

PLAT NUMBER 180223

REPLAT ESTABLISHING

SARFANI PLAZA

BEING A TOTAL OF 11.06 ACRES TRACT OF LAND, CONSISTING OF A 0.0637 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOT(S) 7, 8, 9, 10, 11, 12, 13 & 14, BLOCK 10, N.C.B. 17727 OF THE AMENDING PLAT OF HOPE CHURCH SUBDIVISION I.D. NO. 050376 OF RECORD IN VOLUME 9582 PAGES 94-95 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200'

KFW

ENGINEERS + SURVEYING

3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:

SADRUDDIN SARFANI

PRESIDENT

AAMSHU INC.

8755 INTERSTATE 10 E.

CONVERSE, TX 78109

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.

Sadrudin Sarfani

OWNER/DEVELOPER: SADRUDDIN SARFANI
PRESIDENT
AAMSHU INC.
8755 INTERSTATE 10 E.
CONVERSE, TX 78109
(210)-535-3736

GRETCHEN H. SELLARD
My Notary ID # 12833665
Expires July 26, 2022

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SADRUDDIN SARFANI, 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 13 DAY OF August A.D. 2019
Gretchen H. Sellard
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF SARFANI PLAZA HAS BEEN SUBMITTED TO 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.

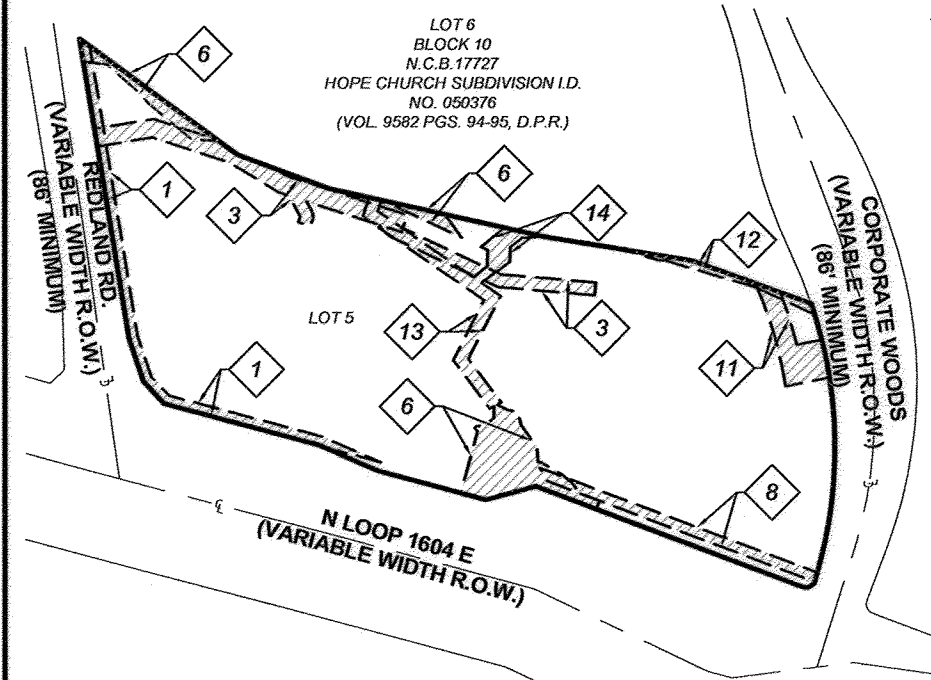
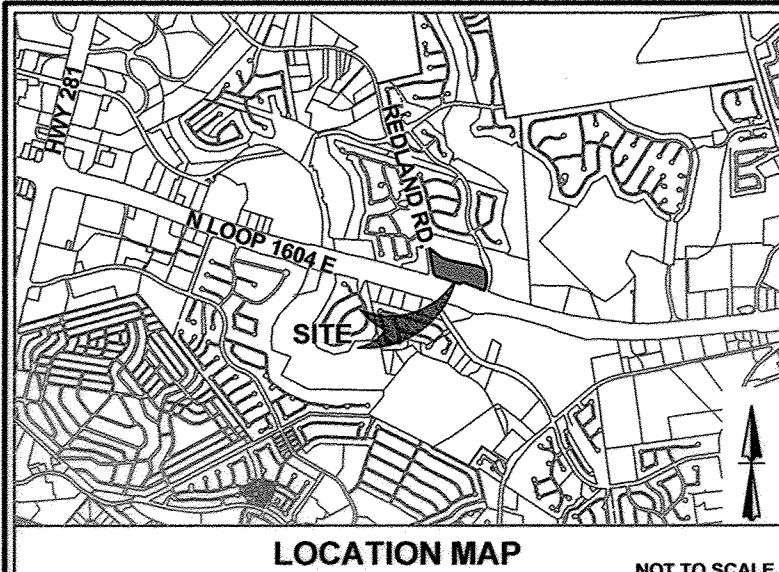
DATED THIS DAY OF A.D. 20

