

THROUGH PUBLIC HEARING

SCALE: 1" = 1000'

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 10879, MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V- 9574, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/ PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/ PLASTIC CAP STAMPED "KHA" SET
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
V-	VOLUME
P-	PAGE
AC.	ACRE
CATV	CABLE TELEVISON
ESMT	EASEMENT
BCOPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
BCDPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
705	EVICTING CONTOUR

- SURVEYOR'S NOTES

 1. PROPERTY CORNERS WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS
- ELEVATIONS SHOWN HEREON ARE TIED TO NAVD '88.

STATE OF TEXAS

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 KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

STATE OF TEXAS COUNTY OF BEXAR

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.

± 335.2 LOOP ACCESS ROAD EASEMENT **BCDPR** LOT 2, BLOCK 1, NCB 10879 CVS PHARMACY #10633 -N71°30'38"F V- 9705, P- 169 32.94" **BCDPR** LOT 15, BLOCK 4, NCB 10870 14' ELECTRIC & GAS EASEMENT AMENDING PLAT OF HIGHLAND FOREST LOT 999, BLOCK 1 V- 9551, P- 61 BCDPR 21' ELEC., GAS, TEL., CA.TV & NCB 10879 3.063 ACRES BCDPR 133,429 SQ. FT. IRFC -60' ELECTRIC EASEMENT V- 9705, P- 170 INSET A BCDPR WATER EASEMENT (SEE DETAIL SHEET 5) V- 9705, P- 169-170 LOOP ACCESS V- 17571, P- 458 (60' R.O.W.) IRSC S60°35'58"W 153.82 28.1 33.76 S60°34'15"W-LOT 2(N 75')

ARRIE LYNN UNTALAN

-9063, P-1070 BCOPR LARRY KEY AVE 7 SOUTH WIDTH R.O.\ V-3025, P-110 BCDR N4°52'34"E-118.94' S60°01'00"W-YNN UNTALAN V-9063, P-1073 BCOPR 18.44 7' SIDEWALK ± 60.0' 70' ELECTRIC -EASEMEN' V- 18080, P- 2266 BCOPR IRFC EASEMENT N36°33'41"W E:2151660.81 162.53' GAS ESMT. -N29°15'16"W WATER EASEMENT BCDPR 14' ELEC. 8 ± 270.2' GAS ESMT LOT 8, BLOCK 3 IRSC BCDPR NCB 10869 ORKNEY 0.452 ACRES 19,687 SQ. FT. (60' R.O.W.) N71°31'44"E LOT 7(N 60°)
TRAILS RV RESORT
REPAIR SHOP &
PARTS SALES, LLC
V-13558, P-1227 BCOPE 104.79 ± 223.9 21' ELECTRIC & CATV 1' NON-ACCESS EASEMENT V- 9547, P- 121-124 V- 9547, P- 121-124 O'DRAINAGE FASEMENT V- 9547, P- 121 BCDP EASEMENT 1.5' WATER EASEMENT V-13116, P-1 BCOPR 14' ELECTRIC & GAS EASEMENT V-18032, P-2452 BCOPR - 10' ELECTRIC 42.5' EASEMENT ZORG, LLC. V-18032, P-2452 BCOPR 20' ELECTRIC & -GAS EASEMENT N29°15'08"W MERCER, ET AL V-3611, P-207 BCOPR 1381.61 7' SIDEWALK -AND 'R.O.V GEORGE P. MADRIGAL V-8109, P-410 BCOPR EASEMENT LOT 3, BLOCK 1 CHELICO LOS NINOS SUBDIVISIO V-9601, P-85 BCDPF NCB 10879 10.391 ACRES 452,653 SQ. FT. 1.5' WATER

MATCHLINE A SEE SHEET 2 OF 5

LOOP 13

(S.E. MILITARY DRIVE)

(VARIABLE WIDTH R.O.W. MIN. 120'),

-S67°16'32"W

CPS/SAWS/COSA/UTILITY NOTES

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 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. NSPECTING, 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 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 EASEMENTS, 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.

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.

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.

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 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 1 EXISTING ACCESS POINT(S) STATE OF TEXAS ALONG LOOP 13 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 49 COUNTY OF BEXAR LINEAR FEET AND 1 EXISTING ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 37 OFF RAMP BASED ON THE OVERALL PLATTED FRONTAGE OF 1,090 LINEAR FEET. 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

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK I, NCB 10879, OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN OF THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, 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 DRAINED EASEMENTS

STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 1, NCB 10879, MISSION TRAILS RV SUBDIVISION, RECORDED IN VOLUME 9574, PAGE 121 (PLAT # 990412)

COMMON AREA MAINTENANCE NOTE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 20 Th DAY OF CONTROL OF THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 20 TH DAY OF CONTROL OF THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 20 THE DAY OF CONTROL OF THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 20 THE DAY OF CONTROL OF THE MAINTENANCE OF THE MAINTENAN TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, CB OR NCB 10879, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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 VERIFICATION NOTE

WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE PAYMENT DUE 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 DATED SET AND/OR WASTEWATER SERVICE CONNECTION

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.

THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 OWNER 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.

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 EASEMENT(S) SHOWN ON THIS PLAT.

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 PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO

A LEGAL INSTRUMENT NOTE
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE NOTE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PRIVATE STREET DESIGNATION NOTE
LOT 999, BLOCK 1, N.C.B. 10879 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER PEDESTRIAN, AND SANITARY SEWER EASEMENT.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2414101) 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).

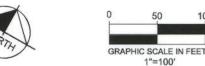
PLAT NUMBER 180539

REPLAT & SUBDIVISION PLAT ESTABLISHING **MISSION TRAILS**

LOT 8, BLOCK 3, N.C.B. 10869

COMMERCIAL ENCLAVE ESTABLISHING LOTS 3, 4 & 999, BLOCK 1, N.C.B. 10879, &

BEING 22.933 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING A PORTION OF LOT 1, BLOCK 1, N.C.B. 10879 OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V- 9547, P- 121 OF THE



BEXAR COUNTY DEED AND PLAT RECORDS



601 NW LOOP 410, SUITE 350

SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM CHECKED BY DATE PREPARED PROJECT NO. DRAWN BY SEPT. 17, 2018 068711300

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 PURPOSI

THE TRAILS RV RESORT, REPAIR SHOP, AND PART SALES,

1100 N BLUE ANGEL PKWY PENSACOLA, FL 3250 LORETTA M. RODRIGUEZ otary Public, State of Texa Comm. Expires 07-30-2020

Notary ID 129070510

STATE OF TEXAS COUNTY OF BEXAR

CLIBVE TABLE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY ROBERT J. CHELICO KNOWN TO ME TO B₽ 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.

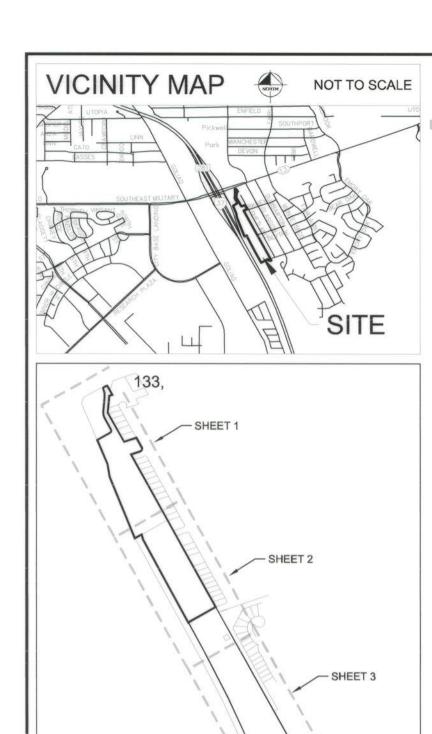
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS THIS PLAT OF MISSION TRAILS COMMERCIAL ENCLAVE HAS BEEN SUBMITTED TO TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND OR VARIANCE(S) HAVE BEEN GRANTED

A.D. 20	DAY OF	HIS	THIS
CHAIRMAN	<i>f</i> :	BY:	
OFCRETARY	f:	BY:	

CUI	KAE LABU	=			
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°49'59"	255.73'	115.30'	S08°18'33"E	114.33'
C2	35°35'13"	88.14'	54.74'	S11°55'51"E	53.87'
СЗ	89°54'37"	23.50'	36.88'	S15°38'39"W	33.21'
C4	10°11'13"	56.39'	10.02'	S65°39'52"W	10.01'
C5	82°32'53"	49.00'	70.60'	N78°42'33"W	64.65'
C6	7°18'33"	483.00'	61.62'	N32°54'24"W	61.57'
C7	100°47'41"	25.00'	43.98'	S21°08'35"W	38.52'
C8	90°00′00"	18.00'	28.27'	N74°15'08"W	25.46'
C9	13°28'29"	81.43'	19.15'	S65°53'05"W	19.11'







AREA BEING REPLATTED

SHEET 4

THROUGH PUBLIC HEARING

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 10879, MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V- 9574, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

LEGEND

IRFC 1/2" IRON ROD W/ PLASTIC CAP FOUND 1/2" IRON ROD W/ PLASTIC CAP STAMPED "KHA" SET ROW RIGHT-OF-WAY NCB NEW CITY BLOCK **VOLUME** PAGE AC. ACRE CATV CABLE TELEVISON **ESMT** BCOPR

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BCDPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS 765 **EXISTING CONTOUR**

