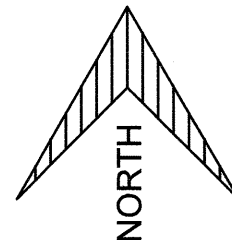
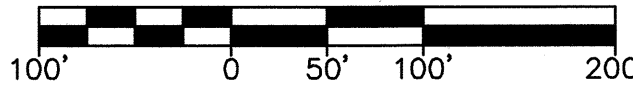


REPLAT
ESTABLISHING
STONE OAK MERCANTILE

BEING A TOTAL OF 9.644, ESTABLISHING LOTS 7-10 AND 901, BLOCK 16, NEW CITY BLOCK 19217, BEING COMPRISED OF LOTS 1 & 2, THE REMAINING PORTION OF LOTS 3 & 4, BLOCK 16, NEW CITY BLOCK 19217, OUT OF THE MESA VERDE COMMERCIAL, UNIT-1 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9574, PAGE 61, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND A PORTION OF LOT 5 BEING OUT OF THE MESA VERDE COMMERCIAL, UNIT-2 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9574, PAGE 35, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 07/02/2024

JOB NO.: 33346/1378

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

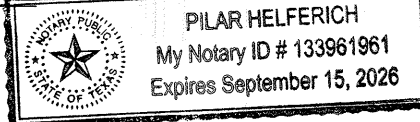
OWNER/DEVELOPER: CANYON GOLF IV DEVELOPERS, LTD.
BENJAMIN DRESZER
10003 NW MILITARY HWY. STE. 2205
SAN ANTONIO, TEXAS 78231
TEL. NO. (210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BENJAMIN DRESZER** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF July, 2024.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

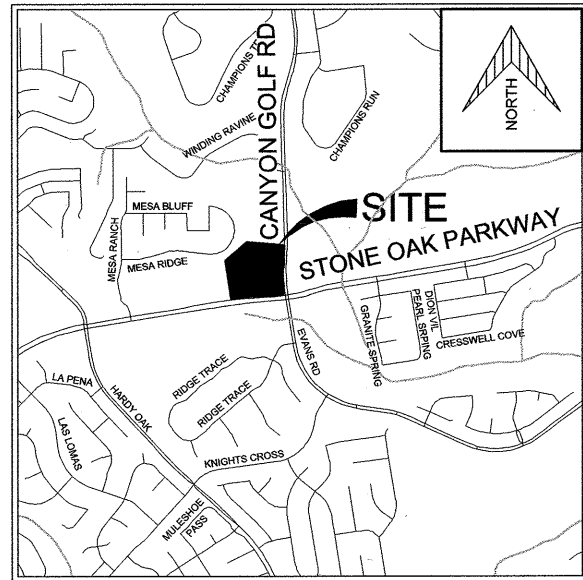


THIS PLAT OF STONE OAK MERCANTILE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
NOT TO SCALE

LEGEND:

ELEC.	— ELECTRIC
TEL	— TELEPHONE
CATV	— CABLE TELEVISION
SAN. SWR.	— SANITARY SEWER
ESMT.	— EASEMENT
R.O.W.	— RIGHT-OF-WAY
N.C.B.	— NEW CITY BLOCK
VOL.	— VOLUME
PG.	— PAGE
VAR. WD.	— VARIABLE WIDTH
DPR	— DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
BSL	— BUILDING SETBACK LINE
CL	— CENTERLINE

