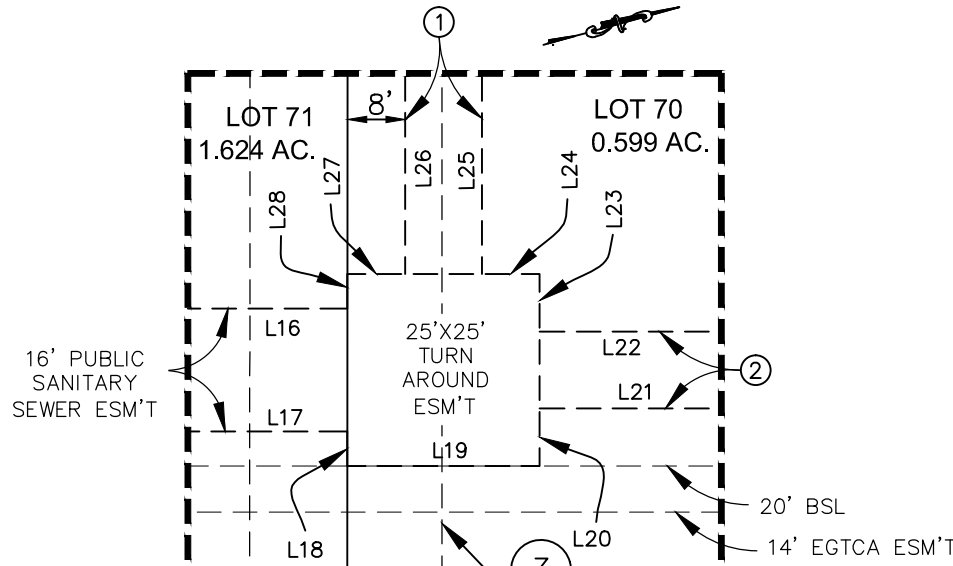


LOCATION MAP
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	35.55'	25.01'	081°26'38"	32.63'
C2	37.18'	25.00'	085°13'04"	33.85'

LEGEND

- 609 — EXISTING CONTOUR
- AC. ACRES
- BSL BUILDING SETBACK LINE
- DPR DEED AND PLAT RECORDS
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- ESM'T. COUNTY BLOCK
- C.B. RIGHT-OF-WAY
- R.O.W. VOLUME
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK LINE
- FOUND 1/2" REBAR WITH NO IDENTIFICATION
- SET MAC NAIL WITH WASHER MARKED "RPLS 4716"
- CALCULATION POINT
- VEHICULAR NON-ACCESS EASEMENT
- PAGE
- REGISTERED PROFESSIONAL LAND SURVEYOR

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 NO. 103446

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: GIBBONS SURVEYING & MAPPING, INC. 150 WEST RHAPSODY DRIVE, SAN ANTONIO, TX 78216, (210) 366-4600

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

OPS 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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR 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.
- 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 DEMAED 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.

DRAINAGE NOTES:

NO STRUCTURES, 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 EASEMENTS AND RIGHTS-OF-WAY, 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 TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EDU NOTE:

THE NUMBER OF 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.

IMPACT FEE NOTE:

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

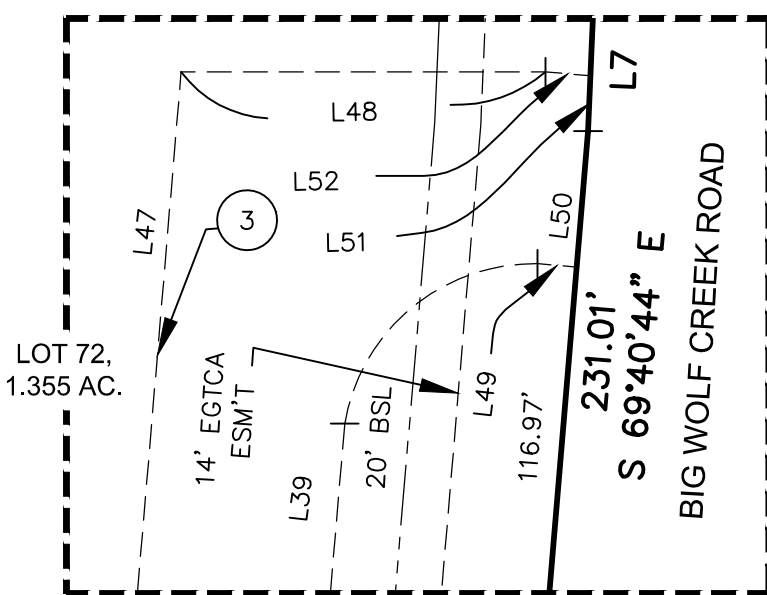
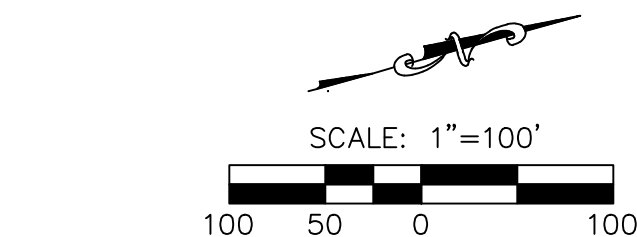
MAINTENANCE NOTE:

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.

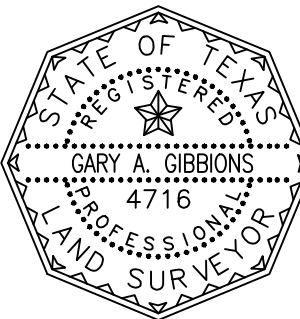
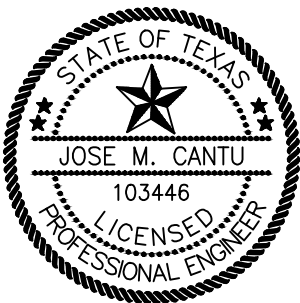
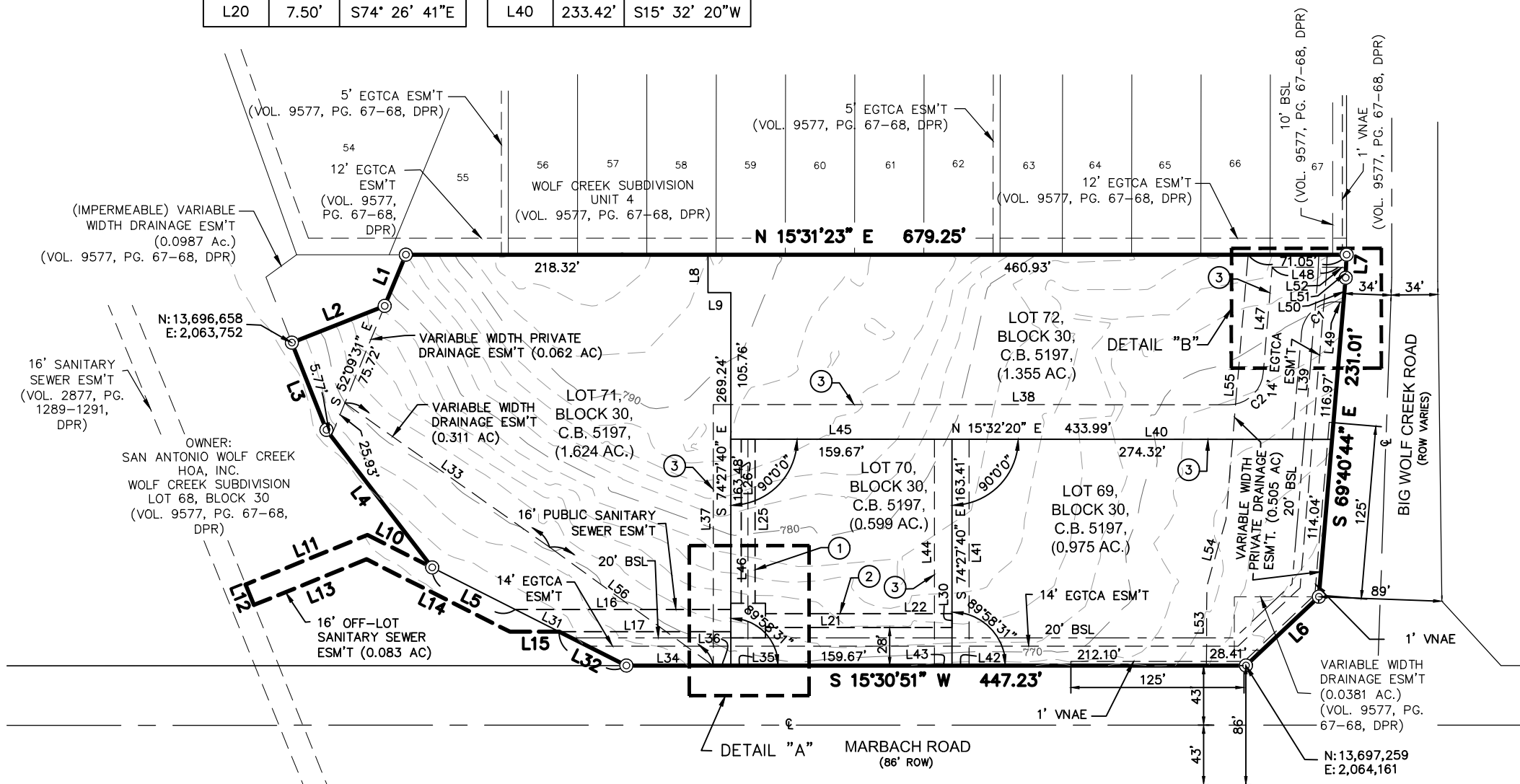
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	N52° 09' 31"W
L2	72.08'	N6° 04' 01"W
L3	67.69'	S83° 55' 59"W
L4	125.34'	S67° 59' 05"W
L5	67.23'	S42° 19' 04"W
L6	72.43'	S27° 45' 37"E
L7	16.75'	S72° 04' 26"E
L8	27.40'	N74° 27' 40"W
L9	16.48'	S15° 32' 20"W
L10	52.21'	N42° 19' 42"E
L11	94.97'	N6° 35' 20"W
L12	16.00'	S83° 24' 40"W
L13	87.69'	S6° 35' 20"E
L14	115.96'	S42° 19' 42"W
L15	35.51'	S15° 30' 51"W
L16	155.66'	N15° 30' 51"E
L17	123.98'	S15° 30' 51"W
L18	4.51'	N74° 27' 40"W
L19	25.00'	S15° 30' 51"W
L20	7.50'	S74° 26' 41"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	134.67'	S15° 30' 51"W
L22	134.67'	N15° 30' 51"E
L23	7.50'	S74° 26' 41"E
L24	7.50'	N15° 30' 51"E
L25	118.47'	S74° 27' 40"E
L26	118.47'	N74° 27' 40"W
L27	7.50'	N15° 29' 52"E
L28	4.49'	N74° 27' 40"W
L29	10.00'	S15° 32' 20"W
L30	10.00'	S74° 27' 40"E
L31	35.48'	S42° 19' 04"W
L32	54.36'	S42° 19' 04"W
L33	180.80'	S50° 41' 01"W
L34	62.74'	S15° 30' 51"W
L35	12.28'	S15° 30' 51"W
L36	12.72'	S15° 30' 51"W
L37	188.48'	N74° 27' 40"W
L38	372.12'	N15° 32' 20"E
L39	78.73'	S69° 36' 55"E
L40	233.42'	S15° 32' 20"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	163.36'	S74° 27' 40"E
L42	12.30'	S15° 25' 34"W
L43	12.70'	S15° 30' 51"W
L44	163.41'	N74° 27' 40"W
L45	134.69'	S15° 32' 20"W
L46	163.47'	S74° 27' 40"E
L47	76.65'	N69° 40' 44"W
L48	47.49'	N15° 32' 24"E
L49	5.13'	S20° 19' 16"W
L50	17.76'	S69° 40' 44"E
L51	7.25'	N72° 04' 26"W
L52	5.87'	S20° 19' 16"W
L53	57.34'	N74° 10' 07"W
L54	50.02'	N58° 30' 47"W
L55	191.84'	N69° 40' 44"W
L56	145.82'	N51° 24' 33"E



DETAIL "B"
NOT TO SCALE



Date: Jun 15, 2016, 11:41am User ID: Owner
File: K:\Projects\1015 Six Pump Convenience Store\Plats\Drawing\big wolf corner.dwg

Klove
ENGINEERING

Site Development Engineering Services

Firm No. 11042

22610 US HIGHWAY 281 N., STE. 204, SAN ANTONIO, TEXAS 78258

www.kloveengineering.com (210) 485-5683

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

GENERAL NOTES:

- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL TEXAS ZONE, NAD 83 (93).
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (93).
- IRON PINS FOUND OR SET AT EACH CORNER.

SETBACK NOTE:

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.

SHARED CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3)(A).

PRIVATE EASEMENT:

PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 68-69, BLOCK 30, AND INFRASTRUCTURE WITHIN TO BE MAINTAINED BY OWNER(S) OF LOTS 68-69, BLOCK 30.

PLAT NO. 150162

SUBDIVISION PLAT ESTABLISHING BIG WOLF CREEK CORNER

ESTABLISHING LOTS 69-72, BLOCK 30, CB 5197, BEING A TOTAL OF 4.64 ACRES OF LAND, OUT OF THE WILLIAM T. NIEL SURVEY NO. 62, ABSTRACT 544, C.B. 5197, OF BEXAR COUNTY TEXAS, AS RECORDED IN VOL. 10986, PG. 422 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

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:
RAJSHA REAL ESTATE GROUP, INC.
SYED A. SHAMS
1220 SHANNON OAKS TRL.
AUSTIN, TEXAS 78746
512-327-2395

AGENT: VIC ACHARYA

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. _____.

STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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:
SA WOLF CREEK HOA, INC.
17319 SAN PEDRO AVE., STE. 318,
SAN ANTONIO, TEXAS 78232

AGENT:
(OFF-LOT 16' SANITARY SEWER ESM'T)

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVE BY THE SAID COMMISSIONERS COURT.

ON THIS ____ DAY OF _____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ BIG WOLF CREEK CORNER _____ HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED 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. _____

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 DEED AND

AND PLAT RECORDS 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