

PLAT NUMBER 130502

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
Eagle Point Subdivision

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 0.587 ACRES OUT OF 1.97 ACRE TRACT RECORDED IN VOL. 15479, PAGE 2133, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MHR Engineering, LLC.

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PH: (210)941-0543, FAX: 210-497-2227
www.mhreng.com

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HAS CAUSED THIS PLAT TO BE PREPARED AND SUBMITTED TO THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, FOR RECORDATION AS PRIVATE OR PART OF AN EASEMENT OR PLANNED UNIT DEVELOPMENT, FOREVER EASEMENTS, ALLEYS, PARKS, WETCOURESSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RICHARD LOMDER
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 purposes and considerations therein expressed and in the capacity therein stated.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE SAN ANTONIO BOARD OF REALTORS, COUNTY OF BEXAR COUNTY, TEXAS, HAVE EXAMINED THIS PLAT AND HAVE CONSIDERED THE SAME IN CONFORMITY WITH THE LAWS, STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONS COUNTY.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 OF SAN ANTONIO, TEXAS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EDITIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20__

BY _____

CHAIRMAN

BY _____

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____, PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

WASTEWATER EOU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WASTEWATER SERVICE DEPARTMENT. IMPACT FEE PAYMENT DUE:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF IMPROVEMENTS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS 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 OF INGRESS AND EGRESS OVER ADJACENT LAND TO THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS FOR 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. 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.

SAMS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANATOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

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

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 EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OR OTHERWISE AFFECTING ANY SUCH FACILITIES. NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANATOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS FOR 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. 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.

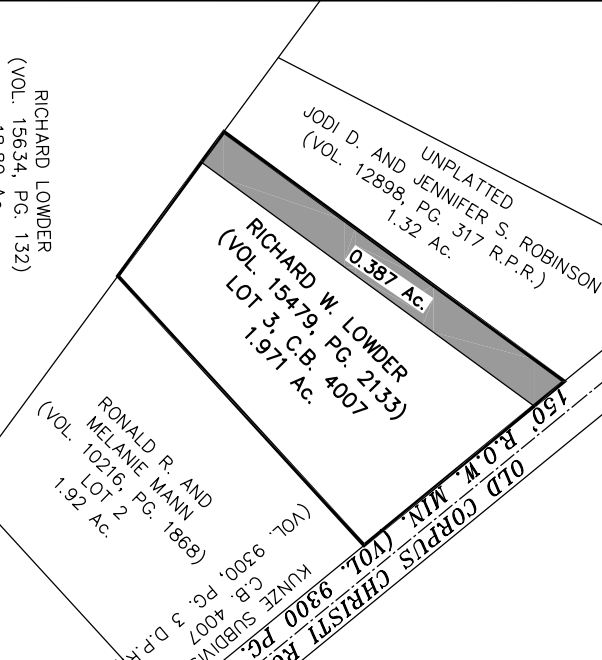
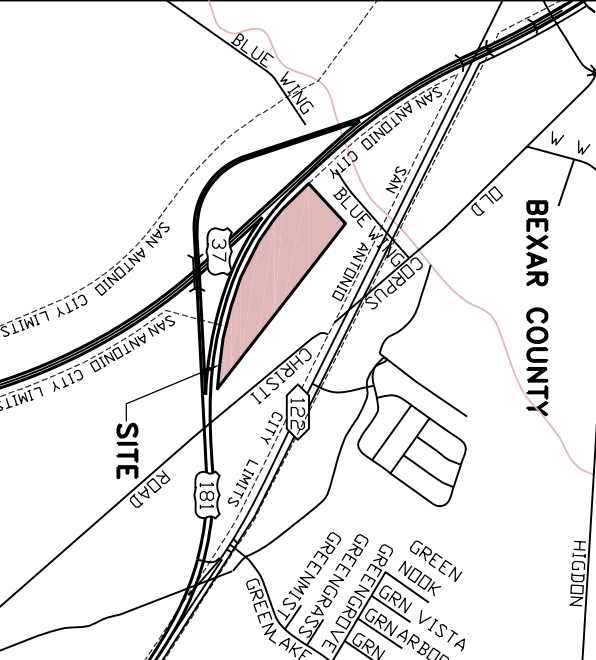
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NOT TO SCALE

LOCATION MAP



THIS AREA BEING REPLATED (0.587 AC.) WAS PREVIOUSLY PLATTED AS LOT 3, C.B. 4007, 1.971 ACRES ON A SUBDIVISION PLAT KNOWN AS KUNZE RECORDED IN VOLUME 9300, PAGE 03 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Legend

- T.C.M.F. TxDOT Concrete Monument Found
- F.I.R. (unless otherwise described)
- S.I.R. (unless otherwise described)
- N 0° 0' E 100' Measured Bearing and Distance
- Existing Contours Minor
- C.B. County Block
- SAN SMR. Sanitary Sewer
- VNAE. Vehicular Non Access Easement
- BSL. Building Setback Line
- ESMT. Easement
- E.G.T. & C.A.T.V. Electric, Gas, Telephone, and Cable Television Easement

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.

