

PLAT NUMBER 18-900003

SUBDIVISION PLAT
OF

POINT BLANK ADDITION

BEING A TOTAL OF 1.6309 ACRE TRACT AND BEING ALL OF A TRACT OF LAND RECORDED IN DOCUMENT NO. 20190132592 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. MCCAMBY SURVEY, ABSTRACT NUMBER 470 IN NEW CITY BLOCK 15335, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS. ESTABLISHING LOT 83, BLOCK 52, N.C.B. 15335

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

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, STE 110; CARROLLTON, TEXAS 75006
SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 1279
TBPLS FIRM NO. 10194205

DATED: JULY 30, 2019 DRAWN BY: JCH

TEXAS REGISTERED ENGINEERING FIRM NO. F-2806
714 S. Greenleaf Avenue, Suite 100
Arlington, Texas 76014-2344
Phone: (800) 458-2100
www.dynamicec.com

**DYNAMIC
ENGINEERING**
(db) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
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DRAINAGE NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING LOT 83, BLOCK 52, N.C.B. 15335, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0370G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN IS SUBJECT TO CHANGE AS A RESULT OF FEMA MAP REVISIONS AND/OR AMENDMENTS.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDED 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.

NOTE:

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

THIS PLAT OF POINT BLANK SUBDIVISION PLAT NAME HEREIN 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

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

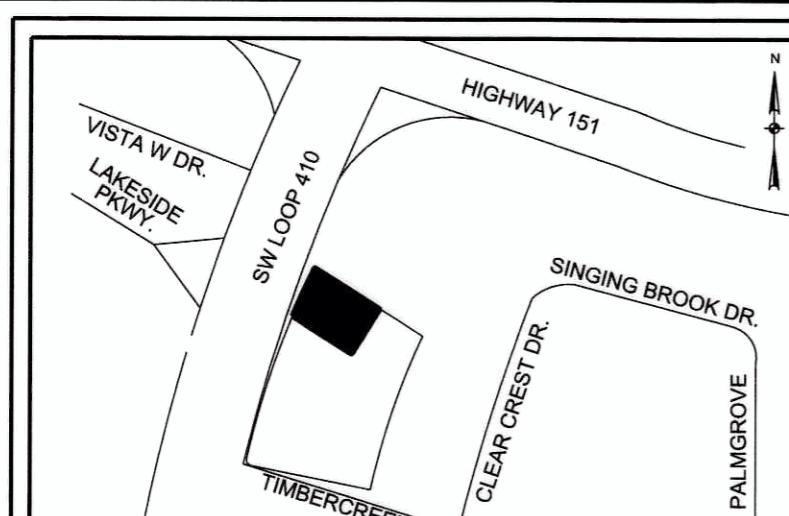
COUNTY CLERK, BEXAR COUNTY, TEXAS

| LINE | DIRECTION | DISTANCE |
|------|-----------------|----------|
| L2 | S 60° 13' 3" E | 343.85' |
| L3 | S 29° 48' 56" W | 40.00 |
| L4 | N 81° 23' 32" W | 58.19 |
| L5 | N 60° 13' 4" W | 17.88 |
| L6 | N 60° 13' 4" W | 22.68 |
| L7 | N 71° 7' 11" W | 54.98 |
| L8 | N 29° 46' 56" E | 40.00 |
| L9 | S 60° 42' 20" E | 157.96 |
| L10 | S 44° 45' 26" W | 41.51 |
| L11 | N 60° 44' 20" W | 147.24 |

OWNER(S):

1. PRIMAX PROPERTIES, LLC
1100 EAST MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA 28204

2. FREDERICK L. THOMSON, III
500 SANDAU RD., STE 450
SAN ANTONIO, TEXAS 78216-3699



LOCATION MAP
(NOT TO SCALE)

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 DIRECTED BY TXDOT.
- 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 COMBINED TOTAL OF 1 ACCESS POINT ALONG SW LOOP 410 BASED ON OVERALL PLATTED HIGHWAY FRONTOAGE OF 859.30'.

SHARED ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 83, BLOCK 52, CB OR NCB 15335, IN ACCORDANCE WITH UDC 35506(R)(3).

| CURVE | DELTA | RADIUS | AL | DIRECTION | DISTANCE |
|-------|--------------|------------|---------|-----------------|----------|
| C1 | 01° 01'59" | 3669.72' R | 66.17' | N 19° 16' 53" E | 66.17' |
| C2 | 32° 11' 42" | 22.50' L | 12.64' | S 55° 12' 20" E | 12.48' |
| C3 | 101° 53' 41" | 17.50' L | 31.12' | S 68° 50' 5" W | 27.18' |
| C4 | 54° 15' | 3364.22' L | 464.18' | S 15° 56' 32" E | 463.81' |
| C5 | 55° 31' 6" | 22.50' L | 20.33' | N 35° 20' 32" E | 19.34' |
| C6 | 8° 12' 24" | 3404.72' R | 487.67' | N 14° 21' 55" E | 487.25' |
| C7 | 78° 22' 11" | 23.94' L | 9.04' | N 21° 1' 59" W | 22.07' |
| C8 | 10° 54' 7" | 47.50' L | 12.74' | N 65° 40' 8" W | 9.02' |
| C10 | 32° 26' 54" | 22.50' L | 12.74' | N 87° 20' 38" W | 12.57' |

LEGEND

| | |
|--------------|--|
| R.P.R.B.C.T. | REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS |
| SIR | SET IRON ROD WITH CAP STAMPED "GEONAV" |
| FIR | FOUND IRON ROD |
| FIRC | FOUND IRON ROD WITH PLASTIC CAP |
| FIP | FOUND IRON PIPE |
| SQ.FT. | SQUARE FEET |
| VOL. | VOLUME |
| PG. | PAGE |
| N.C.B. | NEW CITY BLOCK |
| XXX | CONTOURS |
| ----- | RIGHT-OF-WAY LINE |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE;
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NORTH AMERICAN DATUM OF 1983 (NAD83) CORS1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
- DIMENSIONS SHOWN ARE SURFACE
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) CORS1996, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND SEWER SYSTEMS, THE CITY'S PUBLIC SERVICE BOARD (CPS ENERGY AND SAWS) AND THE CITY'S SYSTEMS (SIR) IS SUBJECT TO EDEMANDS, 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 SEWER 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 IF THE EDEMANDS, EASEMENTS, AND RIGHTS-OF-WAY WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' 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 EFFECTIVE USE OF WATER, SEWER, GAS AND/OR ELECTRIC INFRASTRUCTURE, AND SERVICE FACILITIES, AND JUXTAPOSED STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAW'S 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 SUCH EASEMENTS ARE DESCRIBED HEREON FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GASEASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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

Joshua T. Edge 9/24/19
JOSHUA T. EDGE, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 108564
TEXAS REGISTERED ENGINEERING FIRM NO. F-13660

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:

Joel C. Howard
JOEL C. HOWARD
PROFESSIONAL LAND SURVEYOR

