

REPLAT ESTABLISHING  
ROOMS-TO-GO IH10

BEING 4.153 ACRES ESTABLISHING LOT 14, BLOCK 1, NCB 17185, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING PREVIOUSLY RECORDED AS LOT 13, BLOCK 1, N.C.B. 17185 OF NORTHWEST COSTCO SUBDIVISION IN VOLUME 9591, PG 121 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



70 NE Loop 410 Suite 1100  
San Antonio, Texas 78216  
TBPE#6324 TBPLS#10194228  
www.stantec.com

0 50' 100' 150' 200'  
1"=100'

STATE OF GEORGIA  
COUNTY OF DEKALB

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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*P. Weitzner*  
AUTHORIZED AGENT: PETER WEITZNER, PRESIDENT  
ROOMS TO GO  
400 PERIMETER CENTER NEW STE 800  
ATLANTA GA, 30346

STATE OF GEORGIA  
COUNTY OF DEKALB  
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 AND IN THE CAPACITY THEREIN STATED.

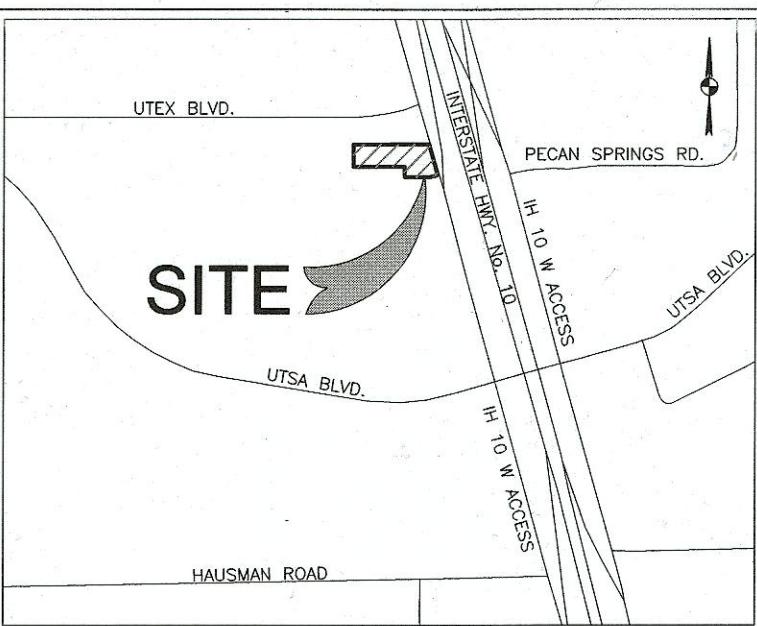
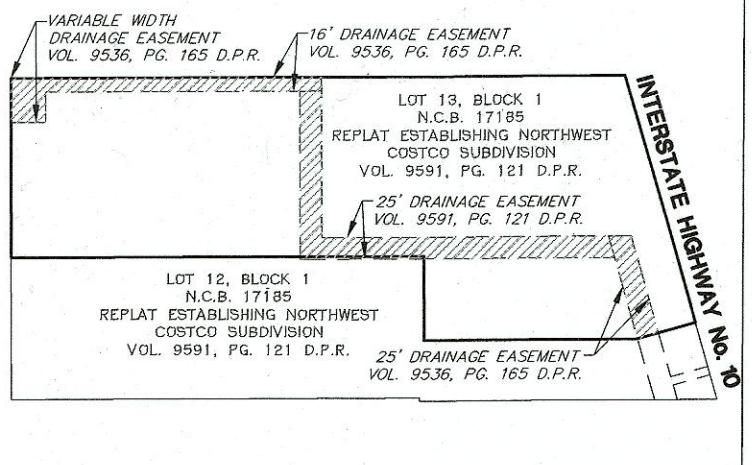
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF March  
A.D. 2021.

*Terry Thiro*  
NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA

THIS PLAT OF ROOMS-TO-GO IH10 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. 2021.

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

VICINITY MAP  
NOT TO SCALEAREA BEING REPLATTED  
THROUGH PUBLIC HEARING  
NOT TO SCALE

STATE OF GEORGIA  
COUNTY OF DEKALB

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 13, BLOCK 1, N.C.B. 17185 OF THE REPLAT ESTABLISHING NORTHWEST COSTCO SUBDIVISION (PLAT NO. 080144) AS RECORDED IN VOLUME 9591, PAGE 121, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

25 FOOT PUBLIC DRAINAGE EASEMENT (VOL. 9536, PG. 165 D.P.R. & VOL. 9591, PG. 121 D.P.R.) TO BE RELOCATED AS SHOWN HERON.

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 THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

*P. Weitzner*  
OWNER/DEVELOPER: PETER WEITZNER, PRESIDENT  
ROOMS TO GO  
400 PERIMETER CENTER NE STE 800  
ATLANTA, GEORGIA 30346

STATE OF GEORGIA  
COUNTY OF DEKALB

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17 DAY OF March A.D. 2021.

