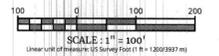


**PLAT NO. 23-11800375**

SUBDIVISION PLAT OF C1 SAT 8 & 9

A 10.00 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE PRISCILLA TARKINGTON SURVEY NO. 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 10.00 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210188218 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), ESTABLISHING LOT 4, BLOCK 2, C.B. 4348



**Colliers**  
Engineering & Design  
SAN ANTONIO  
3421 Paesanos Parkway  
San Antonio, TX 78231  
Phone: 210.979.8444  
COLLIERS ENGINEERING & DESIGN, INC.  
TBE Firm#: F-14909 TPLS Firm#: 10194550  
[www.colliersengineering.com](http://www.colliersengineering.com)

**PREPARED DATE: 4/09/2024**

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 EASEMENT, OF PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER/AUTHORIZED AGENT:  
JOHN HATEM  
C1-SAN ANTONIO VIII, LLC  
2850 N HARWOOD ST., STE. 200  
DALLAS, TX 75201  
(817) 235-4356

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN HATEM, 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.

**CHERYL GIBSON**  
My Notary ID # 1147654  
Expires January 4, 2027

THIS PLAT OF C1 SAT 8 & 9 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

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

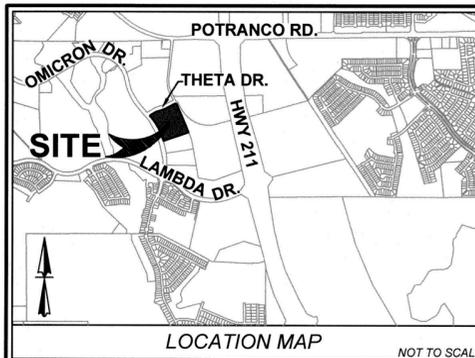
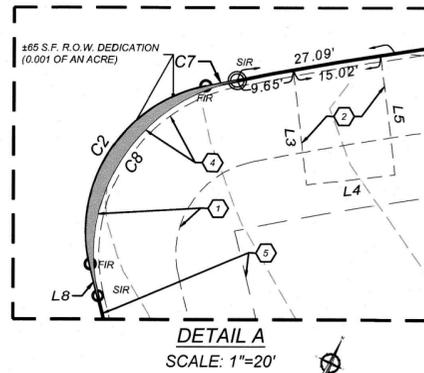
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

Line Table		
LINE #	LENGTH	DIRECTION
L1	41.05'	N39°53'20"W
L2	158.97'	N62°49'25"E
L3	19.60'	S32°48'40"E
L4	15.00'	N57°11'50"E
L5	20.35'	N32°48'41"W
L6	42.42'	S29°13'14"W
L7	19.56'	S11°20'17"E
L8	5.22'	N39°53'20"W
L9	6.75'	S25°14'24"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	615.05'	1471.22'	023°57'10"	N27°54'45"W	610.59'
C2	40.26'	25.00'	092°16'01"	N06°14'41"E	36.05'
C3	264.56'	657.00'	023°04'19"	N63°54'51"E	262.78'
C4	185.77'	843.00'	012°37'35"	N69°08'13"E	185.40'
C5	39.28'	25.00'	090°01'05"	S72°11'10"E	35.36'
C6	232.02'	657.00'	020°14'03"	N65°20'00"E	230.82'
C7	5.45'	657.00'	000°28'32"	S52°36'57"W	5.45'
C8	48.56'	30.00'	092°44'33"	N06°28'57"E	43.43'
C9	89.18'	1471.20'	003°28'23"	S38°09'08"E	89.17'
C10	40.41'	843.00'	002°44'47"	S64°11'49"W	40.40'
C11	92.08'	1471.22'	003°35'10"	S14°08'34"E	92.07'



**LEGEND**

- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- ⊗ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ℄ = CENTER LINE
- 920- = EXISTING CONTOURS
- 920 = PROPOSED CONTOURS

**EASEMENT KEY NOTES**

- ① 25' WIDE ELECTRIC EASEMENT (VOL. 5763, PG. 1090-1099, O.P.R.)
- ② 28' WIDE ELECTRIC AND GAS EASEMENT (VOL. 8274, PG. 864-872, O.P.R.)
- ③ ELECTRIC LINE RIGHT-OF-WAY AGREEMENT EASEMENT #4 (VOL. 5031, PG. 308, O.P.R.)
- ④ 34' WIDE DRAINAGE EASEMENT (VOL. 9521, PG. 153-163, D.P.R.)

**KEYNOTES**

- ① 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- ② VARIABLE WIDTH WATER EASEMENT
- ③ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- ④ 1' VEHICULAR NON-ACCESS EASEMENT
- ⑤ 25' BUILDING SETBACK LINE
- ⑥ VARIABLE WIDTH CLEAR VISION EASEMENT

**SURVEYOR NOTES**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

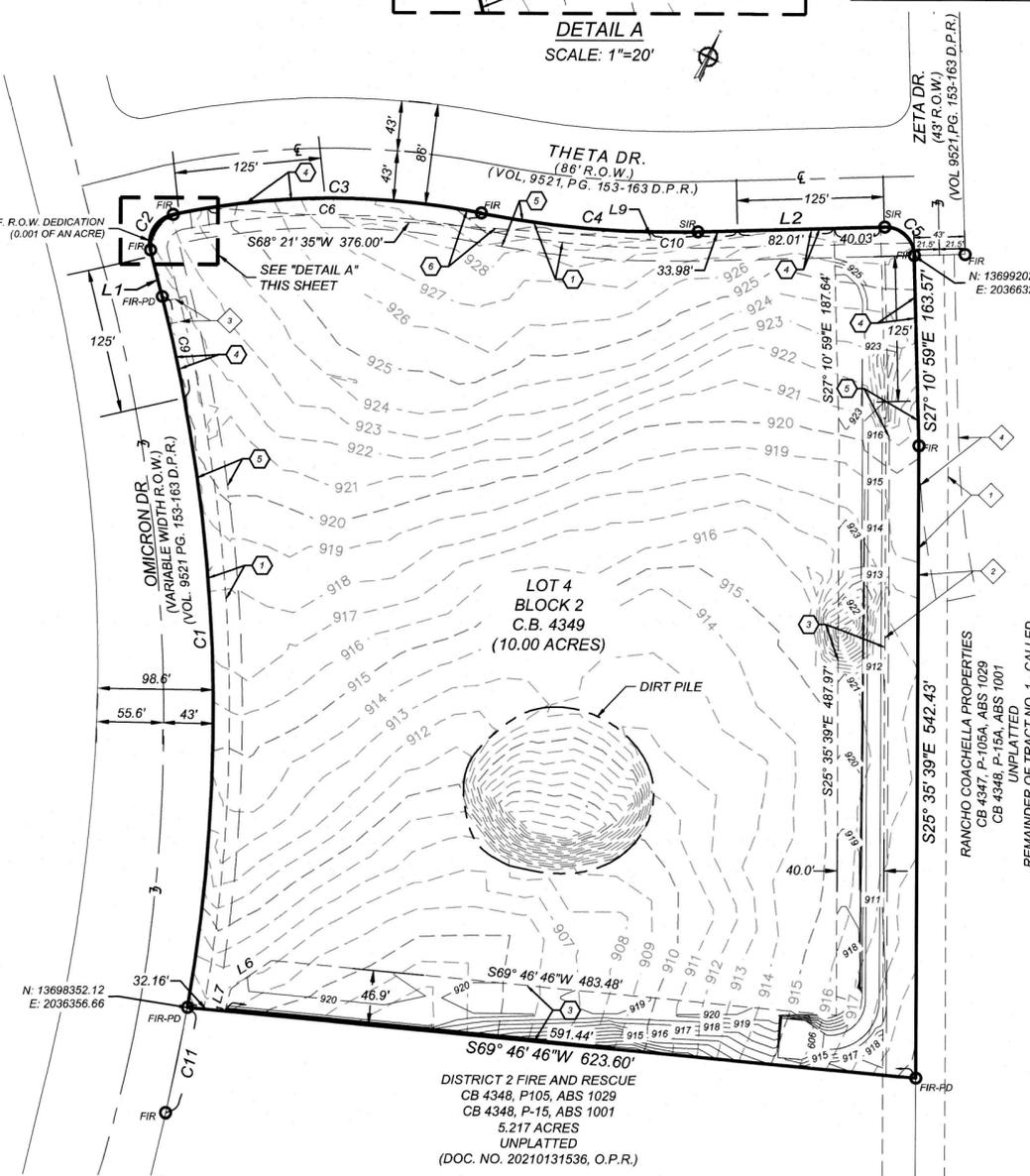
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

**MATTHEW HILBIG**  
LICENSED PROFESSIONAL ENGINEER NO. 131150  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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(S).

**TERESA A. SEIDEL**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



**DISTRICT 2 FIRE AND RESCUE**  
CB 4348, P105, ABS 1029  
CB 4348, P-15, ABS 1001  
5.217 ACRES  
UNPLATTED  
(DOC. NO. 20210131536, O.P.R.)

REMANINDER OF TRACT NO. 1 - CALLED  
UNPLATTED  
60.79 ACRES  
(VOL. 8818, PAGE 1638, O.P.R.)