

**AREA BEING REPLATTED
THROUGH PUBLIC HEARING**

STATE OF TEXAS §
COUNTY OF BEXAR §

The area being replatted is the remaining portion of Lot 8 and Lot 9, Block 1, NCB 17789 and a 25' building setback line of the Cooper Subdivision, Unit 4A as recorded in Volume 9502, Page 80 of the Deed and Plat Records of Bexar County, Texas.

I, the owner of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions. I further certify that no portion of this replat was limited during the preceding five (5) years by an interim or permanent zoning district to residential use for not more than two (2) residential units per lot, or that any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

OWNER/DEVELOPER:
JUDSON SAN ANTONIO TX, LLC
900 SW PINE ISLAND ROAD, S-202
CAPE CORAL, FLORIDA 33991

By: _____
Dan Creighton, Owner's duly authorized agent.

Sworn and subscribed before me this the ____ day of _____, 2021.

Notary Public
Lee County, Florida

My commission expires: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

I hereby certify that proper engineering consideration has been given to 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.

Josh T. Edge, PE Date
Licensed Professional Engineer
Texas Registration No. 108564
T.B.P.E. Firm No. F-13660

STATE OF TEXAS §
COUNTY OF TARRANT §

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: Spooner & Associates, Inc.

Eric S. Spooner Date
Registered Professional Land Surveyor
Texas Registration No. 5922
T.B.P.L.S. Firm No. 10054900

SAWS DEDICATION NOTE:

The Developer 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.

EDU IMPACT FEE PAYMENT 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 the water meter set and/or prior to the wastewater service connection.

SHARED CROSS ACCESS NOTE:

1.) Lot owner(s) shall provide shared common access in accordance with UDC 35-506 (r)(3).

2.) No structure, fences, walls, or other obstructions shall be placed within the limits of the ingress/egress easements shown on this plat.

SAWS WASTEWATER EDU NOTE:

The number of wastewater equivalent Dwelling Units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System.

DRAINAGE NOTES:

1.) The maintenance of all private streets, open space, greenbelts, parks, tree save areas, including Lot 15, Block 1, NCB 17789, drainage easements and easements of any nature within this subdivision shall be the responsibility of the Property Owners, or the Property Owner's Association, or its successors or assigns and not the responsibility of the City of San Antonio or Bexar County.

TREE NOTE

This Subdivision is subject to a Master Tree Plan (AP#2554222) 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 understorey shall be removed without prior approval of the City Arborist office per 35-477(H).

CPS/SAWS/ CITY OF SAN ANTONIO UTILITY NOTES:

1.) The City of San Antonio as part of its electric, gas, water and wastewater system -City Public Service Board (CPS Energy) and San Antonio Water System (SAWS) - is hereby dedicated easements and right-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, reconstruction, 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 the 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 utilities.

2.) Any CPS Energy or SAWS monetary loss resulting from modifications required of CPS Energy or SAWS monetary loss resulting from modifications required of CPS Energy or SAWS infrastructure and service facilities, located within said easements, due grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevations.

3.) This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, or cable tv easements for utilities unless the changes to such easement are described hereon.

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.) The Maximum access points to State highway from this property will be regulated as directed by Regulations for Access Driveways To State Highway. This property is eligible for a maximum combined total of one (1) access point(s) along State Loop No. 1604, based on the overall platted highway frontage of 113.71 feet.

3.) If sidewalks are required by appropriate city ordinance, a sidewalk permit must be approved by TxDOT prior to construction within the state right-of-way. Locations of sidewalks within state right-of-way shall be directed by TxDOT.

Ingress/Egress NOTES:

No structure, fences, walls, or other obstructions shall be placed within the limits of the ingress/egress easement shown on this plat.

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 code. The cross access shall not be blocked nor may this note be taken off of the plat without written permission from the City of San Antonio director of development services and the San Antonio Fire Department Fire Marshall.

PLAT NO: 21-11800435

REPLAT ESTABLISHING

COOPER SUBDIVISION, 41142

BEING A TOTAL OF 2.0563 ACRES, ESTABLISHING LOT 15, BLOCK 1, NEW CITY BLOCK 17789, BEING ALL OF A 2.0563 ACRE TRACT OF LAND CONVEYED TO JUDSON SAN ANTONIO TX, LLC, BY DEED THEREOF FILED FOR RECORD IN INSTRUMENT NO. 20190106259, DEED RECORDS, BEXAR COUNTY, TEXAS. FURTHER BEING ALL OF LOT 9, BLOCK 1, C.B. 4963, COOPER SUBDIVISION, UNIT 4-A, AS SHOWN ON THE PLAT FILED FOR RECORD IN VOLUME 9502, PAGE 80, P.R.B.C.T., AND BEING A PORTION OF LOT 8, BLOCK 1, C.B. 4963, COOPER SUBDIVISION, UNIT 4A, AS SHOWN ON THE PLAT FILED FOR RECORD IN VOLUME 9502, PAGE 80, P.R.B.C.T.



