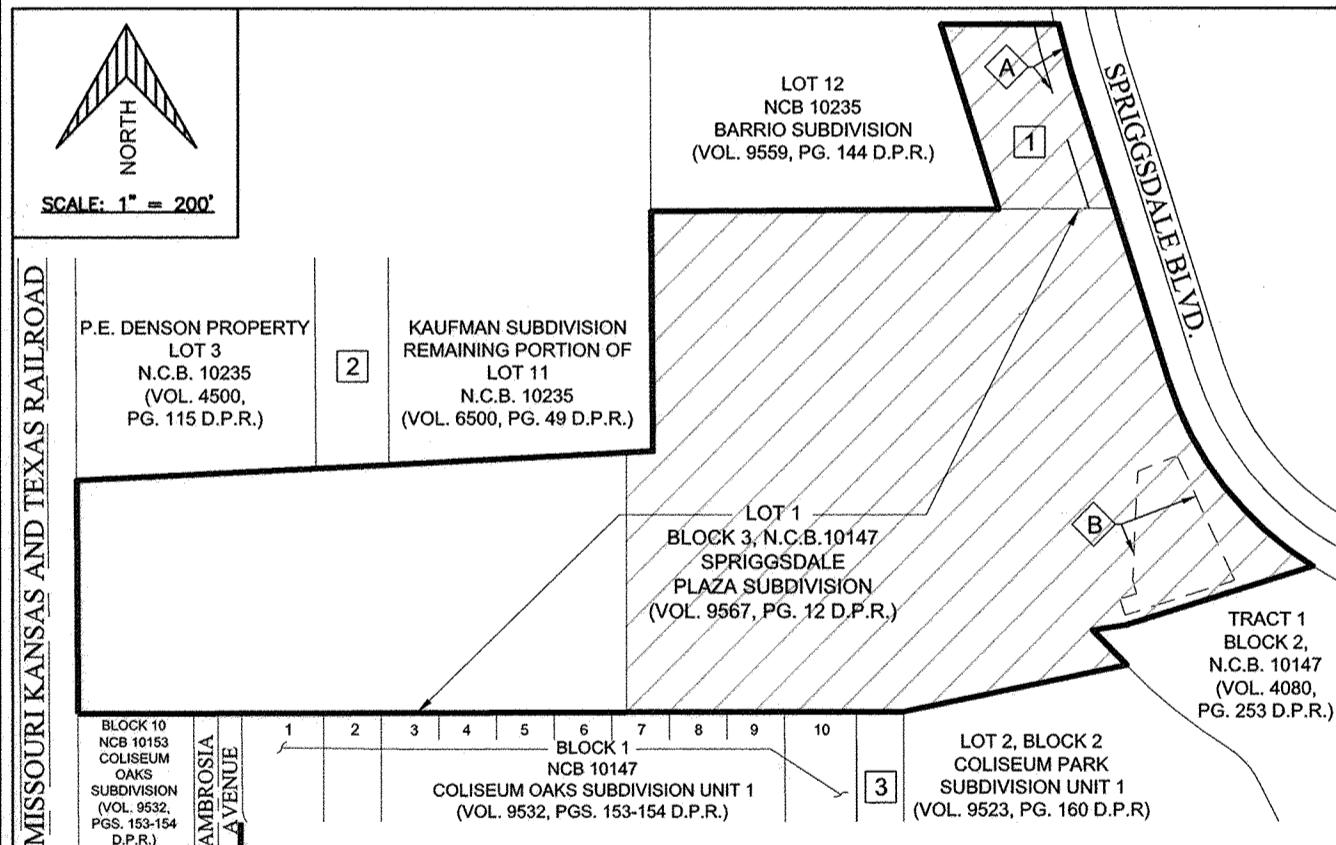
LOCATION MAP
NOT TO SCALE

LEGEND:

ELEC.	— ELECTRIC
TEL.	— TELEPHONE
CATV.	— CABLE TELEVISION
SAN. SWR.	— SANITARY SEWER
ESMT.	— EASEMENT
N.C.B.	— NEW CITY BLOCK
VOL.	— VOLUME
PG.	— PAGE
O.P.R.	— OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D.P.R.	— DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
B.S.L.	— BUILDING SETBACK LINE
—	— CENTERLINE
①	— 14' ELEC., GAS, TEL., & CATV ESM'T.
②	— 25'X25' SAN. SWR. ESM'T. (OFF-LOT 0.014 ACRES)
③	— 30' PRIVATE DRAINAGE ESM'T. (OFF-LOT 0.366 ACRES)
④	— 25' BUILDING SETBACK LINE (VOL. 5300, PG. 56 D.P.R.)
⑤	— PRIVATE DRAINAGE ESM'T. (VOL. 9567, PG. 12 D.P.R., OFF-SITE)
⑥	— SINCLAIR REFINING Co. PIPELINE ESM'T. (VOL. 2445, PG. 278 O.P.R.)
⑦	— PORTION OF LOT 5, N.C.B. 10235, WITTMORE ADDITION (VOL. 5300, PG. 56 D.P.R.)
⑧	— UNPLATTED: GEORGE GERVIN YOUTH CENTER, INC. (VOL. 12715, PG. 1009 O.P.R.)
⑨	— UNPLATTED: MAUC POINT EAST HOUSING LP (VOL. 16017, PG. 821 O.P.R.)
⑩	— 274± TO THE INTERSECTION OF SPRIGGSDALE BLVD. AND HUB AVE.



AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING PLATTED IS A PORTION OF LOT 1 (6.695 ACRES), BLOCK 3, NEW CITY BLOCK 10235 AND A PRIVATE DRAINAGE EASEMENT, BEING OUT OF THE SPRIGGSDALE PLAZA SUBDIVISION, RECORDED IN VOLUME 9567, PAGE 12, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND THE REMAINING PORTION OF LOT 5 (0.527 ACRES), NEW CITY BLOCK 10235, AND A 25' BUILDING SETBACK LINE, BEING OUT OF THE WITTMORE ADDITION SUBDIVISION, RECORDED IN VOLUME 5300, PAGE 56 OF THE DEED AND PLAT RECORDS OF 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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

DAVID L. ALLEN
66073
LICENSED PROFESSIONAL ENGINEER
JOHN HERNANDEZ
Notary Public, State of Texas
Comm. Expires 01-31-2023
Notary ID 131874505

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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 ALSO HAVE THE RIGHT TO RELOCATE SUCH INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHTS-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OWNERS' ADJACENT LANDS, FOR THE PURPOSE OF REMOVING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS 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.

SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TCI DETENTION & MAINTENANCE NOTE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILo) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	52.47'	537.92'	5°35'21"	26.26'	S 14°38'10"E	52.45'
C2	250.19'	347.00'	41°18'37"	130.81'	S 37°59'08"E	244.80'
C3	50.48'	547.00'	5°17'16"	25.26'	S 44°12'50"E	50.47'

- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CONTOURS

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0415G, EFFECTIVE (SEPTEMBER 29, 2010). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.

2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING LOT 3, BLOCK 2, NCB 10147, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

14' GAS, ELEC., TEL., & C.A.T.V. ESM'T (VOL. 9559, PG. 144 D.P.R.)

25' BSL (VOL. 9559, PG. 144 D.P.R.)

N 13700205.20' E 2146742.36'

L5

60°

30° 30°

14' GAS, ELEC., TEL., & C.A.T.V. ESM'T (VOL. 9559, PG. 144 D.P.R.)

19' GAS, ELEC., TEL., & C.A.T.V. ESM'T (VOL. 9559, PG. 144 D.P.R.)

N 89°43'03"E 417.37'

FND 1/2" I.R.

FND 1/2" I.R.

28' ELEC. ESM'T.

5' LANDSCAPE ESM'T (VOL. 9567, PG. 12 D.P.R.)

7' ELEC. ESM'T. (DOC.# 20050083539 O.P.R.)

4' SAN. SWR. ESM'T.

S 11°41'58"W 15.78'

L12

15' WATER ESM'T.

L11

16' SANITARY SEWER ESM'T (VOL. 9523, PG. 160 D.P.R.)

L10

14' GAS, ELEC., TEL., & C.A.T.V. ESM'T. (VOL. 9567, PG. 12 D.P.R.)

10' C.A.T.V. ESM'T. (VOL. 9567, PG. 12 D.P.R.)

S 72°41'33"W 203.98'

FND 1/2" I.R.

FND 1/2" I.R.

10' SAN. SWR. ESM'T (VOL. 4080, PG. 253 D.P.R.)

L8

12' ELEC., GAS, TEL., & C.A.T.V. ESM'T. (VOL. 2805, PG. 154 D.P.R.)

S 89°52'38"W 239.55'

FND 1/2" I.R.

16' SANITARY SEWER ESM'T (VOL. 9523, PG. 160 D.P.R.)

L9

S 78°17'26"W 236.55'

FND 1/2" I.R.

16' SANITARY SEWER ESM'T (VOL. 9523, PG. 160 D.P.R.)

L10

S 72°41'33"W 203.98'

FND 1/2" I.R.

10' SAN. SWR. ESM'T (VOL. 4080, PG. 253 D.P.R.)

L11

12' ELEC., GAS, TEL., & C.A.T.V. ESM'T. (VOL. 2805, PG. 154 D.P.R.)

S 89°52'38"W 239.55'

FND 1/2" I.R.

16' SANITARY SEWER ESM'T (VOL. 9523, PG. 160 D.P.R.)

L12

S 78°17'26"W 236.55'

FND 1/2" I.R.

16' SANITARY SEWER ESM'T (VOL. 9523, PG. 160 D.P.R.)

L13

S 72°41'33"W 17.64'