


A 7.851 ACRE TRACT, INCLUSIVE OF 0.017 ACRE RIGHT-OF-WAY DEDICATION, COMPRISED OF A 0.938 ACRE TRACT DESCRIBED IN CORRECTION AFFIDAVIT TO Z-AXIS RECORDED AS DOCUMENT NUMBER 20230173676, A CALLED 4.402 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO Z-AXIS, LLC RECORDED AS DOCUMENT NUMBER 20230201944, A CALLED 1.204 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO Z-AXIS, LLC RECORDED AS DOCUMENT NUMBER 202302045, AND A CALLED 0.809 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO Z-AXIS, LLC RECORDED AS DOCUMENT NUMBER 20230123890. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING SITUATED IN THE DOMINGO BUSTILLOS SURVEY NUMBER 31, ABSTRACT NUMBER 44, NEW CITY BLOCK 11147, BEXAR COUNTY, TEXAS.

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: April 25, 2025

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FIRDOUS ALI 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 28th DAY OF April, A.D. 2025

 **SUMAN SAJID MAKNOJA**
My Notary ID # 132808409
Expires August 6, 2028

THIS PLAT OF Z-AXIS AT MOURSUND 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



DOC NO	DOCUMENT NUMBER	OPR	OFFICIAL PUBLIC RECORDS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
ETJ	EXTRA TERRITORIAL JURISDICTION	PG	PAGE(S)
		ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	PD	PAPE-DAWSON
	(SURVEYOR)		
○	SET 1/2" IRON ROD (PD)	●	FOUND 1/2" IRON ROD (PD
○	SET 1/2" IRON ROD (PD)-ROW		UNLESS NOTED OTHERWISE)
== 315' ==	EXISTING CONTOURS		
--- 6' ---	CENTERLINE		
①	14' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT		
②	1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)		

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, IN US SURVEY FEET, DISPLAYED IN U.S. SURVEY FEET GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00017
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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: PAPE-DAWSON ENGINEERS.

PAPE-DAWSON ENGINEERS.



REGISTERED PROFESSIONAL LAND SURVEYOR

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY, GAS, WATER, AND WASTEWATER SYSTEMS) IS HEREBY GRANTING EASEMENT, INTEREST, AND RIGHTS-OF-WAY FOR UTILITY, GAS, WATER, AND WASTEWATER INFRASTRUCTURE, AND EASEMENTS FOR UTILITY, GAS, WATER, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE, AND EASEMENTS FOR UTILITY, GAS, WATER, AND WASTEWATER INFRASTRUCTURE TO THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "WASTEWATER EASEMENT," "ANCHOR EASEMENT," "OVERHANG EASEMENT," "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY, GAS, WATER, AND WASTEWATER INFRASTRUCTURE, AND EASEMENTS FOR UTILITY, GAS, WATER, AND WASTEWATER INFRASTRUCTURE. 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY, GAS, WATER, AND WASTEWATER INFRASTRUCTURE, AND EASEMENTS FOR UTILITY, GAS, WATER, AND WASTEWATER INFRASTRUCTURE. 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 WASTEWATER INFRASTRUCTURE, AND EASEMENTS FOR UTILITY, GAS, WATER, AND WASTEWATER INFRASTRUCTURE, SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. CPS ENERGY AND SAWS SHALL HAVE THE RIGHT TO MAKE MODIFICATIONS REQUIRED FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REMOVAL, OR RELOCATION 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 OR RIGHTS-OF-WAY FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS SHALL BE PERMITTED THAT OBSTRUCT OR REDUCE THE DRAINAGE EASEMENTS AS SHOWN. THERE SHALL BE ALLOWED WITHOUT THE NECESSARY APPROVAL OF THE CITY OF SAN ANTONIO, TEXAS, ANY OBSTRUCTIONS TO THE DRAINAGE EASEMENTS FOR 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 OR REBUILD OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS. NO OTHER MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

