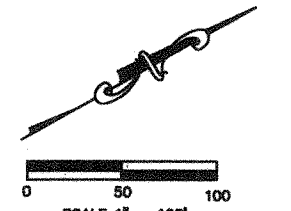


REPLAT AND SUBDIVISION PLAT ESTABLISHING

SAN ANTONIO MASJID
SUBDIVISION III

BEING 4.804 ACRES ESTABLISHING LOT 51, BLOCK 2, C.B. 5087, CONSISTING OF LOT 35, FARMVIEW MEADOWS, UNIT 2, RECORDED IN VOLUME 9548, PAGE 22-24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 4.311 ACRES OUT A OF 37 ACRE TRACT OUT OF THE FRANCISCO CARDENAS SURVEY NO. 28, ABSTRACT 128, COUNTY BLOCK 5087, RECORDED IN VOLUME 14755, PAGE 2294, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



Rosin Group, Inc.
Civil Engineers - Land Surveyors

FIRM NO:6425

11765 WEST AVENUE #293
SAN ANTONIO, TEXAS 78216
210/490-6001 * FAX: 210/496-3975

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNERS 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: ANJUMAN-E-MOHAMMEDI (SAN ANTONIO, INC.) DBA / SAN ANTONIO MASJID
4254 FARMVIEW LOOP SAN ANTONIO, TEXAS 78109

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 16th DAY OF August, 2018

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

OWNER: EZZI YUSUF
ADDRESS: 19206 HABITTA COVE, SAN ANTONIO, TEXAS 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 16th DAY OF August, 2018

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS REPLAT OF SAN ANTONIO MASJID SUBDIVISION III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D., 20

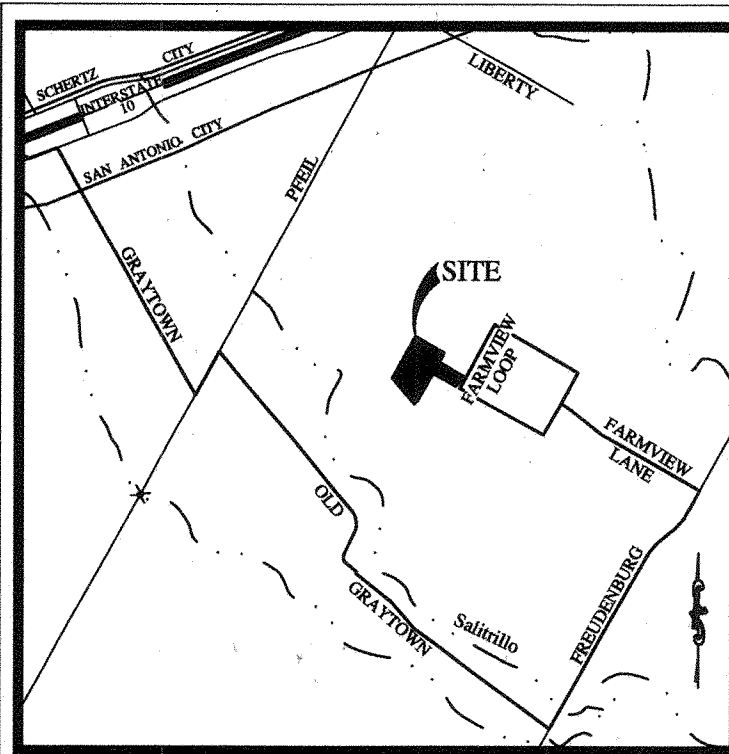
BY: CHAIRMAN

BY: SECRETARY

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

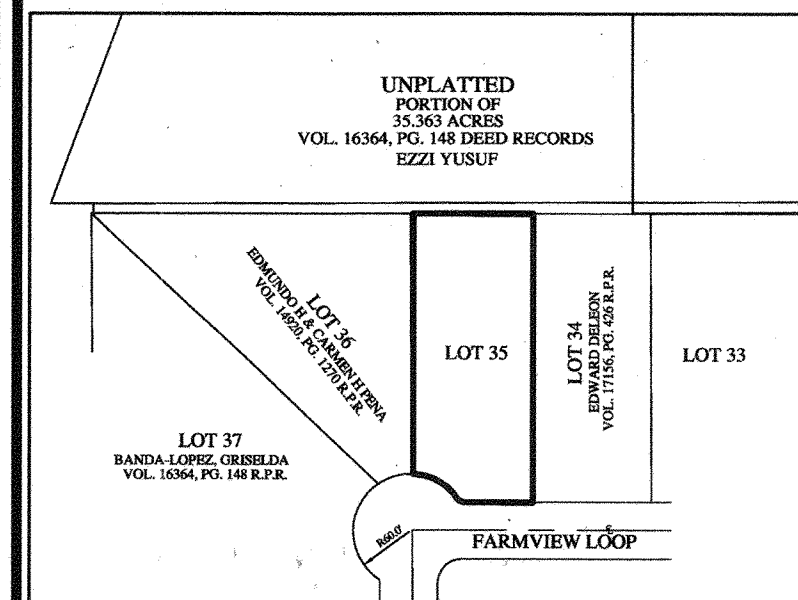
ON THIS DAY A.D. 20

BY: DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
BEXAR COUNTY, TEXAS



LOCATION MAP

1" = 2000'



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
BEING 0.837 ACRES PREVIOUSLY PLATTED AS LOT 35 OF THE FARMVIEW MEADOWS, UNIT 2, RECORDED IN VOLUME 9548, PAGE 22-24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- 609 EXISTING CONTOUR
- R.P.R. REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS, BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- 11/09/1520 VOLUME/PAGE
- G.E.T & TV GAS, ELECTRIC, TELEPHONE, CATV
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- VOL., PG. VOLUME, PAGE
- CB COUNTY BLOCK
- IRON ROD SET W/ YELLOW CAP MARKED ROSIN GRP 2906
- 12" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT #000327 FARMVIEW MEADOWS, UNIT 2 WHICH IS RECORDED IN VOLUME 9548, PAGE 22-24, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 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.

ANJUMAN-E-MOHAMMEDI (SAN ANTONIO, INC.) DBA / SAN ANTONIO MASJID

OWNER: Husain Ezzi
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF August, 2018

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

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: ROY R. ROSIN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2906

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 NO. 39873

CPS NOTES

- 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, PATROLLING, AND ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING 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 ALTERATION 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT EASEMENTS.

MAINTENANCE NOTE:

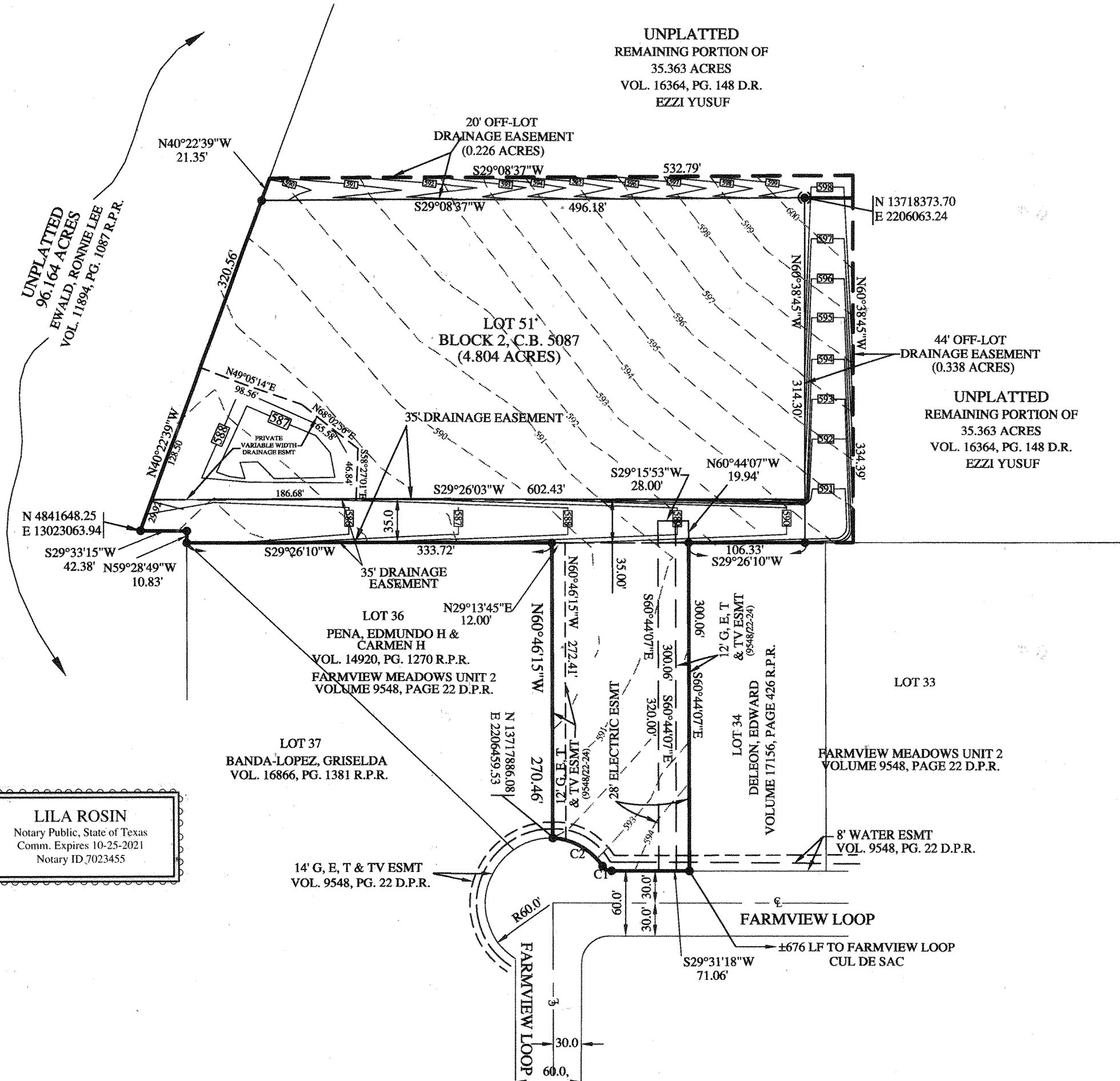
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS OF ANY NATURE WITHIN SAN ANTONIO MASJID SUBDIVISION III SHALL BE THE RESPONSIBILITY OF THE LOT OR PROPERTY OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 51, BLOCK 2, COUNTY BLOCK 5087.

GENERAL NOTES:

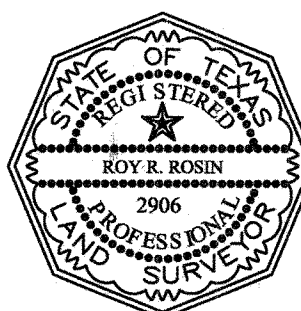
- BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. (NAD 83)(CORS).
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
- IRON PINS FOUND OR SET AT EACH CORNER.
- ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE THE FINAL ADJACENT GRADE.
- 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 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.
- 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.
- 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.
- THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG.
C1	9.90'	10.00'	56°42'53"	5.40'	9.50'	N57°34'21"E
C2	53.68'	60.00'	51°15'32"	28.79'	51.91'	S58°27'06"W



Rosin Group, Inc.
F-6425