

ABBREVIATIONS	
VOL	VOLUME
PG	PAGE
CATV	CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
SAWS	SAN ANTONIO WATER SYSTEM
F	1/2" FOUND IRON PIN
S	1/2" SET IRON PIN
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
RPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
N.T.S.	NOT TO SCALE
---	CENTERLINE
---	BOLDER BOUNDARY LINE
---	BOLDER PROPERTY LINE
---	EASEMENT LINE
---	PIN TO BE SET

Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N13°24'11"E	36.04'	L19	N86°44'28"E	18.87'
L2	S79°32'42"E	10.01'	L20	N64°07'44"E	37.08'
L3	S13°24'11"W	36.02'	L22	N22°53'58"E	42.36'
L4	N13°24'11"E	35.99'	L23	S26°17'51"E	12.00'
L5	S77°54'31"E	9.93'	L24	S22°53'58"W	51.16'
L6	N32°32'39"E	36.44'	L25	N64°08'22"E	43.89'
L7	N71°23'42"W	37.34'	L26	S64°08'22"W	44.43'
L8	S26°18'19"E	32.99'	L27	S71°23'42"E	26.18'
L9	S63°36'26"W	16.00'	L28	N26°19'37"W	41.18'
L10	N26°18'19"W	33.01'	L29	N02°15'17"W	39.18'
L11	S63°41'41"W	6.91'	L30	N52°28'05"E	10.15'
L12	N79°39'10"W	5.50'	L31	S02°15'17"E	24.48'
L13	N79°39'10"W	14.42'	L32	N00°30'27"W	16.39'
L14	N26°19'05"W	12.00'			
L15	S64°07'44"W	41.74'			
L16	S86°44'28"W	37.01'			
L17	N07°11'34"W	30.54'			
L18	S07°11'34"E	21.15'			

SURVEY NOTES:

- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. THE DATUM IS NAD83 (2011). COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE (NAD83) AND ARE GRID. THE COMBINE SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 00° 00'00".
- 2.) DIMENSIONS SHOWN ARE SURFACE.
- 3.) MONUMENTATION AS SHOWN. UNLESS OTHERWISE NOTED, IT IS THE POLICY OF "CEC" TO SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL LOT CORNERS (WHERE PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- 4.) THE BASIS OF BEARING RECITED HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 5.) CONTOURS SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY COMPLETED BY OTHERS.

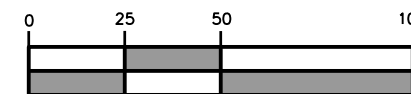
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 1450854) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS' OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MIGRATION TREES 35-477(b)(5)(c).

PLAT NO. 170280

SUBDIVISION PLAT ESTABLISHING BCB MEDICAL OFFICE BUILDING I

BEING A TOTAL OF 4.048 ACRES, ESTABLISHING LOT 5, BLOCK 7, NEW CITY BLOCK 10879, DESCRIBED IN VOLUME 9481, PAGE 934 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF A REMAINING PORTION OF A 1308.58 ACRE TRACT OF LAND, OUT OF THE WILLIAM SMALL SURVEY NO. 26 ABSTRACT 670, COUNTY BLOCK, 5158, BEXAR COUNTY, TEXAS



SCALE: 1" = 50'



CIVIL ENGINEERING CONSULTANTS
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11660 L.H. 10 WEST, SUITE 396
SAN ANTONIO, TEXAS 78230
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REGISTRATION #F-2214
SURVEY FIRM REGISTRATION #100410-00
Email: cec@cectexas.com
JOB NUMBER: E0535203

DATE: MARCH 2017

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: BROOKS DEVELOPMENT AUTHORITY
LEO GOMEZ
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235
(210) 678-3300

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 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 _____, A.D., 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ BCB-MEDICAL OFFICE BUILDING I _____ 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.

DATE THIS ____ DAY OF _____, A.D., 2019.

BY: _____

CHAIRMAN

BY: _____

SECRETARY

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., 2019 AT ____ M, AND DULY RECORDED THE ____ DAY OF _____ A.D., 2019 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. 2019.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	128.57'	168.77'	67.59'	125.49'	S30°50'07"W	043°39'08"
C2	13.82'	18.13'	7.22'	13.52'	S29°35'08"W	041°07'12"
C3	416.49'	1000.00'	211.31'	413.49'	N89°55'04"W	023°51'40"
C4	226.02'	1016.00'	113.48'	225.56'	N84°08'01"W	012°45'50"
C5	15.68'	428.93'	7.84'	15.68'	S11°20'33"W	002°05'41"
C6	18.96'	448.92'	9.48'	18.96'	N11°30'26"E	002°25'10"

CPS EASEMENT NOTE:

THE PLATTED PROPERTY IS SUBJECT TO AN EXISTING EASEMENT BEING 15' ON EITHER SIDE OF THE EXISTING FACILITIES SHOWN ON EXHIBIT A OF THE AGREEMENT FOR TRANSFER AND OPERATION OF ELECTRIC AND GAS UTILITY SYSTEMS AT BROOKS TECHNOLOGY AND BUSINESS CENTER RECORDED IN VOLUME 10422, PAGE 1207 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

CPS GENERAL NOTES:

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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", "OVERHEAD 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 AREAS.

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 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.

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 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 WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR ELEVATION NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE 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 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 IMPROVEMENTS (TCI). 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.

VARIABLE WIDTH DRAINAGE ROW AND EASEMENT NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS ARE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 480204020, DATED MARCH 12, 2012, AND THE LOWER OF THE 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 FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SHARED CROSS ACCESS NOTE:

OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(R)(1).

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 §

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: CIVIL ENGINEERING CONSULTANTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED:
BROOKS DEVELOPMENT AUTHORITY
REMAINING PORTION OF
1,308.58 ACRES
(VOL. 9481, PG. 934, R.P.R.)

UNPLATTED:
BROOKS DEVELOPMENT AUTHORITY
REMAINING PORTION OF
1,308.58 ACRES
(VOL. 9481, PGS. 934-972, O.P.R.)

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

MAINTENANCE NOTE:

1.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED 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.

DETENTION MAINTENANCE NOTE:

1.) 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.

DETENTION POND NOTE:

1.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN BROOKS CITY-BASE SUBDIVISION UNIT 2, RECORDED IN VOLUME 9573, PAGES 43-47 (COSA PLAT# 050037).

