

LEGEND

⊙	1/2" IRON ROD FOUND (CAPPED "KFW" UNLESS NOTED)	R.O.W.	RIGHT-OF-WAY
•	1/2" IRON ROD SET (INTERIOR LOT CORNERS)	PG.	VOLUME
—	1/2" IRON ROD SET (BOUNDARY)	ETJ	PAGE
■	MONUMENT FOUND	C.B	EXTRATERRITORIAL
---	EXISTING CONTOURS	ESMT	JURISDICTION
(---)	PROPOSED CONTOURS	NCB	COUNTY BLOCK
AC	ACRE	BLK	EASEMENT
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	B.S.L.	NEW CITY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	G.E.T.C.A.	BLOCK
		---	BUILDING SETBACK LINE
		---	R.O.W. CENTERLINE
		---	CITY LIMITS/ETJ LINE
		---	BUILDING SETBACK LINE (BSL)

LINE	LENGTH	BEARING
L1	15.11'	N15°15'14"E
L2	10.00'	S14°39'10"W
L3	75.00'	N14°39'10"E
L4	104.86'	N75°20'50"W
L5	319.52'	N14°39'10"E
L6	97.80'	N37°58'55"W
L7	19.57'	N52°01'05"E
L8	11.68'	N78°49'25"E
L9	107.37'	S37°58'55"E
L10	5.00'	N14°39'10"E
L11	104.86'	S75°20'50"E
L12	105.00'	S14°39'10"W
L13	29.90'	N45°20'50"W
L14	40.00'	N52°01'05"E
L15	30.00'	S75°20'50"E
L16	22.00'	S14°39'10"W
L17	50.97'	S11°02'58"E
L18	50.00'	S14°39'10"W
L19	50.00'	S14°39'10"W
L20	14.04'	S75°20'50"E
L21	14.04'	S75°20'50"E
L22	10.00'	N14°39'10"E
L23	44.17'	N75°20'50"W
L24	23.19'	S75°20'50"E
L25	25.88'	S45°20'50"E
L26	72.44'	S6°03'49"W
L27	146.14'	N11°56'58"W
L28	6.71'	N8°57'10"E

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.

BJORN P. BOENTGES, PE, CFM
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495

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: RICKMAN LAND SURVEYING, LLC.

MARION RUTH BOLTON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC
TBPLS FIRM NO. 101919-00

CPS/SAWS/COSA UTILITY:

- 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 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.
- 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 GRADE 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.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATIONS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG FM 1976 (GIBBS SPRAWL ROAD) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 604.03'.

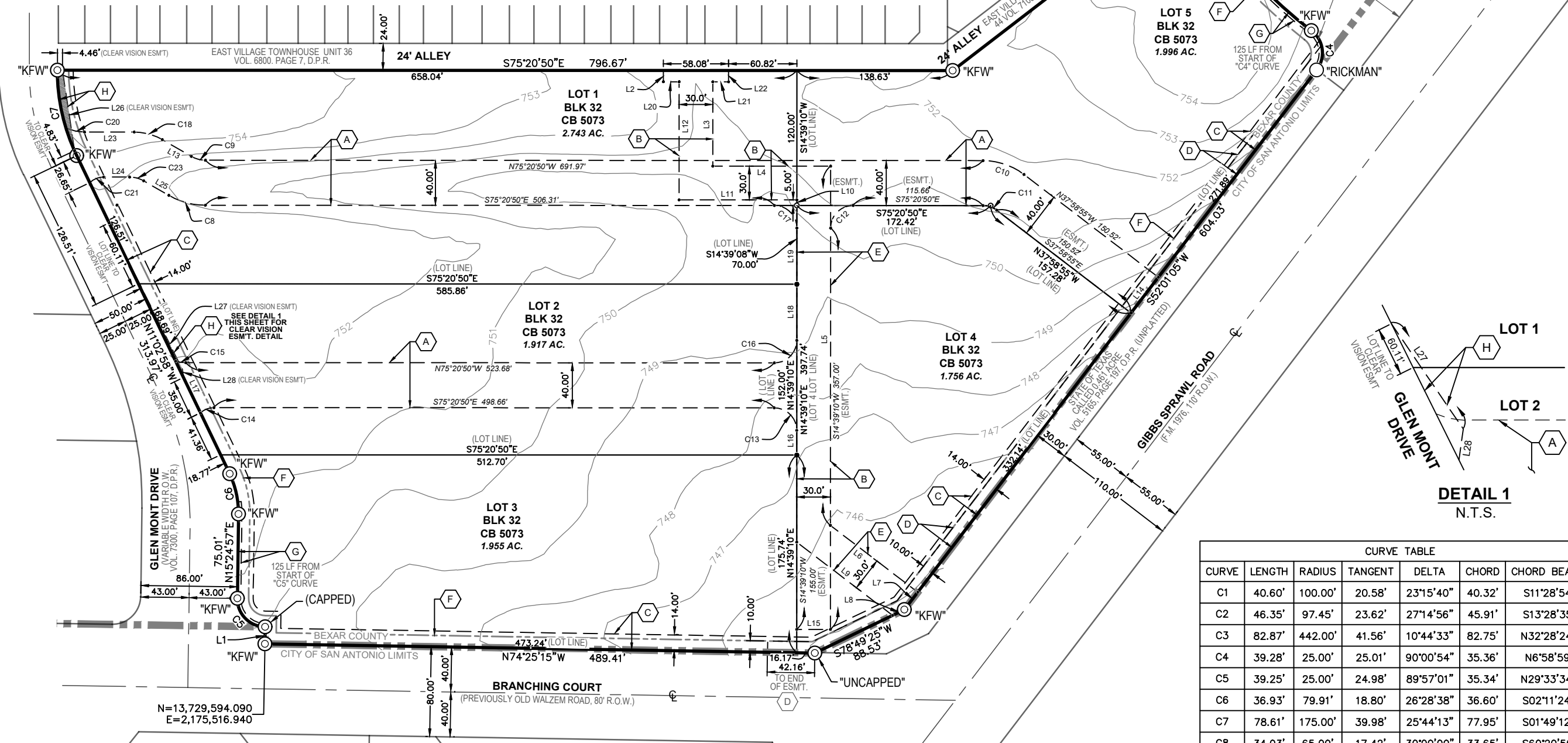
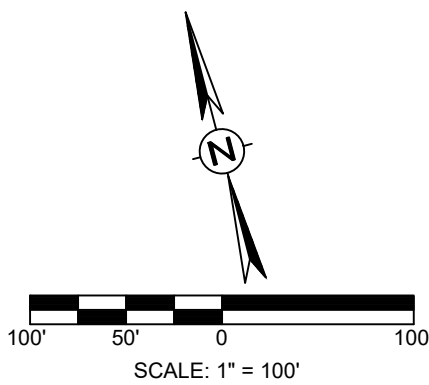
SAWS WASTEWATER EDU NOTE:

