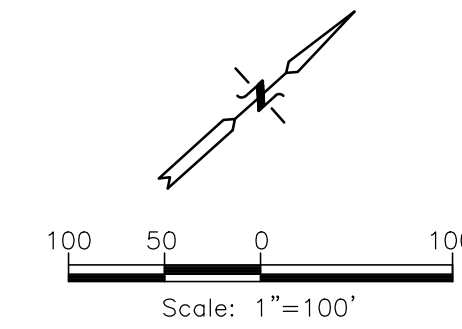


PLAT NUMBER 19-11800363

REPLAT & SUBDIVISION PLAT
ESTABLISHING
DISTRICT 9 SENIOR CENTER

BEING A TOTAL OF 10.618 ACRES, CONTAINING LOT 901, LOT 24, BLOCK 2, N.C.B. 17261 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND WEST 23 FEET OF LOT 9 AND NORTHWEST 100 FEET OF LOT 10 (1.481 ACRES) BLOCK 2, N.C.B. 17261, RECORDED IN VOLUME 17452, PAGE 96, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING PORTION OF LOT 12, BLOCK 2, N.C.B. 17261, RECORDED IN VOLUME 11659, PAGE 99, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OF THE WESTPORT BUSINESS CENTER SUBDIVISION, RECORDED IN VOLUME 9505, PAGES 49, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO CONTAINING A STREET CLOSURE OF 0.279 ACRES, RECORDED IN DOCUMENT NO. XXXXXX, ESTABLISHING LOT 25 AND LOT 902, BLOCK 2, IN NEW CITY BLOCK 17261, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
P: (210)494-7223, F: (210)490-5120
TBPE No. F-1712/TBPLS No. 10020900
DATE OF PREPARATION: SEPTEMBER 2019

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 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: CATHLEEN CRABB
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TX 78283 - 3966
(210) 207-6000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CATHLEEN CRABB KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____.

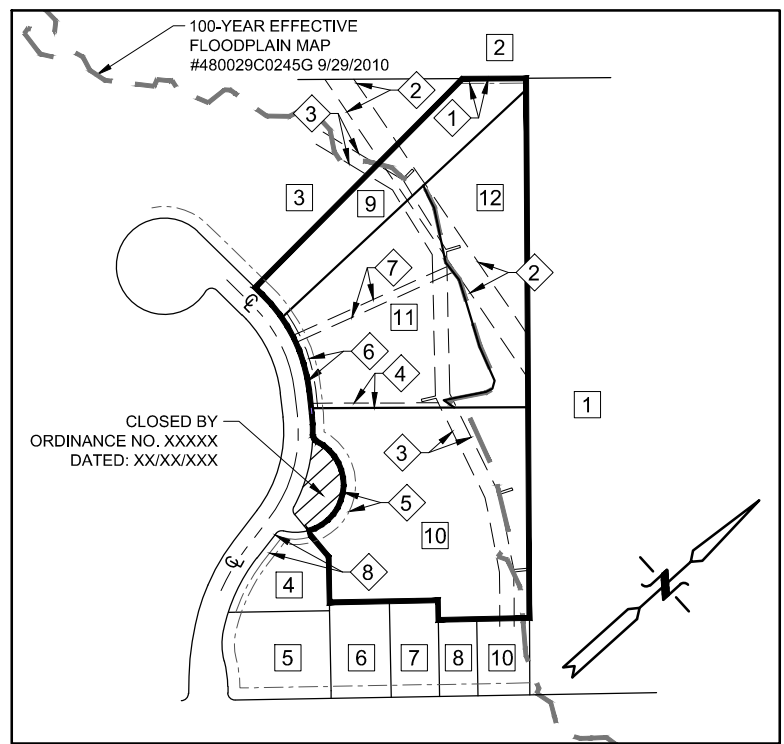
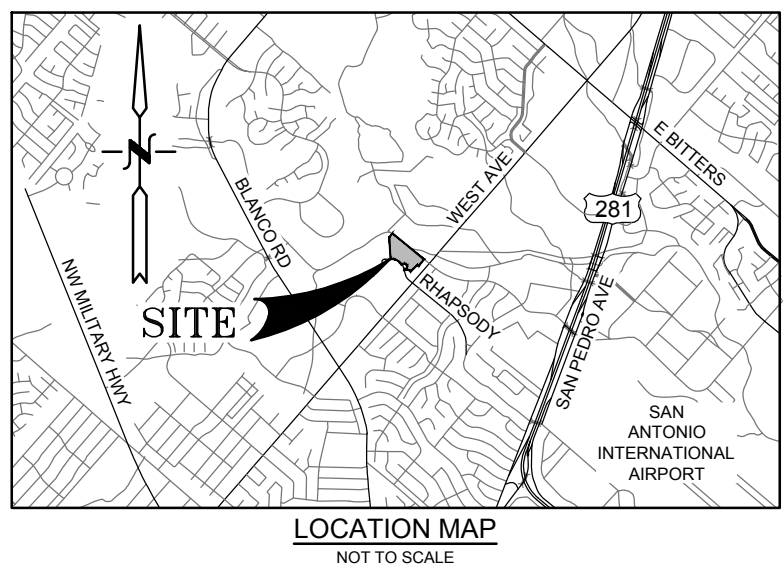
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF _____ DISTRICT 9 SENIOR CENTER, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



