

PLAT NO. 21-11800226

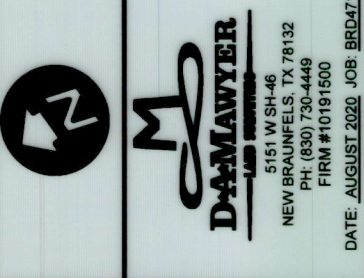
REPLAT
ESTABLISHING

VICTORIA COMMONS UNIT 4, IDZ

BEING A 0.903 ACRE TRACT OF LAND ESTABLISHING LOTS 23-40 AND 901,
BLOCK 8, NEW CITY BLOCK 886 IN THE CITY OF SAN ANTONIO, BEAR
COUNTY, TEXAS.



210 860 9224
FIRM NO: 15085
5710 W. HAUSSMAN RD SUITE 115 SAN ANTONIO, TEXAS 78249
SCALE: 1"=50'
50 25 0 50



STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXPECTATIONS AND/OR VARIANCES HAVE BEEN GRANTED.

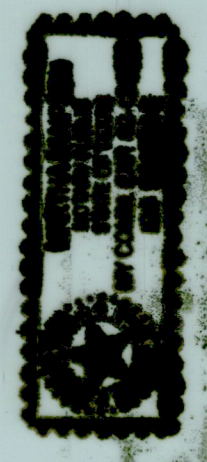
BY: ARTISAN PARK, LLC
SECRETARY/TREASURER
(210) 736-5401
818 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME ED HINDOLSA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/ SHE HAS ACKNOWLEDGED TO ME THAT HE/ SHE HAS SIGNED THE INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 15 DAY OF May, 2022

Notary Public, Bear County, Texas
Marta Sampson



THIS PLAT OF VICTORIA COMMONS UNIT 4, IDZ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXPECTATIONS AND/OR VARIANCES HAVE BEEN GRANTED.

