

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON ROLLINGWOOD ESTATES UNIT 2 AND THE ROLLINGWOOD ESTATES UNIT 3 WHICH IS RECORDED IN VOLUME 2575, PAGE 295 AND VOLUME 2805, PAGE 2, BEXAR COUNTY OFFICIAL PUBLIC RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

BY: OWNER/DEVELOPER
ITHACA INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ANALIT USA INCORPORATED, ITS GENERAL PARTNER
PAUL S. COVEY, DIRECTOR & PRESIDENT
(210) 862-8531
4515 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78212

CRYSTAL LYNN HAGLER
Notary Public, State of Texas
Comm. Expires 09-07-2022
Notary ID 129822600

SWORN AND SUBSCRIBED BEFORE ME
THIS 16 DAY OF May, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 09-07-2022

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.

BIG RED DOG, INC.
PETER RUSSELL YEAGER, P.E.

STATE OF TEXAS
COUNTY OF BEXAR

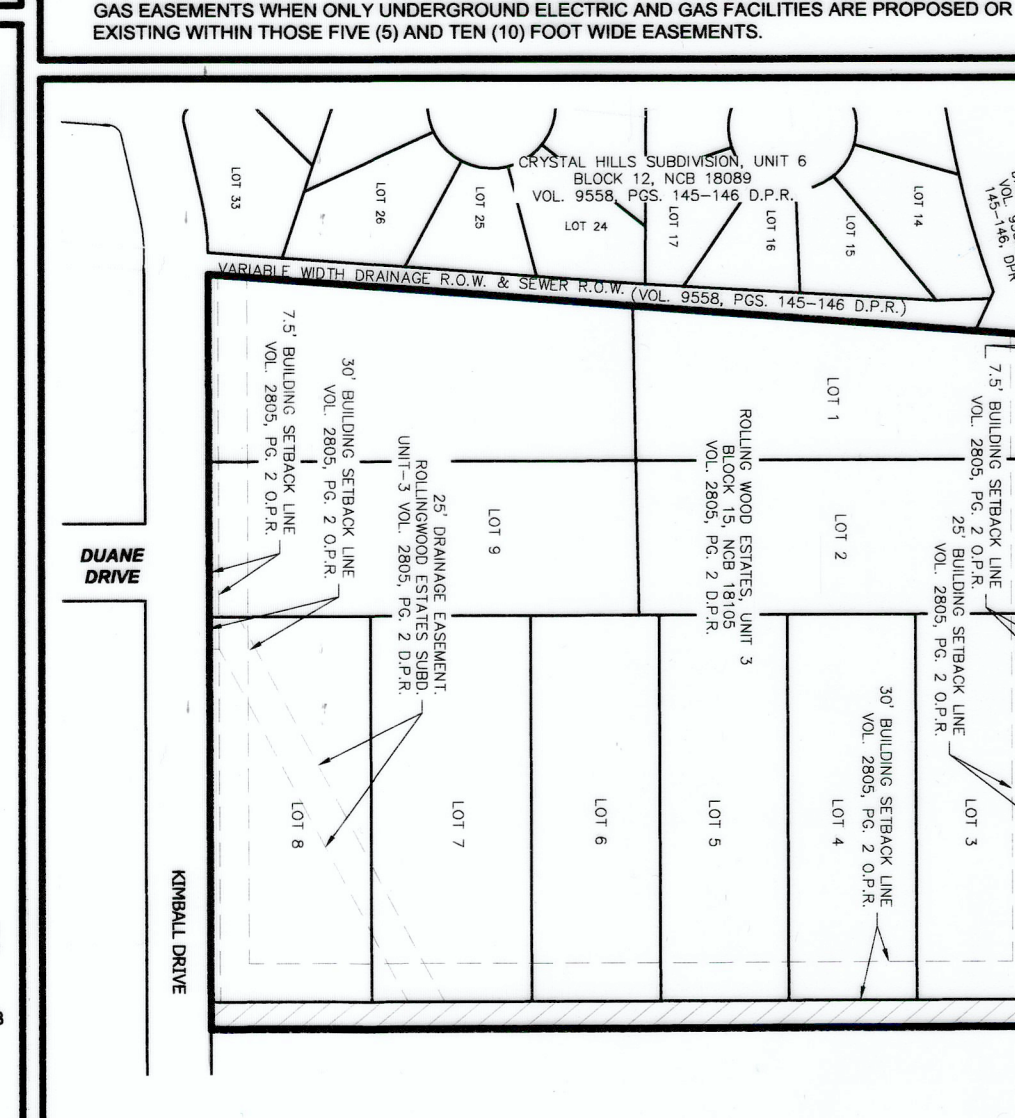
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

