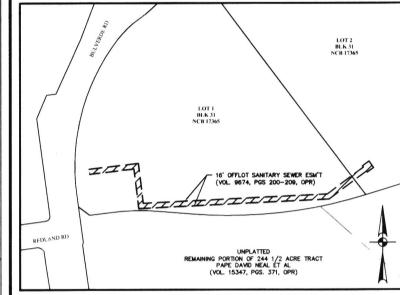
LOCATION MAP NOT-TO-SCALE



## AREA BEING REPLATTED THROUGH PUBLIC HEARING

0.383 BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 16' OFFLOT SANITARY SEWER EASEMENT OF THE ORIGINAL RECORDED SUBDIVISION BULVERDE MARKET 3 RECORDED IN VOLUME 9674, PAGES 200-209 OF THE DEED AND PLAT RECORDS OF

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BULVERDE MARKET 3 WHICH IS RECORDED IN VOLUME 9674 PAGES 200-209, COUNTY PLAT AND DEED

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) 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/DEVELOPER:

NBMP 1604 DEVELOPERS, LTD BMP 1604 GP, LLC JACQUES BRAHA, MANAGER

10003 NW MILITARY HWY, SUITE 2205 SAN ANTONIO, TEXAS 78231 (210) 593-0777

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF February

MY COMMISSION EXPIRES:

surveyor's notes PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE 3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

COUNTY OF BEXAR

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

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

I. THE CITY OF SAN ANTONIO AS 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," "SERVICE FACILITIES IN THE ASEMENT," 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 APPURITENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 CPS MONETARY LOSS RESULTIONS 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, BRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH ASEMENTS ARE DESCRIBED BELOW:

**EDU NOTE:** THE NUMBER OF 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 THE DEVELOPMENT SERVICES DEPARTMENT. EDU PAYMENT NOTE:

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

PRIOR TO THE WASTEWATER SERVICE CONNECTION. AQUIFER NOTE THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED

PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST

COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO

DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE EASEMENT NOTE: 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 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 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.

JACOB GOLL

Survey Number 395

ABSTRACT 297

CB 4967

100-YEAR FLOODPLAIN

AS DEPICTED ON THE

FEMA FLOOD

INSURANCE RATE MAP

NUMBER 48029C0260G

DATED SEPTEMBER 29,

2010 FOR BEXAR

COUNTY, TEXAS

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL 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 AND/OR BEXAR COUNTY.

m.m. seay

Survey Number 340

ABSTRACT 911

CB 4966

13764215.78

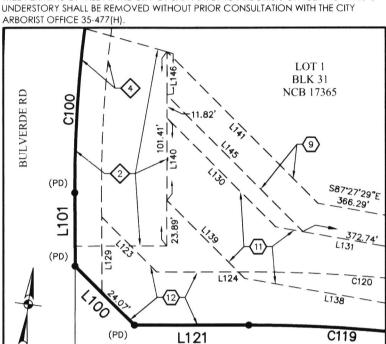
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SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED

WITHIN THIS PARTICULAR PLAT. WATER QUALITY BASIN NOTE:

THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1446894) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY



DETAIL "A"

LOT 904

BLK 29

LOT 1

(9.827 AC)

**BLK 31** 

NCB 17365

-C103

L105-

(PD) L104

-L103

EASEMENT(S) SHOWN ON THIS PLAT" AC ACRE(S) BLK BLOCK CB COUNTY BLOCK ESMT EASEMENT

LOT 905

BLK 29

NCB 17365

(VOL. 9674,

PGS. 200-209,

OPR)

TREE SAVE NOTE:

PUBLIC WORKS STORM WATER:

COUNTY, TEXAS

NCB NEW CITY BLOCK

LOT 2

(16.929 AC)

**BLK 31** 

NCB 17365

SEE

ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**LEGEND** OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS VOL VOLUME PG PAGE(S) DR DEED RECORDS OF BEXAR ROW RIGHT-OF-WAY VAR WID VARIABLE WIDTH VEHICULAR NON-ACCESS GETCTV GAS, ELECTRIC, TELEPHONE EASEMENT (NOT-TO-SCALE) AND CABLE TELEVISION FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) **EXISTING CONTOURS** 

-1140---- PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN ORIGINAL SURVEY/COUNTY LINE

PORTIONS OF THE AREAS INSIDE LOTS 1, 2, 3, & 4, BLOCK 31, NCB 17635 ARE

ARBORISTS OFFICE WHICH DELINEATES THESE TREE SAVE AREAS SPECIFICALLY.

CONSIDERED TREE SAVE AREAS. REFER TO APPROVED MASTER TREE PERMIT (A/P

#1446894) OR THE LATEST REVISION THEREOF ON FILE WITH THE CITY OF SAN ANTONIO

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

"THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND

EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER

16' SANITARY SEWER EASEMENT (14) 20' ELECTRIC EASEMENT VARIABLE WIDTH PRIVATE 15) 10' ELECTRIC EASEMENT DRAINAGE EASEMENT CPS EASEMENT VARIABLE WIDTH ELECTRIC,

(VOL 5519, PG 944-948, DR) TELEPHONE, AND CABLE VARIABLE WIDTH WATER, STORM **TELEVISION EASEMENT** DRAIN & SANITARY SEWER VARIABLE WIDTH TURN AROUND EASEMENT (VOL. 9674, PGS. 200-209, OPR) 16' SANITARY SEWER EASEMENT (VOL. 9674, PGS. 200-209, OPR) LOT 907 14' GAS, ELECTRIC, TELEPHONE & **BLK 29** CABLE TELEVISION EASEMENT (VOL. 9674, PGS. 200-209, OPR)

> 15' STORM DRAIN EASEMENT (VOL. 9674, PGS. 200-209, OPR) 25'x25' SANITARY SEWER TURN-AROUND EASEMENT (VOL. 9674, PGS. 200-209, OPR) 15'x20' STORM DRAIN EASEMENT (VOL. 9674, PGS. 200-209, OPR) 16' STORM DRAIN EASEMENT (VOL. 9674, PGS. 200-209, OPR)

25'x30' SANITARY SEWER TURN-AROUND EASEMENT (VOL. 9674, PGS. 200-209, OPR) 28' ELECTRIC EASEMENT (VOL. 17074, PGS. 1802-1809, OPR)

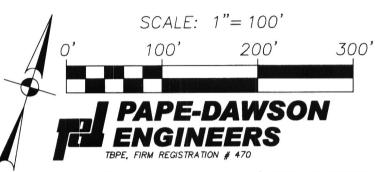
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 3 FOR LINE & **CURVE TABLE** 

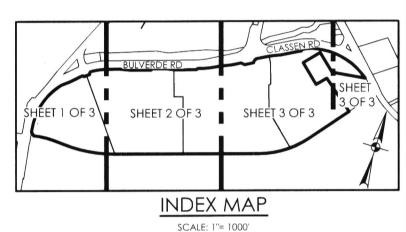
PLAT NUMBER 130280

**REPLAT & SUBDIVISION PLAT ESTABLISHING BULVERDE MARKET 4** 

ESTABLISHING LOTS 1, 2, 3, AND 4, BLOCK 31, NEW CITY BLOCK 17365 BEING A 61.089 ACRE TRACT OF LAND OUT OF A 104.026 ACRE TRACT OF LAND RECORDED IN VOLUME 15976, PAGES 2140-2152 OF THE TYPE OF RECORDING DEVICE OF BEXAR COUNTY, TEXAS, OUT OF THE JACOB GOLL SURVEY NUMBER 395, ABSTRACT 297, COUNTY BLOCK 4967 AND OUT OF .M.M. SEAY SURVEY NUMBER 340, ABSTRACT 911, COUNTY BLOCK 4966 IN NEW CITY Block 17365, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY,



2000 NW LOOP 410 SAN ANTONIO TEXAS 78213 PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: February 10, 2015



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.

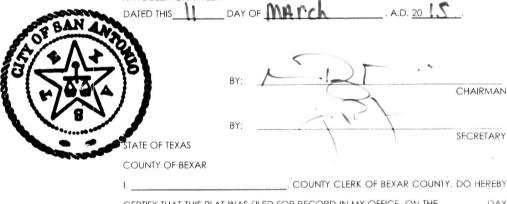
OWNER/DEVELOPER: BMP 1604 DEVELOPERS, LTD BY: BMP 1604 GP, LLC JACQUES BRAHA, MANAGER 10003 NW MILITARY HWY, SUITE 2205 SAN ANTONIO, TEXAS 78231 (210) 593-0777

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUES BRAHA 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 

Kharle Herley
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BULVERDE MARKET 4 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)