 $\frac{\text{SURVEYOR'S NOTES}}{\text{1. PROPERTY CORNERS WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH}}$ A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE

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JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

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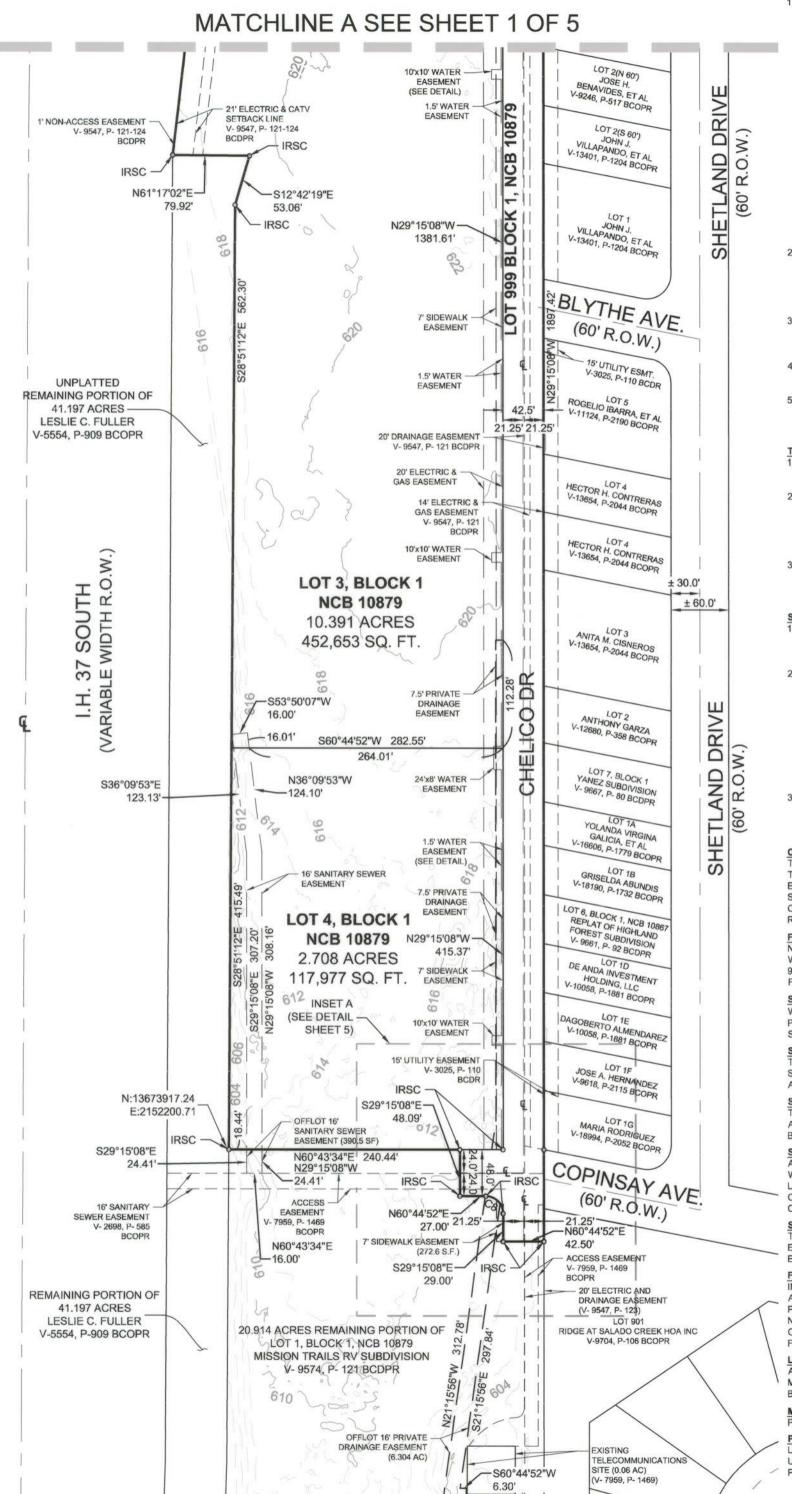
LICENSED PROFESSIONAL ENGINEER

MATCHLINE B SEE SHEET 3 OF 5

-N29°15'08"W

16.00 -N60°44'52"E

7.64



CPS/SAWS/COSA/UTILITY NOTES

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 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 "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS
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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.

