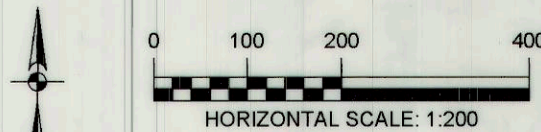


BAPTIST UNIVERSITY
OF THE AMERICAS

BEING A TOTAL OF 59.9 ACRE TRACT OF LAND OUT
OF LOT 5, BLOCK 10, RECORDED IN VOLUME 9572,
PAGE 70, OF THE DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 2/8/2024

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR
THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF
THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL
STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS
AND PUBLIC AREAS THEREON FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BAPTIST UNIVERSITY OF THE AMERICAS
ABE JAQUEZ
7383 BARLITE BLVD.
SAN ANTONIO, TEXAS 78224
(210) 562-3844

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED ABE JAQUEZ, 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 PURPOSED AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 9th DAY OF FEBRUARY, 2024

J. Rauland Russell
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 5-4-26

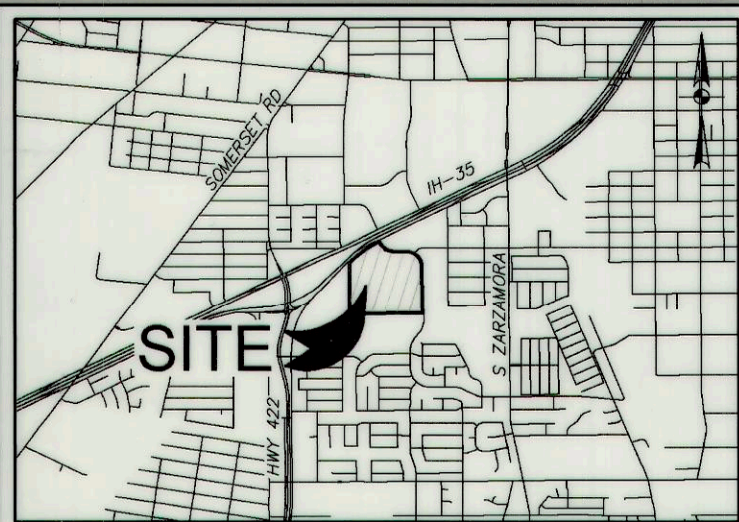
STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF BAPTIST UNIVERSITIES OF THE AMERICAS HAS BEEN SUBMITTED
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS, 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.

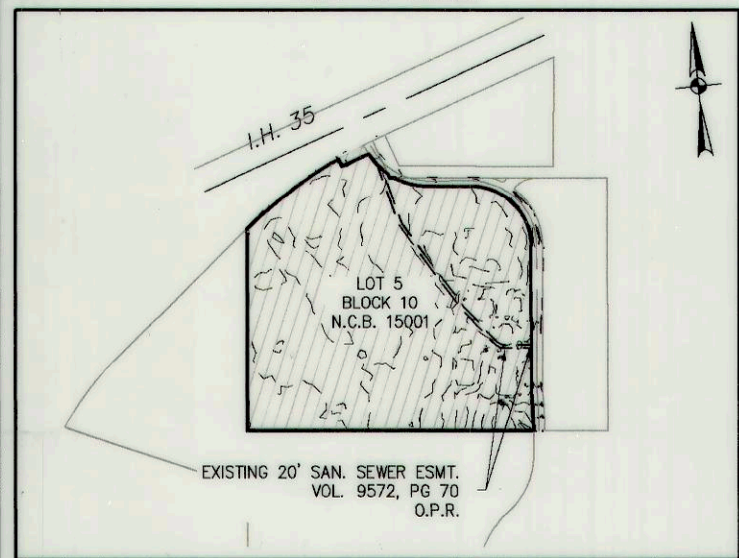
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC
HEARING
SCALE: 1"=1000'

THE AREA BEING REPLATTED IS A 59.9 ACRE TRACT, THE REMAINDER OF LOT
5, BLOCK 10, N.C.B. 15001, OF THE BAPTIST UNIVERSITY OF THE AMERICAS
UNIT 2 PLAT, RECORDED IN VOLUME 9572, PAGE 70 OF THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

SURVEY NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS
COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN
DATUM 1983, GRID, DISTANCES SHOWN HEREON ARE BASED UPON SURFACE
MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, APPLY A
COMBINED SCALE FACTOR OF 1.00015.
2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY
BOUNDARY OF THE SUBDIVISION, MONUMENTS AND LOT MARKERS WILL BE
SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF
UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED
OTHERWISE.

