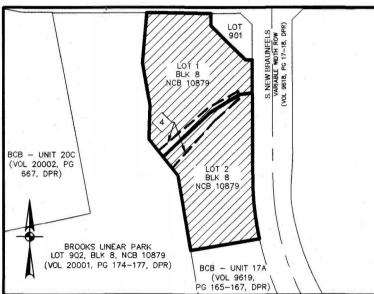
LOCATION MAP NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 300 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

P	PLAT RECORDS OF BEXAR COUNTY, TE								
	LINE TABLE								
	LINE	#	BEARING	LENGTH					
	L1		S0'13'42"E	38.46'					
	L2		S45'16'51"E	151.27					
	L3	[N89'43'09"E	20.94'					
	L4		N38'30'03"W	145.26'					
	L5		N2'00'16"E	106.36					
	L6		N10'00'00"W	133.68'					
	L7		N5'00'00"E	158.78'					
	L8 L9 L10		N89'55'36"E	12.05'					
			S0'16'51"E	11.90'					
			N90°00'00"E	216.62*					
	L11		N45'00'00"E	28.28'					
	L12		N45'16'51"E	6.58'					

	LINE TABLE					
LINE #	BEARING	LENGTH				
L13	S45'16'51"W	17.10'				
L14	S45'00'00"W	11.72'				
L15	S0'16'51"E	8.17'				
L16	N89'43'09"E	14.00'				
L17	S44'47'28"W	36.86'				
L18	S89'49'01"W	140.29'				
L19	S74'18'32"W	29.27				
L20	N74"18'32"E	25.41				
L21	N89'49'01"E	135.84				
L22	N44'47'28"E	36.90'				
L23	N89'57'00"W	9.73'				
1						

CHRVE TARLE									
CURVE TABLE									
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH				
C1	8309.96	1'17'33"	S89'21'36"E	187.47	187,47'				
C2	896.00	11.55,25"	S6'14'34"E	186.13	186.46				

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH I'' IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION 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**

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:



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 HERERY DEDICATED FASEMENTS AND RIGHTS-OF-WAY FOR LITH ITY. 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 CRS ENERGY AND SAWS SHALL ALSO HAVE THE RIGH TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WHIN 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 TXDOT NOTES:

1 FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY " ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS TREE NOTE ELIGIBLE FOR A MAXIMUM TOTAL OF ONE SHARED ACCESS POINT OUTSIDE THE PLATTED AREA ALONG S.E. MILITARY (LOOP 13) FROM AN IRREVOCABLE ACCESS. EASEMENT WITHIN LOT 902. BLK 8, NCB 10879 (SEPARATE INSTRUMENT) 3. 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

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 PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON 5/30/2017 (CASE NO. 16-06-4344R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LOT

BLK 8

NCB 1087

BLK 8

BCB - UNIT 20C

(VOL 20002,

PG 667, DPR)

NCB 10879

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

N: 13675764.67

E: 2143802.00

OO YEAR FEMA FLOODPLAIN

BROOKS LINEAR PARK LOT 902, BLK 8, NCB 10879

VOL 20001, PG 174-177,

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

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

CROSS ACCESS

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 10, 11, & 12 BLOCK 8, CB OR NCB 10879. IN ACCORDANCE WITH UDC

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APP-21-39803078) 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 ARRORIST OFFICE PER 35-477/H

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 580 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SLICH 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.

16.00

-N90'00'00"W ~ 323.09"

N90'00'00"W ~ 222.44"

LOT 12

BLK 8

NCB 10879

(0.549 AC)

NCB 10879

BCB - UNIT 17A (VOL 9619, PG 165-167, DPR)

LOT 10 BLK 8

NCB 10879

S.E. MILTARY DRIVE (LOOP 13) ;

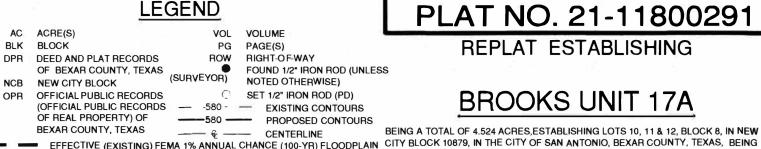
VARIABLE WIDTH ROW

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.

BCB - UNIT 17A -7

(VOL 9619, PG

165-167, DPR)



OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN STUDY LOTS 1 & 2, BLOCK 8, NEW CITY BLOCK 10879 BCB-UNIT 17A RECORDED IN VOLUME BY PAPE-DAWSON ENGINEERS, CLOMR CASE # 16-06-4344R

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (PERMEABLE) (0.189 AC) 16' WATER EASEMENT

30' LANDSCAPE EASEMENT (VOL 9618, PG 17-18, DPR) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOI 9618 PG 17-18 DPR)

AC ACRE(S)

BLK BLOCK

VARIABLE WIDTH DRAINAGE **EASEMENT** (VOL 9618, PG 17-18, DPR) VARIABLE WIDTH DRAINAGE EASEMENT

(VOL 9619, PG 165-167, DPR) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV **EASEMENT** (VOL 9619, PG 165-167, DPR)

1' VEHICULAR NON-ACCESS (VOL 9619, PG 165-167, DPR) VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9619, PG 165-167, DPR

PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT

(VOL 20001, PG 174-177, DPR) 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 174-177, DPR) 14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT BCB - UNIT 20C (VOL 20002, PG 667, DPR) OFF-LOT 16' SANITARY SEWER **EASEMENT**

BCB - UNIT 20C (VOL 20002, PG 667, DPR) 50' IRREVOCABLE, ACCESS, GAS. ELECTRIC, TELEPHONE AND CABLE TV EASEMENT BCB - UNIT 20C

(VOL 20002, PG 667, DPR VARIABLE WIDTH SANITARY SEWER EASEMENT BCB - UNIT 20C (VOL 20002, PG 667, DPR)

IRREVOCABLE ACCESS EASEMENT (DOC NO. 20220157464, DPR)

OMMON 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, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS

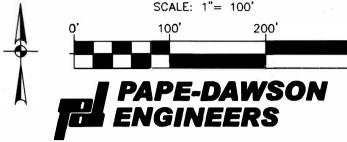
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE FASEMENTS. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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.



PLAT NO. 21-11800291

REPLAT ESTABLISHING

BROOKS UNIT 17A



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: June 23, 2022

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

STATE OF TEXAS **COUNTY OF BEXAF**

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

BROOKS BETAIL PARTNERS LTD CONCORD PLAZA, SUITE 860 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS COUNTY OF BEXAR

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE AYCOCK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO HE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS

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:		
DT		SECRETARY

N: 13675021.56 E: 2143937.61

SHEET 1 OF 1