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

TXDOT NOTES

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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 1 EXISTING ACCESS POINT(S) STATE OF TEXAS ALONG LOOP 13 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 49 COUNTY OF BEXAR LINEAR FEET AND 1 EXISTING ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 3 OFF RAMP BASED ON THE OVERALL PLATTED FRONTAGE OF 1,090 LINEAR FEET. 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

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1. BLOCK , NCB 10879, OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN OF THIS PLAT NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, 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 DRAINED EASEMENTS. STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1 BLOCK 1, NCB 10879, MISSION TRAILS RV SUBDIVISION, RECORDED IN VOLUME 9574, PAGE 121 (PLAT # 990412)

COMMON AREA MAINTENANCE NOTE
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, CB OR NCB 10879, DRAINAGE DATED THIS 26 EASEMENTS AND EASEMENTS OF ANY OTHER 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

PLOODPLAIN VERIFICATION NOTE

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITHIN TOWARD AND ADMINISTRATIVE. FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

SAWS IMPACT FEE PAYMENT DUE 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.

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.

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 OWNER 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.

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 EASEMENT(S) SHOWN ON THIS PLAT.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR

ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

LEGAL INSTRUMENT NOTE
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE NOTE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PRIVATE STREET DESIGNATION NOTE
LOT 999, BLOCK 1, N.C.B. 10879 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

PLAT NUMBER 180539

REPLAT & SUBDIVISION PLAT ESTABLISHING **MISSION TRAILS** COMMERCIAL ENCLAVE

ESTABLISHING LOTS 3, 4 & 999, BLOCK 1, N.C.B. 10879, & LOT 8, BLOCK 3, N.C.B. 10869

BEING 22.933 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING A PORTION OF LOT 1, BLOCK 1, N.C.B. 10879

OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P-121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS





SAN ANTONIO, TEXAS 78216 WWW.KIMI.EY-HORN.COM DRAWN BY CHECKED BY DATE PREPARED PROJECT NO.

SEPT. 17, 2018

068711300

LORETTA M. RODRIGUEZ

otary Public, State of Tex

Comm. Expires 07-30-2020

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

ROBERT J. CHELICO

THE TRAILS RV RESORT, REPAIR SHOP, AND PARTS SALES

1100 N BLUE ANGEL PKWY PENSACOLA, FL32

(850) 393-4574

STATE OF TEXAS **COUNTY OF BEXAR**

Notary ID 129070510 BEFORE ME, THE UNDERSIGNED APPEARED ROBERT J. CHELICO 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE

CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

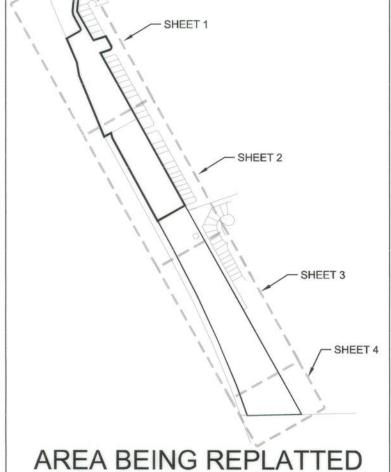
STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE

DATED THIS	DAY OF	A.D. 20
BY:		
		CHAIRMAN
BY:		
		SECRETARY

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2414101) 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).







THROUGH PUBLIC HEARING

SCALE: 1" = 1000'

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 10879, MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V- 9574, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

LEGEND

1/2" IRON ROD FOUND IRFC 1/2" IRON ROD W/ PLASTIC CAP FOUND 1/2" IRON ROD W/ PLASTIC CAP STAMPED "KHA" SET ROW RIGHT-OF-WAY NCB NEW CITY BLOCK VOLUME PAGE AC. ACRE CATV CABLE TELEVISON ESMT EASEMENT **BCOPR** OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BCDPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES

1. PROPERTY CORNERS WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE

. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS), ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS

ELEVATIONS SHOWN HEREON ARE TIED TO NAVD '88.

EXISTING CONTOUR

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 KIMLEY-HORN & ASSOCIATES, INC.

