

PLAT NO. 22-11800044

SUBDIVISION PLAT  
OF  
SAWS NEOC

BEING A TOTAL OF 36.007 ACRE TRACT OF LAND, ESTABLISHING LOT 2 BLOCK 1,  
OUT OF A CALLED 36.004 ACRE TRACT OF LAND RECORDED IN DOCUMENT #  
20170027249, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT  
OF THE ALDOPHUS HAMDEN SURVEY NUMBER 87, ABSTRACT 854, IN NEW CITY  
BLOCK 34963, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 200'

**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: January 10, 2023

STATE OF TEXAS  
COUNTY OF BEXAR

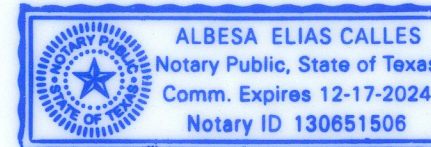
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY  
AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS  
IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT,  
FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS  
AND PUBLIC PLACES CREATED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

OWNER/DEVELOPER: NANCY BELINSKY (EXECUTIVE VICE PRESIDENT AND CHIEF  
LEGAL & ETHICS OFFICER)  
CITY OF SAN ANTONIO BY AND THROUGH ITS  
SAN ANTONIO WATER SYSTEM  
2800 US HWY 281 N  
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
Nancy Belinsky, 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 27 DAY OF February, A.D.  
20 24.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



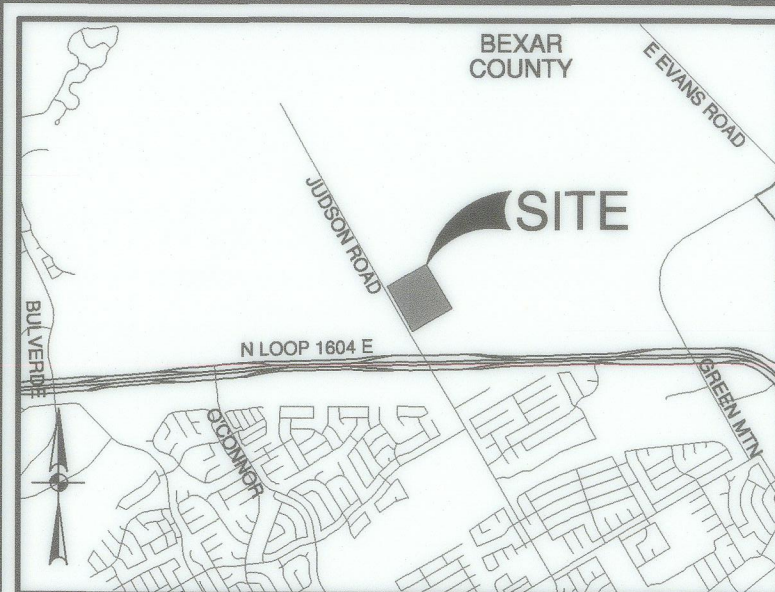
THIS PLAT OF SAWS NEOC HAS BEEN SUBMITTED TO AND CONSIDERED BY THE  
PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY  
APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS  
AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR  
VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

SHEET 1 OF 1

LOCATION MAP  
NOT-TO-SCALE

## LEGEND

DOC	DOCUMENT NUMBER	OPR	OFFICIAL PUBLIC RECORDS
DPR	DEED AND PLAT RECORDS		(OFFICIAL PUBLIC RECORDS
	OF BEXAR COUNTY, TEXAS		OF REAL PROPERTY) OF
CB	COUNTY BLOCK		BEXAR COUNTY, TEXAS
NCB	NEW CITY BLOCK	VOL	VOLUME
		PG	PAGE(S)
			● FOUND 1/2" IRON ROD (UNLESS
			NOTED OTHERWISE)
		RR	● FOUND RAILROAD SPIKE

— 1146 —	EXISTING CONTOURS
— 1140 —	PROPOSED CONTOURS
— — —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
— - - - -	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN
— + —	CENTERLINE

① 14' GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT⑦ VARIABLE WIDTH DRAINAGE  
EASEMENT

## 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, 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.

## 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.

## NON-RESIDENTIAL FINISHED FLOOR ELEVATION

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.

## SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 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.

## 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.

## FIRE PROTECTION:

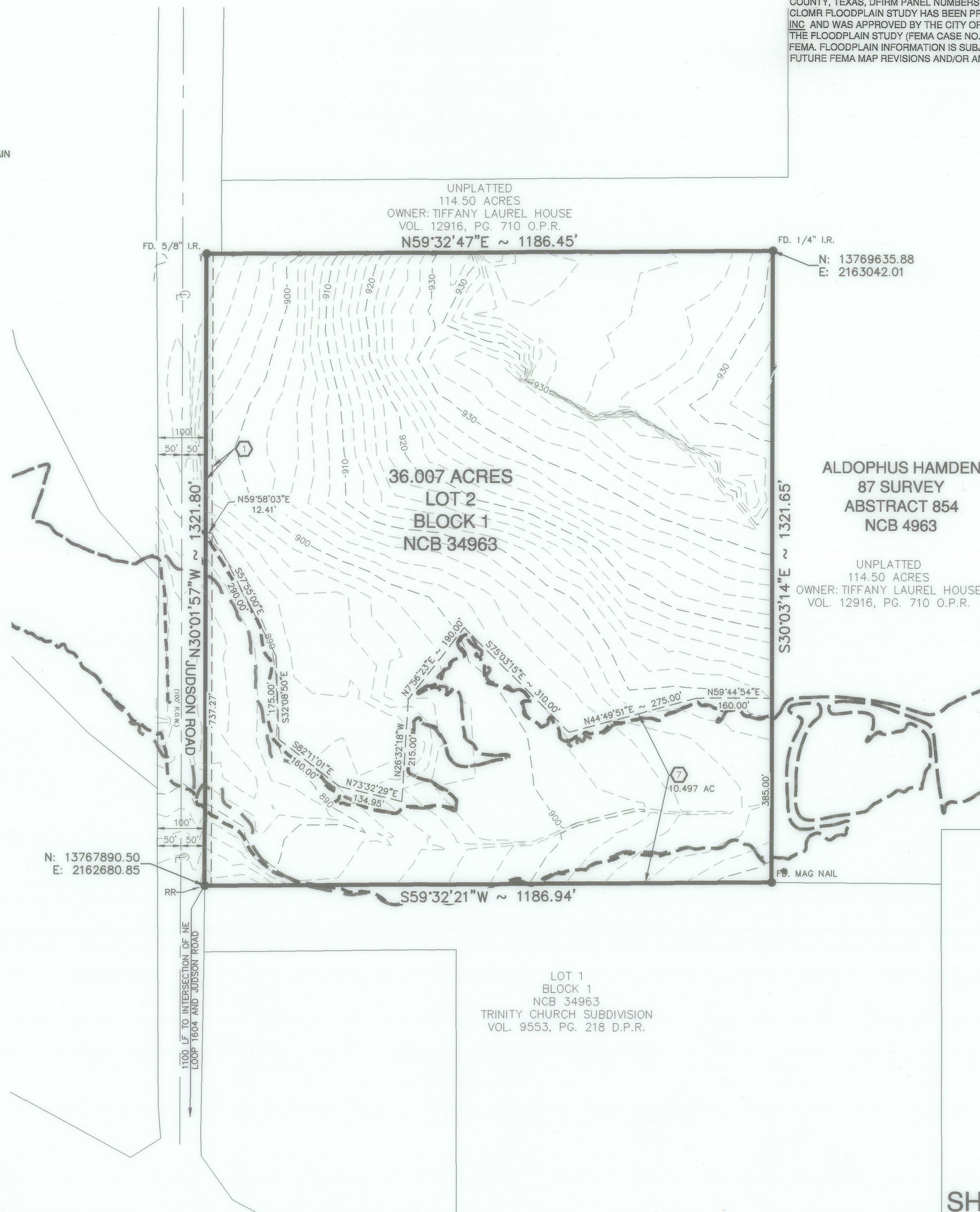
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING  
PERMITTING WITH FIRE MARSHALL.

## EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE  
BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED  
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE  
WITH DFIRM PANEL 48029C0280G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL  
CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE  
ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT  
FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR  
STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE  
PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN  
ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

## CLOMRS PENDING FEMA APPROVAL:

LOT 2, BLOCK 1, 34963, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR)  
FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR  
COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0280G DATED 9/29/2010. A FEMA  
CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS  
INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.  
THE FLOODPLAIN STUDY (FEMA CASE NO. 24-04-0923R) IS PENDING APPROVAL BY  
FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF  
FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



## 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 CORS 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.