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.

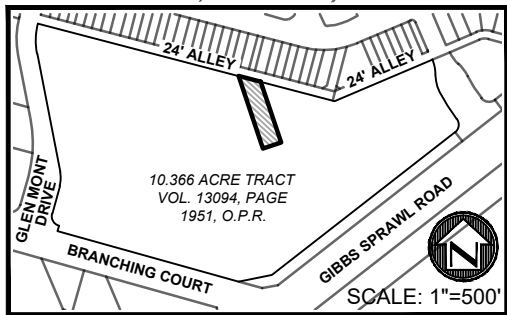
COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

A	40' DRAINAGE AND SHARED CROSS ACCESS ESMT
B	VARIABLE WIDTH PUBLIC DRAINAGE ESMT
C	14' G.E.T.C.A. (GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION ESMT)
D	10' WATER ESMT
E	30' DRAINAGE AND SHARED CROSS ACCESS ESMT
F	10' BUILDING SETBACK LINE (BSL)
G	1' NON-VEHICULAR ACCESS ESMT
H	CLEAR VISION ESMT



DETAIL 1
N.T.S.



AREA BEING REPLATTED BY PUBLIC HEARING

0.21 OF AN ACRE, OUT OF THE 10.367 ACRE TRACT, OUT OF THE THOMAS HALL SURVEY NO. 42, ABSTRACT NO. 341, COUNTY BLOCK 5073, BEXAR COUNTY, TEXAS, BEING ALL OF A 50 FOOT WIDE DRAINAGE EASEMENT, AS DEPICTED AND DEDICATED ON THE PLAT OF EAST VILLAGE TOWNHOUSE SUBDIVISION UNIT 36, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 6800, PAGE 7, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

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 HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.

DRAINAGE EASEMENT ENCROACHMENTS 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 TCI OR 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.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

RESIDENTIAL FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48029C0290G, EFFECTIVE SEPT. 29, 2010, AND 48029C0430G, EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-5, BLOCK 32, CB 5073, IN ACCORDANCE WITH UDC 35-506(R)(3).

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT NO. 23-11800486

REPLAT AND SUBDIVISION PLAT ESTABLISHING

TTS GIBBS SPRAWL

ALL OF THAT CERTAIN 10.367 ACRES OF LAND OUT OF THE THOMAS HALL SURVEY NO. 42, ABSTRACT NO. 341, COUNTY BLOCK 5073, BEXAR COUNTY, TEXAS, BEING ALL OF THAT (CALLED 10.366 ACRE) TRACT DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 20230125908, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

CONCEPT ASCEND
CONCEPT ASCEND LLC
200 E GRAYSON ST STE 210
SAN ANTONIO, TEXAS 78215
CONCEPTASCEND.COM
(915) 497-1010

TBPELS F-23171

RICKMAN
LAND SURVEYING, LLC

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
(830) 935-2457
RICKMANLANDSURVEYING.COM

DATE OF PREPARATION 10/17/2024

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNERS(S) OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

LUIS ESTRADA, OWNER
GIBBS TERMINAL LLC
5169 RANDOLPH BLVD BLDG 5
SAN ANTONIO, TX 78233

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC,
BEXAR COUNTY, TX

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED BY PUBLIC HEARING WAS PREVIOUSLY PLATTED ON THE PLAT OF EAST VILLAGE TOWNHOUSE SUBDIVISION WHICH IS RECORDED IN VOLUME 6800, PAGE 7, BEXAR COUNTY DEED AND PLAT RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I 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.

OWNER/DEVELOPER:

LUIS ESTRADA, OWNER
GIBBS TERMINAL LLC
5169 RANDOLPH BLVD BLDG 5
SAN ANTONIO, TX 78233

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

STATE OF TEXAS
COUNTY OF BEXAR

THE PLAT OF _____ TTS GIBBS SPRAWL _____ 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