OWNER

AND/OR VARIANCES HAVE BEEN GRANTED.

NACO III SUBDIVISION BEING 0.968 ACRES, ESTABLISHING LOT 7, BLOCK 4, N.C.B. 17791, OUT OF LOT 6 (1.014 ACRES) AS

RECORDS OF BEXAR COUNTY, TEXAS.

RECORDED IN VOLUME 9690, PAGE 115, DEED AND PLAT

PROJECT ENGINEER:

Gómez-García & Associates, Inc.

19230 STONE OAK PARKWAY, STE. 302, SAN ANTONIO, TEXAS 78258 (210) 832-9608 - (210) 832-9615 FAX TBPE FIRM REGISTRATION #5362

Northstar Land Surveying, Inc. 9033 AERO Suite # 105 SAN ANTONIO, TEXAS 78217 (210) 826-6228

> SCALE: 1"= 50' 100' DATE OF PREPARATION: 11-16-2018

TBPLS FIRM REGISTRATION # 10193967

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:

SUBRATA K. TALUKDAR MONA TALUKDAR

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO LIKE A LANGUAGE MANE 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 NOV. 26 A.D. 2018.

THIS PLAT OF NACO III 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)

DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT, SANITART SEWER EASEMENT AND/OR RECYCLED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT—OF—WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE DIJEPOSE OF ACCESSING SICKL INSPENSIONEL FAMILY SERVICE.

CPS/SAWS/COSA UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS AND

WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY)

AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED

CASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS

THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS AND/OR

ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE

RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.

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

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED NORTHSTAR UNLESS NOTED OTHERWISE;

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN SAWS WASTEWATER EDU THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. DATUM 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;
3. DIMENSIONS SHOWN ARE SURFACE;
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SAWS IMPACT FEE
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.

DRAINAGE EASEMENT ENCROACHMENTS 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 TCI OR 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.

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TALUKDAR 140010 WHICH IS RECORDED IN VOLUME 9690, PAGE 115, BEXAR COUNTY PLAT AND DEED

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 DEED

MOVATALUKKAR

WORN AND SUBSCRIBED BEFORE ME THIS THE

OWNER'S DULY AUTHORIZED AGENT

RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS

SAWS HIGH PRESSURE NOTE:

_X=2,169,300.8

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 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.

CURVE DATA: CURVE

MAINTENANCE NOTE:

FLOODPLAIN VERIFICATION

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK

2. 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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL

PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG F.M. 2252 (NACOGDOCHES RD) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 150.32.

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C042OG, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO

CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS

AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

/E NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
	22°55'38"	351.21'	140.54'	N60°38'55"W	139.60'
	11°48'31"	225.00'	46.37'	N65°57'29"W	46.29'
	11°54'20"	230.00'	47.79'	S65°53'58"E	47.71'
	12°40'23"	401.71'	88.85'	S68°01'55"E	88.67'

5. ELEVATIONS ARE BASED ON N.G.S. DATUM (NAVD 1988).

C-1 C-2 C-3 X=2.169.128.2 165.07 UNPLATTED SOUTHWESTERN BELL TEL. CO. (VOL. 2825, PG. 1342 O.P.R.) S 73°23'40" E NCB 17798 S 69°19'50" W N 38°57'57" W 8.95'

Electric, Gas, Telephone & Cable Television easement Right-of-way Deed Records of Bexar County, Texas Volume Centerline

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

Lookout

LOCATION MAP

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.323 ACRE)

AREA BEING REPLATTED
THROUGH PUBLIC HEARING
AREA BEING REPLATTED PREVIOUSLY PLATTED AS LOT 6,

BLOCK 4, N.C.B. 17791, AS RECORDED IN VOLUME 9690, PAGE 115, DEED AND PLAT RECORDS OF BEXAR COUNTY,

N°0'0"E 100' Measured Bearing and Distance

Official Public Records of Real

Property of Bexar County, Texas

Existing Contours

Deed & Plat Records of Bexar County, Texas

New City Block

o F.I.R. Found 1/2 "Iron Rod

Page

o S.I.R. Set 1/2" Iron Rod

N.C.B.

0.P.R.

VOL.

PG.

SCALE: 1"=100'

FALCON RIDGE SI LOT SUBDIVISION I (VOLUME 9505, PAGE 44

IRENE & ANGELA WILLIAMS (VOL. 11664, PG. 713 O.P.R.)

NOT TO SCALE

SOUTHWESTERN BELL TEL. CO. (VOL. 2825, PG. 1342 O.P.R.)

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

THOMAS C. HABERER

SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4350

2018 December 0 May 6, 2019 NCB 17798 NACOGDOCHES CREST UNIT -1 (VOL. 9519, PG. 51 D.P.R.) BLOCK 4 (0.968 ACRES) NCB 17798 FALCON RIDGE SMALL LOT SUBDIVISION UNIT-BLOCK 7 NCB 17798 FALCON RIDGE SMALL LOT SUBDIVISION UNIT-1 (VOLUME 9505, PAGE 44-47 D.P.R.) BLOCK 4 LOOKOUT BLUFF SUBDIVISION (VOLUME 9562, PAGE 153 D.P.R.)

ALEJANDRO R. GOMEZ