D.A. MAWYER LAND SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF TEXAS

CPS/SAWS/COSEA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING 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," "GAS EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY 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 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



STATE OF TEXAS
COUNTY OF BEXAR

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I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

BY: OWNER/DEVELOPER
PROJECT M.E.N.D., A TEXAS NON-PROFIT CORPORATION
CATHY VALDEZ, CHIEF EXECUTIVE OFFICER
(210) 223-6363
5721 IH-10 WEST
SAN ANTONIO, TEXAS 78201

CRYSTAL LYNN HAGLER
Notary Public, State of Texas
Comm. Expires 09-07-2022
Notary ID 129822600

SWORN AND SUBSCRIBED BEFORE ME
THIS 16 DAY OF May, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 09-07-2022

LEGEND

- PLATTED BOUNDARY
- EXISTING BOUNDARY
- CENTERLINE
- (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- (IRP) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- R.O.W. = RIGHT-OF-WAY
- CENTERLINE
- AC = ACRES
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- VOL./PG. = VOLUME AND PAGE
- NCB = NEW CITY BLOCK
- VNA = VEHICULAR NON-ACCESS EASEMENT
- 6.35' — EXISTING CONTOUR
- EASEMENT

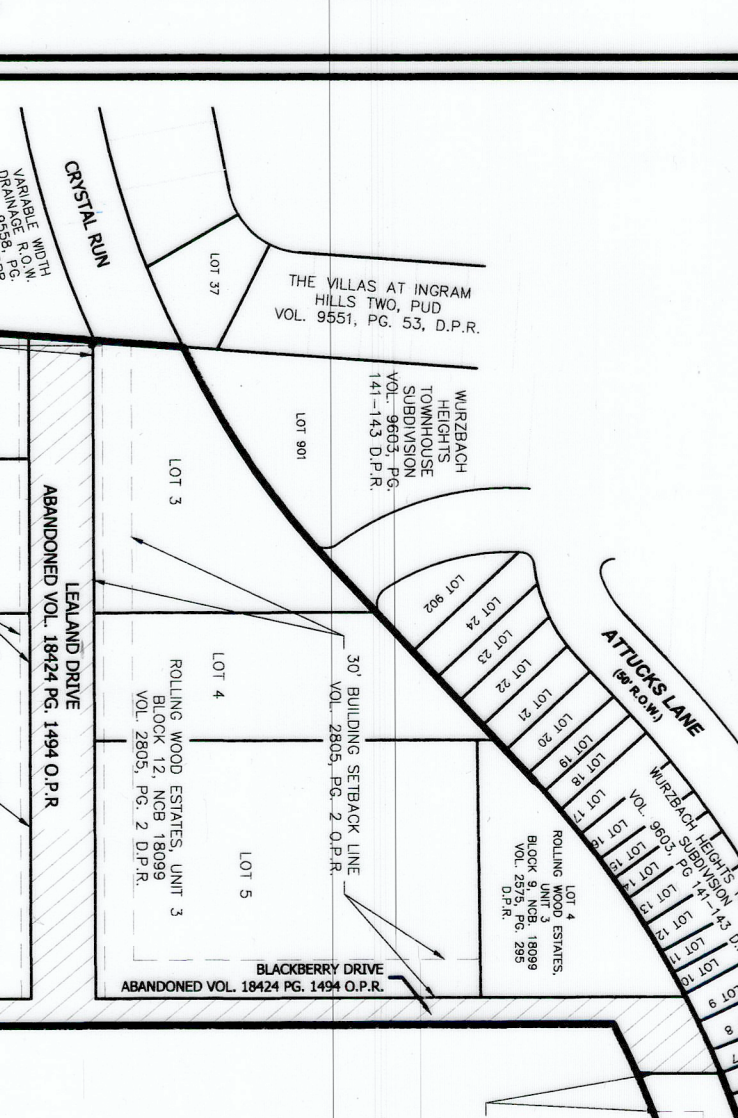
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 FEET WHERE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATION, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE TO THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

GENERAL NOTES:
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN NOTE:
1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0395G AND 48029C0415G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



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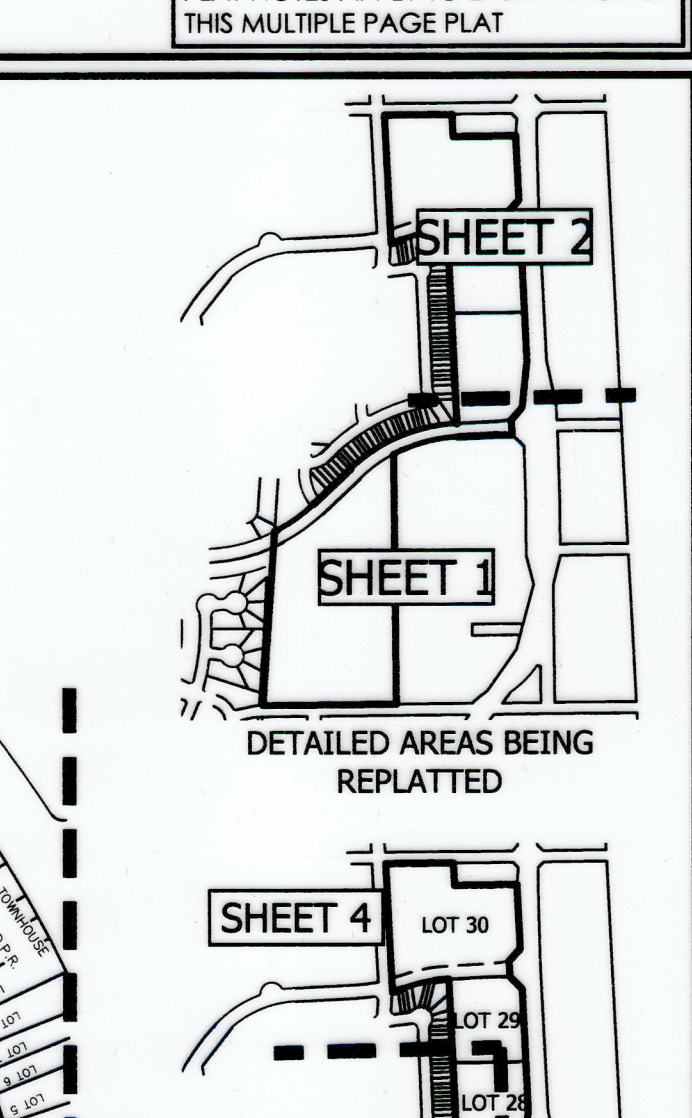
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- EASEMENT

DRAINAGE EASEMENT NOTES:

1. NO STRUCTURES, 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON PINS WITH A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, FOR THE SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES.



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- 6.35' — EXISTING CONTOUR
- EASEMENT

PLAT NUMBER: 180152

REPLAT & SUBDIVISION PLAT
ESTABLISHING

WURZBACH DEVELOPMENT PHASE II

BEING A TOTAL OF 25.348 ACRES OF LAND ESTABLISHING LOT 15, BLOCK 16, NCB 18106, AND LOTS 28-30, BLOCK 7, NCB 18097, INCLUSIVE OF A 1.660 ACRE R.O.W. DEDICATION, AND A 0.00137 ACRE R.O.W. DEDICATION, BOTH TO THE CITY OF SAN ANTONIO, AND A 0.742 ACRE VARIABLE WIDTH ACCESS, SANITARY SEWER, DRAINAGE, WATER, AND UTILITY EASEMENT ALL SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

210.660.9224 WWW.BIGREDDOG.COM

BIG RED DOG
ENGINEERING | CONSULTING
8710 W. HAWTHORN ROAD, SUITE 110
SAN ANTONIO, TEXAS 78226
PH: (210) 660-9224
FAX: (210) 660-9225

D.A. MAWYER
LAND SURVEYING
5101 W. SH 46
NEW BRAUNFELS, TX 78132
PH: (830) 730-4448
FIRM #10191500
DATE: JULY 2018 JOB BRD242

SCALE: 1"=300'

300 150 0 300

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.

