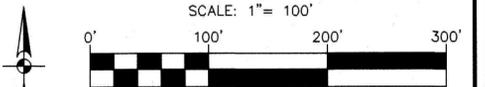
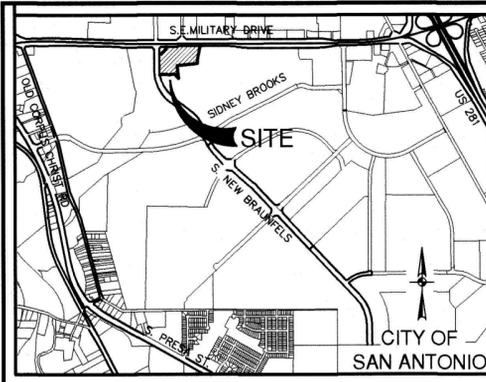


PLAT NO. 21-11800360 SUBDIVISION PLAT OF BROOKS TOWN CENTER EAST

BEING A TOTAL OF 10.242 ACRE TRACT OF LAND, INCLUSIVE OF A 0.143 RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 3, 4, 5, 6 & 7, BLOCK 53, OUT OF A REMAINING PORTION OF A 1308.68 ACRE TRACT OF LAND RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.M. SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 20, 2022



LOCATION MAP
NOT-TO-SCALE

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	30°33'31"	N69°14'23"W	7.91'
C2	190.00'	24°58'28"	N41°28'23"W	82.16'
C3	75.00'	85°29'52"	N71°44'05"W	101.82'
C4	170.00'	21°17'20"	S76°09'39"W	62.80'
C5	140.00'	20°54'23"	N82°44'29"W	50.80'
C6	210.00'	28°26'58"	N86°30'47"W	103.21'
C7	794.00'	1°32'54"	N9°17'46"W	21.46'
C8	282.00'	12°00'53"	N2°30'52"W	59.03'
C9	318.00'	3°46'25"	N1°36'21"E	20.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S79°15'44"W	64.52'
L2	N3°29'34"E	82.23'
L3	N89°43'09"E	42.71'
L4	N44°43'09"E	157.82'
L5	N0°16'36"W	45.95'
L6	N0°16'51"W	12.23'
L7	S6°12'31"W	65.91'
L8	S31°3'32"E	42.84'
L9	S89°48'14"W	270.25'
L10	S79°01'51"E	152.24'
L11	N89°46'29"E	77.17'
L12	N0°00'00"E	13.65'
L13	S89°48'14"W	31.22'
L14	N0°11'46"W	16.00'
L15	S10°57'22"W	16.31'
L16	S89°48'14"W	343.02'
L17	S45°13'31"E	31.84'
L18	S10°57'22"W	16.31'
L19	S0°11'46"E	16.42'
L20	S89°48'14"W	10.01'
L21	N89°48'14"E	63.00'
L22	N0°11'46"W	4.50'
L23	N89°48'14"E	25.00'
L24	S0°11'46"E	25.00'
L25	S89°48'14"W	25.00'
L26	N0°11'46"W	4.50'
L27	S11°28'34"E	19.02'
L28	S89°49'42"W	16.26'
L29	N11°28'34"W	17.70'
L30	S89°48'14"W	117.46'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S44°48'14"W	21.57'
L32	N45°11'46"W	21.57'
L33	S89°48'14"W	63.18'
L34	S9°54'35"E	60.13'
L35	S80°51'45"W	16.00'
L36	N9°54'35"W	61.27'
L37	N89°48'14"E	63.18'
L38	N45°11'46"W	12.99'
L39	N0°11'46"W	86.41'
L40	N44°43'09"E	66.04'
L41	N0°11'46"W	22.66'
L42	N79°01'51"W	115.14'
L43	S89°43'28"W	118.79'
L44	N45°00'00"W	16.90'
L45	N0°11'46"W	12.00'
L46	S89°48'14"W	16.00'
L47	S0°11'46"E	12.00'
L48	S89°48'14"W	29.54'
L49	N45°00'00"W	13.43'
L50	N45°00'00"E	5.43'
L51	N89°48'14"E	68.80'
L52	S0°11'46"E	21.00'
L53	N89°48'14"E	15.00'
L54	N0°11'46"W	21.00'
L55	S0°11'46"E	13.03'
L56	N89°48'14"E	16.00'
L57	N0°11'46"W	23.53'
L58	N89°48'14"E	127.19'
L59	S45°11'46"E	22.36'
L60	S0°11'46"E	73.17'

