# PLAT NO. 21-11800622

## REPLAT & SUBDIVISION PLAT ESTABLISHING
# WURZBACH RD APARTMENTS

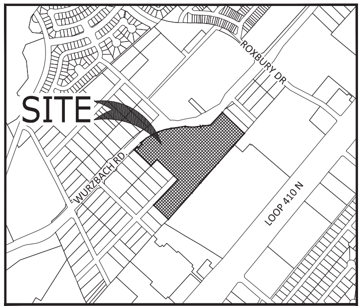
BEING A TOTAL OF 14.51 ACRES (632,149.60 SQUARE FEET), INCLUSIVE OF A 0.08 ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION AND A 0.07 ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SITUATED IN THE HENRY KLOPPENBERG SURVEY NO. 193, ABSTRACT NO. 399, BEXAR COUNTY, TEXAS, BEING ALL OF THAT 14.51 ACRE (632,149.60 SQUARE FEET) TRACT AS CONVEYED TO 4462 WURZBACH, LLC, AS RECORDED IN DOCUMENT NUMBER 20200202853 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100


Moy Tarin Ramirez Engineers, LLC
• Engineers • Surveyors • Planners
TBPELS: ENGINEERING F-5297/SURVEYING F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085


DATE OF PREPARATION: FEBRUARY 15, 2023




## LOCATION MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| FIR | FOUND 1/2" IRON ROD |
| ESM'T | EASEMENT |
| R.O.W. | RIGHT OF WAY |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| N.C.B. | NEW CITY BLOCK |
| (hexagon 1) | EXISTING EASEMENT |
| (circle 1) | PROPOSED EASEMENT |
| (box 1) | EXISTING LOT DATA |
| | EXISTING CONTOURS |
| ℄ | CENTERLINE |
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |

## KEYNOTES

1. 30' BUILDING LINE (VOL. 2805, PG. 2, O.P.R.B.C.T.)
2. 7.5' SETBACK LINE (VOL. 2805, PG. 2, O.P.R.B.C.T.)
3. 25' DRAINAGE ESM'T (VOL. 2805, PG. 2, O.P.R.B.C.T.)
4. 30' BUILDING LINE (VOL. 2805, PG. 38, O.P.R.B.C.T.)

## KEYNOTES

1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION ESM'T
2. VARIABLE WIDTH PUBLIC WATER EASEMENT
3. 10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION ESM'T
4. VARIABLE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.08 ACRES)
5. 24.5' x 120' DEDICATION TO THE CITY OF SAN ANTONIO
6. VARIABLE WIDTH SANITARY SEWER EASEMENT (0.07 ACRES)
7. 12' PUBLIC WATER EASEMENT
8. VARIABLE WIDTH CLEAR VISION EASEMENT (0.27 ACRES)

## CPS/SAWS/COSA/UTILITY NOTE:

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 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 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:

- VACATE 25' DRAINAGE ESM'T (VOL. 2805, PG. 2, O.P.R.B.C.T.)

## IMPACT FEE NOTE:
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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

## 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.

## MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 9, BLOCK 20, NCB 18110, 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.

## TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38802034), 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).

## NOTES:

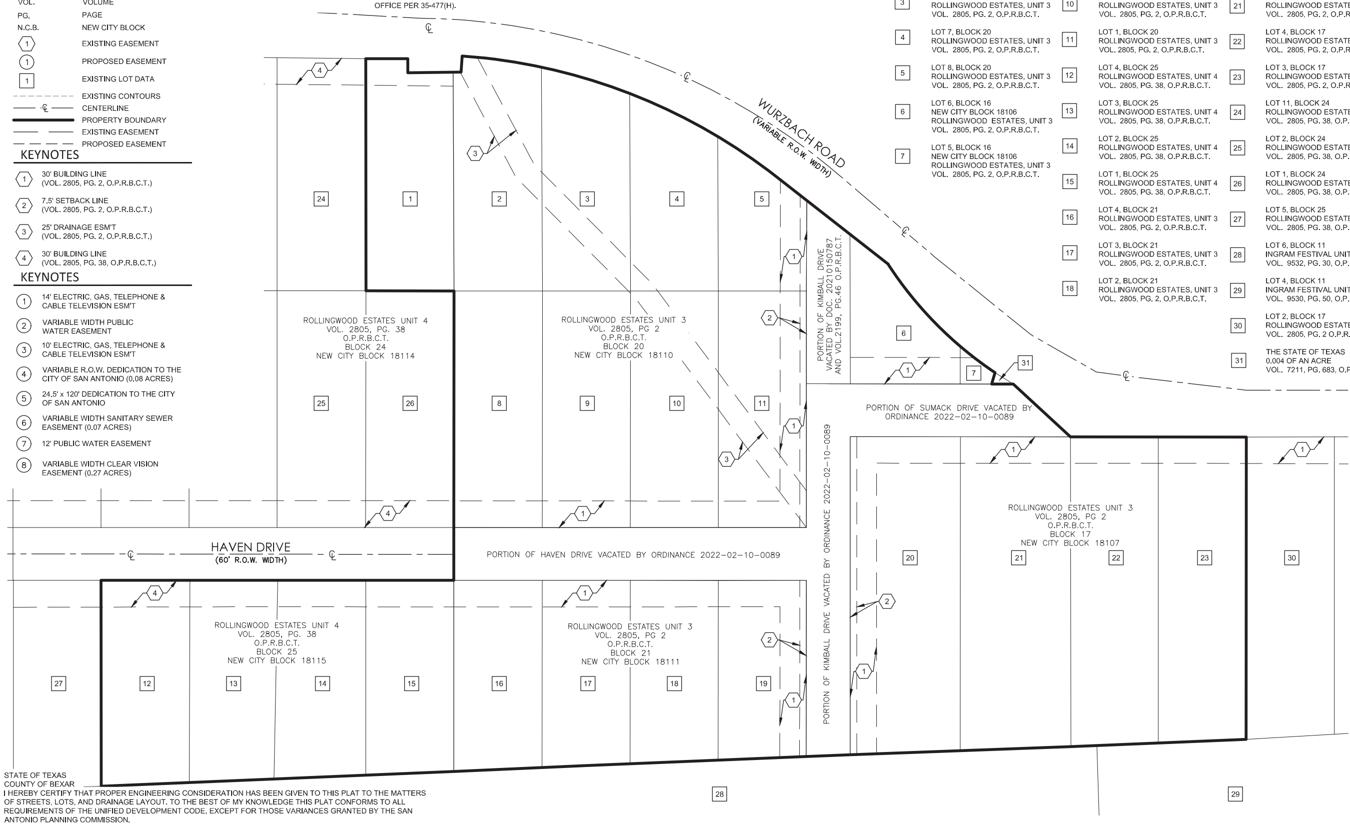
1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0380G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
2. ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
4. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
5. 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 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.
6. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
7. CONTOURS SHOWN ARE FROM AN ON THE GROUND SURVEY PERFORMED BY MOY TARIN RAMIREZ ENGINEERS, LLC, JUNE 18, 2021 AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

## CLEAR VISION NOTE:
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, OR LATEST REVISION THEREOF.

## SAWS DEDICATION NOTE:
ALL ONSITE SEWER INFRASTRUCTURE IS TO BE PRIVATELY OWNED & MAINTAINED.

## KEYNOTES - EXISTING LOT DATA

| | |
|---|---|
| 1 | LOT 12, BLOCK 24, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 2 | LOT 5, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 3 | LOT 6, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 4 | LOT 7, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 5 | LOT 8, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 6 | LOT 6, BLOCK 16, NEW CITY BLOCK 18106, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 7 | LOT 5, BLOCK 16, NEW CITY BLOCK 18106, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 8 | LOT 4, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 9 | LOT 3, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 10 | LOT 2, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 11 | LOT 1, BLOCK 20, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 12 | LOT 4, BLOCK 25, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 13 | LOT 3, BLOCK 25, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 14 | LOT 2, BLOCK 25, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 15 | LOT 1, BLOCK 25, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 16 | LOT 4, BLOCK 21, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 17 | LOT 3, BLOCK 21, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 18 | LOT 2, BLOCK 21, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 19 | LOT 1, BLOCK 21, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 20 | LOT 6, BLOCK 17, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 21 | LOT 5, BLOCK 17, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 22 | LOT 4, BLOCK 17, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 23 | LOT 3, BLOCK 17, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2, O.P.R.B.C.T. |
| 24 | LOT 11, BLOCK 24, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 25 | LOT 2, BLOCK 24, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 26 | LOT 1, BLOCK 24, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 27 | LOT 5, BLOCK 25, ROLLINGWOOD ESTATES, UNIT 4, VOL. 2805, PG. 38, O.P.R.B.C.T. |
| 28 | LOT 6, BLOCK 11, INGRAM FESTIVAL UNIT 2 SUBDIVISION, VOL. 9532, PG. 30, O.P.R.B.C.T. |
| 29 | LOT 4, BLOCK 11, INGRAM FESTIVAL UNIT 1 SUBDIVISION, VOL. 9530, PG. 50, O.P.R.B.C.T. |
| 30 | LOT 2, BLOCK 17, ROLLINGWOOD ESTATES, UNIT 3, VOL. 2805, PG. 2 O.P.R.B.C.T. |
| 31 | THE STATE OF TEXAS, 0.004 OF AN ACRE, VOL. 7211, PG. 683, O.P.R.B.C.T. |