BY: OWNER/DEVELOPER
ITHACA INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ANALIT USA INCORPORATED, ITS GENERAL PARTNER
PAUL S. COVEY, DIRECTOR & PRESIDENT
(210) 862-8531
4515 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78212

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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL S. COVEY, 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
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BY: OWNER/DEVELOPER
PROJECT M.E.N.D., A TEXAS NON-PROFIT CORPORATION
CATHY VALDEZ, CHIEF EXECUTIVE OFFICER
(210) 223-6363
5721 IH-10 WEST
SAN ANTONIO, TEXAS 78201

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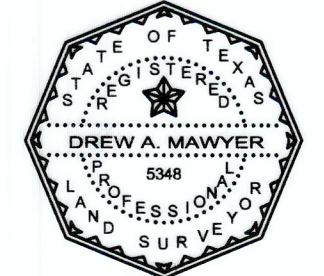
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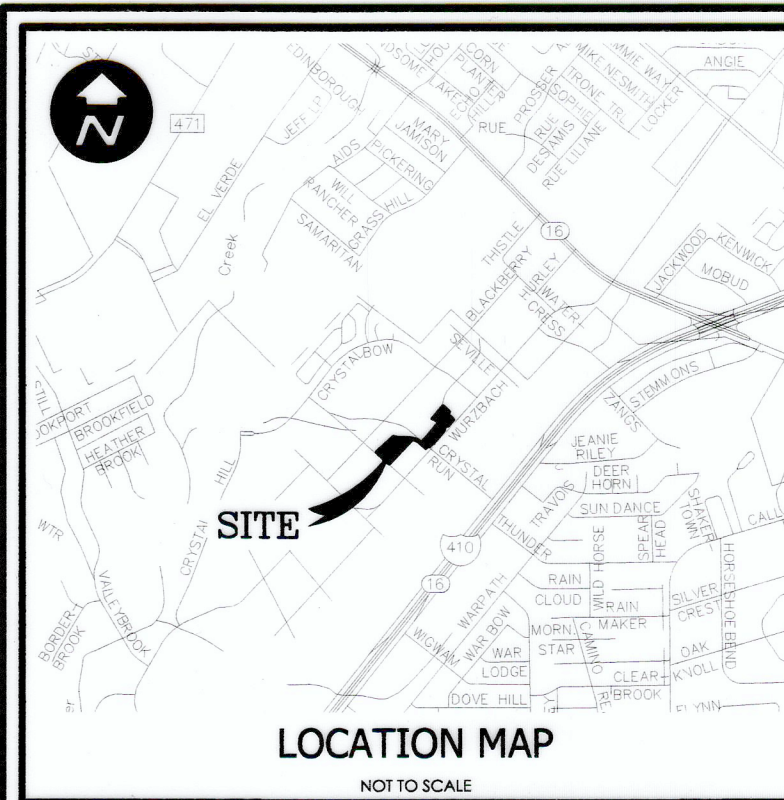
THIS PLAT OF WURZBACH DEVELOPMENT PHASE II HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY





LEGEND

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- EXISTING BOUNDARY
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- - - 635 - - - EXISTING CONTOUR
- - - - - EASEMENT

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS
COUNTY OF BEXAR

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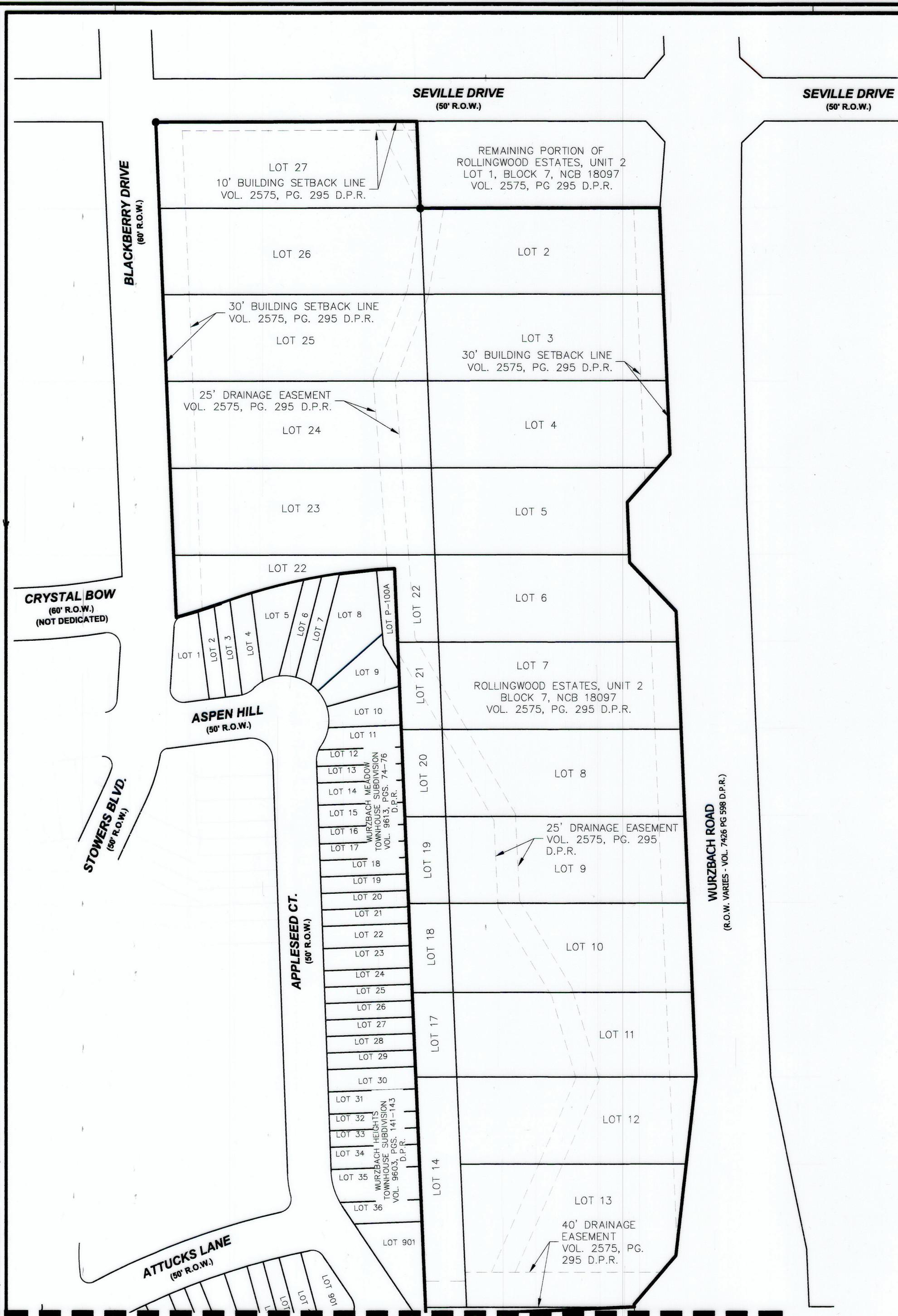
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DREW A. MAWYER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF TEXAS



MATCHLINE A - SHEET 1

PLAT NUMBER: 180152

REPLAT & SUBDIVISION PLAT
ESTABLISHING
WURZBACH DEVELOPMENT PHASE II
BEING A TOTAL OF 25.348 ACRES OF LAND ESTABLISHING LOT 15, BLOCK 16, NCB 18106, AND LOTS 28-30, BLOCK 7, NCB 18097, INCLUSIVE OF A 1.660 ACRE R.O.W. DEDICATION, AND A 0.00137 ACRE R.O.W. DEDICATION, BOTH TO THE CITY OF SAN ANTONIO, AND A 0.742 ACRE VARIABLE WIDTH ACCESS, SANITARY SEWER, DRAINAGE, WATER, AND UTILITY EASEMENT ALL SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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ENGINEERING | CONSULTING
5710 W. HAUSSMAN ROAD, SUITE 110
SAN ANTONIO, TEXAS 78240 TEXAS REG. NO. F-11201

D.A. MAWYER
LAND SURVEYING
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NEW BRAUNFELS, TX 78132
PH: (830) 730-4440
FIRM #10191500
DATE: JULY 2018 JOB BRD242

SCALE: 1"=100'

