PLAT NUMBER 130502

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
Eagle Point Subdivision

BEING A TOTAL OF 19.185 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT II, SAN ANTONIO, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 4, 5, 6, 7, 8 & 9 BLOCK 5, C.B. 4007, OUT OF 18.80 ACRES OF LAND IN A DEED RECORDED IN VOL. 6943, PAGE 13, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.387 ACRES OUT OF A 1.97 ACRE TRACT RECORDED IN VOL. 15479, PAGE 2133, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MHR Engineering, LLC.
TBPE REGISTRATION NO. F-12028
TBPLS REGISTRATION NO. F-10193913

16845 Blanco Road, Suite 106, San Antonio, TX 78232
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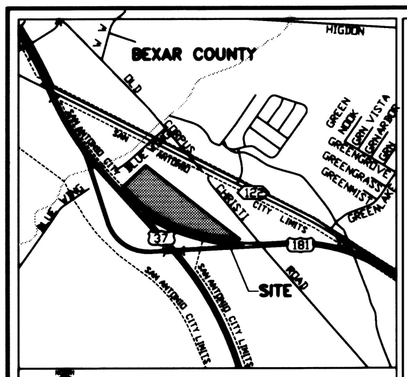


SURVEYOR'S NOTE:
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID.

C.P.S. 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 RIGHT-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, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR 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 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:

WASTEWATER EDU NOTE:
THE NUMBER OF 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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND 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.

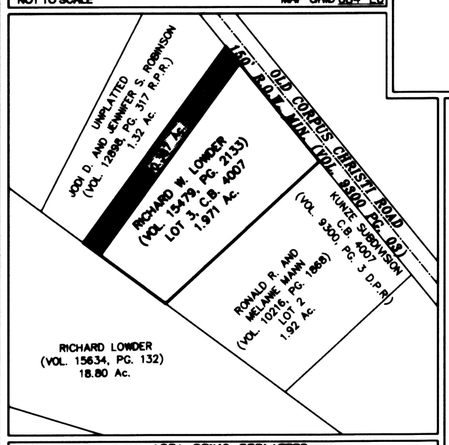
DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE 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 WITHIN SAID DRAINAGE EASEMENTS

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

MINIMUM FINISHED FLOOR NOTE:
"FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE."

GENERAL NOTES:
1. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND ANY EASEMENTS OF ANY KIND, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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 ONE (1) ACCESS POINT ALONG US 181 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,886.89'.



AREA BEING REPLATTED
THIS AREA BEING REPLATTED (0.387 Ac.) WAS PREVIOUSLY PLATTED AS LOT 3, C.B. 4007, 1.971 ACRES ON A SUBDIVISION PLAT KNOW AS KUNZE RECORDED IN VOLUME 9300, PAGE 03 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Legend

■ T.C.M.F.	TxDot Concrete Monument Found
○ F.I.R.	Found 1/2" Iron Rod (unless otherwise described)
○ S.I.R.	Set 1/2" Iron Rod (unless otherwise described)
N°0'0"E 100'	Measured Bearing and Distance
585	Existing Contours Minor
C.B.	County Block
SAN SWR.	Sanitary Sewer
VNAE	Vehicular Non Access Easement
BSL	Building Setback Line
ESMT	Easement
E.G.T. & CA.T.V. ESMT.	Electric, Gas, Telephone, and Cable Television Easement

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.