1. 5' WATER ESMT. (VOL. 9544, PG. 197-200 DPR)
2. 20' SAN. SWR., WATER, ELEC., GAS, TEL. & CATV ESMT. (VOL. 9574, PG. 61 DPR)
3. 1' NON-ACCESS ESMT. (VOL. 9574, PG. 61 DPR)
4. REMAINING PORTION OF A 20' DRAINAGE, SAN. SWR., WATER, ELEC., GAS, TEL., & CATV ESMT. (VOL. 9574, PG. 61 DPR)
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- C. 1' VEHICULAR NON-ACCESS ESMT
- D. VAR. WD. PRIVATE DRAINAGE ESMT. (SEE DETAIL "E" ON THIS SHEET) (0.221 ACRES)
- E. 10' PRIVATE SAN. SWR. LATERAL ESMT. (SEE DETAIL "E" ON THIS SHEET)
- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- EXISTING CONTOURS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLATS, MESA VERDE COMMERCIAL, UNIT-1 SUBDIVISION, I.D. NO. 020387 AND THE MESA VERDE COMMERCIAL, UNIT-2 SUBDIVISION, I.D. NO. 060242, WHICH ARE RECORDED IN VOLUME 9574, PAGE 61, AND VOLUME 9574, PAGE 35, RESPECTIVELY, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

Benjamin Dreszer
OWNER-BENJAMIN DRESZER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 8th DAY OF July, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9/15/2026

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

David Allen
LICENSED PROFESSIONAL ENGINEER NO. 66073

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON:

SAWS IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

COMMON AREA MAINTENANCE:

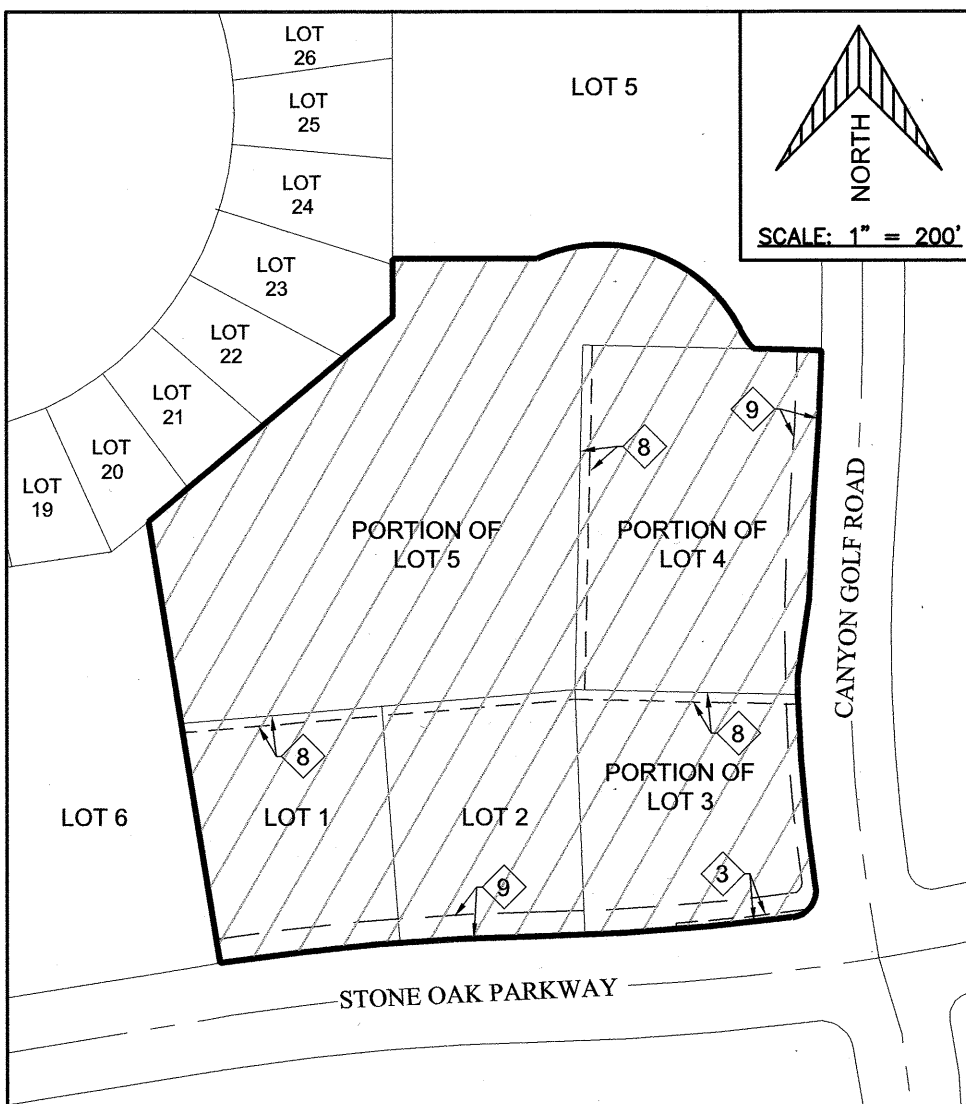
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 7-10 & 901, BLOCK 16, NCB 19217, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

