

**AREA BEING REPLATTED**  
 AREA BEING REPLATTED IS 2.411 ACRES PREVIOUSLY PLATTED AS PORTIONS OF LOT 15 AND LOT 16, BLOCK E, N.C.B. 14657, ALAMO FARMSTEADS SUBDIVISION AS RECORDED IN, VOLUME 980, PAGE 374 BEXAR COUNTY, PLAT BOOK, BEXAR COUNTY, TEXAS.

- LEGEND**
- 1/2" IRON PIPE FOUND
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD WITH ALUMINUM CAP
  - -900 --- EXISTING CONTOURS
  - ELECTRIC EASEMENT
  - COMMON ACCESS EASEMENT
  - C.A.T.V. CABLE TELEVISION
  - ROW RIGHT OF WAY
  - NTS NOT TO SCALE
  - ELEC ELECTRIC
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
  - B.C.P.B.B.C.T. BEXAR COUNTY PLAT BOOK, BEXAR COUNTY, TEXAS

- 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", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS AND RIGHTS-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 EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. 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 ALTERATIONS.
  3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELEC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

**BEARING SOURCE:**  
 COORDINATES AND BEARINGS ARE BASED ON NAD 83 (93), TEXAS SOUTH CENTRAL ZONE AND A GRID TO SURFACE SCALE FACTOR OF 1.00017.

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:

FELIX M. GONZALEZ, R.P.L.S.  
 08/29/17  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5418  
 BIG SKY SURVEYING, INC.

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.

JAVIER GARCIA, P.E.  
 08/31/17  
 LICENSED PROFESSIONAL ENGINEER NO. 83920

**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.

**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.

**GENERAL NOTES:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

**TXDOT NOTES:**

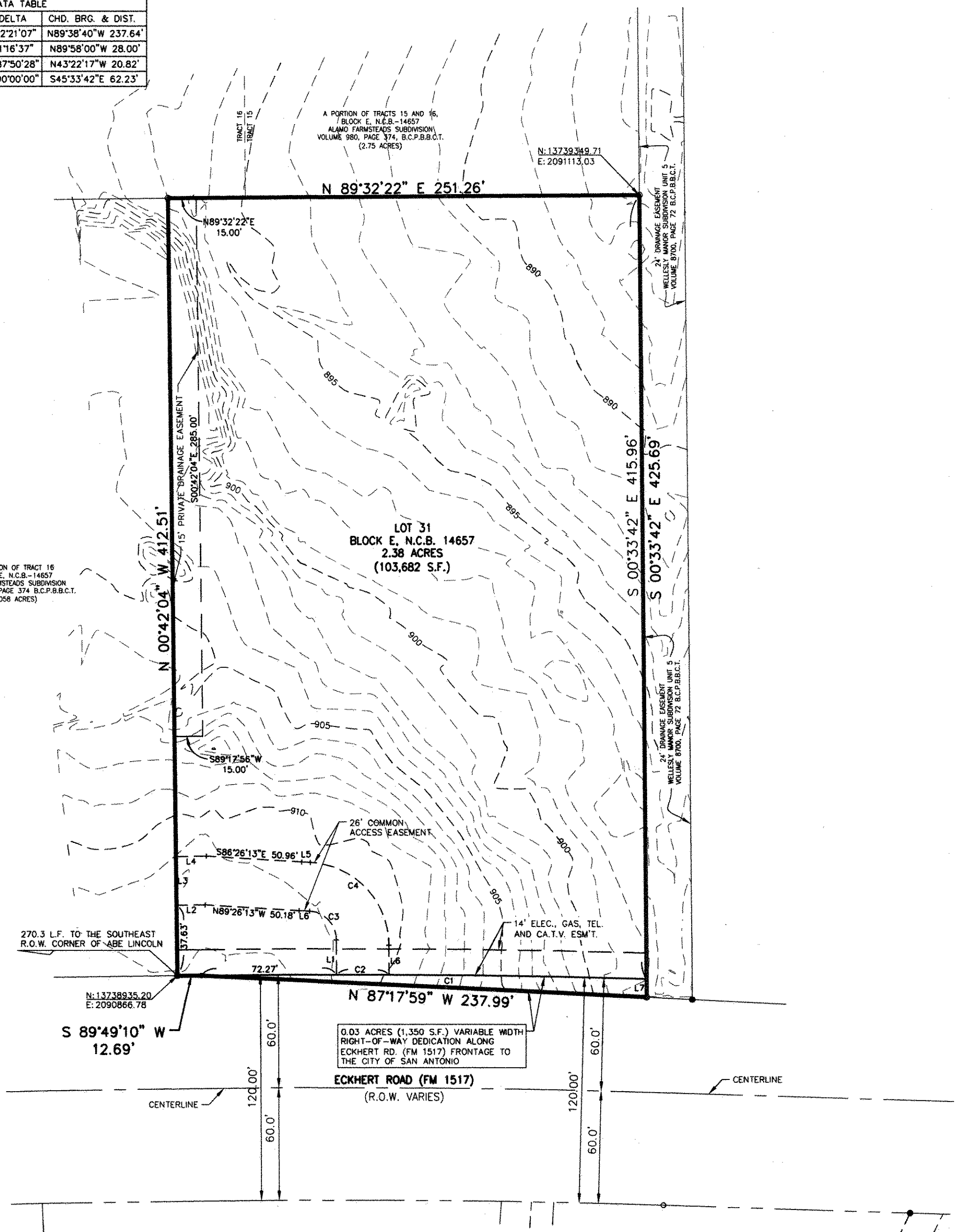
- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE(1) ACCESS POINTS ALONG (FM 1517) ECKHART RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 250.68.

