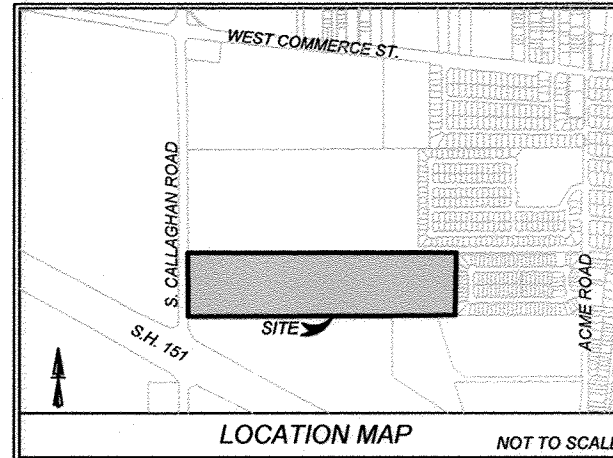


PLAT NO. 21-11800489

SUBDIVISION PLAT ESTABLISHING WESTPORT INDUSTRIAL

BEING A TOTAL OF 34.88 ACRES, COMPRISED OF A 34.87 ACRE TRACT ESTABLISHING LOTS 1 & 2, BLOCK 4, NCB 11379, AND A 0.01 ACRE TRACT ESTABLISHING AN OFF-LOT 16' WATER EASEMENT, BOTH TRACTS SITUATE IN THE C.L. OWENS SURVEY NO. 73, ABSTRACT NO. 965, SAID LOTS 1 & 2, BLOCK 4, NCB 11379, OF 34.87 ACRES BEING A PART OF TRACT 6, BLOCK 4, WEST COMMERCE FARM TRACTS IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OF RECORD IN VOLUME 2007, PAGE 616, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID LOTS 1 & 2, BLOCK 4, NCB 11379, OF 34.87 ACRES BEING THE SAME 11.63 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204510 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE SAME 11.62 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204510 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE SAME 11.62 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204510 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.01 ACRE OFF-LOT WATER EASEMENT BEING A PART OF LOT 22, BLOCK 6, NCB 11379, MISSIONS BASEBALL ACADEMY MACZ, OF RECORD IN VOLUME 9831, PAGE 104, DEED AND PLAT RECORD OF BEXAR COUNTY, TEXAS, AND SAID 0.01 ACRE OFF-LOT WATER EASEMENT BEING A PART OF THE 121.983 ACRE TRACT, KNOWN AS TRACT XIV, CONVEYED BY DEED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 6696, PAGE 1286 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- LEGEND**
- FIR = FOUND 1/2" IRON ROD
 - SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
 - 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
 - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - NCB = NEW CITY BLOCK
 - VOL. = VOLUME
 - PG. = PAGE
 - PGS. = PAGES
 - REF. BRG. = REFERENCE BEARING
 - = CENTERLINE
 - = EXISTING CONTOURS
 - = EXISTING EASEMENT
 - = PROPOSED EASEMENT

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

- 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 THE 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 TO 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 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 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR NOTES:

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" 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 (GEOID19).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0380G, EFFECTIVE 09/29/2010. FLOODPLAIN VERIFICATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENT NOTES:

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.

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS 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 (35-506(d)(5)).

NOTE:

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 PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY 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 OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NOTE:

