

PLAT NO. 170175

REPLAT AND SUBDIVISION PLAT ESTABLISHING ALYSSA HOTELS

BEING A TOTAL OF 3.003 ACRES OF LAND, MORE OR LESS, OUT OF THE GERTRUDES RODRIGUEZ SURVEY, ABSTRACT NO. 610, BEXAR COUNTY, TEXAS AND BEING THAT TRACT CONVEYED TO SRAJA HOTEL GROUP, LLC. BY INSTRUMENT NUMBER 2010006987, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

2.081 ACRES OF LOT 27, BLOCK 1, ALAMO CITY BAPTIST CHURCH, SUBDIVISION UNIT 1 AND UNIT 2, PLANNED UNIT DEVELOPMENT, BOOK 9535, PAGE 149, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF _____

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, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: SRAJA HOTEL GROUP, LLC

BY: _____

PRINT NAME _____ TITLE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, BEING THE _____, OF SRAJA

HOTEL GROUP, LLC, 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 _____, _____

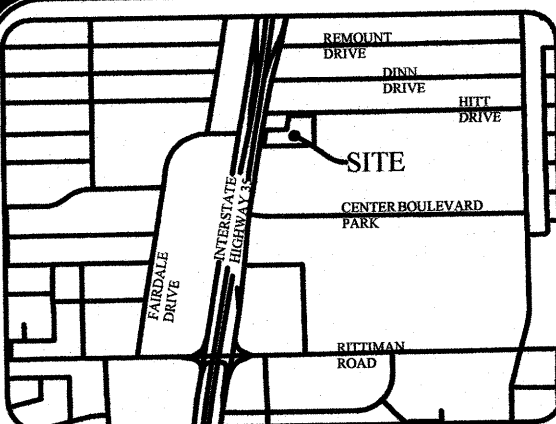
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF THE ALYSSA HOTELS 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., _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



- LEGEND**
- US.SyFt. United States Survey Feet
 - TxCS,'83,SCZ Texas Coordinate System of 1983, South Central Zone
 - NAVD'88 North American Vertical Datum of 1988
 - P.R.B.C.T. Plat Records of Bexar County, Texas
 - O.P.R.B.C.T. Official Public Records of Bexar County, Texas
 - O.P.R.P.B.C.T. Official Public Records of Real Property of Bexar County, Texas
 - D.R.B.C.T. Deed Records of Bexar County, Texas
 - M.R.B.C.T. Map Records of Bexar County, Texas
 - POB Point of Beginning
 - POC Point of Commencing
 - Centerline
 - Lot 75, Block 3, Remount Heights
 - Lot 76, Block 3, Remount Heights
 - Lot 77, Block 3, Remount Heights
 - Deed lines and or adjoiner lines
 - Easement lines

- MONUMENTS / DATUMS / BEARING BASIS**
- CRS 1/2" rebar stamped "JPH Land Surveying" set
 - MNS Mag nail & washer stamped "JPH Land Surveying" set
 - Monuments are found if not marked MNS or CRS.
 - TBM Site benchmark (see vicinity map for general location)
 - Coordinate values, if shown, are US.SyFt./TxCS,'83,SCZ
 - Elevations, if shown, are NAVD'88
 - Bearings are based on grid north (TxCS,'83,SCZ)
 - TYPE I TxDOT Right of Way tapered concrete monument.
 - TYPE II TxDOT Right of Way bronze cap in concrete.
 - TYPE III TxDOT Right of Way iron rod with aluminum cap.

- 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.

- SAWS NOTE:**
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

- 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 DEPARTMENT OF DEVELOPMENT SERVICES.

STATE OF TEXAS
COUNTY OF Calis

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.

NAME KARTAVYA PATE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 97534

STATE OF TEXAS
COUNTY OF TARRANT

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:

JEWEL CHADD
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5754
JUNE 11, 2018

- GENERAL NOTES:**
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-50(D)(5).
 - BASIS OF BEARINGS: GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 - SURVEY MONUMENTS FOUND OR SET AT EACH CORNER ARE SHOWN HEREON.
 - THE SUBJECT PROPERTY SURVEYED HEREON, LIES WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP (FIRM) FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48029C0410G, REVISED DATE: SEPTEMBER 29, 2010 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - THE PROPERTY SURVEYED LIES WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO AND IS ZONED C3 (COMMERCIAL).
 - THE PROPERTY SURVEYED DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - EASEMENTS SHOWN WITHIN THE BOUNDS OF THIS PLAT WITHOUT RECORDING INFORMATION, ARE HEREBY DEDICATED BY THIS PLAT.
 - 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.
 - THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

- DRAINAGE 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 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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, 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.

- 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.

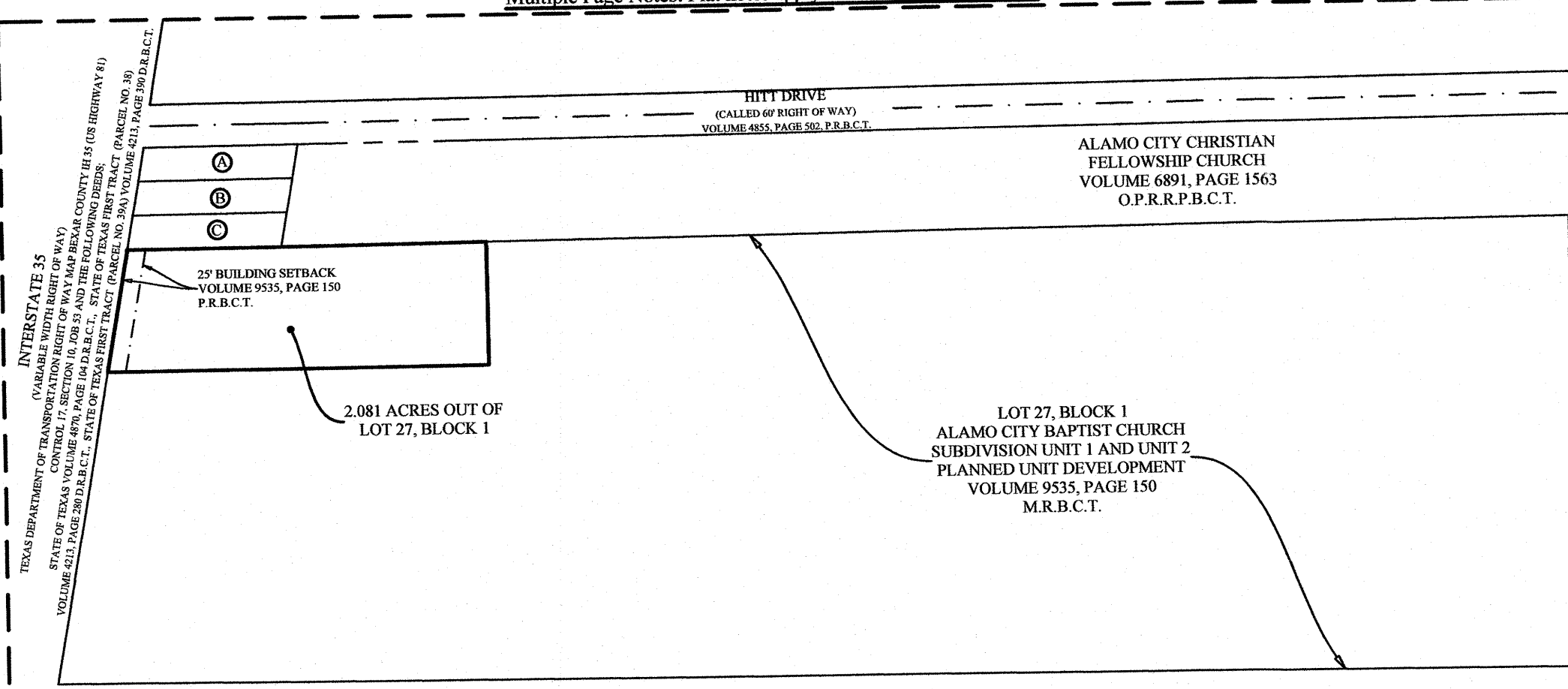
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TxDOT NOTES:

- 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.

- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

Multiple Page Notes: Plat notes apply to this multiple page plat.



STATE OF TEXAS
COUNTY OF BEXAR

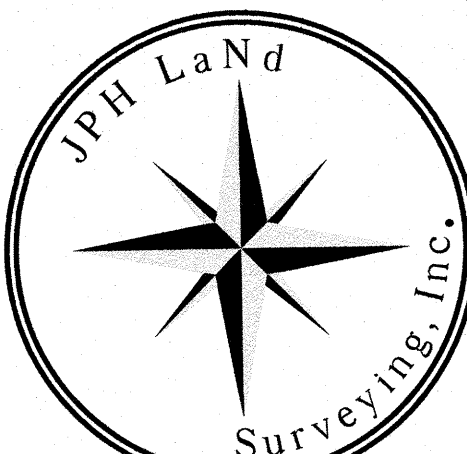
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO CITY BAPTIST CHURCH SUBDIVISION UNIT 1 AND UNIT 2 WHICH IS RECORDED IN VOLUME 9535, PAGES 149-150, BEXAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

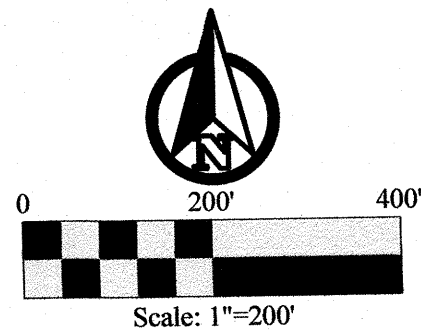
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____



AREA BEING REPLATTED
2.081 ACRES OUT OF LOT 27, BLOCK 1 AND 25' BUILDING SETBACK LINE ALAMO CITY BAPTIST CHURCH, SUBDIVISION UNIT 1 AND UNIT 2, PLANNED UNIT DEVELOPMENT, BOOK 9535, PAGES 149-150, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.



JPH Job No. (see below)
2016.081.001 - 6500 N.IH35, San Antonio, Bexar County, TX - PLAT.dwg
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1516 E Palm Valley Blvd, Suite A4, Round Rock, Texas 78664
Telephone (512) 778-5688 www.jphlandsurveying.com
TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene

PLAT NO. 170175

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
ALYSSA HOTELS

BEING A TOTAL OF 3.003 ACRES OF LAND, MORE OR LESS, OUT OF
THE GERTRUDES RODRIGUEZ SURVEY, ABSTRACT NO. 610, BEXAR
COUNTY, TEXAS AND BEING THAT TRACT CONVEYED TO SRAYA
HOTEL GROUP, LLC. BY INSTRUMENT NUMBER 2010006987, OFFICIAL
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

AND A PORTION OF LOT 27, BLOCK 1, ALAMO CITY BAPTIST CHURCH,
SUBDIVISION UNIT 1 AND UNIT 2, PLANNED UNIT DEVELOPMENT,
BOOK 9535, PAGE 149, MAP RECORDS BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF _____

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, WATERCOURSE, DRAINS,
EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED.

