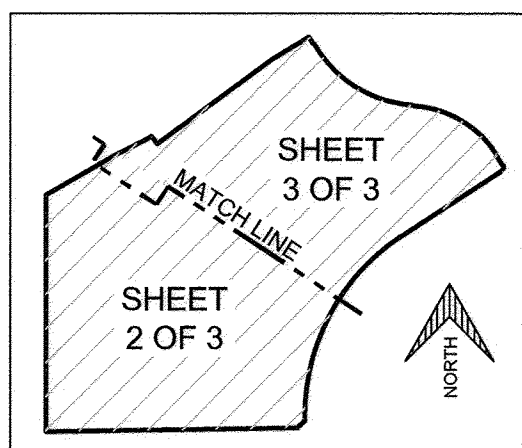


LOCATION MAP  
NOT TO SCALE

LEGEND:

ELEC.	— ELECTRIC
TEL.	— TELEPHONE
CATV	— CABLE TELEVISION
SAN. SWR.	— SANITARY SEWER
ESMT.	— EASEMENT
R.O.W.	— RIGHT-OF-WAY
N.C.B.	— NEW CITY BLOCK
VOL.	— VOLUME
P.G.	— PAGE
VAR. WD.	— VARIABLE WIDTH
OPR.	— OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR.	— DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
C.B.	— COUNTY BLOCK
BSL	— BUILDING SETBACK LINE
CL	— CENTERLINE
⊙	— 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
●	— 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
750	— CONTOURS



INDEX MAP

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Length
C1	746.55'	743.00'	57°34'11"	408.21'	S 28°05'37" W 715.54'
C2	424.02'	430.00'	56°29'59"	231.05'	S 58°24'45" E 407.05'
C3	345.64'	370.00'	53°31'27"	186.59'	S 59°54'35" E 333.21'
C4	23.45'	15.00'	89°34'01"	14.89'	S 11°51'24" W 21.13'
C5	63.31'	40.00'	90°41'05"	40.48'	N 45°28'55" W 56.91'
C6	68.84'	182.50'	21°36'49"	34.84'	N 79°11'36" W 68.44'
C7	212.96'	4976.21'	2°27'07"	106.50'	N 53°20'55" E 212.95'
C8	54.97'	35.00'	89°58'58"	34.99'	N 11°52'42" E 49.49'
C9	20.00'	370.00'	3°05'51"	10.00'	N 58°39'37" W 20.00'

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: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

David L. Allen  
LICENSED PROFESSIONAL ENGINEER NO. 66073

CPS/SAWS/COSA UTILITY NOTES:

- 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 SYSTEMS (SAWS) - IS HEREBY DEDICATING 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," "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 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.