BY: _____ CHAIRMAN

BY: _____ SECRETARY

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊠ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 900 — = CONTOURS
- ◊ = EXISTING EASEMENT
- ◊ = PROPOSED EASEMENT
- — — = SEE DETAILS "A THRU G" ON PAGES 3 & 4



SCALE: 1"= 300'

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 5, BLOCK 10, N.C.B. 17727, A 28' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT, A VARIABLE WIDTH DRAINAGE EASEMENT, A 20' DRAIN EASEMENT, A 13' DRAIN EASEMENT AND A 19' DRAIN EASEMENT RECORDED IN THE AMENDING PLAT OF HOPE CHURCH SUBDIVISION I.D. NO. 050376, RECORDED IN VOLUME 9582, PAGE 94-95 OUT OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 15' PRIVATE WATER EASEMENT, A 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT AND A MUTUAL ACCESS EASEMENT RECORDED IN THE SUBDIVISION PLAT OF HOPE CHURCH, RECORDED IN VOLUME 9567, PAGE 225, OUT OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF HOPE CHURCH, WHICH IS RECORDED IN VOLUME 9567, PAGE 225, BEXAR COUNTY PLAT AND DEED RECORDS AND THE AMENDING PLAT OF HOPE CHURCH SUBDIVISION I.D. NO. 050376, WHICH IS RECORDED IN VOLUME 9582, PAGES 94-95, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE 10 YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

Sadrudin Sarfani

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 13 DAY OF August 2019

Gretchen H. Sellard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: July 26, 2022

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD80 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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 COMPLIES TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ARMANDO J. NIEBLA
LICENSED PROFESSIONAL ENGINEER NO. 102296
KFW ENGINEERS, LLC
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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," "OVERHANGING 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.

CROSS ACCESS NOTE:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 7, 8, 9, 10, 11, 12, 13 & 14, BLOCK 10, N.C.B. 17727, IN ACCORDANCE WITH UDC 35-506(R)(3).

DRAINAGE EASEMENT ENCROACHMENTS NOTE:

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

SAWS AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SAWS IMPACT FEE 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.

SAWS WASTEWATER EDU NOTE:

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

SAWS DEDICATION NOTICE 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.

INGRESS/EGRESS NOTE:

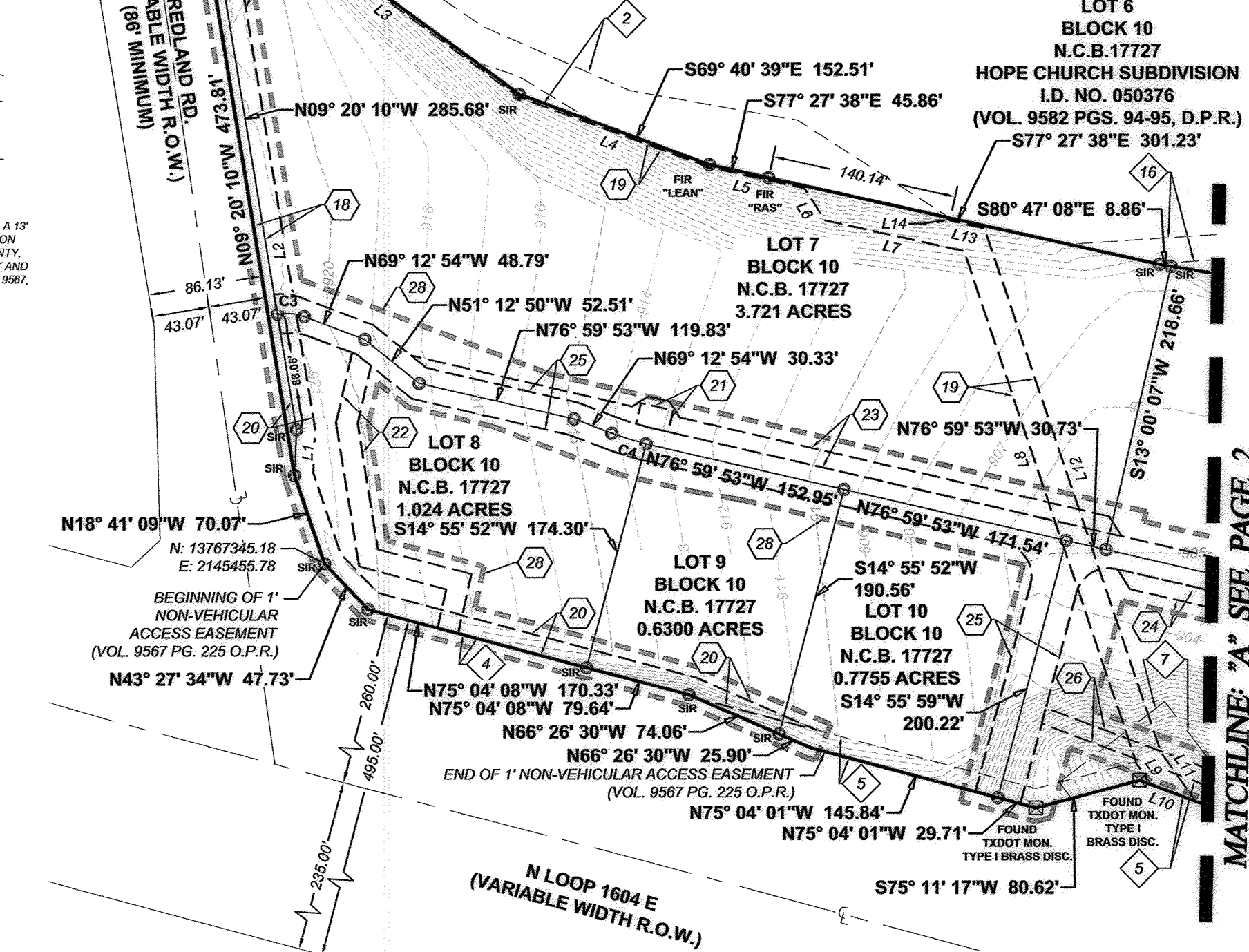
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT(S) 7, 8, 9, 10, 11, 12, 13 & 14, BLOCK 10, N.C.B. 17727, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S 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 #0202C02955, DATED SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



KEY NOTES

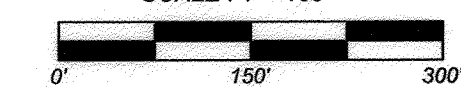
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|--|---|
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| | 22 16' WATER EASEMENT |
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| | 25 VARIABLE WIDTH INGRESS/EGRESS & UTILITY EASEMENT |
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| | 27 VARIABLE WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.001 ACRES |
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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REPLAT ESTABLISHING
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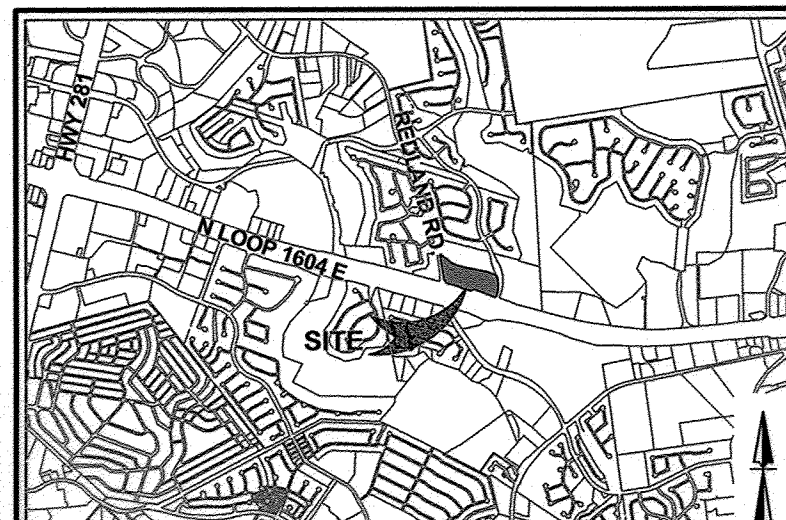
DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