ON THIS DAY OF A.D. 2022

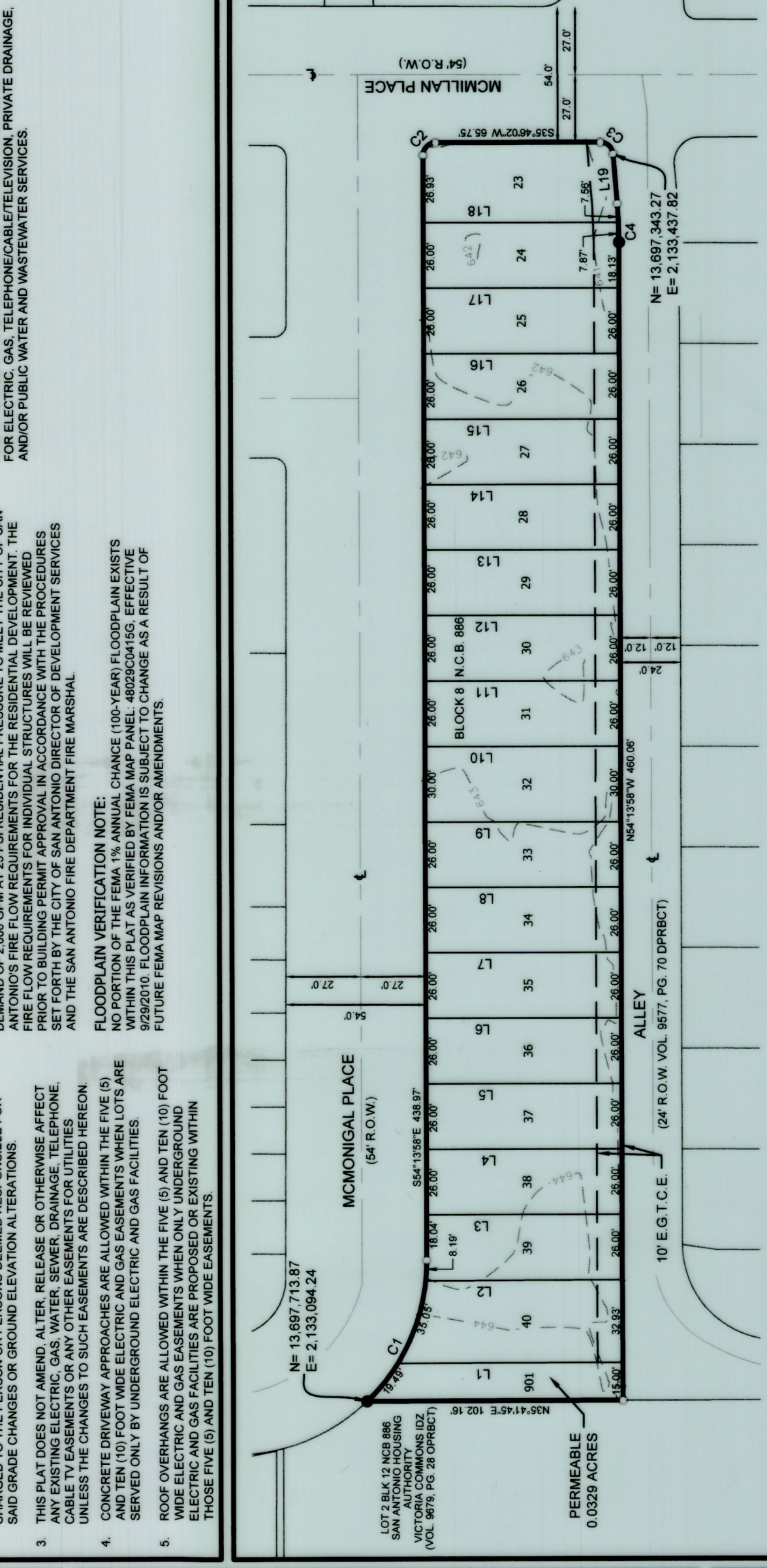
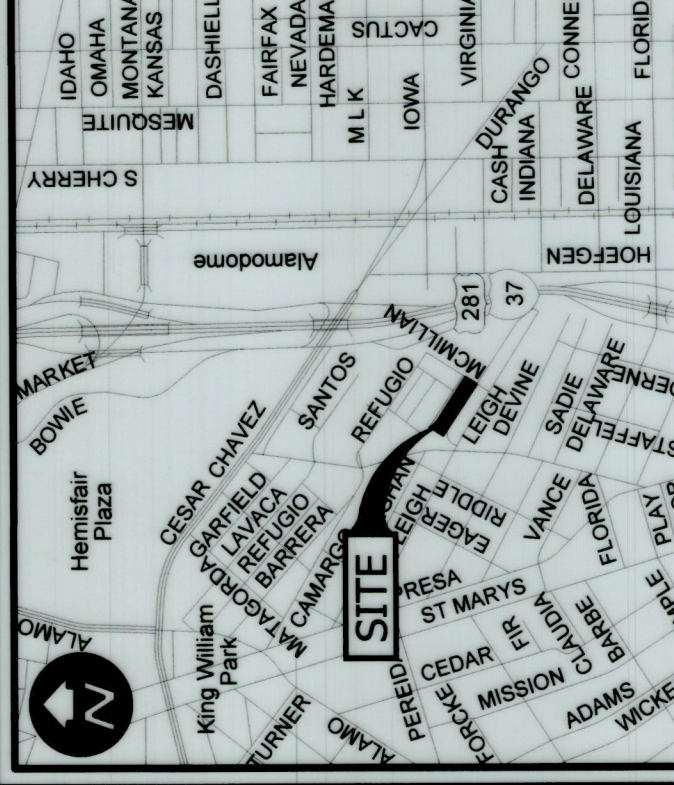
CHAIRMAN

SECRETARY

GENERAL NOTES:
1. NO STRUCTURES, 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 EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE PERMITTED UNLESS THEY ARE APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRIVEWAYS, EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
4. AN ACCESS AND MAINTENANCE EASEMENT 5 FEET IN WIDTH SHALL BE LOCATED AT THE INTERSECTION OF THE ADJACENT HOME IS POSITIONED LESS THAN 5 FEET FROM THAT SHARED PROPERTY LINE.
5. LOT 901, BLOCK 8, N.C.B. 886, IS A VEHICLE AND/OR PEDESTRIAN INGRESS/EGRESS EASEMENT AND IS DESIGNATED AS AN UNDERGROUND AND ALL GRADE INFRASTRUCTURE SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID LOT AND THE SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND/OR PUBLIC WATER AND WASTEWATER SERVICES.

