

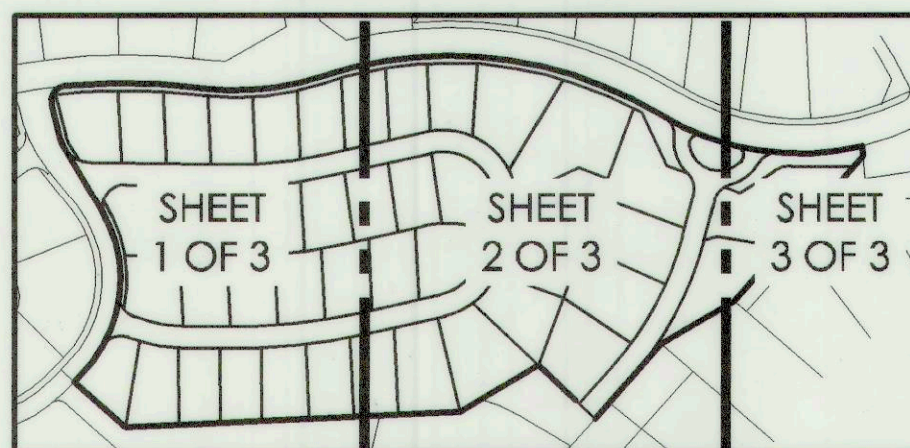
LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|---|---|
| BLK BLOCK | PR PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VOL VOLUME |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | PG PAGE(S) |
| NCB NEW CITY BLOCK | (PD) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | SET 1/2" IRON ROD (PD) |
| EXISTING CONTOURS | SET 1/2" IRON ROD (PD)-ROW |
| PROPOSED CONTOURS | |
| CENTERLINE | |
-
- | | |
|--|--|
| 1 40' GETCTV, WATER, & SANITARY SEWER EASEMENT (VOL 9563, PG 132-137, DPR) | 1 5' WATER EASEMENT |
| 2 28' EMERGENCY VEHICLE ACCESS EASEMENT (VOL 9563, PG 132-137, DPR) | 2 10' WATER EASEMENT |
| 3 16' WATER EASEMENT (VOL 9563, PG 132-137, DPR) | 3 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 4 10' WATER, GETCTV, & LANDSCAPE EASEMENT (VOL 9517, PG 104, DPR) | 4 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 5 VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT (VOL 9515, PG 193, DPR) | 5 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE EASEMENT |
| 6 VARIABLE WIDTH ELECTRIC EASEMENT (DOC NO 20090206238, OPR) | 6 12' SANITARY SEWER EASEMENT |
| 7 28' ELECTRIC EASEMENT (VOL 20001, PG 1332, PR) | 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (OFF-LOT) (0.419 ACRES) |
| 1 UNPLATTED 0.220 ACRES THE DOMINION HOMEOWNERS ASSOCIATION, INC (DOC NO 20060254047, OPR) | 8 22' PRIVATE DRAINAGE EASEMENT |
| 2 LOT 37, BLOCK 1, NCB 34034A THE CLOISTERS OF THE DOMINION (VOL 9525, PG 74, DPR) | 9 5' ELECTRIC EASEMENT |
| 3 UNPLATTED 0.077 OF AN ACRE DAVID SCOTT & BETH ANN WOOLFOLK (DOC NO 2022023264, OPR) | 10 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 4 LOT 35, BLOCK 1, NCB 34034A THE CLOISTERS OF THE DOMINION (VOL 9525, PG 74, DPR) | 11 TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET RIGHT OF WAY (OFF-LOT) (PERMEABLE) (0.167 OF AN ACRE) |
| 5 LOT 34, BLOCK 1, NCB 34034A THE CLOISTERS OF THE DOMINION (VOL 9525, PG 74, DPR) | |
| 6 LOT 33, BLOCK 1, NCB 34034A THE CLOISTERS OF THE DOMINION (VOL 9525, PG 74, DPR) | |

