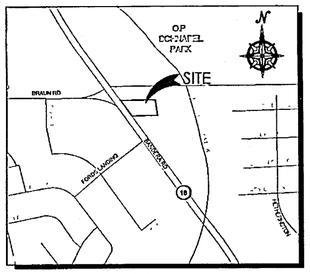
Book: 9575
Pages: 0133
Date: 2007
Time: 120255
07/25/2007 10:41 AM
GERRY RICHHOFF COUNTY CLERK

BEXAR COUNTY 25.00
RECORDING 5.00
RECORDS ARCHIVE 5.00
RECORDS MANAGEMENT 1.00
COURTHOUSE SECURITY



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft

NOTES:
1 BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE
2 ELEVATIONS ARE BASED ON NAVD 88
3 CURRENT ZONING IS "C2-C"
4 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 DEVELOPMENT SERVICES
5 NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
6 OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS AS PER SECTION 35-506 OF THE UNIFIED DEVELOPMENT CODE

FLOOD PLAIN NOTE:
THE PARCELS OF LAND SHOWN HEREON THIS SUBDIVISION PLAT DOES LIE INSIDE THE "SPECIAL FLOOD HAZARD AREAS" INDICATED BY THE 100-YEAR FLOOD AS DEFINED BY THE FIRM MAP COMMUNITY PANEL NUMBER 48029C0244 F AND 48029C0242 F DATED JANUARY 04, 2002 CITY OF SAN ANTONIO, TEXAS.

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. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" THIS PROPERTY IS ELEGIBLE FOR ONE SHARED ACCESS POINT BASED ON THE OVERALL HIGHWAY FRONTAGE OF 206 57' FOR THE 1 219 ACRE TRACT
4 IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5)

FINISHED FLOOR ELEVATION NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 874 31

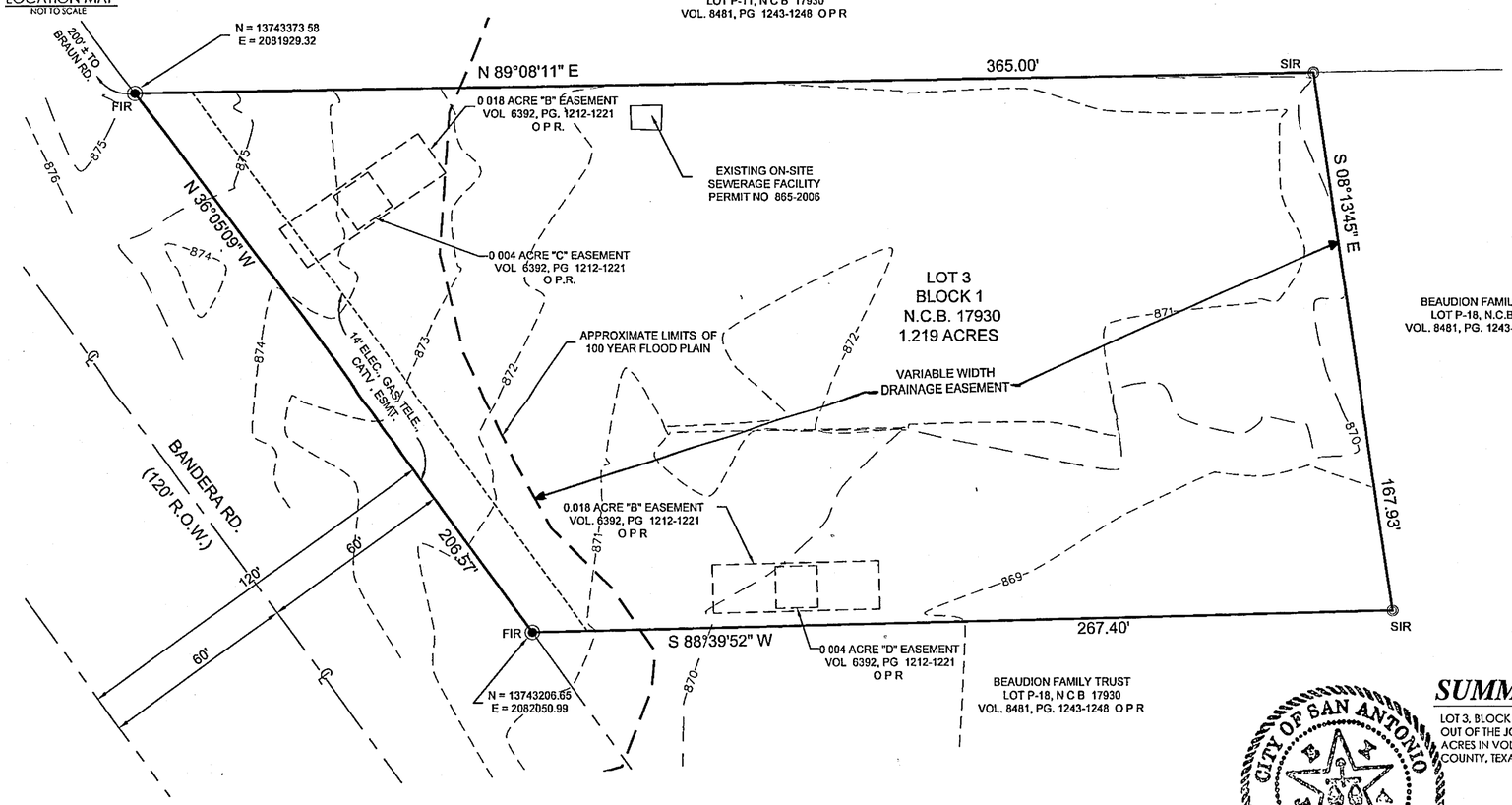
BILLBOARD SIGN EASEMENT NOTE:
"B", "C", & "D" ARE BILLBOARD SIGN EASEMENT DESIGNATIONS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTIRBUTION 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 AREAS.

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.

O P SCHNABEL PARK
CITY OF SAN ANTONIO
LOT P-11, N C B 17930
VOL. 8481, PG 1243-1248 O P R



LEGEND:
FIR = FOUND 1/2" IRON ROD
SIR = SET 1/2" IRON ROD
ESMT = EASEMENT
ELEC = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
B S L = BUILDING SETBACK LINE
ROW = RIGHT-OF-WAY
SET "X" = SET "X" IN CONCRETE WALKWAY
◎ ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10927 WYE DRIVE, STE 104, SAN ANTONIO, TX 78217
TEL (210) 590-4777 FAX (210) 590-4940
www fordengineering com
DATE APRIL 30, 2007
FEI No 2227 00

PLAT ESTABLISHING:
SUMMIT AUTOMOTIVE SUBDIVISION

LOT 3, BLOCK 1, NCB 17930, A 1 219 ACRE TRACT OF LAND BEING CONCORD ANNEXATION OUT OF THE JOSE ALMEDA SURVEY NO. 81, ABSTRACT NO 26, CALLED TO CONTAIN 1 215 ACRES IN VOLUME 7122, PAGE 1779-1784 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
D+C ENTERPRISES, LLC
9444 BANDERA RD.
SAN ANTONIO, TEXAS, 78250

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID MITCHELL 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 1 DAY OF May A D. 2007.

SHEILA K. WINSTEAD
MY COMMISSION EXPIRES
JUNE 8, 2008

SHEILA K. WINSTEAD, NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 REX L. HACKETT

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

REX L HACKETT, R.P.L.S. R P L S No. 5573
REGISTERED PROFESSIONAL LAND SURVEYOR

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS MICHAEL L. PERRY 90259 LICENSED PROFESSIONAL ENGINEER

MICHAEL L. PERRY, P E P.E. No 90259
REGISTERED PROFESSIONAL ENGINEER

CITY OF SAN ANTONIO

STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO

THIS PLAT OF SUMMIT AUTOMOTIVE SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 24 DAY OF May 2007.

BY: P.E.
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I Gerry Richhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 25 DAY OF May A.D. 2007, AT 9:41 A M, AND DULY RECORDED THE 25 DAY OF May A D. 2007, AT 12:00 P M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME 9575 ON PAGE 133 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 25 DAY OF May A D. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

COUNTY CLERK BEXAR COUNTY, TEXAS

SHEET 1 OF 1