AREA BEING REPLATTED LOT 24 (2.828 ACRES), BLOCK 2, N.C.B. 17261, LOT 901 (1.893 ACRES) BLOCK 2, N.C.B. 17261, OUT OF THE P.K. SUBDIVISION PLAT, VOLUME 9645, PAGE 107, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND WEST 23 FEET OF LOT 9 AND NORTHWEST 100 FEET OF LOT 10 (1.481 ACRES) BLOCK 2, N.C.B. 17261, RECORDED IN VOLUME 17452, PAGE 96, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND THE REMAINING PORTION OF LOT 12 (4.051 ACRES), BLOCK 2, N.C.B. 17261, OUT OF THE WESTPORT BUSINESS CENTER SUBDIVISION PLAT, RECORDED IN VOLUME 9505, PAGE 49, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO CONTAINING A STREET CLOSURE OF 0.279 ACRES (12,147 SQ. FT.), AND BEING OUT OF THE STERLING N. DOBIE SURVEY NO. 79

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTPORT BUSINESS CENTER WHICH IS RECORDED IN VOLUME 9505, PAGE 49 BEXAR COUNTY PLAT AND DEED RECORDS AND P.K. SUBDIVISION WHICH IS RECORDED IN VOLUME 9645, PAGE 107 BEXAR COUNTY PLAT AND DEED RECORDS.

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 AND 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 UNITS PER LOT.

OWNER/DEVELOPER: CATHLEEN CRABB
CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TX 78283 - 3966
(210) 207-6000

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:
1. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. MONUMENTATION AS SHOWN, CORNERS SET ARE 1/2" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN, INC. PROPERTY CORNER" UNLESS NOTED OTHERWISE.

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.

HERNAN A. JARAMILLO, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 92851

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 _____ PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REYLANDO J. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4794

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTE WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATED 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 IN THE EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.

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.