Line #	Bearing	Length
L1	N 50°04'05" E	53.94'
L2	N 00°00'46" W	60.00'
L3	N 89°59'14" E	150.00'
L4	S 88°39'06" E	70.10'
L5	S 08°25'45" W	81.32'
L6	S 01°02'30" E	19.25'
L7	N 09°10'08" W	11.08'
L8	N 23°37'25" W	104.03'
L9	N 17°26'11" W	18.16'
L10	N 86°35'26" E	251.02'
L11	N 64°33'19" E	32.06'
L12	S 00°23'36" W	138.32'
L13	S 03°28'48" E	7.65'
L14	S 84°50'45" E	15.33'
L15	S 89°53'50" W	177.99'
L16	S 89°58'45" W	184.29'
L17	N 07°26'58" W	4.57'
L18	N 60°03'02" E	40.39'
L19	N 11°48'02" E	13.67'
L20	N 23°37'25" W	24.52'
L21	S 66°22'35" W	21.50'
L22	N 23°37'25" W	10.00'
L23	N 66°22'35" E	21.50'
L24	N 23°37'25" W	70.37'
L25	N 17°26'11" W	19.79'

Line #	Bearing	Length
L26	N 03°24'34" W	16.88'
L27	N 86°35'26" E	5.00'
L28	S 03°24'34" E	15.76'
L29	N 86°35'26" E	236.38'
L30	N 64°05'26" E	58.50'
L31	N 89°58'45" E	53.57'
L32	N 44°58'45" E	8.35'
L33	N 00°01'15" W	347.62'
L34	S 89°58'45" W	15.94'
L35	N 00°01'15" W	17.50'
L36	N 89°58'45" E	15.94'
L37	N 00°01'15" W	124.71'
L38	S 42°54'05" E	155.51'
L39	S 87°54'05" E	47.84'
L40	N 87°54'05" W	54.49'
L41	N 42°54'05" W	159.29'
L42	S 89°58'48" W	12.12'
L43	S 44°58'45" W	28.81'
L44	S 00°01'15" E	105.21'
L45	N 89°58'45" E	16.93'
L46	S 00°01'15" E	10.00'
L47	S 89°58'45" W	16.93'
L48	S 00°01'15" E	330.50'
L49	S 44°58'45" W	8.79'
L50	S 45°01'15" E	28.88'



AREA BEING REPLATTED
THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED IS A TOTAL OF 9.641 ACRES COMPRISED OF LOTS 1 & 2, THE REMAINING PORTION OF LOTS 3 & 4, BLOCK 16, NEW CITY BLOCK 19217, A 10' DRAINAGE EASEMENT AND THE REMAINING PORTION OF A 25' BUILDING SETBACK LINE, ALL BEING OUT OF THE MESA VERDE COMMERCIAL, UNIT-1 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9574, PAGE 61, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND A PORTION OF LOT 5 BEING 4.081 ACRES, OUT OF THE MESA VERDE COMMERCIAL, UNIT-2 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9574, PAGE 35, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

