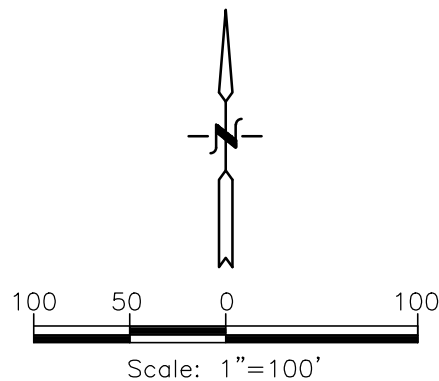


# PLAT NUMBER 19-11800361

## REPLAT AND SUBDIVISION ESTABLISHING DISTRICT 4 COMMUNITY CENTER

BEING A TOTAL OF 7.565 ACRES OF LAND OUT OF THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT NO. 248, COUNTY BLOCK 433, BEXAR COUNTY, TEXAS, AND BEING ALL OF A 2.332 ACRE TRACT DESCRIBED IN A GIFT DEED DATED AUGUST 26, 2008 TO THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 13657, PAGE 1189 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALL OF A 5.233 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED (AND ASSIGNMENT OF CLAIMS) DATED OCTOBER 11, 2018 TO THE CITY OF SAN ANTONIO, RECORDED IN DOCUMENT NO. 20180201737 OF THE OFFICIAL PUBLIC RECORDS OF 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/TBPELS No. 10020900  
DATE OF PREPARATION: DECEMBER 2019  
EDITED: AUGUST 2021

STATE OF TEXAS  
COUNTY OF BEXAR

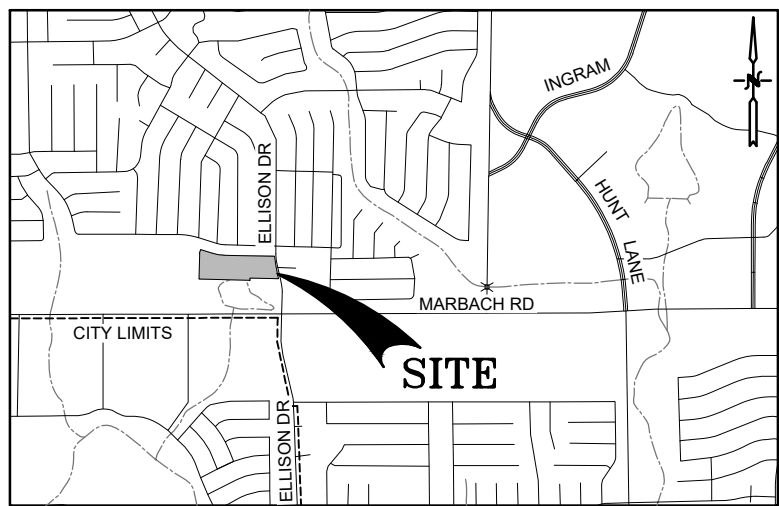
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

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

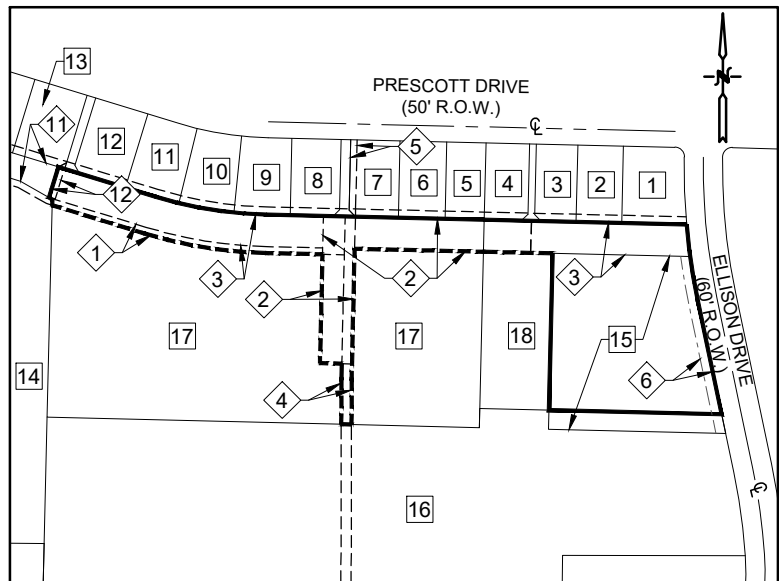
STATE OF TEXAS  
COUNTY OF BEXAR

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 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 \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION MAP  
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING  
SCALE: 1"=300'

7.565 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 50' DRAINAGE EASEMENT AND A 16' SANITARY SEWER EASEMENT AS SHOWN ON VACATING AND RESUBDIVISION OF LACKLAND CITY SUBDIVISION UNIT 140 AS RECORDED IN VOLUME 7000 PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE VACATING AND RESUBDIVISION PLAT OF LACKLAND CITY SUBDIVISION UNIT 142 AS RECORDED IN VOLUME 7200, PAGE 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE SUBDIVISION PLAT OF LACKLAND CITY SUBDIVISION UNIT 141-B AS RECORDED IN VOLUME 7200, PAGE 202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND THE REPLAT AND SUBDIVISION PLAT OF LACKLAND CITY SUBDIVISION UNIT 148-A AS RECORDED IN VOLUME 9513, PAGE 43 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE VACATING AND RESUBDIVISION OF LACKLAND CITY SUBDIVISION UNIT 140 AS RECORDED IN VOLUME 7000 PAGE 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE VACATING AND RESUBDIVISION PLAT OF LACKLAND CITY SUBDIVISION UNIT 142 AS RECORDED IN VOLUME 7200, PAGE 104 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; THE SUBDIVISION PLAT OF LACKLAND CITY SUBDIVISION UNIT 141-B AS RECORDED IN VOLUME 7200, PAGE 202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND THE REPLAT AND SUBDIVISION PLAT OF LACKLAND CITY SUBDIVISION UNIT 148-A AS RECORDED IN VOLUME 9513, PAGE 43 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AND INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: CATHLEEN CRABB  
CITY OF SAN ANTONIO  
P.O. BOX 839966  
SAN ANTONIO, TX 78283 - 3966  
(210) 201-2737

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

### NOTES:

1. THE COORDINATE VALUES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. BEARINGS SHOWN HEREON ARE BASED ON NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017.
2. MONUMENTATION AS SHOWN. CORNERS SET ARE 1/2" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN, INC. PROPERTY CORNER" UNLESS NOTED OTHERWISE.

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.

HERNAN A. JARAMILLO, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 92831

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 ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

GREGORIO LOPEZ, JR., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5272

### CPS/SAWS/COSA/UTILITY NOTE:

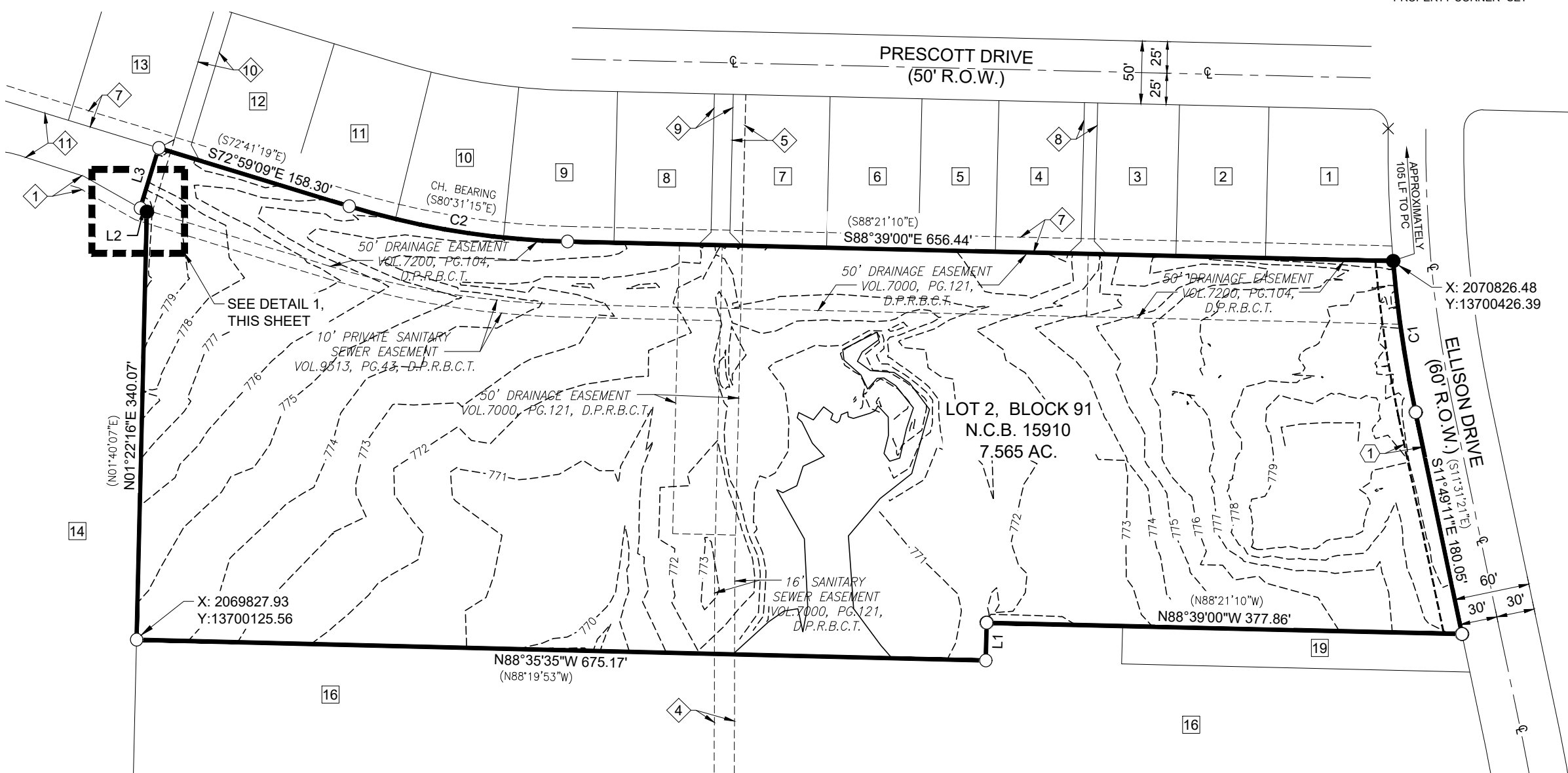
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTE WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN 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 RELOCATED 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.

