

PLAT NUMBER: 150241

9: REPLAT & SUBDIVISION PLAT ESTABLISHING:

WEST AVENUE OFFICE PARK

ESTABLISHING LOT 9, BLOCK 20, NEW CITY BLOCK 11766 AND BEING A 2.559 ACRE TRACT OF LAND OUT OF LOTS 1-3, BLOCK 20 OF LOCKHILL ESTATES, PLAT RECORDED IN VOLUME 2805, PAGE 118; THE REMAINING PORTION BEING AN UNPLATTED 1.29 ACRE TRACT OF LAND SITUATED IN THE PINCKNEY CALDWELL SURVEY NO. 83, ABSTRACT NO. 124, NEW CITY BLOCK 11766, IN THE CITY OF SAN ANTONIO, TEXAS, CONVEYED TO SLESS INVESTMENTS, LLC AS DESCRIBED IN A SPECIAL WARRANTY DEED IN VOLUME 16379, PAGE 128 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10927 WYE DRIVE, STE 104, SAN ANTONIO, TX 78217
TEL: (210) 590-4777 FAX: (210) 590-4940
www.fordengineering.com

DATE: January 11, 2016
FEI Proj. No. 2383.00

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: SLESS INVESTMENTS, LLC
YURY SLESS, OWNER
310 REGENT CIRCLE
SAN ANTONIO, TX 78231
210-224-8100

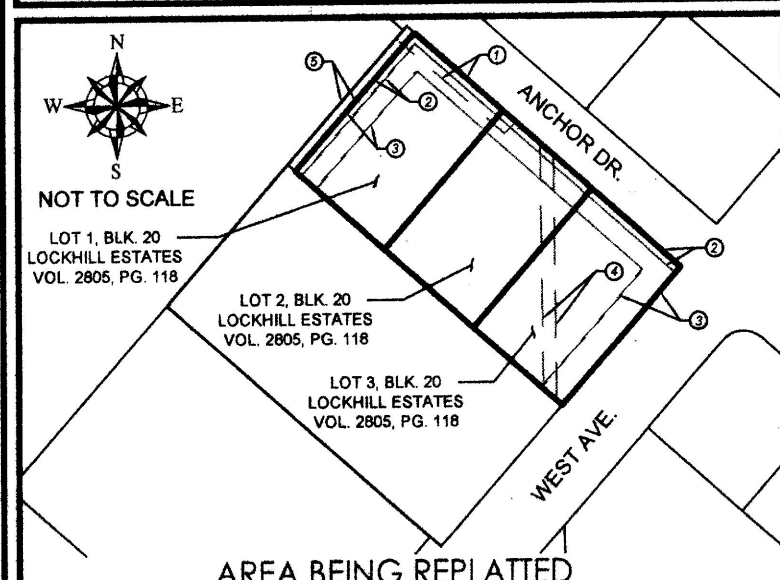
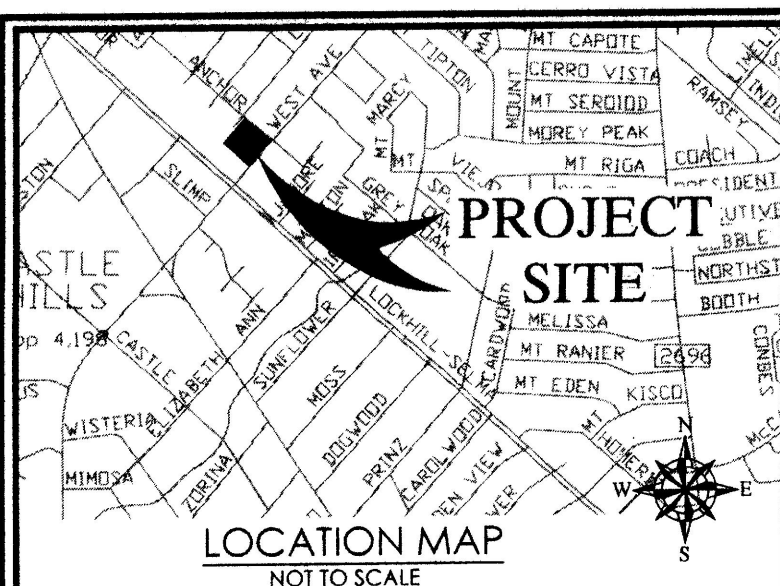
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **YURY SLESS** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF January, A.D. 2016

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF WEST AVENUE OFFICE PARK 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.