*Terry Thiro*  
NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA

MY COMMISSION EXPIRES: February 26, 2022

TxDOT NOTES:  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK 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 TOTAL OF ONE ACCESS POINT(S) ALONG INTERSTATE HIGHWAY No. 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTRAGE OF 296.72'. NO ADDITIONAL ACCESS POINTS ARE REQUESTED.

3. 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.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER 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 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, PROTECTING AND ENFORCING UTILITY INFRASTRUCTURE AND SERVICE UTILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL HAVE THE RIGHT TO RELOCATE 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, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAW'S MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAW'S INFRASTRUCTURE AND SERVICE UTILITIES, 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.

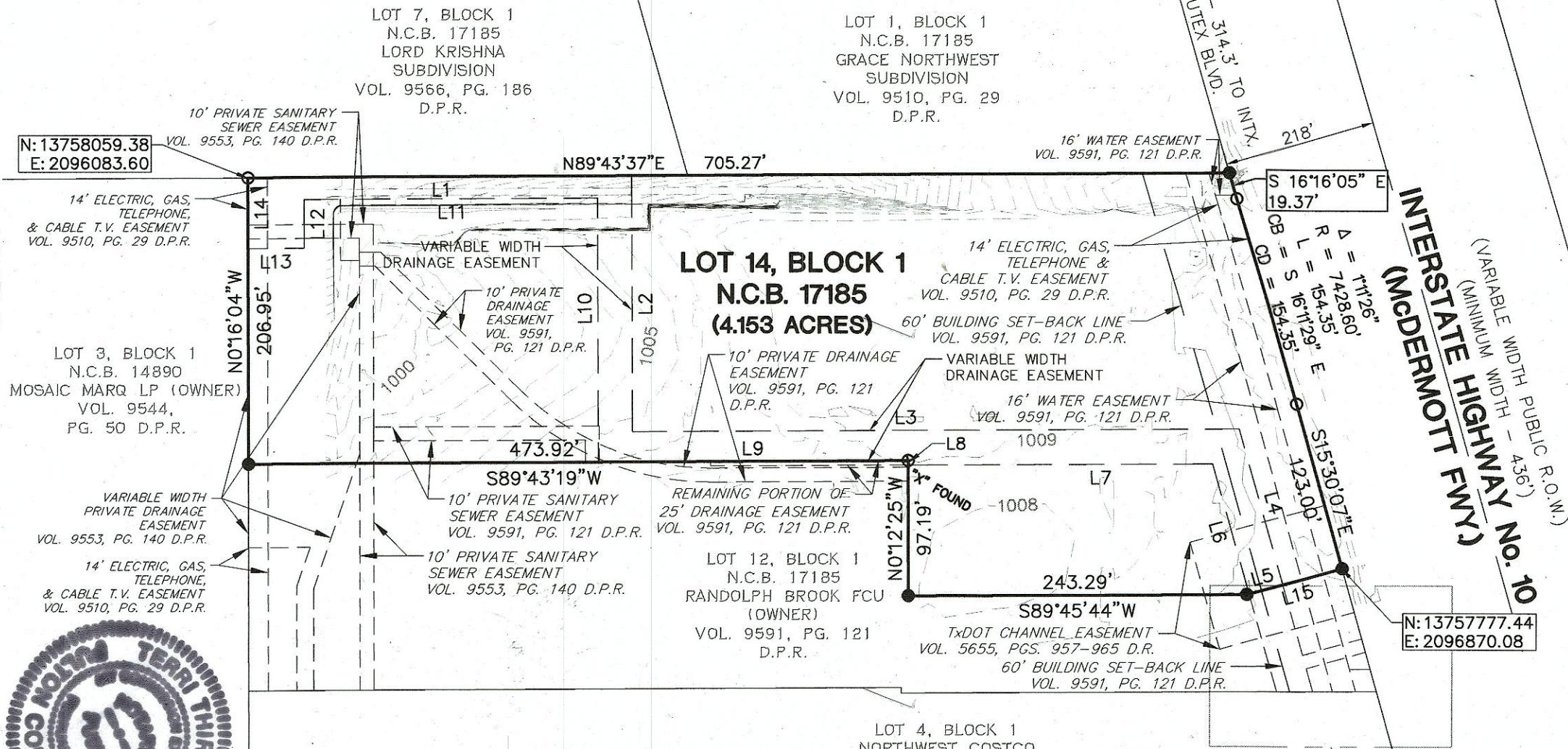
EDU NOTE:  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
- MONUMENT FOUND
- MONUMENT SET
- BENCHMARK
- ~920~ EXISTING CONTOURS
- ~920~ PROPOSED CONTOURS
- VOL. VOLUME
- PG. PAGE
- NCB NEW CITY BLOCK
- ROW RIGHT OF WAY
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- © STREET CENTER LINE
- 100 YEAR FLOODPLAIN

