



LEGEND

- PROPERTY LINE
- 580- EXISTING CONTOUR
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - FEMA 100YR FLOODPLAIN
- - - 100YR ULTIMATE DEVELOPMENT FLOODPLAIN
- ▲ CALCULATED POINT
- 1/2" IRON ROD WITH CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- VOL VOLUME
- PG PAGE
- NCB NEW CITY BLOCK
- AC ACRE
- BLK BLOCK
- NTS NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- CL CENTER LINE
- ⊕ E.G.T.C. ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

PLAT 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 BEXAR COUNTY 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 MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, BLOCK 4, AND 10000, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.
- 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 DTRM PANEL 48029C0360G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEDOM 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 BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY 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 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.

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:

DAVID K. BURDEAUX
PROFESSIONAL LAND SURVEYOR
NO. 5149 - STATE OF TEXAS

DAVID K. BURDEAUX, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5149 - STATE OF TEXAS

T. BAKER SMITH LLC
TBPLS FIRM REGISTRATION #10110201
12825 TRINITY DRIVE
STAFFORD, TEXAS 77047
(281) 240-0113

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.

PETER RUSSELL YEAGER, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 113399 - STATE OF TEXAS

CPS/SAWS/COSA UTILITY NOTES:

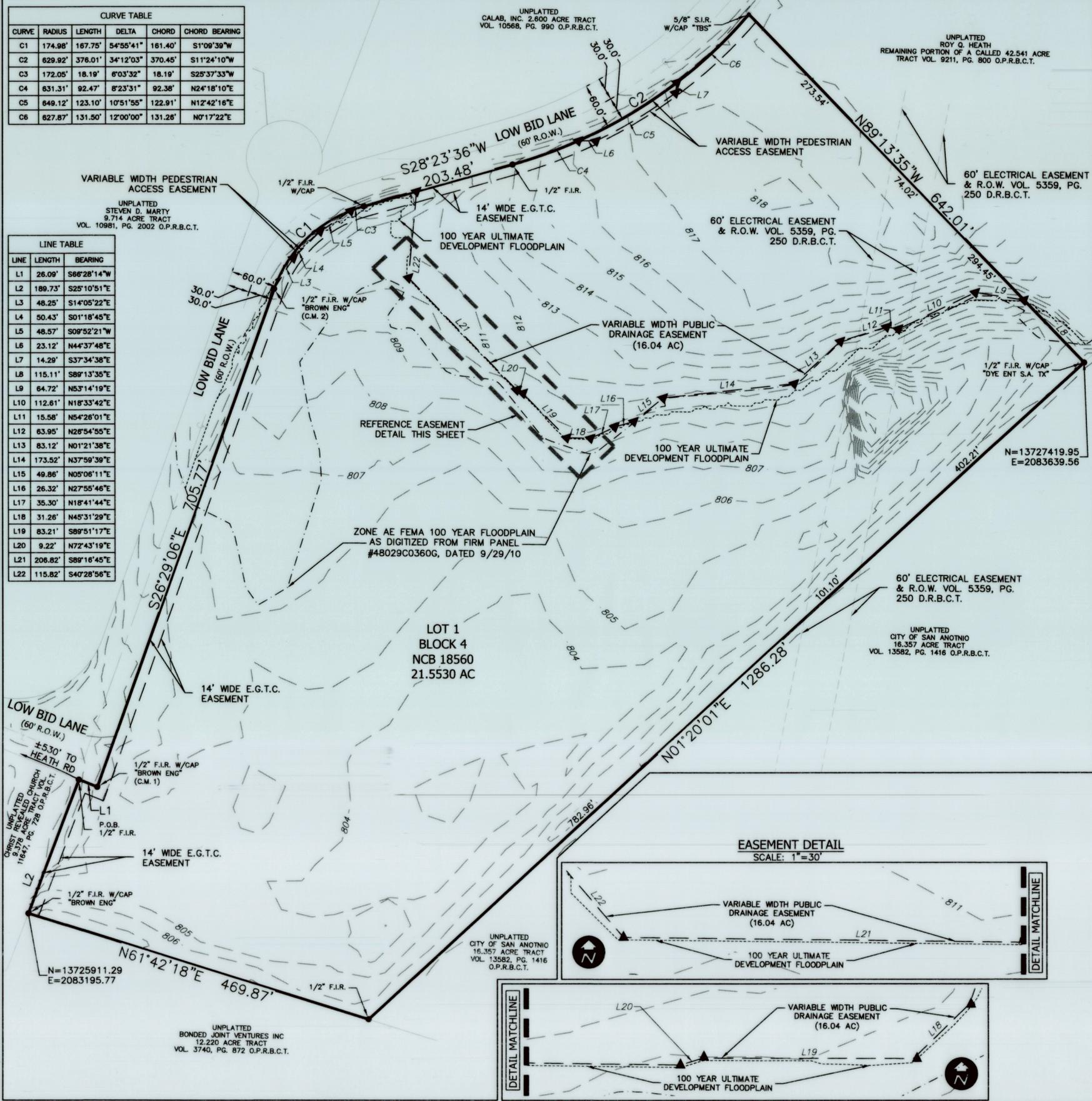
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND UTILITY WASTEWATER SYSTEMS -- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) -- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES 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 RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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 WITHIN EASEMENT AREAS WITHOUT AN ENFORCEMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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 EASEMENTS ARE DESCRIBED HEREON.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	174.98'	167.75'	54°55'41"	161.40'	S1°09'39"W
C2	629.92'	376.01'	34°12'03"	370.45'	S11°24'10"W
C3	172.05'	18.19'	8°03'32"	18.19'	S2°53'33"W
C4	631.31'	92.47'	8°23'31"	92.38'	N24°18'10"E
C5	649.12'	123.10'	10°51'55"	122.91'	N12°42'16"E
C6	627.87'	131.50'	12°00'00"	131.26'	N0°17'22"E

LINE TABLE

LINE	LENGTH	BEARING
L1	26.09'	S66°28'14"W
L2	189.73'	S25°10'51"E
L3	48.25'	S14°05'22"E
L4	50.43'	S01°18'45"E
L5	48.57'	S09°52'21"W
L6	23.12'	N44°37'48"E
L7	14.29'	S37°34'38"E
L8	115.11'	S89°13'35"E
L9	64.72'	N53°14'19"E
L10	112.61'	N18°33'42"E
L11	15.58'	N54°28'01"E
L12	63.95'	N26°54'55"E
L13	83.12'	N01°21'38"E
L14	173.52'	N37°59'39"E
L15	49.86'	N05°06'11"E
L16	26.32'	N27°55'46"E
L17	35.30'	N18°41'44"E
L18	31.26'	N45°31'29"E
L19	83.21'	S89°51'17"E
L20	9.22'	N72°43'19"E
L21	208.82'	S89°16'45"E
L22	115.82'	S40°28'58"E



WASTEWATER EDU 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.

BEARING BASIS:

- BASES OF BEARING BEING REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE (4204).
- COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE (4204).
- CONTOURS SHOWN AT ONE FOOT INTERVALS.

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.

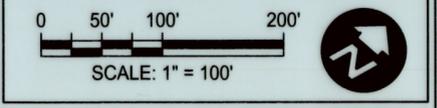
SAWS HIGH PRESSURE NOTE:

- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 808 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.

PLAT NO. 180524

SUBDIVISION PLAT ESTABLISHING
SOCCER CENTRAL - A

BEING A TOTAL OF 21.5530 ACRES OF LAND ESTABLISHING LOT 1, BLOCK 4, AND NEW CITY BLOCK 18560, OUT OF THE ELIZABETH PLUNKETT SURVEY, ABSTRACT 573, COUNTY BLOCK 15004, LOCATED IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE 42.541 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 9211, PAGE 800 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



T. BAKER SMITH SOLUTIONS START HERE

12825 TRINITY DRIVE
STAFFORD, TEXAS 77047
(281) 240-0113
TBPLS FIRM REGISTRATION #10110201

210.860.9224 WWW.BIGREDDOG.COM

BIG REDDOG
ENGINEERING | CONSULTING
5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-13847

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:
SOCCER CENTRAL LLC
2632 BROADWAY ST, STE 402 N
SAN ANTONIO, TX 78215
(210) 646-9445

BY: *Jorge C. Herrero*
JORGE C. HERRERO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE C. HERRERO, 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 24th DAY OF June, A.D., 2019.

NOTARY PUBLIC,
Selma M Garza
SELMA M GARZA
Notary ID #124898492
My Commission Expires
March 23, 2026

THIS PLAT OF SOCCER CENTRAL - A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2019

BY: _____ CHAIRMAN

BY: _____ SECRETARY

