

REGISTERED PROFESSIONAL TEXAS REGISTRATION NO. \_

LAND 6411

STATE OF TEXAS COUNTY OF BEXAR

ME: HARUN RASHID JENSED PROFESSIONAL ENGINEER XAS REGISTRATION NO. <u>89773</u>

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:

PG. OPR

OFFICIAL PUBLIC RECORDS,

DETAIL "B"

DEED AND PUBLIC TEXAS

\OL.

VOLUME PAGE

DPR

R.O.W.

RIGHT-OF-WAY
CENTERLINE
ACREAGE
VEHICULAR NON-ACCESS E

NOT TO SCALE

E.G.T. CATV.

ELECTRIC, GAS, TELEPHONE, TELEVISION

C.B.

COUNTY BLOCK

N0.0,0,E

oʻ

MEASURED BEARING AND DISTANCE

**EXISTING CONTOURS** 

0

S.I.R.

SET 1/2" IRON ROD (UNLESS OTHERWISE DESCRIBED)

F.I.R.

FOUND 1/2" IRON ROD (UNLESS OTHERWISE DESCRIBED)

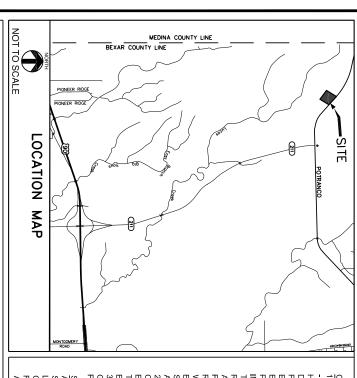
Legend

5' E,G,T & CATV. ESMT. (VOL. 9664, PGS. 177-179, DPR)



STATE OF TEXAS COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERAT SIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS A LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE VARIANCES GRANTED BY THE SAN ANTONIO PLANNIN



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," "WAICHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG
EASEMENT," "VAILITY EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG
EASEMENT," "VAILITY EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG
EASEMENT," "VAILITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT," "WAITER
EASEMENT," "SANITARY SEWER EASEMENT," "TRANSFORMER EASEMENT," "OVERHANG
EASEMENT," "SANITARY SEWER EASEMENT," "TRANSFORMER EASEMENT," "OVERHANG
ENDATION
EASEMENT," "OVERHANG
EASEMENT, "OVERHANG
EASEMENT, "OVERHANG
EASEMENT," "OVERHANG
EASEMENT

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF <u>988</u> FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED <u>80</u> PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE

SURVEYOR'S NOTE:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED IN PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED ON THE NULESS NOTED OTHERWISE; 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK; 3. DIMENSIONS SHOWN ARE SURFACE; AND 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THETEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

IREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801439) 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).

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)
INCHES ABOVE FINAL ADJACENT GRADE. FIRE PROTECTION NOTE FIRE PROTECTION ON THESE LOTS COUNTY FIRE MARSHALL 2. 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 ONE (1) ACCESS POINT ALONG POTRANCO ROAD BASED ON THE OVERALL PLATTED FRONTAGE OF 539.82". NT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE BLE FOR ADEQUATE SETBACK AND/OR SOUND URE NOISE MITIGATION.

PACT FEES WERE NOT PAID AT THE TIME OF ACT FEES MUST BE PAID PRIOR TO WATER SERVICE CONNECTION.

DRAINAGE EASEMENT ENCRAOCHMENT:

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 GRANTORS 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.

MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE ;AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS JUNISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE YONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERRICATION:

NO PORTION OF FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERRIFIED BY FEMA MAP PASABLE: 4802903045F EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION 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:
LOT OWNER(S) SHALL PROVIDE SH
LOT(S) 1 & 2 , BLOCK 1 , CB 4372
UDC 35-506(r)(3) SAWS IMPACT FEE NOTE:
WATER AND /OR WASTEWATER IMP
PLATTING FOR THIS PLAT. ALL IMP
METER SET AND/OR WASTEWATER SAWS WASTEWATER EDU:
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. 3. 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.

N: 13702595.28 E: 2032363.69 14, E.C.T & CA (1001.9707, P.C. LOT 901, BLOCK 11
CB 4373
ASHTON PARK UNIT 1
PHASE 1, ROAD (ENCLAVE)
(VOL. 9610, PG. 54, DPR) ACCESS ESMT.-CATU E. (VOL. 11745, PGS. 1119-1133, OPR) N 00°24'19" E 278.54' , DPF LINE (VOL. 9707, BACK WATER ESMT.

