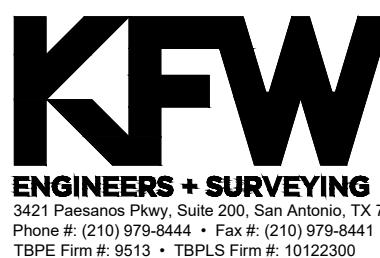


REPLAT ESTABLISHING  
SANTA BARBARA DEVELOPMENT REPLAT B

CONTAINING 8.90 ACRES OF LAND, AND SITUATED IN THE A.J. LESLIE SURVEY NO. 99, ABSTRACT 447, NEW CITY BLOCK 17550, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 8 AND 9, BLOCK 2, OF SANTA BARBARA DEVELOPMENT REPLAT A AS RECORDED IN VOLUME 9667, PAGE 116 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, (D.P.R.) AND ALSO LOT 3, BLOCK 2, OF SOUTHWEST PARK RETAIL CENTER UNIT 1, AS RECORDED IN VOLUME 9515, PAGE 149 IN THE D.P.R. ESTABLISHING LOTS 10, 11, 12, AND 13, BLOCK 2.



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: SUREN KAMATH  
88 BRIGGS AVE., SUITE 260  
SAN ANTONIO, TEXAS 78224

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SUREN KAMATH, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

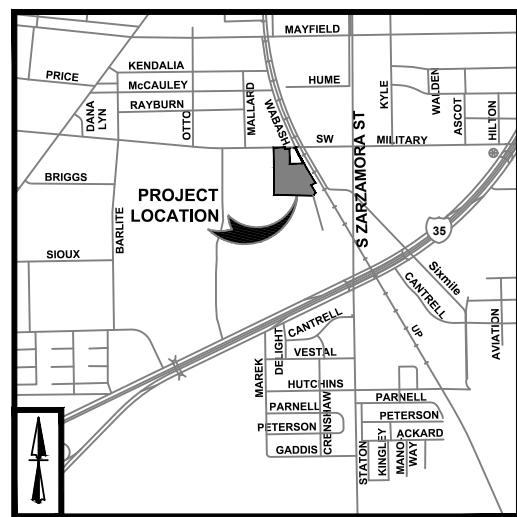
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF 2600 SW MILITARY REPLAT, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

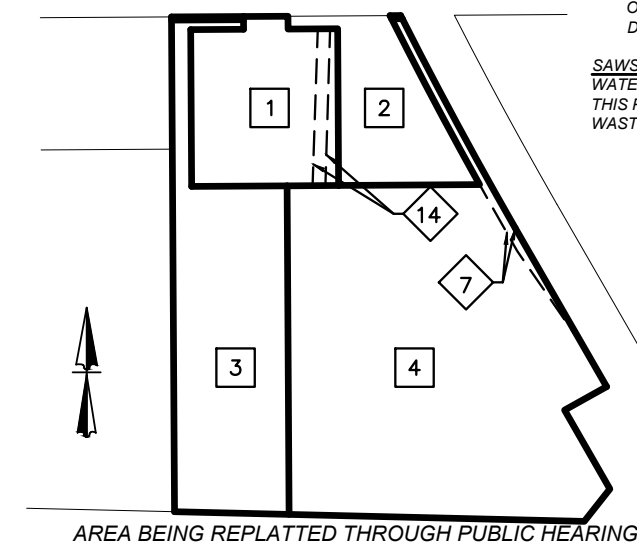
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



LOCATION MAP  
NOT TO SCALE



SCALE: 1" = 300'

AREA BEING REPLATTED IS A DRAINAGE EASEMENT PREVIOUSLY PLATTED IN VOL. 9519 PG. 149, LOTS 3, 8 & 9, BLOCK 2, NCB 17550, PREVIOUSLY PLATTED IN VOL. 9667 PG. 116 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FMAG = FOUND MAG NAIL
- SMAG = SET MAG NAIL WITH WASHER STAMPED "KFW SURVEYING"
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 900' = EXISTING CONTOURS
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING LOTS
- 100 YEAR ULTIMATE FLOODPLAIN
- FEMA 100 YEAR FLOODPLAIN

CROSS ACCESS NOTE:  
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 4, 10, 11, 12, AND 13, BLOCK 2, N.C.B. 17550, IN ACCORDANCE WITH UDC 35-506(R)(3).

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

MATTHEW M. HILBIG  
LICENSED PROFESSIONAL ENGINEER NO. 131150  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

CPS/SAWS/COSA/UTILITY NOTES:

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 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 GRANITOR'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 INTERFERE OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, 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.

SAWS IMPACT FEE 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

EASEMENT LEGEND

- ① 10' WATER AND ELECTRIC EASEMENT (VOLUME 9519, PAGE 6, D.P.R.)
- ② 14' ELECTRIC AND GAS EASEMENT (VOLUME 9667, PAGE 116, D.P.R.)
- ③ 1' NON ACCESS VEHICULAR EASEMENT (VOLUME 9597, PAGE 219, D.P.R.)
- ④ 14' GAS, ELECTRIC AND CATV EASEMENT (VOLUME 9597, PAGE 219, D.P.R.)
- ⑤ 25' BUILDING SETBACK LINE (VOLUME 9597, PAGE 219, D.P.R.)
- ⑥ UTILITY EASEMENT (VOLUME 9597, PAGE 219, D.P.R.)
- ⑦ DRAINAGE EASEMENT (VOLUME 9519, PAGE 6, D.P.R.)
- ⑧ 30' IRREVOCABLE INGRESS/EGRESS EASEMENT GRANT OF RECIPROCAL EASEMENT (VOLUME 9597, PAGE 219, D.P.R.)
- ⑨ WATERLINE EASEMENT (VOLUME 5009, PAGE 417, O.P.R.)
- ⑩ INGRESS/EGRESS EASEMENT (VOLUME 16646, PAGE 1583, D.P.R.)
- ⑪ 1' NON ACCESS VEHICULAR EASEMENT (VOLUME 9667, PAGE 116, D.P.R.)
- ⑫ 14' GAS, ELECTRIC AND CATV EASEMENT (VOLUME 9667, PAGE 116, D.P.R.)
- ⑬ 25' BUILDING SETBACK LINE (VOLUME 9519, PAGE 6, D.P.R.)
- ⑭ 20' WATER SERVICE EASEMENT (VOLUME 9519, PAGE 149, D.P.R.)
- ⑮ 16' WATER EASEMENT
- ⑯ 12' SANITARY SEWER EASEMENT

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 605 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 WASTEWATER EDU NOTE:

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.

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(2) ACCESS POINT(S) ALONG SL 13 (SW MILITARY HWY), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 184.77 L.F.
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.

COMMON AREA MAINTENANCE NOTE:

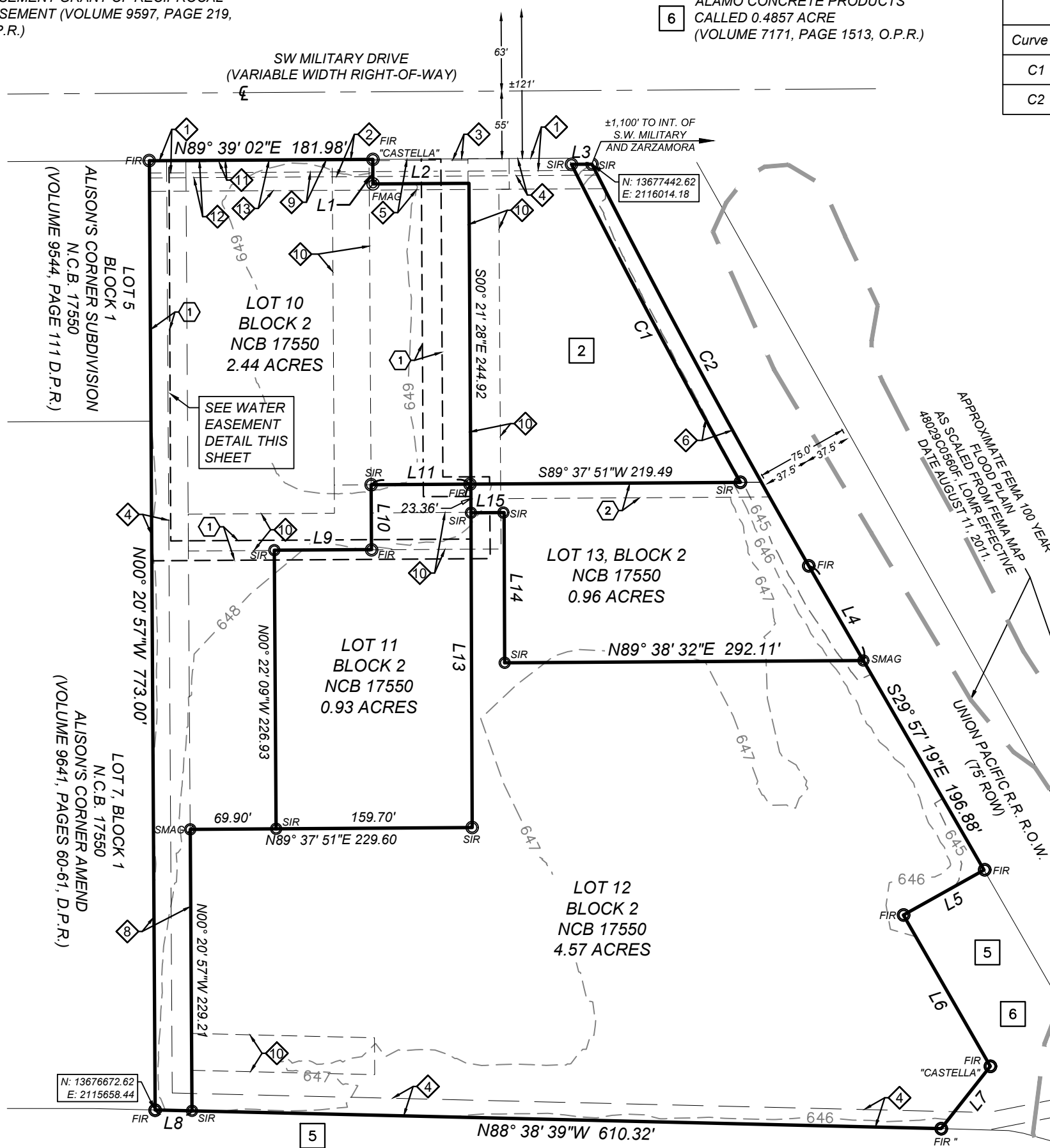
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY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

