

Book 9567  
Page 12  
BURY+PARTNERS- S.A., INC.  
10000 SAN PEDRO AVE., SUITE 100  
SAN ANTONIO, TEXAS 78216-3648  
COUNTY CLERK  
BEXAR COUNTY  
RECORDS SECTION  
COMMUNITY DEVELOPMENT  
DIVISION



VICINITY MAP  
SAN ANTONIO, TEXAS  
N.T.S.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JERRY MEARS  
c/o MEARS DEVELOPMENT  
222 E. HOUSTON STREET, SUITE 820  
SAN ANTONIO, TEXAS 78205  
OWNER: HENRY CORHAM  
c/o S.A. EASTSIDE HOUSING, L.P.  
1417 HORNE ROAD  
CORPUS CHRISTI, TEXAS, 78416

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JERRY MEARS, 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 8<sup>th</sup> DAY OF August A.D. 2005.

*Nellie Martinez* January 1, 2008  
NOTARY PUBLIC - MY COMMISSION EXPIRES  
IN AND FOR THE STATE OF TEXAS  
3.8164 ACRES  
HOUSING AUTHORITY OF  
THE CITY OF SAN ANTONIO  
VOL. 9880, PG. 848  
3.911 ACRES  
GEORGE GERVIN YOUTH  
CENTER, INC.  
VOL. 9801, PG. 2481

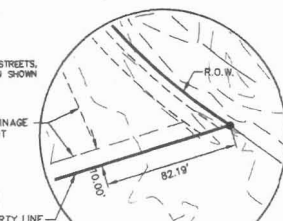
**BENCHMARKS:**

TBM RUZ: SQUARE CUT FOUND ON CURB INLET  
ELEVATION 820.87 FEET

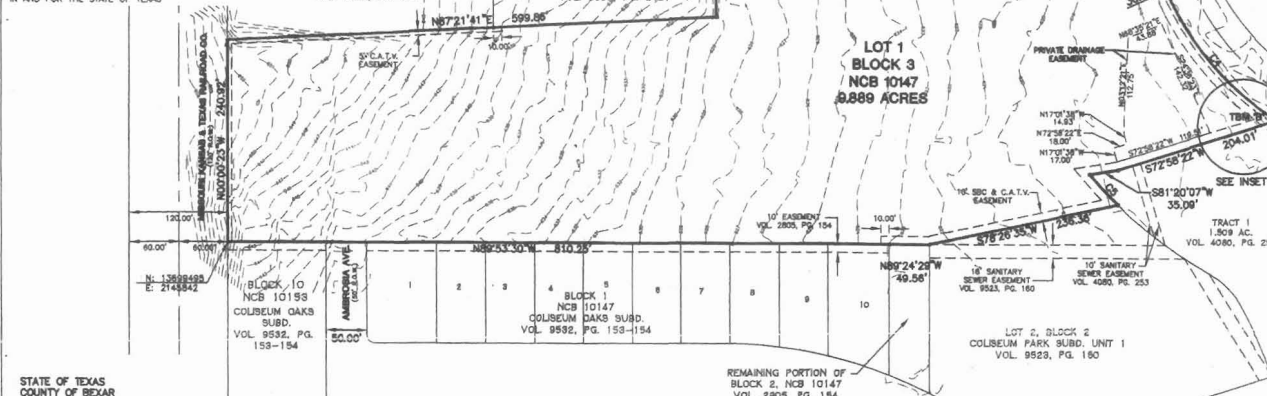
TBM "A": RAILROAD SPIKE IN POWER POLE, LOCATED ON THE SOUTHWESTERLY LINE OF SPRIGSDALE BLVD. AND 5.30' FROM THE NORTHEASTERLY CORNER OF THE 10.07 ACRE TRACT.  
ELEVATION = 822.40 FEET, AS SHOWN

TBM "B": RAILROAD SPIKE IN POWER POLE, LOCATED ON THE SOUTHWESTERLY LINE OF SPRIGSDALE BLVD. AND 10.61' FROM THE MOST EASTERLY-SOUTHEASTERLY CORNER OF THE 10.07 ACRE TRACT.  
ELEVATION = 822.30 FEET, AS SHOWN

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION
C4	41°20'07"	347.00	250.34	537'48"2.5'E	244.94
C5	5°15'59"	547.00	50.28	543°54'15"E	50.28



INSET "A"  
SCALE: 1"=50'



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.

*Coy D. Armstrong* 8/6/05  
COY D. ARMSTRONG, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NUMBER 87817

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:

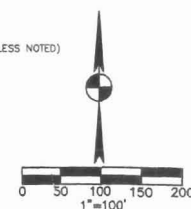
*James W. Russell* 8/6/05  
JAMES W. RUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4230

**GENERAL NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM.
- COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY: BURY+PARTNERS - S.A., INC. 10000 SAN PEDRO AVE., SUITE 100 SAN ANTONIO, TEXAS 78216-3648
- 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 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.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- EXISTING CONTOURS
- PROPOSED CONTOURS



**C.P.S. NOTES:**

- 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," "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 AREA.
- 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 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, DRAINAGE, UTILITY, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**WASTEWATER EDU NOTE:**

THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAU FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**STREETSCAPE NOTE:**

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING PERMIT STAGE.

**IMPACT FEE PAYMENT DUE:**

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SEWER APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

STATE OF TEXAS  
COUNTY OF BEXAR

I, *Garry Rickhoff*, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR OFFICE ON THE 9<sup>th</sup> DAY OF September, A.D. 2005, AT 8:57 P.M. AND DULY RECORDED THE 12<sup>th</sup> DAY OF September, A.D. 2005, AT 2:55 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 5567, ON PAGE 12. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12<sup>th</sup> DAY OF September, A.D. 2005. COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *Antonio de la Riva* DEPUTY

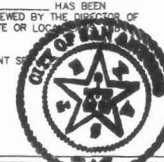
**SUBDIVISION PLAT ESTABLISHING  
SPRIGSDALE PLAZA SUBDIVISION**

BEING OF A 9.889 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NCB 10235, AND BEING A PORTION OF THAT CERTAIN 10.072 ACRE TRACT OF LAND CONVEYED TO WILLIAM A. NASH, IV, BY DEED OF RECORD IN VOLUME 6844, PAGE 1748 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SPRIGSDALE PLAZA SUBDIVISION HAS BEEN SUBMITTED TO 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 REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES  
DATED THIS 2<sup>nd</sup> DAY OF September, 2005

BY: *Robert B. ...*  
DIRECTOR OF DEVELOPMENT SERVICES



**Bury+Partners**  
ENGINEERING SOLUTIONS  
10000 San Pedro Avenue, Suite 100  
San Antonio, TX 78218  
Tel. (210)825-0990 Fax (210)825-0529  
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