## AREA BEING REPLATTED THROUGH PUBLIC HEARING
SCALE: 1"=100'

THE 14.51 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF SUMACK DRIVE, A 60-FOOT RIGHT OF WAY, KIMBALL DRIVE, A 50-FOOT RIGHT OF WAY, AND HAVEN DRIVE, A 60-FOOT RIGHT OF WAY, A PORTION OF LOTS 5 AND 6, BLOCK 16, NEW CITY BLOCK 18106, A PORTION OF LOTS 5,6,7 AND 8, BLOCK 20, NEW CITY BLOCK 18110, AND ALL OF LOTS 1,2,3, AND 4, BLOCK 20, NEW CITY BLOCK 18110, ALL OF LOTS 1,2,3 AND 4, BLOCK 21, NEW CITY BLOCK 18111, ALL OF LOTS 3,4,5 AND 6, BLOCK 17, NEW CITY BLOCK 18107 AS SHOWN ON SUBDIVISION PLAT OF ROLLINGWOOD ESTATES UNIT 3 AS RECORDED IN VOLUME 2805, PAGE 2; A PORTION OF LOT 12, BLOCK 24, NEW CITY BLOCK 18114, AND ALL OF LOTS 1,2,3, AND 4, BLOCK 25, NEW CITY BLOCK 18115 AS SHOWN ON SUBDIVISION PLAT OF ROLLINGWOOD ESTATES UNIT 4 AS RECORDED IN VOLUME 2805, PAGE 38, AS CONVEYED TO 4462 WURZBACH PROPERTIES, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220202853 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AS WELL AS ALL OF THOSE EASEMENTS WITHIN THE PLATTED AREAS JUST DESCRIBED.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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: MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS ★ RAYMOND TARIN, JR ★ 87060 ★ LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS ★ REGISTERED ★ STEPHANIE L. JAMES ★ 5950 ★ PROFESSIONAL LAND SURVEYOR

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STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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:
JAMES KANDASAMY
ACHIEVE INVESTMENT GROUP
13018 RESEARCH BLVD, SUITE A
AUSTIN, TEXAS 78750
(512) 965-6488

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ______ 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 ______.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES:

THIS PLAT OF WURZBACH RD APARTMENTS, 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

**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT**

# PLAT NO. 21-11800622

## REPLAT & SUBDIVISION PLAT ESTABLISHING
# WURZBACH RD APARTMENTS

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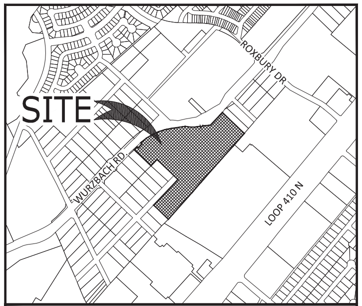
SCALE: 1"=100'

100 50 0 100


MTR
• Engineers • Surveyors • Planners

**Moy Tarin Ramirez Engineers, LLC**
TBPELS: ENGINEERING F-5297/SURVEYING F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085


DATE OF PREPARATION: FEBRUARY 15, 2023




LOCATION MAP
NOT TO SCALE

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4. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
5. 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 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.
6. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
7. CONTOURS SHOWN ARE FROM AN ON THE GROUND SURVEY PERFORMED BY MOY TARIN RAMIREZ ENGINEERS, LLC, JUNE 18, 2021 AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

## TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38802034). 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).

## CLEAR VISION NOTE:

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, OR LATEST REVISION THEREOF.

## SAWS DEDICATION NOTE:

ALL ONSITE SEWER INFRASTRUCTURE IS TO BE PRIVATELY OWNED & MAINTAINED.

CURVE TABLE

| CURVE NO. | DELTA | ARC LENGTH | RADIUS | CHORD BEARING | CHORD DIST. |
|---|---|---|---|---|---|
| C1 | 33°55'43" | 389.05' | 657.00' | N64°54'50"E | 383.39' |
| C2 | 23°12'11" | 174.14' | 430.00' | N89°17'18"E | 172.95' |
| C3 | 22°13'06" | 254.78' | 657.00' | N59°03'32"E | 253.18' |
| C4 | 0°31'10" | 5.96' | 657.00' | N48°12'34"E | 5.96' |
| C5 | 16°45'02" | 187.40' | 641.00' | S56°20'01"W | 186.73' |
| C6 | 18°01'22" | 135.26' | 430.00' | N86°41'53"E | 134.70' |
| C7 | 5°26'38" | 62.42' | 657.00' | N50°40'17"E | 62.40' |
| C8 | 1°32'58" | 17.77' | 657.00' | N54°10'05"E | 17.77' |
| C9 | 4°03'49" | 30.50' | 430.00' | N82°15'31"W | 30.49' |

LINE TABLE

| LINE NO. | LENGTH | DIRECTION |
|---|---|---|
| L1 | 59.53' | N46°09'58"W |
| L2 | 47.81' | N43°42'29"E |
| L3 | 16.00' | S46°29'35"E |
| L4 | 60.54' | N43°09'14"E |
| L5 | 18.40' | N42°24'02"W |
| L6 | 13.47' | S29°50'58"E |
| L7 | 24.50' | N43°54'53"E |
| L8 | 88.42' | N86°36'04"E |
| L9 | 49.85' | S41°46'05"W |
| L10 | 24.50' | N43°52'07"E |
| L11 | 24.50' | S43°52'07"W |
| L12 | 30.00' | N46°07'53"W |
| L13 | 83.13' | S41°20'28"W |
| L14 | 52.19' | S41°20'28"W |
| L15 | 16.00' | N42°24'02"W |
| L16 | 8.29' | S67°56'50"W |
| L17 | 18.39' | N22°03'10"W |
| L18 | 100.21' | S43°54'50"W |
| L19 | 16.26' | N43°42'29"E |

LEGEND

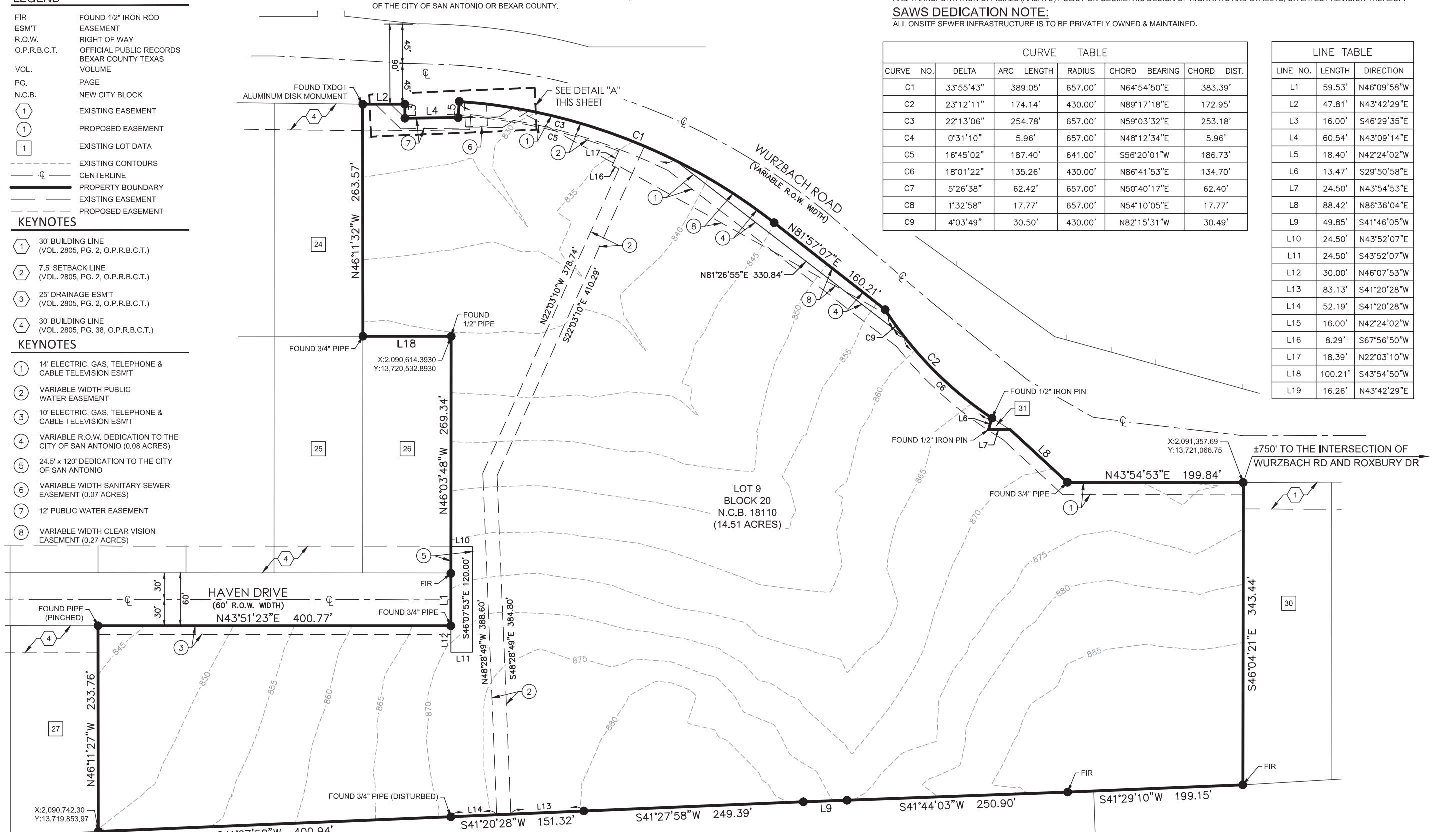
| | |
|---|---|
| FIR | FOUND 1/2" IRON ROD |
| ESM'T | EASEMENT |
| R.O.W. | RIGHT OF WAY |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS |
| VOL. | VOLUME |
| PG. | PAGE |
| N.C.B. | NEW CITY BLOCK |
| (hexagon 1) | EXISTING EASEMENT |
| (circle 1) | PROPOSED EASEMENT |
| (square 1) | EXISTING LOT DATA |
| | EXISTING CONTOURS |
| ℄ | CENTERLINE |
| | PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |

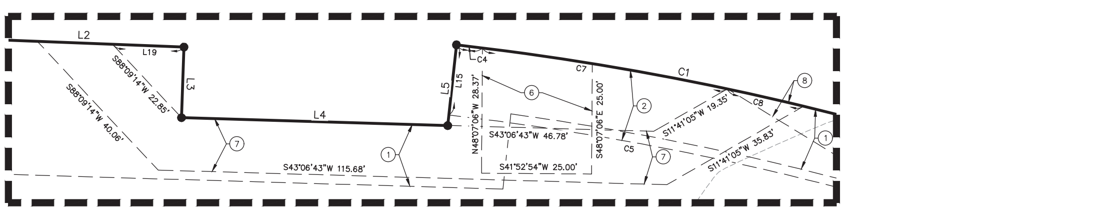
KEYNOTES

1. 30' BUILDING LINE (VOL. 2805, PG. 2, O.P.R.B.C.T.)
2. 7.5' SETBACK LINE (VOL. 2805, PG. 2, O.P.R.B.C.T.)
3. 25' DRAINAGE ESM'T (VOL. 2805, PG. 2, O.P.R.B.C.T.)
4. 30' BUILDING LINE (VOL. 2805, PG. 38, O.P.R.B.C.T.)

KEYNOTES

1. 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION ESM'T
2. VARIABLE WIDTH PUBLIC WATER EASEMENT
3. 10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION ESM'T
4. VARIABLE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.08 ACRES)
5. 24.5' x 120' DEDICATION TO THE CITY OF SAN ANTONIO
6. VARIABLE WIDTH SANITARY SEWER EASEMENT (0.07 ACRES)
7. 12' PUBLIC WATER EASEMENT
8. VARIABLE WIDTH CLEAR VISION EASEMENT (0.27 ACRES)




DETAIL "A"
SCALE: 1"=20'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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:
JAMES KANDASAMY
ACHIEVE INVESTMENT GROUP
13018 RESEARCH BLVD, SUITE A
AUSTIN, TEXAS 78750
(512) 965-6488

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ____________ 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 ______________.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES:

THIS PLAT OF WURZBACH RD APARTMENTS, 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

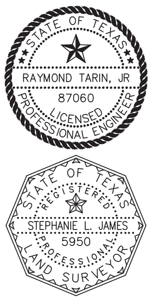
BY: ______________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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: MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051




**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT**

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