### 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.

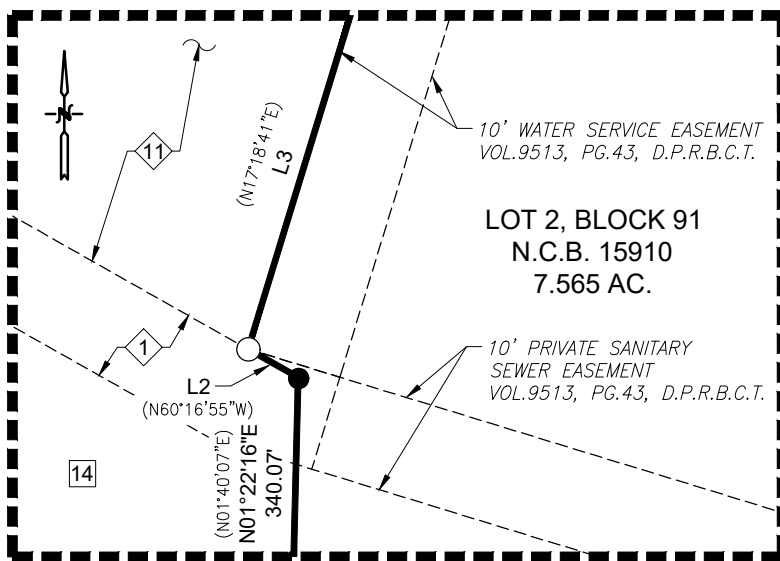
### WASTEWATER EDU NOTE:

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.



### KEYNOTES

- |                                                                                          |                                                                                     |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1. 10' WATER SERVICE AND SANITARY SEWER SERVICE EASEMENT VOL. 9513, PG. 43, D.P.R.B.C.T. | 7. 12' UNDERGROUND ELECTRIC AND TELEPHONE EASEMENT VOL. 7200, PG. 104, D.P.R.B.C.T. |
| 2. 50' DRAINAGE EASEMENT VOL. 7000, PG. 121, D.P.R.B.C.T.                                | 8. 10.5' DRAINAGE EASEMENT VOL. 7200, PG. 104, D.P.R.B.C.T.                         |
| 3. 50' DRAINAGE EASEMENT VOL. 7200, PG. 104, D.P.R.B.C.T.                                | 9. 15' DRAINAGE EASEMENT VOL. 7200, PG. 104, D.P.R.B.C.T.                           |
| 4. 16' SANITARY SEWER EASEMENT VOL. 7200, PG. 121, D.P.R.B.C.T.                          | 10. 14' DRAINAGE EASEMENT VOL. 7200, PG. 104, D.P.R.B.C.T.                          |
| 5. 10' SANITARY SEWER EASEMENT VOL. 7200, PG. 104, D.P.R.B.C.T.                          | 11. 39' DRAINAGE RIGHT-OF-WAY VOL. 7700, PG. 178, D.P.R.B.C.T.                      |
| 6. 25' BUILDING SETBACK LINE VOL. 7200, PG. 202, D.P.R.B.C.T.                            | 12. 10' WATER SERVICE EASEMENT VOL. 9513, PG. 43, D.P.R.B.C.T.                      |



DETAIL 1  
SCALE: 1"=20'

### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 2, BLOCK 91, NCB 15910, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

### FLOODPLAIN NOTES:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802030703, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### DRAINAGE EASEMENT 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

### LEGEND

- |                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| B.S.L.         | BUILDING SETBACK LINE                                                                |
| G.E.T.C.T.V.   | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION                                        |
| 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                                       |
| O.P.R.P.B.C.T. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS                      |
| VOL.           | VOLUME                                                                               |
| PG.            | PAGE(S)                                                                              |
| 1              | EASEMENT TO BE ESTABLISHED                                                           |
| 1              | EXISTING EASEMENT                                                                    |
| 1              | EXISTING LOT DATA                                                                    |
| ---            | EXISTING CONTOURS                                                                    |
| ---            | EFFECTIVE(EXISTING)                                                                  |
| ---            | FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN                                            |
| ---            | CENTERLINE                                                                           |
| ---            | 1/2" IRON REBAR FOUND                                                                |
| ---            | 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "BAIN MEDINA BAIN INC. PROPERTY CORNER" SET |

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
C1	6°45'35"	1030.03'	121.52'	S08°26'24"E
C2	15°39'51"	645.00'	176.34'	S80°49'05"E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S01°21'00"W	30.00'
L2	N60°34'45"W	5.98'
L3	N17°00'51"E	50.00'