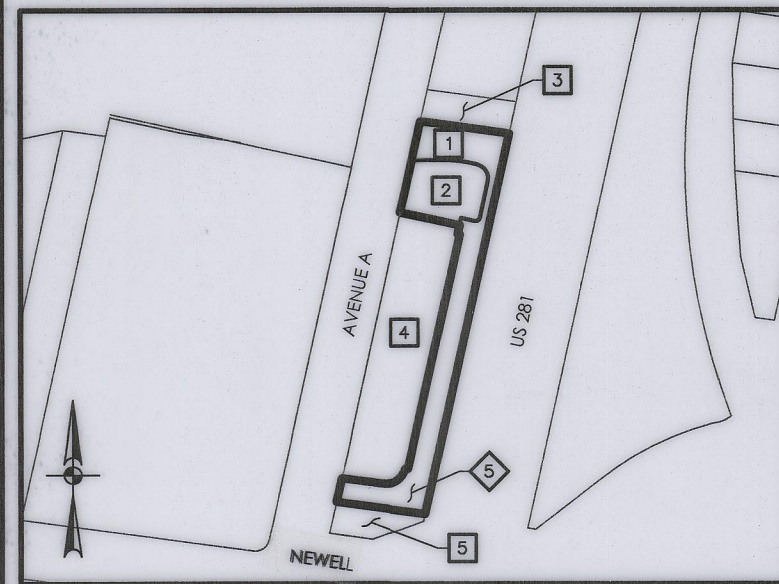


LOCATION MAP  
NOT-TO-SCALE



AREA BEING AMENDED  
SCALE: 1"= 200'

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOTS 2 AND 901, BLOCK 2, NCB 14164 AND A PRIVATE VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SEWER, AND FIRE DEPARTMENT ACCESS EASEMENT OF THE AMENDING PLAT OF CAN PLANT EAST RECORDED IN VOLUME 9643, PAGES 151 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

### REASON FOR AMENDING:

SECTION 35-441 (a)(9):

TO RELOCATE ONE (1) OR MORE LOT LINES BETWEEN ONE (1) OR MORE ADJACENT LOTS IF: (A) THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; AND (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS

### AMENDMENTS ARE AS FOLLOWS:

TO REDIRECT LOT LINE BETWEEN LOT 2 AND 901 AND RECONFIGURE PRIVATE VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, SEWER, AND FIRE DEPARTMENT ACCESS EASEMENT.

### 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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), 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.

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.

### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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 GRANTORS' 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 ENERGY 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 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.

### EDU IMPACT FEE PAYMENT 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

### MAINTENANCE NOTE:

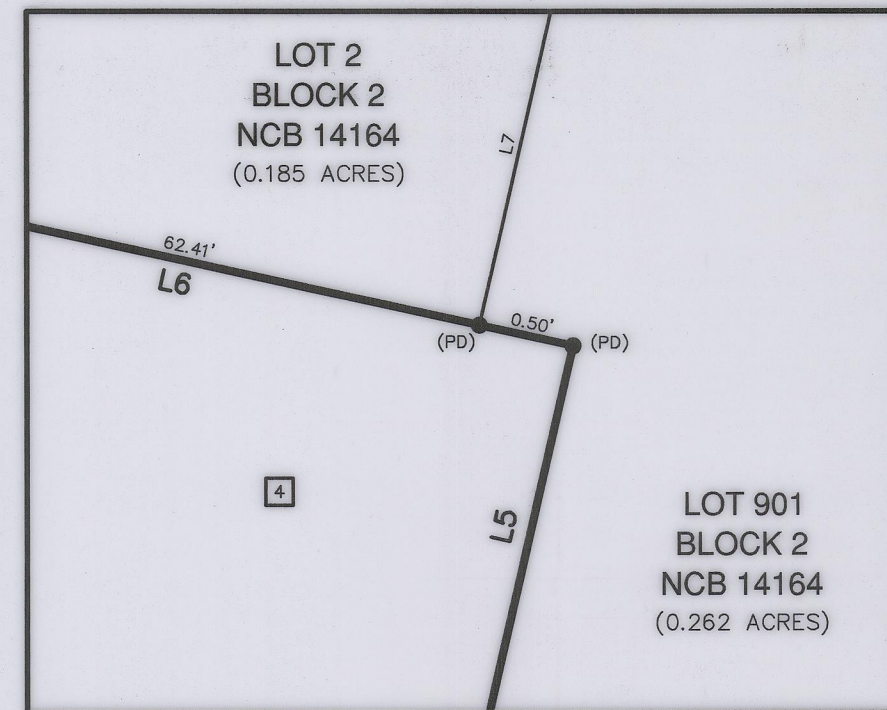
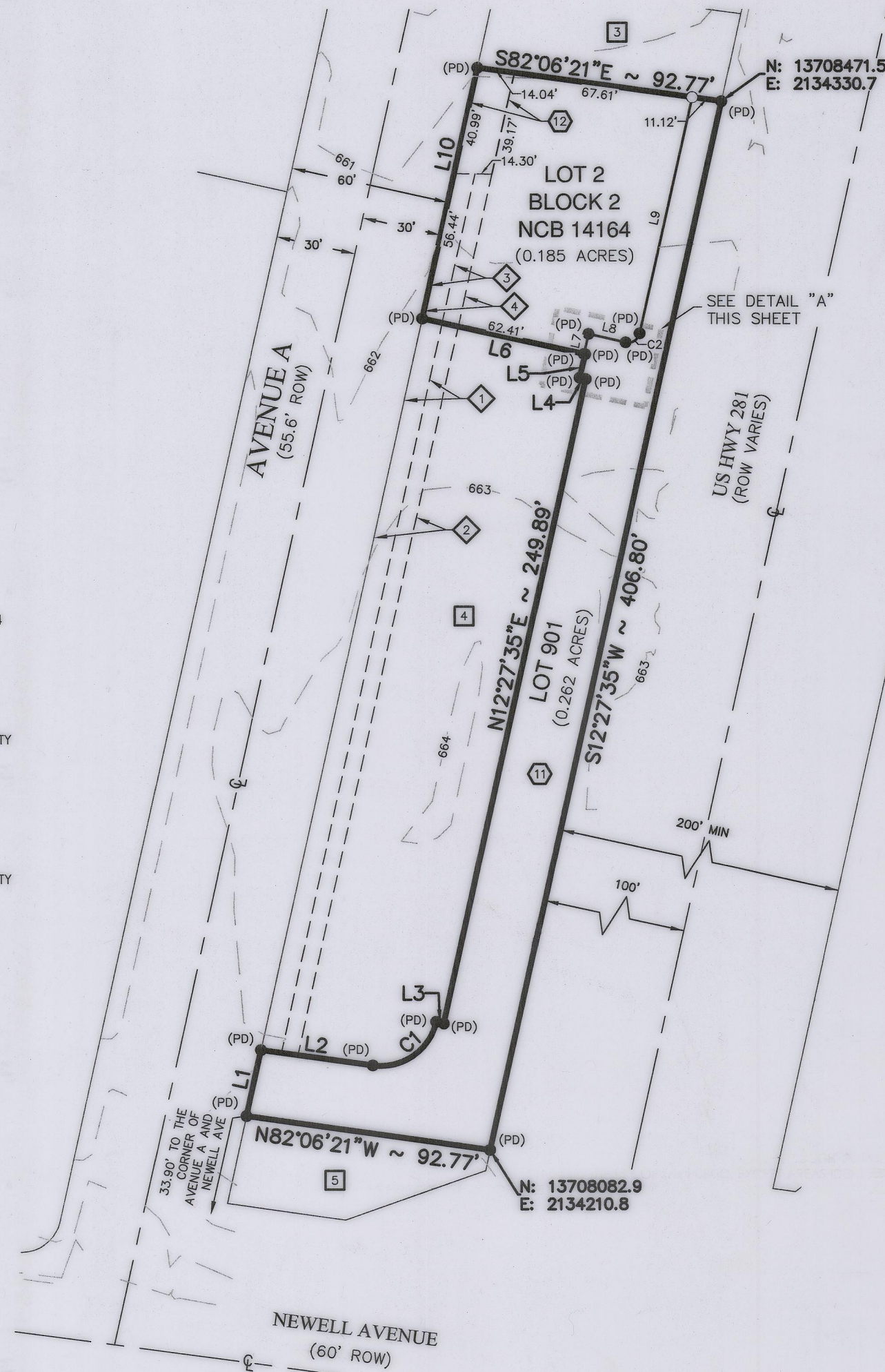
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CAN PLANT EAST SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE CAN PLANT EAST HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 2 & 901, BLOCK 2

### LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
NCB	NEW CITY BLOCK	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	ROW	RIGHT-OF-WAY
-1140-	EXISTING CONTOURS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
11	PRIVATE VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SEWER, AND FIRE DEPARTMENT ACCESS EASEMENT	1	LOT 901, BLOCK 2, NCB 14164 CAN PLANT EAST (VOL 9643, PG 151, DPR)
12	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT	2	LOT 2, BLOCK 2, NCB 14164 CAN PLANT EAST (VOL 9643, PG 151, DPR)
1	7.74' PEDESTRIAN ACCESS EASEMENT (VOL 9621, PG 167, DPR)	3	UNPLATTED 0.072 ACRES - REMAINING CITY LOT 43, NCB 962 ELTEX INVESTMENT CORP (VOL 7320, PG 277, OPR)
2	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL 9621, PG 167, DPR)	4	LOT 3, BLOCK 2, NCB 14164 CAN PLANT EAST (VOL 9621, PG 167, DPR)
3	7.74' PEDESTRIAN ACCESS EASEMENT (VOL 9643, PG 151, DPR)	5	UNPLATTED 0.061 ACRES - REMAINING CITY LOT 56, NCB 962 ELTEX INVESTMENT CORP (VOL 11124, PG 1369, OPR)
4	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL 9643, PG 151, DPR)		
5	PRIVATE VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER, SEWER, AND FIRE DEPARTMENT ACCESS EASEMENT (VOL 9643, PG 151, DPR)		

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N12°27'35"E	25.58'
L2	S82°06'21"E	42.51'
L3	S77°32'25"E	3.00'
L4	N77°06'27"W	2.33'
L5	N12°53'33"E	9.18'
L6	N77°32'25"W	62.91'
L7	S12°53'33"W	7.83'
L8	N77°06'27"W	14.35'
L9	S12°29'29"W	91.71'
L10	N12°27'35"E	97.43'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	21.50'	085°08'42"	S55°19'18"W	29.09'
C2	4.50'	090°24'04"	N57°41'31"E	6.39'



DETAIL "A"  
SCALE 1"=1'

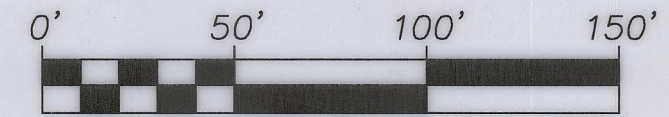
## PLAT NUMBER 150459

AMENDING PLAT OF  
120244

### CAN PLANT EAST

THIS PLAT AMENDS LOTS 2 AND 901, BLOCK 2 AND NCB 14164 OF THE AMENDING PLAT OF CAN PLANT EAST SUBDIVISION, PLAT NO. 120244 PREVIOUSLY RECORDED IN VOLUME 9643, PAGES 151 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 50'



**PAPE-DAWSON**  
ENGINEERS  
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: October 20, 2015

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: LEWIS WESTERMAN  
RIO PERLA PROPERTIES, LP  
102 W GRAYSON  
SAN ANTONIO, TEXAS 78212  
(210) 930-1251

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEWIS WESTERMAN, 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 11 DAY OF December, A.D. 2015.

PATRICIA A STILLWAGON  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COM. EXP. 12/10/2018

Patricia A. Stillwagon  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CAN PLANT EAST, AMENDING HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 22 DAY OF January, A.D. 2016.  
BY: Melina Rios, DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 1

BY: \_\_\_\_\_, DEPUTY

