

AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 500'

1.988 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE AND WATER EASEMENT AND A 16' SANITARY SEWER EASEMENT OF THE BROOKS CITY-BASE UNIT 2 RECORDED IN VOLUME 9573, PAGES 43-47, AND A VARIABLE WIDTH STORM DRAIN EASEMENT OF THE BCB - S. NEW BRAUNFELS, UNIT 2 RECORDED IN VOLUME 9640, PAGES 85-87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- 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

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BROOKS CITY-BASE, UNIT-2, PLAT NUMBER 050037 WHICH IS RECORDED IN VOLUME 9640, PAGE(S) 85-87, 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) 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 RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: LEO GOMEZ, PRESIDENT AND CEO
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TX 78240
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 17 DAY OF July, A.D. 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-4-2021
Stoney Burke
My Commission Expires
04/04/2021
ID No. 131072925

STATE OF TEXAS
COUNTY OF BEXAR

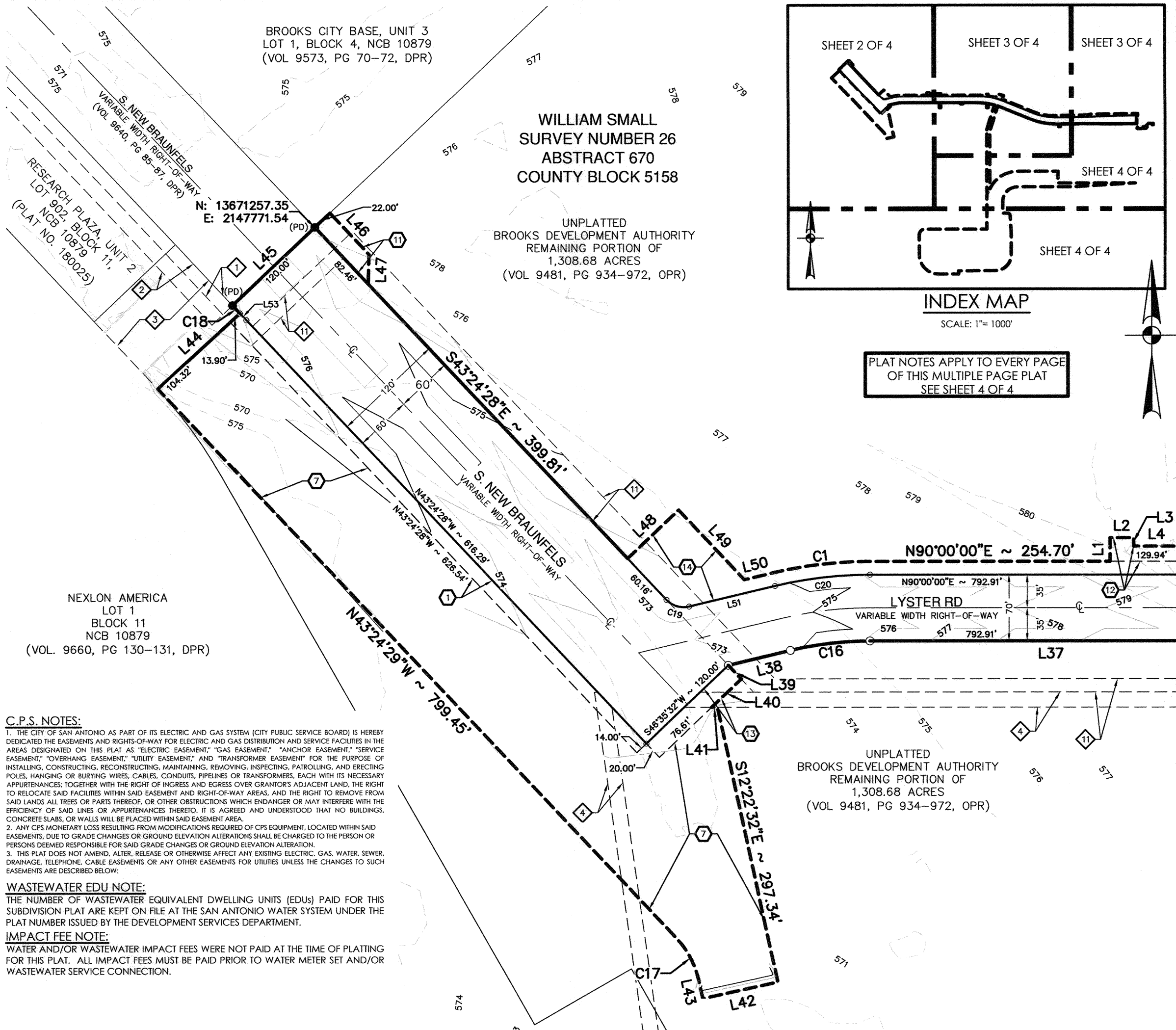
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
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.