CPS/SAWS/COSA UTILITY:
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 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 GRANTORS 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 BUILDING, STRUCTURE, 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

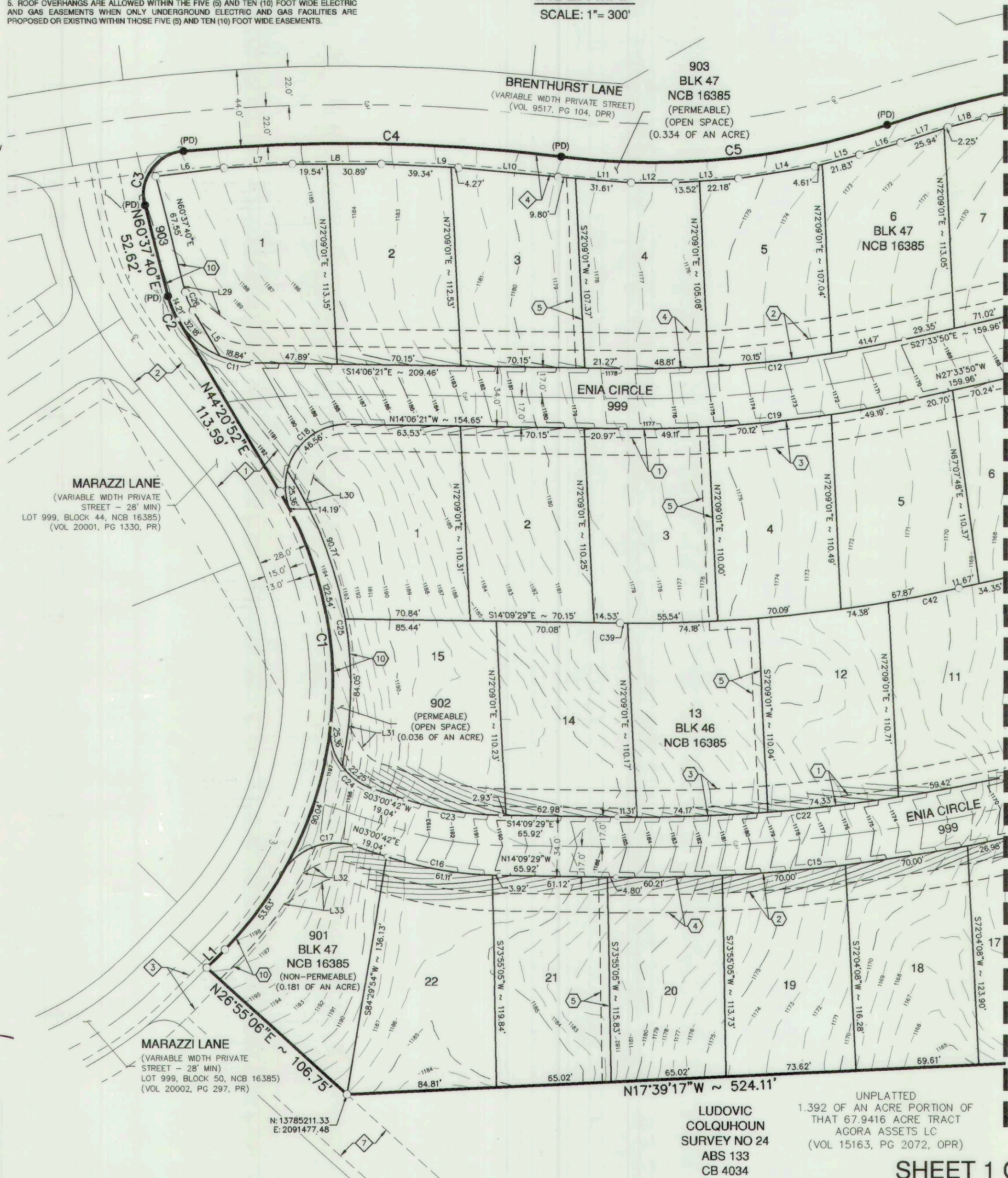
SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