COSA TOL NOTES:

1. 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.
2. 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.
3. STORM WATER DETENTION IS REQUIRED FOR LOT 6. BUILDING PERMITS FOR LOT 6 SHALL
BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED
BY THE CITY OF SAN ANTONIO. LOT 6 MAY BE ELIGIBLE TO POST A FEE IN LIEU OF
DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY
THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL
BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

EXISTING SAWS 20' SAN. SEWER ESMT.
THE SAWS 20' SAN. SEWER ESMT RECORDED IN VOL. 9572, PG. 70 OF THE BEXAR
COUNTY MAP RECORDS SHALL BE RELEASED

IRREVOCABLE INGRESS/EGRESS ESMT (MISSION CENTER):

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

PLAT NOTES:

1. REFERENCE LINE AND CURVE TABLE ON SHEET 2
2. PLAT NOTES APPLY TO ALL PAGES OF THIS MULTI PAGE PLAT

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 THE PLAT CONFORMS
TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR
THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eric S. Ply 02/09/2024
ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

Dorothy J. Taylor 2-8-24
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER
SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM
(SAWS) - IS HEREBY DEDICATED THE 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, OF OTHER OBSTRUCTIONS WHICH ENDANGER 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER
EASEMENTS FOR THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED
HEREON, EXCEPT FOR THE SEWER EASEMENT BEING REMOVED.

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.

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.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS 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.

FLOODPLAIN VERIFICATION NOTE:

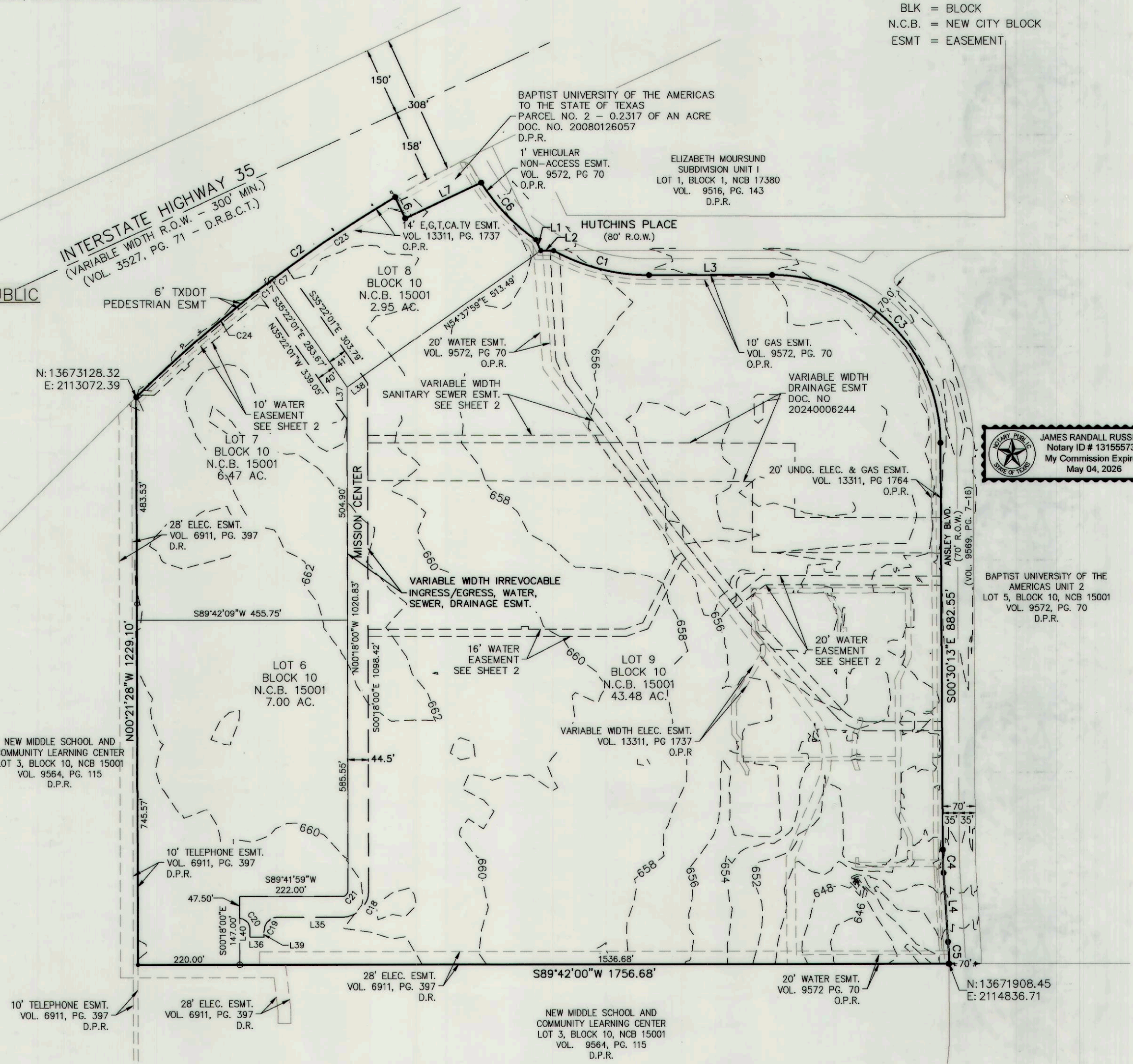
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802900735F,
EFFECTIVE DATE SEPT 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO
CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR
AMENDMENTS.

SAWS DEDICATION NOTE:

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.

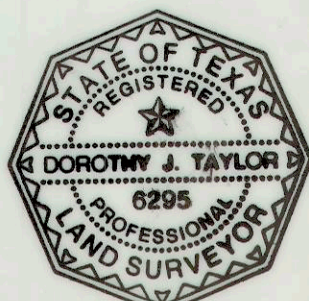
LEGEND:

- = FND 1/2" IRON PIN
- = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
- ℄ = EXISTING CENTERLINE
- AC. = ACRES
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE
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- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS,
BEXAR COUNTY, TEXAS
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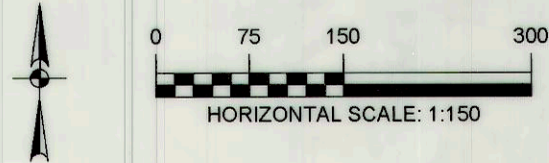
TXDOT NOTES:

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 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 1 ACCESS
POINTS ALONG I-35 SOUTHBOUND FRONTAGE ROAD BASED ON THE
OVERALL PLATTED HIGHWAY FRONTAGE OF 863.92'



BAPTIST UNIVERSITY
OF THE AMERICAS

BEING A TOTAL OF 59.9 ACRE TRACT OF LAND OUT
OF LOT 5, BLOCK 10, RECORDED IN VOLUME 9572,
PAGE 70, OF THE DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 2/8/2024

STATE OF TEXAS
COUNTY OF BEXAR

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CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BAPTIST UNIVERSITY OF THE AMERICAS
ABE JAQUEZ
7383 BARLITE BLVD.
SAN ANTONIO, TEXAS 78224
(210) 562-3844

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
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CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 9th DAY OF FEBRUARY 2024