3/29/15
DATE

NAME: HARUN RASHID
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89773

STATE OF TEXAS
HARUN RASHID
89773
REGISTERED
PROFESSIONAL ENGINEER

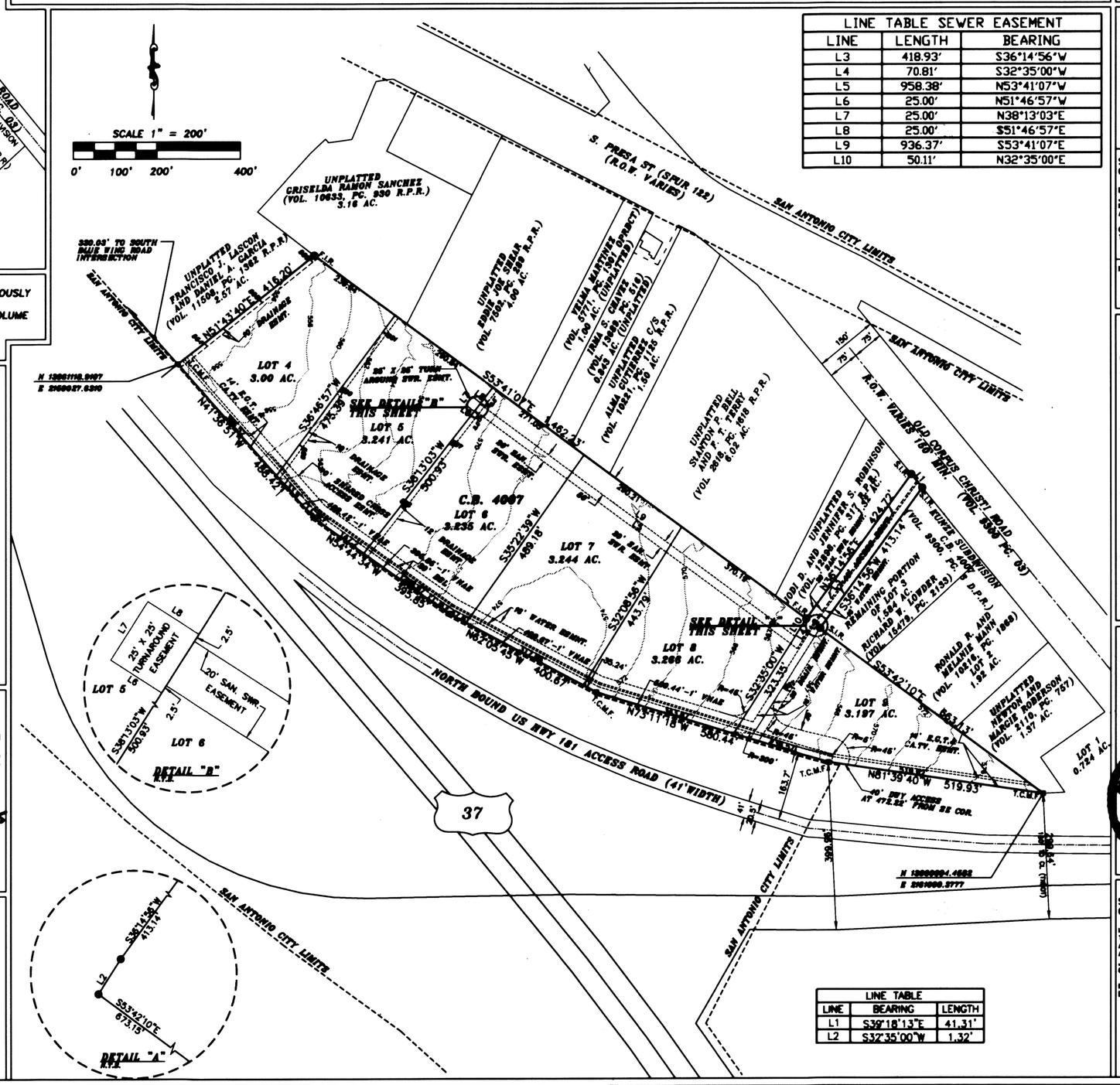
STATE OF TEXAS
COUNTY OF BEXAR

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:

3/29/15
DATE

NAME: HARUN RASHID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6411

STATE OF TEXAS
HARUN RASHID
6411
REGISTERED
PROFESSIONAL
LAND SURVEYOR



LINE TABLE SEWER EASEMENT		
LINE	LENGTH	BEARING
L3	418.93'	S36°14'56"W
L4	70.81'	S32°35'00"W
L5	958.38'	N53°41'07"W
L6	25.00'	N51°46'57"W
L7	25.00'	N38°13'03"E
L8	25.00'	S51°46'57"E
L9	936.37'	S53°41'07"E
L10	50.11'	N32°35'00"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°18'13"E	41.31'
L2	S32°35'00"W	1.32'

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 THEREON EXPRESSED.

Richard Lowder
3-30-2015

RICHARD LOWDER
2018 RIVA RIDGE,
SAN ANTONIO, TX 78248
TEL.: 210-413-3208

OWNER/DEVELOPER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] 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 3-30 A.D. 2015

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXP. 7/8/15

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS_____DAY OF_____A.D. 20___.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF EAGLE POINT SUBDIVISION 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 22 DAY OF APR A.D. 20 15

CITY OF SAN ANTONIO

CHAIRMAN

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._____
AT_____M. AND DULY RECORDED THE_____ DAY OF_____ A.D.
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._____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY