

PLAT NO. 170053
A DEVELOPMENT PLAT
ESTABLISHING
NSSA-NATIONAL
SHOOTING COMPLEX

BEING A TOTAL OF 590.324 ACRE TRACT OF LAND OUT OF AND PART OF COUNTY BLOCK 4409, D.C. OGDEN SURVEY NO. 385; AND COUNTY BLOCK 4410, B.B.B. & C.R.R. CP. SURVEY NO. 385; AND COUNTY BLOCK 4411, B.B.B. & C.R.R. CP. SURVEY NO. 386, BEXAR COUNTY, TEXAS, WHICH SAID 590.304 ACRE TRACT CONSISTS OF A 39.933 ACRE TRACT OF LAND RECORDED IN VOL. 10878, PG. 2326, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 135.278 ACRE TRACT OF LAND RECORDED IN VOL. 5334, PG. 1407, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF AND PART OF A 417.70 ACRE TRACT OF LAND RECORDED IN VOL. 4203, PG. 1114, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DATE: 2017/03/01 PROJECT NO. 115111.04.405
 STATE OF TEXAS X
 COUNTY OF BEXAR X

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:
 MICHAEL HAMPTON, JR.
 EXECUTIVE DIRECTOR
 NATIONAL SKEET SHOOTING ASSOCIATION
 5931 ROFT ROAD
 SAN ANTONIO, TX 78253
 (V)210.688.5371

STATE OF TEXAS X
 COUNTY OF BEXAR X

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

THIS PLAT OF NSSA-NATIONAL SHOOTING COMPLEX 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.

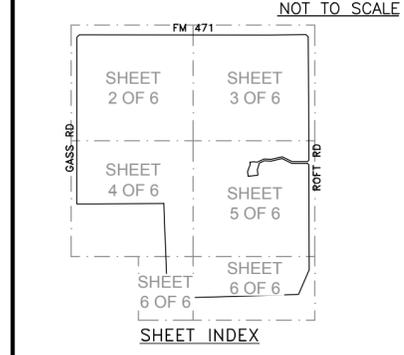
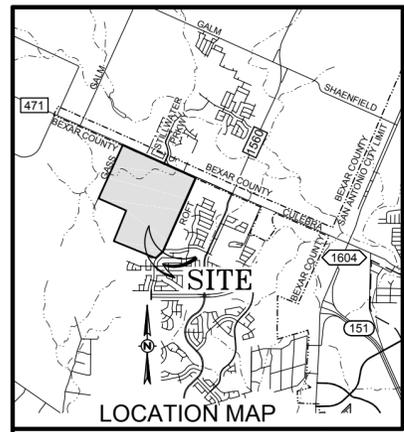
DATED THIS _____ DAY OF _____ A.D., 2017

BY: _____
 CHAIRMAN
 BY: _____
 SECRETARY

I, _____, COUNTY CLERK OF COUNTY OF BEXAR, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 20____ A.D. AT _____ M. IN THE DEED AND PLATS RECORDS OF COUNTY OF BEXAR, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAD AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

COUNTY CLERK, COUNTY OF BEXAR, TEXAS

BY: _____ DEPUTY
 PAGE 1 OF 6



- LEGEND**
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊗ 1/2" IRON ROD FOUND W/ CAP STAMPED "RPSL 5566"
 - TXDOT MON TYPE "I"
 - △ 1/2" IRON ROD FOUND W/ CAP STAMPED "MOY SURVEY"
 - D.P.R. DEED AND PLAT RECORDS OF COUNTY OF BEXAR, TEXAS
 - O.P.R. OFFICIAL PROPERTY RECORDS OF COUNTY OF BEXAR, TEXAS
 - CB COUNTY BLOCK
 - BLK BLOCK
 - ROW RIGHT OF WAY
 - VOL VOLUME
 - PG PAGE
 - AC ACRE
 - 900— CONTOUR LINE
 - IMPROVEMENTS (DRIVES)
 - IMPROVEMENTS (BUILDINGS)
 - CITY/COUNTY LIMIT LINE
 - BASE FLOOD PLAIN/FUTURE FLOOD PLAIN DIFFERENCE
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).
 SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
 SURFACE=GRID X 1.00017

STATE OF TEXAS X
 COUNTY OF BEXAR X

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 CDS MUERY.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
 COUNTY OF BEXAR X

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.

LICENSED PROFESSIONAL ENGINEER

- EASEMENT LEGEND**
- (A) 28' ELECTRIC ESMT VOL. 8584 PG 1252 O.P.R.
 - (B) 35' DRAINAGE ESMT VOL. 16416 PG 823 O.P.R.
 - (C) 12'x12' PERMANENT WATER ESMT VOL. 16544 PG 948 O.P.R.
 - (D) 14' GAS, ELEC, TELE. AND CA. TV ESMT
 - (E) 20' GAS, ELEC, TELE. AND CA. TV ESMT(0.668 AC.)
 - (F) 12' GAS, ELEC, TELE. AND CA. TV ESMT
 - (G) 14' GAS, ELEC, TELE. AND CA. TV ESMT VOL. 9674 PG. 129
 - (H) 20' BLDG SETBACK VOL. 9674 PG. 129
 - (J) 85' PRIVATE DRAINAGE ESMT VOL. 9674 PG. 129
 - (K) VARIABLE WIDTH PUBLIC DRAINAGE ESMT(PERMEABLE) (56.058 AC.)

- SAWS NOTES:**
- 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 WASTEWATER SERVICE CONNECTION.
 - WASTEWATER NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS(EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL A 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.

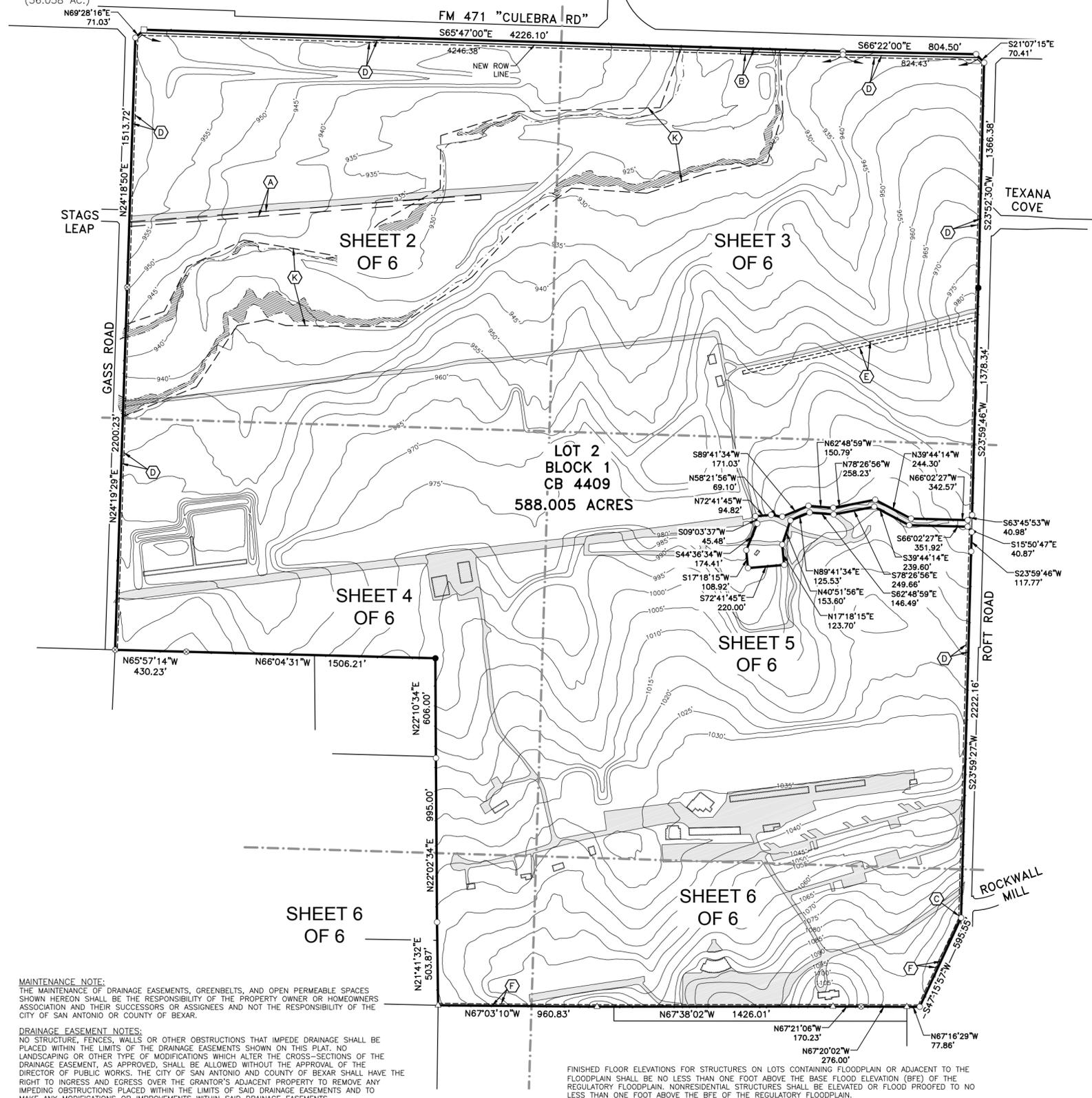
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED SEPT. 29, 2010 AND DFIRM PANEL 48029C0215G, DATED SEPT. 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF BEXAR OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. COUNTY OF BEXAR OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 AREA.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
 - 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.

THIS PLAT ACCEPTS UPSTREAM OFFSITE DRAINAGE FROM APPROXIMATELY 0.53 ACRES EAST OF ROFT ROAD INCLUDING PORTIONS OF ALAMO RANCH UNITS 3, 19A2, 22 A AND B AND PROPERTY OWNED BY THE CATHOLIC ARCHDIOCESE OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM.
 b.11-ACRES SOUTH OF THE PROPERTY INCLUDING A PORTION OF ALAMO RANCH UNIT 13A AND CB 4401 P-2C (36.953) ABS 744 & CB 4410 P-3A (46.626) ABS 98.
 c.48-ACRES SOUTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4410, LOTS P-2A, P-2J, P-6, P-8, P-9, P-9A AND P-9B.
 d.19-ACRES TO THE NORTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4408, P-4 AND KB CULEBRA UNIT 3B AND 3C SUBDIVISION.
 THE PROPERTY WILL ACCEPT THE WATER FROM THESE UPSTREAM AREAS AND WILL NOT DEVELOP IN A WAY THAT WILL OBSTRUCT THE CONVEYANCE OF THIS WATER THROUGH THE PROPERTY IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE. FURTHER SUBDIVISION MAY REQUIRE ESTABLISHMENT OF DRAINAGE EASEMENTS.

- TXDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - 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 COMBINED TOTAL OF FOUR (4) EXISTING ACCESS POINTS ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 5030.6'.



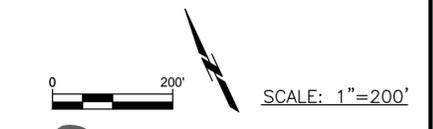
MAINTENANCE NOTE:
 THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR COUNTY OF BEXAR.

DRAINAGE EASEMENT NOTES:
 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 COUNTY OF BEXAR 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.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**A DEVELOPMENT PLAT
ESTABLISHING
NSSA-NATIONAL
SHOOTING COMPLEX
SUBDIVISION**

BEING A TOTAL OF 590.324 ACRE TRACT OF LAND OUT OF AND PART OF COUNTY BLOCK 4409, D.C. OGDEN SURVEY NO. 385; AND COUNTY BLOCK 4410, B.B.B. & C.R.R. CP. SURVEY NO. 385; AND COUNTY BLOCK 4411, B.B.B. & C.R.R. CP. SURVEY NO. 386, BEXAR COUNTY, TEXAS, WHICH SAID 590.304 ACRE TRACT CONSISTS OF A 39.933 ACRE TRACT OF LAND RECORDED IN VOL. 10878, PG. 2326, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 135.278 ACRE TRACT OF LAND RECORDED IN VOL. 5334, PG. 1407, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF AND PART OF A 417.70 ACRE TRACT OF LAND RECORDED IN VOL. 4203, PG. 1114, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



CDS muery
ENGINEERS • SURVEYORS
3411 PACIFIC DR. SAN ANTONIO, TEXAS • (210) 581-1111 • TOLL FREE: 1-800-451-1111 • TEXAS REG. NO. 00095-00

DATE: 2017/03/01 PROJECT NO. 115111.04.405

STATE OF TEXAS X
COUNTY OF BEXAR X

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:
MICHAEL HAMPTON, JR.
EXECUTIVE DIRECTOR
NATIONAL SKEET SHOOTING ASSOCIATION
5931 ROFT ROAD
SAN ANTONIO, TX 78253
(512)210.688.5371

STATE OF TEXAS X
COUNTY OF BEXAR X

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ NSSA-NATIONAL SHOOTING COMPLEX 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., 2017

BY: _____
CHAIRMAN

BY: _____
SECRETARY

I, _____, COUNTY CLERK OF COUNTY OF BEXAR, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 20____ A.D. AT _____ M. IN THE DEED AND PLATS RECORDS OF COUNTY OF BEXAR, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAD AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

COUNTY CLERK, COUNTY OF BEXAR, TEXAS

BY: _____, DEPUTY
PAGE 2 OF 6

EASEMENT LEGEND

- (A) 28' ELECTRIC ESMT VOL. 8584 PG 1252 O.P.R.
- (B) 35' DRAINAGE ESMT VOL. 16416 PG 823 O.P.R.
- (C) 12'x12' PERMANENT WATER ESMT VOL. 16544 PG 948 O.P.R.
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- (K) VARIABLE WIDTH PUBLIC DRAINAGE ESMT(PERMEABLE) (56.058 AC.)

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER 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 COMBINED TOTAL OF FOUR (4) EXISTING ACCESS POINTS ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 5030.6'.

MAINTENANCE NOTE:
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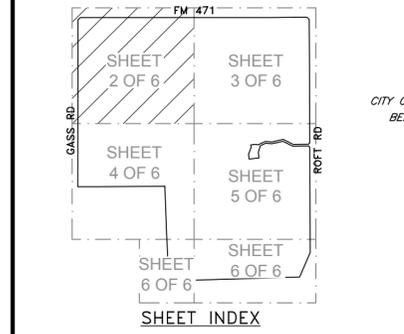
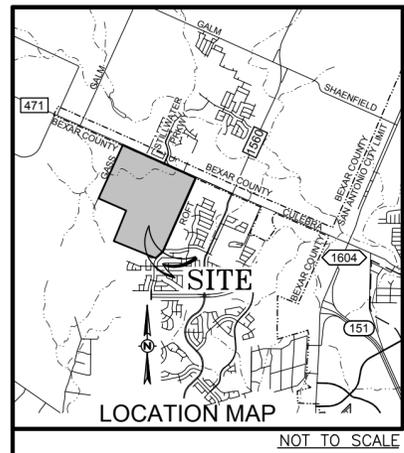
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LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 AREA.
2. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.

SAWS NOTES:
1. 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 WASTEWATER SERVICE CONNECTION.
2. WASTEWATER NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS(EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
4. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL A 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.