100 50 0 100

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BY: ANALIT USA INCORPORATED, ITS GENERAL PARTNER
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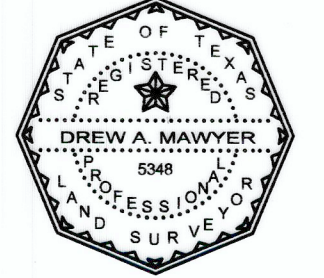
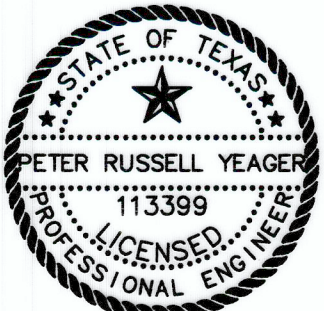
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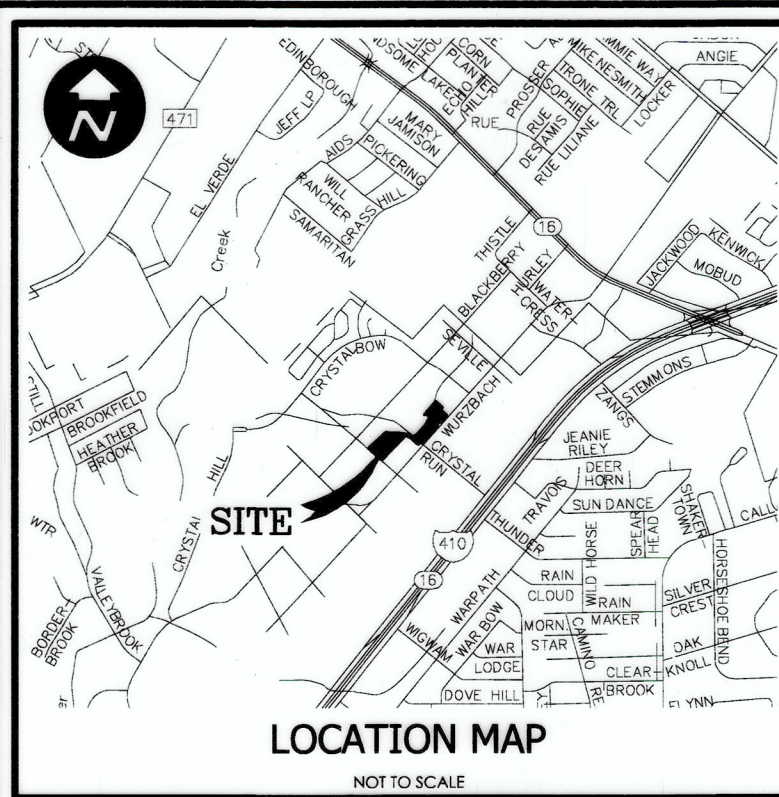
DATED THIS DAY OF May, A.D. 2019.

BY: CHAIRMAN

BY: SECRETARY

SHEET 2 OF 4





LEGEND

- PLATTED BOUNDARY
- EXISTING BOUNDARY
- CENTERLINE
- (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- (IRF) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- R.O.W. = RIGHT-OF-WAY
- CENTERLINE
- AC = ACRES
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- VOL./PG. = VOLUME AND PAGE
- NCB = NEW CITY BLOCK
- VNA = VEHICULAR NON-ACCESS EASEMENT
- 635--- = EXISTING CONTOUR
- = EASEMENT
- ① = VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- ② = 15' PUBLIC DRAINAGE MAINTENANCE EASEMENT

CURVE AND LINE TABLE ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	670.00'	194.45'	16°37'42"	193.76'	S80°45'26"E
C2	730.00'	204.96'	16°05'13"	204.29'	S80°58'09"E
C3	730.00'	65.94'	5°10'32"	65.92'	S70°20'16"E
C4	752.45'	249.50'	18°59'54"	248.36'	S57°59'56"E
C5	670.00'	141.16'	12°04'16"	140.90'	N59°59'00"W
C6	730.00'	53.39'	4°11'27"	53.38'	N63°42'01"W
C7	669.23'	253.31'	21°41'14"	251.80'	N59°05'20"W
C8	670.00'	43.00'	3°40'38"	42.99'	N71°38'09"W
C9	668.53'	158.42'	13°34'39"	158.05'	S82°19'46"E
C10	730.00'	210.94'	16°33'23"	210.21'	S80°43'16"E
C11	730.00'	17.66'	1°23'08"	17.66'	S71°41'29"E
C12	666.53'	22.44'	1°56'48"	22.44'	S64°49'37"E
C13	731.00'	154.67'	12°07'22"	154.38'	S59°56'43"E

