

PLAT NO. 160065

SUBDIVISION PLAT ESTABLISHING HOT WELLS COUNTY PARK

BEING A TOTAL OF 4.00 ACRES TRACT OF LAND, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 54, N.C.B. 7650, SAID TRACT BEING OUT OF A 18.15 ACRE TRACT PREVIOUSLY RECORDED IN VOLUME 11629, PAGE 956, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216

Telephone: (210)349-3271
Firm Registration No.: F-159
TBPLS Firm Registration No.: 10004100



STATE OF TEXAS
COUNTY OF BEXAR

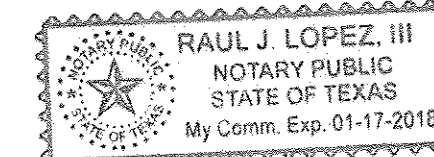
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER
LIFSHUTZ MANAGEMENT, LLC FOR HOT WELLS, LP
215 WEST TRAVIS
SAN ANTONIO, TEXAS 78205

[Signature]
LIFSHUTZ MANAGEMENT, LLC
JAMES LIFSHUTZ, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JAMES LIFSHUTZ, 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 25 DAY OF
MAY, A.D. 2017
[Signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

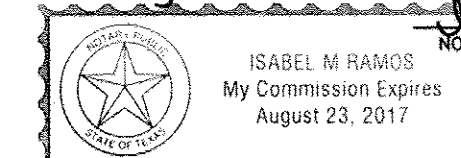
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER
101 W. NUEVA, SUITE 930
SAN ANTONIO, TEXAS 78205

[Signature]
NELSON W. WOLFF, COUNTY JUDGE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
NELSON W. WOLFF, 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 25 DAY OF
MAY, A.D. 2017
[Signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF HOT WELLS COUNTY PARK 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 REGULATION, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

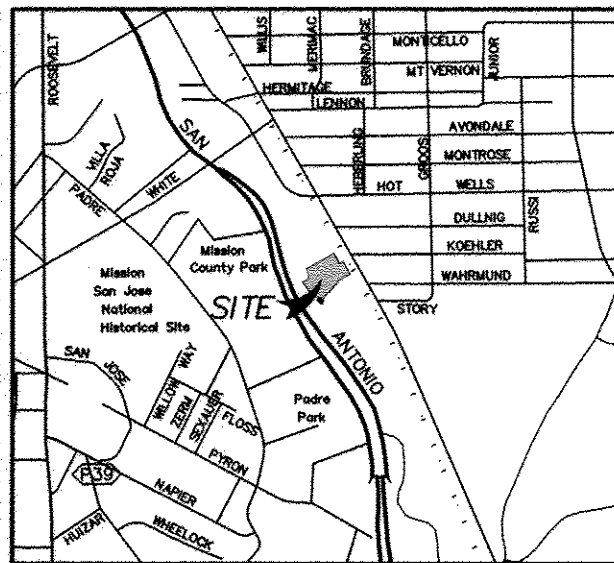
BY: _____ SECRETARY

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ 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. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

