

PLAT NO. 22-11800560

REPLAT & SUBDIVISION PLAT OF PROJECT GLOBAL

BEING A TOTAL OF 55.264 ACRES OF LAND, ESTABLISHING LOT 8 & LOT 9, BLOCK 4, COMPRISED OF 6.406 ACRES OUT OF LOT 2, BLOCK 4, NCB 10879 OF BCB-UNIT 4, 5B, 6A & 6B SUBDIVISION, RECORDED IN VOLUME 9684, PAGES 126-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, AND 46.958 ACRES OUT OF THE REMAINING PORTION OF A CALLED 1,308.88 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY, RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, INCLUDING A 1.937 ACRE OFFSITE EASEMENT LOCATED ON LOT 7, BLOCK 4, NCB 10879, PROJECT ZIP, RECORDED IN VOLUME 20002, PAGES 2498-2499 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, JUSTO ESQUEDRA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, AND THE WILLIAM SMALL SURVEY 26, ABSTRACT 670, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 14, 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.

Samantha Burke 3/15/2023
OWNER/DEVELOPER: SAMANTHA BURKE
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAMANTHA BURKE 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 15 DAY OF March, A.D. 2023.

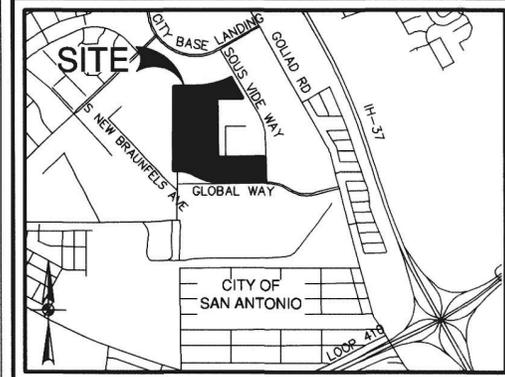
Alexander J. Melo
NOTARY PUBLIC, BEXAR COUNTY
ALEXANDER J. MELO
Notary Public, State of Texas
Comm. Expires 02-01-2025
Notary ID 132904446

THIS PLAT OF PROJECT GLOBAL 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.

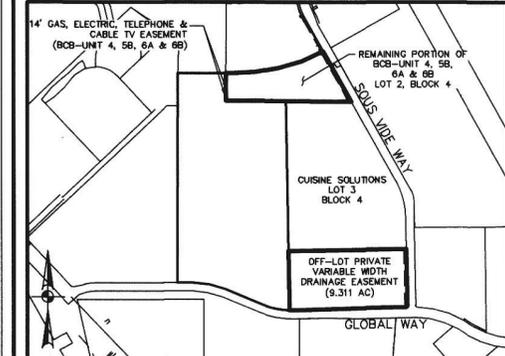
DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING
SCALE: 1"=1000'

6.406 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4 OF THE BCB-UNIT 4, RECORDED IN VOLUME 9684, PAGES 126-131 AND 9.311 ACRES PREVIOUSLY PLATTED AS AN OFF-LOT PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT RECORDED IN VOLUME 20001, PAGES 1090-1091 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE OWNER(S) 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 PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

Samantha Burke 3/15/2023
OWNER/DEVELOPER: SAMANTHA BURKE
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF March, A.D. 2023

Alexander J. Melo
NOTARY PUBLIC AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2/1/2025

ALEXANDER J. MELO
Notary Public, State of Texas
Comm. Expires 02-01-2025
Notary ID 132904446

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.

