

REPLAT AND SUBDIVISION PLAT ESTABLISHING
PRESIDIO COMMERCIAL

BEING A TOTAL OF 13.279 ACRES OF LAND ESTABLISHING LOTS 25 AND 26, BLOCK 1, NCB 14858 AND INCLUSIVE OF A 0.402 ACRE VARIABLE WIDTH OFF-LOT IRREVOCABLE INGRESS/EGRESS AND PRIVATE SEWER EASEMENT AND A 0.186 ACRE VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, LOT 26 BEING OUT A PORTION OF LOT 2, BLOCK 1, NCB 14858 AS RECORDED IN VOLUME 9552, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 120.03 ACRE TRACT AND LOT 25 BEING A PORTION OF A CALLED 38.41 ACRE TRACT, BOTH RECORDED IN VOLUME 8928, PAGE 405; ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



70 NE Loop 410 Suite 1100
San Antonio, Texas 78216
www.stantec.com
TBPE No. 6324

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

**STATE OF TEXAS
COUNTY OF BEXAR**
THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 26)
PECAN PARKWAY, LLC
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

**STATE OF TEXAS
COUNTY OF BEXAR**
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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 3rd DAY OF April, A.D. 2019.

THIS PLAT OF **PRESIDIO COMMERCIAL** 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.

DATED THIS _____ DAY OF _____, A.D. 2019.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (D) (5).

ACCESS NOTE:
LOTS OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R) (3).

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINT ALONG IH-10 WEST FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 283.30'.

4. 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 BE AS DIRECTED BY TxDOT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2325150 & 2206833) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SAWS ACCESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER/SEWER EASEMENT(S) SHOWN ON THIS PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 10 - OFF-LOT EASEMENT)
TESSI PROPERTIES, LLC
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

**STATE OF TEXAS
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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 3rd DAY OF April, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 25)
BRISTOL GREEN LLC
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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 3rd DAY OF April, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

- DRAINAGE NOTES:**
1. 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS OR IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BANDERA FAMILY HEALTH CARE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE 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 1, BLOCK 45, NEW COUNTY BLOCK 14866.

FIRE 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

ACCESS NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE IRREVOCABLE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

FLOODPLAIN NOTE:
AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0230G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LEGEND

- | | |
|--|--|
| ○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED STANTEC | DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| ● 1/2" IRON ROD FOUND (UNLESS NOTED) | OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| ■ MONUMENT FOUND | CA.T.V. CABLE TELEVISION |
| □ MONUMENT SET | ESM.T. EASEMENT |
| ▲ PK NAIL FOUND | NTS NOT TO SCALE |
| ● BENCHMARK | 14' GAS, ELECTRIC, TELE, & CABLE T.V. ESM.T. VOL. 9552, PG. 143 D.P.R. |
| — EXISTING CONTOURS | 25' BUILDING SETBACK LINE VOL. 9552, PG. 143 D.P.R. |
| ELEC. ELECTRIC | |
| TEL. TELEPHONE | |