J. Randall Russell
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 5-4-26

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	26.47'	S25°20'32"E	L17	82.14'	S51°44'32"W	L33	136.03'	N36°46'16"W
L2	27.57'	N89°41'09"E	L18	20.00'	N37°56'57"W	L34	57.32'	N23°12'04"W
L3	266.74'	N89°40'48"E	L19	20.19'	S89°56'49"E	L35	140.50'	S89°41'59"W
L4	149.47'	S03°56'36"E	L20	25.72'	S35°22'01"E	L36	31.00'	S90°00'00"W
L5	22.21'	N83°16'55"W	L21	34.36'	N89°56'49"W	L37	69.62'	S00°18'00"E
L6	50.66'	S25°15'32"E	L22	6.00'	S42°26'59"E	L38	41.00'	S54°37'59"W
L7	181.77'	N64°39'46"E	L23	16.00'	S47°23'12"W	L39	15.08'	S00°18'01"E
L8	16.00'	N00°18'00"W	L24	6.00'	N42°46'38"W	L40	17.42'	N00°18'01"W
L9	4.99'	N00°36'01"W	L25	8.45'	N00°21'28"W	L41	15.68'	S51°46'08"W
L10	16.00'	S89°23'59"W	L26	6.09'	S35°22'01"E	L42	11.98'	S51°46'08"W
L11	5.00'	S00°36'01"E	L27	7.18'	N89°41'09"E			
L12	41.10'	N70°12'00"E	L28	51.41'	S23°12'04"E			
L13	16.00'	S37°56'57"E	L29	157.18'	N89°41'56"E			
L14	50.30'	S70°12'00"W	L30	20.00'	S00°29'20"E			
L15	88.96'	N51°44'32"E	L31	157.25'	S89°41'56"W			
L16	20.00'	S00°30'13"E	L32	16.00'	N00°18'00"W			

LEGEND:

- = FND 1/2" IRON PIN
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	215.48'	430.00'	028°42'45"	110.05'	213.24'	S75°57'50"E
C2	710.33'	2869.72'	014°10'56"	356.99'	708.52'	S52°04'22"W
C3	571.57'	365.00'	089°43'20"	363.24'	514.94'	S45°21'54"E
C4	50.13'	835.00'	003°26'23"	25.07'	50.12'	S02°13'24"E
C5	47.29'	765.00'	003°32'30"	23.65'	47.28'	S02°17'59"E
C6	171.80'	430.00'	022°53'31"	87.06'	170.66'	S44°05'14"E
C7	41.01'	2869.72'	000°49'08"	20.51'	41.01'	S53°08'12"W
C8	347.92'	2869.83'	006°56'46"	174.17'	347.71'	N48°27'17"E
C9	352.84'	2841.60'	007°06'52"	176.65'	352.62'	S48°24'20"W
C10	14.20'	1441.09'	000°33'52"	7.10'	14.20'	N45°16'00"E
C11	310.99'	2814.77'	006°19'49"	155.65'	310.83'	N48°47'09"E
C12	198.45'	2808.92'	004°02'53"	99.27'	198.41'	S49°34'39"W
C13	82.51'	2804.61'	001°41'08"	41.26'	82.51'	S46°22'48"W
C14	14.91'	430.00'	001°59'12"	7.46'	14.91'	S62°36'04"E
C15	65.40'	79.99'	046°50'32"	34.65'	63.59'	S66°52'48"E
C16	81.75'	99.99'	046°50'32"	43.32'	79.49'	N66°52'48"W
C17	387.95'	2869.72'	007°44'45"	194.27'	387.66'	S48°51'16"W
C18	90.32'	57.50'	090°00'00"	57.50'	81.32'	S44°41'59"W
C19	43.98'	28.00'	090°00'00"	28.00'	39.60'	S44°41'59"W
C20	35.34'	22.50'	090°00'00"	22.50'	31.82'	N45°18'01"W
C21	20.42'	13.00'	090°00'00"	13.00'	18.38'	S44°42'00"W
C23	281.36'	2869.72'	005°37'03"	140.79'	281.25'	S56°21'18"W
C24	347.92'	2869.72'	006°56'47"	174.17'	347.71'	S48°27'17"W

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER
SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM
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OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT
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2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF
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EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE
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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.

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.