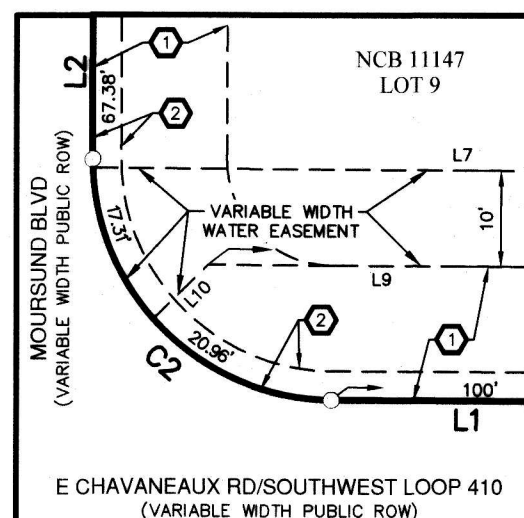
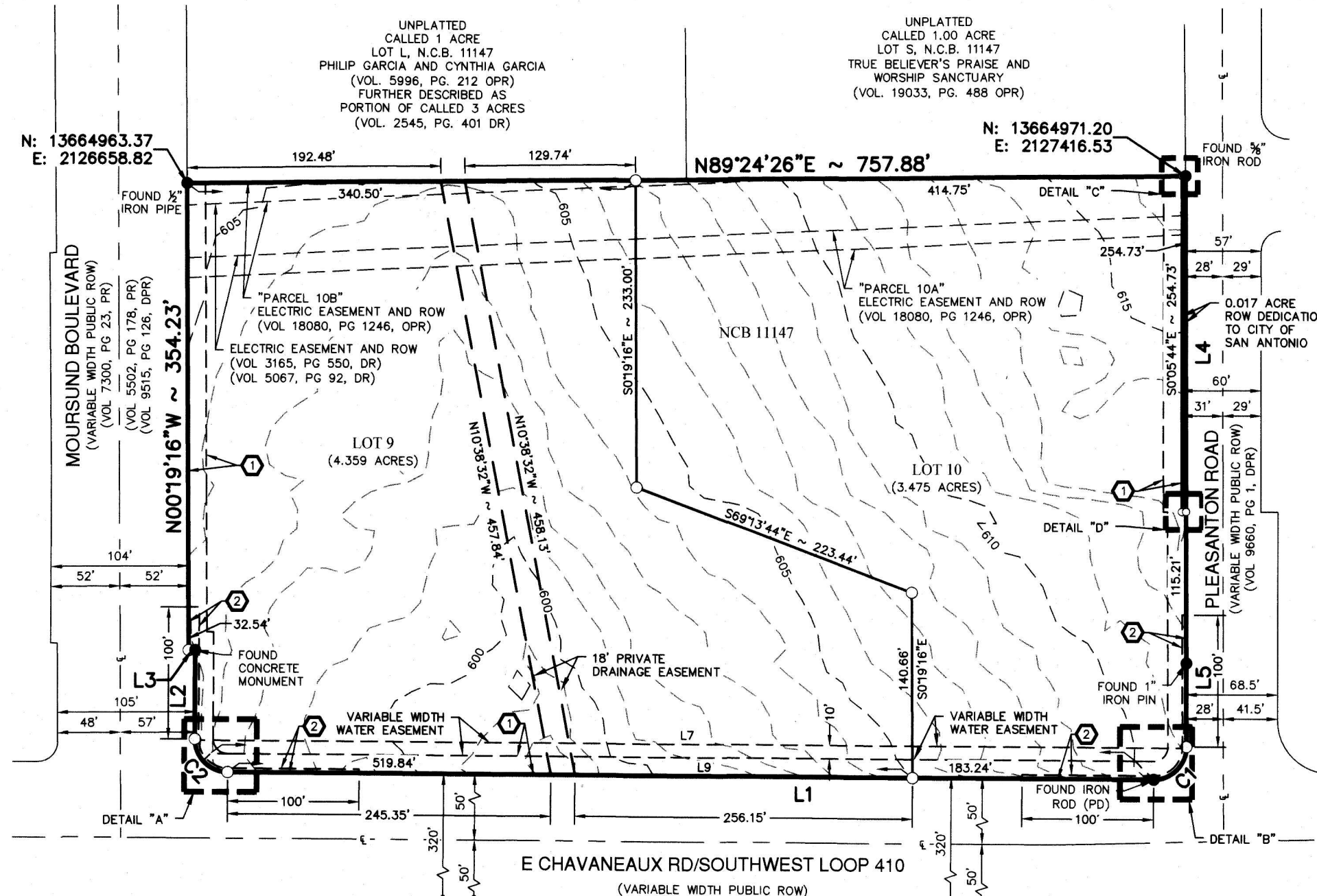
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