STATE OF TEXAS
COUNTY OF BEXAR

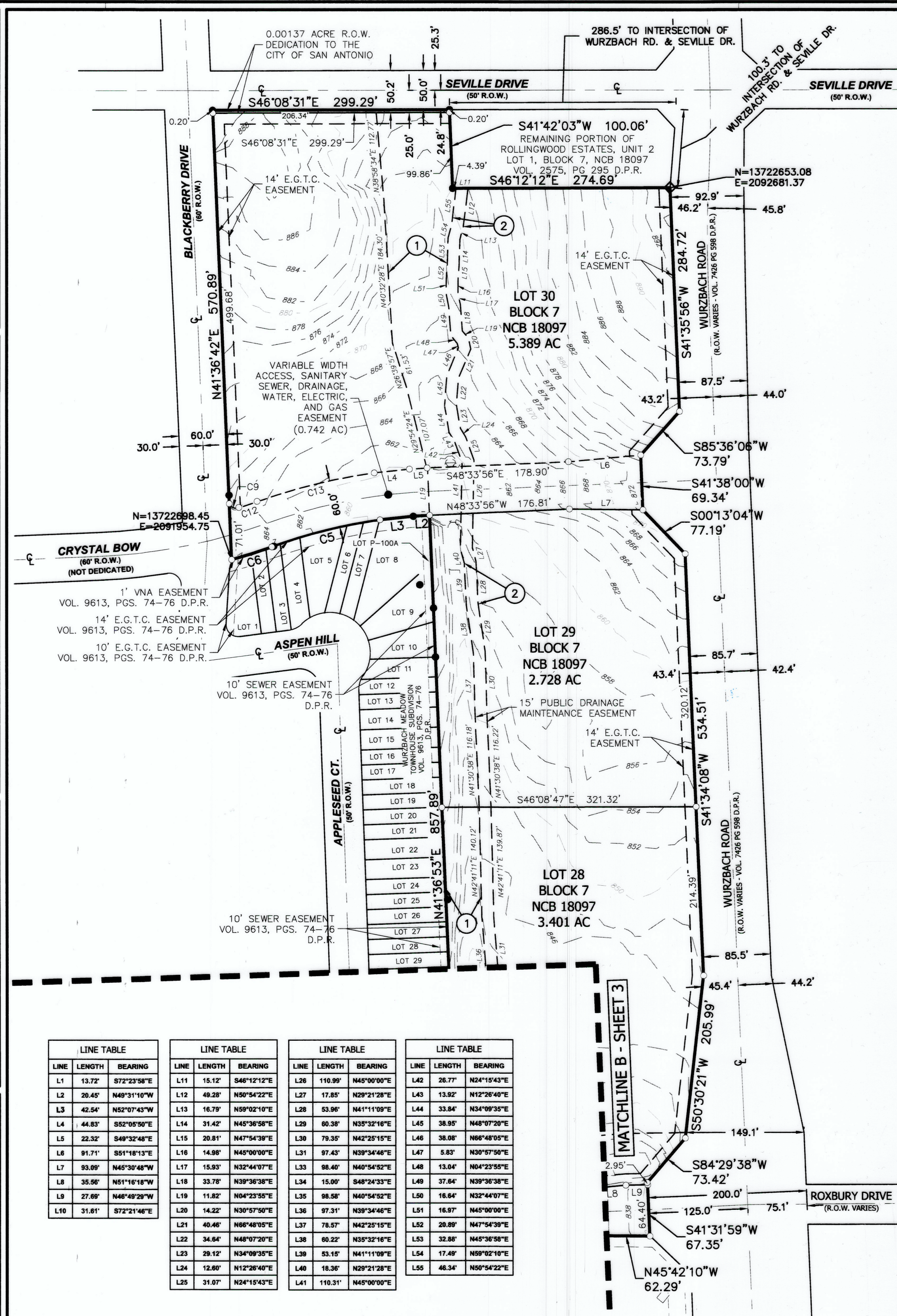
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

BIG RED DOG, INC.
PETER RUSSELL YEAGER, P.E.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

D.A. MAWYER LAND SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.