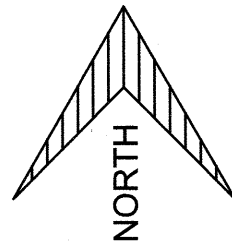
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	246.78'	162.50'	87°00'37"	154.23'	S 70°43'33" E	223.74'
C2	25.16'	87.50'	16°28'30"	12.67'	S 35°27'30" E	25.07'
C3	157.92'	2951.98'	3°03'55"	78.98'	S 02°57'43" W	157.90'
C4	100.30'	1816.41'	3°09'50"	50.16'	S 02°53'52" W	100.29'
C5	200.51'	1841.38'	6°14'21"	100.36'	S 04°58'40" E	200.42'
C6	44.29'	28.00'	90°37'33"	28.31'	S 37°23'48" W	39.81'
C7	262.39'	2445.00'	6°08'56"	131.32'	S 85°53'21" W	262.26'
C8	334.68'	2555.00'	7°30'19"	167.58'	S 85°12'16" W	334.44'
C9	29.20'	115.75'	14°27'17"	14.68'	N 16°23'47" W	29.12'
C10	41.40'	24.25'	97°48'38"	27.80'	N 37°41'07" E	36.55'
C11	24.33'	63.25'	22°02'07"	12.31'	N 75°34'23" E	24.18'
C12	48.85'	24.25'	115°25'26"	38.38'	S 57°43'58" E	41.00'
C13	30.23'	500.75'	3°27'33"	15.12'	S 01°45'01" E	30.23'
C14	51.24'	24.25'	121°03'43"	42.92'	N 59°48'24" E	42.23'
C15	77.45'	136.75'	32°26'56"	39.79'	S 43°26'06" E	76.42'

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C16	113.92'	113.25'	57°38'07"	62.31'	S 56°01'41" E	109.18'
C17	1.98'	99.75'	1°08'21"	0.99'	N 23°03'15" W	1.98'
C18	58.27'	40.25'	82°56'51"	35.58'	N 28°51'42" E	53.31'
C19	6.29'	40.25'	8°57'25"	3.15'	N 82°06'44" E	6.29'
C20	7.40'	115.75'	3°39'53"	3.70'	S 21°47'29" E	7.40'
C21	21.63'	85.75'	14°27'17"	10.87'	N 16°23'47" W	21.58'
C22	4.98'	25.00'	11°25'07"	2.50'	N 11°27'54" W	4.97'
C23	7.00'	50.00'	8°01'21"	3.51'	N 13°09'47" W	7.00'
C24	43.31'	50.00'	49°37'49"	23.12'	N 15°39'48" E	41.97'
C25	316.22'	162.50'	111°29'40"	238.64'	S 82°58'05" E	268.63'
C26	77.63'	87.49'	50°50'30"	41.58'	S 52°38'17" E	75.11'
C27	190.79'	138.37'	78°59'59"	114.07'	S 80°35'48" W	176.03'
C28	19.49'	22.50'	49°37'49"	10.40'	S 15°39'48" W	18.89'
C29	2.80'	20.00'	8°01'21"	1.40'	S 13°09'47" E	2.80'
C30	10.96'	55.00'	11°25'07"	5.50'	S 11°27'54" E	10.94'

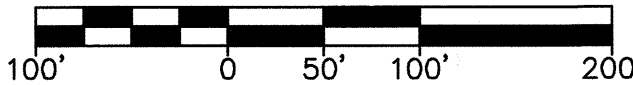
PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

REPLAT
ESTABLISHING
STONE OAK MERCANTILE

BEING A TOTAL OF 9.644, ESTABLISHING LOTS 7-10 AND 901, BLOCK 16, NEW CITY BLOCK 19217, BEING COMPRISED OF LOTS 1 & 2, THE REMAINING PORTION OF LOTS 3 & 4, BLOCK 16, NEW CITY BLOCK 19217, OUT OF THE MESA VERDE COMMERCIAL, UNIT-1 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9574, PAGE 61, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND A PORTION OF LOT 5 BEING OUT OF THE MESA VERDE COMMERCIAL, UNIT-2 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9574, PAGE 35, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



