

LOCATION MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°15'44"E	53.56'
L2	N79°15'44"E	10.97'
L3	N06°03'21"W	80.69'
L4	N51°03'21"W	21.22'
L5	N06°03'21"W	48.29'
L6	N38°56'39"E	21.22'
L7	N38°56'37"E	5.43'
L8	N00°10'18"E	5.95'
L9	N89°49'42"E	20.00'
L10	S00°10'18"E	13.05'
L11	S38°56'37"W	20.86'
L12	S51°50'16"W	49.09'
L13	S35°59'36"E	79.83'
L14	S06°03'23"E	2.35'
L15	N74°03'07"E	51.99'
L16	N15°56'53"W	11.42'
L17	N74°03'07"E	18.84'
L18	S15°56'53"E	45.51'
L19	S74°03'07"W	18.84'
L20	N15°56'53"W	13.09'
L21	S74°03'07"W	55.65'
L22	S13°03'19"W	22.79'
L23	S76°35'48"E	19.92'
L24	S13°24'12"W	50.96'
L25	S18°24'12"W	68.60'
L26	N08°24'12"E	82.47'
L27	N13°24'12"E	30.96'
L28	S76°35'48"E	14.09'
L29	N13°24'12"E	27.48'
L30	N38°56'37"E	60.26'
L31	N46°34'59"W	18.05'
L32	S44°09'25"W	24.69'
L33	N51°02'53"W	74.83'
L34	S54°22'14"W	22.17'
L35	S83°56'37"W	50.07'
L36	N46°31'28"W	10.02'
L37	S40°55'55"W	16.78'
L38	S51°14'03"E	20.30'

LINE TABLE		
LINE	BEARING	LENGTH
L39	N51°14'03"W	80.15'
L40	N42°02'32"E	15.00'
L41	N39°54'35"E	18.42'
L42	S51°14'03"E	40.44'
L43	N63°53'56"W	69.70'
L44	S79°15'44"W	35.64'
L45	S36°36'20"W	24.40'
L46	N09°08'15"W	28.10'
L47	N80°51'45"E	25.00'
L48	S09°08'15"E	27.87'
L49	S09°08'15"E	27.87'
L50	N79°15'44"E	16.01'
L51	N79°15'44"E	5.30'
L52	S74°28'34"E	19.07'
L53	N80°10'51"E	30.40'
L54	S06°03'21"E	7.51'
L55	S38°56'39"W	21.22'
L56	S06°03'21"E	48.29'
L57	S51°03'21"E	21.22'
L58	S06°03'21"E	35.42'
L59	S38°56'39"W	14.14'
L60	S06°03'21"E	28.29'
L61	S51°03'21"E	14.14'
L62	S06°03'21"E	78.40'
L63	S83°56'37"W	25.99'
L64	N63°53'56"W	67.80'
L65	N33°32'10"W	56.19'
L66	N33°50'41"W	92.74'
L67	N83°56'37"E	105.38'
L68	S39°54'35"W	121.01'
L69	N46°31'28"W	126.44'
L70	N46°31'28"W	127.89'
L71	S39°54'35"W	115.24'
L72	S74°03'07"W	14.66'
L73	S06°03'23"E	21.32'
L74	S46°34'59"E	20.91'
L75	S39°54'35"W	15.00'
L76	N33°32'10"W	60.48'
L77	N33°50'41"W	96.20'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	3°49'49"	210.00'	14.04'	7.02'	N81°10'39"E
C2	24°37'09"	210.00'	90.23'	45.82'	S84°35'52"E
C3	20°54'23"	140.00'	51.08'	25.83'	S82°44'29"E
C4	21°17'20"	170.00'	63.17'	31.95'	N76°09'39"E
C5	85°29'52"	75.00'	111.92'	69.33'	S71°44'05"E
C6	19°29'47"	190.00'	64.65'	32.64'	S38°44'02"E
C7	50°02'13"	50.01'	43.67'	23.34'	N68°11'18"W
C8	3°16'40"	794.13'	45.43'	22.72'	N49°35'43"W
C9	3°16'40"	779.13'	44.57'	22.29'	S49°35'43"E
C10	5°31'44"	794.00'	76.62'	38.34'	N12°50'07"W
C11	26°15'42"	190.00'	87.09'	44.32'	N87°38'25"W
C12	43°03'58"	90.00'	67.65'	35.51'	N52°56'35"W
C13	68°24'33"	75.00'	89.55'	50.98'	N65°36'53"W
C14	23°35'36"	92.91'	38.26'	19.40'	N87°38'09"W
C15	8°48'32"	210.00'	32.29'	16.18'	N79°51'25"W
C16	5°28'41"	190.00'	18.17'	9.09'	N51°13'16"W
C17	30°33'33"	15.00'	8.00'	4.10'	N69°14'24"W
C18	5°30'36"	210.00'	20.19'	10.11'	N87°00'59"W

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.

VICKREY & ASSOCIATES, INC.
BY: BRADY D. BAGGS, P.E.

Brady D. Baggs
6/19/15
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

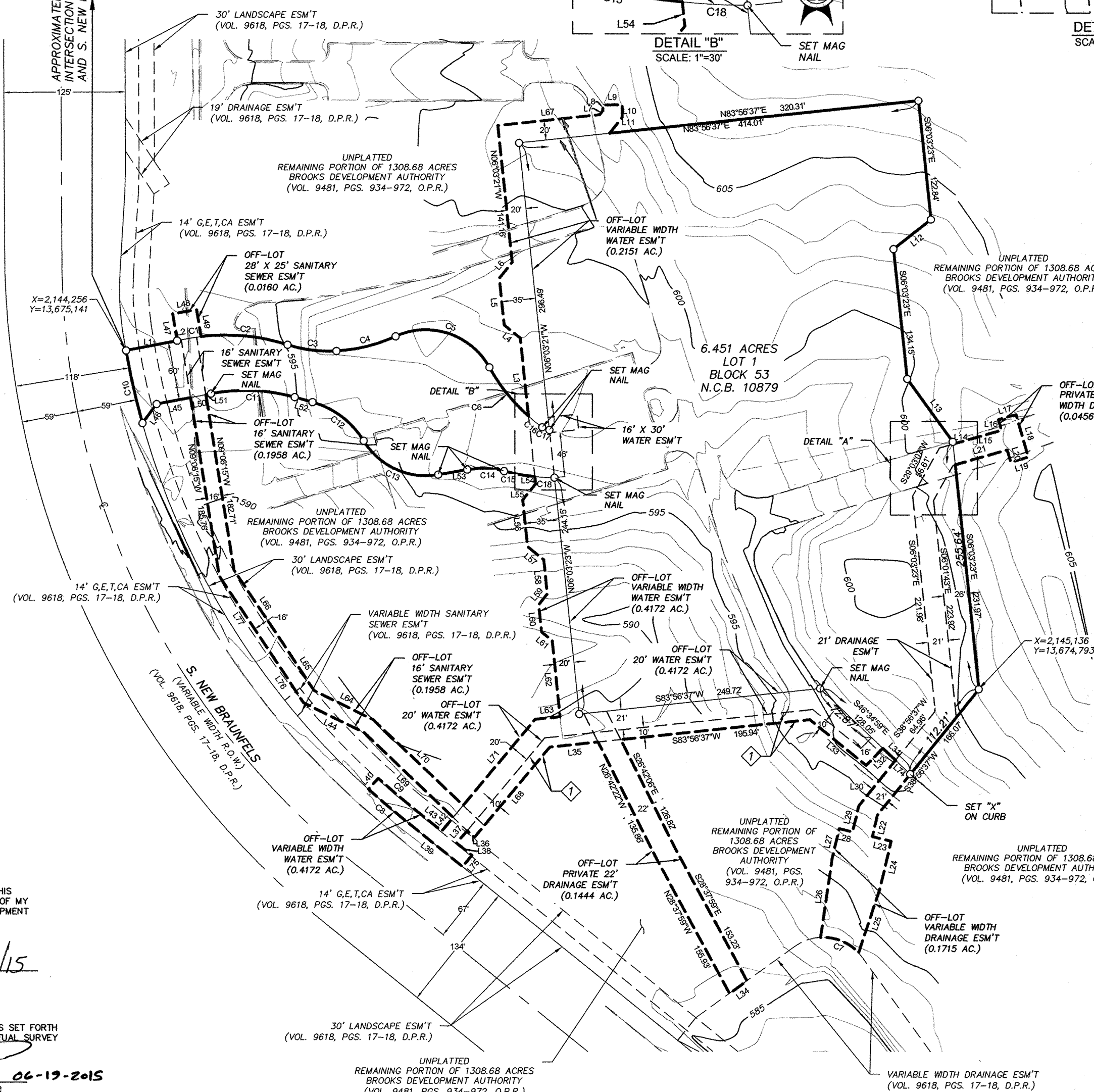
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ROBERT M. ANGUIANO, R.P.L.S.

Robert M. Anguiano
06-19-2015
REGISTERED PROFESSIONAL LAND SURVEYOR

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

APPROXIMATELY 711 LF TO
INTERSECTION OF SE MILITARY DRIVE
AND S. NEW BRAUNFELS AVENUE



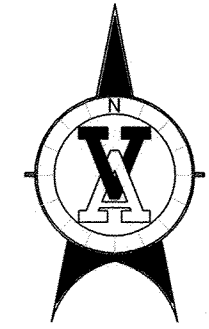
- LEGEND**
- SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR." UNLESS OTHERWISE NOTED
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - EXISTING CONTOURS
 - VOLUME
 - PAGE
 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - RIGHT-OF-WAY
 - GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - BUILDING SETBACK LINE
 - IRON ROD
 - COUNTY BLOCK
 - NEW CITY BLOCK
 - EASEMENT
 - MIN FFE
 - ACRES
- DRAINAGE 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY OR 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, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE BCB UNIT 28 HOTEL SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD 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.
- NOTE:**
BEARINGS AND COORDINATES SHOWN HEREIN ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
- IMPACT FEE NOTE:**
WATER AND/OR 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.
- 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.
- SAWS HIGH PRESSURE NOTE:** A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

- CPS NOTES:**
- 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 "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND 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 TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 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 OR GROUND ELEVATION ALTERATION.
 - 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.
- NOTE:**
BROOKS DEVELOPMENT AUTHORITY GRANTS CPS AN EASEMENT AS STATED IN THE AGREEMENT RECORDED IN VOLUME 10422, PAGES 1206-1222 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NO. 150332

SUBDIVISION PLAT ESTABLISHING
BCB UNIT 16 HOTEL SUBDIVISION

BEING A TOTAL OF 7.771 ACRES OF LAND ESTABLISHING LOT 1, BLOCK 53, N.C.B. 10879 (6.451 AC.) AND OFF-LOT EASEMENTS (1.320 AC.) OUT OF A 1308.68 ACRE TRACT OF LAND OUT OF THE JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT 213, NCB 10879 CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOL. 9481, PGS. 934-972, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT NUMBER 670, C.B. 5158, IN N.C.B. 10879, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271
Firm Registration No.: F-159
TBPLS Firm Registration No.: 10004100

DETAIL LEGEND

- ① OFF-LOT 10' PRIVATE SANITARY SEWER ESM'T (0.1144 AC.) FOR THE BENEFIT OF LOT 1, BLOCK 53, NCB 10879, AND TO BE MAINTAINED BY OWNER OF LOT 1, BLOCK 53, NCB 10879

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
BROOKS DEVELOPMENT AUTHORITY
BY: MR. LEO GOMEZ
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235

Leo Gomez
OWNER

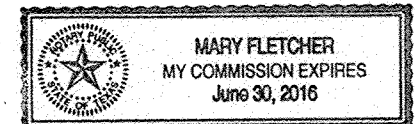
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Leo Gomez, 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 22 DAY OF

June, A.D. 2015



Mary Fletcher
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF BCB UNIT 16 HOTEL 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY