

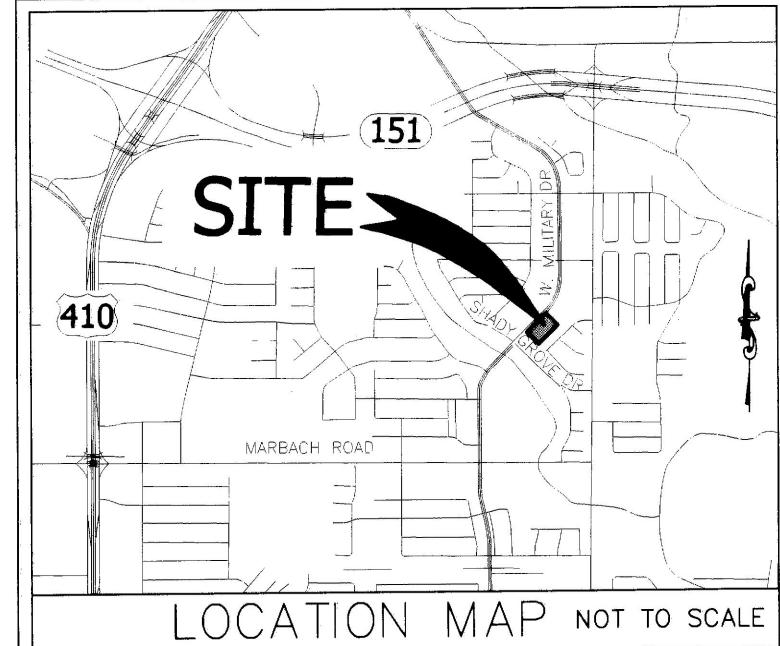
## PLAT ESTABLISHING

## WEST MILITARY COMMERCIAL

4.00 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE J.W. MCCAMEY SURVEY NO. 70, BEXAR COUNTY, TEXAS, OUT OF BLOCK 50 AND 51, N.C.B. 15398, CABLE RANCH SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND DEED RECORDED IN VOLUME 17591, PAGE 89, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 36, BLOCK 29, NCB 15399.



**MENDEZ ENGINEERING**  
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LOCATION MAP NOT TO SCALE

**LEGEND:**

- D&P. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- S.W.D. = SPECIAL WARRANTY DEED OF BEXAR COUNTY, TEXAS
- W.D. = WARRANTY DEED OF BEXAR COUNTY, TEXAS
- R.P.R. = REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- E.G.T.C.A.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- D.P.R. = DEED AND PLAT RECORDS
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- 667— = EXISTING CONTOURS
- 680— = PROPOSED CONTOURS
- C.O.S.A. = CITY OF SAN ANTONIO
- R.O.W. = RIGHT-OF-WAY
- 5' S.W.U.E. = 5' SIDEWALK & UTILITY EASEMENT
- ESM'T. = EASEMENT
- ELEC. = ELECTRIC
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY TEXAS

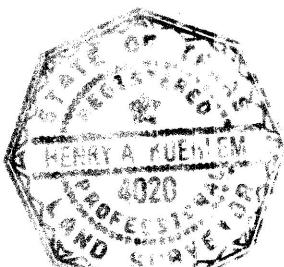
- (1) = 16' UTILITY EASEMENT (VOL. 5870, PG. 136, O.P.R.B.C.T.)
- (2) = 16' UTILITY EASEMENT (VOL. 5700, PG. 17, O.P.R.B.C.T.)
- (3) = DRAINAGE EASEMENT (VOL. 9557, PG. 33, O.P.R.B.C.T.)
- (4) = SOUTHWEST BRANCH LIBRARY (VOL. 9557, PG. 33, O.P.R.)

**SURVEYOR'S NOTES:**

- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS AND ARE BASED ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE. THE COORDINATES ARE IN DEGREES, MINUTES AND SECONDS. SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0'00'00".
- 2.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3.) CONTROL MONUMENTATION AS SHOWN.

(1) INDICATES TYPICAL MONUMENTATION SET, IS A 1/2" REBAR WITH A RPLS 4020 PLASTIC CAP.

(2) INDICATES A FOUND 1/2" IRON PIN, UNLESS OTHERWISE NOTED

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: HENRY A. KUEHLEM UNDER MY SUPERVISION.

*Henry A. Kuehlem*  
HENRY A. KUEHLEM  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4020  
H.A. KUEHLEM SURVEY COMPANY

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Ray Mendez*  
RAY MENDEZ, PE, CRM, RGDP  
LICENSED PROFESSIONAL ENGINEER No. 94180  
MENDEZ ENGINEERING

## C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MODIFICATIONS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN EASEMENT AREAS, 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

## FLOOD PLAIN MANAGEMENT:

1. 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON 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.

## FLOOD ZONE:

THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 48029C0365F, COMMUNITY PANEL NO. 0365F, DATED SEPTEMBER 29, 2010. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

FLOOD ZONE EXPLANATION ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## NOTES:

1. 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. 35-504 (e)(5).

## FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AND 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN CONFORMANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

## SAWS HIGH PRESSURE NOTE:

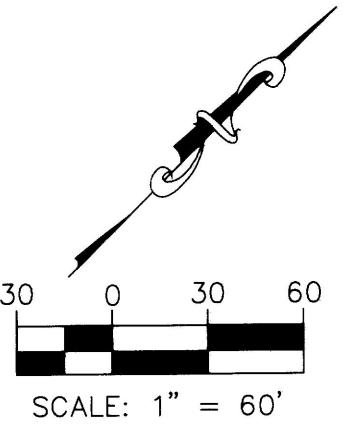
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

## INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THE PLAT.

## INGRESS/EGRESS WATER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THE PLAT.



SCALE: 1" = 60'

## LINE TABLE

LINE	LENGTH	BEARING
L1	5.00'	S45°25'46"E
L2	12.01'	N44°39'11"E
L3	5.00'	N45°20'49"W
L4	5.00'	N45°20'49"W
L5	20.00'	S44°39'11"W
L6	5.00'	S45°20'49"E

