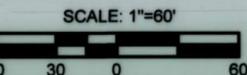


REPLAT ESTABLISHING

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.



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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: ARTISAN PARK, LLC, ED HINOJOSA JR., SECRETARY/TREASURER (210) 736-5401 818 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

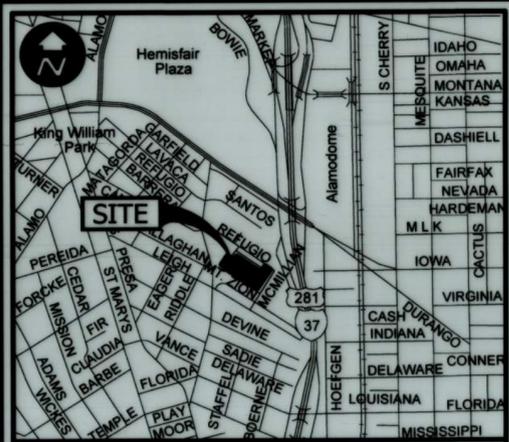


THIS PLAT OF VICTORIA COMMONS UNIT 3, IDZ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXPECTATION(S) AND/OR VARIANCE(S)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

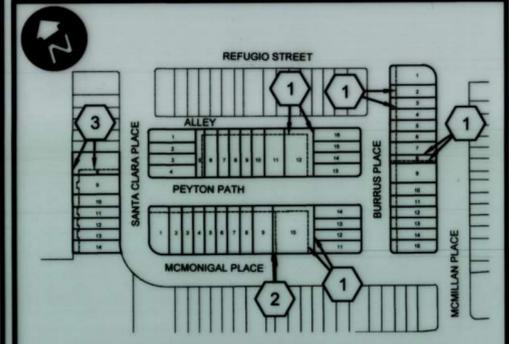
ON THIS DAY OF A.D. 2022

CHAIRMAN

SECRETARY



LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING SCALE: 1" = 200'

AREA BEING REPLATTED ARE LOTS 8-14, BLOCK 2, LOTS 1-16, BLOCK 4; LOTS 1-14, BLOCK 5; LOTS 1-15, BLOCK 6, N.C.B. 886, A 10' E.G.T.C.E., 5' E.G.T.C.E. AND VARIABLE E.G.T.C.E., AS RECORDED IN VOLUME 9575, PAGE 77, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- 1 = 10' E.G.T.C.E. (VOL. 9575, PG. 77 DPRBCT)
2 = 5' E.G.T.C.E. (VOL. 9575, PG. 77 DPRBCT)
3 = VARIABLE E.G.T.C.E. (VOL. 9575, PG. 77 DPRBCT)

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, LLC, 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



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. LICENSED PROFESSIONAL ENGINEER NO. 132266 - STATE OF TEXAS

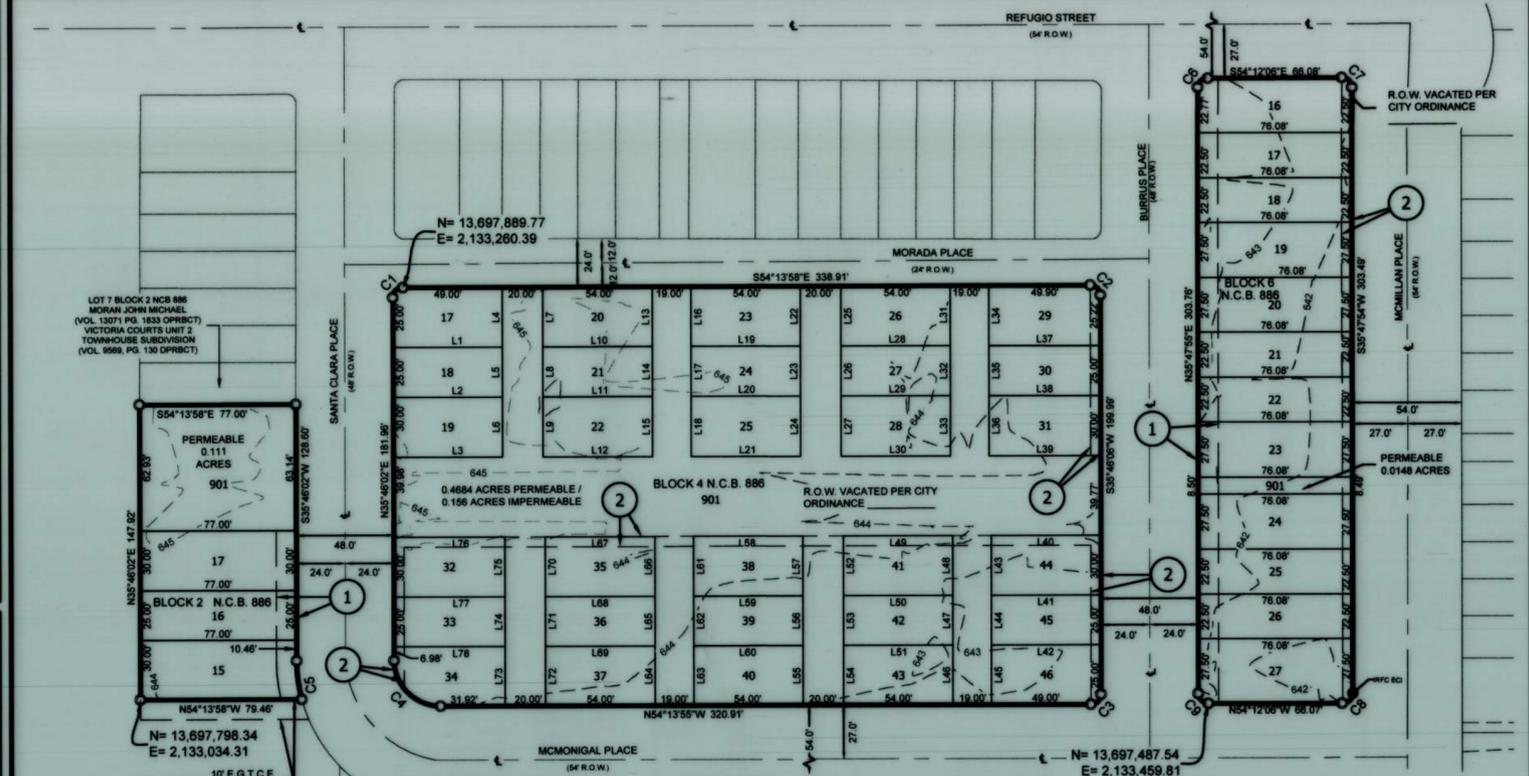
STATE OF TEXAS COUNTY OF COMAL I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

D.A. MAWYER LAND SURVEYING, INC. DREW A. MAWYER, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348 - STATE OF TEXAS

CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 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.

HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 PSI... 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... 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... 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: 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... 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE... 3. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERE ON 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... SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH IRON PINS WITH A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED... FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C0415G, EFFECTIVE 9/29/2010.



LINE TABLE with columns for Line #, Length, and Direction. Includes lines L1 through L32.

LINE TABLE with columns for Line #, Length, and Direction. Includes lines L33 through L48.

LINE TABLE with columns for Line #, Length, and Direction. Includes lines L49 through L78.

CURVE TABLE with columns for Curve, Chord Bearing, Length, Radius, Delta, and Chord. Includes curves C1 through C9.

- 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, 1 = 10' E.G.T.C.E., 2 = 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