THIS PLAT ACCEPTS UPSTREAM OFFSITE DRAINAGE FROM APPROXIMATELY 0.53 ACRES EAST OF ROFT ROAD INCLUDING PORTIONS OF ALAMO RANCH UNITS 3, 19A2, 22 A AND B AND PROPERTY OWNED BY THE CATHOLIC ARCHDIOCESE OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM.
a. 11-ACRES SOUTH OF THE PROPERTY INCLUDING A PORTION OF ALAMO RANCH UNIT 13A AND CB 4401 P-2C (36.953) ABS 744 & CB 4410 P-3A (46.626) ABS 98.
b. 48-ACRES SOUTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4410, LOTS P-2A, P-2J, P-6, P-8, P-9, P-9A AND P-9B.
c. 19-ACRES TO THE NORTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4408, P-4 AND KB CULEBRA UNIT 3B AND 3C SUBDIVISION.
THE PROPERTY WILL ACCEPT THE WATER FROM THESE UPSTREAM AREAS AND WILL NOT DEVELOP IN A WAY THAT WILL OBSTRUCT THE CONVEYANCE OF THIS WATER THROUGH THE PROPERTY IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE. FURTHER SUBDIVISION MAY REQUIRE ESTABLISHMENT OF DRAINAGE EASEMENTS.



LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊗ 1/2" IRON ROD FOUND W/ CAP STAMPED "RPSL 5566"
 - TXDOT MON TYPE "I"
 - △ 1/2" IRON ROD FOUND W/ CAP STAMPED "MOY SURVEY"
 - D.P.R. DEED AND PLAT RECORDS OF COUNTY OF BEXAR, TEXAS
 - O.P.R. OFFICIAL PROPERTY RECORDS OF COUNTY OF BEXAR, TEXAS
 - CB COUNTY BLOCK
 - BLK BLOCK
 - ROW RIGHT OF WAY
 - VOL VOLUME
 - PG PAGE
 - AC ACRE
 - 900 CONTOUR LINE
 - IMPROVEMENTS (DRIVES)
 - IMPROVEMENTS (BUILDINGS)
 - CITY/COUNTY LIMIT LINE
 - BASE FLOOD PLAIN/FUTURE FLOOD PLAIN DIFFERENCE
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).
SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
SURFACE=GRID X 1.00017
- STATE OF TEXAS X
COUNTY OF BEXAR X

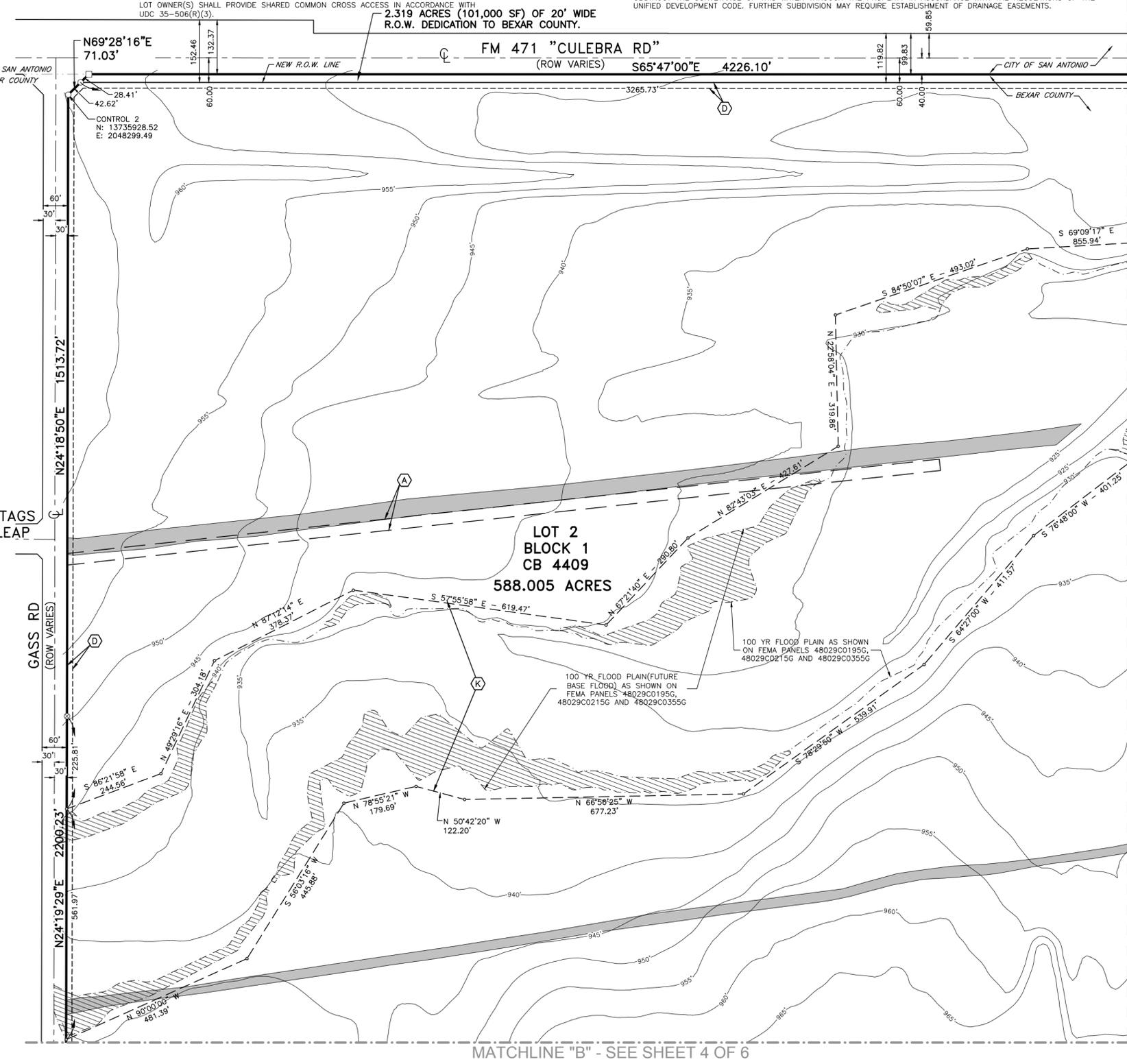
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY CDS MUERY:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
COUNTY OF BEXAR X

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.

LICENSED PROFESSIONAL ENGINEER



MATCHLINE "A" - SEE SHEET 3 OF 6
MATCHLINE "B" - SEE SHEET 4 OF 6

**A DEVELOPMENT PLAT
ESTABLISHING
NSSA-NATIONAL
SHOOTING COMPLEX
SUBDIVISION**

BEING A TOTAL OF 590.324 ACRE TRACT OF LAND OUT OF AND PART OF COUNTY BLOCK 4409, D.C. OGDEN SURVEY NO. 385; AND COUNTY BLOCK 4410, B.B.B. & C.R.R. CP. SURVEY NO. 385; AND COUNTY BLOCK 4411, B.B.B. & C.R.R. CP. SURVEY NO. 386, BEXAR COUNTY, TEXAS, WHICH SAID 590.304 ACRE TRACT CONSISTS OF A 39.933 ACRE TRACT OF LAND RECORDED IN VOL. 10878, PG. 2326, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 135.278 ACRE TRACT OF LAND RECORDED IN VOL. 5334, PG. 1407, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF AND PART OF A 417.70 ACRE TRACT OF LAND RECORDED IN VOL. 4203, PG. 1114, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DATE: 2017/03/01 PROJECT NO. 115111.04.405
STATE OF TEXAS X
COUNTY OF BEXAR X

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:
MICHAEL HAMPTON, JR.
EXECUTIVE DIRECTOR
NATIONAL SKEET SHOOTING ASSOCIATION
5931 ROFT ROAD
SAN ANTONIO, TX 78253
(V)210.688.5371

STATE OF TEXAS X
COUNTY OF BEXAR X

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF NSSA-NATIONAL SHOOTING COMPLEX 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.

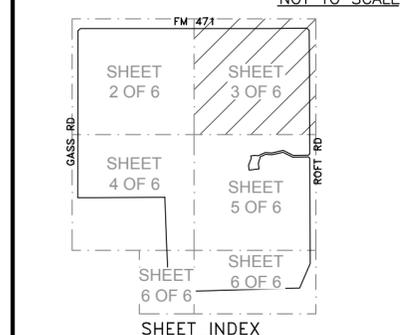
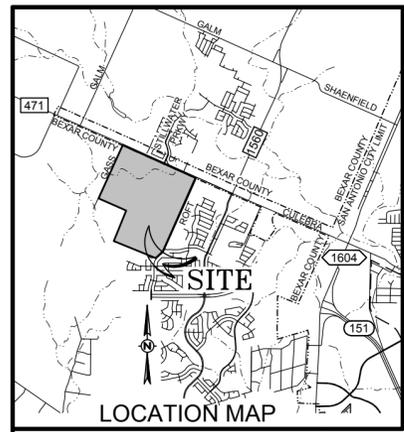
DATED THIS _____ DAY OF _____ A.D., 2017

BY: _____
CHAIRMAN
BY: _____
SECRETARY

I, _____, COUNTY CLERK OF COUNTY OF BEXAR, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 20____ A.D. AT _____ M. IN THE DEED AND PLATS RECORDS OF COUNTY OF BEXAR, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAD AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

COUNTY CLERK, COUNTY OF BEXAR, TEXAS

BY: _____, DEPUTY
PAGE 3 OF 6



- LEGEND**
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊗ 1/2" IRON ROD FOUND W/ CAP STAMPED "RPSL 5566"
 - TXDOT MON TYPE "I"
 - △ 1/2" IRON ROD FOUND W/ CAP STAMPED "MOY SURVEY"
 - D.P.R. DEED AND PLAT RECORDS OF COUNTY OF BEXAR, TEXAS
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 - CB COUNTY BLOCK
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 - ROW RIGHT OF WAY
 - VOL VOLUME
 - PG PAGE
 - AC ACRE
 - 900— CONTOUR LINE
 - ▬ IMPROVEMENTS (DRIVES)
 - ▨ IMPROVEMENTS (BUILDINGS)
 - - - CITY/COUNTY LIMIT LINE
 - ▨ BASE FLOOD PLAIN/FUTURE FLOOD PLAIN DIFFERENCE
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).
SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
SURFACE=GRID X 1.00017
- STATE OF TEXAS X
COUNTY OF BEXAR X

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 CDS MUERY:

REGISTERED PROFESSIONAL LAND SURVEYOR

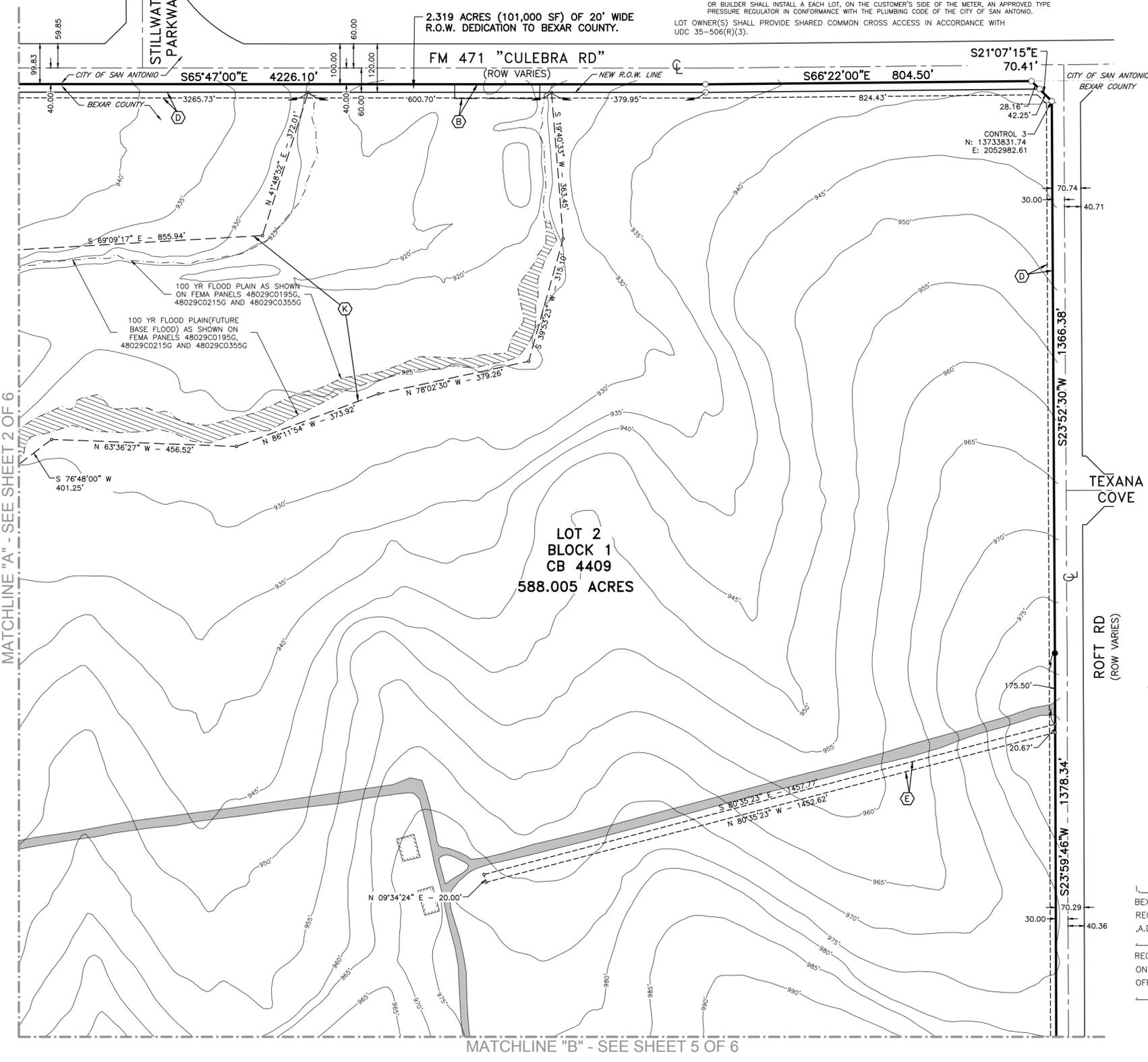
STATE OF TEXAS X
COUNTY OF BEXAR X

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.

LICENSED PROFESSIONAL ENGINEER

- EASEMENT LEGEND**
- (A) 28' ELECTRIC ESMT VOL. 8584 PG 1252 O.P.R.
 - (B) 35' DRAINAGE ESMT VOL. 16416 PG 823 O.P.R.
 - (C) 12'x12' PERMANENT WATER ESMT VOL. 16544 PG 948 O.P.R.
 - (D) 14' GAS, ELEC, TELE. AND CA. TV ESMT
 - (E) 20' GAS, ELEC, TELE. AND CA. TV ESMT(0.668 AC.)
 - (F) 12' GAS, ELEC, TELE. AND CA. TV ESMT
 - (G) 14' GAS, ELEC, TELE. AND CA. TV ESMT VOL. 9674 PG. 129
 - (H) 20' BLDG SETBACK VOL. 9674 PG. 129
 - (J) 85' PRIVATE DRAINAGE ESMT VOL. 9674 PG. 129
 - (K) VARIABLE WIDTH PUBLIC DRAINAGE ESMT(PERMEABLE) (56.058 AC.)
- TXDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - 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 COMBINED TOTAL OF FOUR (4) EXISTING ACCESS POINTS ALONG FM 471 BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 5036.6'.
- MAINTENANCE NOTE:**
- 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 COUNTY OF BEXAR.
- THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED SEPT. 29, 2010 AND DFIRM PANEL 48029C0215G, DATED SEPT. 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF BEXAR OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. COUNTY OF BEXAR OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.**
- DRAINAGE EASEMENT NOTES:**
- 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 COUNTY OF BEXAR 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.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

