

PLAT NO. 22-11800705

REPLAT & SUBDIVISION PLAT
ESTABLISHING

LADERA COMMERCIAL, UNIT-1A

BEING A 15.815 ACRE, TRACT OF LAND, BEING ALL OF LOT 1, BLOCK 71, COUNTY BLOCK 4347 OF THE LADERA COMMERCIAL, UNIT-1 SUBDIVISION RECORDED IN VOLUME 20001, PAGES 1430-1432 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A REMAINING PORTION OF A CALLED 320.477-ACRE TRACT DESCRIBED IN DEED TO LADERA I, LLC RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NO. 5, ABSTRACT 1029, COUNTY BLOCK 4347 AND THE JUANA MARTINEZ SURVEY NO. 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900
DATE OF PREPARATION: August 23, 2023

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

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: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
CHAD NUGENT, PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA 99503
TEL. NO. (907)274-8638

STATE OF ALASKA
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT 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 29th DAY OF August, A.D. 20 23.

NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF LADERA COMMERCIAL, UNIT-1A 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

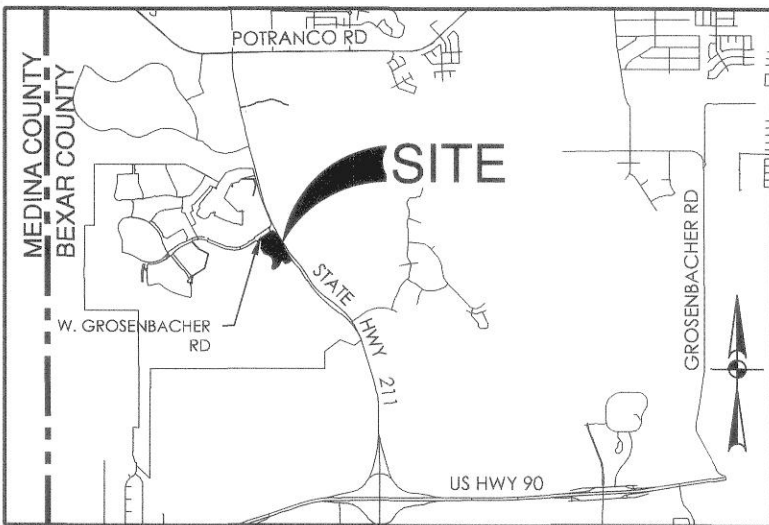
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

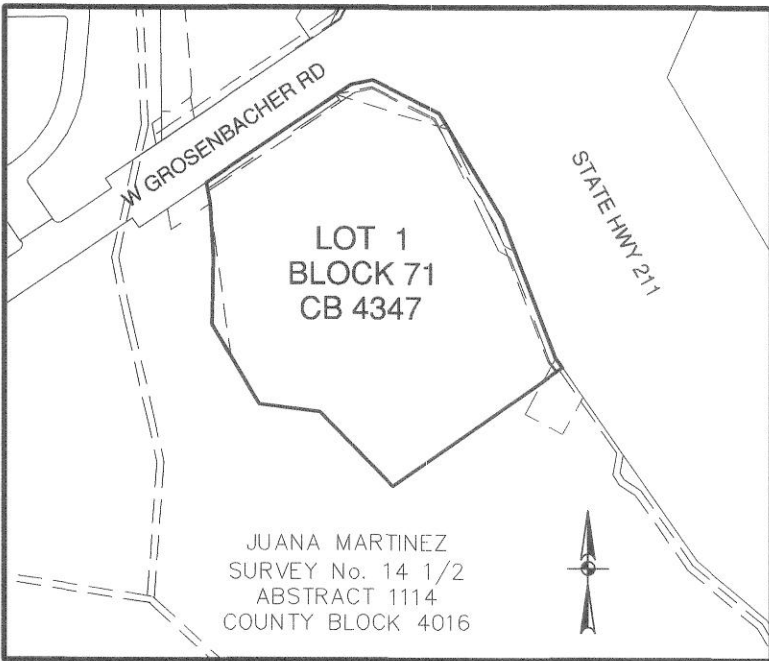
DATED THIS _____ DAY OF _____, A.D. 20 ____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING
NOT-TO-SCALE

AN 11.65 ACRE TRACT BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 71, CB 4347, LADERA COMMERCIAL, UNIT-1 AS RECORDED IN VOLUME 20001, PAGES 1430-1432, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF ALASKA
THIRD JUDICIAL DISTRICT
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON LADERA COMMERCIAL, UNIT-1 AS RECORDED IN VOLUME 20002, PAGES 1430-1432, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF SEPTEMBER 27, 2023, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER/DEVELOPER: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
CHAD NUGENT, PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA 99503
(907)274-8638

SWORN AND SUBSCRIBED BEFORE ME THIS 29th DAY OF August, A.D. 20 23.

NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

MY COMMISSION EXPIRES: 8/21/25

SURVEYOR'S NOTES:
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

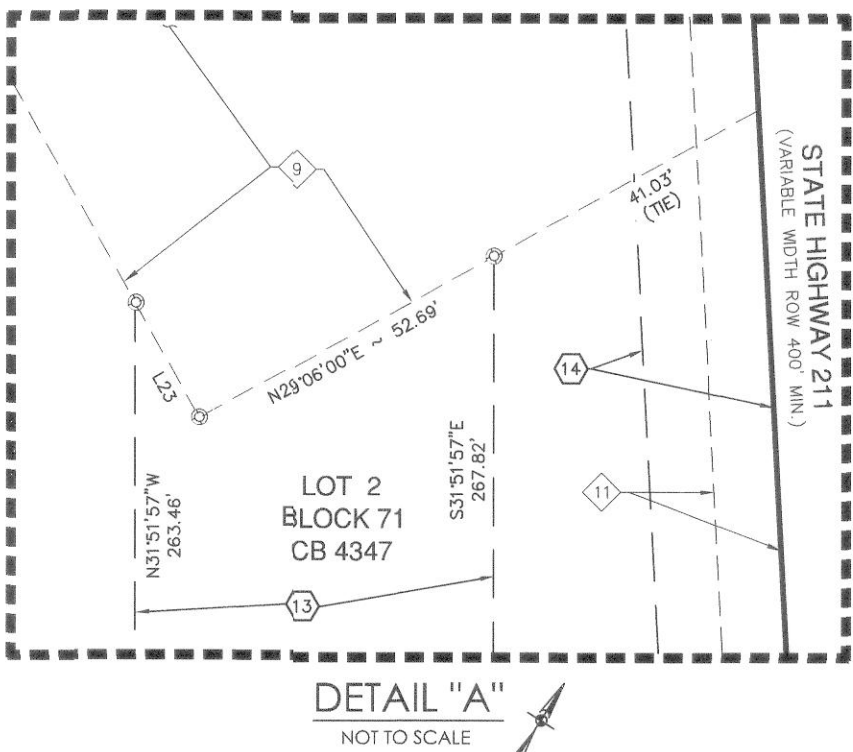
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 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.

LEGEND

- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EASEMENT POINT OF INTERSECTION
- FOUND TXDOT MONUMENTATION
- (TYPE I, II, OR III)
- CENTERLINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ORIGINAL SURVEY LINE
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 16" SANITARY SEWER EASEMENT (0.086 AC OFF-LOT)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.329 ACRE TOTAL)
- 20' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT AND BUILDING SETBACK
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9604, PG 76 DPR)
- 20' BUILDING SETBACK (VOL 20001, PG 1430-1432 PR)
- 14" ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 20001, PG 1430-1432 PR)
- 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20001, PG 1430-1432 PR)
- 16" WATER EASEMENT (VOL 9604, PG 76 DPR)
- 20' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 20001, PG 1430-1432 PR)
- VARIABLE WIDTH LANDSCAPE MONUMENT EASEMENT (VOL 20001, PG 1430-1432 PR)
- 16" WATER EASEMENT (VOL 20001, PG 1430-1432 PR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 4426, PG 1924-1934 OPR)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 20001, PG 1430-1432 PR)
- PERMANENT WATER EASEMENT (DOC # 20220116159 OPR)
- 16" SANITARY SEWER EASEMENT (VOL 4527 PG 1637 OPR)



DETAIL "A"
NOT TO SCALE

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 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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

SAWS DEDICATION:

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2009486) 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

SETBACK:

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.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. 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.

3. MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG SH 211 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1283.47'

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 TO 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.

LINE #	BEARING	LENGTH
L1	N77°40'02"E	52.52'
L2	S63°35'28"E	173.57'
L3	S54°44'55"W	150.05'
L4	S87°43'26"W	89.12'
L5	N48°21'17"W	151.73'
L6	S66°39'42"W	39.79'
L7	S31°24'09"W	200.50'
L8	S42°17'32"W	139.75'
L9	S85°52'57"W	71.78'
L10	N44°41'04"W	65.84'
L11	N12°59'01"E	84.11'
L12	N18°22'46"E	65.19'
L13	N3°20'50"E	78.16'
L14	N21°18'10"W	112.80'
L15	N47°44'26"W	129.47'
L16	N74°11'43"W	159.18'
L17	N30°42'55"W	100.05'
L18	N12°34'21"W	17.48'
L19	N30°42'55"W	99.62'
L20	N1°09'09"E	159.08'
L21	N3°32'01"W	125.04'
L22	N10°19'33"W	49.89'
L23	S60°53'37"E	20.47'
L24	S30°42'55"E	16.08'

