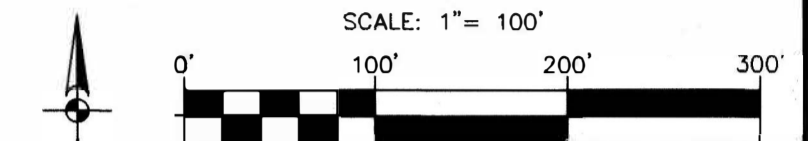
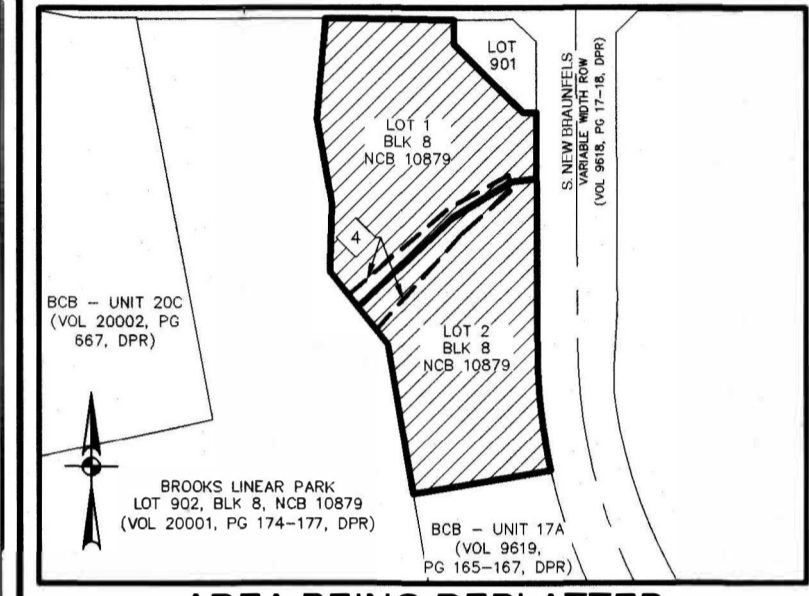
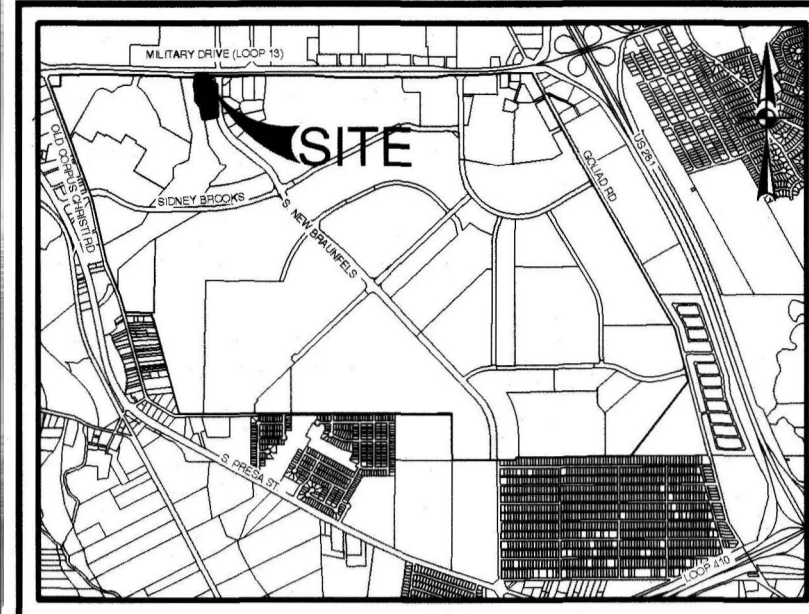


BEING A TOTAL OF 4.524 ACRES, ESTABLISHING LOTS 10, 11 & 12, BLOCK 8, IN NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 1 & 2, BLOCK 8, NEW CITY BLOCK 10879 BCB-UNIT 17A RECORDED IN VOLUME 9619, PAGES 165-167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78211 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10208900

DATE OF PREPARATION: June 23, 2022



4.524 BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1 AND LOT 2, BLOCK 8, NEW CITY BLOCK 10879 AND A VARIABLE WIDTH DRAINAGE EASEMENT OF THE BCB - UNIT 17A RECORDED IN VOLUME 9619, PAGES 165-167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE and CURVE TABLE with columns for LINE #, BEARING, LENGTH, CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH.

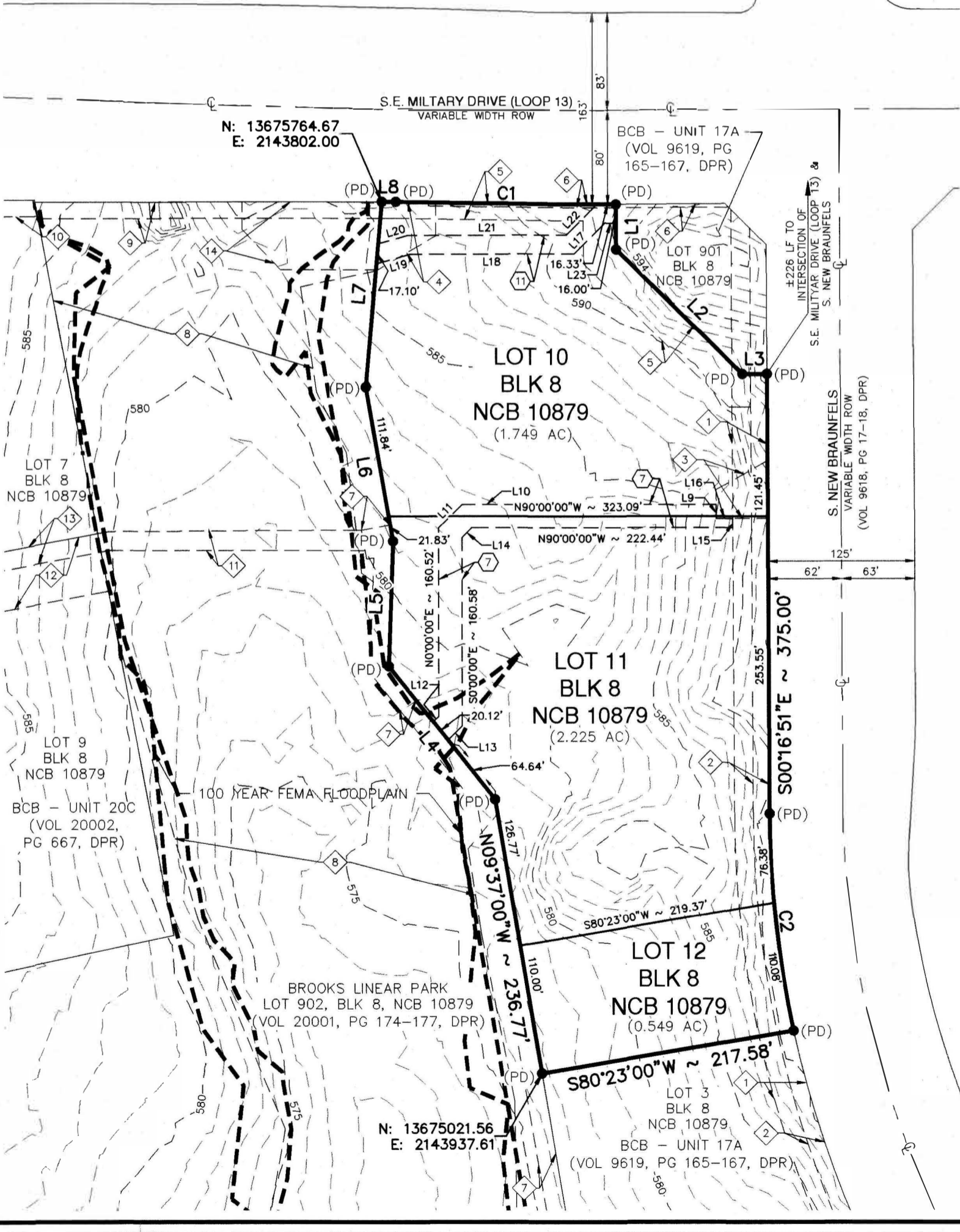
SURVEYOR'S NOTES: 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY... 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983... 3. DIMENSIONS SHOWN ARE SURFACE... 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983...

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... CURTIS E. LEE 94999 LICENSED PROFESSIONAL ENGINEER

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 SURVEYING... G.E. BUCHANAN 4999 REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING... SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE... NON-RESIDENTIAL FINISHED FLOOR ELEVATION - FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION... FIRE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS... CROSS ACCESS: LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS... TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN... CLOMRS WITH FEMA APPROVAL: THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY... INGRESS/EGRESS: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

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



LEGEND table with columns for AC, BLK, DPR, NCB, OPR, VOL, ROW, SURVEYOR, and descriptions of various easements and features.

COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 10, 11 AND 12, BLOCK 8, NCB 10879, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS... 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... 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.

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: JOE AYCOCK BROOKS RETAIL PARTNERS, LTD 200 CONCORD PLAZA, SUITE 880 SAN ANTONIO, TEXAS 78216 (210) 349-7711

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE AYCOCK 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 29 DAY OF June, A.D. 2022

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BROOKS UNIT 17A 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