309 BYERS STREET, STE 100,
EULESS, TEXAS 76039
(817) 685-8448
TBPLS FIRM NO. 10054900
S&A JOB NO. 19036 - 10/18/2021

GRAPHIC SCALE

0 25' 50'

1" = 50'



* SURVEYOR'S NOTES *

- The bearings and distances shown hereon are based on a local coordinate system based on NAD83 (2011), Texas South Central Zone 4204, scaled from grid to surface at N: 13,766,683.42 and E: 2,163,581.630 using a combined scale factor of 1.0001642142, derived from GPS RTK observations using the South Central Texas VRS Network (maintained by Western Data Systems).
- No portion of the FEMA 1% annual chance (100-year) floodplain exists within this plat as verified by FEMA Map Panel: 48029C0260 G, effective September 29, 2010. Floodplain information is subject to change as a result of future FEMA Map revisions and/or amendments.
- This plat is based off an ALTA/NSPS Land Title Survey that was prepared with the benefit of a copy of the commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. 1002-273214-RTT, having an effective date of April 30, 2019, and issued May 16, 2019; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

STATE OF FLORIDA §
COUNTY OF LEE §

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 Dan Creighton
Judson San Antonio TX, LLC
900 SW Pine Island Road, S-202
Cape Coral, Florida 33991

STATE OF FLORIDA §
COUNTY OF LEE §

BEFORE ME, the undersigned authority on this day personally appeared Dan Creighton, 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 the ____ day of _____, 2021.

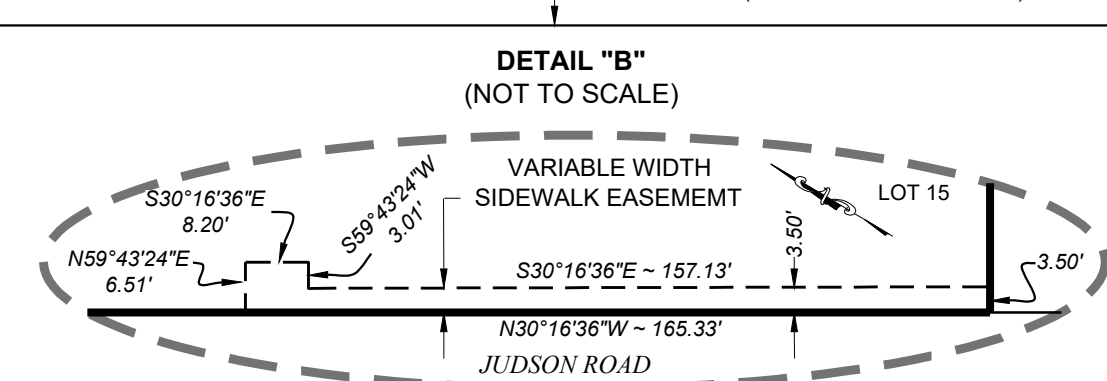
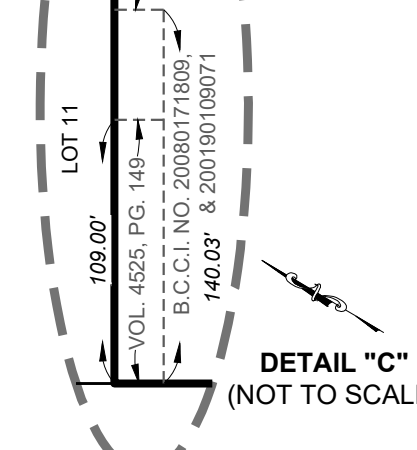
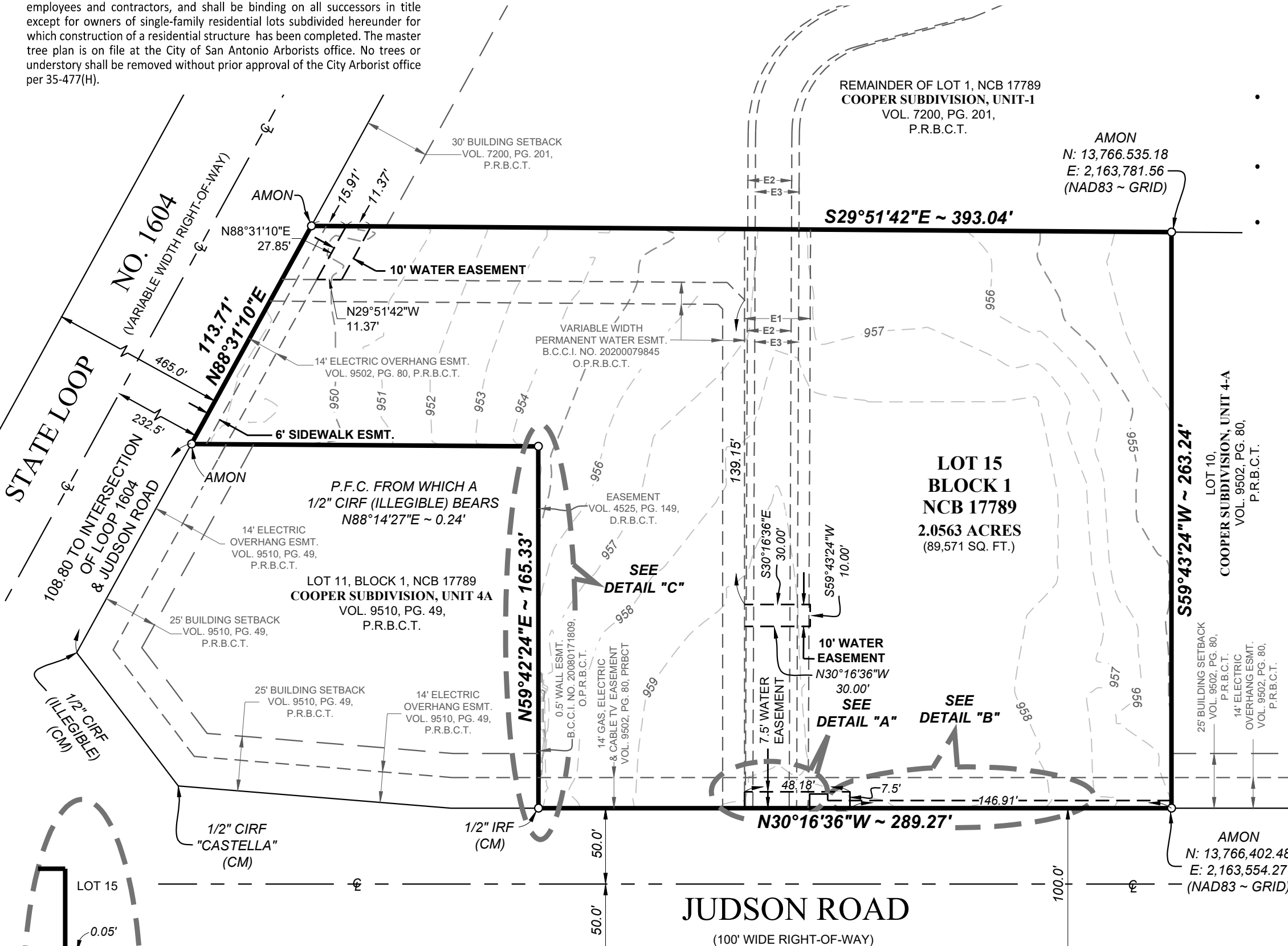
Notary Public
Lee County, Florida

This plat of COOPER SUBDIVISION, 41142 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and 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.

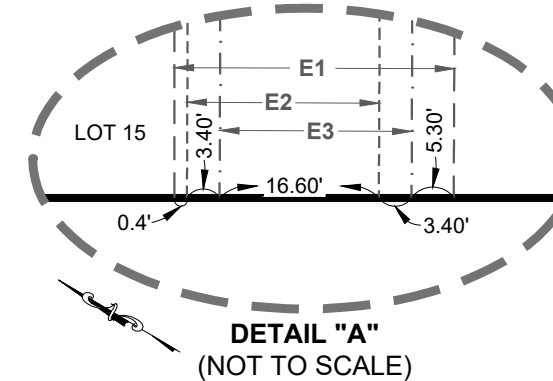
Dated this the ____ day of _____, A.D., ____.

By: _____
Chairman

By: _____
Secretary



EASEMENT TABLE			
E1	E3		
COMMON ACCESS ESMT.	20' INGRESS, EGRESS		
B.C.C.I.No. 20080171809	& UTILITY EASEMENT		
& 20190109071, O.P.R.B.C.T.	VOL. 6855, PG. 1238, D.R.B.C.T.		
E2	VOL. 7016, PG. 874, D.R.B.C.T.		
20' INGRESS, EGRESS	VOL. 7508, PG. 2048, D.R.B.C.T.		
& UTILITY EASEMENT			
VOL. 8363, PG. 805, D.R.B.C.T.			



*** LEGEND ***

- AMON. ALUMINUM MONUMENT
- STAMPED "COOPER SUBDIVISION" SET
- IRF IRON ROD FOUND
- CIRF IRON ROD FOUND WITH CAP
- (CM) CONTROLLING MONUMENT
- P.F.C. POINT FOR CORNER
- D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- B.C.C.I.No. BEXAR COUNTY CLERK INSTRUMENT NUMBER
- ESMT. EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- E1 EASEMENT INDEX
- EXISTING CONTOUR LINES
- +— CENTERLINE OF ROAD