DATED THIS _____ DAY OF _____ A.D., _____ 2016
BY: _____
CHAIRMAN
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2016
AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2016, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2016
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



THE AREA BEING REPLATED THROUGH PUBLIC HEARING WITHOUT WRITTEN NOTIFICATION INCLUDES LOTS 1-3, BLOCK 20, NCB 11766 OF LOCKHILL ESTATES UNIT 2, PLAT RECORDED IN VOLUME 2805, PAGE 118.

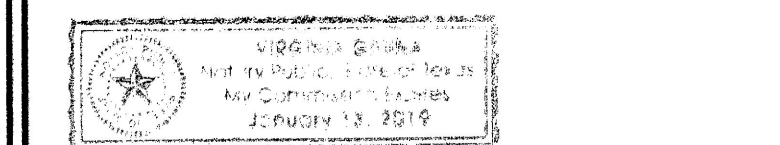
STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT LOCKHILL ESTATES UNIT 2 WHICH IS RECORDED IN VOLUME 2805, PAGE 118, BEXAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER
SWORN AND SUBSCRIBED BEFORE ME THIS THE 11 DAY OF January 2016

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



- NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE.
 2. ELEVATIONS ARE BASED ON NAVD 88.
 3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83) WITH AN APPLIED SCALE FACTOR OF 1.00017.
 4. DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE FACTOR IS 0.999830028895.

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.

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:

REGISTERED PROFESSIONAL LAND SURVEYOR

- GENERAL NOTES:
1. 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 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.
 2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, AND EASEMENTS OF ANY NATURE WITHIN THE WEST AVENUE OFFICE PARK SUBDIVISION (WITH THE EXCEPTION OF THE VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR SUCCESSORS AND NOT OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 9, BLOCK 20, NCB 11766.

EDU NOTE:
1. 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 DEVELOPMENT SERVICES DEPARTMENT.

- CPS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS GAS, ELECTRIC SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 2. ANY CPS ENERGY 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.
 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 HEREON.

FINISHED FLOOR NOTE:
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 FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

IMPACT FEE NOTE:
IMPACT FEE PAYMENT DUE: 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 WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

Parcel Line Table		
Line #	Length	Direction
L1	13.00	N 48°39'18" W
L2	165.70	N 41°21'39" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27	25.00	090.0015	N 03°44'53" W	35.36
C2	60.60	45.00	077.1604	N 02°40'21" E	56.12
C3	47.12	30.00	090.0015	N 03°44'53" W	42.43

- EASEMENTS & SETBACK CALL LEGEND:
- ① DRAIN ESMT (VOL 9544, PG 6 D.P.R.)
 - ② 7.5' SETBACK (VOL 2805, PG 118 D.P.R.)
 - ③ 25' BLDG. SETBACK (VOL 2805, PG 118 D.P.R.)
 - ④ 12' UNDEFINED ESMT. (VOL 2805, PG 118 D.P.R.)
 - ⑤ QUITCLAIMED PORTION OF LISBON AVE. (VOL 7028, PG 1091 O.P.R.)
- (ORD. #83182, ADOPTED APRIL 18, 1996 BY CITY COUNCIL)

- LEGEND:
- I.R.F. = FOUND 1/2" IRON ROD
 - I.R.S. = SET 1/2" IRON ROD
 - ESMT. = EASEMENT
 - ELEC. = ELECTRIC
 - TELE. = TELEPHONE
 - CATV. = CABLE TELEVISION
 - B.S.L. = BUILDING SETBACK LINE
 - R.O.W. = RIGHT-OF-WAY
 - SET "X" = SET "X" IN CONCRETE WALKWAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - O = ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