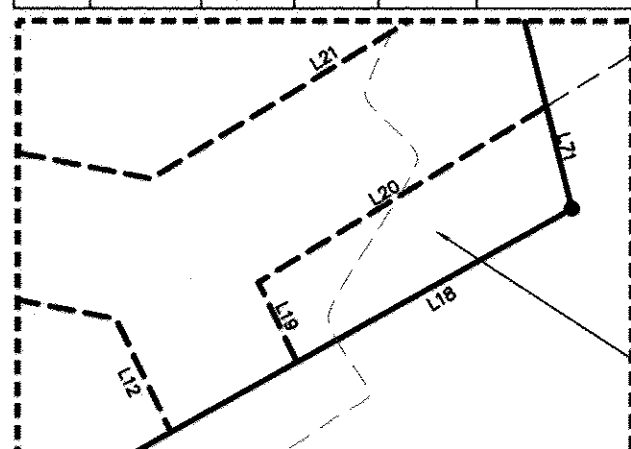
BY: _____ DEPUTY



LOCATION MAP
NOT TO SCALE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N60°53'36"E	11.98'	L26	N60°52'08"E	292.07'	L52	S61°06'25"W	20.02'
L2	S29°06'24"E	57.86'	L27	S29°06'24"E	8.00'	L53	N29°07'52"W	110.30'
L3	S60°52'12"W	60.00'	L28	S29°06'24"E	15.39'	L54	N60°52'08"E	25.00'
L4	S29°06'24"E	60.00'	L29	S29°09'07"E	6.90'	L55	N29°07'52"W	110.52'
L5	N60°52'12"E	60.00'	L30	S60°49'38"W	47.17'	L56	S60°52'08"E	67.33'
L6	S29°06'24"E	57.86'	L31	S38°13'46"W	28.65'	L57	N60°51'50"E	106.23'
L7	S60°53'36"W	50.00'	L32	S15°43'46"W	26.70'	L58	N60°31'49"E	110.69'
L8	S60°52'08"W	99.08'	L33	S60°27'35"W	72.13'	L59	S29°28'11"E	12.00'
L9	N49°44'17"W	41.32'	L34	N74°32'25"W	29.46'	L60	S60°31'49"W	124.29'
L10	N02°34'44"E	44.67'	L35	S29°32'25"E	32.07'	L61	S60°51'50"W	96.81'
L11	N60°52'08"E	42.16'	L36	S60°21'58"W	9.35'	L62	N82°35'40"W	47.30'
L12	S29°06'24"E	60.00'	L37	S29°38'02"E	10.00'	L63	N82°35'40"W	14.91'
L13	N79°12'39"W	106.06'	L38	S60°21'58"W	9.36'	L64	N82°35'40"W	99.89'
L14	N17°23'29"W	58.39'	L39	S74°32'25"E	10.00'	L65	S58°39'16"W	12.61'
L15	N75°46'47"E	15.02'	L40	S29°32'25"E	10.00'	L66	S58°39'16"W	9.05'
L16	S17°23'29"E	48.58'	L41	S74°32'25"E	18.28'	L67	N82°35'40"W	96.19'
L17	S79°12'39"E	97.94'	L42	N74°32'25"W	21.18'	L68	N82°35'40"W	46.28'
L18	N60°52'08"E	32.81'	L43	S60°27'35"W	63.87'	L69	N82°35'40"W	15.93'
L19	N26°00'54"W	9.24'	L44	S15°43'46"W	24.57'	L70	N60°52'08"E	79.80'
L20	N58°39'16"E	35.15'	L45	S38°13'46"W	32.63'	L71	N14°15'52"W	10.95'
L21	N58°39'16"E	43.70'	L46	S60°49'38"W	37.19'	L72	S29°06'24"E	8.87'
L22	N141°52'W	97.51'	L47	S29°10'22"E	12.31'	L73	N60°53'36"E	12.81'
L23	S71°43'24"W	62.14'	L48	N60°53'36"E	12.00'	L74	S71°43'24"W	58.95'
L24	N141°52'W	20.05'	L49	S29°06'24"E	11.00'	L75	S71°43'24"W	46.28'
L25	N71°43'24"E	48.06'	L50	S29°06'24"E	35.11'	L76	N16°51'54"E	24.46'
			L51	S78°50'49"W	10.77'			