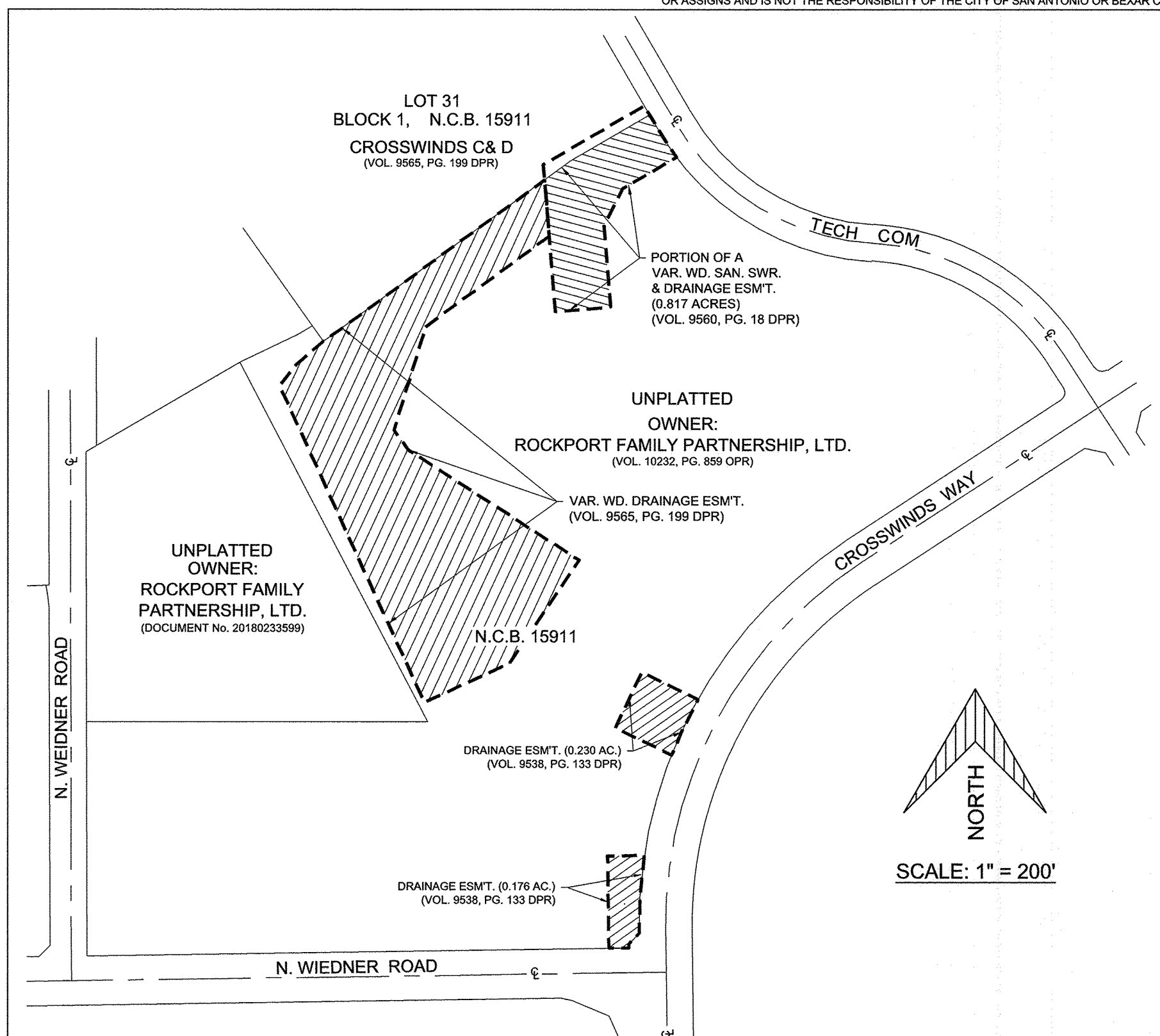
DRAINAGE EASEMENT ENCROACHMENTS:

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 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.

SHARED ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(i)(3).

Line Table		
Line #	Bearing	Length
L1	S 00°41'29" E	5.84'
L2	S 44°06'13" W	25.45'
L3	S 00°58'12" E	6.08'
L4	N 59°50'17" E	25.92'
L5	S 35°41'36" E	31.01'
L6	S 30°14'32" E	29.16'
L7	S 33°06'47" E	44.67'
L8	N 47°17'26" E	49.02'
L9	N 78°41'21" W	9.68'
L10	N 68°55'00" W	29.61'
L11	N 61°19'17" W	14.71'
L12	S 64°22'02" E	91.34'
L13	N 89°51'40" E	44.03'
L14	S 59°39'18" W	23.21'
L15	N 04°48'29" W	17.71'
L16	S 18°42'52" W	154.10'
L17	S 00°53'21" E	144.26'
L18	S 89°56'16" E	19.08'
L19	N 00°49'28" W	12.91'
L20	N 33°46'01" E	19.78'
L21	N 00°53'21" W	168.24'
L22	N 18°42'52" E	160.86'
L23	N 31°48'50" E	30.00'
L24	S 58°39'37" E	20.00'
L25	S 31°48'50" W	30.00'