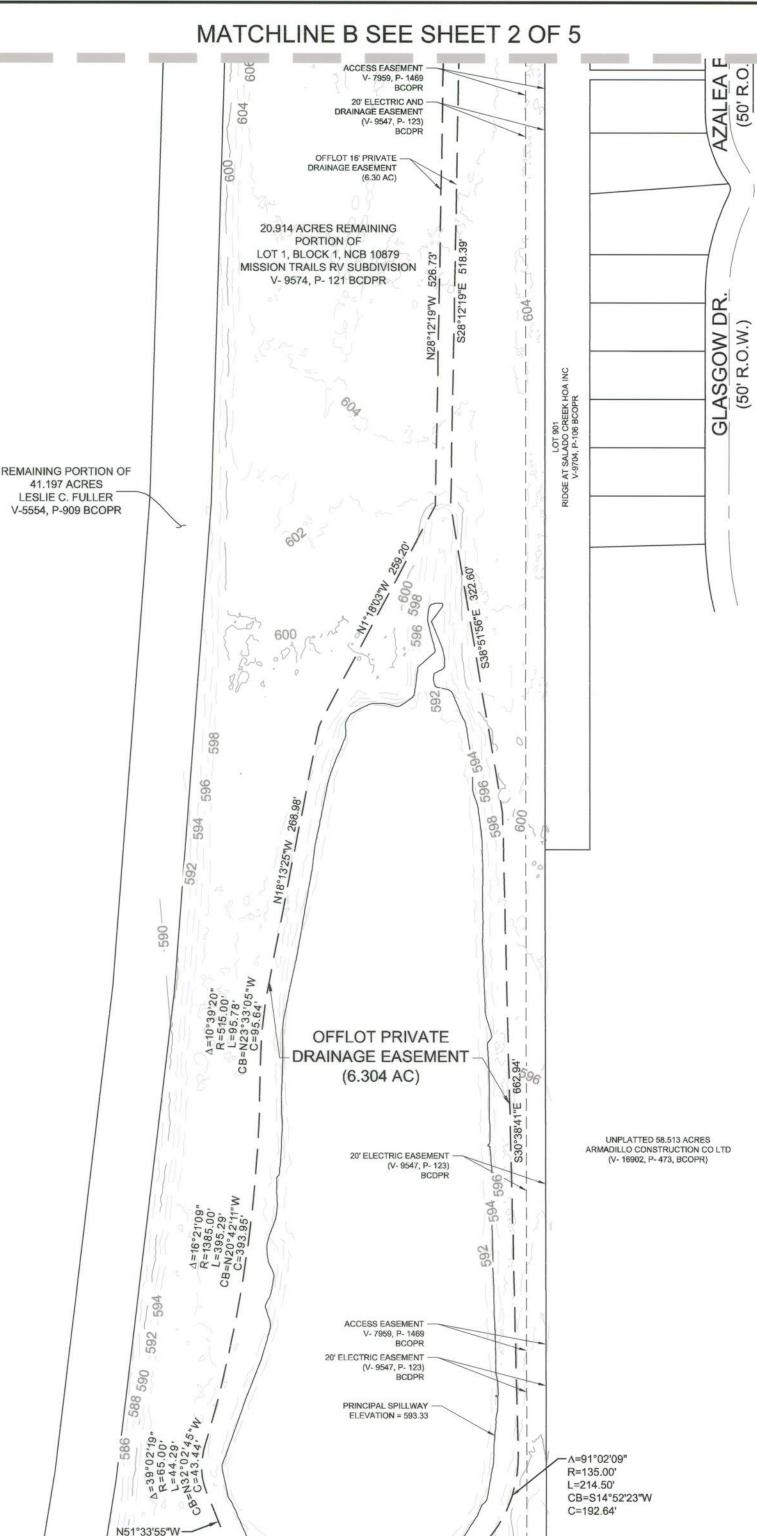
Jehn G. Masia 6-26-2019 JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

STATE OF TEXAS **COUNTY OF BEXAR**

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.

63.37"



MATCHLINE C SEE SHEET 4 OF 5

CPS/SAWS/COSA/UTILITY NOTES

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 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. NSPECTING, 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 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 EASEMENTS, 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.

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.

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.

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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 1 EXISTING ACCESS POINT(S) STATE OF TEXAS ALONG LOOP 13 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 49 COUNTY OF BEXAR LINEAR FEET AND 1 EXISTING ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 37 OFF RAMP BASED ON THE OVERALL PLATTED FRONTAGE OF 1,090 LINEAR FEET. 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

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 1, NCB 10879, OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN OF THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, 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 DRAINED EASEMENTS.

STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1 BLOCK 1, NCB 10879, MISSION TRAILS RV SUBDIVISION, RECORDED IN VOLUME 9574, PAGE 121 (PLAT # 990412).

COMMON AREA MAINTENANCE NOTE

IE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, CB OR NCB 10879, DRAINAGE DATED THIS AU EASEMENTS AND EASEMENTS OF ANY OTHER 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 VERIFICATION NOTE
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE PAYMENT DUE 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

SAWS 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.

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM BY THE SAN ANTONIO WATER SYSTEM.

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 OWNER 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.

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.

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 PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

LEGAL INSTRUMENT NOTE A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT

MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE NOTE PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

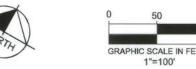
PRIVATE STREET DESIGNATION NOTE
LOT 999, BLOCK 1, N.C.B. 10879 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

PLAT NUMBER 180539

REPLAT & SUBDIVISION PLAT ESTABLISHING **MISSION TRAILS**

COMMERCIAL ENCLAVE ESTABLISHING LOTS 3, 4 & 999, BLOCK 1, N.C.B. 10879, 8 LOT 8, BLOCK 3, N.C.B. 10869

BEING 22.933 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING A PORTION OF LOT 1, BLOCK 1, N.C.B. 10879 OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P-121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS





601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216

FIRM # 10193973 TEL. NO. (210) 541-9166 WWW.KIMLEY-HORN.COM

LORETTA M. RODRIGUEZ

lotary Public, State of Texa

Comm. Expires 07-30-2020

Notary ID 129070510

DRAWN BY CHECKED BY DATE PREPARED PROJECT NO. SEPT. 17, 2018

068711300

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.

