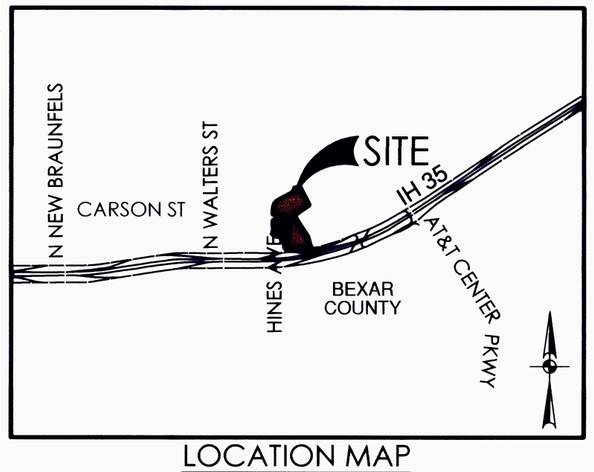
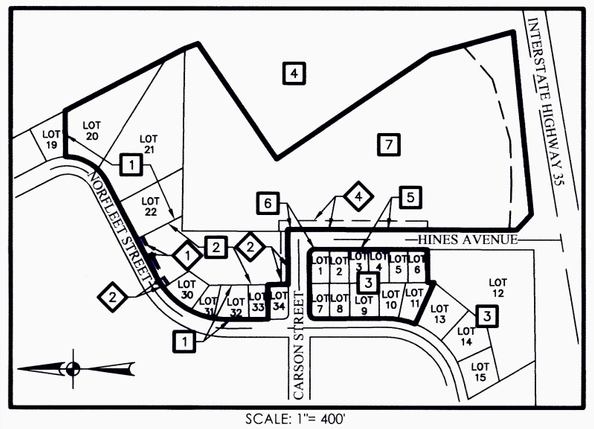


LOCATION MAP

NOT-TO-SCALE



SCALE: 1"= 400'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

14.727 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1 - 11, BLOCK 6, LOTS 20 - 22, 30 - 33, BLOCK 1 OF THE CARSON HOMES SUBDIVISION RECORDED IN VOLUME 4080, PAGES 70 - 71 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, LOT 35, BLOCK 2, A PORTION OF A 14' GAS, ELEC., TELE., AND CA. TV. EASEMENT, AND A 20' BUILDING SETBACK LINE OF THE CARSON HOMES SUBDIVISION RECORDED IN VOLUME 9535, PAGE 202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 1, BLOCK 2 AND A PORTION OF A 25' BUILDING SETBACK LINE OF THE REGION 20 SUBDIVISION RECORDED IN VOLUME 9559, PAGE 134 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE REGION 20 SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9559, PAGE 134, AND THE CARSON HOMES SUBDIVISION PLAT RECORDED IN VOLUME 4080, PAGES 70-71 AND VOLUME 9535, PAGE 202, OF THE BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF FEBRUARY 28, 2018 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: DR. JEFF GOLDHORN
EDUCATION SERVICE CENTER, REGION 20
1314 HINES AVE
SAN ANTONIO, TEXAS 78208

SWORN AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January, A.D. 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11-21-2020

Ann Brownlee
Notary ID #1212217-9
My Commission Expires
November 21, 2020

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

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," "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 AREA.
2. ANY CPS 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:

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 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.

SAWS IMPACT FEE PAYMENT NOTE:

WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

ACCESS NOTE:

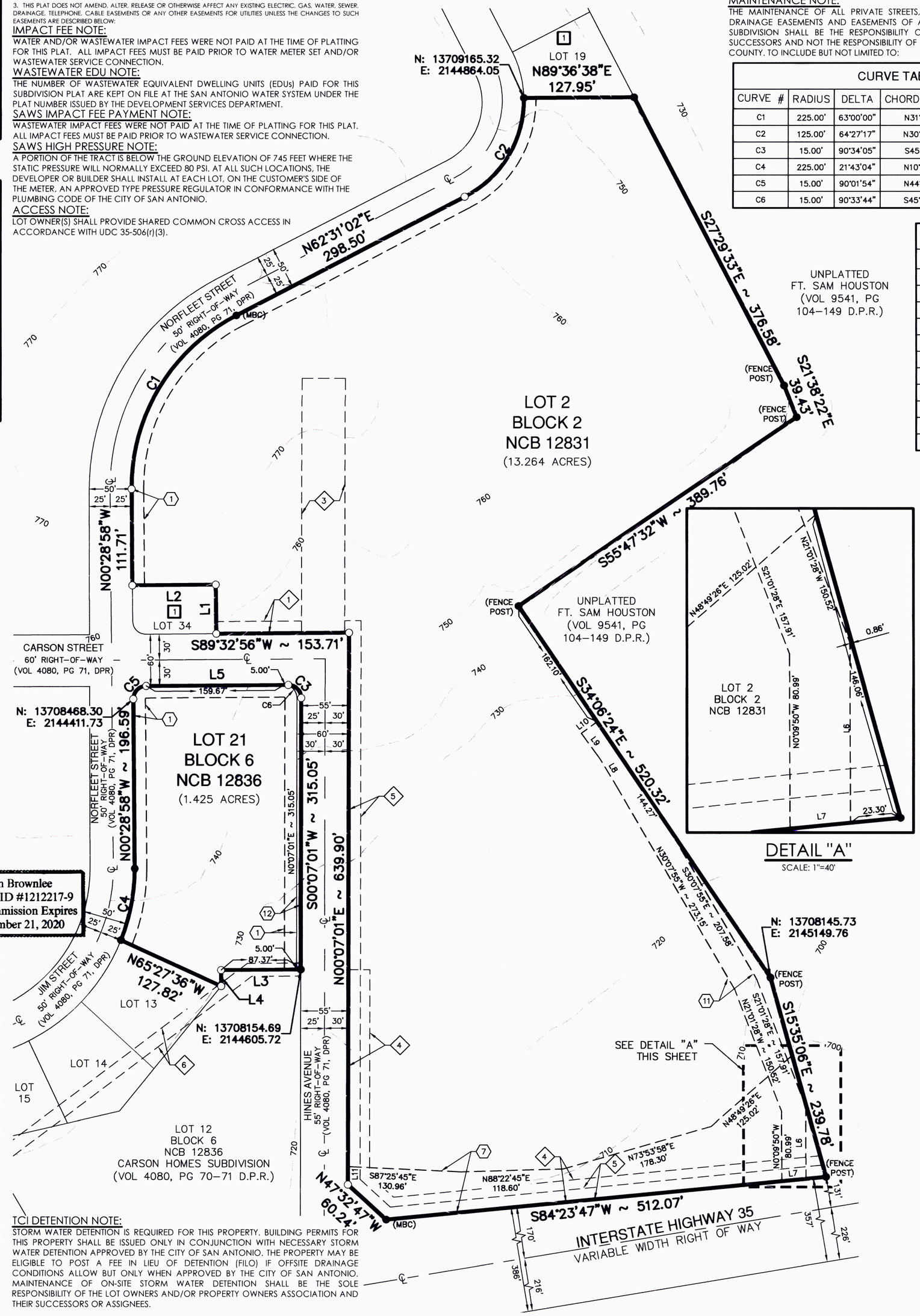
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

TCI DETENTION NOTE:

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 (FILO) 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.

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 ZERO (0) ACCESS POINTS ALONG INTERSTATE HIGHWAY 35 FRONTAGE, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 512.07'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BT TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS WITHIN THE STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



DETAIL "A"

SCALE: 1"=40'

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 TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ESC REGION 20 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO:

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	63°00'00"	N31°01'02"E	235.12'	247.40'
C2	125.00'	64°27'17"	N30°54'26"E	133.32'	140.62'
C3	15.00'	90°34'05"	S45°10'01"E	21.32'	23.71'
C4	225.00'	21°43'04"	N10°57'40"E	84.78'	85.29'
C5	15.00'	90°01'54"	N44°31'59"E	21.22'	23.57'
C6	15.00'	90°33'44"	S45°09'50"E	21.32'	23.71'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N0°37'51"W	56.90'
L2	S89°29'05"W	96.60'
L3	S89°32'20"W	92.37'
L4	S0°28'58"E	18.50'
L5	N89°32'56"E	164.67'
L6	S0°09'50"E	83.47'
L7	S84°23'47"W	28.13'
L8	N31°19'56"W	39.92'
L9	N36°21'50"W	33.95'
L10	N53°38'10"E	22.66'
L11	N0°07'01"E	20.79'

PLAT NUMBER 170441

REPLAT ESTABLISHING
ESC REGION 20

ESTABLISHING LOT 21, BLOCK 6, NEW CITY BLOCK 12831 AND LOT 2, BLOCK 2, NEW CITY BLOCK 12836, INCLUDING A 0.038 ACRE DEDICATION BEING A TOTAL OF 14.727 ACRES, COMPRISED OF LOT 1, BLOCK 2, NEW CITY BLOCK 12831 OF REGION 20 SUBDIVISION RECORDED IN VOLUME 9559, PAGE 134, LOTS 20-22, BLOCK 1, NEW CITY BLOCK 12831, LOTS 30-33, BLOCK 1, NEW CITY BLOCK 12831 AND LOTS 1-11, BLOCK 6, NEW CITY BLOCK 12836 OF CARSON HOMES SUBDIVISION RECORDED IN VOLUME 4080 PAGES 70-71, AND LOT 35, BLOCK 1, NEW CITY BLOCK 12831 OF CARSON HOMES SUBDIVISION RECORDED IN VOLUME 9535, PAGE 202 ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 25, 2018

LEGEND

- DPR — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DR — DEED RECORDS OF BEXAR COUNTY, TEXAS
- NCB — NEW CITY BLOCK
- VOL — VOLUME
- PG — PAGE(S)
- (SURVEYOR) — FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- ℄ — CENTERLINE
- 1140 — EXISTING CONTOURS
- (1) 14' GAS, ELEC., TELE., & CA. T.V. EASEMENT (VOL 9535, PG 202, DPR)
- (2) 20' BUILDING SETBACK LINE (VOL 9535, PG 202, DPR)
- (3) 50' GAS, ELEC., TELE., SANITARY SEWER & CA. T.V. EASEMENT (VOL 9535, PG 202, DPR)
- (4) 25' BUILDING SETBACK LINE (VOL 9559, PG 134, DPR)
- (5) 14' GAS, ELEC., TELE., & CA. T.V. EASEMENT (VOL 9559, PG 134, DPR)
- (6) 15' SANITARY SEWER EASEMENT (VOL 4080, PG 70-71, DPR)
- (1) 14' GAS, ELEC., TELE., & CA. T.V. EASEMENT
- (7) VARIABLE WIDTH DRAINAGE EASEMENT (0.779 AC.)
- (11) VARIABLE WIDTH GAS, ELEC., TELE., & CA. T.V. EASEMENT
- (12) 5' ROW DEDICATION (0.038AC.) TO CITY OF SAN ANTONIO
- [1] BLOCK 1, NCB 12831 CARSON HOMES SUBDIVISION (VOL 4080, PG 70-71, DPR)
- [2] LOT 35, BLOCK 2, NCB 12831 CARSON HOMES SUBDIVISION (VOL 9535, PG 202, DPR)
- [3] BLOCK 6, NCB 12836 CARSON HOMES SUBDIVISION (VOL 4080, PG 70-71, DPR)
- [4] FT. SAM HOUSTON (VOL 9541, PG 104-149, DPR)
- [5] HINES AVENUE 55' RIGHT OF WAY (VOL 4080, PG 71, DPR)
- [6] CARSON STREET 60' RIGHT OF WAY (VOL 4080, PG 71, DPR)
- [7] LOT 1, BLOCK 2, NCB 12831 REGION 20 SUBDIVISION (VOL 9559, PG 134, DPR)

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: DR. JEFF GOLDHORN
EDUCATION SERVICE CENTER, REGION 20
1314 HINES AVE
SAN ANTONIO, TEXAS 78208

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. JEFF GOLDHORN 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 26th DAY OF January, A.D. 2018.

Ann Brownlee
Notary ID #1212217-9
My Commission Expires
November 21, 2020

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ESC REGION 20 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 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____ AT _____M. 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

SHEET 1 OF 1

ESC REGION 20

Civil Job No. 8961-00; Survey Job No. 9402-15

Date: Jan 25, 2018, 2:27pm User ID: epceny
File: P:\89\81\00\Design\Civil\PLAT\PL896100.dwg