Curt Lee 3/14/2023
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

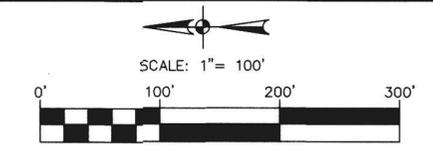
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan 03/14/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

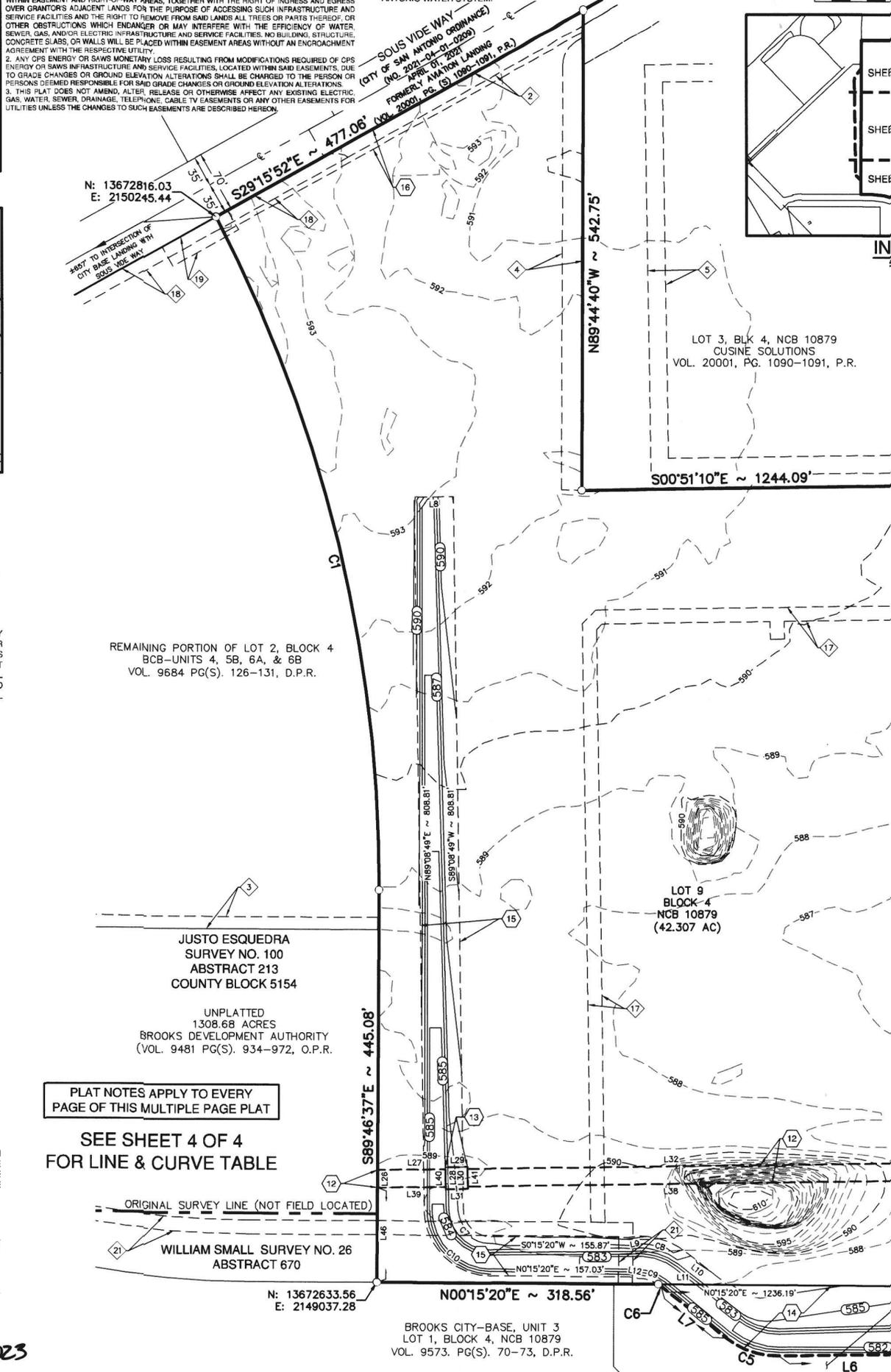
CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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. 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 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 DESCRIBED HEREON.

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.