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	1°21'49"	1040.00'	24.75'	12.38'	N49°10'45"W	24.75'
C2	10°51'16"	510.00'	96.62'	48.45'	S66°17'46"W	96.47'
C3	9°13'02"	490.00'	78.83'	39.50'	N67°06'54"E	78.74'
C4	4°05'52"	100.00'	7.15'	3.58'	N76°47'54"E	7.15'
C5	17°43'05"	101.13'	31.27'	15.76'	S69°46'41"W	31.15'
C6	56°43'28"	30.34'	30.04'	16.38'	S32°06'25"W	28.83'
C7	186°33'59"	50.00'	162.81'	871.62'	S83°27'05"E	99.84'
C8	66°45'46"	30.00'	34.96'	19.77'	N24°31'13"W	33.01'
C9	28°16'51"	112.00'	55.28'	28.22'	S43°09'23"E	54.72'
C10	45°11'47"	87.00'	68.63'	36.21'	S51°43'46"E	66.88'
C11	28°26'12"	30.00'	14.89'	7.60'	S88°34'15"E	14.74'
C12	41°59'23"	50.00'	36.64'	19.19'	N81°47'39"W	35.83'
C13	58°19'51"	30.00'	30.54'	16.74'	S89°57'55"E	29.24'



DETAIL "A"
SCALE 1" = 20'

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.

VICKREY & ASSOCIATES, INC.
BY: JUSTIN M. MURRAY, P.E.

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: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
BY: PAUL A. SCHROEDER, R.P.L.S.

JUSTIN M. MURRAY
LICENSED PROFESSIONAL ENGINEER

PAUL A. SCHROEDER
REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED (0.001 AC.)
REMAINING PORTION OF TRACT 2
REMAINDER OF 18.15 ACRES
HOT WELLS LP
(VOL. 11629, PG. 956, O.P.R.)

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LEGEND
○ SET 1/2" IRON ROD WITH CAP STAMPED
"VICKREY PROP. COR."
● FOUND 1/2" IRON ROD WITH CAP OR DISK
MARKED "ACES" UNLESS OTHERWISE NOTED
EXISTING CONTOURS
VOL. VOLUME
PG. PAGE
D.P.R. DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
G.E.T.C.A. GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT
I.R. IRON ROD
N.C.B. NEW CITY BLOCK
ESM'T EASEMENT

