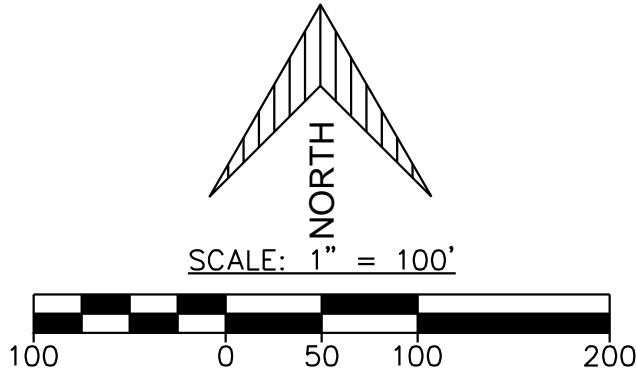


PLAT NO. 160350

SUBDIVISION PLAT  
ESTABLISHING  
SENDERO RIDGE COMMERCIAL

BEING A TOTAL OF 6.17 ACRES, ESTABLISHING LOT 2, BLOCK 3, NEW CITY BLOCK 18981, SITUATED PARTIALLY IN THE DOMINGO LASOYA SURVEY No. 354 1/2, ABSTRACT No. 451, PARTIALLY IN THE JUAN ESCAMIA SURVEY No. 356 1/2, ABSTRACT No. 218, BEXAR COUNTY, TEXAS, BEING DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17943, PAGE 3, OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 04/07/2016 JOB NO.: 31286/1476

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: NEW ERA SA, LLC  
8100 E. 22ND STREET N #2100-2  
WICHITA, KANSAS 67226  
TEL. NO.: (316) 925-4051

OWNER: CHRIS STEVENS

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_, 2017.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF SENDERO RIDGE COMMERCIAL 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., 2017.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

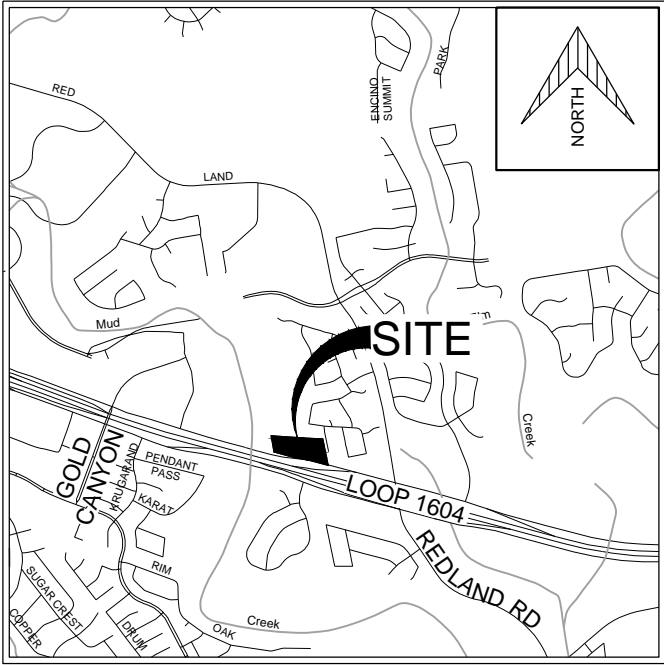
STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017 AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
NOT TO SCALE

LEGEND:

- BSL ----- BUILDING SETBACK LINE  
ELEC. ----- ELECTRIC  
TEL. ----- TELEPHONE  
CATV ----- CABLE TELEVISION  
ESMT. ----- EASEMENT  
N.C.B. ----- NEW CITY BLOCK  
VOL. ----- VOLUME  
PG. ----- PAGE  
OPR ----- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR ----- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 1 ----- 12' ELEC., GAS, TEL., & CATV ESMT. (VOL. 9529, PG. 203 DPR)  
2 ----- 12' ELEC., GAS, TEL., & CATV ESMT. (VOL. 9535, PG. 1 DPR)  
3 ----- 25' BUILDING SETBACK & ELEC., GAS, TEL., & CATV ESMT. (VOL. 9522, PG. 116 DPR)  
4 ----- 10' BSL (VOL. 9552, PG. 116 DPR)  
5 ----- 5' ELEC., TEL., & CATV ESMT. (VOL. 9529, PG. 203 DPR)  
6 ----- 5' ELEC., TEL., & CATV ESMT. (VOL. 9535, PG. 1 DPR)  
7 ----- 20' BSL (VOL. 9529, PG. 203 DPR)  
8 ----- 20' BSL (VOL. 9535, PG. 1 DPR)  
9 ----- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" TO BE SET  
10 ----- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)  
11 ----- STREET CENTERLINE

Line Table		
Line #	Bearing	Length
L1	N 79°39'08" W	26.00'
L2	N 10°20'52" E	31.00'
L3	S 79°39'08" E	26.00'
L4	S 10°20'52" W	31.00'
L5	N 63°46'21" E	70.57'
L6	N 87°44'16" E	205.63'
L7	S 86°53'35" E	80.63'
L8	N 89°41'45" E	68.40'
L9	S 00°18'15" E	10.00'
L10	S 89°41'45" W	68.69'
L11	N 86°53'35" W	80.46'
L12	S 87°44'16" W	203.04'
L13	S 63°46'21" W	57.05'
L14	N 74°58'03" W	15.16'

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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 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 NO. 70868

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2. 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.

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:

IMPACT FEE PAYMENT DUE:

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 WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DEVELOPERS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAIN TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