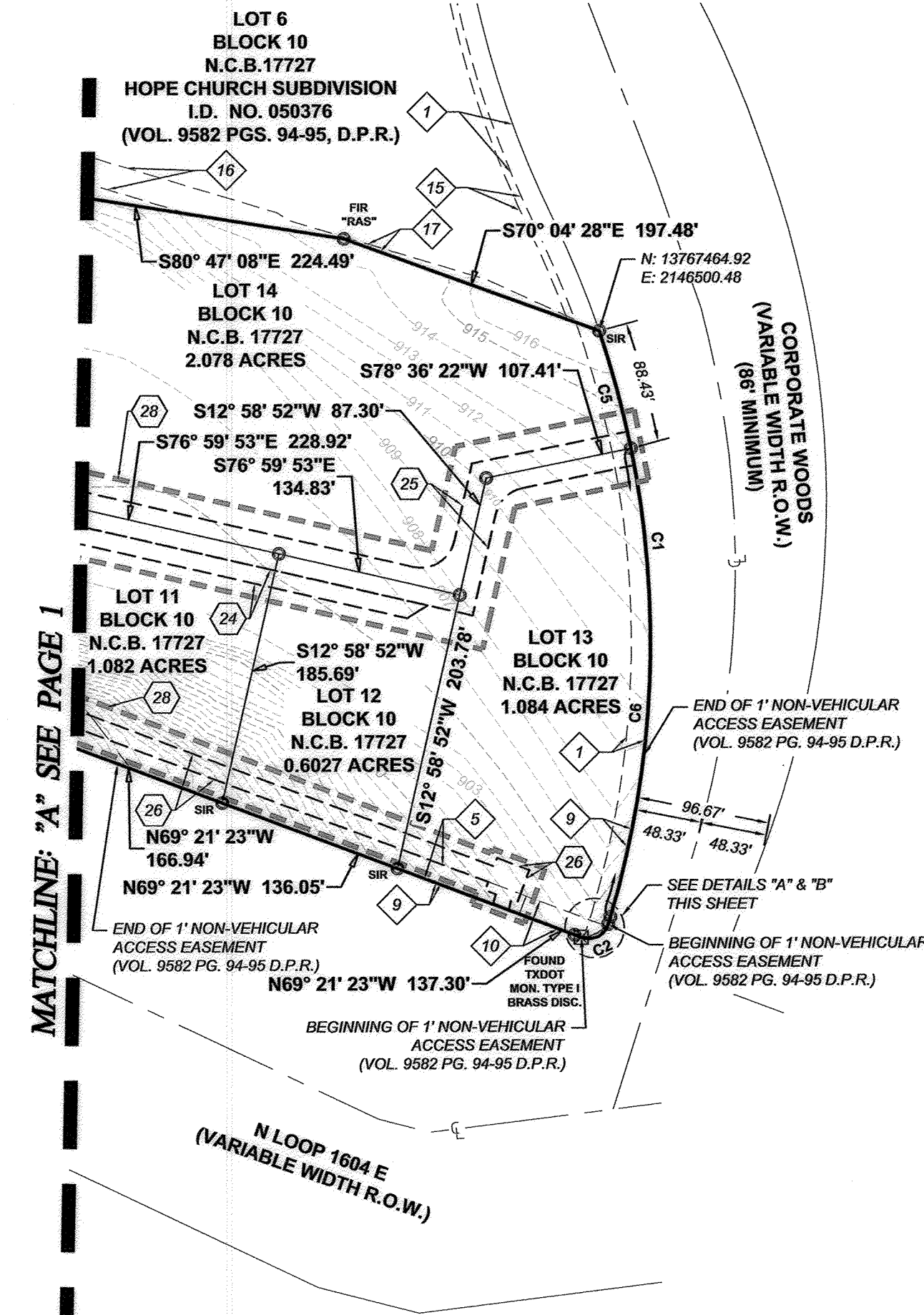
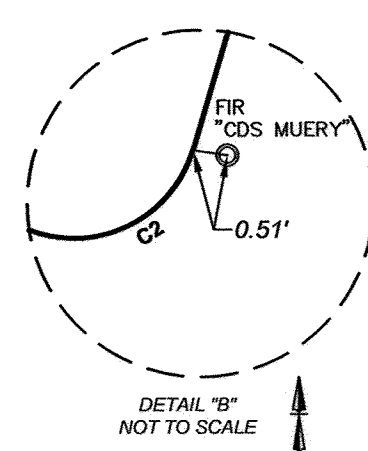
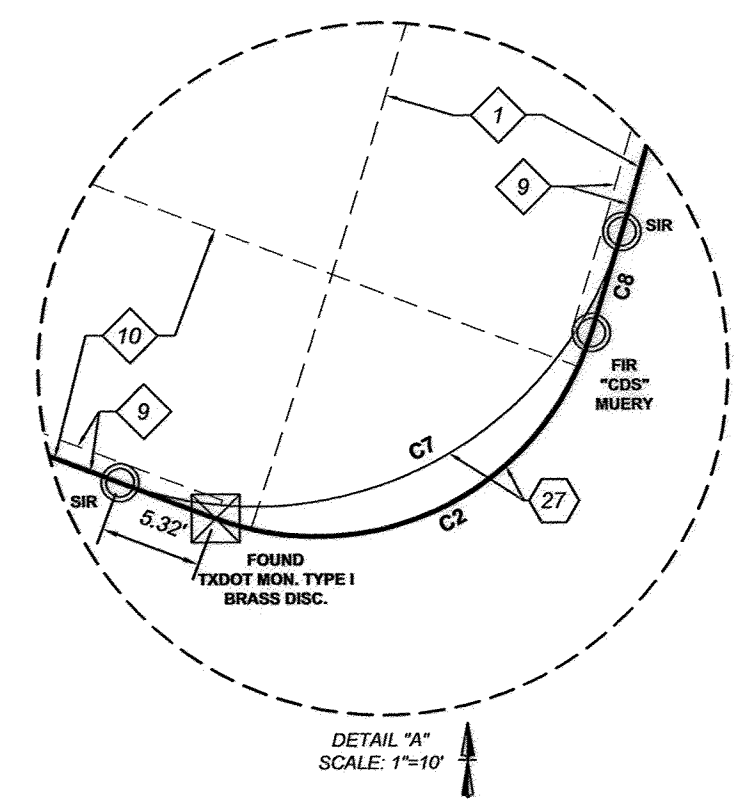
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KEY NOTES