SHEET
2 of 3

SHEET
3 of 3

INDEX MAP

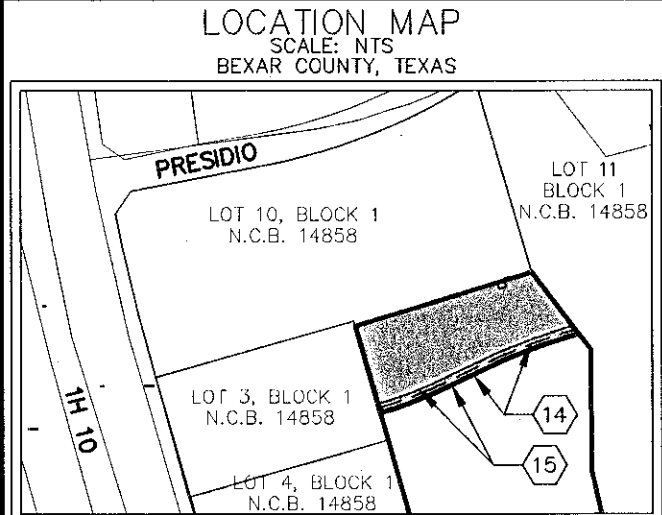
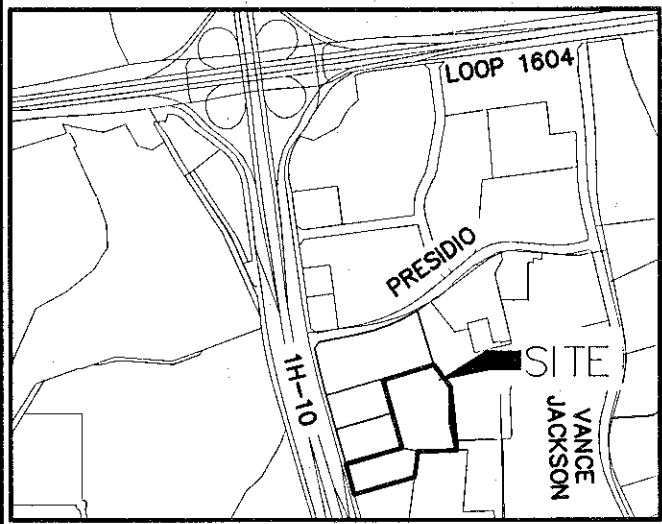
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 of 3 FOR LINE
AND CURVE TABLES

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: STANTEC CONSULTING SERVICES, INC.

HAL B. LANE III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690



AREA BEING REPLATTED
THROUGH PUBLIC HEARING

SCALE: 1"=500'
2.638 BEING REPLATTED BEING A REMAINING PORTION OF LOT 2, BLOCK 1, NCB 14858 AS RECORDED IN THE SUBDIVISION PLAT OF FIESTA NORTHWEST CROSSING UNIT 1 IN VOLUME 9552, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FIESTA NORTHWEST CROSSING UNIT 1 #940765 WHICH IS RECORDED IN VOLUME 9552, PAGE(S) 143, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY.

I, ABIGAIL KAMPMANN, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I, ABIGAIL KAMPMANN 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 RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: ABIGAIL KAMPMANN
PECAN PARKWAY, LLC
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF April, A.D. 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 09-08-2021

CPS/SAWS/COSA/UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATTERING 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 EASEMENTS AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 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, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

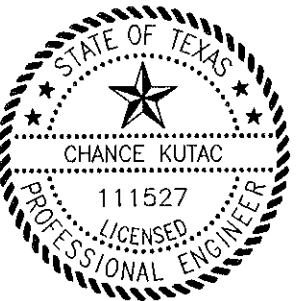
SURVEYOR'S NOTES:

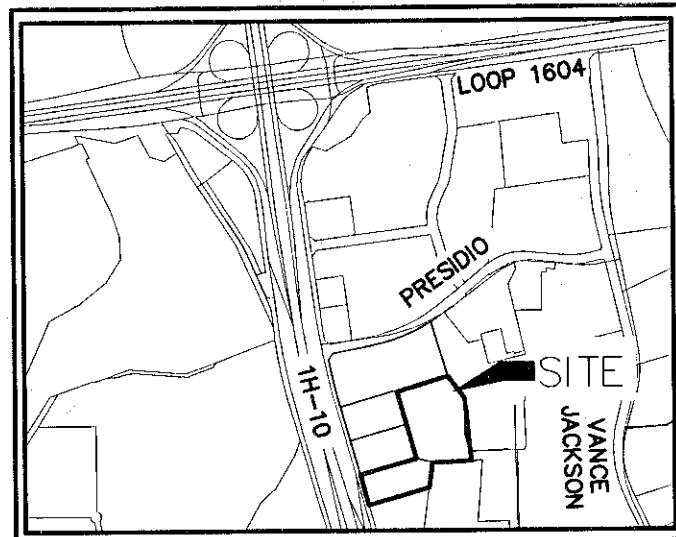
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE SURFACE.
3. BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, UTILIZING THE ALBERTA STATEWIDE VRS NETWORK.

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.

CHANCE KUTAC, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527





LOCATION MAP
SCALE: NTS

LEGEND

- 1/2" IRON ROD SET WITH YELLOW CAP MARKED STANTEC
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT FOUND
- MONUMENT SET
- PK NAIL FOUND
- BENCHMARK
- EXISTING CONTOURS
- ELEC. TELEPHONE
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- CA.T.V. CABLE TELEVISION
- ESMT. EASEMENT
- NTS NOT TO SCALE

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, UTILIZING THE ALTIERRA STATEWIDE VRS NETWORK.

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY 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 EASEMENTS AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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.
- 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.

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.

Chance Kutac 4/4/19
DATE
CHANCE KUTAC, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

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: STANTEC CONSULTING SERVICES, INC.

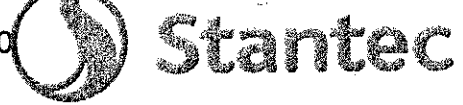
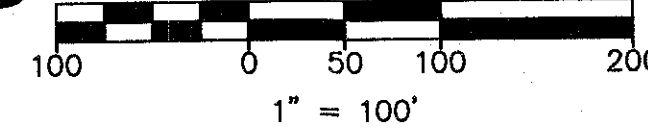
Hal B. Lane III 4/4/19
DATE
HAL B. LANE, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

KEY NOTES

- 14' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT. VOL. 9540, PG. 175 D.P.R.
- 1' VEHICULAR NON-ACCESS ESMT. VOL. 9554, PG. 147 D.P.R.
- ROAD ACCESS ESMT. VOL. 17233, PG. 2096 O.P.R.
- 42' PUBLIC DRAINAGE ESMT. VOL. 9554, PG. 147 D.P.R.
- 16' SANITARY SEWER ESMT. VOL. 9554, PG. 147 D.P.R.
- 25' BUILDING SETBACK LINE VOL. 9554, PG. 147 D.P.R.
- VARIABLE WIDTH SANITARY SEWER & DRAINAGE ESMT. VOL. 9554, PG. 147 D.P.R.
- 16' SANITARY SEWER ESMT. VOL. 9909, PG. 1787 O.P.R.
- PRIVATE 30' DRAINAGE EASEMENT (VOL.15348, PG. 837 O.P.R.) (VOL.9641, PG. 128 D.P.R.)
- VARIABLE WIDTH (35') NON-EXCLUSIVE INTERCEPTOR DRAINAGE ESMT. VOL. 8928, PGS. 469-479 O.P.R.
- VARIABLE WIDTH (50') PUBLIC DRAINAGE ESMT. VOL. 9554, PG. 147 D.P.R.
- 14' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT. VOL. 9552, PG. 143 D.P.R.
- 25' BUILDING SETBACK LINE VOL. 9552, PG. 143 D.P.R.
- VARIABLE WIDTH ELECTRIC, GAS, & CABLE T.V. ESMT. VOL. 16094, PGS. 1893-1898 O.P.R. VOL. 16116, PGS. 900-906 O.P.R. VOL. 16122, PGS. 2074-2080 O.P.R.
- 30' DRAINAGE ESMT. VOL. 9659, PGS. 173-175 D.P.R.
- VARIABLE WIDTH ELECTRIC, GAS, & CABLE T.V. ESMT. VOL. 16056, PGS. 598-615 O.P.R. VOL. 16094, PGS. 1995-2000 O.P.R. VOL. 16122, PGS. 2088-2093 O.P.R.
- VARIABLE WIDTH (30') NON-EXCLUSIVE INTERCEPTOR DRAINAGE ESMT. VOL. 8928, PGS. 469-479 O.P.R.
- VARIABLE WIDTH PUBLIC DRAINAGE ESMT. VOL. 9666, PGS. 204-205 D.P.R.
- VARIABLE WIDTH OFF-LOT PUBLIC DRAINAGE ESMT. (0.186 ACRES)
- VARIABLE WIDTH OFF-LOT IRREVOCABLE INGRESS/EGRESS (0.402 ACRES)
- 28' OVERHEAD ELECTRIC ESMT. (VOL. 18635, PGS. 1271-1275 O.P.R.)
- 1' VEHICULAR NON-ACCESS ESMT.
- 14' GAS, ELECTRIC, TELE., & CABLE T.V. ESMT. (VOL. 9654, PG. 157-158 D.P.R.)
- 16' SANITARY SEWER ESMT. (VOL.9654, PG. 157-158 D.P.R.)
- VARIABLE WIDTH SANITARY SEWER & DRAINAGE ESMT. (VOL. 9554, PG. 147 D.P.R.)
- 20' PUBLIC WATER ESMT.
- 5' PRIVATE SEWER ESMT.
- ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (DOC# 20190034210)
- ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (DOC# 20190034231)