(VOL.9707, PG.167, I
PRIVATE DRAINAGE ESMT.
WATER DETENTION AREA
NO PARKING ZONE . VOL.9707, PG.167, DPR)

LOT 27, BLOCK 11

C.B. 4373

XORIA SUBDIVISION

OL. 9707, PG. 167, DPR) 1149.55, 1, (VOL.9707, 1 N: 13702916.91 E: 2032567.61 LOT 2, BLOCK 1 CB 4372 (4.301 AC.) ESMT. AREA 167 DPR ₫, 14' E,G,T & CATV. ESMT. SEE DETAIL "A" 10' WATER ESMT. EN25:54:22" E 508 14' 25' R.O.W DEDICATION (0.311 AC.) 20' BUILDING — SETBACK LINE 11/2/2 11/2/2 11/2/ 1.1\_ POTRANCO ROAD (FM 1957) LOT 1, BLOCK 1 CB 4372 (2.645 AC.) 64°06'24" W-18' PRIVATE
INTERCEPTOR
RAINAGE ESMT.
10' WATER
ESMT. 30-DRAINABLE WIDTH PRIVATE

25.54.22. W. 368, OPR) \$ 2554.22" W. 300, UNK) 15.00 50' 10.46. W 20 BUILDING

10.46. W 20 BUILDING

SET BACKING

(VOL. 20003, PC. 368, DPR)

2003, PC. 368, DPR)

2003, PC. 368, DPR) 40' 100' 60, 100' SEE DETAIL "B" 200'

## 2 LOT 3 5 902, , BLOCK 11 (GREENBELT, (VOL. 9664, PGS. LOT 6 (10/ DRAIN, & G, E, T, & CATV ESMT.)-LOT 7 LOT 8 LOT 9 LOT 10 BLOCK 11, C.B. 4372 TON PARK UNIT 2, PH 5A (ENCLAVE) 9664, PGS. 177-179, DPR) 544.49' 293.98' 245.02' 263.35' 214.01' 485.00' 18' PRIVATE INTERCEPTOR DRAINAGE ESMT. 25'X25' SANITARY SEWER ESMT. (DOC.#2021099859) 0) WIDE PRIVATE SEWER ESMT. 271.28' 271.28' 271.29' LOT 27, BLOCK C.B. 4373 LOT 11 16' PĒRMĀNENT SANITĀRY SEWER (DOC.#20210199870) RIABLE WIDTH INTERCEPTOR DRAIN MT. (VOL. 9664, PG. 177-179, DPR) LOT 12 | LOT 13 | LOT 14 LOT 15 — VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.068) (VOL. 20003, PG. 368, DPR) LOT 16 N: 13702959.75 E: 2033124.49 WIE TO SERVE THAT THE REAL PROPERTY OF THE PRO CATV. ESMT. (VOL. 20003, PG. 368, DPR) 22' SHARED ACCESS ESMT. (VOL. 9710, PG. 35, DPR) LOT 29, BLOCK C.B. 4373

THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECINSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECL SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED.

D SEAL OF OFFICE A.D.\_\_\_\_\_\_

BEXAR

TEXAS

## PLAT NUMBER: 21 – 11800513

## PLAT ESTABLISHING PINNACLE RESEARCH PARK

BEING A TOTAL OF 6.946 ACRE TRACT OF LAND, INCLUSIVE OF 0.311 ACRES OF RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 1 AND 2, BLOCK 1, CB 4372 OUT OF WARRANTY DEED WITH DOCUMENT NO. 20210059042, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND WARRANTY DEED WITH DOCUMENT NO. 20210059042, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS

TRDI C DECICEDATION NO E 10103013	TBPE REGISTRATION NO. F-12026	Engineering,

16845 Blanco Road, Suite 106, San Antonio, TX 78232 PH: (210)641-0543, FAX: 210-497-2227 www.mhreng.com

06/27/23

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

1 & 1 STAR TEXAS CHILD LLC
2047 THREE FORKS
SANANTONIO, TX 78258

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 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 A.D. \_\_\_\_\_.

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BEXAR COUNTY, TEXAS

THIS PLAT OF PINNACLE RESEARCH PARK 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 ADMINISTRATIIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

SECRETARY

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

9 SIHI

DAY 읶 A.D.