INDEX MAP
SCALE: 1"=1000'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

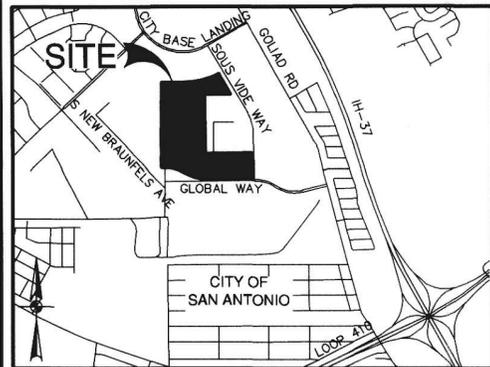
SEE SHEET 4 OF 4 FOR LINE & CURVE TABLE

ORIGINAL SURVEY LINE (NOT FIELD LOCATED)

MATCHLINE A - SEE SHEET 2 OF 4

SHEET 1 OF 4





LOCATION MAP
NOT TO SCALE

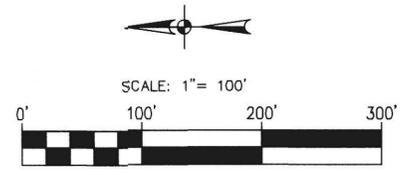
LEGEND

DOC	DOCUMENT NUMBER	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		---	EXISTING CONTOURS
		---	ORIGINAL SURVEY/COUNTY LINE
		---	CENTERLINE

- 12 20' SANITARY SEWER EASEMENT
- 13 25'X25' SANITARY SEWER EASEMENT
- 14 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (1.902 ACRES)
- 15 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16 20' WIDTH PEDESTRIAN EASEMENT
- 17 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (9.311 ACRES) (VOL. 20001, PGS. 1090-1091, P.R.)
- 18 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 208-208, P.R.)
- 19 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9884, PG. 126-131, DPR)
- 20 23' PRIVATE DRAINAGE EASEMENT (0.266 ACRES) (VOL. 20001, PGS. 1090-1091, O.P.R.)
- 21 VARIABLE WIDTH ELECTRIC EASEMENT (DOC# 20200185703, O.P.R.)
- 22 16' WATER EASEMENT (VOL. 15506, PG. 995-1003, OPR)
- 23 16' WATER EASEMENT (VOL. 20001, PGS. 1090-1091, P.R.)
- 24 VARIABLE WIDTH WATER EASEMENT (DOC# 20190148033, OPR)
- 25 VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT (VOL. 20001, PGS. 1090-1091, P.R.)
- 26 50' ACCESS EASEMENT (VOL. 20001, PGS. 1090-1091, P.R.)
- 27 PUBLIC VARIABLE WIDTH DRAINAGE, WATER, SANITARY SEWER, ACCESS, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 208, P.R.)
- 28 VARIABLE WIDTH DRAINAGE, AND SANITARY SEWER EASEMENT (VOL. 9583, PG. 104-106, DPR)
- 29 REMAINING PORTION OF 16' SANITARY SEWER EASEMENT (VOL. 9583, PG. 104-106, DPR)
- 30 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 1090-1091, P.R.)
- 31 VARIABLE WIDTH PEDESTRIAN, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 2054-2057, P.R.)
- 32 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 20002, PG. 2054-2057, P.R.)
- 33 16' WATER EASEMENT (BY SEPARATE INSTRUMENT) (DOC # 20230040418 O.P.R.)
- 34 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 2050-2052, OPR)
- 35 25' PERMANENT WATER EASEMENT (DOC # 20190162649 O.P.R.)
- 36 VARIABLE WIDTH WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PG. 1090, PR)
- 37 16' WATER EASEMENT (VOL. 9568, PG. 12-13, PR)
- 38 28' PRIVATE DRAINAGE EASEMENT (VOL. 20002, PG. 2498-2499, PR)
- 39 16' WATER EASEMENT (BY SEPARATE INSTRUMENT) (DOC # 20230040420 O.P.R.)