LINE	LENGTH	BEARING
L1	13.72'	S72°23'58"E
L2	49.28'	N50°54'22"E
L3	42.54'	N52°07'43"W
L4	44.83'	S52°05'50"E
L5	22.32'	S49°32'48"E
L6	91.71'	S51°18'13"E
L7	93.09'	N45°30'48"W
L8	35.56'	N51°16'18"W
L9	27.69'	N46°49'29"W
L10	31.61'	S72°21'46"E

LINE	LENGTH	BEARING
L11	15.12'	S46°12'12"E
L12	17.85'	N29°21'28"E
L13	16.79'	N59°02'10"E
L14	31.42'	N45°36'58"E
L15	20.81'	N47°54'39"E
L16	14.88'	N45°00'00"E
L17	15.93'	N32°44'07"E
L18	33.78'	N39°36'38"E
L19	11.82'	N04°23'55"E
L20	14.22'	N30°57'50"E
L21	40.46'	N66°48'05"E
L22	34.64'	N48°07'20"E
L23	29.12'	N34°09'35"E
L24	12.60'	N12°28'40"E
L25	31.07'	N24°15'43"E

LINE	LENGTH	BEARING
L26	110.99'	N45°00'00"E
L27	17.85'	N29°21'28"E
L28	53.96'	N41°11'09"E
L29	80.38'	N35°32'16"E
L30	79.35'	N42°25'15"E
L31	97.43'	N39°34'46"E
L32	98.40'	N40°54'52"E
L33	15.00'	S48°24'33"E
L34	98.58'	N40°54'52"E
L35	97.31'	N39°34'46"E
L36	78.57'	N42°25'15"E
L37	80.22'	N35°32'16"E
L38	53.15'	N41°11'09"E
L39	18.36'	N29°21'28"E
L40	110.31'	N45°00'00"E

LINE	LENGTH	BEARING
L41	26.77'	N24°15'43"E
L42	13.92'	N12°26'40"E
L43	33.84'	N34°09'35"E
L44	38.95'	N48°07'20"E
L45	38.08'	N66°48'05"E
L46	5.83'	N30°57'50"E
L47	13.04'	N40°23'55"E
L48	37.64'	N39°36'38"E
L49	16.64'	N32°44'07"E
L50	16.97'	N45°00'00"E
L51	20.89'	N47°54'39"E
L52	32.88'	N45°36'58"E
L53	17.49'	N59°02'10"E
L54	46.34'	N50°54'22"E

SHEET 4 OF 4

PLAT NUMBER: 180152

REPLAT & SUBDIVISION PLAT ESTABLISHING

WURZBACH DEVELOPMENT PHASE II

BEING A TOTAL OF 25.348 ACRES OF LAND ESTABLISHING LOT 15, BLOCK 16, NCB 18106, AND LOTS 28-30, BLOCK 7, NCB 18097, INCLUSIVE OF A 1.660 ACRE R.O.W. DEDICATION, AND A 0.00137 ACRE R.O.W. DEDICATION, BOTH TO THE CITY OF SAN ANTONIO, AND A 0.742 ACRE VARIABLE WIDTH ACCESS, SANITARY SEWER, DRAINAGE, WATER, AND UTILITY EASEMENT ALL SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ENGINEERING | CONSULTING
8710 W. HARMONY ROAD, SUITE 110
SAN ANTONIO, TEXAS 78249 TEL: 210.880.9224 FAX: 210.880.9225

LAND SURVEYING
5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: (830) 730-4449
FIRM #10191500
DATE: JULY 2018 JOB BRD242

SCALE: 1"=100'

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: OWNER/DEVELOPER
ITHACA INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP
BY: ANALIT USA INCORPORATED, ITS GENERAL PARTNER
PAUL S. COVEY, DIRECTOR & PRESIDENT
(210) 862-8531
4515 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78212

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL S. COVEY, 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 15 DAY OF May, 2019.
CRYSTAL LYNN HAGLER
Notary Public, State of Texas
Comm. Expires 09-07-2022
Notary ID 129822600

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: OWNER/DEVELOPER
PROJECT M.E.N.D., A TEXAS NON-PROFIT CORPORATION
CATHY VALDEZ, CHIEF EXECUTIVE OFFICER
(210) 223-6363
5721 IH-10 WEST
SAN ANTONIO, TEXAS 78201

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CATHY VALDEZ, 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 15 DAY OF May, 2019.
CRYSTAL LYNN HAGLER
Notary Public, State of Texas
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DATED THIS 15 DAY OF May, A.D. 2019.

BY: CHAIRMAN
BY: SECRETARY