REPLAT AND SUBDIVISION PLAT ESTABLISHING
PRESIDIO COMMERCIAL

BEING A TOTAL OF 13.279 ACRES OF LAND ESTABLISHING LOTS 25 AND 26, BLOCK 1, NCB 14858 AND INCLUSIVE OF A 0.402 ACRE VARIABLE WIDTH OFF-LOT IRREVOCABLE INGRESS/EGRESS AND PRIVATE SEWER EASEMENT AND A 0.186 VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, LOT 26 BEING OUT A PORTION OF LOT 2, BLOCK 1, NCB 14858 AS RECORDED IN VOLUME 9552, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 120.03 ACRE TRACT AND LOT 25 BEING A PORTION OF A CALLED 38.41 ACRE TRACT, BOTH RECORDED IN VOLUME 8928, PAGE 405; ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



70 NE Loop 410 Suite 1100
San Antonio, Texas 78216
www.stantec.com TBPE No. 6324

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Abigail Kampmann
OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 26)
PECAN PARKWAY, LLC
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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 3rd DAY OF April, A.D. 2019.

Deanna L. Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Abigail Kampmann
OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 25)
BRISTOL GREEN
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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 3rd DAY OF April, A.D. 2019.

Deanna L. Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PRESIDIO COMMERCIAL

THIS PLAT OF _____ 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.

DATED THIS _____ DAY OF _____, A.D. 2019.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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.

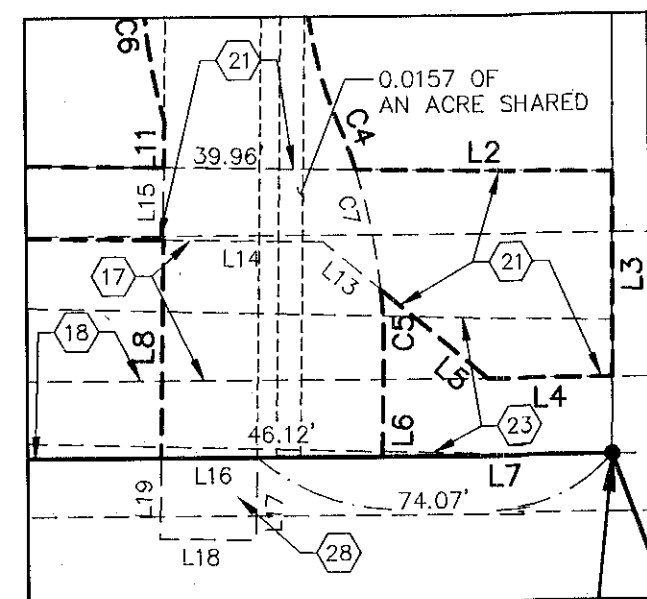
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF April, A.D. 2019.

Deanna L. Johnson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Abigail Kampmann
OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 10-OFF LOT EASMENT)
TESSI PROPERTIES, LLC
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209



DETAIL "A"
SCALE: 1" = 40'