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ARMANDO J. NIEBLA
LICENSED PROFESSIONAL ENGINEER NO. 102296
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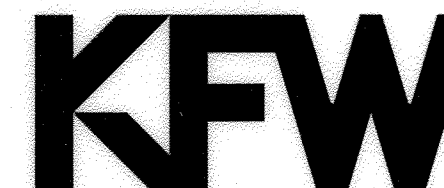
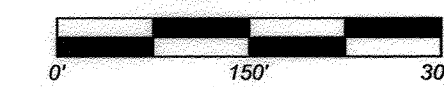
13 AUG 2019

PLAT NUMBER 180223

REPLAT ESTABLISHING SARFANI PLAZA

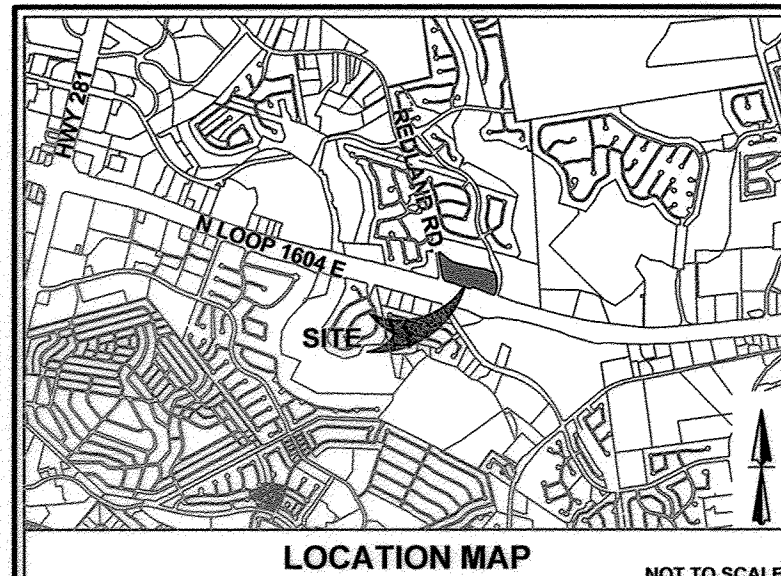
BEING A TOTAL OF 11.06 ACRES TRACT OF LAND, CONSISTING OF A 0.0637 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOT(S) 7, 8, 9, 10, 11, 12, 13 & 14, BLOCK 10, N.C.B. 17727 OF THE AMENDING PLAT OF HOPE CHURCH SUBDIVISION I.D. NO. 050376 OF RECORD IN VOLUME 9582 PAGES 94-95 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
SADRUDIN SARFANI
PRESIDENT
AAMSHU INC.
8755 INTERSTATE 10 E.
CONVERSE, TX 78109



KEY NOTES

- | | | |
|--|---|--|
| 1 14" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9567 PG. 225 D.P.R.) | 11 MUTUAL ACCESS EASEMENT (VOL. 9567 PG. 225 D.P.R.) | 21 VARIABLE WIDTH SANITARY SEWER EASEMENT |
| 2 REMAINING PORTION OF VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9582 PGS. 94-95, D.P.R.) | 12 13' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.) | 22 16" WATER EASEMENT |
| 3 28" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.) | 13 20' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.) | 23 VARIABLE WIDTH WATER EASEMENT |
| 4 1' NON-VEHICULAR ACCESS EASEMENT (VOL. 9567 PG. 225 O.P.R.) | 14 19' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.) | 24 VARIABLE WIDTH WATER EASEMENT |
| 5 14" GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 6013 PG. 449 O.P.R.) | 15 5' PRIVATE SANITARY SEWER LATERAL EASEMENT TO SERVE LOT 5 THROUGH A PRIVATE AGREEMENT BETWEEN OWNERS (VOL. 9582 PGS. 94-95 D.P.R.) | 25 VARIABLE WIDTH INGRESS/EGRESS & UTILITY EASEMENT |
| 6 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.) | 16 REMAINDER OF 19' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.) | 26 VARIABLE WIDTH SANITARY SEWER EASEMENT |
| 7 REMAINING PORTION OF EASEMENT PARCEL 4(E) PART 1 (VOL. 4551 PG. 99 D.P.R.) | 17 REMAINDER OF 13' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.) | 27 VARIABLE WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.001 ACRES |
| 8 15' PRIVATE WATER EASEMENT (VOL. 9567 PG. 225 D.P.R.) | 18 VARIABLE WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.0627 ACRES | |
| 9 1' NON-VEHICULAR ACCESS EASEMENT (VOL. 9582 PG. 94-95 D.P.R.) | 19 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT | |
| 10 14" WIDE GAS EASEMENT (VOL. 4835 PG. 1096 O.P.R.) | 20 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | |

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- TXDOT MON. = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
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- C.L. = CENTER LINE
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- 900 = CONTOURS
- EXISTING EASEMENT
- PROPOSED EASEMENT

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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.

ARMANDO J. NIEBLA
LICENSED PROFESSIONAL ENGINEER NO. 102296
KFW ENGINEERS, LLC
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

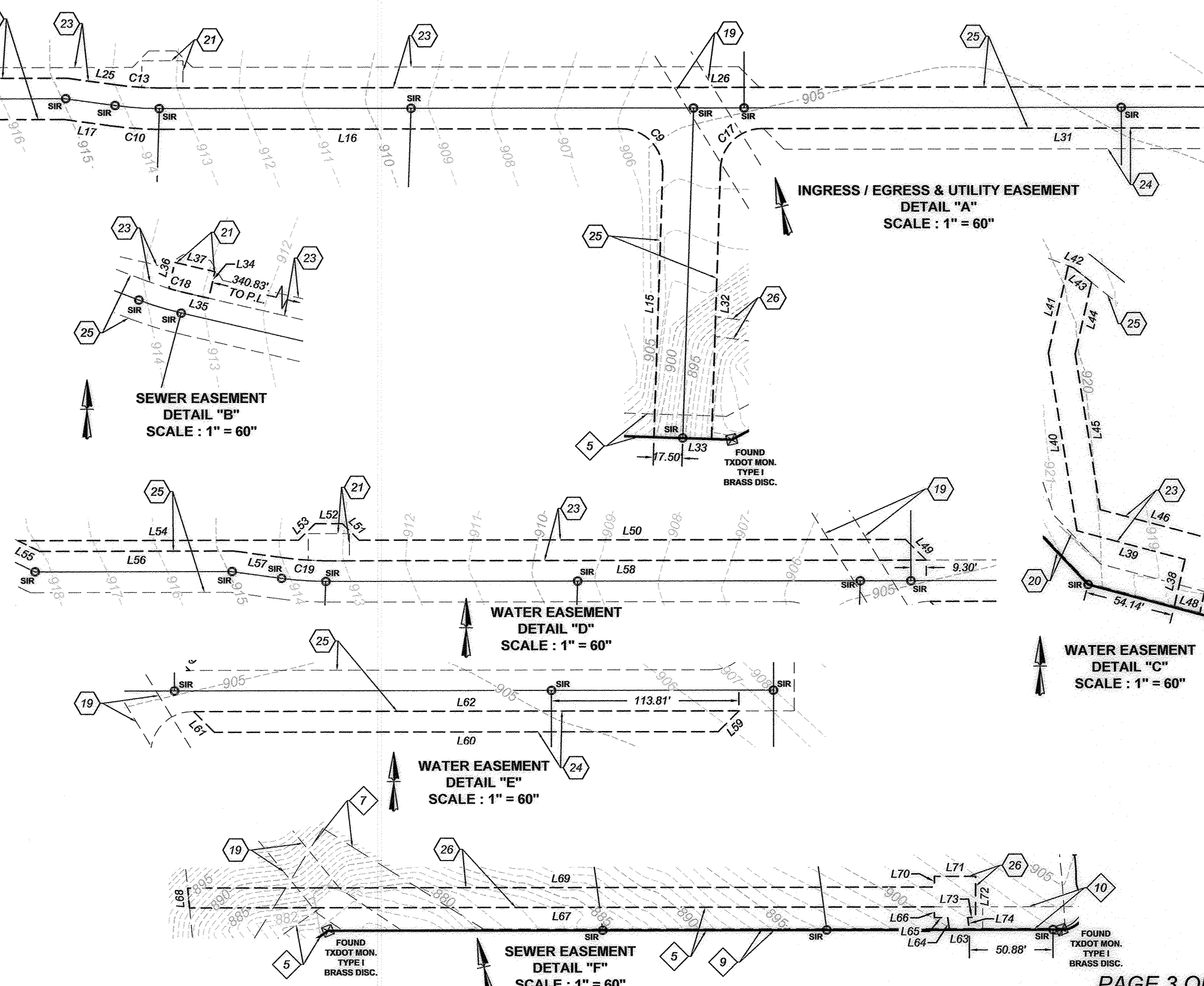
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