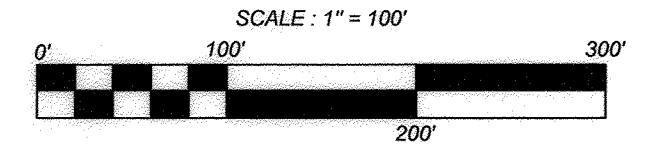
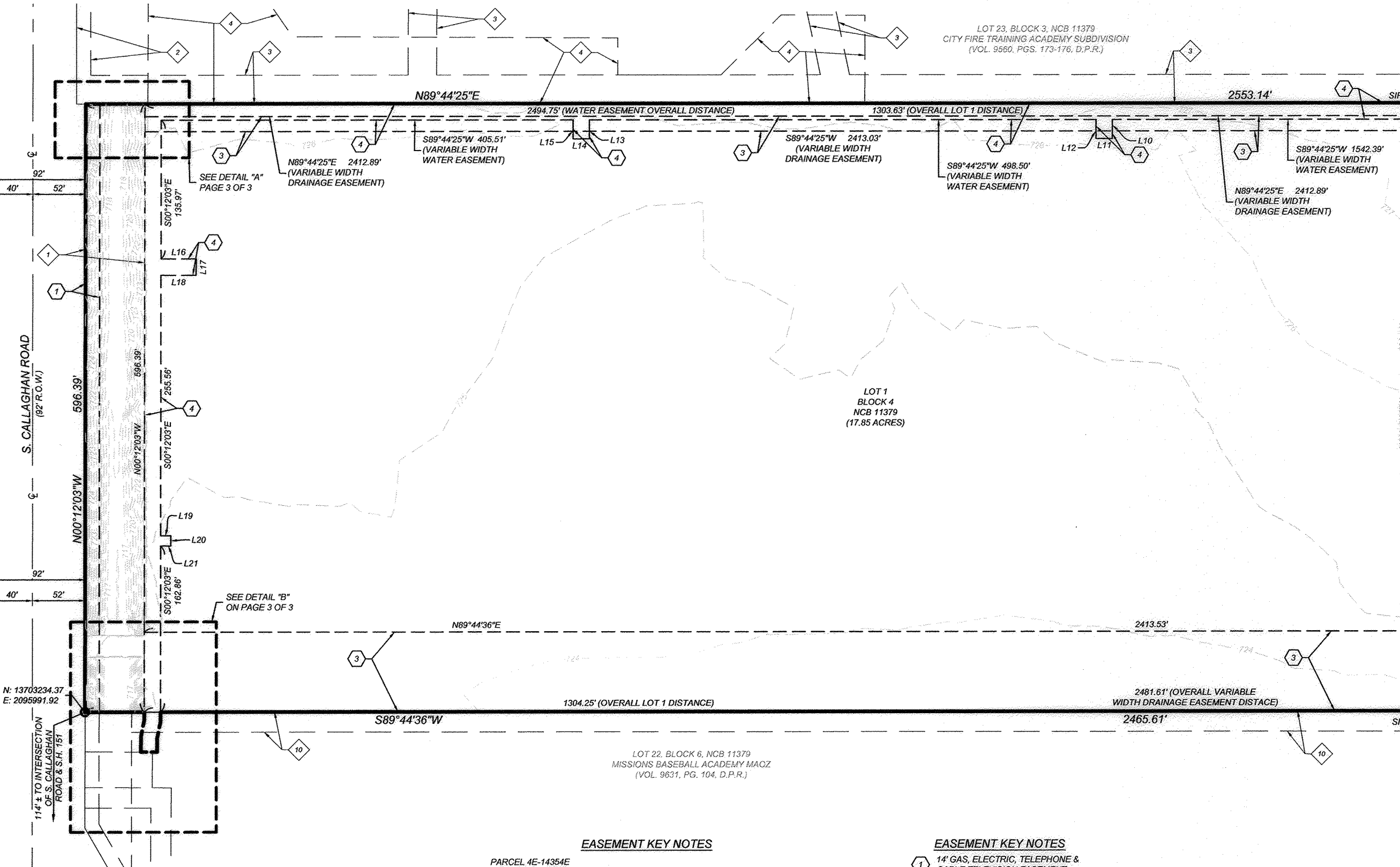
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1 & 2, BLOCK 4, NCB 11379, IN ACCORDANCE WITH UDC 35-506(R)(3).

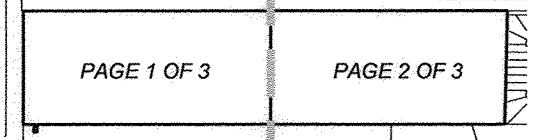
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA # COM-PRJ-APP22-39800320) 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).



KFW
ENGINEERS + SURVEYING
has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: February 9, 2023



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.

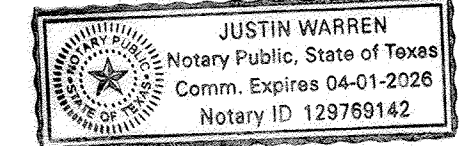
Justin Warren
OWNER
CALLAGHAN 151, L.P.
ATTN: TROVES GILBERT, JR.
903 BASSE ROAD
SAN ANTONIO, TEXAS 78212
PHONE NUMBER: 210-826-2600

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TROVES GILBERT, JR., 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 15th DAY OF February A.D. 2023

Justin Warren
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF WESTPORT INDUSTRIAL 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 WITHOUT ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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.

Christopher M. Orem
CHRISTOPHER M. OREM
LICENSED PROFESSIONAL ENGINEER NO. 106215
KFW ENGINEERS, L.L.C.
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 BY:

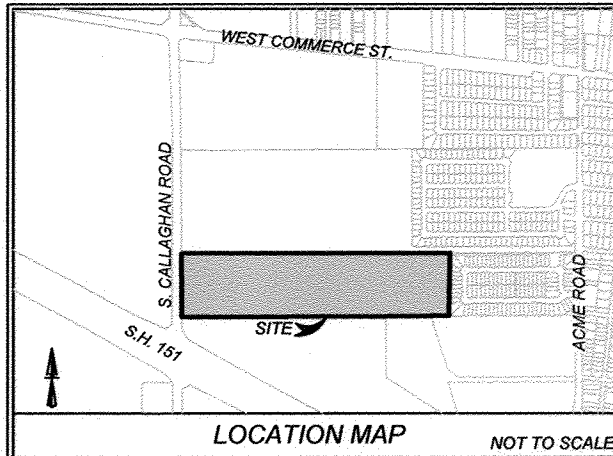
Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, L.L.C.
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

EASEMENT KEY NOTES

- | | | | |
|---|---|----|---|
| 1 | PARCEL 4E-1436AE
0.813 ACRE DRAINAGE EASEMENT
TO THE CITY OF SAN ANTONIO
(VOL. 7281, PG. 972, O.P.R.) | 9 | 0.414 ACRE ELECTRIC EASEMENT
(VOL. 18277, PG. 597, O.P.R.) |
| 2 | 14' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 9560, PGS. 173-176, D.P.R.) | 10 | 10' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 9563, PG. 84, D.P.R.) |
| 3 | 28' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 9560, PGS. 173-176, D.P.R.) | 11 | 20' DRAINAGE EASEMENT
(VOL. 9631, PG. 104, D.P.R.) |
| 4 | VARIABLE WIDTH DRAINAGE EASEMENT
(VOL. 9560, PGS. 173-176, D.P.R.) | 12 | 48' DRAINAGE EASEMENT
(VOL. 9631, PG. 104, D.P.R.) |
| 5 | 60' DRAINAGE, GAS, ELECTRIC, TELEPHONE,
CABLE TELEVISION & ACCESS EASEMENT
(VOL. 9560, PGS. 173-176, D.P.R.) | 13 | 14' GAS, ELECTRIC, TELEPHONE, CABLE
TELEVISION & PEDESTRIAN EASEMENT
(VOL. 9631, PG. 104, D.P.R.) |
| 6 | VARIABLE WIDTH WATER, SANITARY SEWER,
DRAINAGE, ELECTRIC, GAS, TELEPHONE,
CABLE TELEVISION & ACCESS EASEMENT
(VOL. 20001, PG. 827, P.R.) | 14 | 0.0973 ACRE JOINT USE AREA AGREEMENT
(VOL. 15169, PG. 2183, O.P.R.) |
| 7 | 10' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 20001, PG. 827, P.R.) | 15 | 0.0534 ACRE JOINT USE AREA AGREEMENT
(VOL. 15742, PG. 1718, O.P.R.) |