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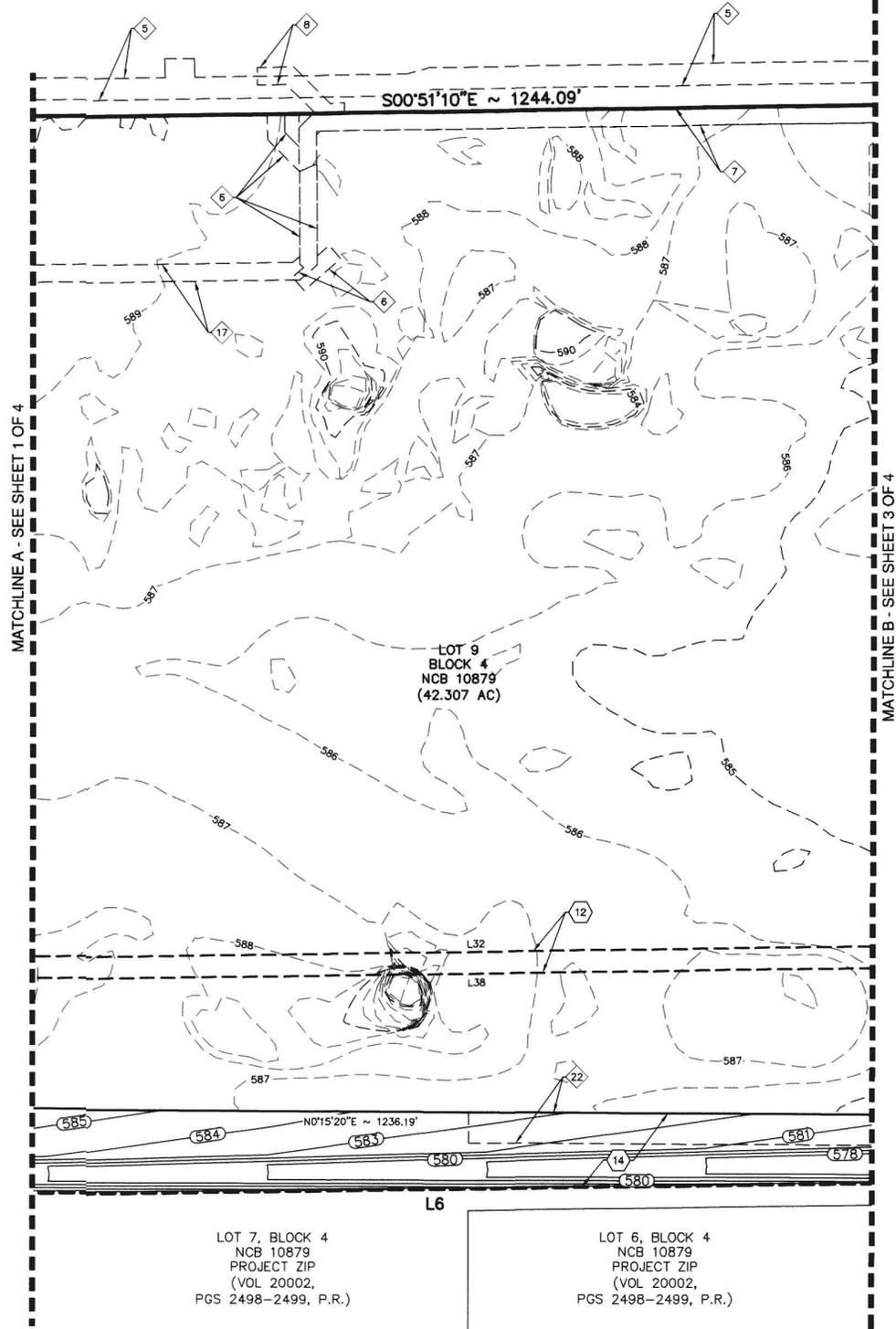
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 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR LINE & CURVE TABLE

LOT 3, BLK 4, NCB 10879
 CUSINE SOLUTIONS
 VOL. 20001, PG. 1090-1091, P.R.



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.

Curtis E. Lee 3/14/2023
 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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
 PAPE-DAWSON ENGINEERS, INC.

G. E. Buchanan 03/14/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR

LOT 7, BLOCK 4
 NCB 10879
 PROJECT ZIP
 (VOL. 20002,
 PGS 2498-2499, P.R.)

LOT 6, BLOCK 4
 NCB 10879
 PROJECT ZIP
 (VOL. 20002,
 PGS 2498-2499, P.R.)

PLAT NO. 22-11800560

REPLAT & SUBDIVISION PLAT OF
 PROJECT GLOBAL

BEING A TOTAL OF 55.264 ACRES OF LAND, ESTABLISHING LOT 8 & LOT 9, BLOCK 4, COMPRISED OF 6.406 ACRES OUT OF LOT 2, BLOCK 4, NCB 10879 OF BCB-UNIT 4, 5B, 6A & 6B SUBDIVISION, RECORDED IN VOLUME 9884, PAGES 126-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, AND 46.858 ACRES OUT OF THE REMAINING PORTION OF A CALLED 1,306.88 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY, RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, INCLUDING A 1.937 ACRE OFFSITE EASEMENT LOCATED ON LOT 7, BLOCK 4, NCB 10879, PROJECT ZIP, RECORDED IN VOLUME 20002, PAGES 2498-2499 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, JUSTO ESQUEDRA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, AND THE WILLIAM SMALL SURVEY 26, ABSTRACT 670, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPOE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900
 DATE OF PREPARATION: March 14, 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.

Samantha Burke 3/15/2023
 OWNER/DEVELOPER: SAMANTHA BURKE
 BROOKS DEVELOPMENT AUTHORITY
 3201 SIDNEY BROOKS
 SAN ANTONIO, TEXAS 78235
 (210) 678-3300

STATE OF TEXAS
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 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAMANTHA BURKE 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 15 DAY OF MARCH 2023.

Alexander J. Melo
 Notary Public, State of Texas
 Comm. Expires 02-01-2025
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 Notary ID 132904446

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DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY



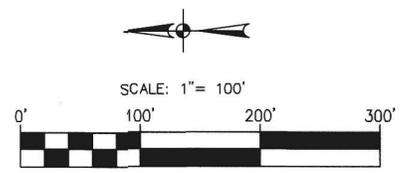
PROJECT GLOBAL
 Civil Job No. 12759-00; Survey Job No. 12759-00

Date: Mar 14, 2023, 9:40am User: JD: Jroqueuz File: P:\12759\00\Design\Civil\Plat\1275900.dwg

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR LINE & CURVE TABLE

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10228500

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Samantha Burke 3/15/2023
OWNER/DEVELOPER: SAMANTHA BURKE
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAMANTHA BURKE, 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 15 DAY OF March, A.D. 2023.

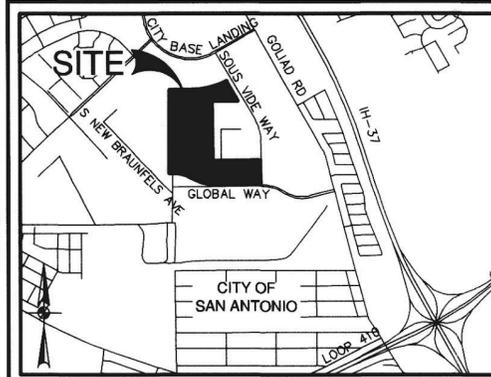
Alexander J. Melo
NOTARY PUBLIC, BEXAR COUNTY
ALEXANDER J. MELO
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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP NOT TO SCALE