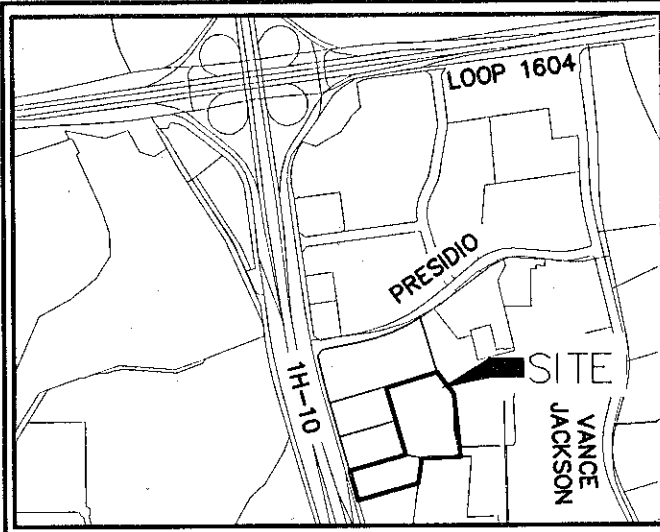
MATCHLINE A, SEE SHEET 3 OF 3

REPLAT AND SUBDIVISION PLAT ESTABLISHING
PRESIDIO COMMERCIAL

BEING A TOTAL OF 13.279 ACRES OF LAND ESTABLISHING LOTS 25 AND 26, BLOCK 1, NCB 14858 AND INCLUSIVE OF A 0.402 ACRE VARIABLE WIDTH OFF-LOT IRREVOCABLE INGRESS/EGRESS AND PRIVATE SEWER EASEMENT AND A 0.186 VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, LOT 26 BEING A PORTION OF LOT 2, BLOCK 1, NCB 14858 AS RECORDED IN VOLUME 9552, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A CALLED 120.03 ACRE TRACT AND LOT 25 BEING A PORTION OF A CALLED 38.41 ACRE TRACT, BOTH RECORDED IN VOLUME 8928, PAGE 405; ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



70 NE Loop 410 Suite 1100
San Antonio, Texas 78216
www.stantec.com
TBPE No. 6324



LOCATION MAP
SCALE: NTS

LEGEND

- 1/2" IRON ROD SET WITH YELLOW CAP MARKED STANTEC
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT FOUND
- MONUMENT SET
- ▲ PK NAIL FOUND
- BENCHMARK
- EXISTING CONTOURS
- ELEC. ELECTRIC
- TEL. TELEPHONE
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- CA.T.V. CABLE TELEVISION
- ESM.T. EASEMENT
- NTS NOT TO SCALE

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, UTILIZING THE ALTIERRA STATEWIDE VRS NETWORK.

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY 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 EASEMENTS AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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.
- 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.

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.

Chance Kutac 4/4/19
CHANCE KUTAC, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

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: STANTEC CONSULTING SERVICES, INC.

Hal B. Lane III 4/4/19
HAL B. LANE, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

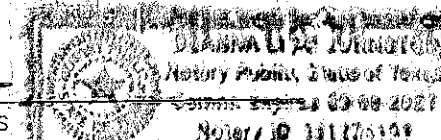
Abigail Kampmann
OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 10-OFF LOT EASMENT)
TESSI PROPERTIES, LLC
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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.

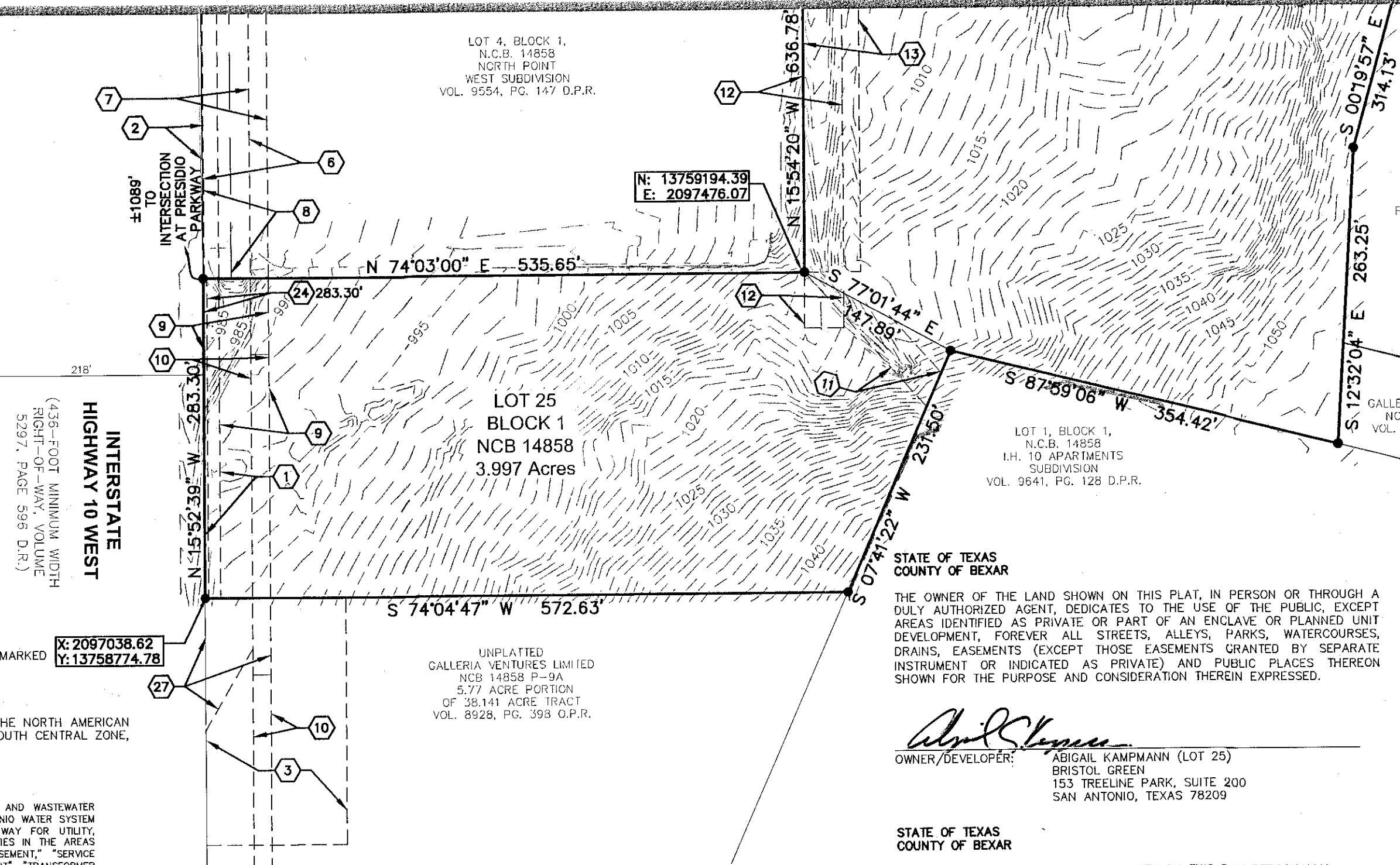
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF April, A.D. 2019.

Diana Hahn
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



MATCHLINE A, SEE SHEET 2 OF 3

1" = 100'



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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 (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Abigail Kampmann
OWNER/DEVELOPER: ABIGAIL KAMPMANN (LOT 25)
BRISTOL GREEN
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ABIGAIL KAMPMANN 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 3rd DAY OF April, A.D. 2019.

Diana Hahn
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	34.00'	1551.00'	115°22'	34.00'	N61°18'09"E
C2	25.94'	117.00'	12°42'09"	25.89'	S22°16'40"E
C3	34.51'	83.00'	23°49'27"	34.26'	S27°50'19"E
C4	10.57'	117.00'	51°04'22"	10.57'	S37°09'42"E
C5	12.61'	117.00'	61°02'22"	12.60'	S19°01'13"E
C6	34.12'	117.00'	16°42'29"	34.00'	N24°16'50"W
C7	25.46'	117.00'	12°27'56"	25.41'	N28°20'23"W
C8	18.40'	83.00'	12°42'09"	18.36'	N22°16'40"W

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	S28°37'45"E	110.27'
L2	N74°03'58"E	53.56'
L3	S16°26'23"E	42.61'
L4	S73°07'39"W	25.98'
L5	N66°56'07"W	28.95'
L6	S15°55'36"E	22.00'
L7	N73°07'39"E	47.95'
L8	N15°54'57"W	45.14'
L9	S74°03'58"W	367.38'
L10	N15°56'02"W	15.00'

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L11	N15°54'57"W	9.75'
L12	N28°37'45"W	110.23'
L13	N66°56'07"W	15.59'
L14	S74°03'58"W	33.31'
L15	N15°54'57"W	15.00'
L16	N73°07'39"E	20.00'
L17	S15°54'57"E	17.00'
L18	S74°05'03"W	20.00'
L19	N15°54'57"W	16.67'

THIS PLAT OF PRESIDIO COMMERCIAL 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.

DATED THIS _____ DAY OF _____ A.D. 2019.

BY: _____ CHAIRMAN
BY: _____ SECRETARY