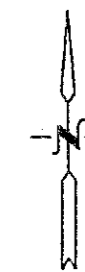


SUBDIVISION PLAT ESTABLISHING  
SAPD SUBSTATION DISTRICT 3

LOT 54, N.C.B. 11153, AND BEING 18.013 ACRES COMPRISED OF 14.72 ACRES (TRACT 1) OUT OF THE MANUEL LEAL SURVEY No. 30, ABSTRACT No. 419, N.C.B. 11153, RECORDED IN VOLUME 2566, PAGE 476, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND 3.293 ACRES (TRACT 2, CALLED 3.41 ACRES) OUT OF TRACT No. 3, N.C.B. 11153, RECORDED IN VOLUME 5665, PAGE 525, DEED RECORDS, BEXAR COUNTY, TEXAS.



Scale: 1"=100'



**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
7073 San Pedro Avenue  
San Antonio, Texas 78218  
P: (210)494-7223, F: (210)490-5120  
TBP/ELS No. F-1712/10020900

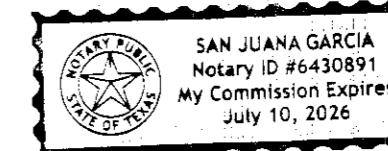
DATE OF PREPARATION: APRIL 2025  
BMB JOB NO. C-1628.07

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.

*Razi Hosseini*  
OWNER/DEVELOPER: RAZI HOSSEINI, PE  
CITY OF SAN ANTONIO  
P.O. BOX 839966  
SAN ANTONIO, TX 78283-3966  
(210) 207-6000

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAZI HOSSEINI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 25th DAY OF April, A.D. 2025.



*San Juana Garcia*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF SAPD SUBSTATION DISTRICT 3 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. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**NON-RESIDENTIAL FINISHED FLOOR ELEVATION NOTE:**  
THE FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**EASEMENTS FOR FLOODPLAINS NOTE:**  
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0580G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-AFF-PMT25-39002742) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LEGEND

●	3/8" IRON ROD FOUND WITH NO CAP
⊙	5/8" IRON ROD FOUND WITH NO CAP
○	1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "B.M.B. INC. PROPERTY CORNER" SET
—Z—	LAND TIE/HOOK
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE(S)
N.C.B.	NEW CITY BLOCK
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY LINE
700	EXISTING CONTOURS
---	1% AC EFFECTIVE FLOODPLAIN PER FEMA PANEL 48029C0580G, DATED SEPTEMBER 29, 2010
---	1% AC ULTIMATE ATLAS14 FLOODPLAIN
—C—	STREET CENTERLINE
G.E.T. & CATV.E.	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
OHE	OVERHEAD ELECTRIC LINE

X-Y COORDINATE  
X = 13672769.82  
Y = 2133792.83

**CPS/SAWS/COSA/UTILITY NOTE:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING 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.
- 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.
- 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:**

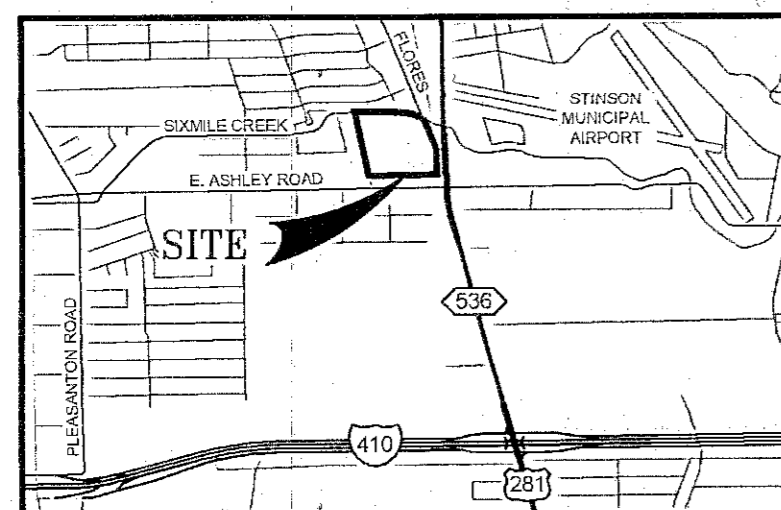
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**DRAINAGE EASEMENT ENCROACHMENT NOTE:**

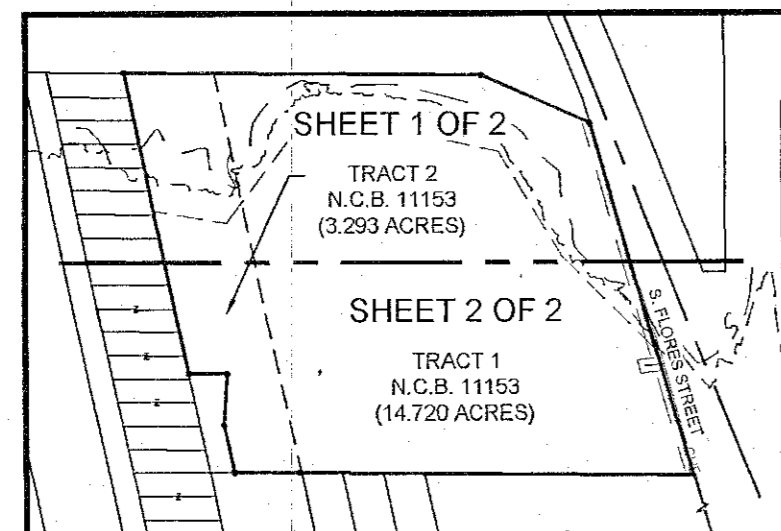
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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.

**COMMON AREA MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

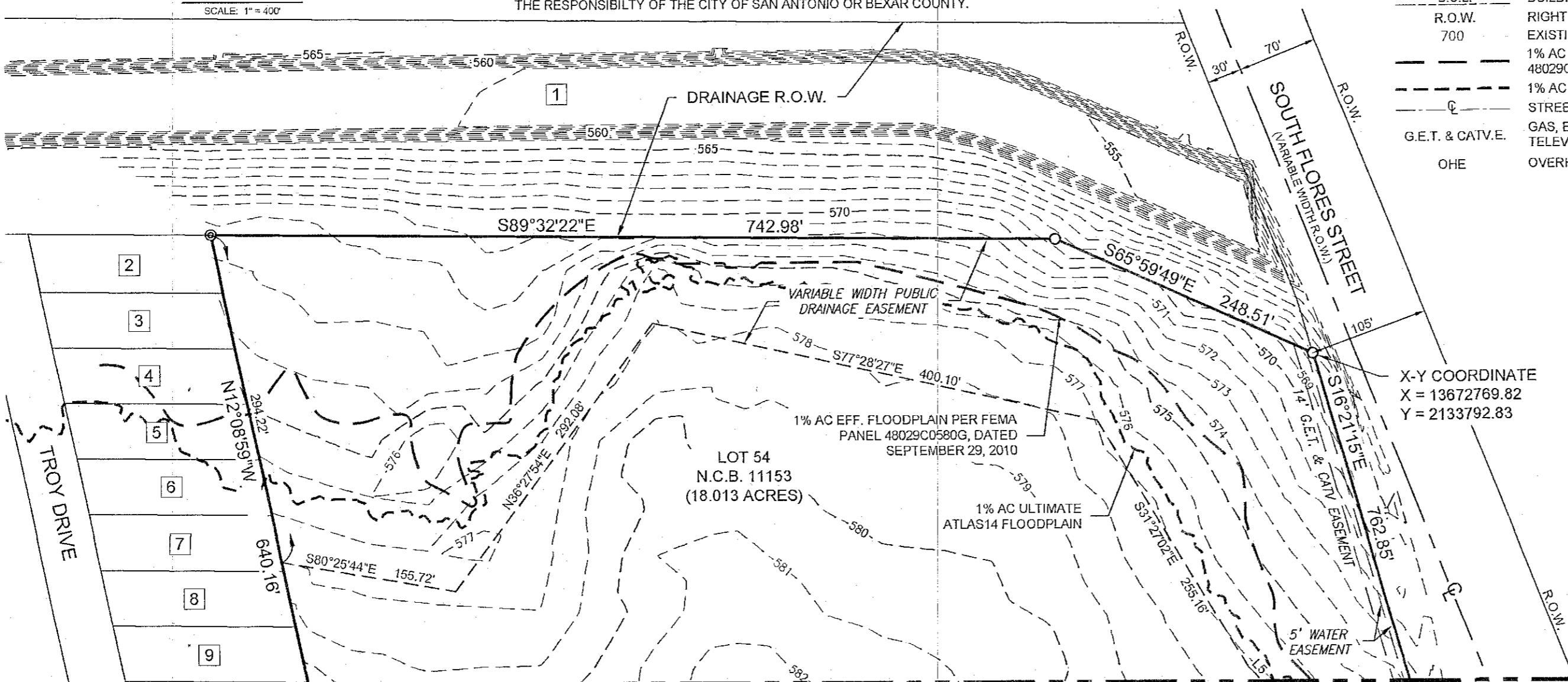


LOCATION MAP



SUBJECT AREA

SCALE: 1" = 400'



MATCH LINE - SHEET 2

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.

*Carl Bain* 4/24/2025  
CARL BAIN, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 56996

STATE OF TEXAS  
COUNTY OF BEXAR

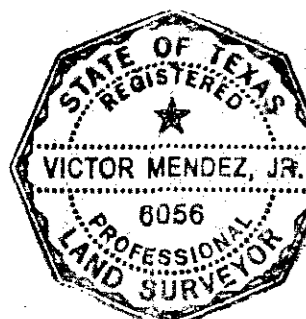
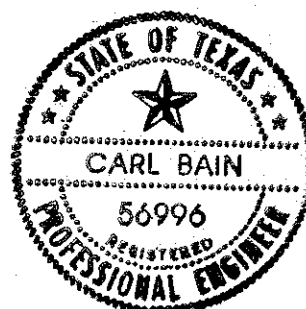
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Victor Mendez, Jr.*  
VICTOR MENDEZ, JR., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6056

OWNERSHIP TABLE

UNPLATTED CITY OF SAN ANTONIO LOT S IRR 208.25 FT. OF TR 4 EXC N TRI 151.7 FT. N.C.B. 11153, O.P.R.B.C.T.	LOT 29 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION
LOT 25 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	LOT 30 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION
LOT 26 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	LOT 31 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION
LOT 27 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	LOT 32 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION
LOT 28 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	

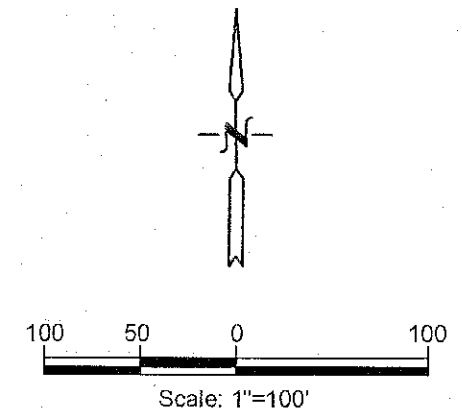
LINE NO.	BEARING	DISTANCE
L1	N89° 55' 09"W	137.01'
L2	N12° 05' 59"W	99.96'
L3	N03° 41' 40"E	107.75'
L4	N89° 55' 59"W	80.00'
L5	S45° 03' 24"E	276.09'



PLAT NUMBER 24-11800361

SUBDIVISION PLAT ESTABLISHING  
SAPD SUBSTATION DISTRICT 3

LOT 54, N.C.B. 11153, AND BEING 18.013 ACRES COMPRISED OF 14.72 ACRES (TRACT 1) OUT OF THE MANUEL LEAL SURVEY No. 30, ABSTRACT No. 419, N.C.B. 11153, RECORDED IN VOLUME 2566, PAGE 476, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND 3.293 ACRES (TRACT 2, CALLED 3.41 ACRES) OUT OF TRACT No. 3, N.C.B. 11153, RECORDED IN VOLUME 5665, PAGE 525, DEED RECORDS, BEXAR COUNTY, TEXAS.



**BAIN MEDINA BAIN, INC.**  
ENGINEERS & SURVEYORS  
7073 San Pedro Avenue  
San Antonio, Texas 78216  
P: (210)494-7223, F: (210)490-5120  
TBPELS No. F-1712/10020900

DATE OF PREPARATION: APRIL 2025  
BMB JOB NO. C-1628.07

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.

*Razi Hosseini*  
OWNER/DEVELOPER: RAZI HOSSEINI, PE  
CITY OF SAN ANTONIO  
P.O. BOX 839966  
SAN ANTONIO, TX 78283-3966  
(210) 207-6000

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAZI HOSSEINI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 25th DAY OF April, A.D. 2025.

*San Juana Garcia*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF SAPD SUBSTATION DISTRICT 3 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. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

NON-RESIDENTIAL FINISHED FLOOR ELEVATION NOTE:

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

EASEMENTS FOR FLOODPLAINS NOTE:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0580G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-AFF-PMT25-39002742) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89° 55' 09"W	137.01'
L2	N12° 05' 59"W	99.96'
L3	N03° 41' 40"E	107.75'
L4	N89° 55' 59"W	80.00'
L5	S45° 03' 24"E	276.09'

CPS/SAWS/COSA/UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING 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:

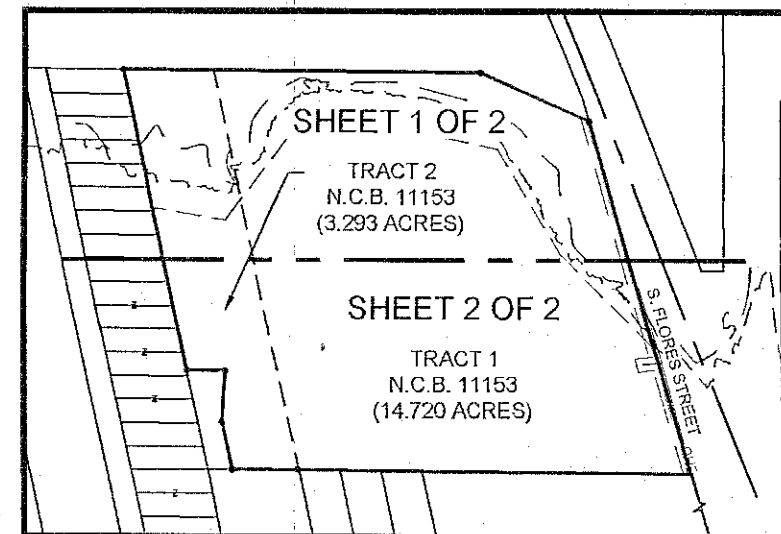
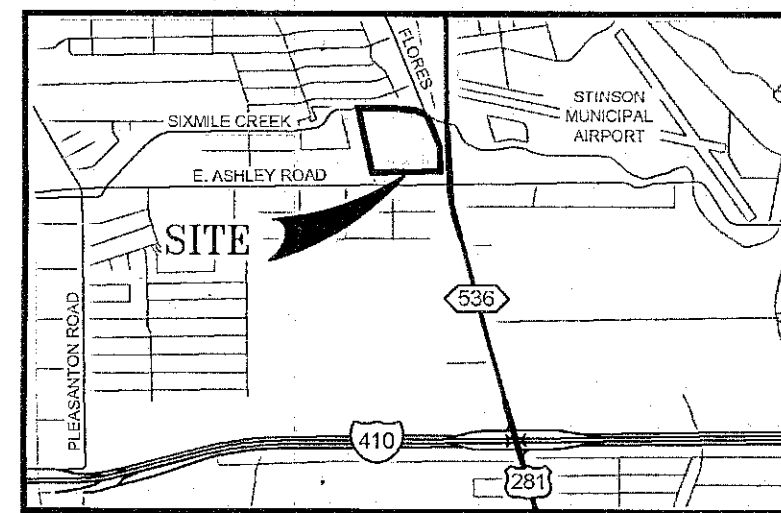
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DRAINAGE EASEMENT ENCROACHMENT NOTE:

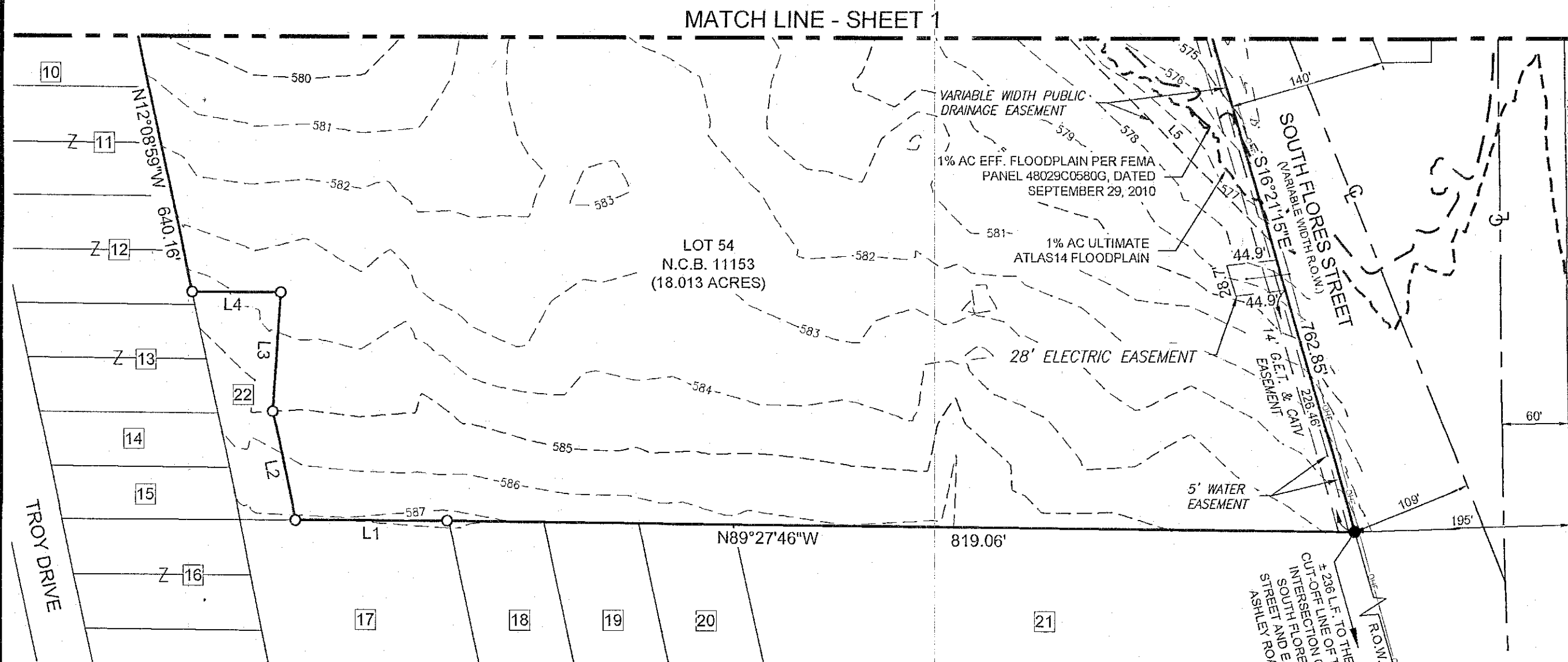
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



SUBJECT AREA  
SCALE: 1" = 400'



OWNERSHIP TABLE

10	LOT 33, N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	17	SILVA, ERLINDA O LOT TRACT 3C N.C.B. 11153 (VOL. 4724, PG. 1398, O.P.R.P.B.C.T.)
11	LOTS 34 & 35, N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	18	SILVA, ERLINDA O. LOT N 331.87 FT. OF 49 N.C.B. 11153 (DOC. NO. 20240038328, O.P.R.B.C.T.)
12	LOTS 36 & 37, N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	19	ORTIZ, AMELIA & SILVA, ERLINDA O. LOT N 332.87 FT. OF W 79 FT. OF TR-1 N.C.B. 11153 (DOC. NO. 20240038328, O.P.R.B.C.T.)
13	LOTS 38 & 39, N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	20	VASQUEZ, ADRIAN JORGE LOT N 331.88 FT. OF E 99 FT. OF TR-1 N.C.B. 11153 (DOC. NO. 20240193648, O.P.R.B.C.T.)
14	LOT 40, N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	21	CASTILLON, JESUS & GRICELDA J. LOT N IRR 331.88 FT. OF 53 N.C.B. 11153 (VOL. 8314, PG. 1773, O.P.R.P.B.C.T.)
15	LOT 41, N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION	22	NULL PROPERTY NO RECORD INFORMATION
16	LOTS 42, 43 & N 25 FT. OF 44 N.C.B. 11153 VOL. 2222, PG. 162, O.P.R.B.C.T. MCCLAIN ADDITION		

LEGEND

●	3/8" IRON ROD FOUND WITH NO CAP
⊙	5/8" IRON ROD FOUND WITH NO CAP
○	1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "B.M.B. INC. PROPERTY CORNER" SET
— Z —	LAND TIE/HOOK
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE(S)
N.C.B.	NEW CITY BLOCK
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT OF WAY LINE
700	EXISTING CONTOURS
---	1% AC EFFECTIVE FLOODPLAIN PER FEMA PANEL 48029C0580G, DATED SEPTEMBER 29, 2010
---	1% AC ULTIMATE ATLAS14 FLOODPLAIN
---	STREET CENTERLINE
---	GAS, ELECTRIC, TELEPHONE & CABLE
---	TELEVISION EASEMENT
OHE	OVERHEAD ELECTRIC LINE

SHEET 2 OF 2

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.

*Carl Bain*  
CARL BAIN, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 56996

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Victor Mendez, Jr.*  
VICTOR MENDEZ, JR., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6056