CERTIFY THAT THIS PLAD WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF \_\_ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL () OFFICE, THIS \_\_\_\_\_ DAY OF\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 3 BY: \_

SEE DETAIL "A" REDLAND RD

L121\_

\_N: 13763663.04 E: 2151527.46 JACOB GOLL

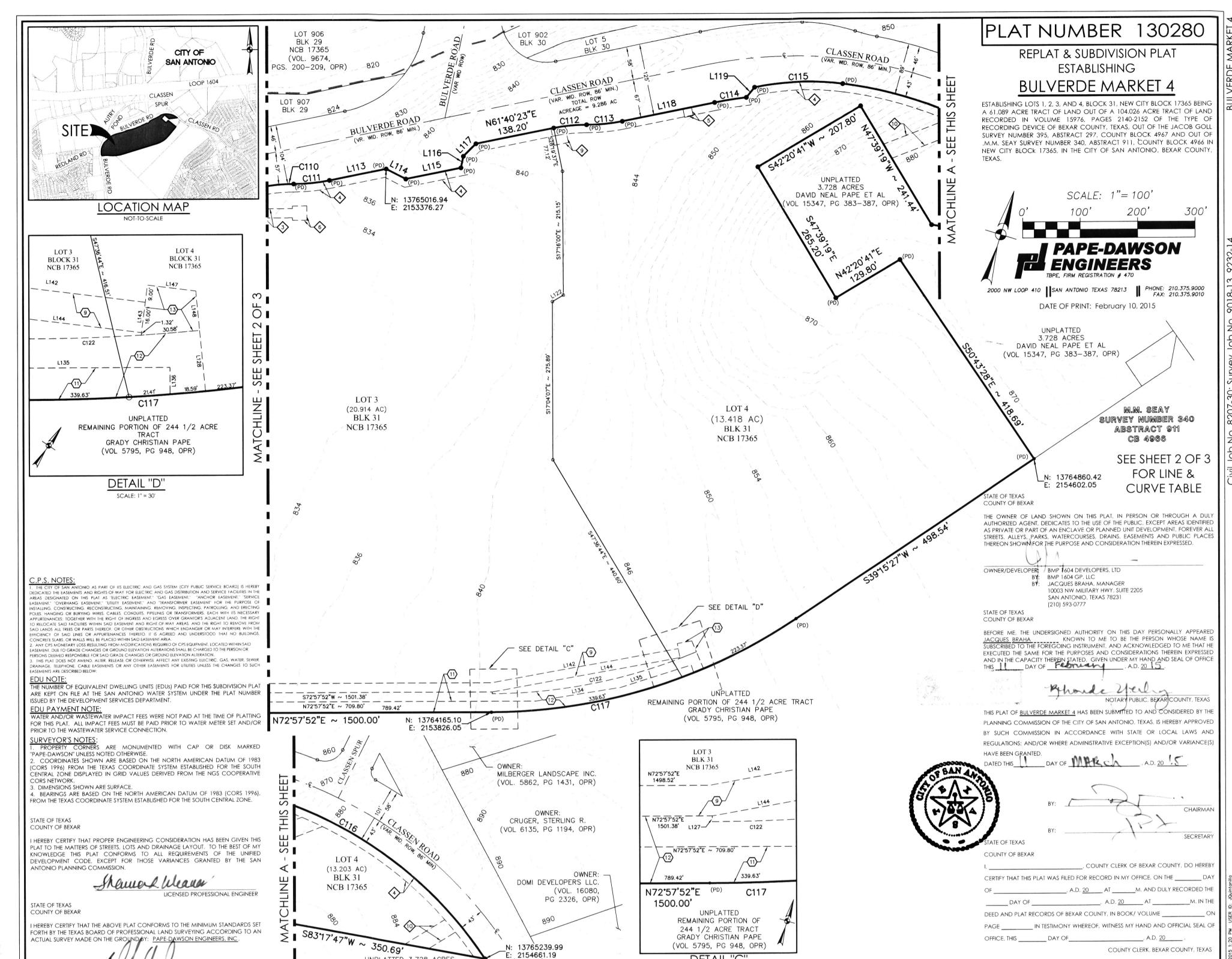
Survey Number 395 ABSTRACT 297 CB 4967

REMAINING PORTION OF 244 1/2 ACRE TRACT DAVID NEAL PAPE ET AL (VOL 15347, PG 371, OPR)

UNPLATTED

SHAUNA WEAVER

MIT SERVICE



UNPLATTED 3.728 ACRES DAVID NEAL PAPE ET AL

(VOL 15347, PG 383-387, OPR)

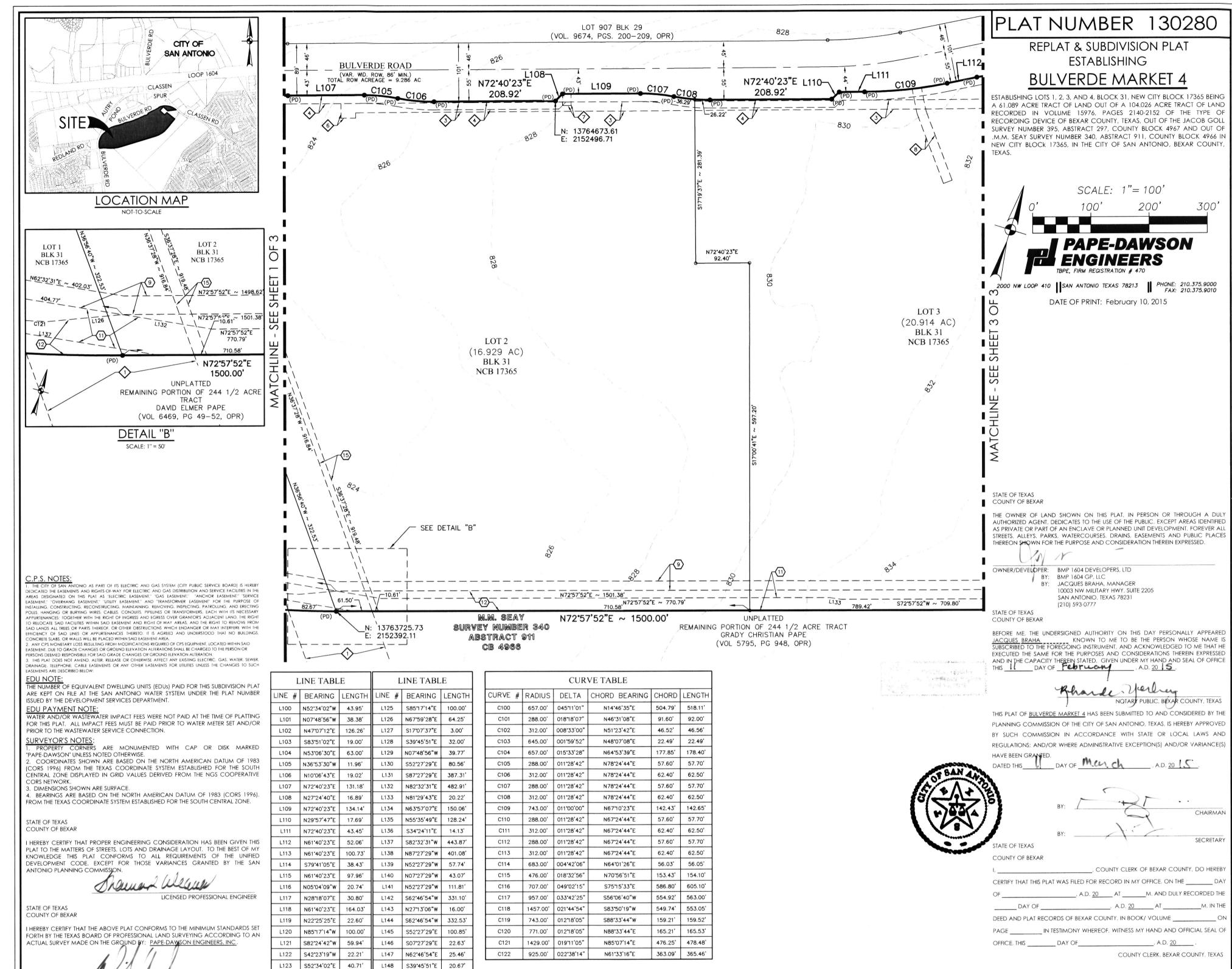
REGISTERED PROFESSIONAL LAND SURVEYOR

DETAIL "C"

SCALE: 1" = 30'

SHEET 3 OF 3 BY: \_\_\_





SHEET 2 OF 3 BY: \_\_\_\_\_



L124 N82\*24'42"E

REGISTERED PROFESSIONAL LAND SURVEYOR

48.33'