HIGH PRESSURE NOTE:
THE STATION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CONFORMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN COMPLIANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
IMPACT FEE PAYMENT NOTE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH IRON PINS WITH A PLASTIC CAP STAMPED "DAM#5348 PROP. COR." UNLESS OTHERWISE NOTED.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, FOR THE SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDENTIAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE PRICE TO BE PAID FOR THE FIRE FLOW REQUIREMENTS SHALL BE AS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CPS/SAWS/COSA UTILITY NOTES:
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 SERVICE FACILITIES SHOWN ON THIS PLAT AS ELECTRIC EASEMENT, "ANCHOR EASEMENT", "SERVICE EASEMENT", "GAS EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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 PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO MOVE FROM SAID UNDERGROUNDS OR PLACES TO OTHER PLACES UNDERGROUNDS OR PLACES 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	76.87	62.73	046°45'10"	61.00	S30°54'21"E
C2	5.00	7.85	089°57'16"	7.07	S09°15'21"E
C3	5.00	7.44	085°15'23"	6.77	S78°23'43"W
C4	188.00	15.43	004°42'09"	15.43	N68°35'03"W

Line Table

LINE	BEARING	LENGTH
L1	S35° 41' 45"W	89.82
L2	N35° 36' 27"E	78.43
L3	N35° 46' 02"E	78.00
L4	N35° 46' 02"E	78.00
L5	N35° 46' 02"E	78.00
L6	N35° 46' 02"E	78.00
L7	N35° 46' 02"E	78.00
L8	N35° 46' 02"E	78.00
L9	N35° 46' 02"E	78.00
L10	N35° 46' 02"E	78.00
L11	N35° 46' 02"E	78.00
L12	N35° 46' 02"E	78.00
L13	N35° 46' 02"E	78.00
L14	N35° 46' 02"E	78.00
L15	N35° 46' 02"E	78.00
L16	N35° 46' 02"E	78.00
L17	N35° 46' 03"E	78.00
L18	N35° 46' 02"E	77.84
L19	N58° 57' 45"W	19.87

LEGEND
= PLATTED BOUNDARY
= CENTERLINE
= EXISTING CONTOUR
= EASEMENT
= (IPF) (IRF) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
= (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM#5348 PROP. COR." UNLESS OTHERWISE NOTED
= ELECTRIC, GAS, TELE. & CABLE TV EASEMENT
= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
= ACRE
= RIGHT-OF-WAY
= VOLUME
= PAGE
= BLOCK
= NEW CITY BLOCK
= CITY OF SAN ANTONIO
= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH PUBLIC HEARING
NOT TO SCALE
AREA BEING REPLATTED IS LOTS 1 THROUGH 22, BLOCK 8, NEW CITY BLOCK 886, A 10' E.G.T.C.E. AND 5' E.G.T.C.E. OF THE VICTORIA COURTS SUBDIVISION UNIT 4 IN SAN ANTONIO, BEAR COUNTY TEXAS, AS RECORDED IN VOLUME 9577, PAGE 70, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND A 15' E.G.T.C.E. AS RECORDED IN VOLUME 9569, PAGE 130 OF THE OFFICIAL RECORDS BOOK OF BEAR COUNTY, TEXAS.
1 = 10' E.G.T.C.E. (VOL. 9577, PG. 70, DPRBCT)
2 = 5' E.G.T.C.E. (VOL. 9577, PG. 70, DPRBCT)
3 = 15' E.G.T.C.E. (VOL. 9569, PG. 130, DPRBCT)

STATE OF TEXAS
COUNTY OF BEAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF VICTORIA COURTS SUBDIVISION UNIT 4, IDZ, WHICH IS RECORDED IN VOLUME 9577, PAGE 70, BEAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.
I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
SWORN AND SUBSCRIBED BEFORE ME
THIS 15 DAY OF May, 2022
MY COMMISSION EXPIRES
ARTISAN PARK, LLC
ED HINDOLSA
SECRETARY/TREASURER
Marta Sampson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
08-12-2026

STATE OF TEXAS
COUNTY OF BEAR
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 UNITED DEVELOPMENT COMMISSION FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
WGL, INC.
GERARDO ROMERO MURGUIA, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 132286 - STATE OF TEXAS
STATE OF TEXAS
COUNTY OF COMAL
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
D.A. MAWYER LAND SURVEYING, INC.
DREW A. MAWYER, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF TEXAS

STATE OF TEXAS
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