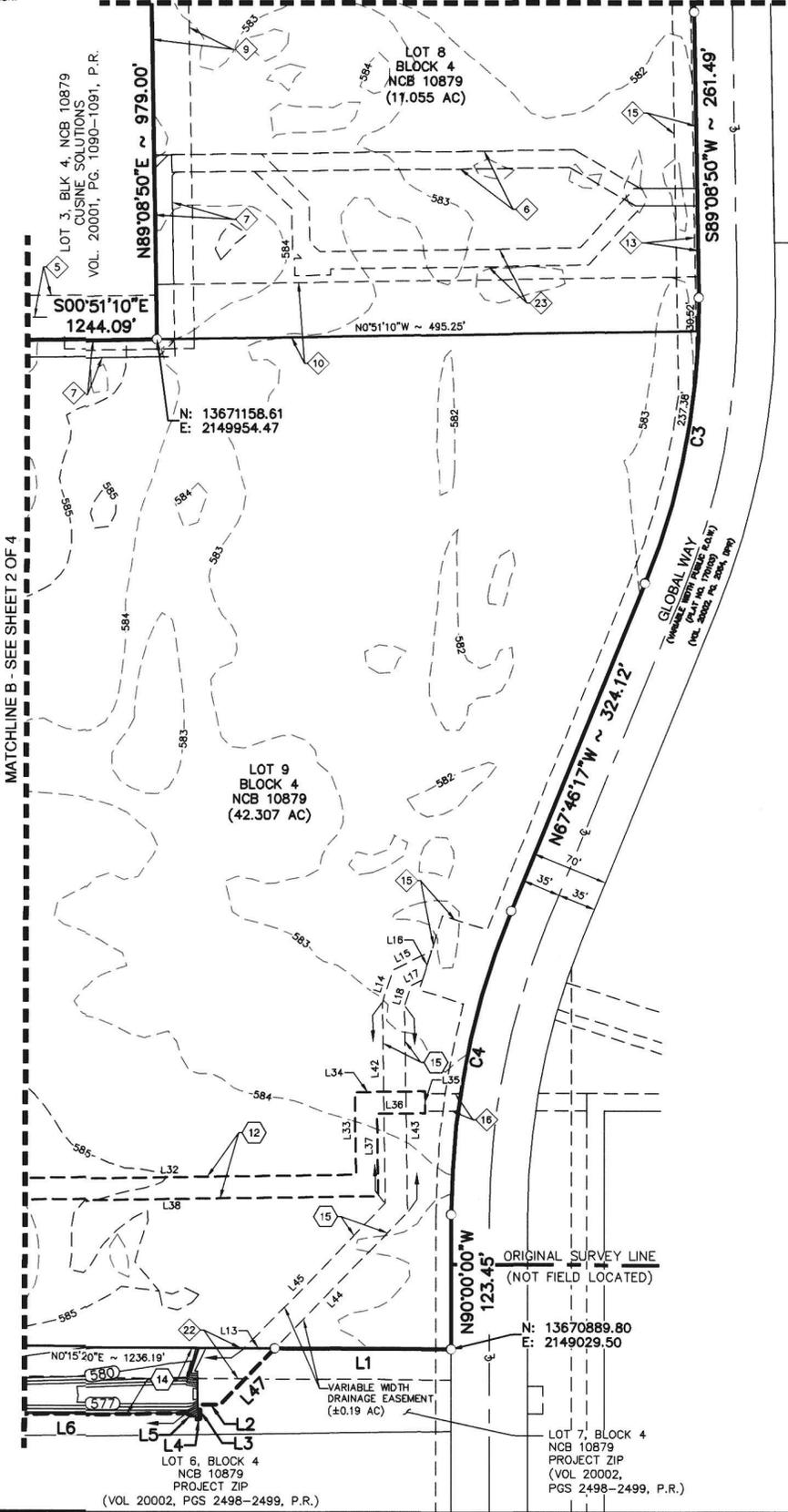
LEGEND

- DOC DOCUMENT NUMBER
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- 20' SANITARY SEWER EASEMENT
- 25'x25' SANITARY SEWER EASEMENT
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (1.902 ACRES)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 20' WIDTH PEDESTRIAN EASEMENT
- PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (9.311 ACRES) (VOL. 20001, PGS. 1090-1091, P.R.)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 208-209, P.R.)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9684, PG 126-131, DPR)
- 23' PRIVATE DRAINAGE EASEMENT (0.266 ACRES) (VOL. 20001, PGS. 1090-1091, O.P.R.)
- VARIABLE WIDTH ELECTRIC EASEMENT (DOC# 20200185703, O.P.R.)
- 16' WATER EASEMENT (VOL. 15506, PG 995-1003, OPR)
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- VARIABLE WIDTH WATER EASEMENT (DOC# 20190148033, OPR)
- VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT (VOL. 20001, PGS. 1090-1091, P.R.)
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- VARIABLE WIDTH DRAINAGE, AND SANITARY SEWER EASEMENT (VOL. 9583, PG 104-106, DPR)
- REMAINING PORTION OF 16' SANITARY SEWER EASEMENT (VOL. 9583, PG 104-106, DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20001, PG. 1090-1091, P.R.)
- VARIABLE WIDTH PEDESTRIAN, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG 2054-2057, P.R.)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 20002, PG 2054-2057, P.R.)
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- 28' PRIVATE DRAINAGE EASEMENT (VOL. 20002, PG 2498-2499, PR)
- 16' WATER EASEMENT (BY SEPARATE INSTRUMENT) (DOC # 20230040420 O.P.R.)

