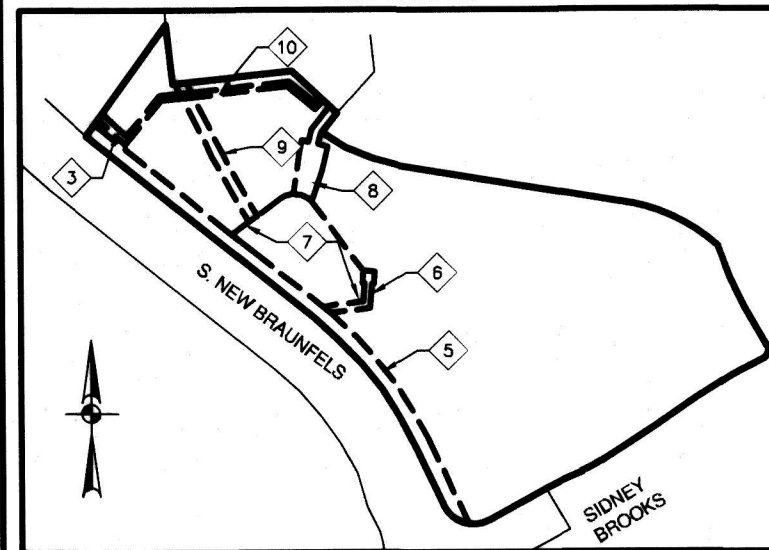


LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH
PUBLIC HEARING

SCALE: 1" = 400'

1.744 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS OFF-LOT VAR WIDTH WATER ESMT, OFF-LOT 16' SAN SEW ESMT, 30' LANDSCAPE ESMT, 20' VAR WIDTH SAN SEW ESMT, 20' VAR WIDTH DRAIN ESMT, OFF-LOT 10' PRIVATE SAN SEW ESMT, OFF-LOT PRIVATE 22' DRAIN ESMT AND OFF-LOT 10' PRIVATE SAN SEW ESMT OF THE BCB UNIT 16 HOTEL SUBDIVISION RECORDED IN VOL 9707, PG 90 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

CATV	CABLE TELEVISION	VAR	VARIABLE DRAINAGE
CB	COUNTY BLOCK	DRAIN	PLAT RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PR	VOLUME PAGE(S)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	PG	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	ROW	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)	●	SET 1/2" IRON ROD (PD)
	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	AC	ACRE
ESMT	EASEMENT	-1140	EXISTING CONTOURS
SAN SEW	SANITARY SEWER	○	CENTERLINE
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	EASEMENT POINT OF INTERSECTION
12	16' TELECOMMUNICATION ESMT	5	14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL 9618, PGS. 17-18, DPR)
13	VARIABLE WIDTH PRIVATE DRAINAGE NON-PERMEABLE ESMT	6	30' LANDSCAPE EASEMENT (VOL 9618, PGS. 17-18, DPR)
14	10' SANITARY SEWER ESMT	7	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9618, PGS. 17-18, DPR)
15	12x20' WATER EASEMENT	8	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9618, PGS. 17-18, DPR)
16	16' SANITARY SEWER ESMT	9	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9707, PG. 90 DPR)
17	20' DRAINAGE AND SANITARY SEWER ESMT	10	PRIVATE 22' DRAINAGE EASEMENT (VOL 9707, PG. 90, DPR)
18	VAR WIDTH DRAINAGE NON-PERMEABLE AND SANITARY SEWER ESMT	11	10' PRIVATE SANITARY SEWER EASEMENT (VOL 9707, PG. 90, DPR)
37	CROSS ACCESS EASEMENT	12	VARIABLE WIDTH WATER EASEMENT (VOL 9707, PGS. 90, DPR)
1	20' WATER EASEMENT (VOL 9707, PG 90, DPR)	13	21' DRAINAGE EASEMENT (VOL 9707, PGS. 90, DPR)
2	VARIABLE WIDTH WATER EASEMENT (VOL 9707, PG 90, DPR)	14	16' SANITARY SEWER EASEMENT (VOL 9707, PG 90, DPR)
3	16' SANITARY SEWER EASEMENT (VOL 9707, PG 90, DPR)		

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.

J. Buchanan 10/13/2023
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 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 "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.

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.

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.

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.

INGRESS/EGRESS:

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

CLEAR VISION:

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. PER UDC SEC. 35-514

FIRE:

FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH THE FIRE MARSHALL.