13 AUG 2019

Line Table					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L15	161.27	N14° 55' 59"E	L35	14.33	N76° 59' 53"W
L16	280.77	N76° 59' 53"W	L36	16.11	N13° 00' 07"E
L17	29.48	N69° 12' 54"W	L37	25.00	S76° 59' 53"E
L18	121.84	N76° 59' 53"W	L38	29.85	N12° 40' 00"E
L19	53.39	N51° 12' 50"W	L39	67.80	N75° 06' 57"W
L20	36.45	N69° 12' 54"W	L40	109.27	N9° 06' 12"W
L21	30.00	N9° 20' 10"W	L41	54.22	N12° 59' 54"E
L22	58.44	S69° 12' 54"E	L42	3.38	S69° 12' 54"E
L23	51.63	S51° 12' 50"E	L43	14.05	S51° 12' 50"E
L24	117.82	S76° 59' 53"E	L44	44.53	S12° 59' 54"W
L25	31.18	S69° 12' 54"E	L45	95.75	S9° 06' 12"E
L26	681.40	S76° 59' 53"E	L46	72.80	S76° 06' 57"E
L27	57.85	N12° 58' 52"E	L47	45.67	S12° 40' 00"W
L28	115.36	N76° 36' 22"E	L48	16.01	N75° 04' 08"W
L29	83.12	S76° 36' 22"W	L49	17.68	N31° 59' 53"W
L30	75.63	S12° 58' 52"W	L50	331.81	N76° 59' 53"W
L31	365.72	N76° 59' 53"W	L51	14.16	N31° 59' 53"W
L32	164.13	S14° 55' 59"W	L52	16.63	N77° 00' 20"W
L33	35.00	N75° 04' 01"W	L53	14.16	S58° 00' 07"W
L34	16.50	S13° 00' 07"W	L54	170.80	N76° 59' 53"W

Line Table		
LINE #	LENGTH	DIRECTION
L75	93.35	S76° 04' 01"E
L76	99.96	N66° 28' 30"W
L77	247.06	N75° 04' 08"W
L78	40.69	N43° 27' 34"W
L79	64.39	N16° 41' 09"W
L80	33.17	N2° 28' 36"E
L81	420.15	N9° 20' 10"W



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.

SADRUDIN SARFANI
PRESIDENT
AAMSHU INC.
8755 INTERSTATE 10 E.
CONVERSE, TX 78109
(210) 535-3736

GRETCHEN H. SELLARD
My Notary ID # 128336668
Expires July 26, 2022

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SADRUDIN SARFANI, 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 13 DAY OF August, A.D. 2019
Gretchen H. Sellard
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF SARFANI PLAZA HAS BEEN SUBMITTED TO BE 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) HAD BEEN GRANTED.