INDEX MAP
SCALE: 1"= 300'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 3 OF 3 FOR
CURVE AND LINE TABLE



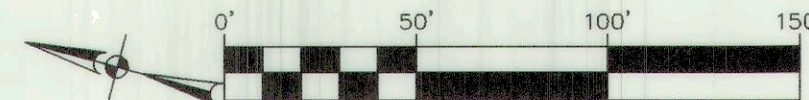
MATCHLINE "A" - SHEET 2 OF 3

PLAT NO. 22-11800356

SUBDIVISION PLAT
OF
DOMINION HEIGHTS, PHASE II

BEING A TOTAL OF 12.093 ACRE COMPRISED OF 11.537 ACRES OUT OF THAT 67.9416 ACRE TRACT, ALL OF THAT 0.352 ACRE TRACT AND ALL OF THAT 0.0695 ACRE TRACT, ALL IN DEED RECORDED IN VOLUME 15163, PAGE 2072, AND 0.135 OF AN ACRE OUT OF THAT 10.390 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20180144981, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUDOVIC COLQUHOUN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4043, NOW IN NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 50'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: July 24, 2023

STATE OF TEXAS
COUNTY OF BEXAR

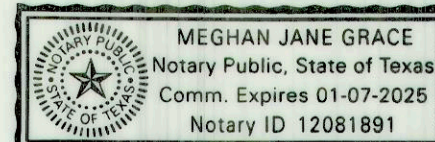
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: GUILLERMO AGUIAYO
AGORA ASSETS, LC
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO AGUIAYO, 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 25 DAY OF JULY, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF DOMINION HEIGHTS, PHASE II, 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



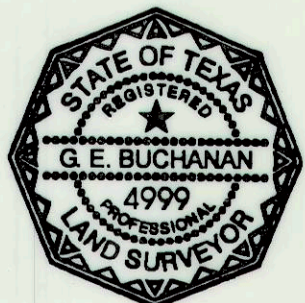
STATE OF TEXAS
COUNTY OF BEXAR

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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

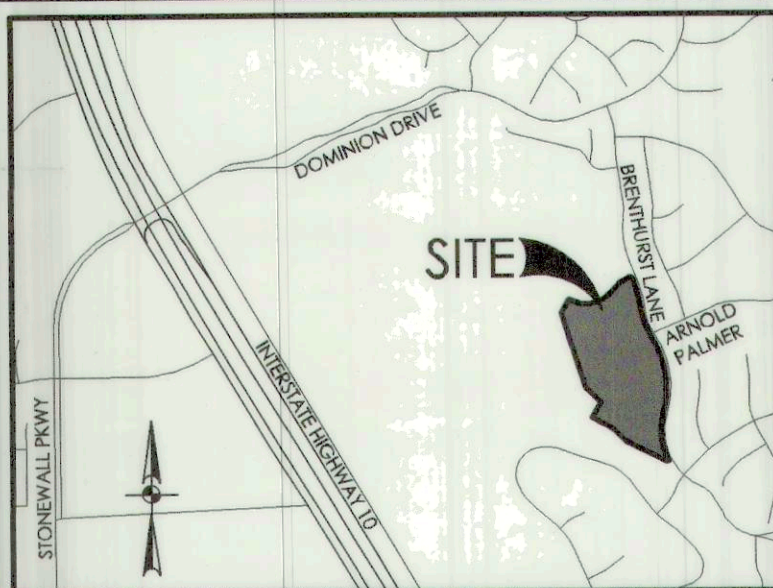
G. Buchanan 07/24/2023
REGISTERED PROFESSIONAL LAND SURVEYOR



LUDOVIC
COLQUHOUN
SURVEY NO 24
ABS 133
CB 4034

UNPLATTED
1.392 OF AN ACRE PORTION OF
THAT 67.9416 ACRE TRACT
AGORA ASSETS LC
(VOL 15163, PG 2072, OPR)

SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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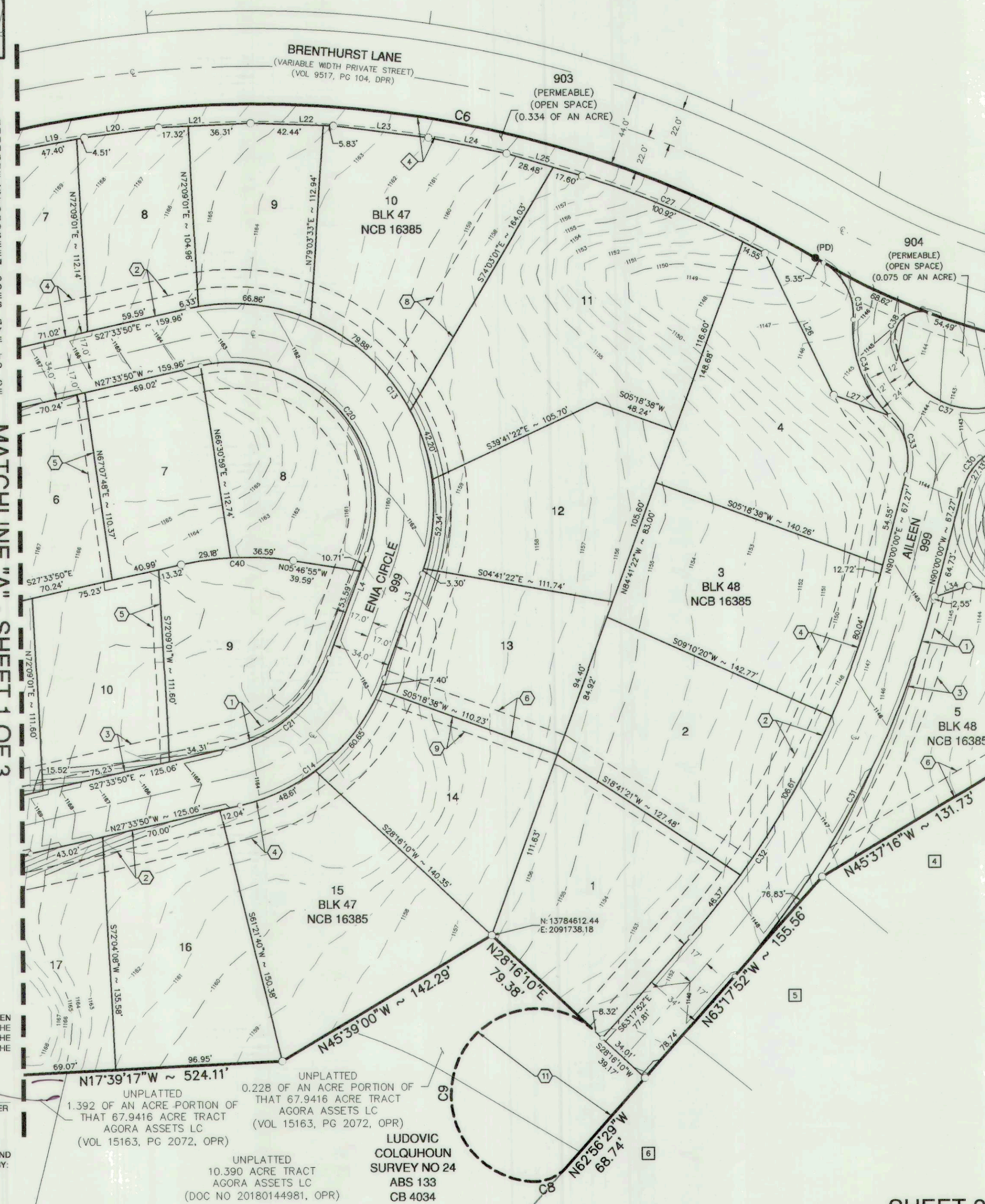
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MATCHLINE "A" - SHEET 1 OF 3



MATCHLINE "B" - SHEET 3 OF 3

SAWS IMPACT FEE:

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 3 OF 3 FOR
CURVE AND LINE TABLE

PLAT NO. 22-11800356

**SUBDIVISION PLAT
OF
DOMINION HEIGHTS, PHASE II**

BEING A TOTAL OF 12.093 ACRE COMPRISED OF 11.537 ACRES OUT OF THAT 67.9416 ACRE TRACT, ALL OF THAT 0.352 ACRE TRACT AND ALL OF THAT 0.0695 ACRE TRACT, ALL IN DEED RECORDED IN VOLUME 15163, PAGE 2072, AND 0.135 OF AN ACRE OUT OF THAT 10.390 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20180144981, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUDOVIC COLQUHOUN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4043, NOW IN NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 50'

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: July 24, 2023

STATE OF TEXAS
COUNTY OF BEXAR

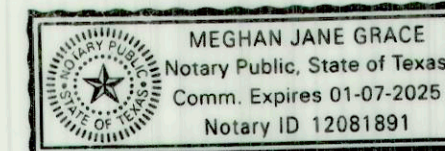
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OWNER/DEVELOPER: GUILLERMO AGUIAO
AGORA ASSETS, LC
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 698-8000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO AGUIAO, 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 HIS CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF July, A.D. 2023.

Notary Public, BEXAR COUNTY, TEXAS



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DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

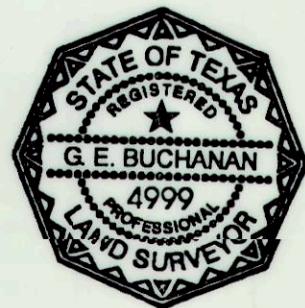
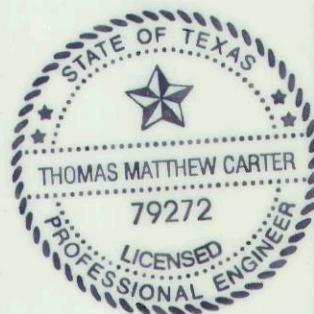
STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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Registered Professional Land Surveyor
REGISTERED PROFESSIONAL LAND SURVEYOR

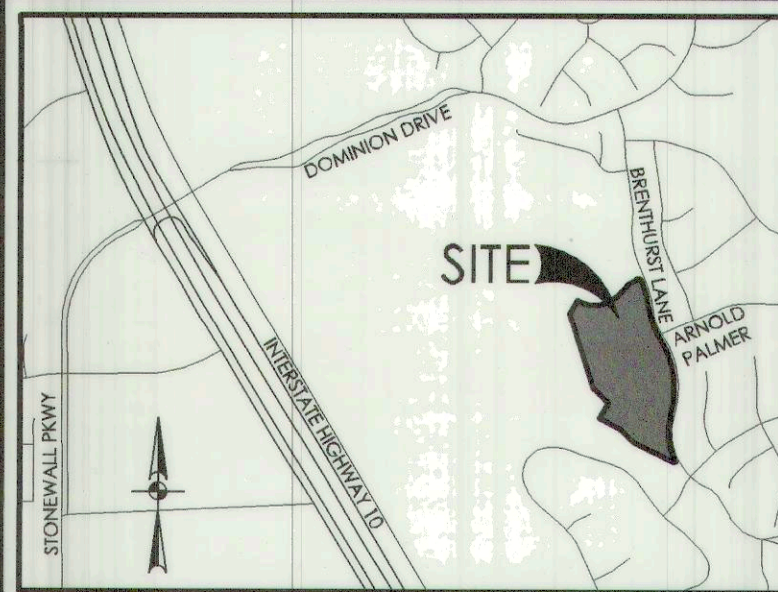


SHEET 2 OF 3

DOMINION HEIGHTS, PHASE II

Civil Job No. 12610-00; Survey Job No. 9185-11

Date: Jul 24, 2023, 8:58am User: D:\jarrington
File: P:\25\10\00\Design\Civil\Plat\22-11800356.dwg



LOCATION MAP
NOT-TO-SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	214.00'	75°04'38"	N81°53'11"E	260.78'	280.41'
C2	50.00'	16°16'48"	N52°29'16"E	14.16'	14.21'
C3	25.00'	98°57'10"	S69°33'45"E	38.01'	43.18'
C4	978.00'	12°33'45"	S14°08'17"E	214.00'	214.43'
C5	422.00'	25°22'19"	S20°32'34"E	185.35'	186.87'
C6	640.43'	49°16'44"	S08°35'21"E	534.00'	550.82'
C7	422.00'	44°34'11"	S06°14'05"E	320.06'	328.27'
C8	25.00'	51°53'30"	N36°59'44"W	21.88'	22.64'
C9	50.00'	21°55'09"	S83°04'54"E	95.12'	188.44'
C10	50.00'	58°27'13"	S15°07'15"W	48.83'	51.01'
C11	683.00'	13°27'29"	S20°50'06"E	160.06'	160.43'
C12	117.00'	122°52'29"	S33°52'24"W	205.52'	250.91'
C13	117.00'	57°07'33"	N56°07'36"W	111.88'	116.65'
C14	971.00'	13°24'21"	N20°51'40"W	228.67'	227.19'
C15	217.00'	17°10'11"	N05°34'24"W	64.79'	65.03'
C16	35.00'	77°56'45"	N35°57'41"W	44.03'	47.61'
C17	35.00'	117°44'46"	N72°58'44"W	59.92'	71.93'
C18	717.00'	13°27'29"	N20°50'06"E	168.03'	168.42'
C19	83.00'	122°52'28"	N33°52'24"E	145.80'	178.00'
C20	83.00'	57°07'32"	S56°07'36"E	79.37'	82.75'
C21	937.00'	13°24'21"	S20°51'40"E	218.74'	219.24'
C22	183.00'	17°10'11"	S05°34'24"E	54.63'	54.84'
C23	35.00'	77°56'45"	S41°59'05"W	44.03'	47.61'
C24	224.00'	44°41'59"	N64°33'10"E	170.36'	174.76'
C25	40.00'	16°16'48"	N52°29'16"E	11.33'	11.37'
C26	628.43'	10°31'39"	S06°21'37"W	115.30'	115.47'
C27	35.00'	64°15'01"	N42°49'56"W	37.22'	39.25'
C28	70.52'	45°25'54"	N52°14'29"W	54.46'	55.92'
C29	35.00'	60°28'28"	N59°45'46"W	35.25'	36.94'
C30	534.00'	26°42'08"	N76°38'56"W	246.62'	248.87'
C31	500.00'	26°42'08"	S76°38'56"E	230.92'	233.02'
C32	35.00'	60°28'28"	N59°45'46"E	35.25'	36.94'
C33	70.52'	50°02'53"	N54°32'58"E	59.66'	61.60'
C34	35.00'	64°15'01"	N47°26'55"E	37.22'	39.25'
C35	15.00'	120°15'12"	N58°44'09"E	26.01'	31.48'
C36	46.52'	126°53'29"	S02°18'29"W	83.22'	103.02'
C37	15.00'	120°15'12"	N54°07'10"W	26.01'	31.48'
C38	173.00'	21°46'55"	N16°40'23"W	65.37'	65.77'
C39	50.00'	32°27'53"	S31°14'34"E	27.95'	28.33'

CPS/SAWS/COSA UTILITY:

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 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 BUILDING, STRUCTURE, 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S60°34'30"E	14.71'
L2	S71°33'08"W	15.93'
L3	N84°41'22"W	64.30'
L4	S84°41'22"E	64.30'
L5	N44°20'52"E	30.00'
L6	S22°08'23"E	39.06'
L7	S18°07'20"E	38.75'
L8	S14°59'49"E	50.43'
L9	S12°12'38"E	43.61'
L10	S09°38'53"E	56.61'
L11	S10°31'12"E	41.41'
L12	S14°51'10"E	25.16'
L13	S18°49'49"E	35.70'
L14	S24°02'02"E	43.56'
L15	S29°20'30"E	26.43'
L16	S31°10'38"E	24.22'
L17	S32°59'38"E	28.19'
L18	S29°26'42"E	21.27'
L19	S25°23'07"E	51.91'
L20	S22°14'54"E	43.34'
L21	S17°23'07"E	53.63'
L22	S12°48'52"E	48.27'
L23	S07°29'32"E	55.70'
L24	S03°31'19"E	46.49'
L25	S01°51'24"W	46.08'
L26	S49°31'18"W	91.41'
L27	S05°18'36"W	34.78'
L28	S07°17'03"W	24.63'
L29	S23°45'28"W	26.67'
L30	N9°00'00"W	15.16'
L31	S45°00'00"W	15.01'
L32	N45°00'00"W	6.87'
L33	N45°00'00"W	24.94'
L34	S32°21'50"E	20.71'

SAWS IMPACT FEE:

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:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 47-48, CB OR NCB 16385, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 46029C0115F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS:

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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 46, LOTS 901, 903, & 999, BLOCK 47, AND LOTS 904-908 & 999, BLOCK 48, NCB 16385, 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.

RESIDENTIAL FINISHED FLOOR

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

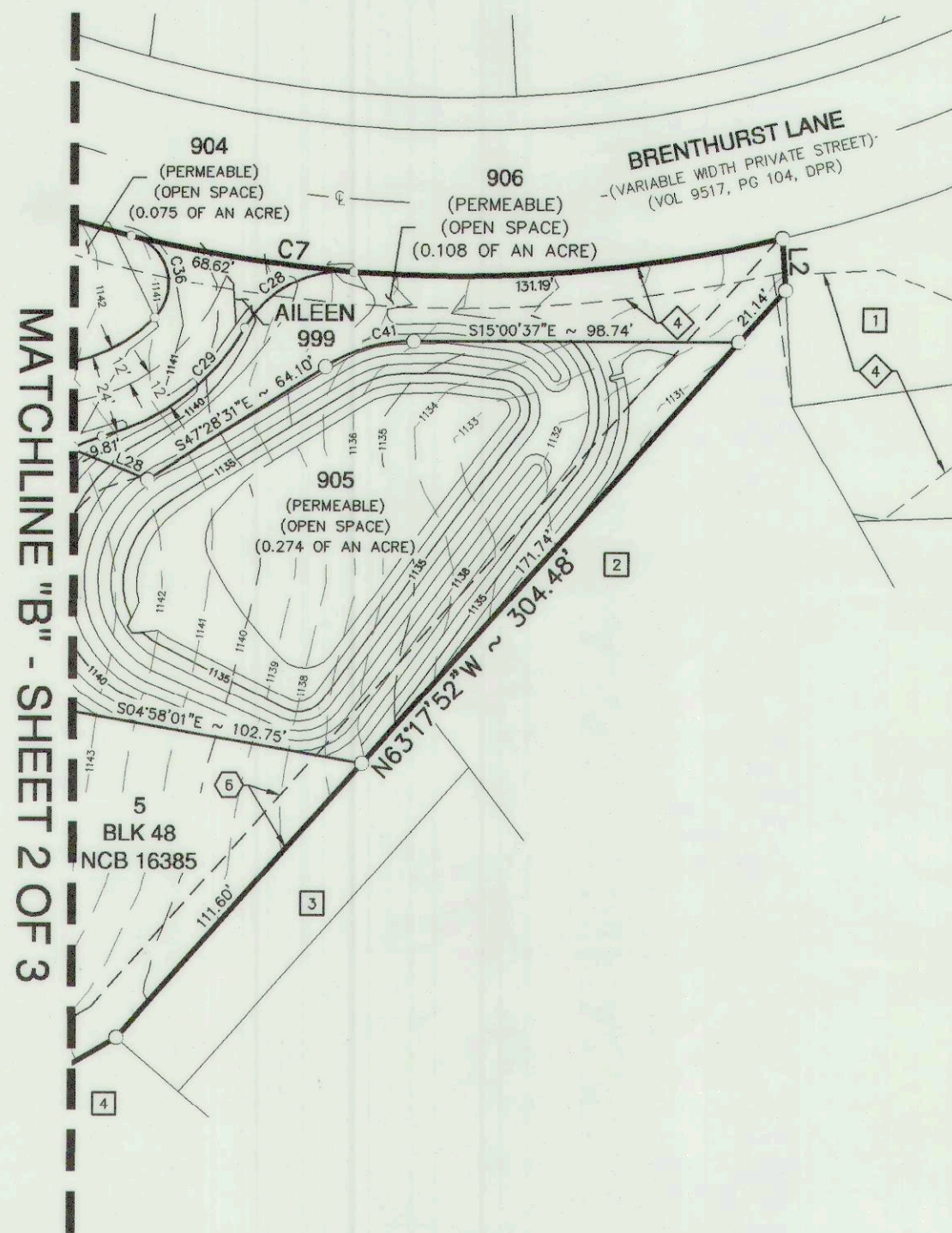
SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

OPEN SPACE:

LOT 901-906, BLOCK 46-48, CB OR NCB 16385, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

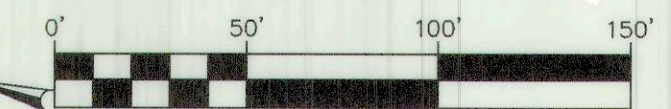


PLAT NO. 22-11800356

SUBDIVISION PLAT OF DOMINION HEIGHTS, PHASE II

BEING A TOTAL OF 12.093 ACRE COMPRISED OF 11.537 ACRES OUT OF THAT 67.9416 ACRE TRACT, ALL OF THAT 0.352 ACRE TRACT AND ALL OF THAT 0.0695 ACRE TRACT, ALL IN DEED RECORDED IN VOLUME 16153, PAGE 2072, AND 0.135 OF AN ACRE OUT OF THAT 10.390 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20180144981, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUDOVIC COLOUHOON SURVEY NO. 24, ABSTRACT 133, COUNTY BEXAR, TEXAS.

SCALE: 1" = 50'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: July 24, 2023

STATE OF TEXAS
COUNTY OF BEXAR

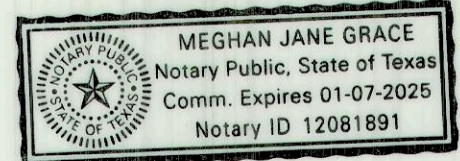
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: GUILLERMO AGUIRRE
AGORA ASSETS, LC
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 888-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO AGUIRRE, 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 24 DAY OF July, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF DOMINION HEIGHTS, PHASE II 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

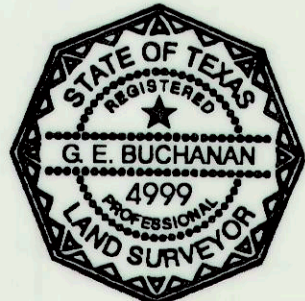
STATE OF TEXAS
COUNTY OF BEXAR

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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G. Buchanan 07/24/2023
REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET 3 OF 3