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.

RESIDENTIAL FINISHED FLOOR

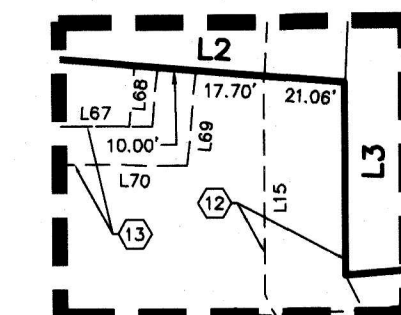
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

COMMON AREA MAINTENANCE:

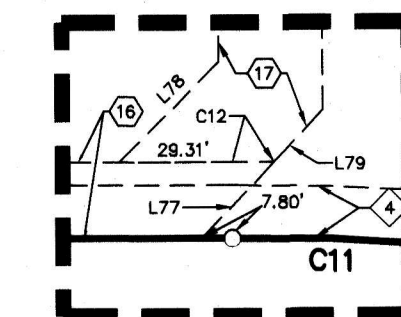
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY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



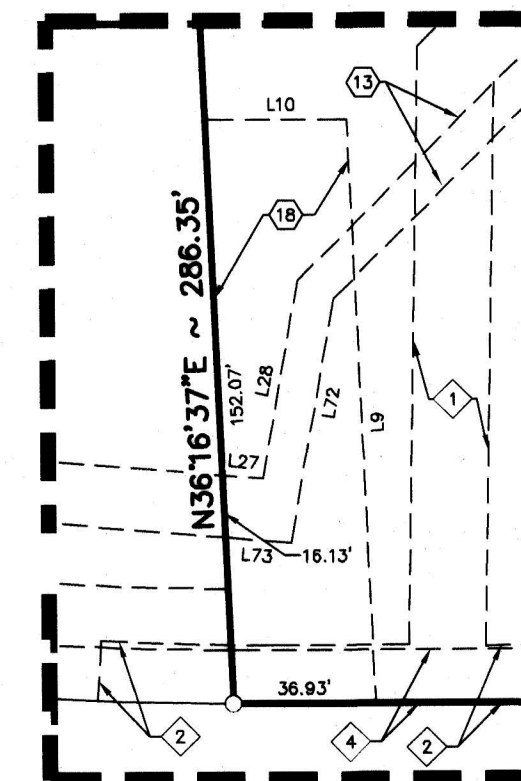
SCALE: 1" = 100'



DETAIL "C"
SCALE: 1" = 50'



DETAIL "B"
SCALE: 1" = 50'



DETAIL "A"
SCALE: 1" = 50'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S6°03'23"E	125.00'
L2	S48°34'59"E	128.02'
L3	N38°54'56"E	50.06'
L4	S30°15'55"E	93.35'
L5	S62°44'05"W	69.44'
L6	S55°27'20"W	102.27'
L7	S66°57'25"W	45.23'
L8	N25°33'00"W	138.88'
L9	N36°16'37"E	152.06'
L10	N51°14'03"W	36.93'
L11	N26°44'21"W	104.20'
L12	S8°45'57"W	119.85'
L13	N51°14'03"W	116.83'
L14	S12°29'19"W	45.84'
L15	S38°54'56"W	56.84'
L16	S12°29'19"W	37.45'
L17	S6°14'03"E	87.78'
L18	S38°45'57"W	145.70'
L19	S6°14'03"E	73.06'
L20	S46°14'03"E	179.70'
L21	S6°14'03"E	60.76'
L22	S38°45'57"W	145.70'
L23	S6°14'03"E	45.28'
L24	N51°14'03"W	126.20'
L25	S8°45'57"W	124.33'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N26°44'21"W	121.33'
L27	N46°31'28"W	10.67'
L28	S48°55'25"W	52.35'
L29	N83°56'37"E	342.92'
L30	S64°27'00"W	96.06'
L31	S31°59'59"W	121.76'
L32	S47°44'52"W	17.45'
L33	N42°15'31"W	16.00'
L34	S47°44'53"W	15.23'
L35	S31°59'59"W	124.21'
L36	S84°27'00"W	94.88'
L37	S43°45'57"W	48.00'
L38	S49°51'24"E	156.04'
L39	S77°07'30"E	30.64'
L40	N60°44'20"E	283.54'
L41	N25°33'00"W	159.29'
L42	N6°59'04"E	45.06'
L43	N40°28'01"W	89.85'
L44	N40°28'01"W	77.90'
L45	N6°59'04"E	47.43'
L46	S25°33'00"E	153.59'
L47	N60°44'20"E	71.65'
L48	S25°33'00"E	72.52'
L49	S19°27'00"W	64.46'
L50	N55°35'11"E	50.04'

LINE TABLE		
LINE #	BEARING	LENGTH
L51	N55°35'11"E	52.99'
L52	S19°27'00"W	48.91'
L53	S25°33'00"E	61.76'
L54	N64°27'00"E	109.78'
L55	N60°44'20"E	349.03'
L56	N25°33'00"W	127.60'
L57	S29°26'10"E	32.68'
L58	S60°33'50"W	110.58'
L59	N27°08'43"W	37.94'
L60	N27°08'43"W	52.97'
L61	S60°33'50"W	109.99'
L62	S29°26'10"E	18.19'
L63	S25°33'00"E	127.13'
L64	N60°44'20"E	46.38'
L65	S77°07'30"E	43.83'
L66	S49°51'24"E	162.47'
L67	S51°02'53"E	69.84'
L68	N44°09'25"E	15.43'
L69	N44°09'25"E	24.69'
L70	S51°02'53"E	74.83'
L71	N83°56'37"E	335.62'
L72	S48°55'25"W	64.31'
L73	S46°31'28"E	17.17'
L74	S6°14'03"E	14.63'
L75	S6°14'03"E	28.02'

LINE TABLE		
LINE #	BEARING	LENGTH
L76	N51°14'03"W	126.64'
L77	S82°08'10"W	27.10'
L78	N83°45'57"E	36.72'
L79	S82°08'10"W	18.72'
L80	N38°45'57"E	100.78'
L81	N38°45'57"E	71.15'
L82	N69°13'42"W	80.50'
L83	N86°15'57"E	31.30'
L84	S46°15'48"E	157.30'
L85	N64°27'00"E	97.06'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	396.33'	25°38'22"	S66°24'48"E	175.88'
C2	376.03'	34°36'29"	N65°18'26"W	223.69'
C3	535.00'	14°37'07"	S22°57'21"E	136.13'
C4	20.00'	93°00'00"	N16°14'05"E	29.01'
C5	743.00'	71°16'46"	S59°05'43"W	94.33'
C6	3307.00'	21°18'00"	N56°36'19"E	132.74'
C7	288.00'	9°05'00"	N62°17'50"E	45.61'
C8	312.00'	6°52'52"	S63°18'06"W	37.45'
C9	3295.00'	2°21'40"	N61°14'16"E	135.78'
C10	68.00'	92°06'41"	S71°41'03"E	97.92'
C11	757.50'	25°41'03"	N38°23'04"W	336.73'
C12	777.50'	0°47'47"	N50°50'10"W	10.81'

PLAT NO. 22-11800078

REPLAT AND SUBDIVISION PLAT ESTABLISHING MORGAN BROOKS TOWN CENTER IDZ

BEING A TOTAL OF 14.099 ACRE TRACT OF LAND, ESTABLISHING LOT 8, BLOCK 53, NCB 10879 OUT OF A REMAINING PORTION OF A 1308.88 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY, RECORDED IN VOLUME 9481, PAGES 934-972, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W. SMALL SURVEY 26, ABSTRACT 670, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 12, 2023

STATE OF TEXAS
COUNTY OF BEXAR

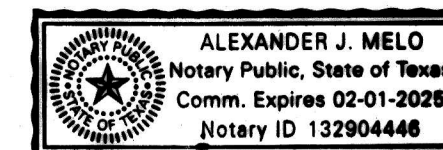
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Samantha Burke
OWNER/DEVELOPER: SAMANTHA BURKE
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS ST
SAN ANTONIO, TX 78235-5161
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAMANTHA BURKE, 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 17 DAY OF October, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

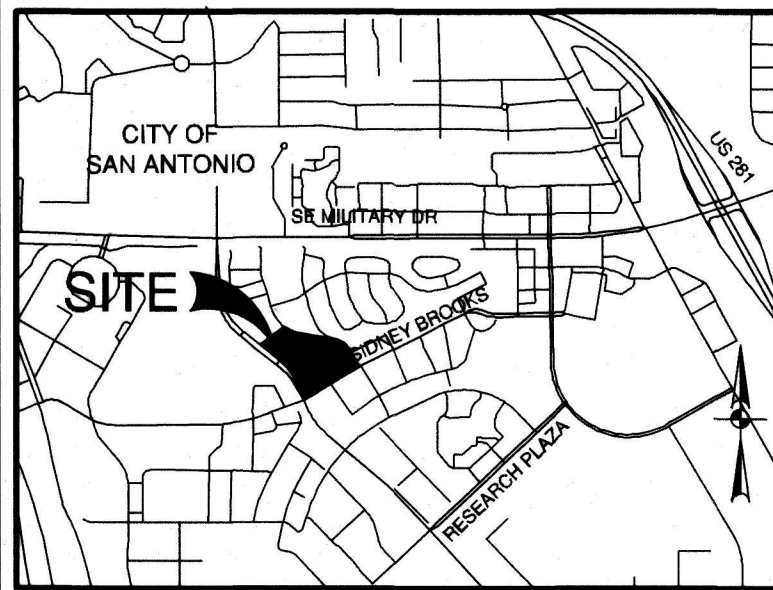


THIS PLAT OF MORGAN BROOKS TOWN CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT TO SCALE

LEGEND

CATV	CABLE TELEVISION	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)-ROW
ESMT	EASEMENT	AC	ACRE
SAN SEW	SANITARY SEWER	—	EXISTING CONTOURS
VAR	VARIABLE	○	CENTERLINE
DRAIN	DRAINAGE	○	EASEMENT POINT OF INTERSECTION
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9618, PGS. 17-18, DPR)
11	16' TELECOMMUNICATION ESMT	5	30' LANDSCAPE EASEMENT (VOL 9618, PGS. 17-18, DPR)
12	VARIABLE WIDTH PRIVATE DRAINAGE NON-PERMEABLE ESMT	6	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9618, PGS. 17-18, DPR)
13	10' SANITARY SEWER ESMT	7	VARIABLE WIDTH DRAINAGE EASEMENT (9618, PGS. 17-18, DPR)
14	12x20' WATER EASEMENT	8	OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9707, PG. 90 DPR)
15	16' SANITARY SEWER ESMT	9	OFF-LOT PRIVATE 22' DRAINAGE EASEMENT (VOL 9707, PG. 90, DPR)
16	20' DRAINAGE AND SANITARY SEWER ESMT	10	OFF-LOT 10' PRIVATE SANITARY SEWER EASEMENT (VOL 9707, PG. 90, DPR)
17	VAR WIDTH DRAINAGE NON-PERMEABLE AND SANITARY SEWER ESMT	11	OFF-LOT VARIABLE WIDTH WATER EASEMENT (VOL 9707, PGS. 90, DPR)
18	37' CROSS ACCESS EASEMENT	12	21' DRAINAGE EASEMENT (VOL 9707, PGS. 90, DPR)
1	OFF-LOT 20' WATER EASEMENT (VOL 9707, PG 90, DPR)	13	16' SANITARY SEWER EASEMENT (0.049 ACRES OFF-LOT) (VOL 20002, PG 2525-2530)
2	OFF-LOT VARIABLE WIDTH WATER EASEMENT (VOL 9707, PG 90, DPR)		
3	OFF-LOT 16' SANITARY SEWER EASEMENT (VOL 9707, PG 90, DPR)		

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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 CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

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, REPAIRING, 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 SLAB, 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:

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 (BSA # COM-PL-APP22-39802254) 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).

PLAT NO. 22-11800078

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
MORGAN BROOKS TOWN
CENTER IDZ

BEING A TOTAL OF 14.099 ACRE TRACT OF LAND, ESTABLISHING LOT 8, BLOCK 53, NCB 10879 OUT OF A REMAINING PORTION OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY, RECORDED IN VOLUME 9481, PAGES 934-972, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W. SMALL SURVEY 26, ABSTRACT 670, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 12, 2023

STATE OF TEXAS
COUNTY OF BEXAR

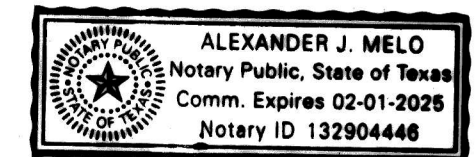
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Samantha Burke
OWNER/DEVELOPER: SAMANTHA BURKE
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS ST
SAN ANTONIO, TX 78235-5161
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAMANTHA BURKE 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 12 DAY OF October, A.D. 20 23.

Alexander J. Melo
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF MORGAN BROOKS TOWN CENTER 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

