

LOCATION MAP
NOT-TO-SCALE
LEGEND

- AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTY BLOCK
CV CLEAR VISION
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
NCB NEW CITY BLOCK
OHE OVERHEAD ELECTRIC
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
TELE TELEPHONE
VAR WD VARIABLE WIDTH
VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
" REPETITIVE BEARING AND/OR DISTANCE
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
FOUND 1x20" MONUMENTATION
FOUND MONUMENTATION
(TYPE I, II OR III)
- 1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.073 AND 0.124 OF AN ACRE, OFF-LOT)
11 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT (0.065 OF AN ACRE, OFF-LOT)
- 1 UNPLATTED 38.141 ACRES GALLERIA VENTURES LIMITED (VOL 8928, PG 398 OPR)
2 PECAN SPRINGS DRIVE QUITCLAIMED BY ORDINANCE 83176, DATED NOVEMBER 9, 1995 (UNPLATTED PAPER STREET)
- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9598, PG 120 DPR)
2 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9641, PG 127-128 DPR)

SURVEYOR'S NOTES:
1. 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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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 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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR RIGGING 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 BELOW.

STATE OF TEXAS
COUNTY OF BEXAR

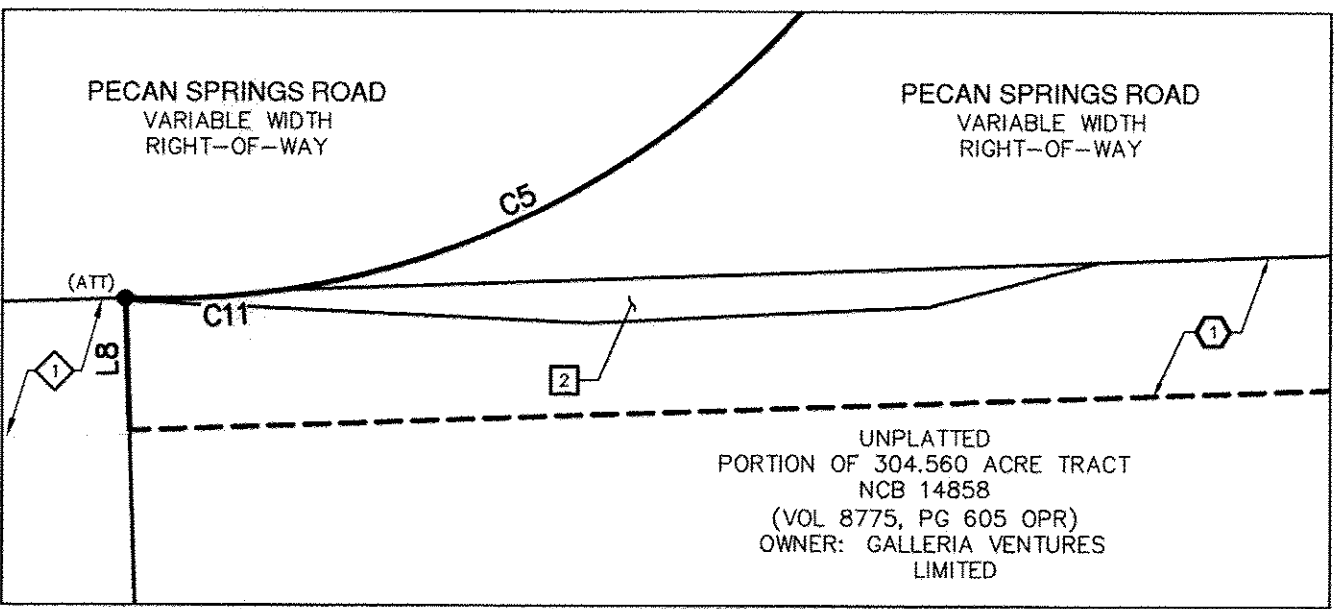
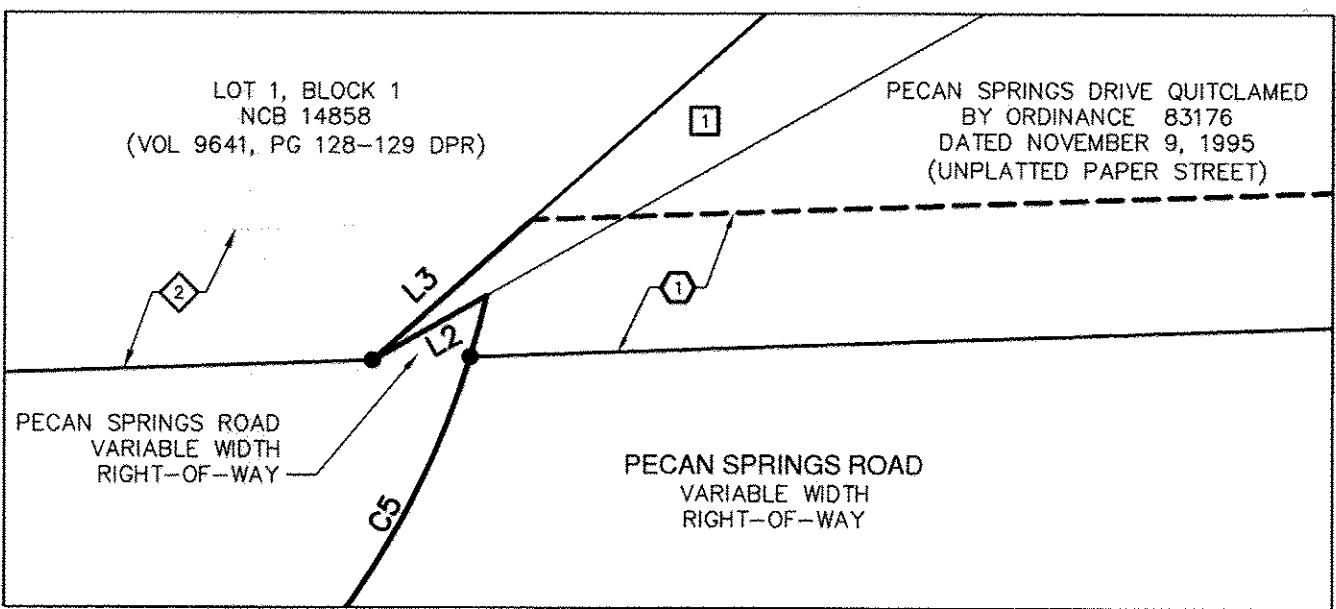
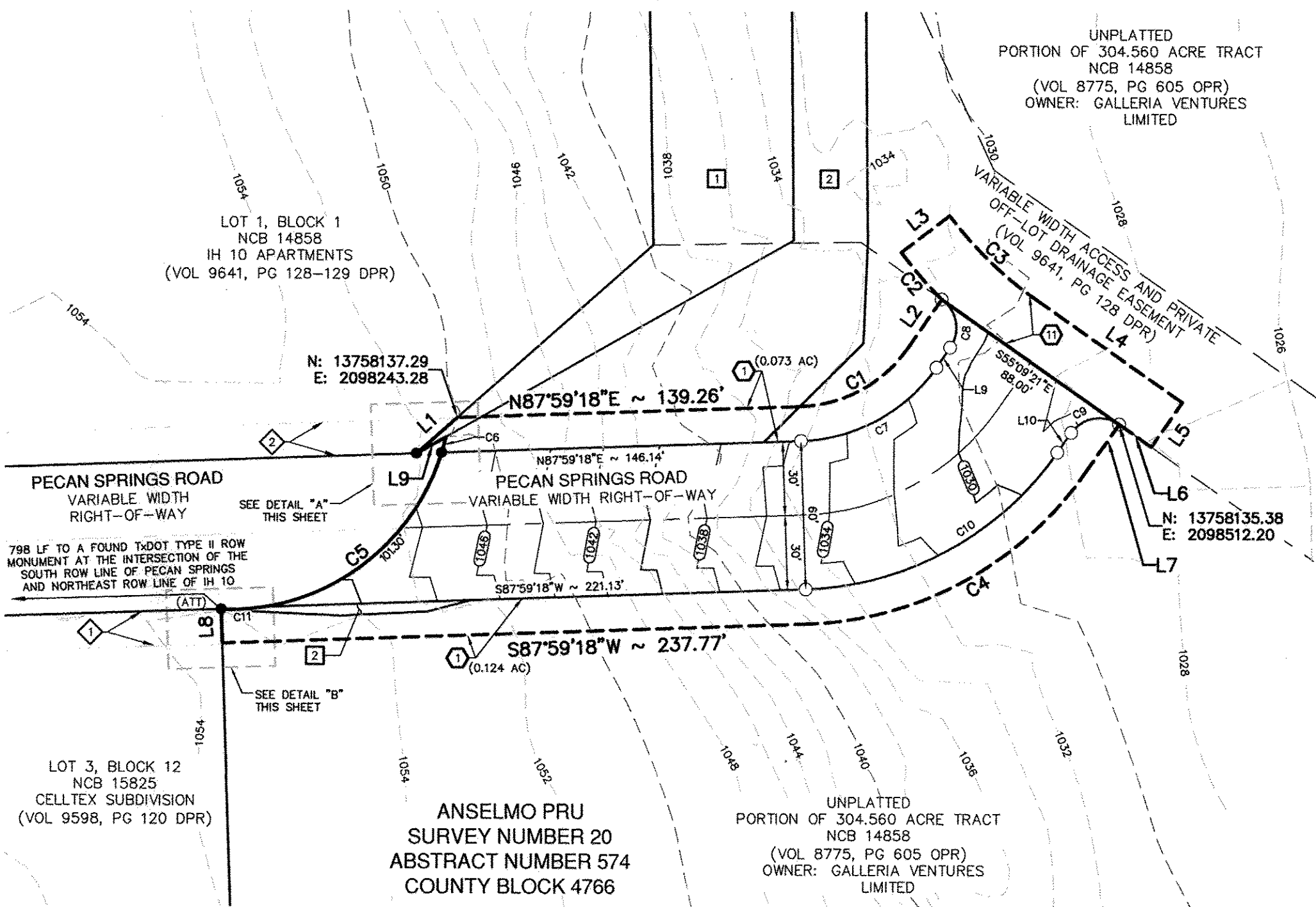
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Cara C. Tackett
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: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



| CURVE TABLE | | | | | | |
|-------------|---------|------------|---------------|---------|---------|--|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH | |
| C1 | 56.00' | 053°08'39" | N61°24'58"E | 50.10' | 51.94' | |
| C2 | 180.00' | 008°00'18" | N41°12'45"W | 25.13' | 25.15' | |
| C3 | 155.00' | 017°57'10" | S46°10'46"E | 48.37' | 48.57' | |
| C4 | 144.00' | 053°08'39" | S61°24'58"W | 128.83' | 133.57' | |
| C5 | 90.00' | 079°17'31" | N52°31'53"E | 114.85' | 124.55' | |
| C6 | 90.00' | 004°11'37" | N14°58'56"E | 6.59' | 6.59' | |
| C7 | 70.00' | 053°08'39" | N61°24'58"E | 62.63' | 64.93' | |
| C8 | 14.00' | 090°00'00" | N10°09'21"W | 19.80' | 21.99' | |
| C9 | 14.00' | 090°00'00" | S79°50'39"W | 19.80' | 21.99' | |
| C10 | 130.00' | 053°08'39" | S61°24'58"W | 116.30' | 120.58' | |
| C11 | 90.00' | 010°36'27" | N86°52'24"E | 16.64' | 16.66' | |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L1 | N48°39'06"E | 22.08' |
| L2 | N34°50'39"E | 23.76' |
| L3 | N52°47'49"E | 24.69' |
| L4 | S55°09'21"E | 73.00' |
| L5 | S34°50'39"W | 22.00' |
| L6 | N55°09'21"W | 16.00' |
| L7 | S34°50'39"W | 23.76' |
| L8 | N02°00'52"W | 13.68' |
| L9 | N34°50'39"E | 9.76' |
| L10 | S34°50'39"W | 9.76' |

PLAT NUMBER 160602
SUBDIVISION PLAT OF
PECAN SPRINGS ROAD
EXTENSION

BEING A TOTAL OF 0.656 OF AN ACRE TRACT OF LAND OUT OF A PORTION OF A 304.560 ACRE TRACT OF LAND RECORDED IN VOLUME 8775, PAGE 605 AND OUT OF THAT 38.141 ACRE TRACT RECORDED IN VOLUME 8929, PAGE 398, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766 NOW IN NEW CITY BLOCK 14858, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING PECAN SPRINGS DRIVE RIGHT-OF-WAY.

SCALE: 1"= 50'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPOE FIRM REGISTRATION #4701 | TBPUS FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 6, 2017

STATE OF TEXAS
COUNTY OF BEXAR

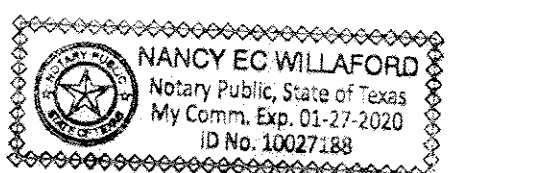
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: AMIN GUINDI COHEN, MANAGER
GALLERIA VENTURES LTD
BY: GALLERIA GENERAL PARTNER, LLC, GENERAL PARTNER
PASO DE LA REFORMA #2620 PH2-202
DEL MIGUEL HIDALGO, MEXICO, D.F. 11950

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMIN GUINDI COHEN 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 January, A.D. 2017.

Nancy E. Willaford
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF PECAN SPRINGS ROAD 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ 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. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY