

THE AREA BEING REPLATTED INCLUDEDS A PART OF LOT 20, BLK. 1, NCB 15356, MEADOW VILLAGE COMMERCIAL SUBDIVISION, UNIT 1, AS RECORDED IN VOL. 7100, PGS. 241-242 AND PART OF LOT 4, BLK. 1, NCB 15356, MEADOW VILLAGE COMMERCIAL SUBDIVISION, UNIT 3, AS RECORDED IN VOL. 9516, PG. 217, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.. AREA BEING RE-PLATTED THROUGH RANCH LOCATION PUBLIC HEARING 1.90 AC AND REWS & LAU PARTNERSHIP VQL. 16404, PG 241 D.P.R. LOT 1 NCB 15357 (7300/36) S.W. LOOP 410 MEADOW VILLAGE
COMMERCIAL SUBD.
UNIT 3
VOL. 9516, PG. 217
D.P.R. N.T.S. EADOW BEND MAP HARNESSL SITE PORTE : 5.) 3.) 410 EXISTING CONTOUR -----O.P.R. = OFFICIAL PUBLIC RECORDS OF REAPROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---- G.E PROPOSED FINISHED CONTOUR -- -PT. 1 TO IRREVOCABLE 50' GAS, ELEC. & INGRESS/EGRESS ESMIT. NO. 47'
R.O.W. 1 TO IRREVOCABLE 50' GAS, ELEC. & INGRESS/EGRESS ESMIT. NO. 47' SEE SHEET 2 OF 2 MATCH LINE SETBACK LINE ----.
TELEPHONE & CABLE & CABLE TELEVISION PERMAEBLE Ø =30-06"W .68N TELEVISION 15' SANITÁŔY ESMT. , (8100/224) D.P.R. 301 ACCESS ESMT. (7899/561) D.P.R. IHOP RESTURANT SUBD. No. 10091 VOL. 9558, PG. 211 D.P.R. PARTNERSHIP VOL.16404, PG. 2412 1.391 AC 5.84 39' 00"W **ANDREWS & LAU** 15' ACCESS & SANITARY ESMT. (8100/224) B.P.R TELEVISION
E.T.TV.E. D.P.R. 1.90 AC. G.E.T.TV.E. OF REAL E.TV.E. T.TV.E. 290. N0° 00' 00"E 🖂 N0° 03' 29"W 145.39 3 PLAT NOTES APPLY TO EVERY 30' ACCESS ESMT. (9553/11:1) D.P.R. N83° L=56.77', R=475.00', CB=S86° 55', 32"W 7' 39'E 50.41'.69' 104 \triangleright PAGE OF DOOR TEXA 15' ACCESS & REM. (8100/224) D.P.R. PERMAÈBLE 0 AINING OF S NON-PROFIT MULTIPLE PAGE PLAT. ≥14'ELEC. & GAS ESMT. MINISTRIES CL=56.74' Δ=6°50'52" 50' PRIVATE INGRESS/EGR&3S ESMT. PUBLIC 15' ACCESS & SANITARY ESMT. 71.31 TURE TENTON 7100, PG. D.P.R. BLK. 1, NCB 15356 (8100/224) D.P.R. 1.620 AC 765 LOT 34 9 T 20, BLK. 1 241-242 N:13700239.13 E:2080835.70 14'ELEC. & GAS ESMT. CORPORATION 20, BLK. 1 10'DRAINAGE ESMT. S89° (9639/19) D.P.R. TEXAS, 39' 00"E NC:, 124.34 .√o+\ook 6 \$0° 03' 38"W 172.16' \exists 2) 15' ACCESS & For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set—back and/or sound abatement measures for future noise mitigation. Maximum access points to State highway from this property will be regulated as directed by "Access Management Manual". This property is eligible for a maximum combined total of one(1) access points along S.W. LP 410 based on the overall platted highway frontage of 50.22". SANITARY ESMT. "TxDOT NOTES" (8100/224) D.P.R.

WITHIN THE PLAT, LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3). LOT 25 W BLK. 1, N.C.B. 15356 ACTION PAWN #10 2.276 AC VOL. 9642, PG. 140 (9642/1940) D.P.R. L=78.07', R=261.50' \(\Delta=17^\cdot 06'20''\) \(CB=S63^\circ 36' 20''\W\) \(CL=77.78''\) AL, NO PORTION OF THE 100 YR. FLOOD PLAIN EXISTS ON FEMA MAP PANEL: 48029C037OG, EFFECTIVE 9/29/10. A DRAINAGE NOTE NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT. FND. 1/2" "LOT CORNER MONUMENT LEDGEND STL. BAR 0SET 1/2" STL. BAR BAR

 \exists

"INGRESS/EGRESS NO OBSTR. NOTE"

VAR. WIDTH DRAINAGE ESMT.

(0)

N0° 03' 10"E ည

65.81'

162/

03: 10.11.01.84.

/ L=96.82', R=158.50 - ∆=34°59'57" CB=S72° 33' 11"W CL=95.32'

50' PRIVATE INGRESS/EGRESS ESMT. (7800/197) D.P.R.

LOT 24 MARBACH CHRISTIAN CHURCH VOL. 9518, PG. 174

089°

56

50"W

6.28'

LOT 4
1.991 AC.
MEADOW VILLAGE
COMMERCIAL SUBD.
UNIT 3
VOL. 9516, PG. 217
D.P.R.

WALLS OR OTHER OBSTRUCTION THAT IMPEDE DRAINAGE
N THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS
OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE
E DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED
OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN AN—
ITY SHAL HAVE THE RIGHT TO INGRESS AND EGRESS OVER
NT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS
S OF SAID DRAINAGE EASEMENT AND TO MAKE ANY
DVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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BAR

= FND. 1/2" STL.

BAR

SET 1/2"

STL.

"S.A.W.S. NOTES

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 MARSHALL. "FIRE DEPT. NOTES"

"SURVEY NOTES"

THE COMBINE DIMENSIONS

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MODIFICATIONS REQUIRED OF CPS

REASEMENTS, DUE TO GRADE CHANGES OR PERSONS

TALL BE CHARGED TO THE PERSON OR PERSONS

TALL ECHANGES OR GROUND ELEVATION ALTERATION.

TR. RELEASE OR OTHERWISE AFFECT ANY EXISTING

AINAGE, TELEPHONE, CABLE EASEMENTS OR ANY

JNLESS THE CHANGES TO SUCH EASEMENTS ARE

COORDINATES SHOWN HEREON ARE NAD_ 83(2011) (EPOCH IN U.S. SURVET FEET SPC($4204\ TXSC)$.

RECIEVERS TAKEN AUGUST 12 & 13, 2014

SURFACE TO GRID FACTOR USED IS 0.99983282

AS PER VOLUME 4146, PAGE 1986 DEED & PLAT RECORDS AND AREAS SHOWN HEREON ARE SURFACE.

SET 1/2"

BAR

STL.

BAR

BAR

1/2"

IS GRID NAD83 TXSC(4204) FROM N.G.S. OPUS , OBSERVATIONS WITH GLOBAL POSITIONING

(30)

0

6 (5)

4 FND BAR BAR

STL. BAR

ST. BAR 6 FND 1/2" FND 1/2" STL. FND 1/2"

STL. BAR

STL

BAR

STL. BAR BAR

BAR BAR

SECRETARY

ROOK VOLLIME	IN THE RECORD OF THE I	RECORDED THE D	THE DAY OF	HEREBY CERTIFY THAT TH	,	COUNTY OF BEXAR
ON PAGE	IN THE RECORD OF THE DEED AND PLATS OF BEXAR COUNTY, IN	. DAY OF,A.DAT	A.DAT M, AND DU	HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,	COUNTY CLERK OF SAID COUNTY,	

PAGE

BEING 2.127 ACRES, ESTABLISHING LOT 34, BLK. 1, N.C.B. 15356 AND AN EAST IRREGULAR PORTION OF LOT 20 (1) AND A SOUTH IRREGULAR PORTION OF A DRAIN ESMT.(2), AND A INGRESS/EGRESS ESMT.(3). (1) MEADOW VILLAGE COMMERCIAL SUBD., UNIT 1 (VOL. 7100, PG. 241, 242, D.P.R.)
(2) MEADOW VILLAGE COMMERCIAL SUBD., UNIT 3 (VOL.9516, PG. 217, D.P.R.)
(3) MEADOW VILLAGE COMMERCIAL SUBD., UNIT 1 (VOL. 7800, PG. 197, D.P.R.) RECORDED IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS. GRAPHIC SCALE

o

25

50 (IN FEET) 1 INCH = 50 FT.

MEADOW LEAF COMMERCIAL

SUBDIVISION

ESTABLISHING

REPLAT

U

<u>N</u>O.

160254

5150 LAURIE MICHELLE RD. SAN ANTONIO, TEXAS 78261 CIVIL ENGINEERING CONSULTANT PREPARED BY
JOHN LUCE

ilius||690| 980-7878 JOB ORDER NO. E-108121515

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 ENCLAYE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS COUNTY OF BEXAR

OWNER / DEVELOPER ELOY SOTELLO 3915 AMBER CHASE SAN ANTONIO, TX 78245 JOHN B. LUCE, P.E.
DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J<u>OHN B. LUCE</u> 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 STATES STATE OF TEXAS COUNTY OF BEXAR

The area being replatted Commercial Subdivision 9516, Page217,Bexar Co

, 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

STATE OF TEXAS COUNTY OF BEXAR

GIVEN UNDER MY HAND & SEAL OF OFFICE

DAY OF NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF MEADOW LEAF COMMERCIAL SUBDIVISION
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.

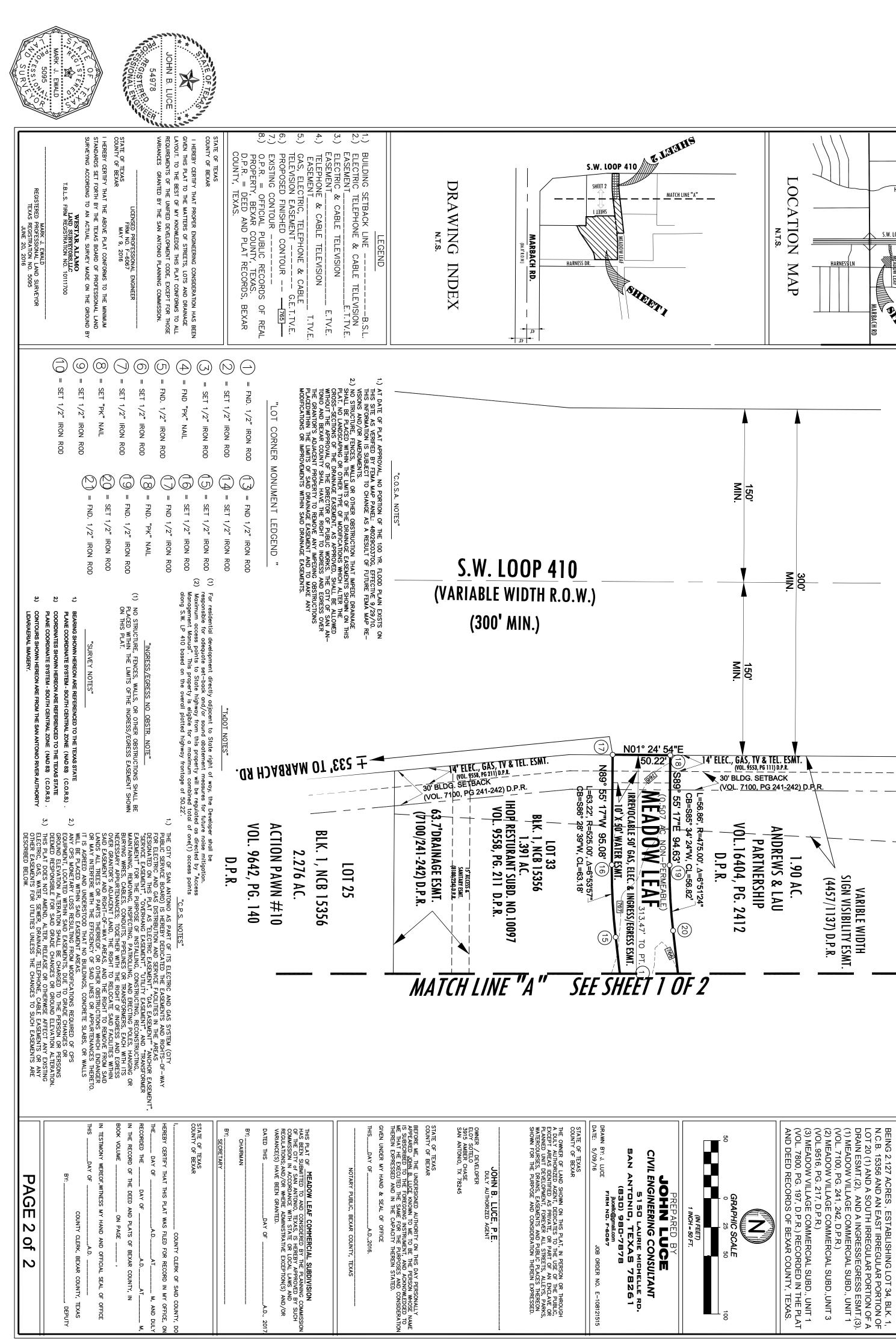
BY;_____ DATED THIS

COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

IN TESTIMONY WEREOF, WITNESS MY HAND AND OFFICIAL SEAL

OFFICE

- 으 N



ש 160254

REPLAT

MEADOW LEAF COMMERCIAL

SUBDIVISION

(830) 980-7878 ilucelic@amail.com

JOB ORDER NO. E-108121515

GRAPHIC SCALE
0 25 50

(IN FEET) 1 INCH = 50 FT.

ESTABLISHING

S.W. LOOP 410

OME.

WITHIN THE PLAT, LOT OWNER(S) SHALL PROVIDE SHARED COMMON ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3).

PLAT NOTES APPLY TO EVERY PAGE OF

"COSA DRAINAGE NOTE"

, NO PORTION OF THE 100 YR. FLOOD PLAIN EXISTS ON MA MAP PANEL: 48029C0370G, EFFECTIVE 9/29/10.
T TO CHANGE AS A RESULT OF FUTURE FEMA MAP RE-

<u>:</u>

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 NOTE DEVELOPMENT THE 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 MARSHALL.

FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID IT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID TO WATER METER SET AND/OR WASTEWATER SERVICES CONNECTION. WATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE NOTHING WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELIFIED SERVICES DEPARTMENT.

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PAGE

COUNTY CLERK, BEXAR COUNTY, TEXAS

OFFICIAL SEAL

PLATS OF BEXAR COUNTY, IN

SAID COUNTY,

. M, AND DULY