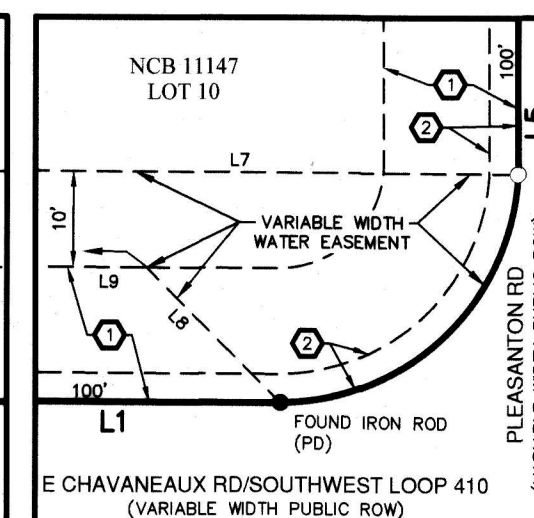
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

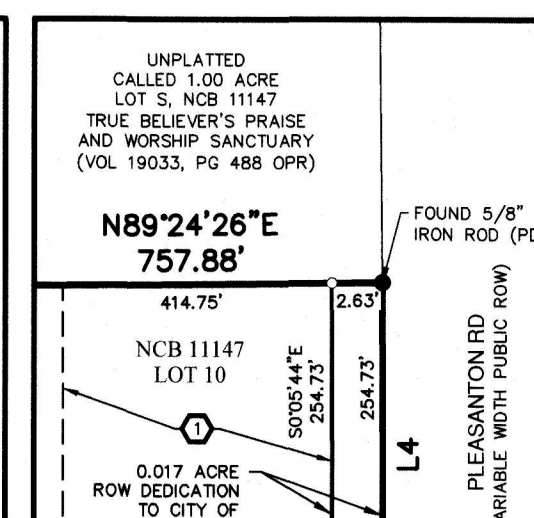
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO MAY BE LIABLE FOR A FEE IN LIEU OF DETENTION (FLO) IF ON-SITE DETENTION CONDITIONS ARE NOT MAINTAINED WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



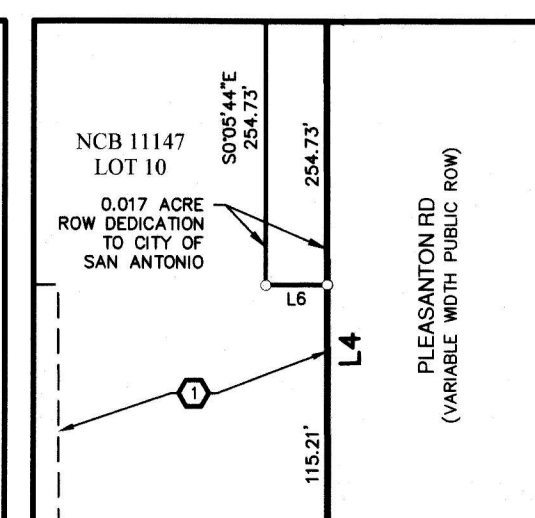
DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 10'



DETAIL "D"
SCALE: 1" = 10'

SHEET 1 OF 1