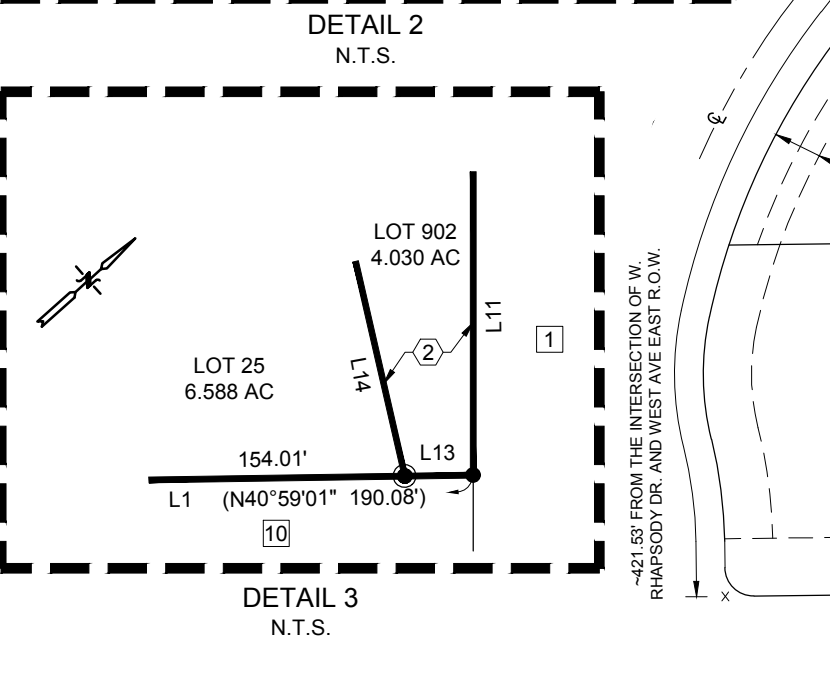
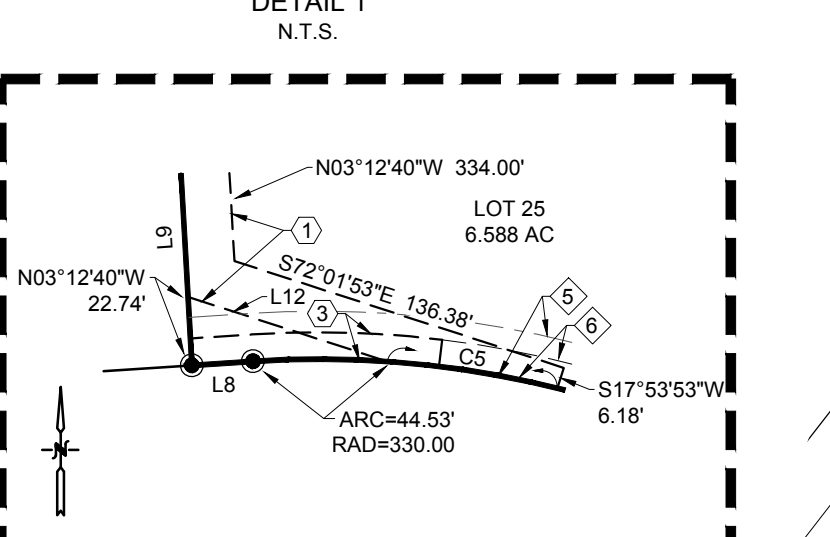
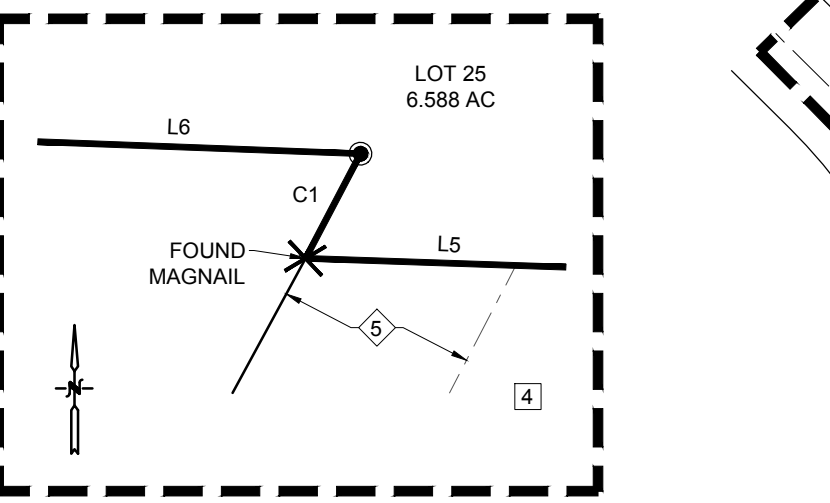
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

FLOODPLAIN NOTE:
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°12'10"	100.00'	2.10'	N27°29'20"E	2.10'
C2	68°04'11"	15.00'	17.82'	N53°49'29"W	16.79'
C3	34°48'55"	330.00'	200.52'	N37°11'44"W	197.45'
C4	39°15'20"	330.00'	226.10'	N74°09'14"W	221.70'
C5	13°39'52"	330.00'	78.70'	N79°13'05"W	78.52'
C6	10°42'05"	344.00'	64.25'	N88°25'52"W	64.16'
C7	37°25'01"	344.00'	224.65'	N35°53'35"W	220.68'

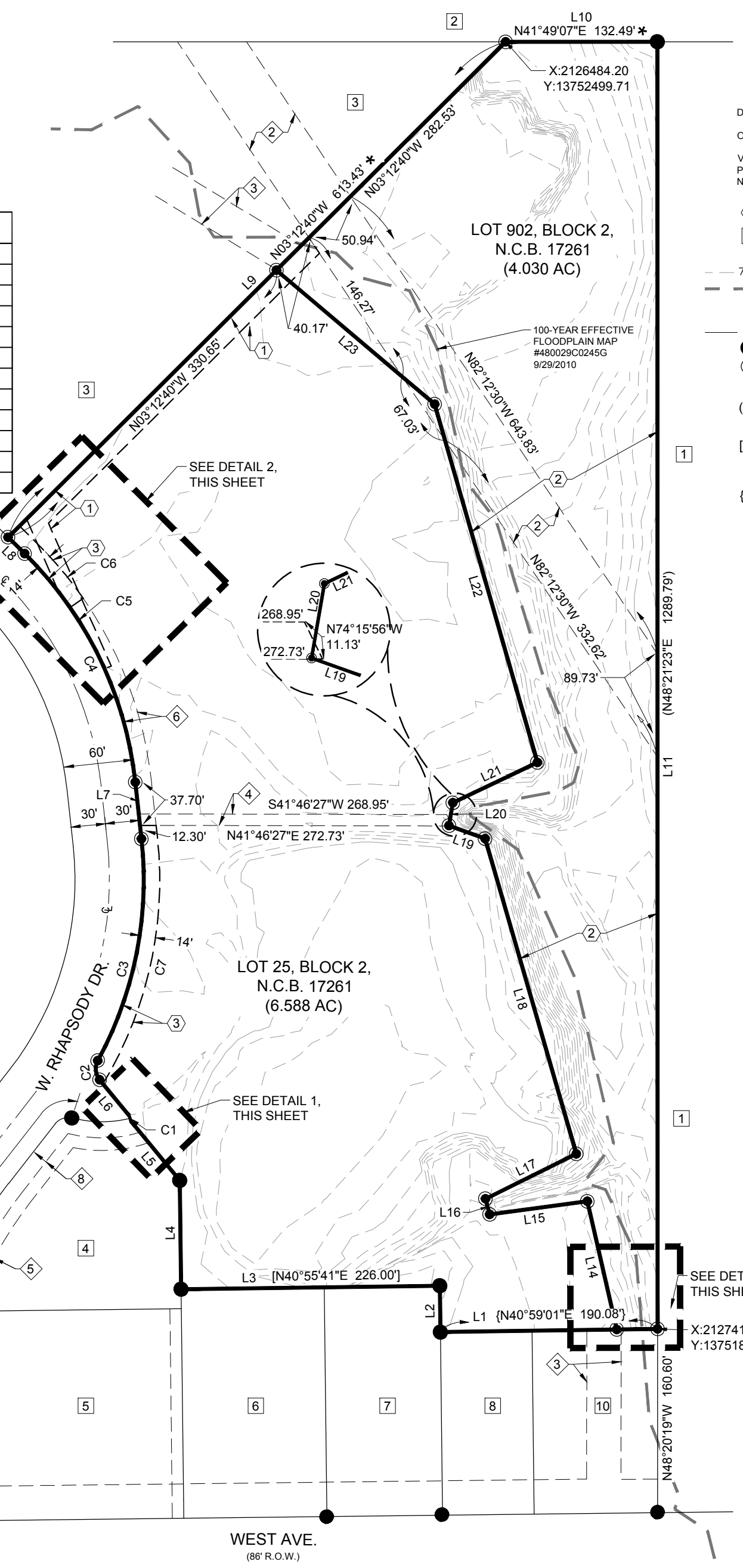
LINE NO.	BEARING	DISTANCE
L1	N40°51'29"E	189.62'
L2	N49°02'48"W	40.30'
L3	S40°55'01"W	225.97'
L4	S49°00'19"E	94.96'
L5	N87°51'39"W	69.91'
L6	N87°51'38"W	43.32'
L7	N54°31'28"W	49.78'
L8	S86°13'06"W	20.34'
L9	N3°12'40"W	613.16'
L10	N41°40'05"E	132.49'
L11	S48°20'19"E	1123.89'
L12	N72°01'53"W	69.45'

LINE NO.	BEARING	DISTANCE
L13	N40°51'29"E	35.61'
L14	N61°14'08"W	114.80'
L15	S34°00'43"W	86.11'
L16	N63°07'59"W	14.09'
L17	N15°17'46"E	88.49'
L18	N64°27'24"W	286.52'
L19	S61°18'18"W	33.63'
L20	N38°32'00"W	20.31'
L21	N16°12'16"E	81.73'
L22	N64°18'56"W	325.53'
L23	S81°54'38"W	181.15'



- KEYNOTES**
- 1 10' BUILDING SETBACK LINE (VOL. 2989, PG. 1520, D.P.R.B.C.T.)
 - 2 50' SANITARY SEWER EASEMENT (VOL. 9505, PG. 49, D.P.R.B.C.T.)
 - 3 28' GAS & ELECTRIC EASEMENT (VOL. 9505, PG. 49, D.P.R.B.C.T.)
 - 4 10' DRAINAGE, GAS, TELEPHONE, CABLE TV EASEMENT (VOL. 9505, PG. 49, D.P.R.B.C.T.)
 - 5 25' BUILDING SETBACK LINE (VOL. 9509, PG. 49, D.P.R.B.C.T.)
 - 6 14' ELECTRIC, GAS, TELEPHONE, CABLE TV EASEMENT (VOL. 9645, PG. 107, O.P.R.B.C.T.)
 - 7 16' SANITARY SEWER EASEMENT (VOL. 9505, PG. 49, D.P.R.B.C.T.)
 - 8 14' ELECTRIC, GAS, TELEPHONE, CABLE TV EASEMENT (VOL. 9645, PG. 107, O.P.R.B.C.T.)
- 1 UNPLATTED (WALKER RANCH PARK) 30.334 ACRES OWNER: CITY OF SAN ANTONIO (VOL. 7174, PG. 584, D.P.R.B.C.T.)
 - 2 UNPLATTED 33.22 ACRES OWNER: CITY OF SAN ANTONIO (VOL. 8261, PG. 1385, D.P.R.B.C.T.)
 - 3 REMAINING PORTION OF LOT 9, BLOCK 2, N.C.B. 17261 WESTPORT BUSINESS CENTER (VOL. 9505, PG. 49, D.P.R.B.C.T.)
 - 4 LOT 22, BLOCK 2, N.C.B. 17261 WESTPORT BUSINESS CENTER (VOL. 9540, PG. 53, D.P.R.B.C.T.)
 - 5 LOT 14, BLOCK 2, N.C.B. 17261 TACO FLATS SUBDIVISION (VOL. 9512, PG. 90, D.P.R.B.C.T.)
 - 6 LOT 20, BLOCK 2, N.C.B. 17261 WESTPORT BUSINESS CENTER (VOL. 9531, PG. 101, D.P.R.B.C.T.)
 - 7 LOT 21, BLOCK 2, N.C.B. 17261 WEST AVENUE/NAKOMA MASTER LUBE (VOL. 9539, PG. 22, D.P.R.B.C.T.)
 - 8 LOT 16, BLOCK 2, N.C.B. 17261 WESTPORT BUSINESS CENTER (VOL. 9516, PG. 101, D.P.R.B.C.T.)
 - 9 23 FEET OF LOT 9 & NORTHWEST 100 FEET OF LOT 10 BLOCK 2, N.C.B. 17261 (VOL. 17452, PG. 100, D.P.R.B.C.T.)
 - 10 REMAINING PORTION OF LOT 12, BLOCK 2, N.C.B. 17261 WESTPORT BUSINESS CENTER (VOL. 9505, PG. 49, D.P.R.B.C.T.)
 - 11 LOT 24, BLOCK 2, N.C.B. 17261 P.K. SUBDIVISION (VOL. 9645, PG. 107, O.P.R.B.C.T.)
 - 12 LOT 901, BLOCK 2, N.C.B. 17261 P.K. SUBDIVISION (VOL. 9645, PG. 107, O.P.R.B.C.T.)
 - 1 16' SANITARY SEWER EASEMENT
 - 2 VARIABLE WIDTH DRAINAGE EASEMENT
 - 3 14' ELECTRIC, GAS, TELEPHONE, CABLE TV EASEMENT

- LEGEND**
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE(S)
 - N.C.B. NEW CITY BLOCK
 - 1 EASEMENT TO BE ESTABLISHED
 - 1 EXISTING LOT DATA
 - 700 --- EXISTING CONTOURS EFFECTIVE (EXISTING)
 - FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE
 - IRON ROD FOUND
 - IRON ROD SET W/PLASTIC CAP STAMPED "BAIN MEDINA BAIN"
 - () DENOTES CALL OF RECORD VOL. 9505 PG. 49
 - [] DENOTES CALL OF RECORD VOL. 9531 PG. 101 VOL. 9538 PG. 22
 - { } DENOTES CALL OF RECORD VOL. 9516 PG. 101 VOL. 17130 PG. 2351
 - * DENOTES CALL OF RECORD VOL. 17452 PG. 100



WEST AVE.
(86' R.O.W.)

SHEET 1 OF 1