

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. CRS ENERGY AND SAWS SHALL ALSO HAVE THE PIGHT 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 PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION

ROLLING

ACRES

SUBDIVISION

(VOL 980,

OFFICIAL PUBLIC RECORDS (SURVEYOR)

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

CENTERLINE

(YOL 5917, PG 107 OPR)

(OFFICIAL PUBLIC RECORDS

EXISTING CONTOURS

NCB NEW CITY BLOCK

PG 339 DPR)PG 339 DPR

LEGEND

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR)

ROLLING

ACRES

SUBDIVISION

(VOL 980,

PG PAGE(S)

FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERW

. 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.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ZERO (EXISTING) ACCESS POINT(S) ALONG HIGHWAY 281 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 217.87' (ACCESS WILL BE PROVIDED BY ZERO (0) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG US HIGHWAY 281.)

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 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.

SAWS IMPACT FEE:

N: 13740802.00_ E: 2131650.41

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 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES

BLOCK 3

S89'58'40"W ~ 830.32'

PORTLAND ROAD

DRAINAGE EASEMENT ENCROACHMENTS:

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.

COMMON AREA MAINTENANCE:

LOT 95

RED ROOF INNS

SUBDIVISION

(VOL 9533, PG 100 DPR)

CHORD LENGTH

462.68' 467.65'

19.95

18.51

112.69

CURVE TABLE

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.

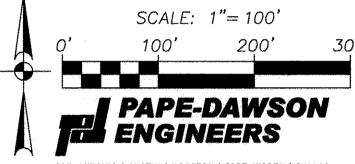
PLAT NUMBER 170385

REPLAT PLAT ESTABLISHING

PAPPAS-281 AND PORTLAND

BEING A TOTAL OF 3.889 ACRES, PREVIOUSLY PLATTED AS LOTS 15-21 AND THE REMAINING PORTION OF LOT 22 OF THE ROLLING ACRES SUBDIVISION THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,
PARKS, TREE SAVE AREAS, INCLUDING LOT 98, BLOCK 3, CB OR NOB11967, DRAINAGE

OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 98, BLOCK 3, IN NEW CITY RECORDED IN VOLUME 980, PAGE 339 OF THE DEED AND PLAT RECORDS BLOCK 11967, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: September 14, 2018



N: 13740475.56 E: 2132176.04

> 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 OR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CHRISTOPHER J. PAPPAS OWNER/DEVELOPER PAPPAS RESTAURANT, INC. 13939 NORTHWEST FREEWAY

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER J. PAPPAS 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

HOUSTON, TEXAS 77040

THIS PLAT OF PAPPAS-281 AND PORTLAND 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:		CHAIRMAI
BY:		SECRETAR



AREA BEING REPLATTED

REMAINING PORTION OF LOT 22

THE 3.889 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 15-21 AND THE REMAINING PORTION OF LOT 22 OF THE ROLLING ACRES SUBDIVISION RECORDED IN VOLUME 980, PAGES 339 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY,

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (ROLLING ACRES) WHICH IS RECORDED IN VOLUME 980 , PAGE 339 , COUNTY PLAT AND DEED

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

CHRISTOPHER J. PAPPAS PAPPAS RESTAURANT, INC. 13939 NORTHWEST FREEWAY

MY COMMISSION EXPIRES: 5/09/2020

SURVEYOR'S NOTES:

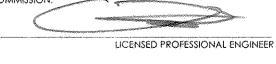
PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

B. 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.

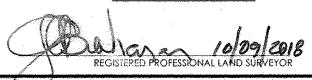
STATE OF TEXAS COUNTY OF BEXAR

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.



STATE OF TEXAS

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: PAPE-DAWSON ENGINEERS, INC.



14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.197 AC.) DRAINAGE EASEMENT (VOL 9533, PG 100 DPR) 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL 9533, PG 100 DPR) 10' SANITARY SEWER EASEMENT (VOL 9533, PG 100 DPR) 10' SANITARY SEWER EASEMENT

	LINE TABLE						
	LINE	#	BEARING	LENGTH			
ISE)	L1		S0'01'20"E	75.00			
	L2		N88'37'48"E	10.52			
	L3		N1 22 12 W	66.81			
	L4		N53'39'24"W	53.54			
	L5		N90,00,00 _m	13.37			
	L6		S0'00'00"W	21.36'			
	L7		S53'39'24"E	50.69'			
	L8		S1*22'12"E	121.74'			
	L9		S8478'12"E	82.53			
	L10		S0'03'08"W	12.29			
	L11		S4'01'06"W	19.51'			

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LINE #	BEARING	LENGTH	CURVE	#	RADIUS	DELTA	CHORD BEARING	
L1	S0"01"20"E	75.00'	C1		15.00'	7612'30"	N81°49'43"E	
L2	N88'37'48"E	10.52	C2		925.17	28'57'41"	S7476'24"E	
L3	N1'22'12"W	66.81	Ç3		925.17	6"59'00"	N85"15'45"W	
L4	N53'39'24"W	53.54'	*					
L5	и90,00,00"м	13.37'						
L6	so'00'00"W	21.36'						
L7	S53*39'24"E	50.69'						
L8	S1"22"12"E	121.74'						
L9	S8478'12"E	82.53'						
L10	S0'03'08"W	12.29*						
L11	S4'01'06"W	19.51'						

LOT 94

RED ROOF INNS SUBDIVISION

(VOL 9533, PG 100 DPR)

G. E. BUCHANAN