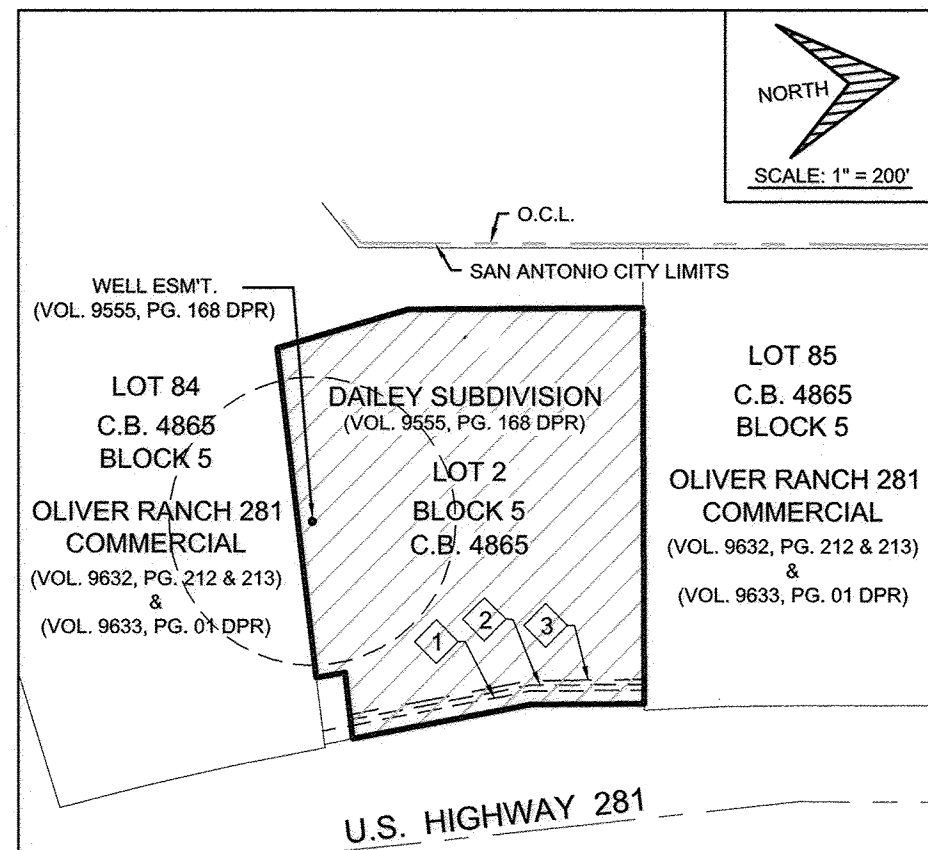


#### LEGEND:

- ELEC. — ELECTRIC  
TEL. — TELEPHONE  
CATV. — CABLE TELEVISION  
ESMT. — EASEMENT  
R.O.W. — RIGHT-OF-WAY  
VOL. — VOLUME  
PG. — PAGE  
OPR. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
N.C.B. — NEW CITY BLOCK  
C.B. — COUNTY BLOCK  
C. — CENTERLINE  
CONTOUR LINE — CONTOUR LINE
- ① — 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET  
② — 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)  
③ — MAG NAIL WITH WASHER "MBC" (UNLESS OTHERWISE NOTED)  
④ — 14" ELEC., GAS, TEL., & CATV ESMT.  
⑤ — 10" WATERLINE ESMT.



### AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING PLATTED IS A PORTION OF LOT 2 (3.424 ACRES), BLOCK 2, A 14' ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT, A 20' GUADALUPE VALLEY TELEPHONE COOPERATIVE EASEMENT, A WELL EASEMENT AND A 25' BUILDING SETBACK LINE; OF THE DAILEY SUBDIVISION, AS RECORDED IN VOLUME 9555, PAGE 168, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 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.

DAVID L. ALLEN  
LICENSED PROFESSIONAL ENGINEER NO. 66073

#### 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 (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.

#### SHARED ACCESS NOTE:

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

#### FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

#### KEY NOTES:

1. 14" ELEC., GAS, TEL. & CATV ESMT. (VOL. 9555, PG. 168 DPR)
2. 20' GUADALUPE VALLEY TEL. COOPERATIVE ESMT. (VOL. 9555, PG. 168 DPR)
3. 25' BUILDING SETBACK LINE (VOL. 9555, PG. 168 DPR)
4. 14" ELEC., GAS, TEL., & CATV ESMT. (VOL. 9632, PG. 212 & 213) & (VOL. 9633, PG. 01 DPR)
5. 1" VEHICULAR NON-ACCESS ESMT. (VOL. 9632, PG. 212 & 213) & (VOL. 9633, PG. 01 DPR)
6. 200' BSL (VOL. 9632, PG. 212 & 213) & (VOL. 9633, PG. 01 DPR)
7. 5'X30' ANCHOR ESMT. (VOL. 10318, PG. 1242, OPR)
8. SIGN LEASE TRACT (VOL. 18017, PG. 1329 OPR)  
OWNER: DAILEY MARK W. & LORRAINE M.  
SIGN MAINTENANCE ESMT. (VOL. 18017, PG. 1329 OPR)
9. VISIBILITY ESMT. (VOL. 18017, PG. 1329 OPR)
10. VISIBILITY ESMT. (VOL. 18017, PG. 1329 OPR)

Line Table		
Line #	Bearing	Length
L1	S 03°00'04" E	30.00'
L2	S 89°44'50" W	69.38'
L3	S 83°42'43" E	30.00'
L4	N 06°17'17" E	3.14'
L5	N 06°17'17" E	21.86'
L6	N 83°42'43" W	7.00'
L7	S 49°10'32" E	19.80'
L8	S 49°10'32" E	27.71'

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT DAILEY, SUBDIVISION (NO. 020198), RECORDED IN VOLUME 9555, PAGE 168, BEXAR COUNTY PLAT AND DEED RECORDS.

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. 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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF March, A.D. 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/21/20

#### GENERAL NOTES:

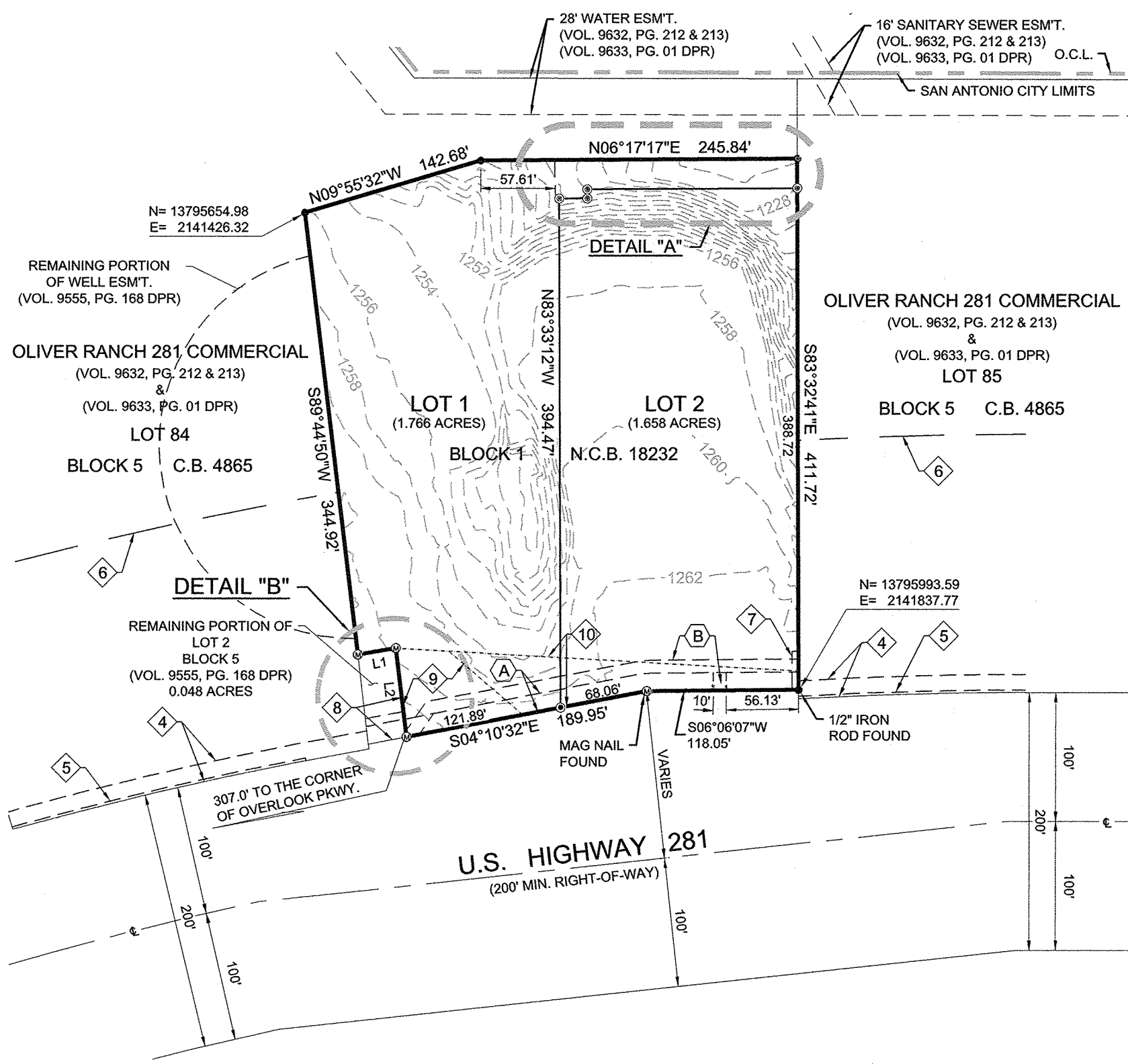
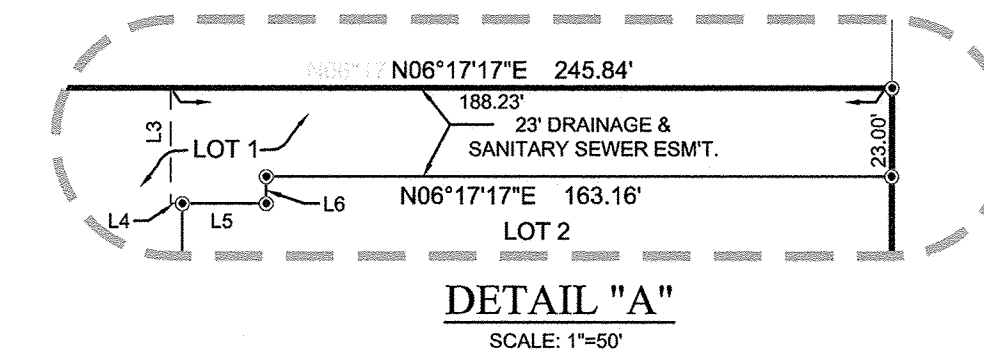
1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C 0140 G DATE SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
3. 1/2" IRON ROD WITH "MBC" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.

#### TxDOT NOTES:

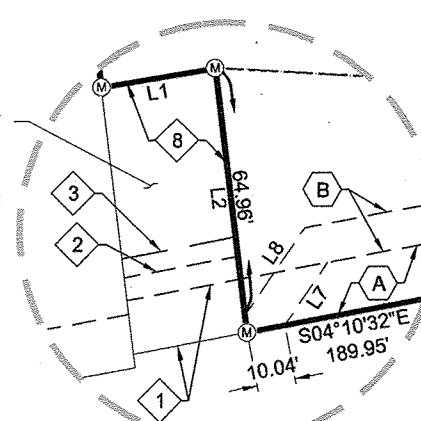
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG U.S. HIGHWAY 281 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 338.02'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

#### SAWS AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE IV, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.



REMAINING PORTION OF  
LOT 2  
BLOCK 5  
(VOL. 9555, PG. 168 DPR)  
0.048 ACRES



#### DETAIL "B"

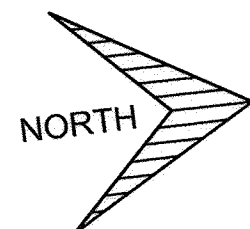
SCALE: 1"=50'

PLAT NO. 160442

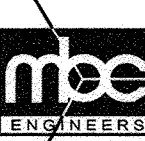
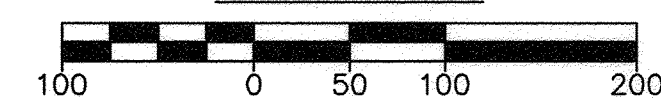
REPLAT  
ESTABLISHING

SENDERO 281 NORTH

BEING A TOTAL OF 3.424 ACRES, ESTABLISHING LOT 1 AND LOT 2, BLOCK 1, NEW CITY BLOCK 18232, BEING A PORTION OUT OF LOT 2, BLOCK 2, COUNTY BLOCK 4865, DAILEY SUBDIVISION, AS RECORDED IN VOLUME 9555, PAGE 168, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



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: 05/12/2016

JOB NO.: 31584/1479

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: 281 STORAGE, LLC  
ATTN: DAVID PEVETO  
320 E. NAKOMA  
SAN ANTONIO, TEXAS 78216

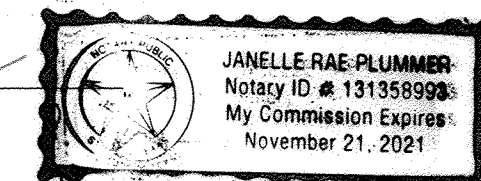
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DAVID PEVETO** 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 March, 2018.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



THIS PLAT OF **SENDERO 281 NORTH** 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., 2018

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., 2018 AT \_\_\_\_\_ M, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018 AT \_\_\_\_\_ M, IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2018.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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