

PLAT NO. 150490

A SUBDIVISION  
PLAT ESTABLISHING  
SA LIVESTOCK  
EXPOSITION, INC

BEING A TOTAL OF 61.62 ACRE TRACT OF LAND  
AND ESTABLISHING LOT 4 BLOCK 1 NCB 12203,  
PREVIOUSLY BEING DESCRIBED AS 61.89 ACRES  
AND RECORDED IN VOLUME 17014 PAGE 705,  
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS

SCALE: 1"=200'  
CDSmuery  
ENGINEERS & SURVEYORS  
DATE: 2016/01/22 PROJECT NO. 115058.01

STATE OF TEXAS X  
BEXAR COUNTY X

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN  
PERSON OR THROUGH A DULY AUTHORIZED AGENT,  
DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR  
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/AGENT:  
SAN ANTONIO LIVESTOCK EXPOSITION, INC.  
KEITH MARTIN  
P.O. BOX 200230  
SAN ANTONIO, TX 78220-0230  
(V)210.225.5851

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 CONSIDERATION THEREIN EXPRESSED  
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  
DAY OF A.D., 20\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS PLAT OF SA LIVESTOCK EXPOSITION, INC., 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\_\_

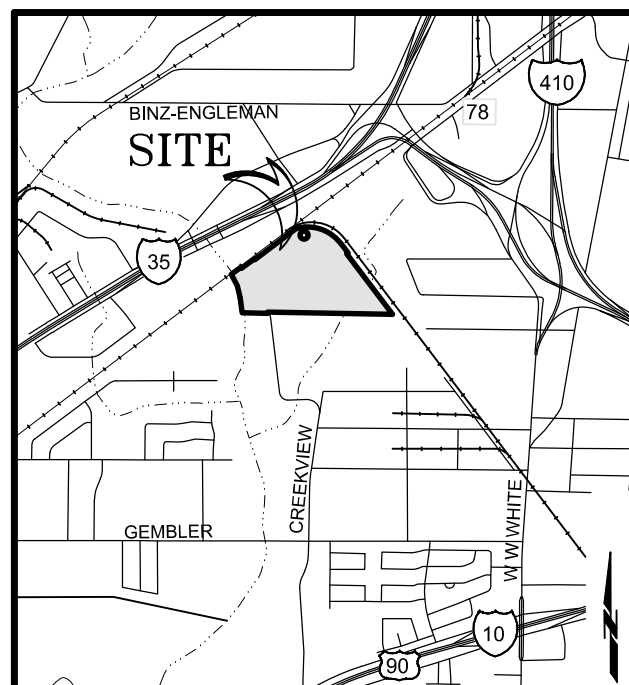
BY: CHAIRMAN

BY: SECRETARY

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

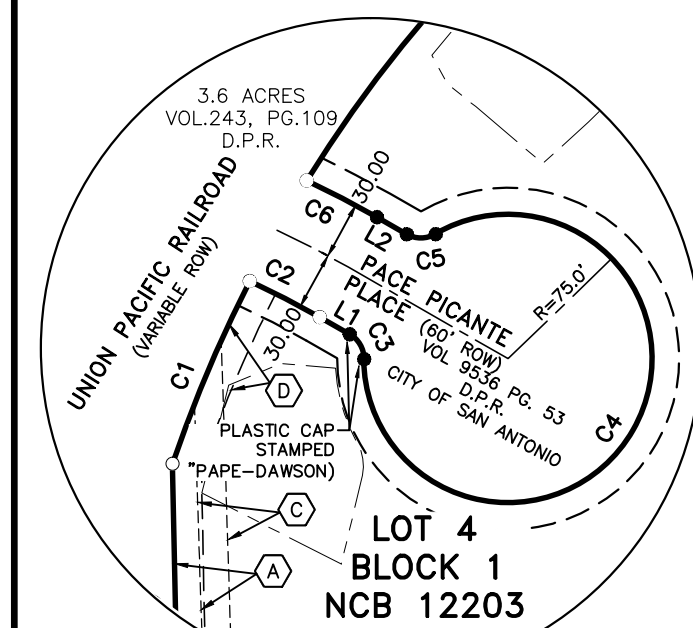


LOCATION MAP  
NOT TO SCALE

LEGEND

- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- UNMONUMENTED POINT
- TREE PRESERVATION AREA (TPA)
- FLOODPLAIN LIMITS
- 100 YEAR ULTIMATE WATER SURFACE
- 650' EXISTING CONTOUR
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- NCB NEW CITY BLOCK
- BLK BLOCK
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE
- AC ACRE
- TPA TREE PRESERVATION AREA
- ESMT EASEMENT
- E.G.T.V.E. ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT

BEARING BASIS: GRID NORTH TEXAS  
COORDINATE SYSTEM OF 1983 SOUTH  
CENTRAL ZONE, 2011 ADJUSTMENT.  
SURFACE DISTANCES AND COORDINATES ARE SHOWN  
ON THIS PLAT.  
SURFACE = GRID X 1.00017  
UNITS = US SURVEY FEET



DETAIL "A"  
SCALE: 1"=100'

STATE OF TEXAS X  
BEXAR COUNTY X

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X  
BEXAR COUNTY X

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 THAT MAY HAVE BEEN GRANTED BY THE SAN  
ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

- 30' PIPELINE ESMT VOL. 6653 PG. 648-651 D.P.R.
- 50' SANITARY SEWER ESMT VOL. 6141 PG. 556-559 D.P.R.
- 15' SANITARY SEWER ESMT VOL. 6849 PG. 399-403 D.P.R.
- 15' E.G.T.V.E.
- 20' GAS ESMT
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT (0.17 AC.)
- 20' SOUTHWESTERN BELL TELEPHONE EASEMENT VOL. 3483 PG. 310 D.P.R.
- 20' ELECTRIC ESMT.
- 100 YR FLOODPLAIN PER FIRM MAP # 48029C0410G DATED SEPT. 29, 2010. (2.26 AC)
- 14' E.G.T.V.E.

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.

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 DEVELOPMENT  
SERVICES.

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

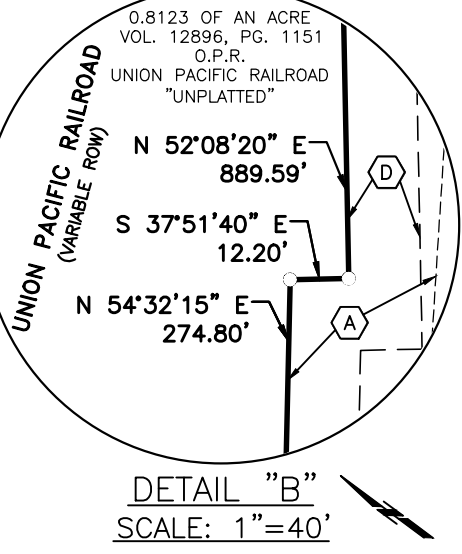
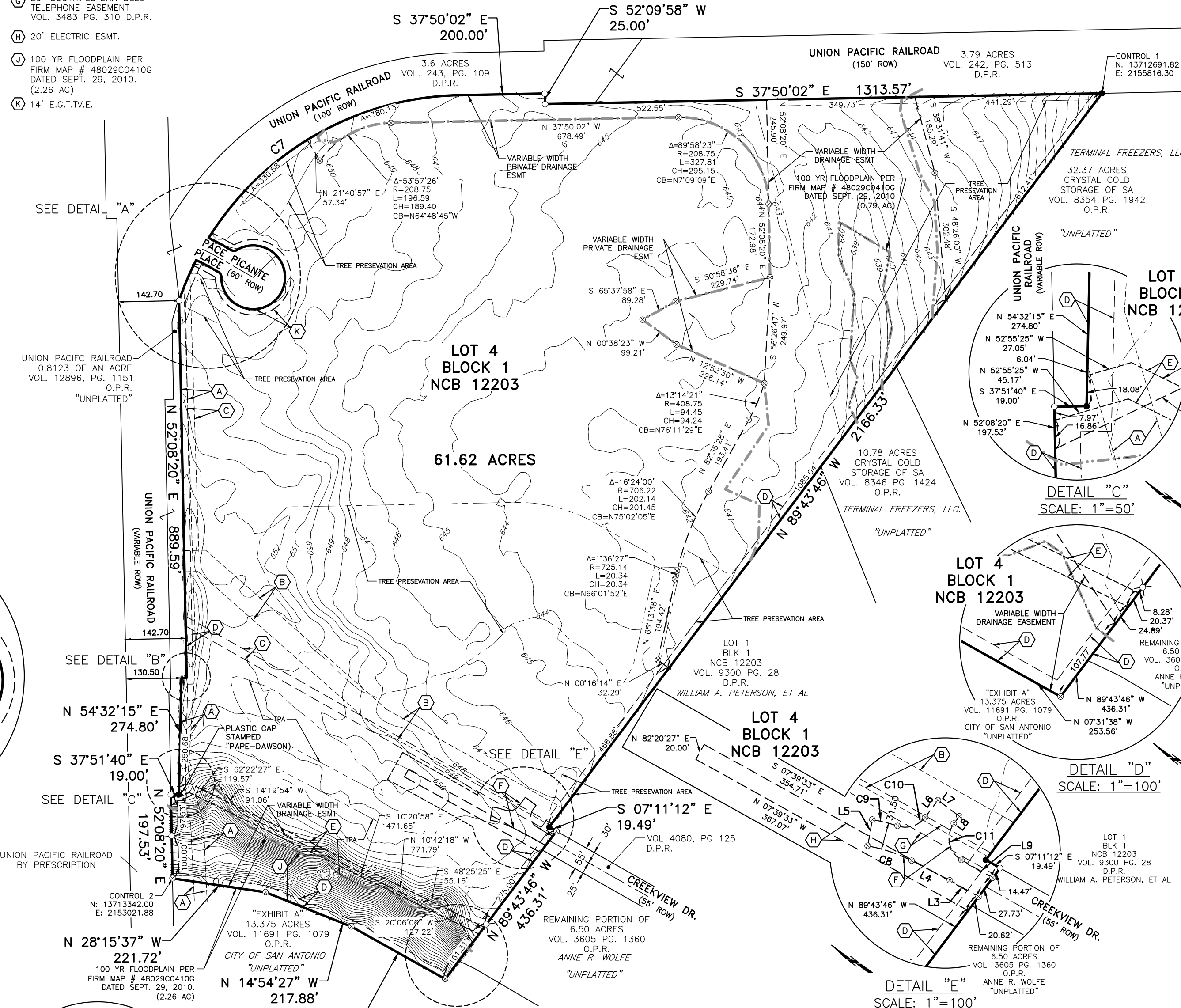
NOTES:  
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH  
CLEAR VISION AREA IN ACCORDANCE WITH UDC  
35-506(d)(5).

2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM  
OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT  
GRADE.

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.

C.P.S. NOTES:  
1. THE CITY OF SAN ANTONIO AS 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", "ANCHOR EASEMENT", "SERVICE  
EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS  
WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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, RELIEVE 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 HEREON.



DETAIL "B"  
SCALE: 1"=40'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	8° 17' 52"	714.49'	103.48'	103.39'	N 76° 11' 48" E
C2	4° 59' 44"	470.00'	40.98'	40.97'	S 09° 27' 21" E
C3	60° 00' 00"	15.00'	15.71'	15.00'	S 23° 02' 31" W
C4	300° 00' 00"	75.00'	392.70'	75.00'	N 83° 02' 31" E
C5	60° 00' 00"	15.00'	15.71'	15.00'	N 36° 57' 29" W
C6	4° 27' 40"	530.00'	41.22'	41.26'	N 09° 11' 19" W
C7	56° 59' 35"	714.49'	710.71'	681.77'	S 66° 19' 50" E
C8	17° 06' 54"	184.25'	55.04'	54.83'	N 18° 07' 41" W
C9	8° 09' 42"	215.75'	30.73'	30.71'	S 22° 36' 17" E
C10	71° 12' 20"	29.25'	36.35'	34.05'	S 54° 07' 36" E
C11	97° 23' 05"	29.25'	49.72'	43.94'	S 41° 34' 42" W

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	17.94	S 06° 57' 29" E
L2	17.94	N 06° 57' 29" W
L3	38.88	N 07° 06' 50" W
L4	50.60	N 09° 34' 16" W
L5	31.50	N 63° 18' 52" E
L6	25.16	S 89° 43' 46" E
L7	31.50	S 00° 16' 14" W
L8	10.63	N 89° 43' 46" W
L9	42.44	S 07° 06' 50" E

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 GRANTOR'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 DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES  
SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS  
ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES 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 DFIRM PANEL 48029C0410G, DATED  
SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD  
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 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.