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING

THE AREA BEING PLATTED IS A VARIABLE WIDTH DRAINAGE EASEMENT, BEING OUT OF CROSSWINDS C & D SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9565, PAGE 199, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASEMENT, (0.817 ACRES) BEING OUT OF THE CROSSWINDS INDUSTRIAL PARK, UNIT-1 SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9560, PAGE, 18, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TWO (2) DRAINAGE EASEMENTS (0.176 & 0.230 ACRES) OUT OF O'CONNOR ROAD SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 9538, PAGE 133, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:  
CASEY CHARTER VENTURE I, LTD.  
(FOR LOT 45)  
DARREN B. CASEY  
200 E. BASSE, SUITE 300  
SAN ANTONIO, TEXAS 78209  
TEL. NO. (210) 829-8999

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY 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 19<sup>th</sup> DAY OF July, A.D. 2019.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSE H. VALDEZ  
Notary Public, State of Texas  
Comm. Expires 08-19-2020  
NOTARY ID#: 772822-0

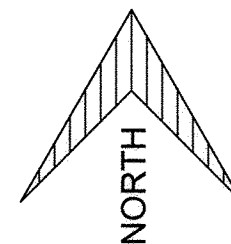
PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

PLAT NO. 180440

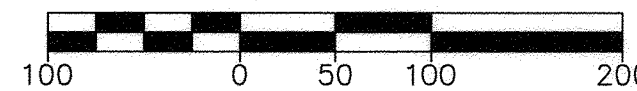
REPLAT & SUBDIVISION PLAT  
ESTABLISHING

CROSSWINDS DRAINAGE DETENTION

BEING A TOTAL OF 29.988 ACRES OF LAND ESTABLISHING LOTS 45-47 AND LOT 904, BLOCK 1, NEW CITY BLOCK 15911, AND A RIGHT-OF-WAY DEDICATION OF 0.201 ACRES TO THE CITY OF SAN ANTONIO, COMPRISED OF A 24.988 ACRE TRACT AND A 5.000 ACRE TRACT, BEING OUT OF THE J.F.A. SCOTT SURVEY No. 323, ABSTRACT No. 676, RECORDED IN VOLUME 10232, PAGE 859 AND DOCUMENT No. 20180233599, RESPECTIVELY, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700  
DATE: 07/16/2019 JOB NO.: 32023/1674

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:  
ROCKPORT FAMILY PARTNERSHIP, LTD.  
FOR LOTS 45, 47 & 904  
DARREN B. CASEY  
200 E. BASSE, SUITE 300  
SAN ANTONIO, TEXAS 78209  
TEL. NO. (210) 829-8999

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY 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 19<sup>th</sup> DAY OF July, A.D. 2019.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

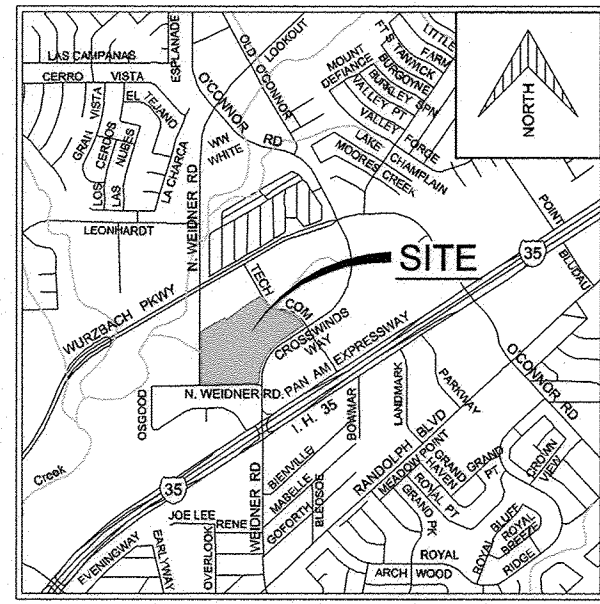
JESSE H. VALDEZ  
Notary Public, State of Texas  
Comm. Expires 08-19-2020  
NOTARY ID#: 772822-0

THIS PLAT OF CROSSWINDS DRAINAGE DETENTION 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

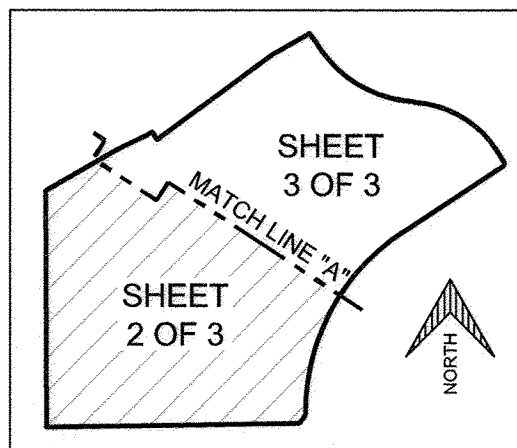
BY: SECRETARY



LOCATION MAP  
NOT TO SCALE

PUBLIC VAR. WD.  
DRAINAGE ESMT.  
(0.207 ACRES)

DETAIL "A"  
FOR PUBLIC VAR. WD.  
DRAINAGE ESMT. ONLY  
SCALE: 1"=100'



INDEX MAP

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 ACCTUAL SURVEY MADE ON THE GROUND BY: MACINA, BOSE, COPELAND & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 66073

N = 13745892.63  
E = 2164924.47  
FND. 1/2" IRON ROD

60'  
35' 25'  
70'  
35' 35'

N. WIEDNER ROAD  
(80' PUBLIC R.O.W.)

N00°08'23"W 818.38'

10' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.196 ACRES)

1' VEHICULAR NON-ACCESS ESMT.

1' VEHICULAR NON-ACCESS ESMT.

FND. 1/2" IRON ROD

STATE OF TEXAS  
COUNTY OF BEXAR

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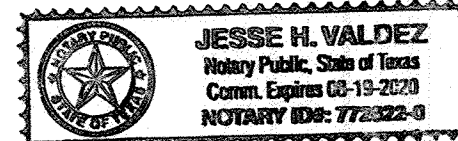
OWNER/DEVELOPER:  
CASEY CHARTER VENTURE I, LTD.  
(FOR LOT 45)  
DARREN B. CASEY  
200 E. BASSE, SUITE 300  
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STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19<sup>th</sup> DAY OF July, A.D. 2019.

NOTARY PUBLIC BEXAR COUNTY, TEXAS



CPS/SAWS/COSA UTILITY NOTES:

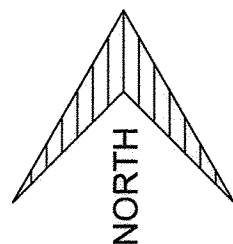
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5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

PLAT NO. 180440

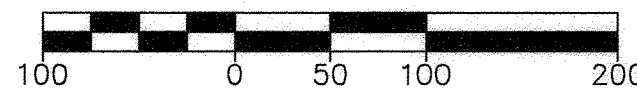
REPLAT & SUBDIVISION PLAT  
ESTABLISHING

CROSSWINDS DRAINAGE DETENTION

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SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mboengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 07/16/2019

JOB NO.: 32023/1674

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

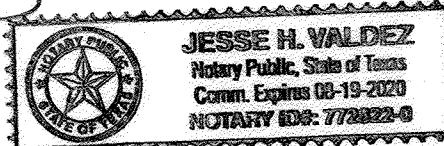
OWNER/DEVELOPER: ROCKPORT FAMILY PARTNERSHIP, LTD.  
(FOR LOTS 45, 47 & 904)  
DARREN B. CASEY  
200 E. BASSE, SUITE 300  
SAN ANTONIO, TEXAS 78209  
TEL. NO. (210) 829-8999

STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19<sup>th</sup> DAY OF July, A.D. 2019.

NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF CROSSWINDS DRAINAGE DETENTION 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.

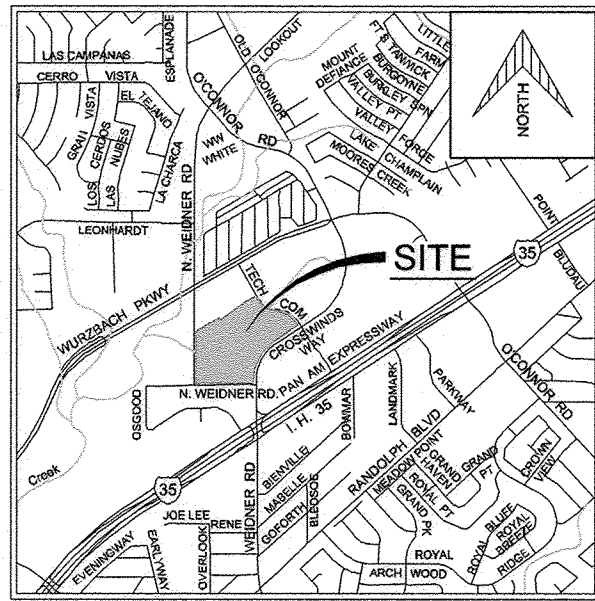
DATED THIS DAY OF A.D. 2019.

BY: CHAIRMAN

BY: SECRETARY

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





LOCATION MAP  
NOT TO SCALE

#### CPS/SAWS/COSA UTILITY NOTES:

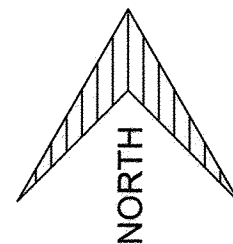
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN 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.
2. 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.
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 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.

PLAT NO. 180440

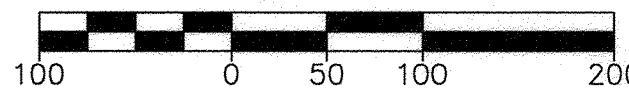
REPLAT & SUBDIVISION PLAT  
ESTABLISHING

#### CROSSWINDS DRAINAGE DETENTION

BEING A TOTAL OF 29.988 ACRES OF LAND ESTABLISHING LOTS 45-47 AND LOT 904, BLOCK 1, NEW CITY BLOCK 15911, AND A RIGHT-OF-WAY DEDICATION OF 0.201 ACRES TO THE CITY OF SAN ANTONIO, COMPRISED OF A 24.988 ACRE TRACT AND A 5.000 ACRE TRACT, BEING OUT OF THE J.F.A. SCOTT SURVEY No. 323, ABSTRACT No. 676, RECORDED IN VOLUME 10232, PAGE 859 AND DOCUMENT No. 20180233599, RESPECTIVELY, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-0302 www.mbeengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 07/16/2019

JOB NO.: 32023/1674

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:

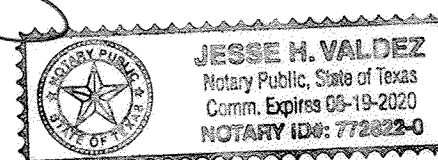
ROCKPORT FAMILY PARTNERSHIP, LTD.  
FOR LOTS 46, 47 & 904  
DARREN B. CASEY  
200 E. BASSE, SUITE 300  
SAN ANTONIO, TEXAS 78209  
TEL. NO. (210) 829-8999

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY, 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 19<sup>th</sup> DAY OF July, A.D. 2019.

*Jesse H. Valdez*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF CROSSWINDS DRAINAGE DETENTION 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

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

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.

*David L. Allen*  
LICENSED PROFESSIONAL ENGINEER NO. 66073

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.

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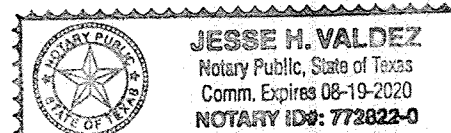
CASEY CHARTER VENTURE I, LTD.  
(FOR LOT 46)  
DARREN B. CASEY  
200 E. BASSE, SUITE 300  
SAN ANTONIO, TEXAS 78209  
TEL. NO. (210) 829-8999

STATE OF TEXAS  
COUNTY OF BEXAR

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*Jesse H. Valdez*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



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

SHEET 3 OF 3