THE TRAILS RV RESORT, REPAIR SHOP, AND PARTS SALES, 1100 N BLUE ANGEL PKWY

PENSACOLA, FL 32 (850) 393-4574

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT J. CHELICO 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 PLAT OF MISSION TRAILS COMMERCIAL ENCLAVE HAS BEEN SUBMITTED TO 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.

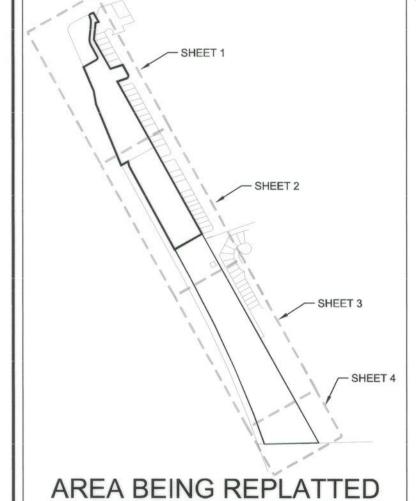
A.D. 20	DAY OF	D THIS
CHAIRMAN		BY:
CEOPETADY	-	BY:

TREE NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2414101) 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).





All rights reserved



THROUGH PUBLIC HEARING

SCALE: 1" = 1000'

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 10879, MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V- 9574, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

LEGEND

IRFC 1/2" IRON ROD W/ PLASTIC CAP FOUND 1/2" IRON ROD W/ PLASTIC CAP STAMPED "KHA" SET ROW RIGHT-OF-WAY NCB NEW CITY BLOCK VOLUME PAGE AC. ACRE CATV CABLE TELEVISON **ESMT BCOPR** OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

765

PROPERTY CORNERS WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE NOTED

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS

3. ELEVATIONS SHOWN HEREON ARE TIED TO NAVD '88.

EXISTING CONTOUR

STATE OF TEXAS COUNTY OF BEXAR

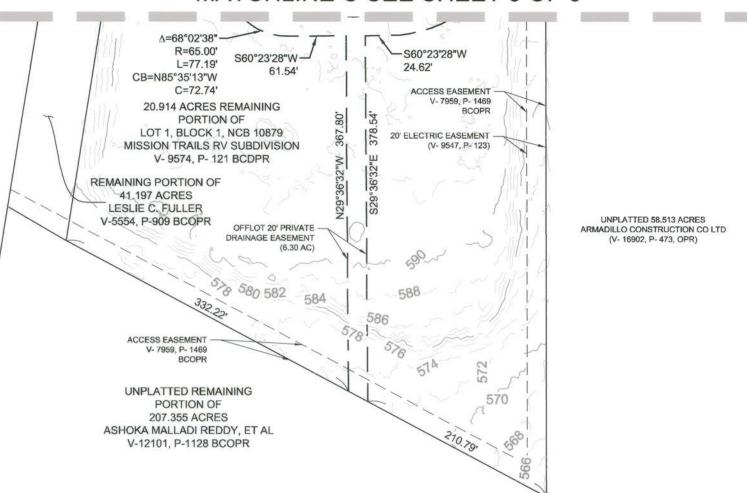
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

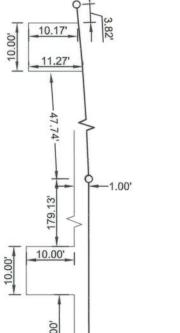
John G. Mosia 6-26-2019 JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

COUNTY OF BEXAR

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.







10.00'

10.00'

10.00'

WATER EASEMENT DETAIL

NOT TO SCALE

CPS/SAWS/COSA/UTILITY NOTES

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 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, NSPECTING, 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 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.

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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.

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.

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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 1 EXISTING ACCESS POINT(S) STATE OF TEXAS ALONG LOOP 13 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 49 COUNTY OF BEXAR LINEAR FEET AND 1 EXISTING ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 3 OFF RAMP BASED ON THE OVERALL PLATTED FRONTAGE OF 1,090 LINEAR FEET. 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

STORM WATER NOTES

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 1, NCB 10879, OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN OF THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, 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 MPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINED EASEMENTS.

STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 1, NCB 10879, MISSION TRAILS RV SUBDIVISION, RECORDED IN VOLUME 9574, PAGE 121 (PLAT # 990412).

COMMON AREA MAINTENANCE NOTE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 24TH DESCRIPTION OF THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 24TH DESCRIPTION OF THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 24TH DESCRIPTION OF THE MAINTENANCE OF TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, CB OR NCB 10879, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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

WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE PAYMENT DUE 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 DA SET AND/OR WASTEWATER SERVICE CONNECTION.

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

SAWS DEDICATION NOTE
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 OWNER 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.

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 EASEMENT(S) SHOWN ON THIS PLAT.

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 PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. LEGAL INSTRUMENT NOTE
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT

MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE NOTE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PRIVATE STREET DESIGNATION NOTE

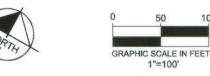
LOT 999, BLOCK 1, N.C.B. 10879 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

PLAT NUMBER 180539

REPLAT & SUBDIVISION PLAT ESTABLISHING **MISSION TRAILS** COMMERCIAL ENCLAVE

ESTABLISHING LOTS 3, 4 & 999, BLOCK 1, N.C.B. 10879, 8 LOT 8, BLOCK 3, N.C.B. 10869 BEING 22.933 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING A PORTION OF LOT 1, BLOCK 1, N.C.B. 10879

> OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P-121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS





601 NW LOOP 410. SUITE 350 FIRM # 10193973 TEL. NO. (210) 541-9166 SAN ANTONIO, TEXAS 78216 WWW KIMI FY-HORN COM

DRAWN BY CHECKED BY DATE PREPARED PROJECT NO. SEPT. 17, 2018 068711300

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 PURPOSI

THE TRAILS RV RESORT, REPAIR SHOP, AND PARTS SALES,

1100 N BLUE ANGEL PKWY PENSACOLA, FL3 LORETTA M. RODRIGUEZ (850) 393-4574

lotary Public, State of Texa

STATE OF TEXAS

Comm. Expires 07-30-2020 COUNTY OF BEXAR Notary ID 129070510 BEFORE ME, THE UNDERSIGNED

APPEARED ROBERT J. CHELICO 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.

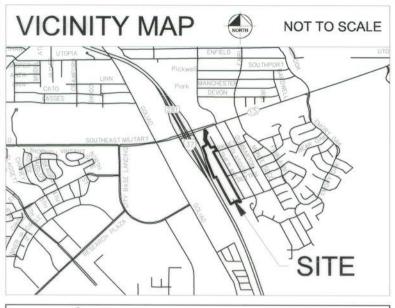
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS THIS PLAT OF MISSION TRAILS COMMERCIAL ENCLAVE HAS BEEN SUBMITTED TO STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND OR VARIANCE(S) HAVE BEEN GRANTED

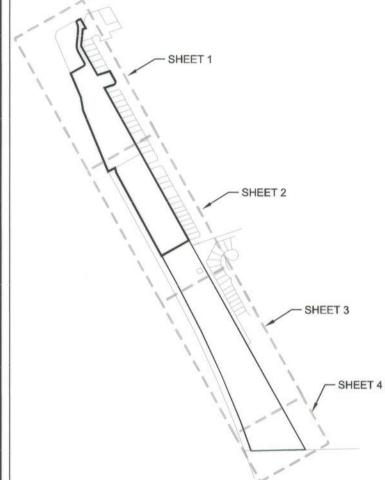
A.D. 20	DAY OF	TED THIS
	·	BY:
CHAIRMAN		
SECRETARY	-	BY:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2414101) 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).









AREA BEING REPLATTED

THROUGH PUBLIC HEARING

SCALE: 1" = 1000'

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 10879, MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V- 9574, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/ PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/ PLASTIC CAP STAMPED "KHA" SET
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
V-	VOLUME
P-	PAGE
AC.	ACRE
CATV	CABLE TELEVISON
ESMT	EASEMENT
BCOPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
BCDPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

765

PROPERTY CORNERS WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS OTHERWISE NOTED.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS

3. ELEVATIONS SHOWN HEREON ARE TIED TO NAVD '88.

EXISTING CONTOUR

STATE OF TEXAS COUNTY OF BEXAR

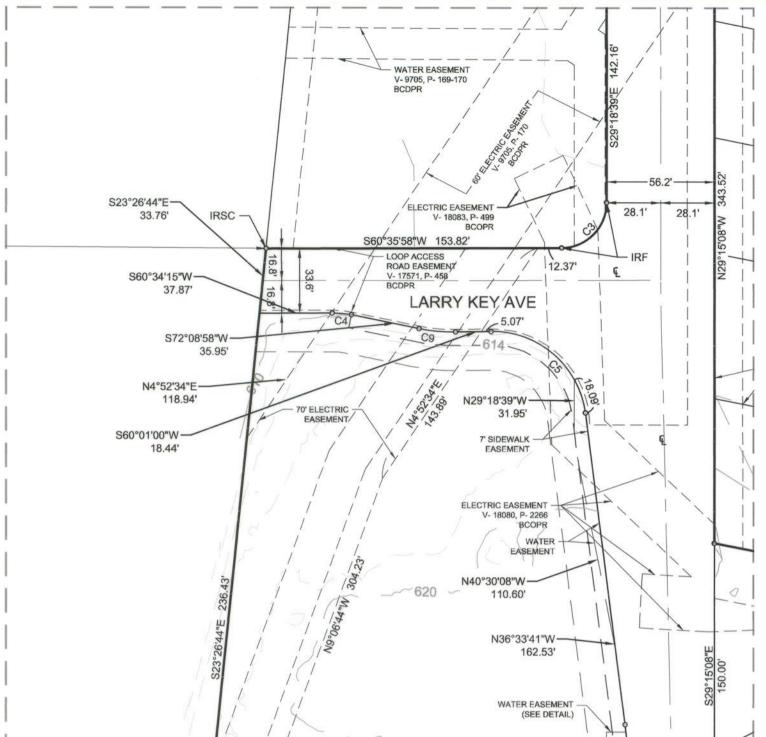
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

John J. Mosin 6-26-2019 JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

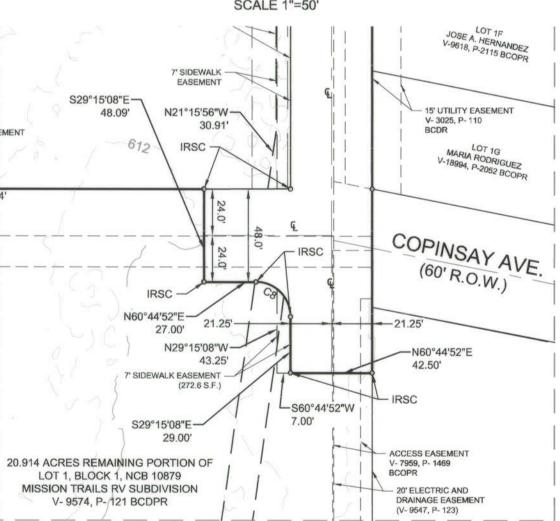
STATE OF TEXAS **COUNTY OF BEXAR**

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.





INSET A SCALE 1"=50"



INSET B SCALE 1"=50"

CPS/SAWS/COSA/UTILITY NOTES

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 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, 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 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 EASEMENTS, 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.

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.

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.

FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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 1 EXISTING ACCESS POINT(S) STATE OF TEXAS ALONG LOOP 13 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 49 COUNTY OF BEXAR LINEAR FEET AND 1 EXISTING ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 33 OFF RAMP BASED ON THE OVERALL PLATTED FRONTAGE OF 1,090 LINEAR FEET IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 1, NCB 10879, OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P- 121 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN OF THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, 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 DRAINED EASEMENTS.

STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1 BLOCK 1, NCB 10879, MISSION TRAILS RV SUBDIVISION, RECORDED IN VOLUME 9574, PAGE 121 (PLAT # 990412).

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DATED THIS 21 TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, CB OR NCB 10879, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE PAYMENT DUE 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 DATE SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

SAWS DEDICATION NOTE
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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 OWNER 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.

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

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

LEGAL INSTRUMENT NOTE

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MULTIPLE PAGE NOTE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PRIVATE STREET DESIGNATION NOTE

LOT 999, BLOCK 1, N.C.B. 10879 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

PLAT NUMBER 180539

REPLAT & SUBDIVISION PLAT ESTABLISHING MISSION TRAILS **COMMERCIAL ENCLAVE**

ESTABLISHING LOTS 3, 4 & 999, BLOCK 1, N.C.B. 10879, & LOT 8, BLOCK 3, N.C.B. 10869

BEING 22.933 ACRES OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING A PORTION OF LOT 1, BLOCK 1, N.C.B. 10879 OF MISSION TRAILS RV PARK SUBDIVISION RECORDED IN V-9547, P-121 OF THE

BEXAR COUNTY DEED AND PLAT RECORDS





601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY CHECKED BY DATE PREPARED PROJECT NO. SEPT. 17, 2018 068711300

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

ROBERT J. CHELICO

THE TRAILS RV RESORT, REPAIR SHOP, AND PARTS SALES,

LORETTA M. RODRIGU

Notary Public, State of T

1100 N BLUE ANGEL PKW PENSACOLA, FL 325 (850) 393-4574

STATE OF TEXAS COUNTY OF BEXAR

Comm. Expires 07-30-2 Notary ID 12907051 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT J. CHELICO KNOWN TO ME TO BE THE PERSON

APPEARED ROBERT J. CHELICO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUSSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURFOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS THIS PLAT OF MISSION TRAILS COMMERCIAL ENCLAVE HAS BEEN SUBMITTED TO STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND OR VARIANCE(S) HAVE BEEN GRANTED

A.D. 20	DAY OF	D THIS
CHAIRMAN		BY:
OFORETARY	·	BY:

TREE NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2414101) 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 HERELINDER 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).