EASEMENT KEY NOTES

- | | |
|---|--|
| 1 | 14' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT |
| 2 | 12' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT |
| 3 | VARIABLE WIDTH PRIVATE DRAINAGE
EASEMENT (6.15 ACRES) (PERMEABLE) |
| 4 | VARIABLE WIDTH WATER EASEMENT |
| 5 | OFF LOT 16' WATER EASEMENT
(0.01 ACRES) (PERMEABLE) |
| 6 | 25' PRIVATE UTILITY EASEMENT
FOR THE BENEFIT OF LOT 1 |



- LEGEND**
- FIR = FOUND 1/2" IRON ROD
 - SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 - P.R. = PLAT RECORDS OF BEAR COUNTY, TEXAS
 - NCB = NEW CITY BLOCK
 - VOL. = VOLUME
 - PG. = PAGE
 - PGS. = PAGES
 - REF. BRG. = REFERENCE BEARING
 - ⊙ = CENTERLINE
 - = EXISTING CONTOURS
 - ◇ = EXISTING EASEMENT
 - = PROPOSED EASEMENT

C.P.S./A.W.S./C.O.S.A. UTILITY NOTES:

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 DEDICATED THE 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 TO 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 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 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 ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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.

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 BEAR COUNTY.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0390G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENT NOTES:

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 BEAR 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.

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS 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 (35-506.0(I)).

NOTE:

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 PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY 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 OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1 & 2, BLOCK 4, NCB 11379, IN ACCORDANCE WITH UDC 35-506(R)(3).

TREE NOTE:

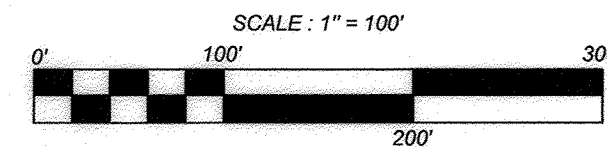
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA # COM-FRJ-APP22-39800320) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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).

PLAT NO. 21-11800489

SUBDIVISION PLAT ESTABLISHING

WESTPORT INDUSTRIAL

BEING A TOTAL OF 34.86 ACRES, COMPRISED OF A 34.87 ACRE TRACT ESTABLISHING LOTS 1 & 2, BLOCK 4, NCB 11379, AND A 0.01 ACRE TRACT ESTABLISHING AN OFF-LOT 16' WATER EASEMENT, BOTH TRACTS SITUATE IN THE C.I. OWENS SURVEY NO. 13, ABSTRACT NO. 568, SAID LOTS 1 & 2, BLOCK 4, NCB 11379, OF 34.87 ACRES BEING A PART OF TRACT 6, BLOCK 4, WEST COMMERCE FARM TRACTS IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, OF RECORD IN VOLUME 2007, PAGE 616, OF THE DEED RECORDS OF BEAR COUNTY, TEXAS, SAID LOTS 1 & 2, BLOCK 4, NCB 11379, OF 34.87 ACRES BEING THE SAME 11.63 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204510 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, THE SAME 11.62 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204512 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, THE SAME 11.62 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204516 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND SAID 0.01 ACRE OFF-LOT WATER EASEMENT BEING A PART OF LOT 22, BLOCK 6, NCB 11379, MISSIONS BASEBALL ACADEMY MAOZ, OF RECORD IN VOLUME 9831, PAGE 104, DEED AND PLAT RECORD OF BEAR COUNTY, TEXAS, AND SAID 0.01 ACRE OFF-LOT WATER EASEMENT BEING A PART OF THE 121.983 ACRE TRACT, KNOWN AS TRACT XIV, CONVEYED BY DEED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 6896, PAGE 1286 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
3421 PASANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: February 9, 2023

STATE OF TEXAS
COUNTY OF BEAR

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.