G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



C.P.S. NOTES:

- 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," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 THEREON; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- 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:

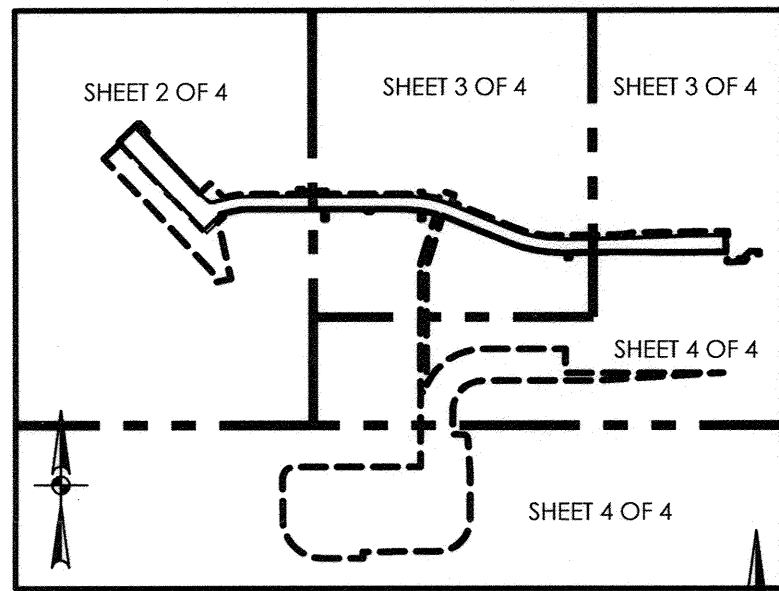
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
		1140	EXISTING CONTOURS
		1140	PROPOSED CONTOURS
			CENTERLINE
1	OFF-LOT 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.201 AC)	1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9640, PG 85-87, DPR)
7	OFF-LOT VARIABLE WIDTH DRAINAGE & ACCESS EASEMENT (17.574 AC)	7	30' PEDESTRIAN AND LANDSCAPE EASEMENT (VOL 9640, PG 85-87, DPR)
9	OFF-LOT 16' SANITARY SEWER EASEMENT (0.047 AC)	9	VARIABLE WIDTH STORM DRAIN EASEMENT (VOL 9640, PG 85-87, DPR)
10	OFF-LOT 10' WATER EASEMENT (0.215 AC)	10	16' SANITARY SEWER EASEMENT (VOL 9583, PG 104-106, DPR)
11	OFF-LOT VARIABLE WIDTH WATER EASEMENT (0.036 AC)	11	16' WATER EASEMENT (VOL 15506, PG 995-1003, OPR)
12	OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (0.064)	12	VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT (VOL 9583, PG 104-106, DPR)
13	OFF-LOT 20' WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.055 AC)	13	VARIABLE WIDTH DRAINAGE & WATER EASEMENT (VOL 9583, PG 104-106, DPR)
14	OFF-LOT VARIABLE WIDTH PEDESTRIAN, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (1.252 AC)	14	VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT (VOL 9583, PG 104-106, DPR)
15	OFF-LOT 16' WATER EASEMENT (0.067 AC)	15	VARIABLE WIDTH DRAINAGE AND WATER EASEMENT (VOL 9573, PG 43-47, DPR)
16	OFF-LOT 25' UNDERGROUND ELECTRIC AND TELEPHONE EASEMENT (0.008 AC)	16	



INDEX MAP

SCALE: 1"= 1000'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 4 OF 4

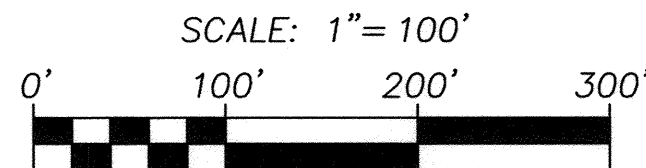
PLAT NUMBER 170103

REPLAT & SUBDIVISION PLAT

ESTABLISHING

S. NEW BRAUNFELS - UNIT 3

BEING A 25.683 ACRES OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGE 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN THE NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**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: July 09, 2018

MATCHLINE A - SEE SHEET 2 OF 4

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

OWNER/DEVELOPER: LEO GOMEZ, PRESIDENT AND CEO
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TX 78240
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEO GOMEZ, 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



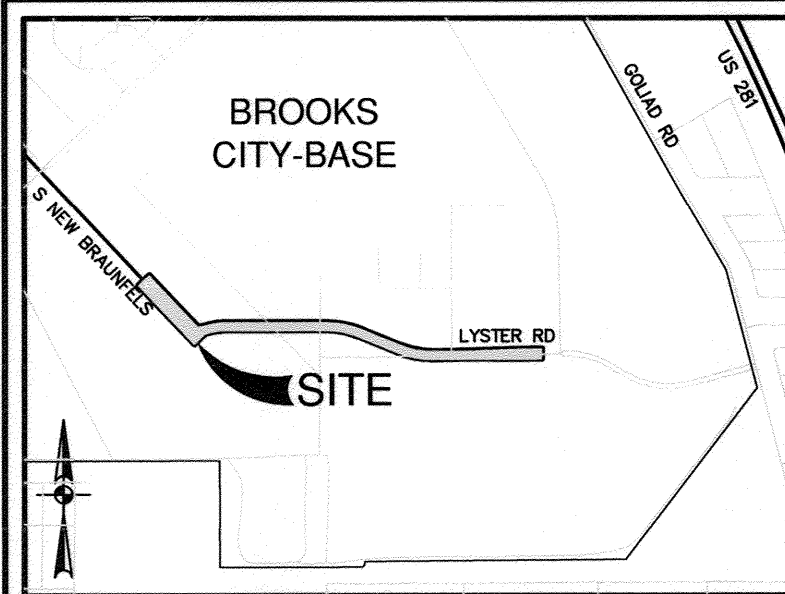
Stoney Burke
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____, A.D. 2021

BY: _____ CHAIRMAN

BY: _____ SECRETARY

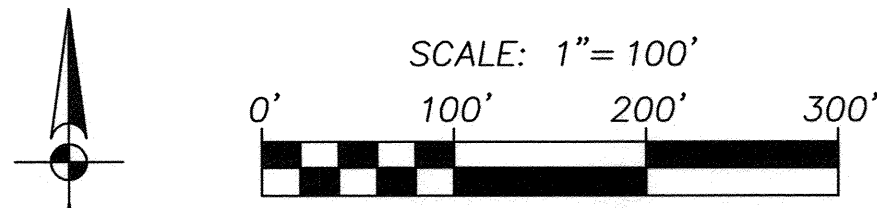
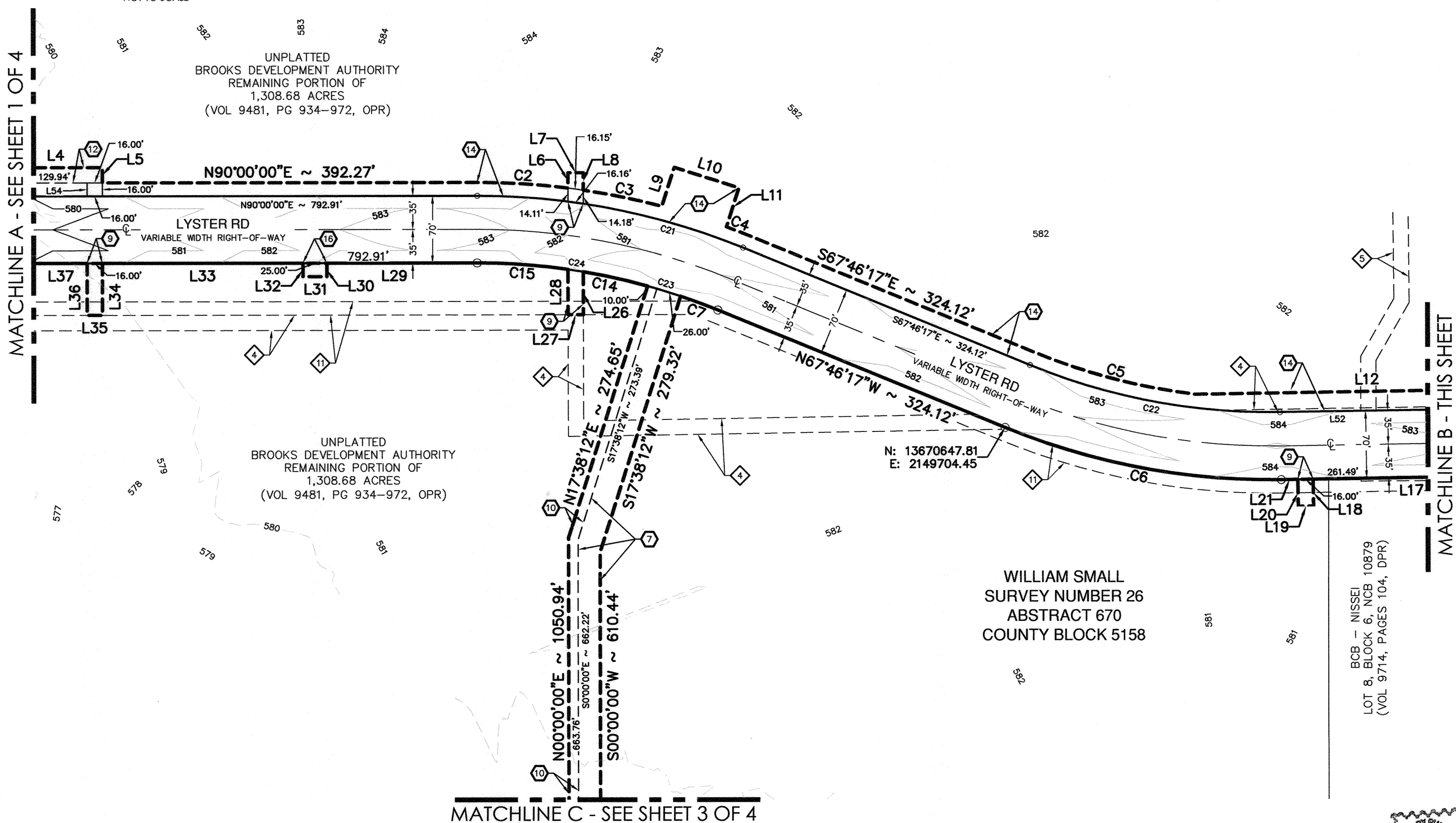


LOCATION MAP
NOT-TO-SCALE

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PAPE-DAWSON ENGINEERS

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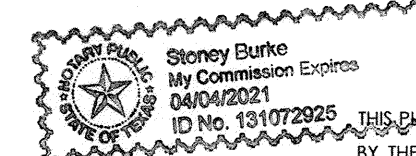
STATE OF TEXAS
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OWNER/DEVELOPER: LEO GOMEZ, PRESIDENT AND CEO
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TX. 78240
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

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Stoney Burke
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



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.

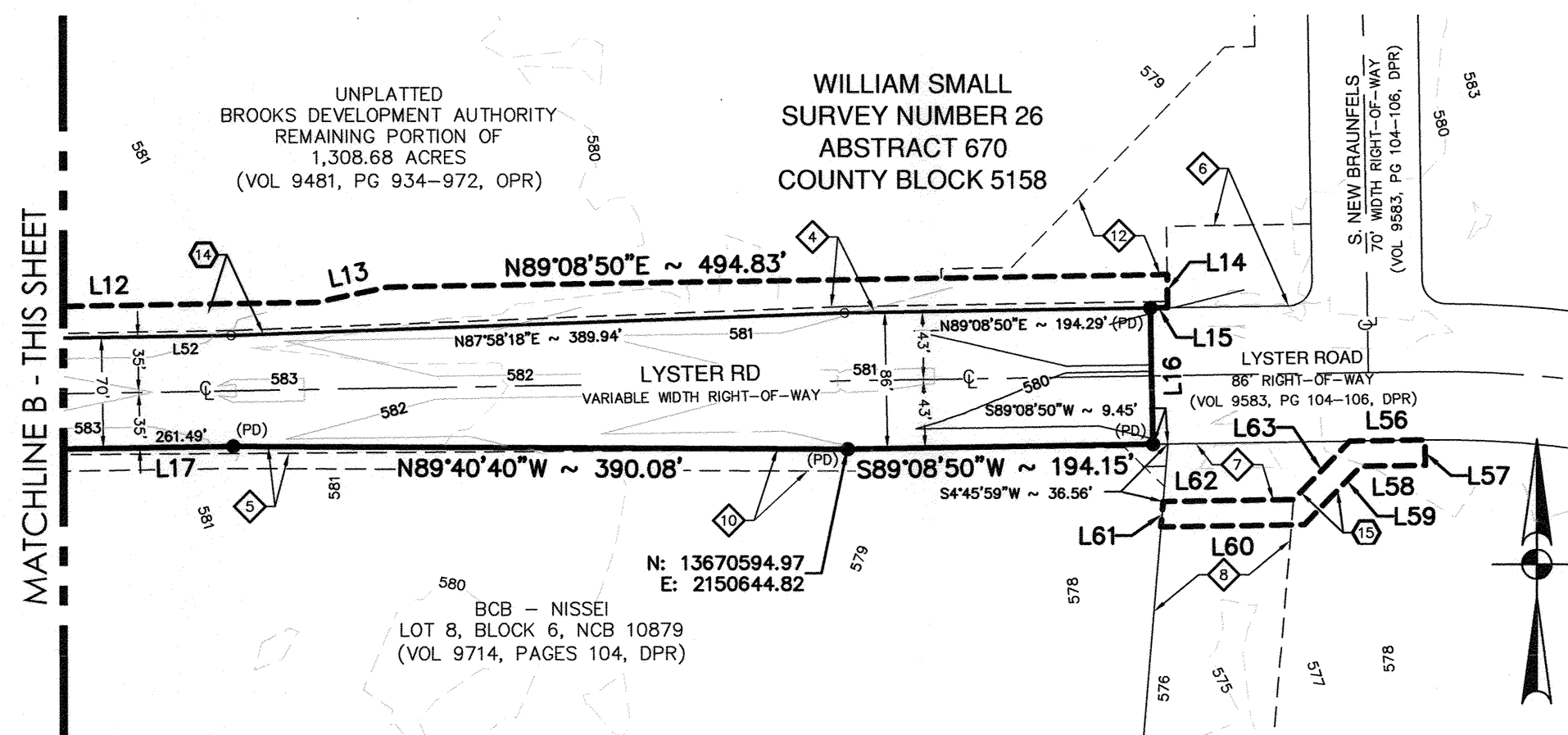
Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER



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.

J.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR





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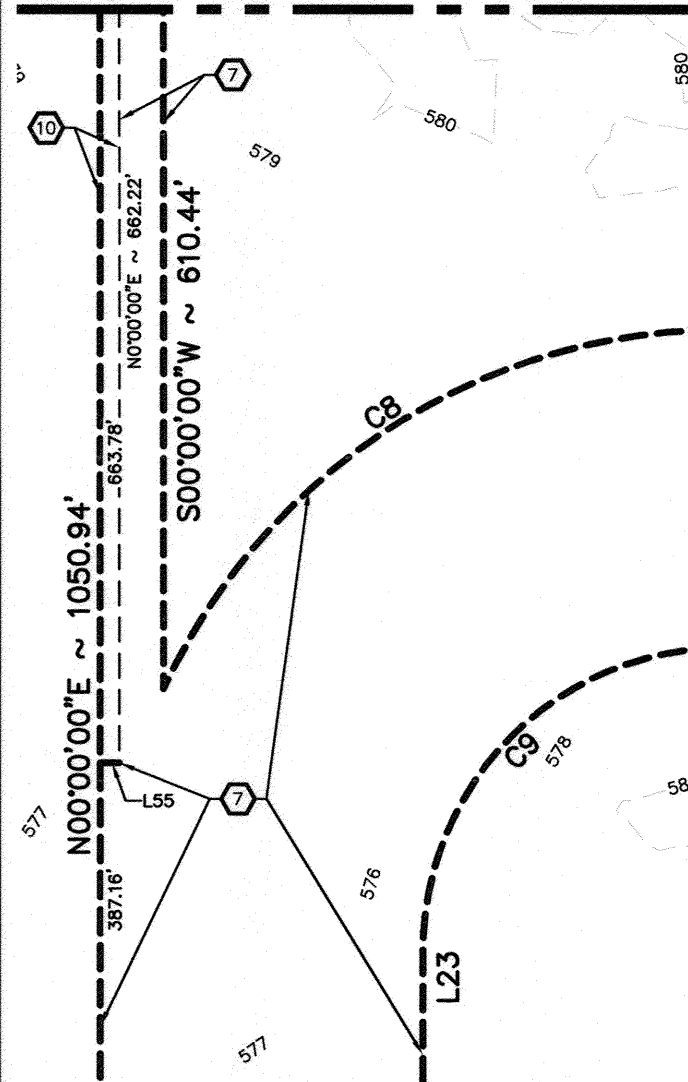
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G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

LOCATION MAP
NOT-TO-SCALE

MATCHLINE C - SEE SHEET 2 OF 4



MATCHLINE D - THIS SHEET

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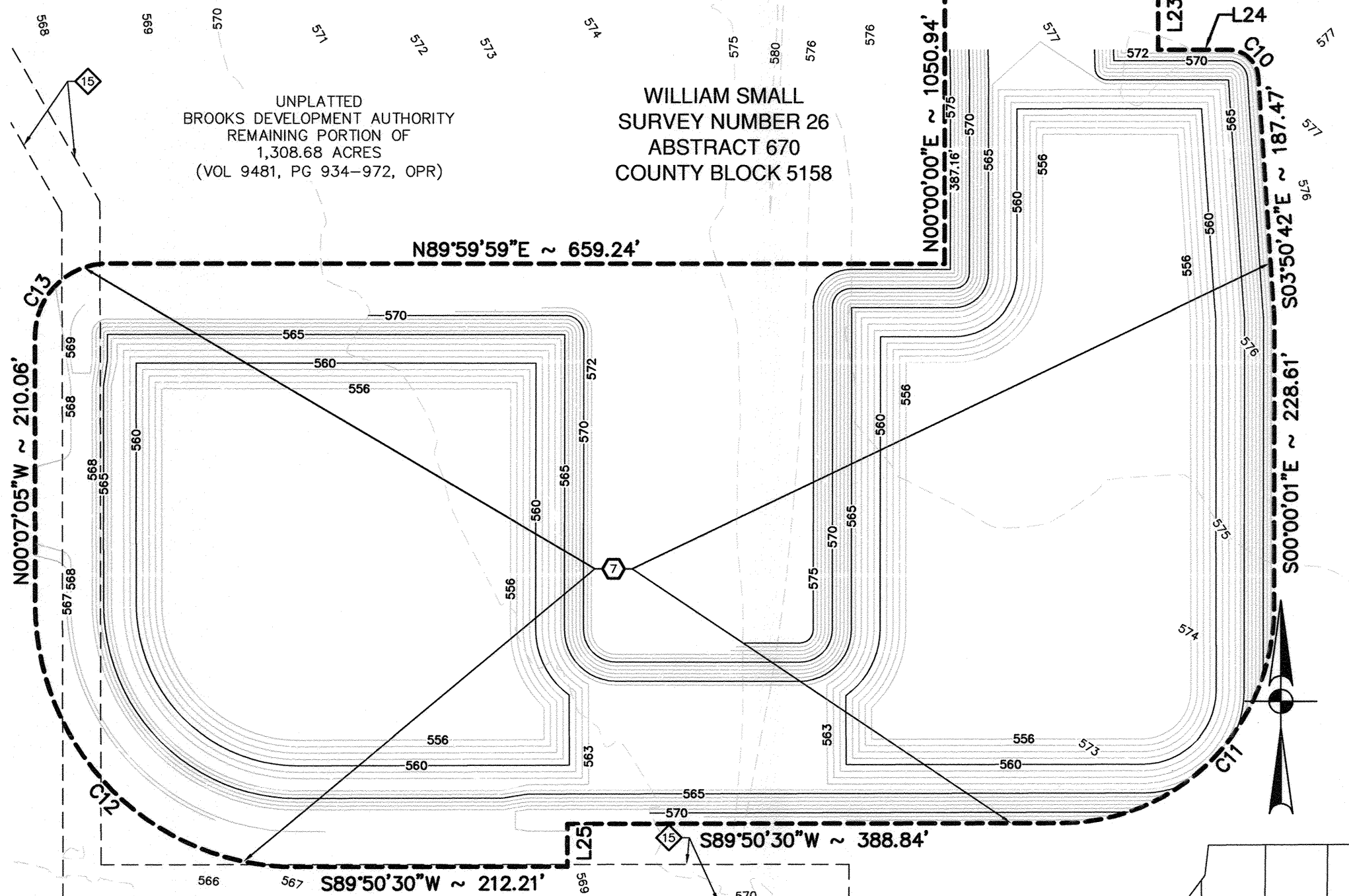
UNPLATTED
BROOKS DEVELOPMENT AUTHORITY
REMAINING PORTION OF
1,308.68 ACRES
(VOL 9481, PG 934-972, OPR)

BCB - NISSEI
LOT 8, BLOCK 6, NCB 10879
(VOL 9714, PG 104, DPR)

WILLIAM SMALL
SURVEY NUMBER 26
ABSTRACT 670
COUNTY BLOCK 5158

UNPLATTED
BROOKS DEVELOPMENT AUTHORITY
REMAINING PORTION OF
1,308.68 ACRES
(VOL 9481, PG 934-972, OPR)