CPS/SAWS/COSA UTILITY:
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 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," "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. 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 GRANITORS 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 DESCRIBED HEREON.

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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

MATCHLINE C - SEE SHEET 4 OF 4



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.

Curtis E. Lee 3/14/2023
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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan 03/14/2023
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NO. 22-11800560

REPLAT & SUBDIVISION PLAT OF PROJECT GLOBAL

BEING A TOTAL OF 55.264 ACRES OF LAND, ESTABLISHING LOT 8 & LOT 9, BLOCK 4, COMPRISED OF 6.406 ACRES OUT OF LOT 2, BLOCK 4, NCB 10879 OF BCB UNIT 4, 5B, 6A & 6B SUBDIVISION, RECORDED IN VOLUME 9884, PAGES 126-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, AND 48.858 ACRES OUT OF THE REMAINING PORTION OF A CALLED 1,308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY, RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, INCLUDING A 1.937 ACRE OFFSITE EASEMENT LOCATED ON LOT 7, BLOCK 4, NCB 10879, PROJECT ZIP, RECORDED IN VOLUME 20002, PAGES 2498-2499 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NUMBER 99, ABSTRACT 795, COUNTY BLOCK 5160, JUSTO ESCUEDA SURVEY NUMBER 100, ABSTRACT 213, COUNTY BLOCK 5154, AND THE WILLIAM SMALL SURVEY 26, ABSTRACT 670, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: March 14, 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/DEVELOPER: SAMANTHA BURKE BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235
(210) 678-3300
DATE: 3/15/2023

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SAMANTHA BURKE 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 15 DAY OF MARCH 2023.

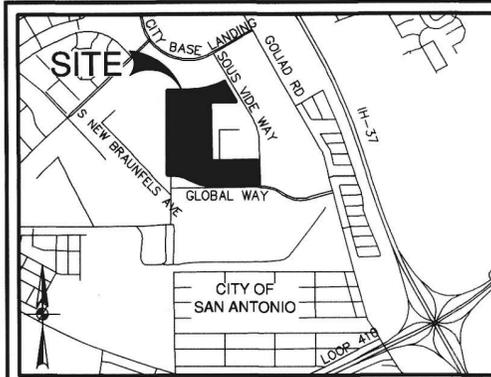
ALEXANDER J. MELO
Notary Public, State of Texas
Comm. Expires 02-01-2025
Notary ID 132904446

THIS PLAT OF PROJECT GLOBAL 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



LOCATION MAP NOT TO SCALE

LEGEND table with symbols for various easements and features like sanitary sewer, drainage, and utility easements.

- 20' SANITARY SEWER EASEMENT
25'x25' SANITARY SEWER EASEMENT
OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (1.902 ACRES)
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
20' WIDTH PEDESTRIAN EASEMENT
PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (9.311 ACRES)
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16' WATER EASEMENT (BY SEPARATE INSTRUMENT) (DOC # 20230040420 O.P.R.)

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORN NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

Curtis E. Lee 3/14/2023 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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan 03/14/2023 REGISTERED PROFESSIONAL LAND SURVEYOR

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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 DESCRIBED HEREON.

