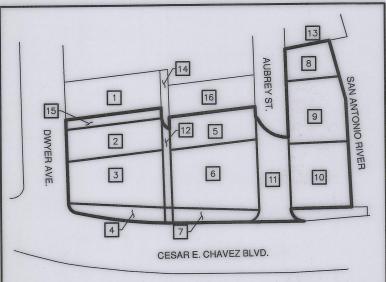
150



## LOCATION MAP

NOT-TO-SCALE



## SUBJECT AREA

ALL OF ARBITRARY LOTS 4 & 5 AND A PORTION OF LOT 3 & E, BLOCK 1, ALL OF ARBITRARY LOT 6, AND PORTIONS OF LOTS 4 & C, BLOCK 2,; PORTIONS OF ARBITRARY LOTS A-17, A-18, AND A-19, BLOCK 3, ALL OF NEW CITY BLOCK 928, A 0.168 OF AN ACRE PORTION OF AUBREY STREET CLOSED AND ABANDONED BY CITY ORDINANCE NO. 86092, AND A 0.0325 OF AN ACRE PORTION OF A 12' ALLEY CLOSED AND ABANDONED BY CITY ORDINANCE NO. 86092, ALL IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

## LEGEND

VOL VOLUME

ROW RIGHT-OF-WAY

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

- DEED AND PLAT RECORDS OF
- BEXAR COUNTY, TEXAS DR DEED RECORDS OF BEXAR
- COUNTY, TEXAS
- NCB NEW CITY BLOCK OPR OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

1140- EXISTING CONTOURS -1140-PROPOSED CONTOURS

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

(SURVEYOR)

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

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

STATE OF TEXAS COUNTY OF BEXAR

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.



UNPLATTED

UNPLATTED

UNPLATTED

STATE OF TEXAS

BLOCK 1, NCB 928

BLOCK 2, NCB 928

STATE OF TEXAS

STATE OF TEXAS

BLOCK 2, NCB 928

STATE OF TEXAS

UNPLATTED

STATE OF TEXAS

(VOL 7112, PG 1068, OPR)

PORTION OF ARBITRARY LOT C,

PORTION OF ARBITRARY LOT E,

PORTION OF ARBITRARY LOT 4,

ARBITRARY LOT 6, BLOCK 2, NCB 928

ARBITRARY LOT 5, BLOCK 1, NCB 928

THE NUMBER OF 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 ENGINEERING SERVICES DIVISION. STATE OF TEXAS

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 ASSEMENTS AND RICHTS-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 THEREO. 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 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.

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

EASEMENTS ARE DESCRIBED BELOW:

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. SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF <u>643</u> FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED <u>80</u> 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.

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 NGRESS/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 PUBLIC WORKS STORM WATER:

to the floodplain shall be no less than one foot above the base flood elevation (BFE) of the regulatory floodplain. Nonresidential structures shall be elevated or flood PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN. DRAINAGE EASEMENT MAINTENANCE NOTE:

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

13700263.05

<del>----34.7'-</del>

DW

E: 2129572.66

—34.7 '<del>—</del>

FLOODPLAIN ADMINISTRATOR, BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY. 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.

1

\$70°34'41"E ~ 150.03'

& C.A.TV EASEMENT

0.049 ACRE ROW

- DEDICATION TO THE

CITY OF SAN ANTONIO

14' ELECTRIC, GAS, TELEPHONE

VARIABLE WIDTH SANITARY

& CABLE TV EASEMENT

SEWER EASEMENT

14' ELECTRIC, GAS, TELEPHONE

1 LOT 6, BLOCK 1, NCB 928 8 UNPLATTED PORTION OF ARBITRARY LOT A-17, MORRISON SUBDIVISION BLOCK 3, NCB 928 (VOL 9565, PG 112, DPR)

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL

48029C0415G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR)
ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT
CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED
WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO

S70°21'26"E ~ 134.90"

VARIABLE WIDTH UTILITY

LOT 7

BLOCK 1

**NCB 928** 

(1.780-ACRES)

10.049 ACRE

SAN ANTONIO

E. CESAR E. CHAVEZ BLVD.

(VARIABLE WIDTH ROW)

ROW' DEDICATION

TO THE CITY OF

AND PRIVATE DRAINAGE -

EASEMENT

N64°09'32"W ~ 181.65'

STATE OF TEXAS (VOL 7112, PG 1068, OPR) ARBITRARY LOT 4, BLOCK 1, NCB 928 UNPLATTED PORTION OF ARBITRARY LOT A-18, (VOL 7112, PG 1068, OPR)

BLOCK 3, NCB 928 STATE OF TEXAS (VOL 7112, PG 1068, OPR) 10 UNPLATTED

PORTION OF ARBITRARY IOT A-19. BLOCK 3, NCB 928 STATE OF TEXAS (VOL 7112, PG 1068, OPR)

0.168 OF AN ACRE PORTION OF AUBREY STREET CLOSED AND ABANDONED BY CITY ORDINANCE NO. 86092 STATE OF TEXAS (VOL 13157, PG 1941, OPR)

0.035 OF AN ACRE PORTION OF A 12' WIDE ALLEY CLOSED AND ABANDONED BY CITY ORDINANCE NO. 86092 STATE OF TEXAS (VOL 13157, PG 1941, OPR)

13 UNPLATTED ARBITRARY LOT A-16, BLOCK 3, NCB 928

CITY OF SAN ANTONIO 12' ALLEY ESTABLISHED BY ORDINACE #86092 (VOL 13157, PG 1941, OPR)

15 UNPLATTED PORTION OF ARBITRARY LOT 3, BLOCK 1, NCB 928 STATE OF TEXAS (VOL 7112, PG 1068, OPR)

UNPLATTED ARBITRARY LOT 3, BLOCK 2, NCB 928 ANTHONY CARRANZA (VOL 6357, PG 145, OPR)

PERMANENT EASEMENT (VOL 2360, PG 246, OPR)

14' ELECTRIC, GAS, TELEPHONE & C.A.TV EASEMENT (VOL. 9565, PG 112, DPR)

ACCESS EASEMENT (VOL 16085, PG 40, OPR)

> SCALE: 1"= 50' 100'

PLAT NUMBER 140221

SUBDIVISION PLAT

OF

AUBREY COMMERCIAL

BEING A 1.829 ACRE TRACT OF LAND ESTABLISHING LOT 7, BLOCK 1, NEW

CITY BLOCK 928 AND A 0.048 OF AN ACRE RIGHT-OF-WAY DEDICATION TO

THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 1.829 ACRE TRACT

OF LAND BEING ALL OF ARBITRARY LOTS 4 & 5 AND A PORTION OF LOT 3 &

E, BLOCK 1, ALL OF ARBITRARY LOT 6, AND PORTIONS OF LOTS 4 & C.

BLOCK 2,; PORTIONS OF ARBITRARY LOTS A-17, A-18, AND A-19, BLOCK 3,

ALL OF NEW CITY BLOCK 928, DESCRIBED IN A DEED RECORDED IN

VOLUME 7112, PAGE 1068 OF THE OFFICIAL PUBLIC RECORDS OF REAL

PROPERTY OF BEXAR COUNTY, TEXAS AND A 0.168 OF AN ACRE PORTION

OF AUBREY STREET CLOSED AND ABANDONED BY CITY ORDNANCE NO.

86092, AND A 0.0325 OF AN ACRE PORTION OF A 12' WIDE ALLEY CLOSED

AND ABANDONED BY CITY ORDINANCE NO. 86092, RECORDED IN VOLUME

13157, PAGE 1941 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

TEXAS, ALL IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DATE OF PRINT: November 2

2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213 PHONE: 210.375.9000 FAX: 210.375.9010

THIS PLAT OF AUBREY COMMERCIAL HAS BEEN S ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND

DIRECTOR OF DEVELOPMENT SERVICES STATE OF TEXAS FOR THE BENEFIT OF THE PERMANENT SCHOOL FUND,

ERRY E. PATTERSON OWNER/DEVELOPER TITLE: COMMISSIONER, GENERAL LAND OFFICE ND CHAIRMAN OF THE SCHOOL LAND BOARD APPROVED

DEPUTY COMM:

EFFECTIVE (EXISTING) FEMA

FLOODPLAIN

N: 13699940.92

2129909.46

% ANNUAL CHANCE -(100-YEAR)

LEGAL SERVICES:

CHIEF CLERK:

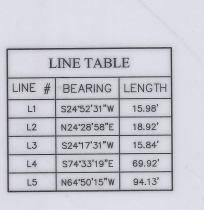
NOTWITHSTANDING THE FOREGOING (OR ANYTHING HEREIN TO THE CONTRARY), THIS INSTRUMENT IS MADE AND DELIVERED BY THE STATE OF TEXAS WITHOUT ANY EXPRESS OR IMPLIED WARRANTY AND ALL WARRANTIES BY THE STATE OF TEXAS THAT MIGHT ARISE BY COMMON LAW AS WELL AS THE WARRANTIES IN SECTION 5.023 OF THE TEXAS PROPERTY CODE (OR ITS SUCCESSOR) ARE EXCLUDED.

NOTE TO COUNTY CLERK: PROPERTY CODE SECTION 12.006, COMBINED WITH GOVERNMENT CODE SECTION 2051.001 AUTHORIZES THE RECORDATION OF THIS INSTRUMENT WITHOUT ACKNOWLEDGMENT OR FURTHER PROOF OF THE SIGNATURE OF THE COMMISSIONER OF THE TEXAS GENERAL LAND OFFICE.

STATE OF TEXAS COUNTY OF BEXAR , COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

DAY OF\_ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

, A.D. <u>20</u> OFFICE, THIS \_\_\_\_\_ DAY OF\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS



40.4

40.4

80.8

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	22.00'	58°28'39"	S8°59'11"E	21.49'	22.45
C2	15.00'	28*54'34"	S15°23'14"E	7.49	7.57
C3	50.00'	64°41'58"	S33°14'35"E	53.51	56.46
C4	20.00'	89°50'44"	S19°13'42"E	28.25	31.36'
C5	757.00'	13°14'55"	N58°05'10"W	174.65	175.04
C6	15.00'	79°24'38"	N10°53'27"W	19.17'	20.79
C7	15.00'	76*45'53"	N13°43'31"W	18.63'	20.10'
C8	754.40	12'03'05"	N58*07'59"W	158.39'	158.68
T C9	754.40'	0*55'15"	N62*31'36"W	12.12'	12.12'
C10	22.00'	58'28'39"	S8*59'11"E	21.49	22.45

21.05'-