WILLIAM SMALL
SURVEY NUMBER 26
ABSTRACT 670
COUNTY BLOCK 5158



UNPLATTED
REMAINING PORTION OF
98.522 ACRE TRACT

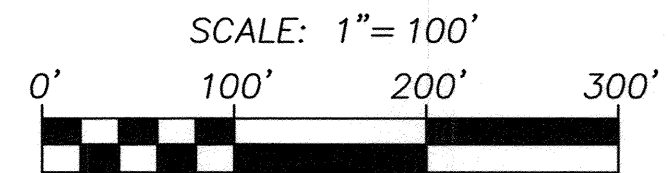
1 2 3 4 5 6 7
BLOCK 7, NCB 10889

PLAT NUMBER 170103

REPLAT & SUBDIVISION PLAT
ESTABLISHING

S. NEW BRAUNFELS - UNIT 3

BEING A 25.683 ACRES OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGE 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN THE NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

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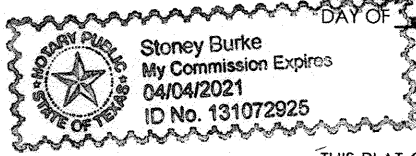
STATE OF TEXAS
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OWNER/DEVELOPER: LEO GOMEZ, PRESIDENT AND CEO
BROOKS DEVELOPMENT AUTHORITY
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Stoney Burke
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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

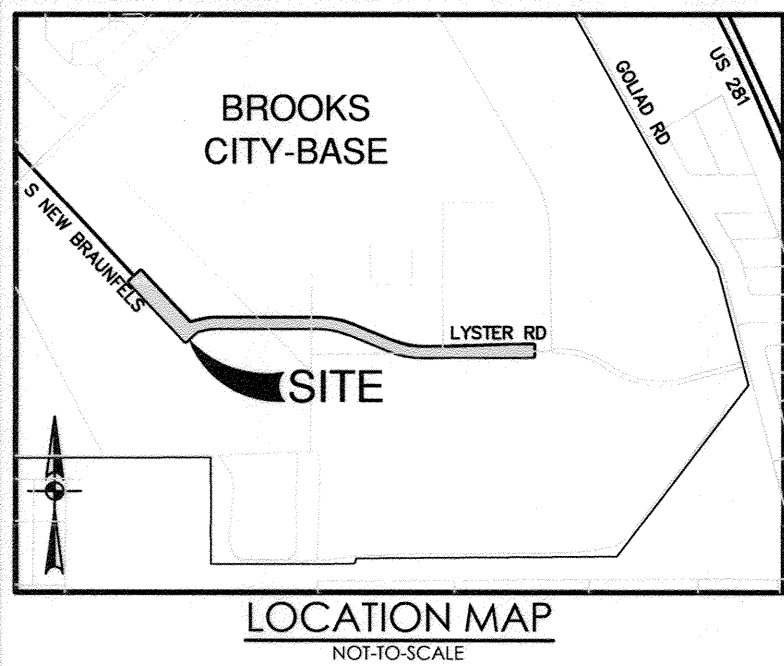
BY: _____ SECRETARY

SHEET 3 OF 4

S. NEW BRAUNFELS - UNIT 3

Civil Job No. 8700-23; Survey Job No. 9210-15

Date: Jul 09, 2018, 8:12am User: ID: jrbuchanan File: P:\87\00\23\Design\Civil\Re-Design\Plat\PL170103.dwg



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.

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.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 (FLO) 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

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.

INGRESS/EGRESS NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACES WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

INGRESS/EGRESS SEWER:

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

INGRESS/EGRESS WATER:

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

INGRESS/EGRESS RECYCLED WATER:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN S. NEW BRAUNFELS - UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE S. NEW BRAUNFELS - UNIT 3 HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 1450854) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

PLAT NUMBER 170103

REPLAT & SUBDIVISION PLAT

ESTABLISHING

S. NEW BRAUNFELS - UNIT 3

BEING A 25.683 ACRES OUT OF A 1308.68 ACRE TRACT OF LAND CONVEYED TO BROOKS DEVELOPMENT AUTHORITY IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 9481, PAGE 934-972 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, IN THE NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: July 09, 2018