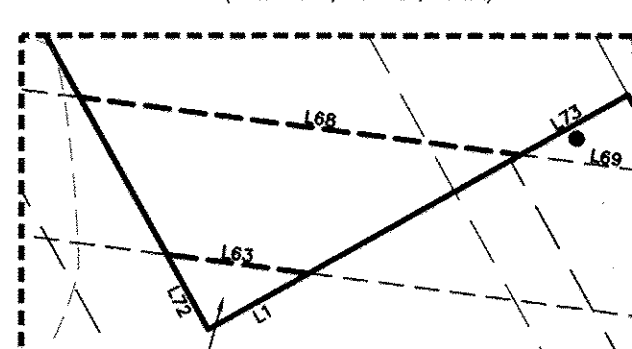
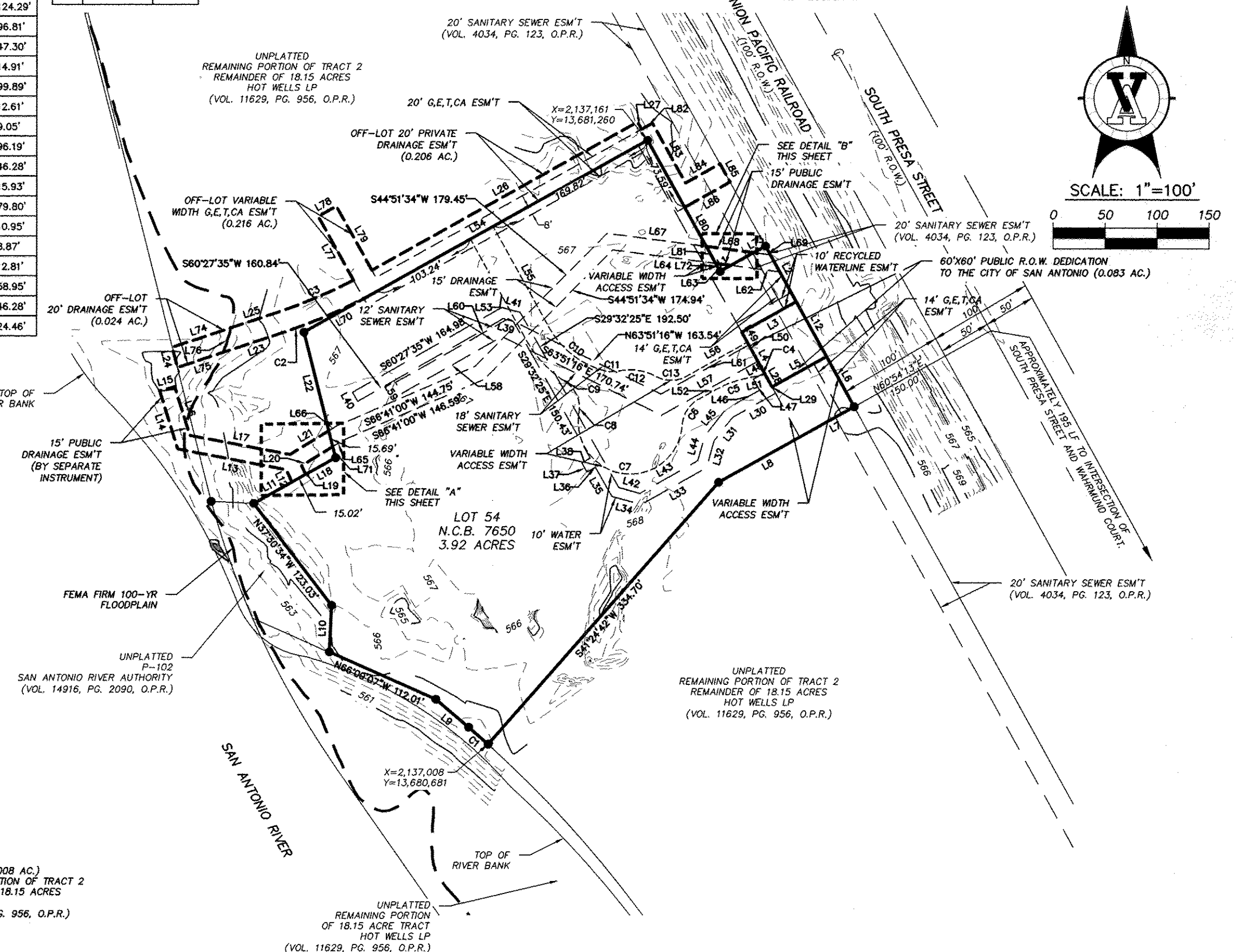
LINE	BEARING	LENGTH
L77	N29°07'52"W	69.98'
L78	N60°52'08"E	20.00'
L79	S29°07'52"E	70.18'
L80	S29°06'24"E	42.75'
L81	S29°06'24"E	18.66'
L82	N60°52'08"E	12.00'
L83	S29°06'24"E	65.59'
L84	N60°53'36"E	37.89'
L85	S29°10'28"E	20.00'
L86	S60°53'36"W	49.92'

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 WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF 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.

THE PROPERTY OWNER HAS ELECTED TO PROVIDE LOW IMPACT DEVELOPMENT (LID) AND/OR
NATURAL CHANNEL DESIGN (NCD) ON LOT(S) 54, N.C.B. 7650. BUILDING PERMITS FOR THIS
PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY LID/NCD APPROVED BY
THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE FOR CREDIT AND OFFSET
INCENTIVES AND/OR FEE INCENTIVES WHEN APPROVED BY THE CITY OF SAN ANTONIO. IF THE
PROPERTY OWNER ELECTS NOT TO PROVIDE LID AND/OR NCD, THE INCENTIVES MAY NOT BE
GRANTED AND THE PROPERTY SHALL CONFORM TO ALL APPLICABLE DEVELOPMENT
STANDARDS OF THE UNIFIED DEVELOPMENT CODE.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO
CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE
ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE
WITH DIRM PANEL 48029C0580G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4%
ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE
(100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION
WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE
BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR
CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS
AS NECESSARY.



DETAIL "B"
SCALE 1" = 20'

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