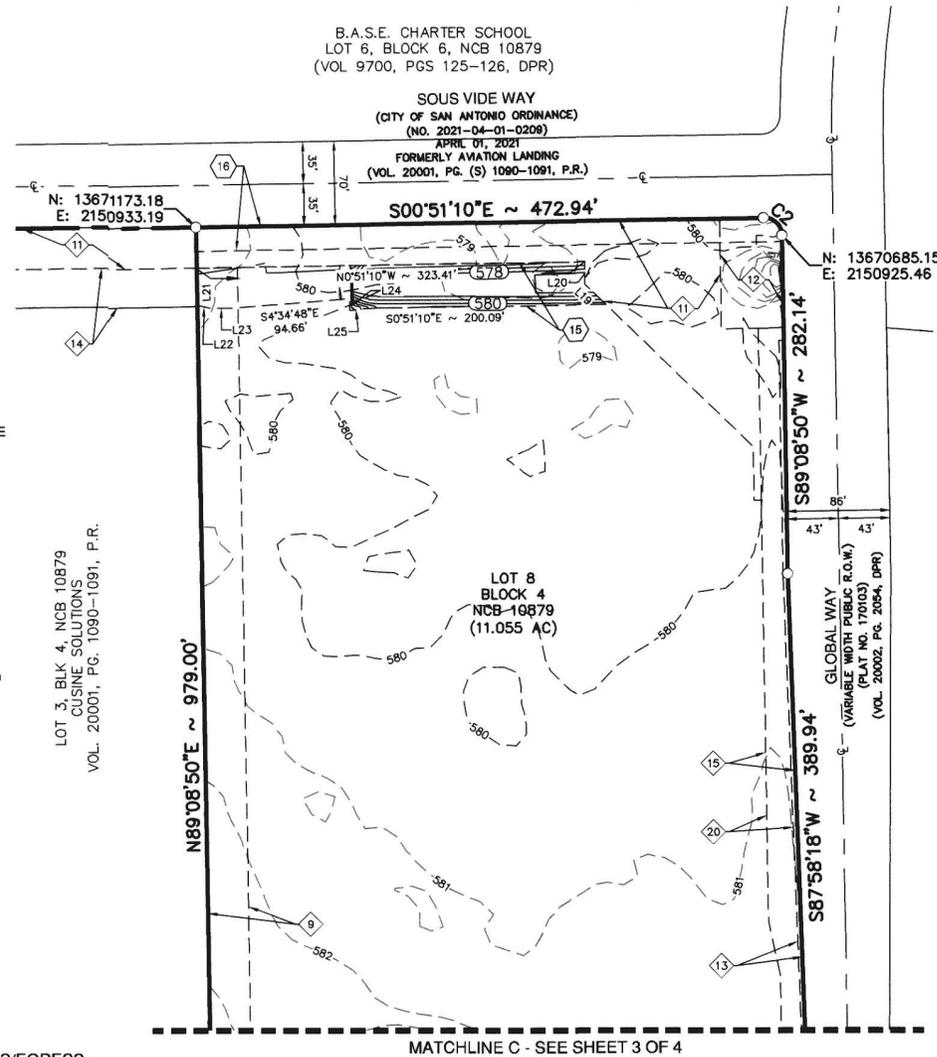
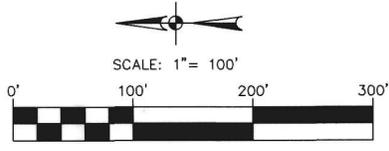
SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CROSS ACCESS:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 8 & 9, BLOCK 4, CB OR NCB 10879, IN ACCORDANCE WITH UDC 35-506(R)(3).

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C10.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L1 through L47.

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

SAWS DEDICATION:
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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (COM-PRJ-APP22-39802913) 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 ARBORIST OFFICE PER 35-477(H).

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 8, BLOCK 4 & LOT 9, BLOCK 4, 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.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND, S. NEW BRAUNFELS UNIT 3, RECORDED IN VOLUME 20002, PG 2054, OPR, (PLAT# 170103) AND BCB-NISSEL, RECORDED IN VOLUME 9714, PG 104, DPR (PLAT# 170102).

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANITORS 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.