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	449.00'	13°24'28"	N83°17'46"E	104.83'	105.07'
C2	749.00'	7°17'13"	S86°21'24"E	95.19'	95.26'
C3	749.00'	6°25'04"	S78°16'07"E	83.85'	83.90'
C4	749.00'	1°51'18"	S68°41'56"E	24.25'	24.25'
C5	651.00'	15°17'00"	S75°24'47"E	173.14'	173.65'
C6	735.00'	23°04'53"	N79°18'44"W	294.09'	296.09'
C7	665.00'	3°34'52"	N69°33'43"W	41.56'	41.57'
C8	322.00'	65°04'22"	N57°27'49"E	346.37'	365.71'
C9	157.00'	90°00'00"	S45°00'00"W	222.03'	246.62'
C10	23.00'	89°02'44"	S45°28'39"E	32.25'	35.75'
C11	168.50'	89°50'30"	S44°55'15"W	237.97'	264.21'
C12	206.50'	90°02'26"	N45°08'17"W	292.14'	324.52'
C13	57.68'	90°07'04"	N44°56'27"E	81.66'	90.72'
C14	665.00'	5°56'11"	N77°25'23"W	68.87'	68.90'
C15	665.00'	8°12'48"	N85°53'36"W	95.25'	95.33'
C16	365.00'	13°24'28"	S83°17'46"W	85.22'	85.41'
C17	95.75'	31°01'57"	N27°53'30"W	51.23'	51.86'
C18	640.00'	1°01'13"	N42°53'52"W	11.40'	11.40'
C19	25.00'	60°00'00"	S73°24'29"E	25.00'	26.18'
C20	435.00'	13°24'28"	N83°17'46"E	101.56'	101.79'
C21	735.00'	22°13'43"	S78°53'09"E	283.37'	285.15'
C22	665.00'	23°04'53"	S79°18'44"E	266.08'	267.89'
C23	665.00'	3°06'08"	N72°54'14"W	36.00'	36.01'
C24	665.00'	1°23'44"	N81°05'20"W	16.20'	16.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°00'00"E	25.00'
L2	N90°00'00"E	25.00'
L3	S0°00'00"E	9.00'
L4	N90°00'00"E	120.94'
L5	S0°00'00"E	16.00'
L6	N0°00'00"E	16.05'
L7	N90°00'00"E	16.00'
L8	S0°00'00"E	18.27'
L9	N17°38'22"E	42.75'
L10	S72°21'46"E	71.00'
L11	S17°38'22"W	42.78'
L12	N89°08'50"E	404.93'
L13	N77°53'50"E	46.03'
L14	S0°51'10"E	21.00'
L15	S89°08'50"W	10.93'
L16	S0°51'10"E	86.00'
L17	S89°08'50"W	228.09'
L18	S0°49'28"E	28.12'
L19	S89°10'32"W	16.00'
L20	N0°49'28"W	28.12'
L21	S89°08'50"W	17.40'
L22	S0°00'00"E	124.00'
L23	S0°00'00"W	121.75'
L24	N89°59'59"E	56.00'
L25	S0°09'30"E	33.50'
L26	S0°00'00"E	44.67'
L27	N90°00'00"W	16.00'
L28	N0°00'00"E	47.18'
L29	N90°00'00"W	157.28'
L30	S0°00'00"E	14.00'
L31	N90°00'00"W	25.00'
L32	N0°00'00"E	14.00'
L33	N90°00'00"W	209.99'
L34	S0°00'00"E	54.00'
L35	N90°00'00"W	16.00'
L36	N0°00'00"E	54.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L37	N90°00'00"W	384.64'
L38	S76°35'32"W	67.72'
L39	S43°24'28"E	20.00'
L40	S46°35'32"W	43.39'
L41	N90°00'00"E	6.20'
L42	S77°37'46"W	81.50'
L43	N12°22'32"W	19.38'
L44	N47°36'45"E	118.22'
L45	N46°35'32"E	142.00'
L46	S43°24'28"E	60.46'
L47	S1°35'32"W	31.11'
L48	N46°35'32"E	74.50'
L49	S43°24'28"E	101.43'
L50	N76°35'32"E	30.20'
L51	N76°35'32"E	93.71'
L52	N89°08'50"E	261.49'
L53	N43°59'20"W	10.00'
L54	N0°00'00"E	14.00'
L55	N90°00'00"E	10.00'
L56	N89°08'50"E	47.69'
L57	S0°51'10"E	16.00'
L58	S89°08'50"W	41.06'
L59	S44°08'50"W	51.46'
L60	S89°08'50"W	91.10'
L61	N4°45'59"E	16.08'
L62	N89°08'50"E	82.90'
L63	N44°08'50"E	51.46'

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: LEO GOMEZ, PRESIDENT AND CEO
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TX. 78240
(210) 678-3300

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEO GOMEZ 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 HEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF July 19, A.D. 2018.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF S. NEW BRAUNFELS - UNIT 3 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 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.

SHAUNA L. WEAVER
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.

G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR

