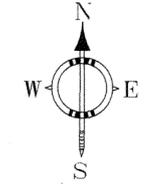


SUBDIVISION PLAT
ESTABLISHING
NAMAMI SAI
SUBDIVISION (PUD)

BEING A TOTAL OF 3.84 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, N.C.B.15841, BEXAR COUNTY, TEXAS, AND BEING THAT SAME 3.84 ACRE TRACT DESCRIBED IN CORRECTIVE WARRANTY DEED TO KAMARY INVESTMENTS, LTD., OF RECORD IN DOCUMENT NO. 20200265844, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS



RAO'S CONSULTING ENGINEERS
RCE
P.O. BOX 592991
SAN ANTONIO TX 78258
TXPE FIRM#17655
PHONE: 210.540.7557 www.raoengineering.com



TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM

DATE OF PRINT: MAR 6TH, 2023

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:
SHEKARA MAHADEVASWAMY, MANAGING PARTNER
NAMAMI SAI LLC
6234 PALMETTO WAY
SAN ANTONIO, TEXAS 78253

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shekara Mahadevaswamy 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 DAY OF March 7, A.D. 2023

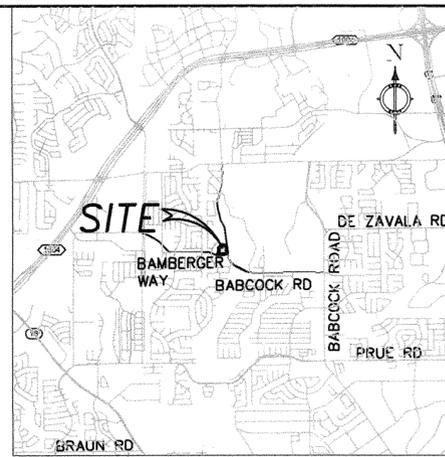
Melina Garza
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF NAMAMI SAI SUBDIVISION 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. 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP

NOT TO SCALE

LEGEND

- FIR FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH CAP STAMPED "RICKMAN"
- 678 — EXISTING CONTOURS
- 678 — PROPOSED CONTOURS
- N.C.B. NEW CITY BLOCK
- D.P.R. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ELEC. ELECTRIC
- TELE. TELEPHONE
- CL CENTER LINE
- NON-PERMEABLE
- R.O.W. RIGHT-OF-WAY
- ① 5' PUBLIC WATER, SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- ② 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- ③ VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT, PUBLIC SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT

NOTE: LOT 901, LOT 902 AND LOT 999 ARE NON-PERMEABLE.

CPS/SAWS/COSA NOTE:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS (SAWS) - IS HEREBY DEDICATED 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," "SEWER 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, PAROLLING, AND ERRECTING 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 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 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 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 ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN FOOT WIDE EASEMENTS.

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.

S. Rao Vasamsetti
S. RAO VASAMSETTI, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 104346

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: RICKMAN LAND SURVEYING, LLC.

Marion Ruth Bolton 3-7-2023
MARION RUTH BOLTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4727
RICKMAN LAND SURVEYING, LLC, TBPLS FIRM NO. 101919-00

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	94.95	657.00	N87° 15' 46"W	94.87
C2	39.27	25.00	S37° 04' 10"W	35.36
C3	43.24	27.50	S44° 44' 50"W	38.92
C4	8.09	48.00	S4° 31' 50"W	8.08
C5	28.34	48.00	N26° 16' 30"E	27.93
C6	25.58	55.00	N56° 30' 46"E	25.35
C7	5.00	55.00	S72° 26' 29"W	5.00
C8	26.46	55.00	S88° 49' 52"W	26.21
C9	22.77	55.00	N60° 53' 23"W	22.61
C11	36.88	55.00	N11° 23' 34"E	36.19
C12	18.75	55.00	N40° 21' 58"E	18.66
C13	5.18	17.50	N41° 49' 44"E	5.17
C14	29.12	32.42	N48° 24' 48"E	28.16
C15	28.57	32.42	S80° 36' 01"E	27.66

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C16	14.82	20.00	S76° 35' 05"E	14.49
C17	16.50	20.00	N58° 32' 31"E	16.04
C18	32.84	58.50	N50° 59' 10"E	32.42
C19	23.20	58.50	N78° 25' 55"E	23.05
C20	38.08	24.30	N44° 53' 48"E	34.30
C21	64.09	657.00	S85° 48' 08"W	64.06

SURVEYOR'S NOTE:
BEARINGS BASED ON NAD 83
TEXAS STATE PLANE
COORDINATES, SOUTH CENTRAL
ZONE 4204, GRID, US SURVEY
FEET.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C22	10.76	657.00	S82° 32' 19"W	10.76
C23	39.13	23.03	N49° 03' 31"W	34.59
C24	12.14	16.00	N21° 26' 43"E	11.85
C25	26.27	23.00	N75° 13' 09"E	24.93
C26	26.07	23.00	S40° 17' 00"E	24.69
C27	38.09	23.00	S39° 37' 50"W	33.89
C28	20.61	32.01	S69° 01' 38"W	20.27
C29	11.68	32.71	S40° 44' 58"W	11.62
C30	18.15	20.00	S56° 11' 23"W	17.53
C31	39.56	55.00	N28° 25' 18"W	38.71
C33	3.20	17.50	N27° 37' 21"E	3.20

NOTE:
CURVE NUMBERS C10 & C32
ARE NOT USED

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801353) 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 ARBORISTS OFFICE PER 25-477(H).

PRIVATE STREETS:
LOT 999, BLOCK 13, NCB 17264, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS

Lot 119, Block 3, NCB 17264 carriage hills, phase IV
Vol. 9555, Pgs. 117 - 118
Deed & Plat Records
Bexar County, Texas

Lot 119, Block 3, NCB 17264 carriage hills, phase IV
Vol. 9555, Pgs. 117 - 118
Deed & Plat Records
Bexar County, Texas

ELEC, GAS TELE AND CABLE TV EASEMENT

14' ELECTRIC, GAS TELE AND CABLE TV EASEMENT
(VOL. 9555, PAGES: 117-118, DPR)

10' BUILDING SETBACK LINE (VOL. 9555, PAGES: 117 - 118, DPR)

14' ELECTRIC, GAS TELE AND CABLE TV EASEMENT
(VOL. 9555, PAGES: 117-118, DPR)

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