

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON VICTORIA COURTS UNIT 3 TOWNHOUSE SUBDIVISION WHICH IS RECORDED IN VOLUME 9575, PAGE 76-77, BEXAR COUNTY OFFICIAL PUBLIC RECORDS. I (WE), THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER / DULY AUTHORIZED AGENT
ARTISAN PARK, L.L.C.
ED HINOJOSA JR.
SECRETARY/TREASURER

SWORN AND SUBSCRIBED BEFORE ME
THIS THE 19 DAY OF Aug, 2022

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9/17/2024

MARISSA A PEREZ
NOTARY PUBLIC
STATE OF TEXAS
MY COM. EXP. 09-17-2024
ID # 1266107-7

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.

WGI, INC.
GERARDO ROMERO MURGUIA, P.E.

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

D.A. MAWYER LAND SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.

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 DEDICATING THE 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," "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, 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 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 843 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

WASTEWATER EDU NOTE:
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.

IMPACT FEE PAYMENT NOTE:
WATER AND/OR 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.

SAWS DEDICATION NOTE:
THIS PLAT 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.

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 FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS/EGRESS NOTE:
LOT 901, BLOCK 2, N.C.B. 886, LOT 901, BLOCK 4, N.C.B. 886, AND LOT 901, BLOCK 6, N.C.B. 886 ARE A VEHICLE AND/OR PEDESTRIAN INGRESS/EGRESS EASEMENT AND IS DESIGNATED AS AN UNDERGROUND AND AT GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR ELECTRIC, GAS, TELEPHONE/CABLE/TELEVISION, PRIVATE DRAINAGE, AND/OR PUBLIC WATER AND WASTEWATER SERVICES.

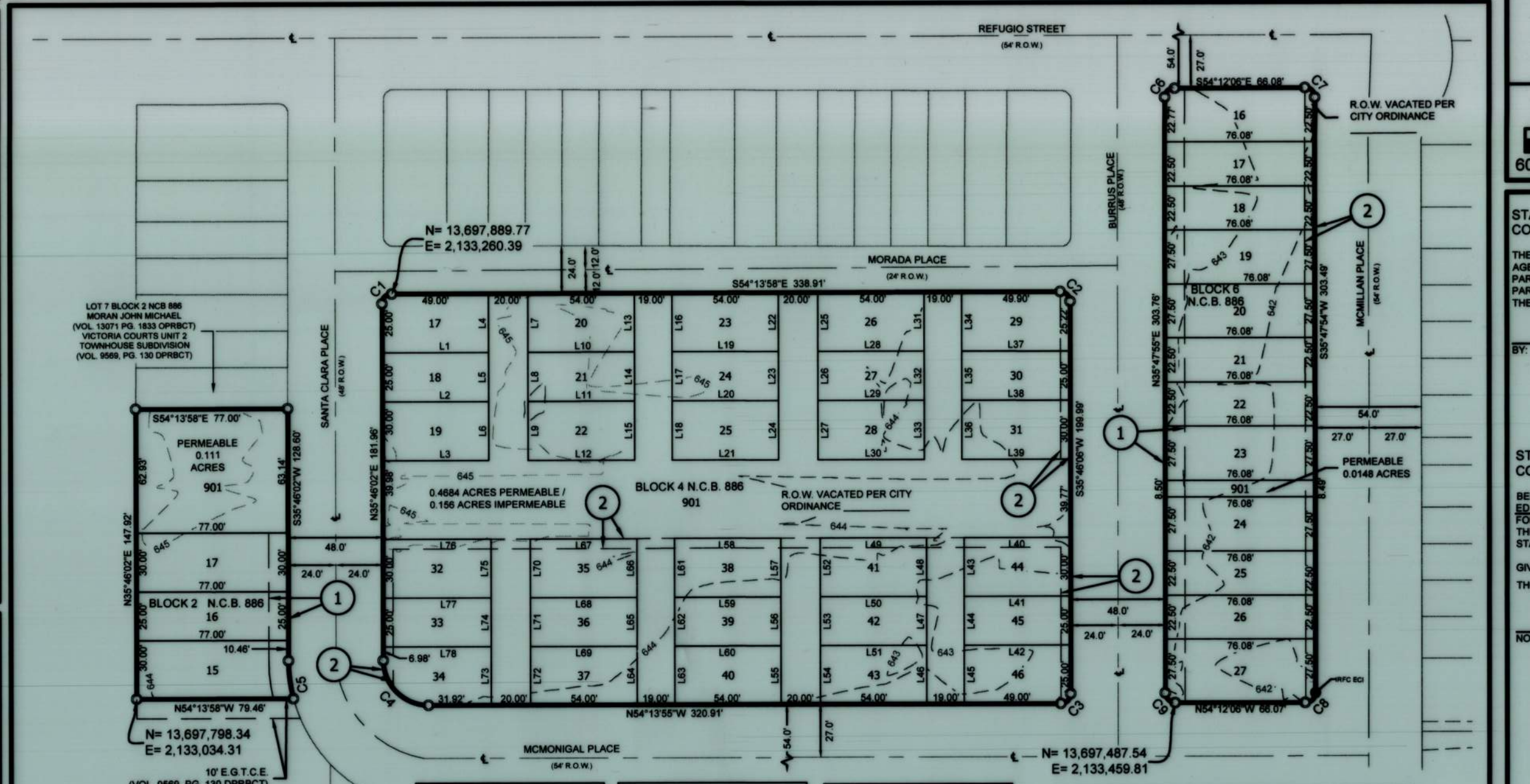
GENERAL NOTES:

- 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 TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON 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 BEXAR COUNTY.
- LOT 901, BLOCK 4, N.C.B. 886 IS A IRREVOCABLE INGRESS/EGRESS EASEMENT. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH IRON PINS WITH A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED.
- 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.
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP NUMBER: 48020C0415G, EFFECTIVE 9/28/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LEGEND

- PLATTED BOUNDARY
- EXISTING BOUNDARY
- CENTERLINE
- EXISTING CONTOUR
- EASEMENT
- (IPF) (IRF) (ECI) 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
- 10' E.G.T.C.E.
- 5' WATER EASEMENT

E.G.T.C.E. = ELECTRIC, GAS, TELE, & CABLE TV EASEMENT

OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

COSA = CITY OF SAN ANTONIO

DRBCT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

REM. = REMAINDER

R.O.W. = RIGHT-OF-WAY

VOL. = VOLUME

PG. = PAGE

N.C.B. = NEW CITY BLOCK

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	54.002	N54° 13' 58.42"W	L33	30.168	N35° 46' 01.58"E	L63	30.000	N35° 46' 01.58"E
L2	54.002	N54° 13' 58.42"W	L34	30.000	N35° 46' 01.58"E	L64	30.000	N35° 46' 01.58"W
L3	54.002	N54° 11' 55.67"W	L35	25.004	N35° 46' 01.58"E	L65	25.000	N35° 46' 01.58"W
L4	30.000	S35° 46' 01.58"W	L36	30.179	N35° 46' 01.58"E	L66	30.004	S35° 46' 01.58"W
L5	25.004	S35° 46' 00.08"W	L37	54.911	N54° 00' 30.12"W	L67	54.000	S54° 13' 58.42"E
L6	30.036	S35° 46' 01.76"W	L38	54.911	S54° 00' 44.30"E	L68	54.000	S54° 13' 58.42"E
L7	30.000	N35° 46' 01.58"E	L39	54.910	N54° 11' 55.67"W	L69	54.000	N54° 13' 58.42"W
L8	25.004	N35° 46' 00.08"E	L40	54.002	S54° 13' 58.42"E	L70	30.004	N35° 46' 01.58"E
L9	30.048	N35° 46' 01.76"E	L41	54.001	N54° 14' 07.68"W	L71	25.000	N35° 46' 01.58"E
L10	54.002	N54° 11' 55.67"W	L42	54.000	N54° 13' 58.42"W	L72	30.000	N35° 46' 01.58"E
L11	30.000	S35° 46' 01.20"W	L43	30.004	N35° 46' 01.58"E	L73	30.000	N35° 46' 01.58"W
L12	25.004	S35° 46' 01.20"W	L44	25.000	N35° 46' 01.58"E	L74	25.000	S35° 46' 01.58"W
L13	30.080	S35° 46' 01.20"W	L45	30.004	N35° 46' 01.58"E	L75	30.004	S35° 46' 01.58"W
L14	30.000	N35° 46' 01.20"E	L46	30.000	N35° 46' 01.58"W	L76	54.916	S54° 13' 58.42"E
L15	25.004	N35° 46' 01.20"E	L47	25.000	S35° 46' 01.58"W	L77	54.915	S54° 13' 58.42"E
L16	30.091	N35° 46' 01.20"E	L48	30.004	S35° 46' 01.58"W	L78	54.915	N54° 13' 58.42"E
L17	54.003	N54° 13' 58.42"W	L49	54.000	S54° 13' 58.42"E			