**DRAINAGE NOTES:**

- "STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FID) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES."
- "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 BEXAR 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."
- "THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SATTA ECKHART SUBDIVISION SHALL BE THE RESPONSIBILITY OF J.M. ASSETS, L.P. OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE: LOT 31, BLOCK E, N.C.B. 14657."

CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHD. BRG. & DIST.
C1	5,789.58'	237.66'	02°21'07"	N89°38'40"W 237.64'
C2	5,789.58'	28.00'	01°16'37"	N89°58'00"W 28.00'
C3	15.00'	23.00'	87°50'28"	N43°22'17"W 20.82'
C4	44.00'	69.12'	90°00'00"	S45°33'42"E 62.23'

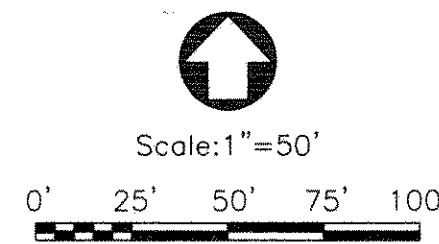
LINE TABLE	
LINE	BEARING/DISTANCE
L1	N00°33'42"W 18.68'
L2	N89°17'56"W 15.24'
L3	N00°42'04"E 26.00'
L4	N89°17'56"E 16.21'
L5	S87°17'59"E 4.60'
L6	S00°33'42"E 16.31'
L7	S00°33'42"E 9.74'



**PLAT NO. : 160517**

**REPLAT ESTABLISHING  
 SATTA ECKHART SUBDIVISION**

BEING A TOTAL OF 2.411 ACRES INCLUSIVE OF .03 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 31, BLOCK E, N.C.B. 14657, OUT OF PORTIONS OF TRACTS 15 & 16, BLOCK E, N.C.B. 14657, ALAMO FARMSTEADS SUBDIVISION VOLUME 980, PAGE 374 BEXAR COUNTY PLAT BOOK, BEXAR COUNTY, TEXAS



**SNQ CIVIL ENGINEERS, LLC**

15614 Huebner Rd., Ste. 110, Box 121  
 San Antonio, Texas 78248  
 Ph: (210) 710-9424  
 Texas Firm No. 17794

JOB NO. 1601 DATE: August 15, 2017

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE OWNER OF THE 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.

**J.M. ASSETS, LP**  
 OWNER/DEVELOPER  
 J.M. ASSETS, LP  
 6501 ECKHART RD.  
 SAN ANTONIO, TX 78240  
 DULY AUTHORIZED AGENT **AAA Storage LLC, ITSCGP**

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **John M. Asst** 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 5 DAY OF Sept, 2017.  
**Kimberly Lowe**  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
 My Notary ID # 124130203  
 Expires September 10, 2018

THIS PLAT OF **SATTA ECKHART SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND 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 \_\_\_\_ 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