SAWS IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF
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CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN
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FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0735F.
EFFECTIVE DATE SEPT 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO
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SAWS DEDICATION NOTE:

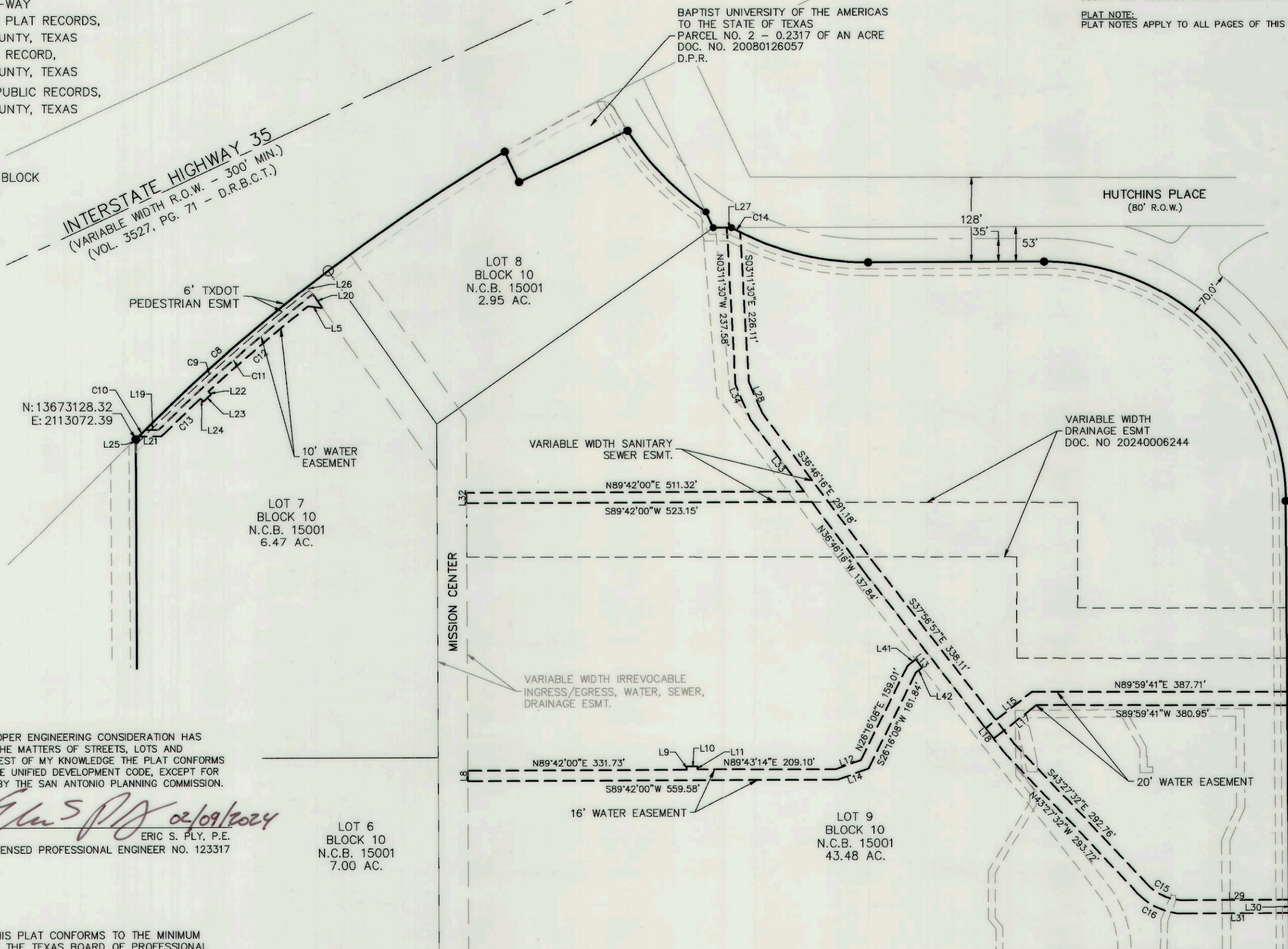
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE
SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND
ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

EXISTING SAWS 20" SAN. SEWER ESMT

THE SAWS 20" SAN. SEWER ESMT RECORDED IN VOL. 9572, PG 70 OF THE BEXAR
COUNTY MAP RECORDS SHALL BE RELEASED

PLAT NOTE:

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTI PAGE PLAT



WATER & SANITARY SEWER EASEMENTS BEING CREATED

SCALE 1"=150'



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 THE PLAT CONFORMS
TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR
THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eric S. Ply 02/09/2024
ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

Dorothy J. Taylor 2-8-24
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295