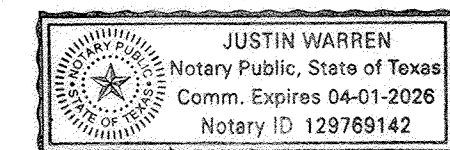
Justin Warren
OWNER
CALLAGHAN 151, L.P.
ATTN: TROVES GILBERT, JR.
903 BASSE ROAD
SAN ANTONIO, TEXAS 78212
PHONE NUMBER: 210-926-2600

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TROVES GILBERT, JR., 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 15th DAY OF February, A.D. 2023

NOTARY PUBLIC, BEAR COUNTY, TEXAS



THIS PLAT OF WESTPORT INDUSTRIAL 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

STATE OF TEXAS
COUNTY OF BEAR

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.

Christopher M. Orem
CHRISTOPHER M. OREM
LICENSED PROFESSIONAL ENGINEER NO. 106215
KFW ENGINEERS, LLC
3421 PASANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEAR

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:

Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

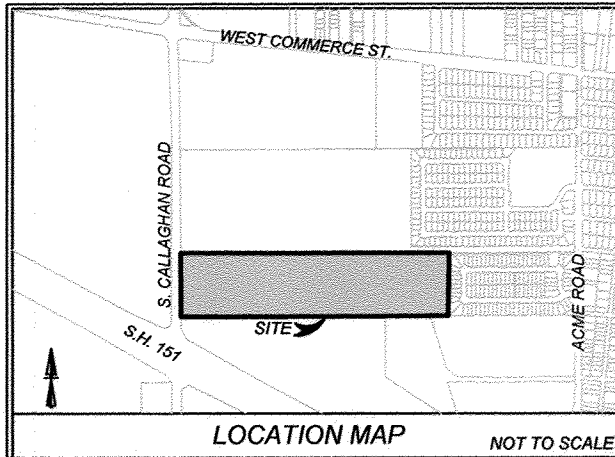
EASEMENT KEY NOTES

- | | |
|--|---|
| 1. PARCEL 4E-14354E
0.613 ACRE ELECTRIC EASEMENT
TO THE CITY OF SAN ANTONIO
(VOL. 7281, PG. 972, O.P.R.) | 8. 0.414 ACRE ELECTRIC EASEMENT
(VOL. 18277, PG. 987, O.P.R.) |
| 2. 14' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 9560, PGS. 173-176, D.P.R.) | 9. 10' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 9563, PG. 64, D.P.R.) |
| 3. 28' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 9560, PGS. 173-176, D.P.R.) | 10. 20' DRAINAGE EASEMENT
(VOL. 9631, PG. 104, D.P.R.) |
| 4. VARIABLE WIDTH DRAINAGE EASEMENT
(VOL. 9560, PGS. 173-176, D.P.R.) | 11. 48' DRAINAGE EASEMENT
(VOL. 9631, PG. 104, D.P.R.) |
| 5. 60' DRAINAGE, GAS, ELECTRIC, TELEPHONE,
CABLE TELEVISION & ACCESS EASEMENT
(VOL. 9660, PGS. 173-176, D.P.R.) | 12. 14' GAS, ELECTRIC, TELEPHONE, CABLE
TELEVISION & PEDESTRIAN EASEMENT
(VOL. 9631, PG. 104, D.P.R.) |
| 6. VARIABLE WIDTH WATER, SANITARY SEWER,
DRAINAGE, ELECTRIC, GAS, TELEPHONE,
CABLE TELEVISION & ACCESS EASEMENT
(VOL. 20001, PG. 827, P.R.) | 13. 0.0973 ACRE JOINT USE AREA AGREEMENT
(VOL. 15169, PG. 2183, O.P.R.) |
| 7. 10' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT
(VOL. 20001, PG. 827, P.R.) | 14. 0.0534 ACRE JOINT USE AREA AGREEMENT
(VOL. 15742, PG. 1718, O.P.R.) |

EASEMENT KEY NOTES

- | |
|---|
| 1. 14' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT |
| 2. 12' GAS, ELECTRIC, TELEPHONE &
CABLE TELEVISION EASEMENT |
| 3. VARIABLE WIDTH PRIVATE DRAINAGE
EASEMENT (6.15 ACRES) (PERMEABLE) |
| 4. VARIABLE WIDTH WATER EASEMENT |
| 5. OFF LOT 16' WATER EASEMENT
(0.01 ACRES) (PERMEABLE) |
| 6. 28' PRIVATE UTILITY EASEMENT
FOR THE BENEFIT OF LOT 1 |