NON-RESIDENTIAL FINISHED FLOOR ELEVATION NOTE:

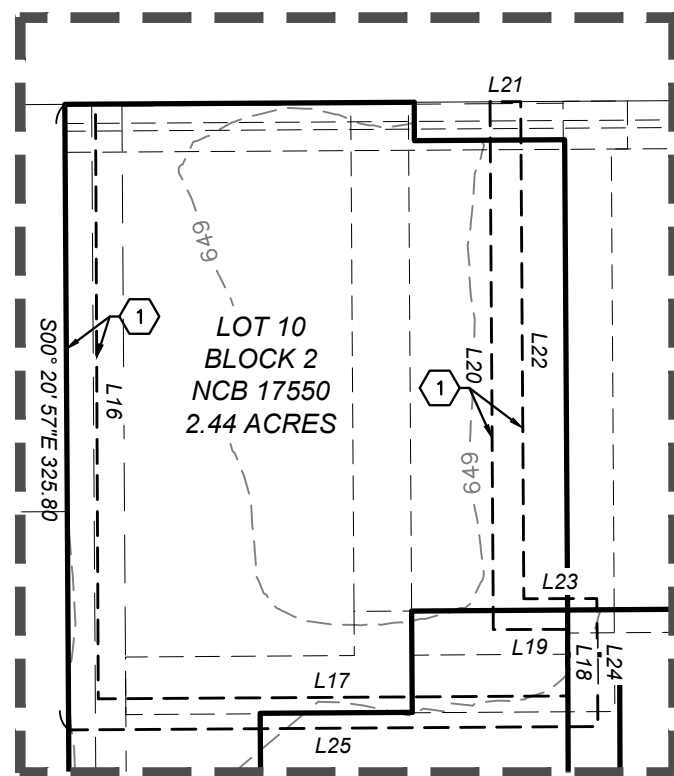
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE. IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

KEYED NOTES

1. SW DIAGNOSTIC BUILDING, INC (VOLUME 14974, PAGE 1087, O.P.R.) LOT 3, BLOCK 2, N.C.B. 17550, PLAT ESTABLISHING SOUTHWEST PARK RETAIL CENTER UNIT - 1 (VOLUME 9519, PAGE 149, O.P.R.)
2. LOT 4, BLOCK 2, N.C.B. 17550, REPLAT ESTABLISHING SANTA BARBARA DEVELOPMENT (VOLUME 9667, PAGE 116, O.P.R.)
3. LOT 8, BLOCK 2, N.C.B. 17550 (VOLUME 9667, PAGE 116, O.P.R.) (2.305 ACRES)
4. LOT 9, BLOCK 2, N.C.B. 17550 (VOLUME 9667, PAGE 116, O.P.R.) (5.258 ACRES)
5. A.C.P. DRAINAGE CHANNEL N.C.B. 17550 (VOLUME 9542, PAGE 169, D.P.R.)
6. ALAMO CONCRETE PRODUCTS CALLED 0.4857 ACRE (VOLUME 7171, PAGE 1513, O.P.R.)



Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	293.30'	7022.77'	002°23'35"	S27°58'22"E	293.28'
C2	371.68'	7007.77'	003°02'20"	S28°21'24"E	371.64'



WATER EASEMENT  
DETAIL  
SCALE : 1" = 100'