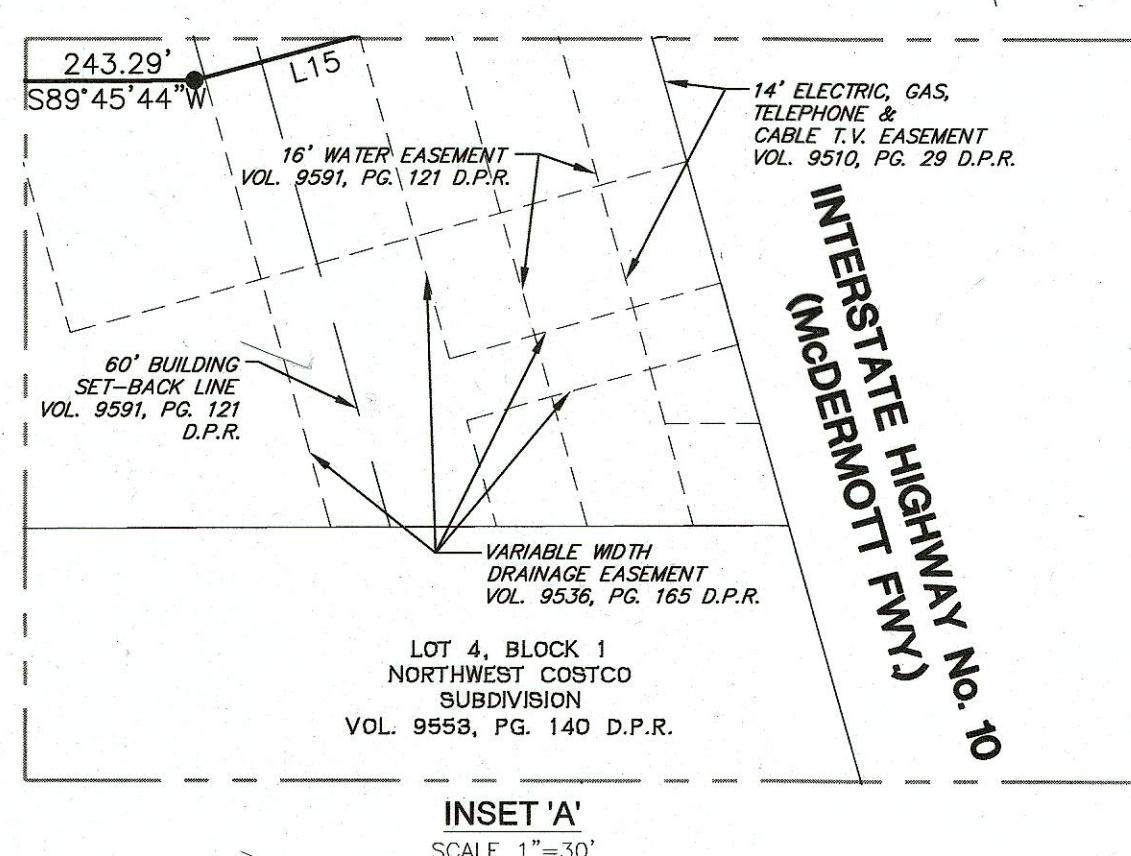
BOUNDARY & EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
L1	N89°43'37"E	275.73'
L2	S0°19'09"E	185.05'
L3	N89°43'28"E	436.02'
L4	S15°41'50"E	116.41'
L5	S74°32'18"W	25.00'
L6	N15°41'50"W	97.27'
L7	S89°43'57"W	218.95'
L8	N0°12'25"W	3.10'
L9	S89°43'01"W	223.01'
L10	N0°19'09"W	190.94'
L11	S89°43'31"W	210.81'
L12	S0°15'52"E	34.99'
L13	S89°44'08"W	39.92'
L14	N0°16'04"W	50.99'
L15	S74°32'18"W	70.64'



CITY NOTES:  
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING LOT 14 BLOCK 1, NCB 17185, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE 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.

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

3. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0230C, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



INSET 'A'  
SCALE 1"-30'



CHANCE KUTAC, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 111527  
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: STANTEC CONSULTING SERVICES INC.  
*Chance Kuta* 3/18/21  
DATE

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ALBERTO JONATHAN PEREZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6572  
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: STANTEC CONSULTING SERVICES INC.  
*Alberto Jonathan Perez* 3/18/21  
DATE

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