L18	54.003	N54° 13' 58.42"W	L50	54.000	N54° 13' 58.42"W			
L19	54.003	N54° 11' 55.67"W	L51	54.000	N54° 13' 58.42"W			
L20	30.000	S35° 46' 01.20"W	L52	30.004	N35° 46' 01.58"E			
L21	25.004	S35° 46' 01.20"W	L53	25.000	N35° 46' 01.58"E			
L22	30.124	S35° 46' 01.20"W	L54	30.000	N35° 46' 01.58"E			
L23	30.000	N35° 46' 00.90"E	L55	30.000	S35° 46' 01.58"W			
L24	25.004	N35° 46' 00.90"E	L56	25.000	S35° 46' 01.58"W			
L25	30.136	S35° 46' 01.76"W	L57	30.004	S35° 46' 01.58"W			
L26	54.002	S54° 13' 58.42"E	L58	54.000	S54° 13' 58.42"E			
L27	54.001	N54° 13' 58.42"W	L59	54.000	S54° 13' 58.42"E			
L28	54.000	S54° 11' 55.67"E	L60	54.000	S54° 13' 58.42"E			
L29	30.000	S35° 46' 07.51"W	L61	30.004	N35° 46' 01.58"E			
L30	25.004	S35° 46' 07.51"W	L62	25.000	N35° 46' 01.58"E			

CURVE TABLE

CURVE	CHORD BEARING	LENGTH	RADIUS	DELTA	CHORD
C1	N80° 46' 02"E	7.85	5.00	090° 00' 00"	7.07
C2	S09° 17' 59"E	7.85	5.01	089° 55' 52"	7.08
C3	S80° 47' 24"W	7.85	5.00	089° 57' 16"	7.07
C4	N09° 12' 33"W	36.14	23.00	090° 01' 46"	32.54
C5	S28° 29' 51"W	19.54	77.00	014° 32' 21"	19.48
C6	N82° 22' 05"E	7.58	5.00	088° 51' 37"	6.87
C7	S09° 12' 06"E	7.85	5.00	090° 00' 00"	7.07
C8	S80° 46' 32"W	7.85	5.00	090° 02' 44"	7.07
C9	N09° 13' 28"W	7.85	5.00	090° 02' 44"	7.07

PLAT NO. 21-11800227

REPLAT
ESTABLISHING

VICTORIA COMMONS UNIT 3, IDZ

BEING 2.488 ACRE OF TRACT OF LAND ESTABLISHING LOTS 15-17 & LOT 901, BLOCK 2, N.C.B. 886, LOTS 17 - 46 & LOT 901, BLOCK 4, N.C.B. 886, AND LOTS 16-27 AND LOT 901, BLOCK 6, N.C.B. 886, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 12357, PAGE 264, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

210.880.9224 FIRM NO. 15085

WGI
WGI Inc.
5710 W. HAUERMAN RD SUITE 115 SAN ANTONIO, TEXAS 78248

SCALE: 1"=60'

60 30 0 60

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.

BY: ARTISAN PARK, L.L.C.
ED HINOJOSA JR.
SECRETARY/TREASURER
(210) 736-5401
518 S. FLORES ST.
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ED HINOJOSA JR., 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 19 DAY OF August, 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MARISSA A PEREZ
NOTARY PUBLIC
STATE OF TEXAS
MY COM. EXP. 09-17-2024
ID # 1266107-7

THIS PLAT OF VICTORIA COMMONS UNIT 3, IDZ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXPECTATION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

ON THIS _____ DAY OF _____, A.D. 2022

CHAIRMAN _____

SECRETARY _____

SHEET 1 OF 1

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