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CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 07/02/2024

JOB NO.: 33346/1378

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

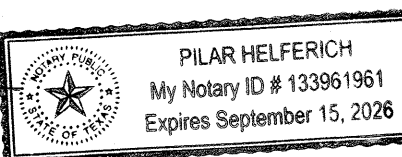
OWNED DEVELOPER: CANYON GOLF JV DEVELOPERS, LTD.
BENJAMIN DRESZER
10003 NW MILITARY HWY. STE. 2205
SAN ANTONIO, TEXAS 78231
TEL. NO. (210) 593-0777

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BENJAMIN DRESZER** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF July, 2024.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

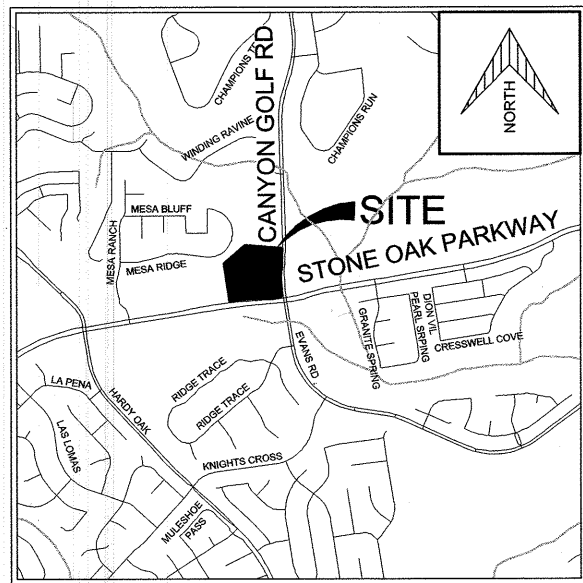


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DATED THIS _____ DAY OF _____, A.D., 2024.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT TO SCALE

- LEGEND:**
- ELEC. — ELECTRIC
 - TEL. — TELEPHONE
 - CATV — CABLE TELEVISION
 - SAN. SWR. — SANITARY SEWER
 - ESMT. — EASEMENT
 - R.O.W. — RIGHT-OF-WAY
 - N.C.B. — NEW CITY BLOCK
 - VOL. — VOLUME
 - PG. — PAGE
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 - BSL. — BUILDING SETBACK LINE
 - CL. — CENTERLINE
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 - 6 — 28' ELEC. ESMT. (VOL. 8299, PG. 1549-1564 OPR)
 - 7 — 20' WATER, ELEC., GAS, TEL. & CATV ESMT. (VOL. 9574, PG. 35 DPR)
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 - — 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
 - — 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - — EXISTING CONTOURS

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C140G, EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.

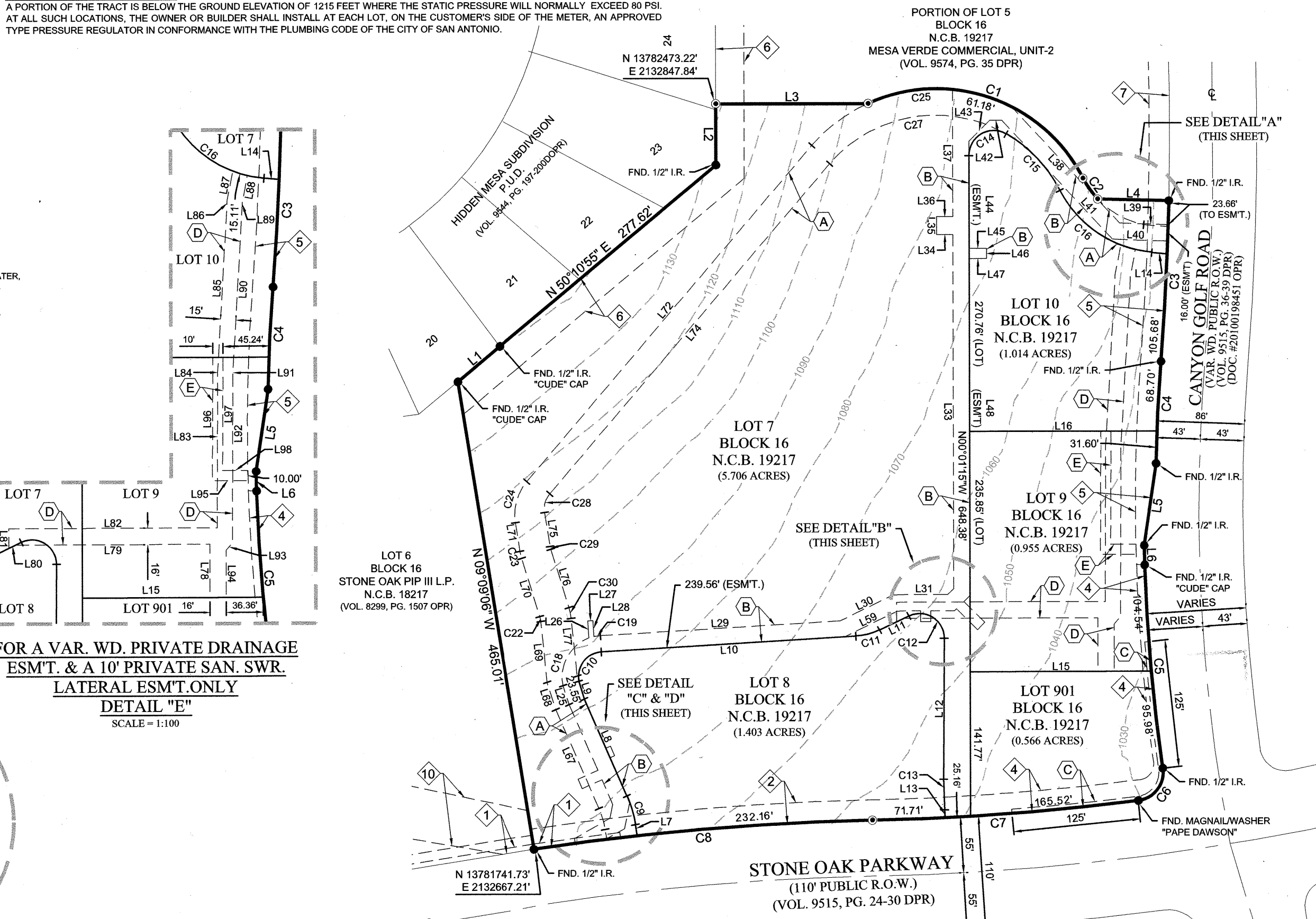
2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZ011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 7-10 & 901, BLOCK 16, NCB 19217, IN ACCORDANCE WITH UDC 35-506(r)(3).

SAWS AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.



FOR A VAR. WD. PRIVATE DRAINAGE
ESMT. & A 10' PRIVATE SAN. SWR.
LATERAL ESMT. ONLY
DETAIL "E"
SCALE = 1:100

FOR A VAR. WD.
INGRESS/EGRESS ESMT. ONLY
DETAIL "A"
SCALE = 1:50

FOR A VAR. WD. WATER ESMT. ONLY
DETAIL "B"
SCALE = 1:50

FOR A VAR. WD.
INGRESS/EGRESS ESMT. ONLY
DETAIL "C"
SCALE = 1:50

FOR A VAR. WD. WATER
ESMT. ONLY
DETAIL "D"
SCALE = 1:50

SEE CURVE AND LINE DATA TABLE ON SHEET 1 OF 2
PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

BY: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DAVID ALLEN
66073
LICENSED PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL ENGINEER NO. 66073