SEE PAGE 3 OF 3 FOR
LINE AND CURVE TABLES



- LEGEND**
- FIR = FOUND 1/2" IRON ROD
 - SIR = SET 1/2" IRON ROD WITH BLUE CAP
 - STAMPED "KFW SURVEY"
 - 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
 - P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - NCB = NEW CITY BLOCK
 - VOL. = VOLUME
 - PG. = PAGE
 - PGS. = PAGES
 - REF. BRG. = REFERENCE BEARING
 - ⊕ = CENTERLINE
 - = EXISTING CONTOURS
 - = EXISTING EASEMENT
 - = PROPOSED EASEMENT

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

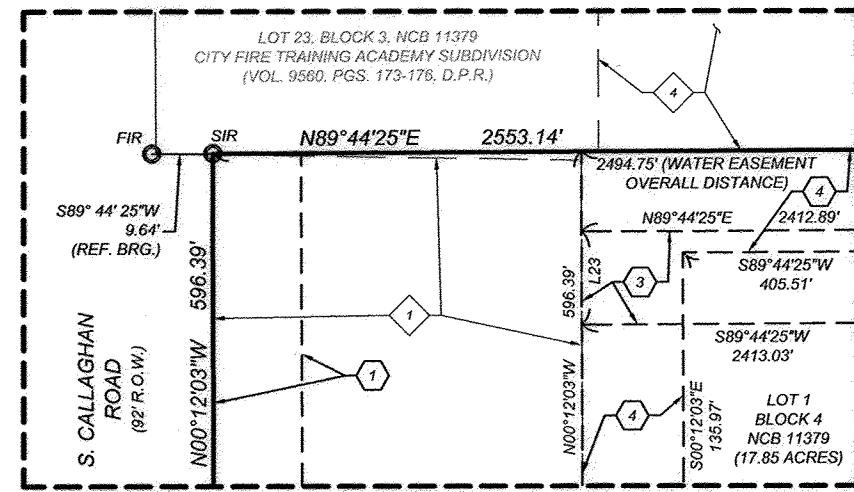
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR NOTES:

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" 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 NAVD83 (GEOID18).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Line #	Length	Direction
L1	9.58'	S00° 12' 03"E
L2	16.50'	S10° 59' 36"W
L3	13.52'	S00° 00' 00"E
L4	16.00'	N90° 00' 00"W
L5	15.06'	N00° 00' 00"E
L6	16.47'	N10° 59' 36"E
L7	8.00'	N00° 12' 03"W
L8	16.00'	N89° 44' 36"E
L9	12.00'	N00° 15' 24"W
L10	18.50'	S00° 15' 35"E
L11	16.00'	S89° 44' 25"W
L12	18.50'	N00° 15' 35"W

Line #	Length	Direction
L13	18.50'	S00° 14' 46"E
L14	16.00'	S89° 44' 25"W
L15	18.50'	N00° 15' 35"W
L16	34.66'	N89° 47' 57"E
L17	16.00'	S00° 12' 03"E
L18	34.66'	S89° 47' 57"W
L19	10.00'	N89° 47' 57"E
L20	10.00'	S00° 12' 03"E
L21	10.00'	S89° 47' 57"W
L22	14.63'	S76° 52' 35"E
L23	14.64'	N00° 12' 03"W

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.

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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0390G, EFFECTIVE 09/29/2010. FLOODPLAIN MAINTENANCE IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENT NOTES:

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.

SAWS WASTEWATER EDU NOTE:

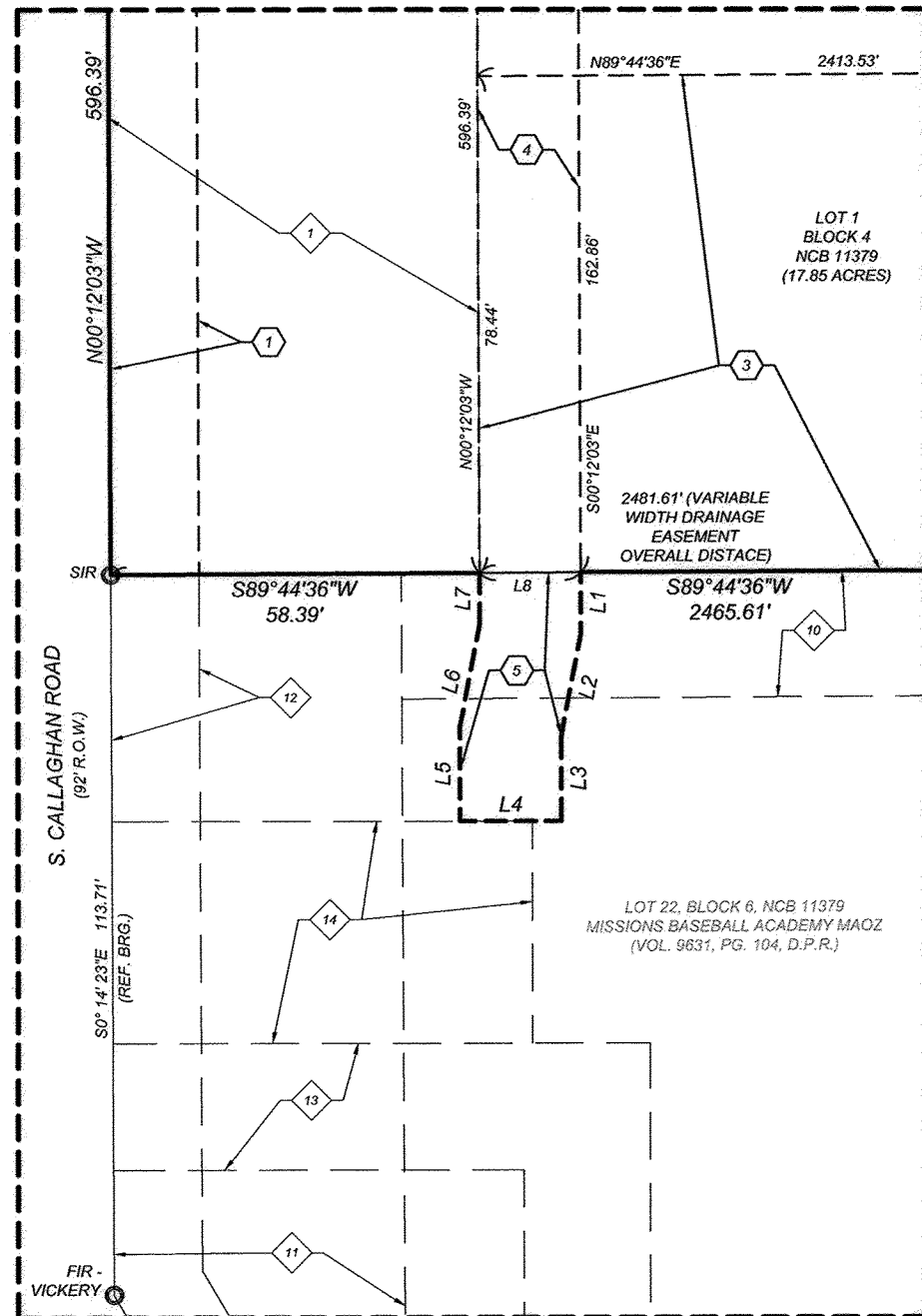
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE NOTE:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.



EASEMENT KEY NOTES

1. 0.813 ACRE DRAINAGE EASEMENT TO THE CITY OF SAN ANTONIO (VOL. 7281, PG. 972, O.P.R.)
2. 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9560, PGS. 173-176, D.P.R.)
3. 28' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9560, PGS. 173-176, D.P.R.)
4. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9560, PGS. 173-176, D.P.R.)
5. 60' DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION & ACCESS EASEMENT (VOL. 9560, PGS. 173-176, D.P.R.)
6. VARIABLE WIDTH WATER, SANITARY SEWER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION & ACCESS EASEMENT (VOL. 20001, PG. 827, P.R.)
7. 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 20001, PG. 827, P.R.)
8. 0.414 ACRE ELECTRIC EASEMENT (VOL. 18277, PG. 597, O.P.R.)
9. 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9563, PG. 84, D.P.R.)
10. 20' DRAINAGE EASEMENT (VOL. 9631, PG. 104, D.P.R.)
11. 46' DRAINAGE EASEMENT (VOL. 9631, PG. 104, D.P.R.)
12. 14' GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION & PEDESTRIAN EASEMENT (VOL. 9631, PG. 104, D.P.R.)
13. 0.0973 ACRE JOINT USE AREA AGREEMENT (VOL. 15169, PG. 2183, O.P.R.)
14. 0.0534 ACRE JOINT USE AREA AGREEMENT (VOL. 15742, PG. 1718, O.P.R.)

EASEMENT KEY NOTES

1. 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
2. 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
3. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (6.15 ACRES) (PERMEABLE)
4. VARIABLE WIDTH WATER EASEMENT
5. OFF LOT 16' WATER EASEMENT (0.01 ACRES) (PERMEABLE)
6. 25' PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOT 1

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS 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 (35-508(0)0).

NOTE:

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 PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY 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 OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1 & 2, BLOCK 4, NCB 11379, IN ACCORDANCE WITH UDC 35-508(R)(3).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA # COM-PRJ-APP22-39800320) 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).

PLAT NO. 21-11800489

**SUBDIVISION PLAT ESTABLISHING
WESTPORT INDUSTRIAL**

BEING A TOTAL OF 34.88 ACRES, COMPRISED OF A 34.87 ACRE TRACT ESTABLISHING LOTS 1 & 2, BLOCK 4, NCB 11379, AND A 0.01 ACRE TRACT ESTABLISHING AN OFF-LOT 16' WATER EASEMENT, BOTH TRACTS SITUATE IN THE C.L. OWENS SURVEY NO. 73, ABSTRACT NO. 965, SAID LOTS 1 & 2, BLOCK 4, NCB 11379, OF 34.87 ACRES BEING A PART OF TRACT 6, BLOCK 4, WEST COMMERCE FARM TRACTS IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OF RECORD IN VOLUME 2007, PAGE 616, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID LOTS 1 & 2, BLOCK 4, NCB 11379, OF 34.87 ACRES BEING THE SAME 11.61 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204510 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE SAME 11.62 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204510 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE SAME 11.62 ACRE TRACT CONVEYED BY DEED TO CALLAGHAN 151, L.P., OF RECORD IN DOCUMENT NUMBER 20210204510 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 0.01 ACRE OFF-LOT WATER EASEMENT BEING A PART OF LOT 22, BLOCK 5, NCB 11379, MISSIONS BASEBALL ACADEMY MAOZ, OF RECORD IN VOLUME 9631, PAGE 104, DEED AND PLAT RECORD OF BEXAR COUNTY TEXAS, AND SAID 0.01 ACRE OFF-LOT WATER EASEMENT BEING A PART OF THE 121.983 ACRE TRACT, KNOWN AS TRACT XIV, CONVEYED BY DEED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 8696, PAGE 1286 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
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Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: February 9, 2023

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Shawn B. Gilbert, Jr.
OWNER,
CALLAGHAN 151, L.P.
ATTN: TROYES GILBERT, JR.
903 BASSE ROAD
SAN ANTONIO, TEXAS 78212
PHONE NUMBER: 210-826-2600

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TROYES GILBERT, JR., 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 15th DAY OF February, A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Justin Warren
JUSTIN WARREN
Notary Public, State of Texas
Comm. Expires 04-01-2026
Notary ID: 129769142

THIS PLAT OF WESTPORT INDUSTRIAL 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

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.

Christopher M. Orem
CHRISTOPHER M. OREM
LICENSED PROFESSIONAL ENGINEER NO. 106215
KFW ENGINEERS, LLC
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 BY:

Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441