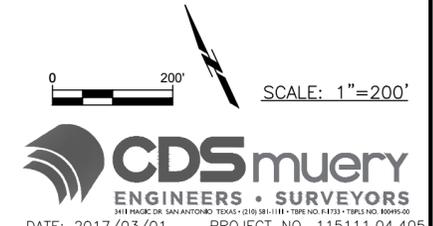
- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAYS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
 - 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.
- THIS PLAT ACCEPTS UPSTREAM OFFSITE DRAINAGE FROM APPROXIMATELY 0.53 ACRES EAST OF ROFT ROAD INCLUDING PORTIONS OF ALAMO RANCH UNITS 3, 19A2, 22 A AND B AND PROPERTY OWNED BY THE CATHOLIC ARCHDIOCESE OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM.**
- 0.11-ACRES SOUTH OF THE PROPERTY INCLUDING A PORTION OF ALAMO RANCH UNIT 13A AND CB 4401 P-2C (36.953) ABS 744 & CB 4410 P-3A (46.626) ABS 98.**
- 0.48-ACRES SOUTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4410, LOTS P-2A, P-2J, P-6, P-8, P-9, P-9A AND P-9B.**
- 0.19-ACRES TO THE NORTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4408, P-4 AND KB CULEBRA UNIT 5B AND 3C SUBDIVISION.**
- THE PROPERTY WILL ACCEPT THE WATER FROM THESE UPSTREAM AREAS AND WILL NOT DEVELOP IN A WAY THAT WILL OBSTRUCT THE CONVEYANCE OF THIS WATER THROUGH THE PROPERTY IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE. FURTHER SUBDIVISION MAY REQUIRE ESTABLISHMENT OF DRAINAGE EASEMENTS.**
- SAWS NOTES:**
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - WASTEWATER NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS(EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
 - SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL A 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.
- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).



SCALE: 1"=200'

**A DEVELOPMENT PLAT
ESTABLISHING
NSSA-NATIONAL
SHOOTING COMPLEX
SUBDIVISION**

BEING A TOTAL OF 590.324 ACRE TRACT OF LAND OUT OF AND PART OF COUNTY BLOCK 4409, D.C. OGDEN SURVEY NO. 385; AND COUNTY BLOCK 4410, B.B.B. & C.R.R. CP. SURVEY NO. 385; AND COUNTY BLOCK 4411, B.B.B. & C.R.R. CP. SURVEY NO. 386, BEXAR COUNTY, TEXAS, WHICH SAID 590.304 ACRE TRACT CONSISTS OF A 39.933 ACRE TRACT OF LAND RECORDED IN VOL. 10878, PG. 2326, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 135.278 ACRE TRACT OF LAND RECORDED IN VOL. 5334, PG. 1407, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF AND PART OF A 417.70 ACRE TRACT OF LAND RECORDED IN VOL. 4203, PG. 1114, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DATE: 2017/03/01 PROJECT NO. 115111.04.05
STATE OF TEXAS X
COUNTY OF BEXAR X

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:
MICHAEL HAMPTON, JR.
EXECUTIVE DIRECTOR
NATIONAL SKEET SHOOTING ASSOCIATION
5931 ROFT ROAD
SAN ANTONIO, TX 78253
(V)210.688.5371

STATE OF TEXAS X
COUNTY OF BEXAR X

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

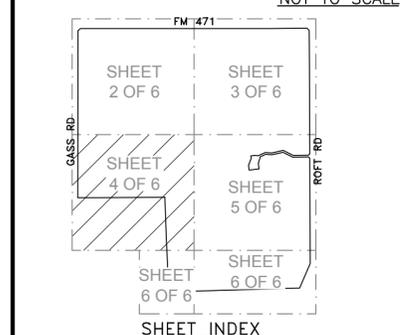
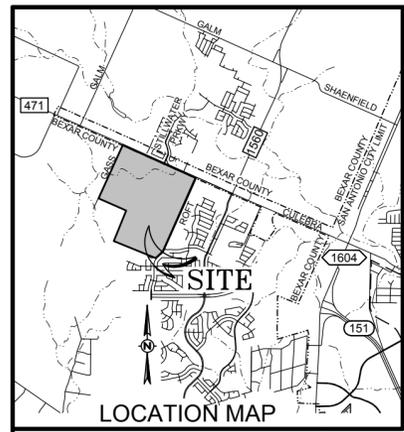
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DATED THIS _____ DAY OF _____, A.D., 2017

BY: _____
CHAIRMAN
BY: _____
SECRETARY

I, _____, COUNTY CLERK OF COUNTY OF BEXAR, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 20____ A.D. AT _____ M. IN THE DEED AND PLATS RECORDS OF COUNTY OF BEXAR, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAD AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

COUNTY CLERK, COUNTY OF BEXAR, TEXAS
BY: _____, DEPUTY
PAGE 4 OF 6



- LEGEND**
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊗ 1/2" IRON ROD FOUND W/ CAP STAMPED "RPSL 5566"
 - TXDOT MON TYPE "I"
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O.P.R. OFFICIAL PROPERTY RECORDS OF COUNTY OF BEXAR, TEXAS
- CB COUNTY BLOCK
 - BLK BLOCK
 - ROW RIGHT OF WAY
 - VOL VOLUME
 - PG PAGE
 - AC ACRE
 - 900— CONTOUR LINE
 - IMPROVEMENTS (DRIVES)
 - IMPROVEMENTS (BUILDINGS)
 - CITY/COUNTY LIMIT LINE
 - BASE FLOOD PLAIN/FUTURE FLOOD PLAIN DIFFERENCE
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).
SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
SURFACE=GRID X 1.00017
- STATE OF TEXAS X
COUNTY OF BEXAR X

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 CDS MUERY:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
COUNTY OF BEXAR X

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.

LICENSED PROFESSIONAL ENGINEER

- EASEMENT LEGEND**
- (A) 28' ELECTRIC ESMT VOL. 8584 PG 1252 O.P.R.
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 - (E) 20' GAS, ELEC, TELE. AND CA. TV ESMT(0.668 AC.)
 - (F) 12' GAS, ELEC, TELE. AND CA. TV ESMT
 - (G) 14' GAS, ELEC, TELE. AND CA. TV ESMT VOL. 9674 PG. 129
 - (H) 20' BLDG SETBACK VOL. 9674 PG. 129
 - (J) 85' PRIVATE DRAINAGE ESMT VOL. 9674 PG. 129
 - (K) VARIABLE WIDTH PUBLIC DRAINAGE ESMT(PERMEABLE) (56.058 AC.)

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 COMBINED TOTAL OF FOUR (4) EXISTING ACCESS POINTS ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 5030.6'.

DRAINAGE EASEMENT NOTES:

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 COUNTY OF BEXAR 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.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CORRELATE WITH THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED SEPT. 29, 2010 AND DFIRM PANEL 48029C0215G, DATED SEPT. 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF BEXAR OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. COUNTY OF BEXAR OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

MAINTENANCE NOTE:

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 COUNTY OF BEXAR.

C.P.S. NOTES:

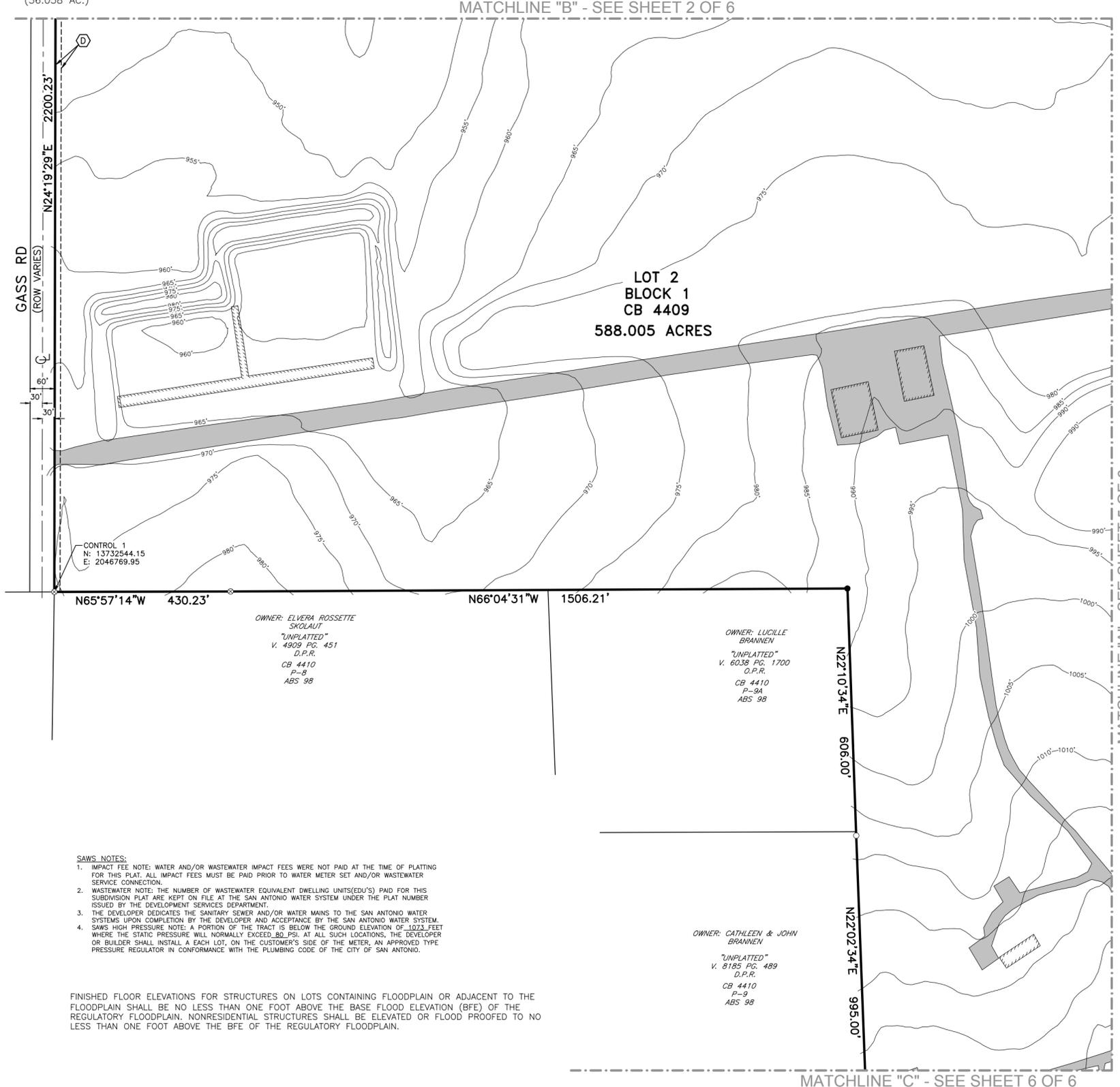
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
- 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.

THIS PLAT ACCEPTS UPSTREAM OFFSITE DRAINAGE FROM APPROXIMATELY 0.53 ACRES EAST OF ROFT ROAD INCLUDING PORTIONS OF ALAMO RANCH UNITS 3, 19A2, 22 A AND B AND PROPERTY OWNED BY THE CATHOLIC ARCHDIOCESE OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM.

- b.11-ACRES SOUTH OF THE PROPERTY INCLUDING A PORTION OF ALAMO RANCH UNIT 13A AND CB 4401 P-2C (36.953) ABS 744 & CB 4410 P-3A (46.626) ABS 98.
- c.48-ACRES SOUTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4410, LOTS P-2A, P-2J, P-6, P-8, P-9, P-9A AND P-9B.
- d.19-ACRES TO THE NORTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4408, P-4 AND KB CULEBRA UNIT 3B AND 3C SUBDIVISION.

THE PROPERTY WILL ACCEPT THE WATER FROM THESE UPSTREAM AREAS AND WILL NOT DEVELOP IN A WAY THAT WILL OBSTRUCT THE CONVEYANCE OF THIS WATER THROUGH THE PROPERTY IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE. FURTHER SUBDIVISION MAY REQUIRE ESTABLISHMENT OF DRAINAGE EASEMENTS.

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).



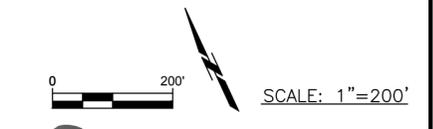
SAWS NOTES:

- 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 WASTEWATER SERVICE CONNECTION.
- WASTEWATER NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL A 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.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

PLAT NO. 170053
A DEVELOPMENT PLAT
ESTABLISHING
NSSA-NATIONAL
SHOOTING COMPLEX
SUBDIVISION

BEING A TOTAL OF 590.324 ACRE TRACT OF LAND OUT OF AND PART OF COUNTY BLOCK 4409, D.C. OGDEN SURVEY NO. 385; AND COUNTY BLOCK 4410, B.B.B. & C.R.R. CP. SURVEY NO. 385; AND COUNTY BLOCK 4411, B.B.B. & C.R.R. CP. SURVEY NO. 386, BEXAR COUNTY, TEXAS, WHICH SAID 590.304 ACRE TRACT CONSISTS OF A 39.933 ACRE TRACT OF LAND RECORDED IN VOL. 10878, PG. 2326, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 135.278 ACRE TRACT OF LAND RECORDED IN VOL. 5334, PG. 1407, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF AND PART OF A 417.70 ACRE TRACT OF LAND RECORDED IN VOL. 4203, PG. 1114, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



CDS muery
ENGINEERS • SURVEYORS
3411 FRACIS DR. SAN ANTONIO, TEXAS • (210) 381-1111 • TDP# NO. 54733 • TRPL# NO. 10095-00

DATE: 2017/03/01 PROJECT NO. 115111.04.05

STATE OF TEXAS X
 COUNTY OF BEXAR X

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:
 MICHAEL HAMPTON, JR.
 EXECUTIVE DIRECTOR
 NATIONAL SKEET SHOOTING ASSOCIATION
 5931 ROFT ROAD
 SAN ANTONIO, TX 78253
 (V)210.688.5371

STATE OF TEXAS X
 COUNTY OF BEXAR X

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

THIS PLAT OF _____ NSSA-NATIONAL SHOOTING COMPLEX 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

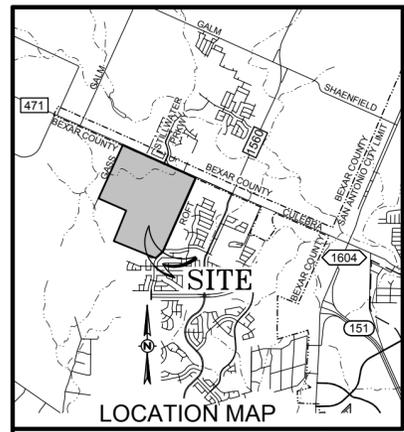
DATED THIS _____ DAY OF _____ A.D., 2017

BY: _____
 CHAIRMAN
 BY: _____
 SECRETARY

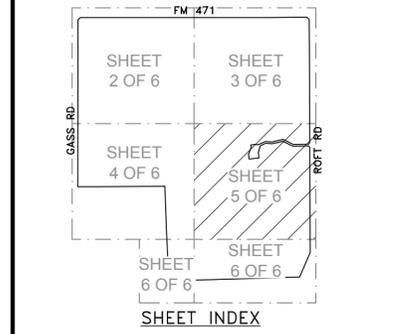
I, _____, COUNTY CLERK OF COUNTY OF BEXAR, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 20____ A.D. AT _____ M. IN THE DEED AND PLATS RECORDS OF COUNTY OF BEXAR, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAD AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

 COUNTY CLERK, COUNTY OF BEXAR, TEXAS

BY: _____ DEPUTY
 PAGE 5 OF 6



NOT TO SCALE



- LEGEND**
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊗ 1/2" IRON ROD FOUND W/ CAP STAMPED "RPSL 5566"
 - TXDOT MON TYPE "I"
 - △ 1/2" IRON ROD FOUND W/ CAP STAMPED "MOY SURVEY"
- D.P.R. DEED AND PLAT RECORDS OF COUNTY OF BEXAR, TEXAS
 O.P.R. OFFICIAL PROPERTY RECORDS OF COUNTY OF BEXAR, TEXAS
- CB COUNTY BLOCK
 - BLK BLOCK
 - ROW RIGHT OF WAY
 - VOL VOLUME
 - PG PAGE
 - AC ACRE
 - 900— CONTOUR LINE
 - IMPROVEMENTS (DRIVES)
 - IMPROVEMENTS (BUILDINGS)
 - CITY/COUNTY LIMIT LINE
 - BASE FLOOD PLAIN/FUTURE FLOOD PLAIN DIFFERENCE
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).
 SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
 SURFACE=GRID X 1.00017
- STATE OF TEXAS X
 COUNTY OF BEXAR X

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 CDS MUERY:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
 COUNTY OF BEXAR X

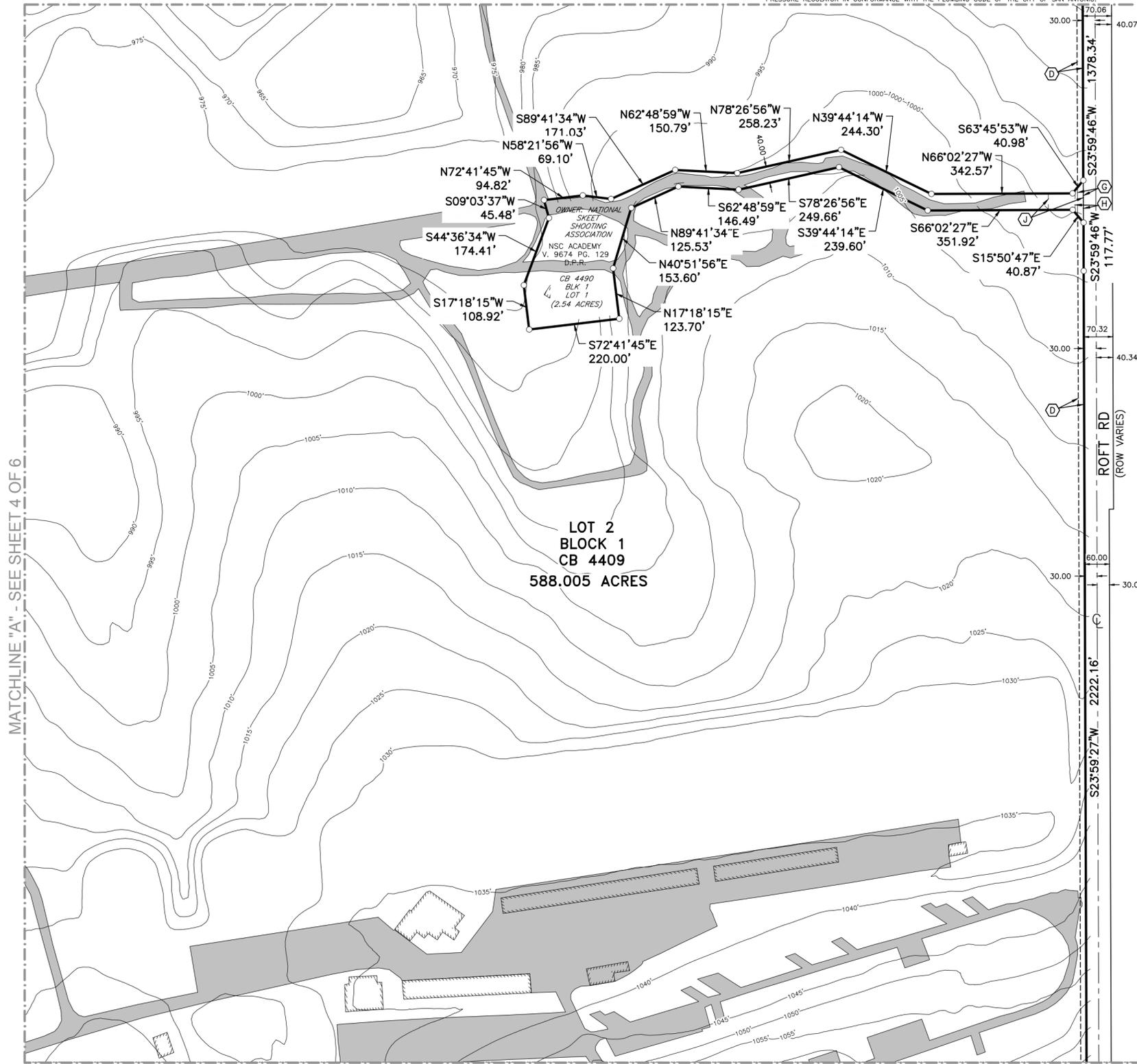
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

- EASEMENT LEGEND**
- (A) 28' ELECTRIC ESMT VOL. 8584 PG 1252 O.P.R.
 - (B) 35' DRAINAGE ESMT VOL. 16416 PG 823 O.P.R.
 - (C) 12'x12' PERMANENT WATER ESMT VOL. 16544 PG 948 O.P.R.
 - (D) 14' GAS, ELEC, TELE. AND CA. TV ESMT
 - (E) 20' GAS, ELEC, TELE. AND CA. TV ESMT(0.668 AC.)
 - (F) 12' GAS, ELEC, TELE. AND CA. TV ESMT
 - (G) 14' GAS, ELEC, TELE. AND CA. TV ESMT VOL. 9674 PG. 129
 - (H) 20' BLDG SETBACK VOL. 9674 PG. 129
 - (J) 85' PRIVATE DRAINAGE ESMT VOL. 9674 PG. 129
 - (K) VARIABLE WIDTH PUBLIC DRAINAGE ESMT(PERMEABLE) (56.058 AC.)

TXDOT NOTES:
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER 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 COMBINED TOTAL OF FOUR (4) EXISTING ACCESS POINTS ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 5030.6'.
DRAINAGE EASEMENT NOTES:
 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 COUNTY OF BEXAR SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'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.
 THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED SEPT. 29, 2010 AND DFIRM PANEL 48029C0215G, DATED SEPT. 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF BEXAR OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. COUNTY OF BEXAR OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
 FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
MAINTENANCE NOTE:
 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 COUNTY OF BEXAR.
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

C.P.S. NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
 THIS PLAT ACCEPTS UPSTREAM OFFSITE DRAINAGE FROM APPROXIMATELY
 a. 5.3 ACRES EAST OF ROFT ROAD INCLUDING PORTIONS OF ALAMO RANCH UNITS 3, 19A2, 22 A AND B AND PROPERTY OWNED BY THE CATHOLIC ARCHDIOCESE OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM.
 b. 11-ACRES SOUTH OF THE PROPERTY INCLUDING A PORTION OF ALAMO RANCH UNIT 13A AND CB 4401 P-2C (36.953) ABS 744 & CB 4410 P-3A (46.626) ABS 98.
 c. 48-ACRES SOUTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4410, LOTS P-2A, P-2J, P-6, P-8, P-9, P-9A AND P-9B.
 d. 19-ACRES TO THE NORTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4408, P-4 AND KB CULEBRA UNIT 3B AND 3C SUBDIVISION.
 THE PROPERTY WILL ACCEPT THE WATER FROM THESE UPSTREAM AREAS AND WILL NOT DEVELOP IN A WAY THAT WILL OBSTRUCT THE CONVEYANCE OF THIS WATER THROUGH THE PROPERTY IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE. FURTHER SUBDIVISION MAY REQUIRE ESTABLISHMENT OF DRAINAGE EASEMENTS.
SAWS NOTES:
 1. 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 WASTEWATER SERVICE CONNECTION.
 2. WASTEWATER NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS(EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
 4. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1021 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL A 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.