BY: SRAYA HOTEL GROUP, LLC

BY: _____

PRINT NAME _____ TITLE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
BEING THE _____ OF SRAYA
HOTEL GROUP, LLC, 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 _____,

NOTARY PUBLIC,
TEXAS

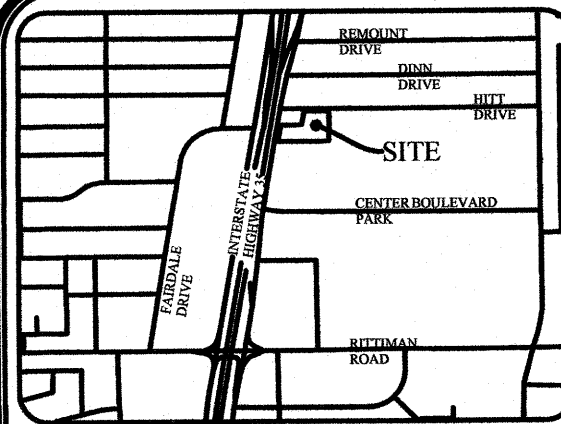
THIS PLAT OF REPLAT ESTABLISHING LOT 1 & LOT 2, BLOCK 1 OF THE ALYSSA
HOTELS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING
COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH
COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS;
AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN
GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

NOTE: SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS



ARBITRARY
FAILI ENTERPRISES AND NISAHA, INC.
VOLUME 10117, PAGE 2308
O.P.R.R.P.B.C.T.

"LOT 75, BLOCK 3
REMOUNT HEIGHTS"
SAN ANTONIO CITY BLOCK 16060
PER FERGUSON MAP 141
M.F.R.B.C.T.

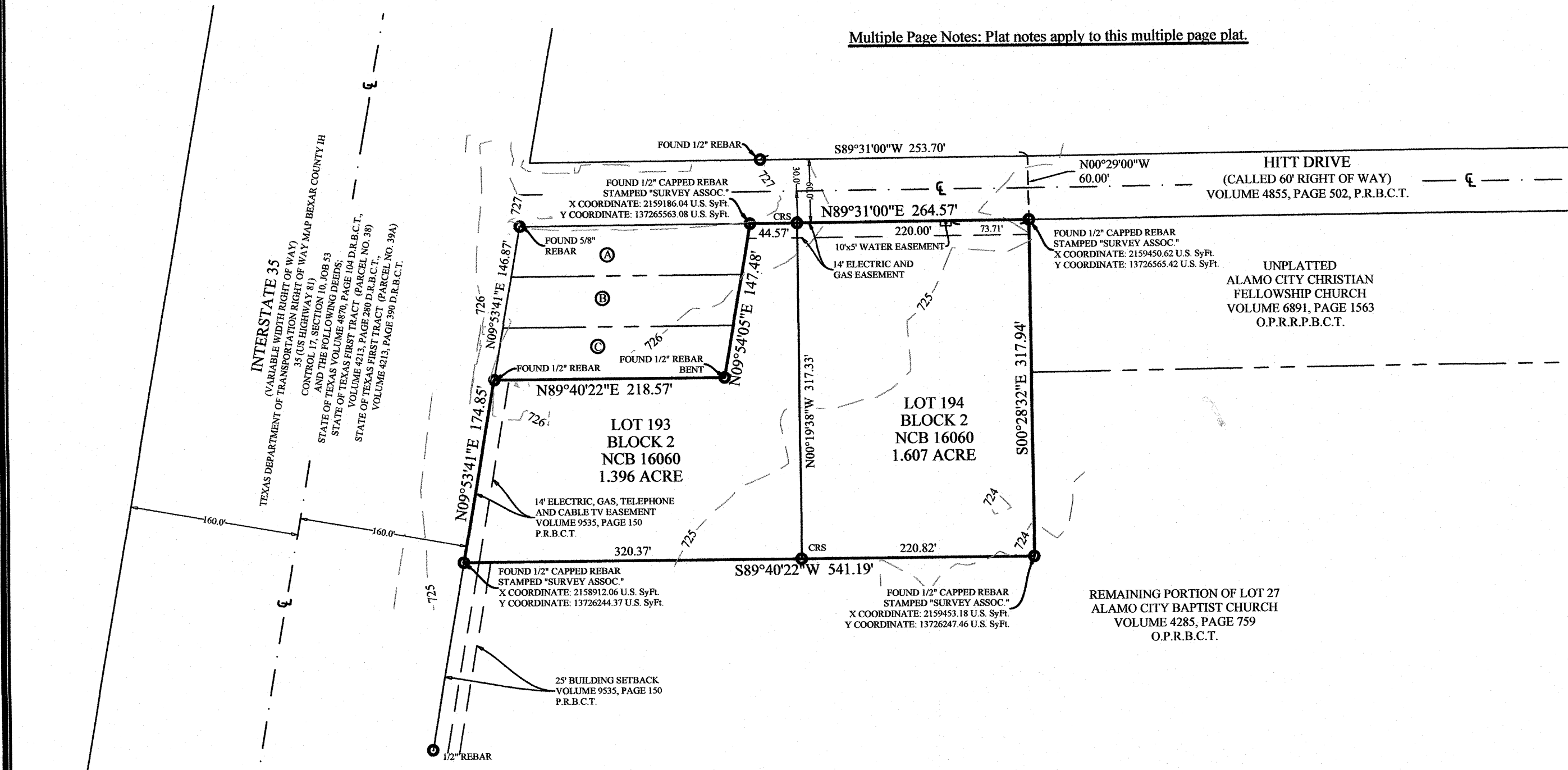
ARBITRARY
FAILI ENTERPRISES AND NISAHA, INC.
VOLUME 10117, PAGE 2305
O.P.R.R.P.B.C.T.

"LOT 76, BLOCK 3
REMOUNT HEIGHTS"
SAN ANTONIO CITY BLOCK 16060
PER FERGUSON MAP 141
M.F.R.B.C.T.

ARBITRARY
FAILI ENTERPRISES AND NISAHA, INC.
VOLUME 10117, PAGE 2302
O.P.R.R.P.B.C.T.

"LOT 77, BLOCK 3
REMOUNT HEIGHTS"
SAN ANTONIO CITY BLOCK 16060
PER FERGUSON MAP 141
M.F.R.B.C.T.

Multiple Page Notes: Plat notes apply to this multiple page plat.



STATE OF TEXAS
COUNTY OF Collin

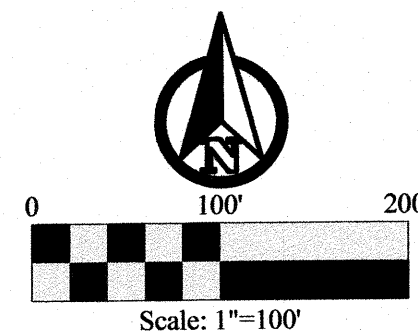
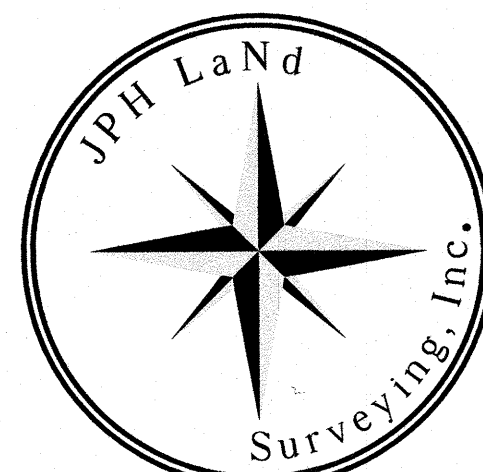
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE
LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

NAME KARTAVYA S. PATEL, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 997534

STATE OF TEXAS
COUNTY OF TARRANT

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:

JEWEL CHADD
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5754
JUNE 11, 2018



JPH Job No. (see below)
2016.081.001 - 6500 N.IH35, San Antonio, Bexar County, TX - PLAT.dwg
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TBPLS Firm #10019500 #10194073 #10193867
DFW | Austin | Abilene