

# PLAT NUMBER 160398

## REPLAT & SUBDIVISION PLAT ESTABLISHING ALSURBY DRIVE

BEING A TOTAL OF 1.953 ACRES, COMPRISED OF 0.982 ACRES BEING REPLATTED, SAID 0.982 ACRES PREVIOUSLY PLATTED AS A PORTION OF LOT 1, NCB 10677 OF THE WHEATLEY HEIGHTS SPORTS PARK-NORTH RECORDED IN VOLUME 9621, PAGES 115 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS, AND A 0.971 ACRE TRACT OF LAND OUT OF THAT 60.682 ACRE TRACT 1 RECORDED IN VOLUME 11796, PAGES 2284-2291 OF THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS, OUT OF THE G. NUNEZ SURVEY NUMBER 151, ABSTRACT 548, COUNTY BLOCK 5096, SAID 1.953 ACRES NOW PART OF NEW CITY BLOCK 10675 OF THE CITY OF SAN ANTONIO, BEKAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028900

DATE OF PREPARATION: January 30, 2017

STATE OF TEXAS  
COUNTY OF BEKAR

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: PAUL BLACKBURN  
ALSURBY CROSSING LTD  
8100 BROADWAY, SUITE 205  
SAN ANTONIO, TEXAS 78209  
(210) 828-7654

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL BLACKBURN, 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 31<sup>st</sup> DAY OF January, A.D. 2017.

*Pamela R. Pinson*  
NOTARY PUBLIC, BEKAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEKAR

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: XAVIER URRUTIA  
DIRECTOR, SAN ANTONIO  
PARKS & RECREATION DEPARTMENT  
P.O. BOX 839966  
SAN ANTONIO, TEXAS 78203

STATE OF TEXAS  
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED XAVIER URRUTIA, 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 7<sup>th</sup> DAY OF February, A.D. 2017.

*Xavier Urrutia*  
NOTARY PUBLIC, BEKAR COUNTY, TEXAS

THIS PLAT OF ALSURBY DRIVE 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 BEKAR

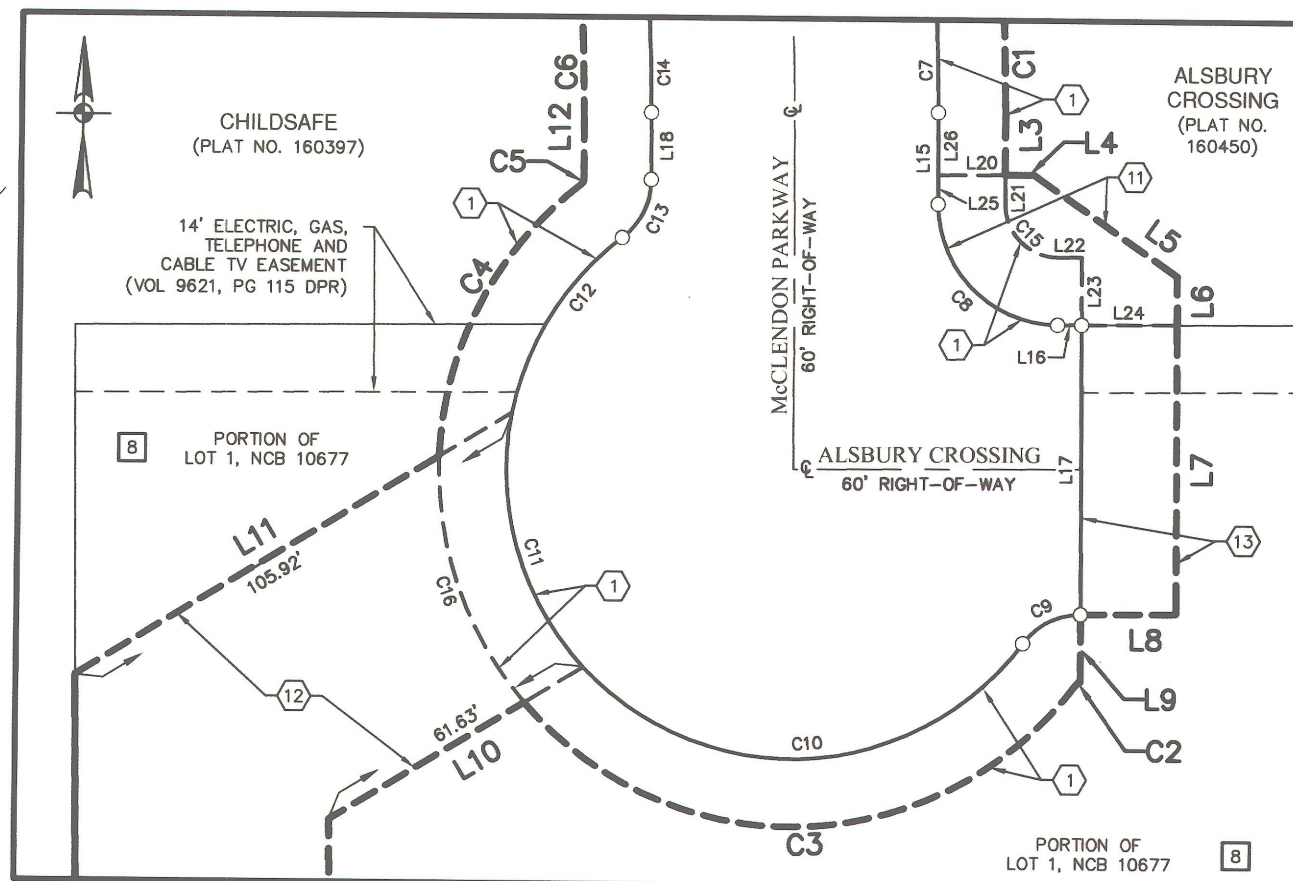
I, \_\_\_\_\_, COUNTY CLERK OF BEKAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEKAR 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, BEKAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS	WID	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEKAR COUNTY, TEXAS		
		1	CHERRY HILLS SUBDIVISION (VOL 4500, PG 43, DPR)
		2	EASTWOOD VILLAGE UNIT 1-E (VOL 3025, PG 269, DPR)
		3	EASTWOOD VILLAGE UNIT 1-J (VOL 3850, PG 82, DPR)
		4	UNPLATTED 44.988 ACRES CITY OF SAN ANTONIO (VOL 6299, PG 1767-1773, OPR)
		5	UNPLATTED 115.712 ACRES CITY OF SAN ANTONIO (VOL 6757, PG 97-100, OPR)
		6	UNPLATTED 60.682 ACRES ALSURBY CROSSING, LTD (VOL 11796, PG 2284-2291, OPR)
		7	UNPLATTED 9.311 ACRES CITY OF SAN ANTONIO (VOL 13716, PG 1492-1501, OPR)
		8	WHEATLEY HEIGHTS SPORTS PARK-NORTH CITY OF SAN ANTONIO (VOL 9621, PG 115, DPR)
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	100-YR FLOODPLAIN		
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.369 TOTAL ACRE "OFF-LOT")		
11	PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT (0.025 TOTAL ACRE "OFF-LOT")		
12	53' PUBLIC DRAINAGE EASEMENT (0.494 TOTAL ACRE "OFF-LOT")		
13	20'x60' SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.028 TOTAL ACRE "OFF-LOT")		



DETAIL "A"  
NOT-TO-SCALE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	544.00'	042°32'29"	S21°43'13"E	394.70'	403.91'
C2	1.00'	053°07'48"	S62°59'07"W	0.89'	0.93'
C3	74.00'	102°24'53"	S87°37'39"W	115.35'	132.27'
C4	74.00'	050°57'03"	S27°10'08"W	63.66'	65.81'
C5	1.00'	055°46'06"	N27°23'37"E	0.94'	0.97'
C6	456.00'	042°27'04"	N21°40'30"W	330.18'	337.85'
C7	530.00'	043°02'54"	S21°58'26"E	388.91'	398.21'
C8	25.00'	090°00'00"	S45°26'59"E	35.36'	39.27'
C9	15.00'	053°07'48"	S62°59'07"W	13.42'	13.91'
C10	60.00'	100°02'52"	S86°26'39"W	91.96'	104.77'
C11	60.00'	054°22'09"	N16°20'50"W	54.82'	56.94'
C12	60.00'	041°50'35"	N31°45'32"E	42.85'	43.82'
C13	15.00'	053°07'48"	N26°06'56"E	13.42'	13.91'
C14	470.00'	043°02'54"	N21°58'26"W	344.88'	353.13'
C15	11.00'	090°00'00"	S45°26'59"E	15.56'	17.28'
C16	74.00'	042°51'31"	N19°44'09"W	54.07'	55.35'

LINE #	BEARING	LENGTH
L1	N42°58'21"E	148.49'
L2	S05°45'12"E	54.99'
L3	S00°26'59"E	12.92'
L4	N89°33'01"E	6.00'
L5	S55°27'27"E	36.62'
L6	S00°26'59"E	10.00'
L7	S00°26'59"E	60.00'
L8	S89°33'01"W	20.00'
L9	S00°26'59"E	14.00'
L10	S58°50'07"W	47.36'
L11	N58°50'07"E	88.35'
L12	N00°26'59"W	13.92'
L13	N81°14'33"W	43.36'

LINE #	BEARING	LENGTH
L14	S05°45'12"E	47.46'
L15	S00°26'59"E	18.92'
L16	N89°33'01"E	5.00'
L17	S00°26'59"E	60.00'
L18	N00°26'59"W	13.92'
L19	N81°14'33"W	38.66'
L20	N89°33'01"E	14.00'
L21	S00°26'59"E	6.00'
L22	N89°33'01"E	5.00'
L23	S00°26'59"E	14.00'
L24	N89°33'01"E	20.00'
L25	N00°26'59"W	6.00'
L26	N00°26'59"W	12.92'

SHEET 1 OF 1

### C.P.S. NOTES:

1. 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 EASEMENT," "OVERHANGING 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 AREA.

2. ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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.

WASTEWATER EDU NOTE:  
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 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.

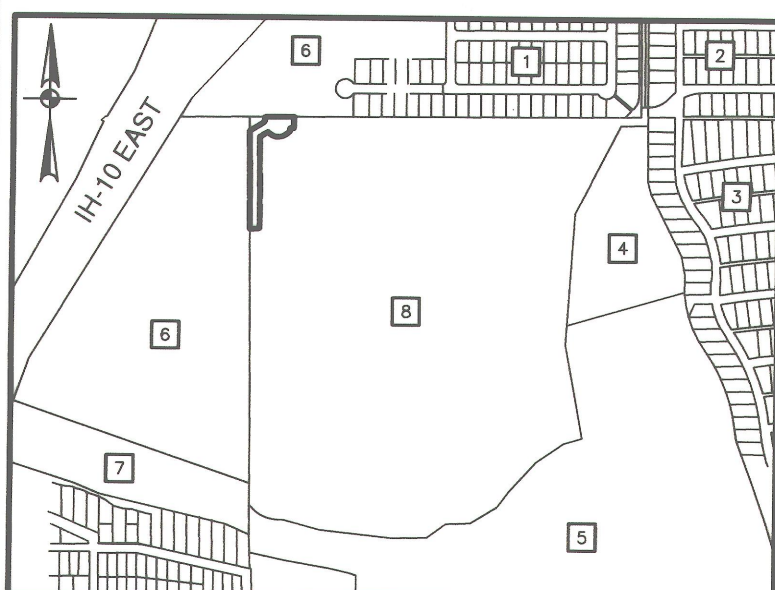
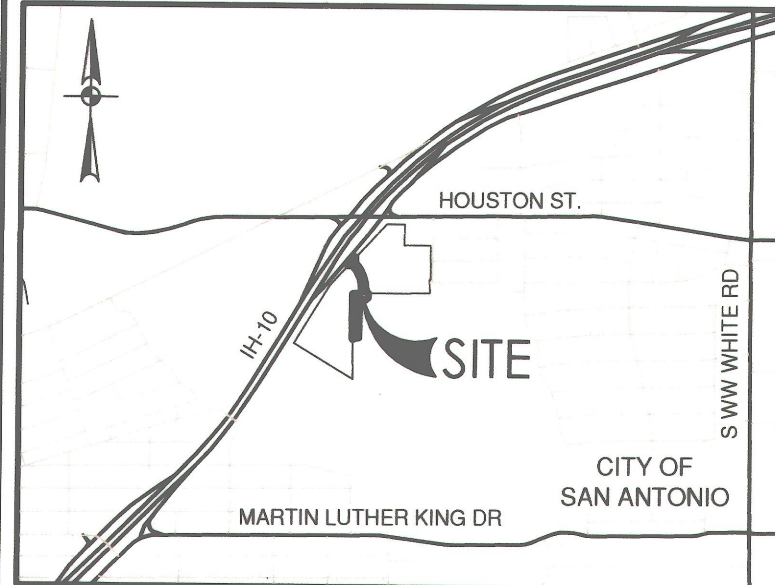
### TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. 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 1 ACCESS POINTS ALONG JOSE LOPEZ FWY - IH-10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 148.49'.

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR 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.

MAINTENANCE NOTE:  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ALSURBY DRIVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY.



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION  
SCALE: 1"= 100'

0.968 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 1, NCB 10677 OF THE WHEATLEY HEIGHTS SPORTS PARK-NORTH RECORDED IN VOLUME 9621, PAGES 115 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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 CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEKAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WHEATLEY HEIGHTS SPORTS PARK-NORTH PLAT NO. 100108 WHICH IS RECORDED IN VOLUME 9621, PAGE(S) 115. COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(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.

OWNER/DEVELOPER: XAVIER URRUTIA  
DIRECTOR, SAN ANTONIO  
PARKS & RECREATION DEPARTMENT  
P.O. BOX 839966  
SAN ANTONIO, TEXAS 78203

STATE OF TEXAS  
COUNTY OF BEKAR

SWORN AND SUBSCRIBED BEFORE ME THIS 7<sup>th</sup> DAY OF February, A.D. 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: March 31, 2019

STATE OF TEXAS  
COUNTY OF BEKAR

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.

STATE OF TEXAS  
COUNTY OF BEKAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

LYNETTE NICOLE BARRERA  
Notary Public, State of Texas  
My Commission Expires  
March 31, 2019

STATE OF TEXAS  
SONG LIM TAN  
79798  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
JOHN NOEL NICHOLLS  
4402  
PROFESSIONAL LAND SURVEYOR