MATCHLINE "A" - SEE SHEET 4 OF 6

MATCHLINE "B" - SEE SHEET 3 OF 6

MATCHLINE "C" - SEE SHEET 6 OF 6

LOT 2
 BLOCK 1
 CB 4409
 588.005 ACRES

PLAT NO. 170053

**A DEVELOPMENT PLAT
ESTABLISHING
NSSA-NATIONAL
SHOOTING COMPLEX
SUBDIVISION**

BEING A TOTAL OF 590.324 ACRE TRACT OF LAND OUT OF AND PART OF COUNTY BLOCK 4409, D.C. OGDEN SURVEY NO. 385; AND COUNTY BLOCK 4410, B.B.B. & C.R.R. CP. SURVEY NO. 385; AND COUNTY BLOCK 4411, B.B.B. & C.R.R. CP. SURVEY NO. 386, BEXAR COUNTY, TEXAS, WHICH SAID 590.304 ACRE TRACT CONSISTS OF A 39.933 ACRE TRACT OF LAND RECORDED IN VOL. 10878, PG. 2326, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; A 135.278 ACRE TRACT OF LAND RECORDED IN VOL. 5334, PG. 1407, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF AND PART OF A 417.70 ACRE TRACT OF LAND RECORDED IN VOL. 4203, PG. 1114, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



CDS muery
ENGINEERS • SURVEYORS
3411 MACCIE DR. SAN ANTONIO, TEXAS • (210) 381-1811 • TYPING NO. 61733 • TRS NO. 10495-00

DATE: 2017/03/01 PROJECT NO. 115111.04.405

STATE OF TEXAS X
COUNTY OF BEXAR X

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:
MICHAEL HAMPTON, JR.
EXECUTIVE DIRECTOR
NATIONAL SKEET SHOOTING ASSOCIATION
5931 ROFT ROAD
SAN ANTONIO, TX 78253
(V)210.688.5371

STATE OF TEXAS X
COUNTY OF BEXAR X

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF _____ NSSA-NATIONAL SHOOTING COMPLEX 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., 2017

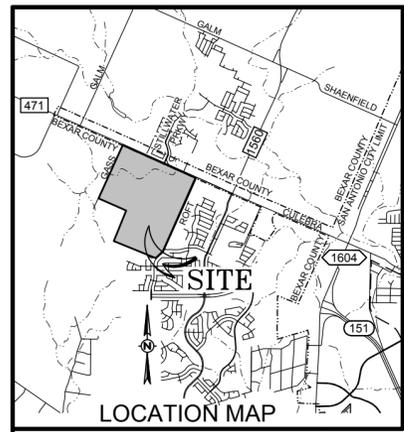
BY: _____
CHAIRMAN

BY: _____
SECRETARY

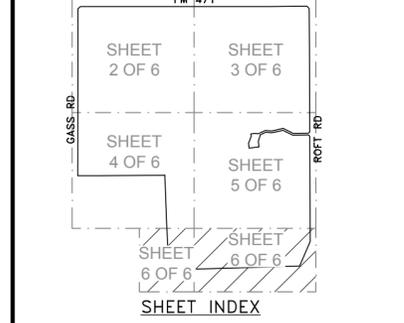
I, _____, COUNTY CLERK OF COUNTY OF BEXAR, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, 20____ A.D. AT _____ M. IN THE DEED AND PLATS RECORDS OF COUNTY OF BEXAR, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAD AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

COUNTY CLERK, COUNTY OF BEXAR, TEXAS

BY: _____ DEPUTY
PAGE 6 OF 6



NOT TO SCALE



- LEGEND**
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - ⊗ 1/2" IRON ROD FOUND W/ CAP STAMPED "RPSL 5566"
 - TXDOT MON TYPE "1"
 - △ 1/2" IRON ROD FOUND W/ CAP STAMPED "MOY SURVEY"
 - D.P.R. DEED AND PLAT RECORDS OF COUNTY OF BEXAR, TEXAS
 - O.P.R. OFFICIAL PROPERTY RECORDS OF COUNTY OF BEXAR, TEXAS
 - CB COUNTY BLOCK
 - BLK BLOCK
 - ROW RIGHT OF WAY
 - VOL VOLUME
 - PG PAGE
 - AC ACRE
 - 900— CONTOUR LINE
 - IMPROVEMENTS (DRIVES)
 - IMPROVEMENTS (BUILDINGS)
 - CITY/COUNTY LIMIT LINE
 - BASE FLOOD PLAIN/FUTURE FLOOD PLAIN DIFFERENCE
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(93).
SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
SURFACE=GRID X 1.00017
- STATE OF TEXAS X
COUNTY OF BEXAR X

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 CDS MUERY:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
COUNTY OF BEXAR X

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.

LICENSED PROFESSIONAL ENGINEER

- EASEMENT LEGEND**
- (A) 28' ELECTRIC ESMT VOL. 8584 PG 1252 O.P.R.
 - (B) 35' DRAINAGE ESMT VOL. 16416 PG 823 O.P.R.
 - (C) 12'x12' PERMANENT WATER ESMT VOL. 16544 PG 948 O.P.R.
 - (D) 14' GAS, ELEC, TELE. AND CA. TV ESMT
 - (E) 20' GAS, ELEC, TELE. AND CA. TV ESMT(0.668 AC.)
 - (F) 12' GAS, ELEC, TELE. AND CA. TV ESMT
 - (G) 14' GAS, ELEC, TELE. AND CA. TV ESMT VOL. 9674 PG. 129
 - (H) 20' BLDG SETBACK VOL. 9674 PG. 129
 - (J) 85' PRIVATE DRAINAGE ESMT VOL. 9674 PG. 129
 - (K) VARIABLE WIDTH PUBLIC DRAINAGE ESMT(PERMEABLE) (56.058 AC.)

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 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 COMBINED TOTAL OF FOUR (4) EXISTING ACCESS POINTS ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 5030.6'.

ESMT DRAINAGE EASEMENT NOTES:

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 COUNTY OF BEXAR 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.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED SEPT. 29, 2010 AND DFIRM PANEL 48029C0215G, DATED SEPT. 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY OF BEXAR OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. COUNTY OF BEXAR OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

MAINTENANCE NOTE:

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 COUNTY OF BEXAR.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
- 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.

SAWS NOTES:

- 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 WASTEWATER SERVICE CONNECTION.
- WASTEWATER NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS(EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEMS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1023 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL A 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.

THIS PLAT ACCEPTS UPSTREAM OFFSITE DRAINAGE FROM APPROXIMATELY 0.53 ACRES EAST OF ROFT ROAD INCLUDING PORTIONS OF ALAMO RANCH UNITS 3, 13A2, 22 A AND B AND PROPERTY OWNED BY THE CATHOLIC ARCHDIOCESE OF SAN ANTONIO AND THE SAN ANTONIO WATER SYSTEM.

a.11-ACRES SOUTH OF THE PROPERTY INCLUDING A PORTION OF ALAMO RANCH UNIT 13A AND CB 4401 P-2C (36.953) ABS 744 & CB 4410 P-3A (46.626) ABS 98.

c.48-ACRES SOUTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4410, LOTS P-2A, P-2J, P-6, P-8, P-9, P-9A AND P-9B.

d.19-ACRES TO THE NORTHWEST OF THE PROPERTY INCLUDING PORTIONS OF COUNTY BLOCK 4408, P-4 AND KB CULEBRA UNIT 3B AND 3C SUBDIVISION.

THE PROPERTY WILL ACCEPT THE WATER FROM THESE UPSTREAM AREAS AND WILL NOT DEVELOP IN A WAY THAT WILL OBSTRUCT THE CONVEYANCE OF THIS WATER THROUGH THE PROPERTY IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE. FURTHER SUBDIVISION MAY REQUIRE ESTABLISHMENT OF DRAINAGE EASEMENTS.