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.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
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 TOTAL OF TWO ACCESS POINTS ALONG S.E. MILITARY DRIVE (LOOP 13), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 796' OF HIGHWAY FRONTAGE.
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.

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0580G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (COM-PRJ-APP21-39803074) 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).

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.

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

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.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 3, 4, 5, 6 & 7, BLOCK 53, NCB 10879, 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.

CROSS ACCESS:
LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 3, 4, 5, 6 & 7, BLOCK 53, NCB 10879, IN ACCORDANCE WITH UDC 35-506(R)(3).

LEGEND

AC	ACRE(S)	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
---	EXISTING CONTOURS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
-600-	PROPOSED CONTOURS	○	SET 1/2" IRON ROD (PD)-ROW
---	---	—	CENTERLINE

14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION - S.E. MILITARY DR (LOOP 13) (0.143 AC.)
VARIABLE WIDTH SANITARY SEWER AND WATER EASEMENT
UNPLATTED REMAINING PORTION OF 1308.68 AC BROOKS DEVELOPMENT AUTHORITY (VOL 9481, PG 934-972, OPR)
14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9618, PG 17-18, DPR)
30" LANDSCAPE EASEMENT (VOL 9618, PG 17-18, DPR)
40" DRAINAGE EASEMENT (VOL 9618, PG 17-18, DPR)

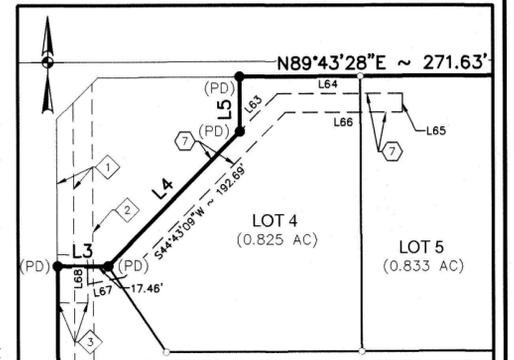
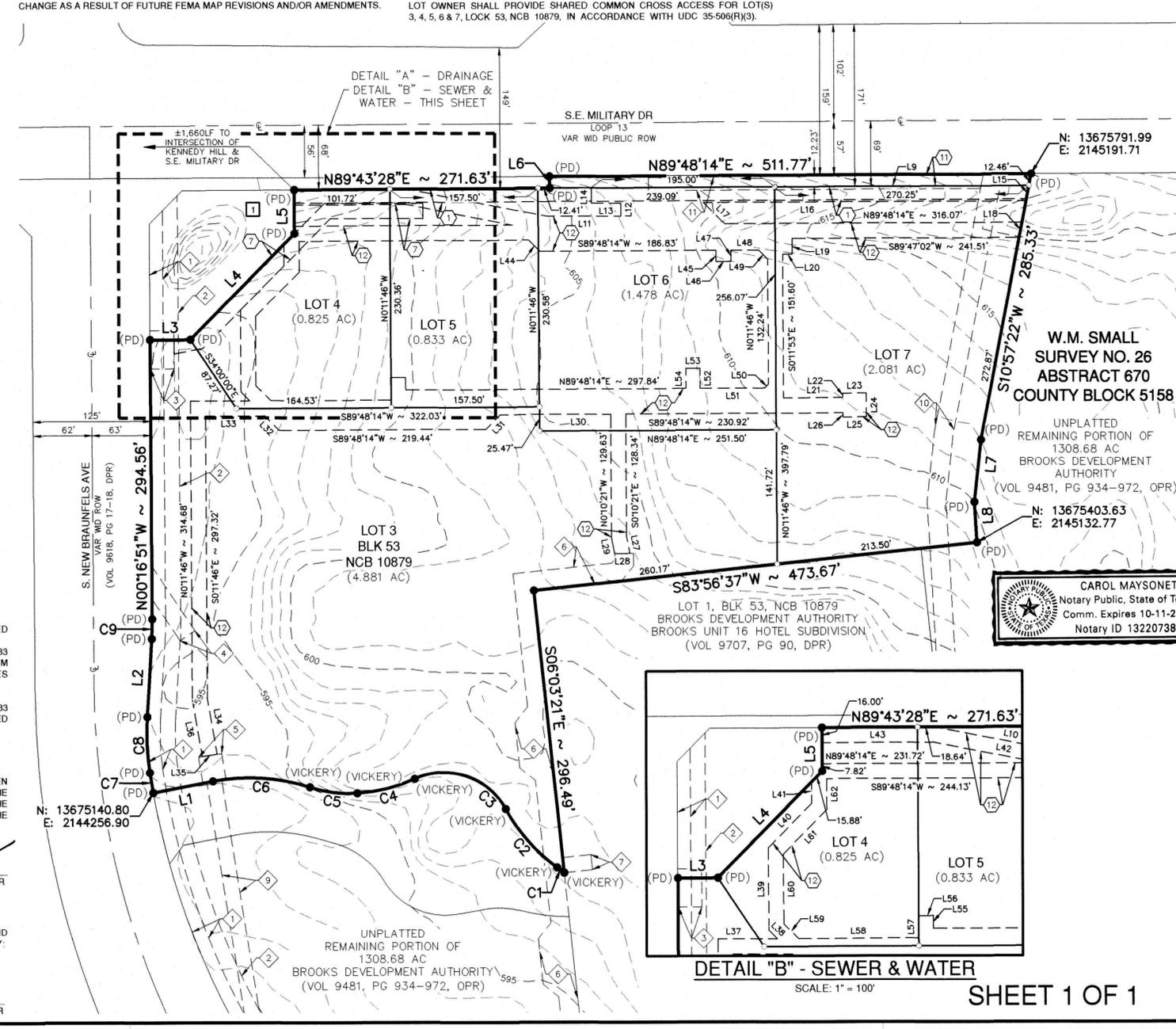
19" DRAINAGE EASEMENT (VOL 9618, PG 17-18, DPR)
OFF-LOT 28'X25' SANITARY SEWER EASEMENT (VOL 9707, PG 90, DPR)
OFF-LOT VARIABLE WIDTH WATER EASEMENT (VOL 9707, PG 90, DPR)
16'X30' WATER EASEMENT (VOL 9707, PG 90, DPR)
NO USED
OFF-LOT 16' SANITARY SEWER EASEMENT (VOL 9707, PG 90, DPR)
VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 18080, PG 2332, OPR)
14" ELECTRIC AND GAS EASEMENT (VOL 18080, PG 2334, OPR)

LINE TABLE

LINE #	BEARING	LENGTH
L61	S44°43'09"W	66.04'
L62	S0°11'46"E	32.34'
L63	N44°43'09"E	44.61'
L64	N89°59'58"E	105.22'

LINE TABLE

LINE #	BEARING	LENGTH
L65	S0°00'04"E	16.00'
L66	S89°59'58"W	98.54'
L67	S79°17'42"W	31.48'
L68	N0°13'58"W	14.84'



DETAIL "A" - DRAINAGE
SCALE: 1" = 100'

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: JOE AYCOCK
BROOKS RETAIL PARTNERS, LTD
260 CONCORD PLAZA, SUITE 800
SAN ANTONIO, TEXAS 78216
(210) 349-7111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE AYCOCK 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 22 DAY OF FEBRUARY, A.D. 20 22

Notary Public, BEXAR COUNTY, TEXAS

CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

THIS PLAT OF BROOKS TOWN CENTER EAST 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 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

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNS 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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

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
REGISTERED PROFESSIONAL LAND SURVEYOR