NAME: HARUN RASHID
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89773

DATE

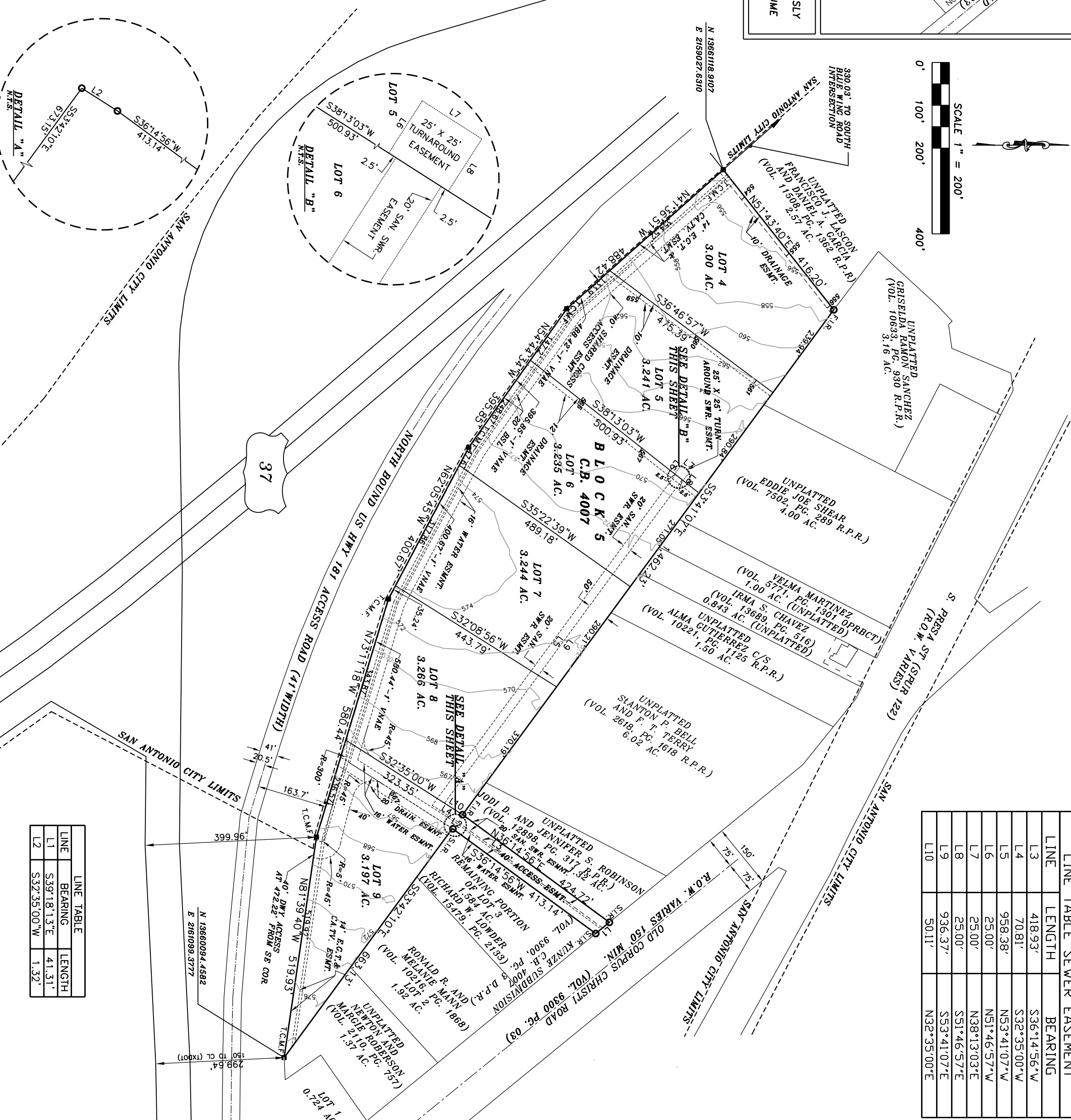
STATE OF TEXAS
COUNTY OF BEXAR

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. 6411

DATE

SCALE 1" = 200'



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S39°18.13'E | 41.31' |
| L2 | S32°35'00"W | 1.32' |