







STATE OF TEXAS
COUNTY OF BEXAR E.G.T. & CA.T.V. ESMT. VN AE SAN SWR. RICHARD LOWDER (VOL. 15634, PG. 132) 18.80 Ac. ESMT N°0'0"E T.C.M.F. F.I.R. J. AND UNDLATTED
12898 JENNIFER S.
1.32 G. 31> R. POBINSON | 1 . 100, Found 1/2" Iron Rod (unless otherwise described) Vehicular Non Access Easement Building Setback Line Colling to W Complete States LOCATION

AREA BEING REPLATTED

THIS AREA BEING REPLATTED (0.387 Ac.) WAS PREVIOUSLY PLATTED AS LOT 3, C.B. 4007, 1.971 ACRES ON A SUBDIVISION PLAT KNOW AS KUNZE RECORDED IN VOLUME 9300, PAGE 03 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

/ (10) MENAL SAND

100'

200'

400'

UNPLATTED SANCHEZ GRISELDA RAMON SANCHEZ (VOL. 10633, PG. 930 R.P.R.)

.S

200'

TxDot Concrete Monument Found Legend

N 13661118.9107 E 2159027.6310

SEE DETAILS"B"
THIS SHEET

AROUND SWR. ESMT.

(VOL ALMA UNPLATED)

1022 GUTTE TEP

1, PERREZ

1, SO 1/25 C/S

R.P.R.)

(VOL AND TON PLATTED

SO AC. TERRY

ACE OR R. P. R.

CEO . 34 GAOR ITTERFELD FLUTROS GLO PAINT WO.84 WO.94

(VOL. SELMA MARTINES

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(VOL. PC. STORY

(VOL. PC. STO

AMARTINEZ (UNP) 30 INEZ (UNP)

Saw William Cibr Francis

Set 1/2" Iron Rod (unless otherwise described) **Existing Contours Minor** Measured Bearing and Distance

Sanitary Sewer County Block

Electric, Gas, Telephone, and Cable Television Easement

5 6

77.25. 17.25. 17.25. 17.25. EASEMENT

DRIN SURFY

To to the the training of the

3.197 AC.

R=45'

CA.TV. ESMT.

0.7563

John T. Loop WATER ES MAIN

/\$

NATION OF STREET

0 C K

Q.

489.73° W

LOT 3.244

. 7 AC.

WOLENMAR SAFANA FILE OF SAFANA FILE SAFANA

532.08.56.W **183.1**6

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 ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR ALL REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION.

DETAIL N.T.S.

LOT 6

NORTH BOUND US HAP 181 ACCESS ROAD (41 MIDTH) & s

NAME: HARUN RASHID LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. <u>89773</u>

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:

NAME: HARUN RASHID REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. <u>6411</u>

DETAIL "A"

BEXAR COUNTY SURVEYOR'S NOTE:
BEARINGS ARE BASED ON
THE TEXAS STATE PLANE
COORDINATE SYSTEM GRID.

C.P.S. NOTES:

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT'S AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "CONSTRUCTING, AND "TRANSFORMER EASEMENT", "FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REKOVING, INSPECTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TRRES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE FLACED WITHIN SAID EASEMENT AREAS.

2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES GROUND ELEVATION ALTERATION.

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

MAP

THE NUMBER OF 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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND 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.

EASEMENT NOTE:

RUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE AGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE IEINTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF CATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE IENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL E DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND COUNTY SHALL HAVE THE RIGHT OF INGRESS AND ECRESS OVER ON THE COUNTY SHALL HAVE THE RIGHT OF INGRESS OVER ON THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS

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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 COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG US 181 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,896.89.

1. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND ANY EASEMENTS OF ANY KIND, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

2. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TXDOT NOTES:

1. 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.

PLAT REPLAT AND SUBDIVISION PLAT

ESTABLISHING NUMBER

130502

BEING A TOTAL OF 19.185 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT II, SAN ANTONIO, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 4, 5, 6, 7, 8 & 9 BLOCK 5, C.B. 4007, OUT OF 18.80 ACRES OF LAND IN A DEED RECORDED IN VOL. 6943, PAGE 13, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.387 ACRES OUT OF 1.97 ACRE TRACT RECORDED IN VOL. 15479, PAGE 2133, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. **Eagle Point Subdivision**

Engineering, LLQ.

16845 Blanco Road, Suite 106, San Antonio, TX 78232 PH: (210)641-0543, FAX: 210-497-2227

MINIMUM FINISHED FLOOR NOTE: "FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE."

IE: ANTONIO WATER SYSTEM IS HEREBY GRANTED THE INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT Y TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE 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.

E TABLE SEWER EASEMENT

LENGTH BEARING

418.93' \$36*14'56*W

70.81' \$32*35'00*W

958.38' N53*41'07*W

25.00' N51*46'57*W

25.00' N38*13'03*E

25.00' \$51*46'57*F

RICHARD LOWDER 2018 RIVA RIDGE, SAN ANTONIO, TX 78248 TEL.: 210-413-3208 OWNER/DEVELOPER

STATE OF TEXAS COUNTY OF BEXAR

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 PUR AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

BEXAR COUNTY.

CERTIFICATE OF

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF EAGLE POINT SUBDIVISION 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 ADMINISTRATIIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______DAY OF A.D._____M. AND DULY RECORDED THE ______ DAY OF ______A.D. ______M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ON PAGE ______ STATE OF TEXAS COUNTY OF BEXAR

SAN ANTONIO CITY LIMITS

N 13660094.4582 E 2161099.3777

<u> 399.96</u>

AT 472.22' FROM SE COR

N81*39 40 W 519.93

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL DAY OF _______ A.D. _____ OF OFFICE, THIS

COUNTY, TEXAS