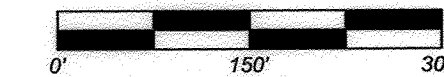
DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

REPLAT ESTABLISHING
SARFANI PLAZA

BEING A TOTAL OF 11.06 ACRES TRACT OF LAND, CONSISTING OF A 0.0637 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOT(S) 7, 8, 9, 10, 11, 12, 13 & 14, BLOCK 10, N.C.B. 17727 OF THE AMENDING PLAT OF HOPE CHURCH SUBDIVISION I.D. NO. 050376 OF RECORD IN VOLUME 9582 PAGES 94-95 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



ENGINEERS + SURVEYING

3421 Paessanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
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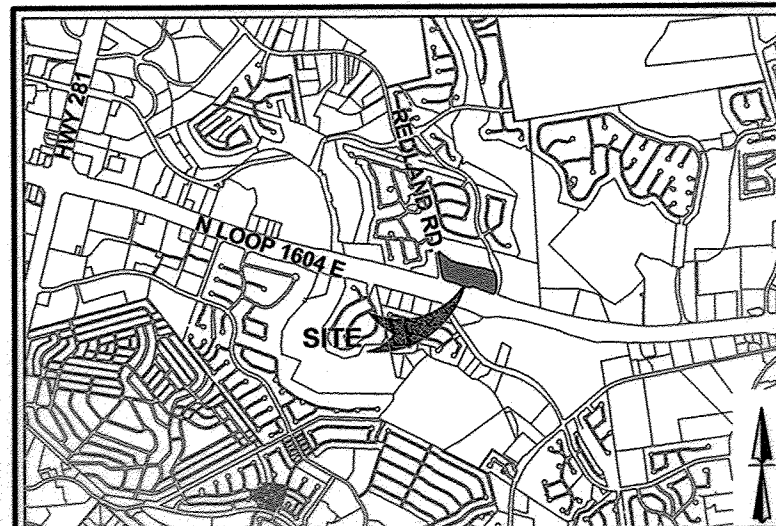
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L77	247.06'	N75° 04' 08"W
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OWNER/DEVELOPER:
SADRUDDIN SARFANI
PRESIDENT
AAMSHU INC.
8755 INTERSTATE 10 E.
CONVERSE, TX 78109

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L32	164.13'	S14° 55' 59"W
L33	35.00'	N75° 04' 01"W
L34	16.50'	S13° 00' 07"W

KEY NOTES

- 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9567 PG. 225 D.P.R.)
- REMAINING PORTION OF VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9582 PGS. 94-95, D.P.R.)
- 28' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- 1' NON-VEHICULAR ACCESS EASEMENT (VOL. 9567 PG. 225 O.P.R.)
- 14' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 6013 PG. 449 O.P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- REMAINING PORTION OF EASEMENT PARCEL 4(E) PART 1 (VOL. 4551 PG. 99 D.P.R.)
- 15' PRIVATE WATER EASEMENT (VOL. 9567 PG. 225 D.P.R.)
- 1' NON-VEHICULAR ACCESS EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- 14' WIDE GAS EASEMENT (VOL. 4835 PG. 1096 O.P.R.)
- MUTUAL ACCESS EASEMENT (VOL. 9567 PG. 225 D.P.R.)
- 13' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- 20' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- 19' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- 5' PRIVATE SANITARY SEWER LATERAL EASEMENT TO SERVE LOT 5 THROUGH A PRIVATE AGREEMENT BETWEEN OWNERS (VOL. 9582 PGS. 94-95 D.P.R.)
- REMAINDER OF 19' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- REMAINDER OF 13' DRAIN EASEMENT (VOL. 9582 PGS. 94-95 D.P.R.)
- VARIABLE WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.0627 ACRES
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- 16' WATER EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- VARIABLE WIDTH INGRESS/EGRESS & UTILITY EASEMENT
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- VARIABLE WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.001 ACRES



LOCATION MAP

NOT TO SCALE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C9	40.11	25.00	91°55'52"	35.95	N31° 01' 57"W	25.86
C10	28.61	227.14	7°13'04"	28.59	N72° 50' 28"W	14.33
C11	23.39	45.01	29°46'06"	23.13	N84° 06' 05"W	11.96
C12	20.21	40.17	28°49'53"	20.00	S83° 39' 42"E	10.33
C13	25.34	202.08	7°11'05"	25.32	S72° 49' 33"E	12.69
C14	39.28	25.00	90°01'15"	35.36	N57° 59' 29"E	25.01
C15	25.00	700.00	2°02'47"	25.00	S11° 23' 38"E	12.50
C16	28.63	25.00	65°37'30"	27.09	S45° 47' 37"W	16.12
C17	38.43	25.00	68°04'08"	34.75	S58° 58' 03"W	24.17
C18	10.68	202.08	3°01'42"	10.68	N74° 54' 15"W	5.34
C19	25.34	202.08	7°11'05"	25.32	S72° 49' 33"E	12.69

LINE #	LENGTH	DIRECTION
L1	34.34'	N2° 25' 36"E
L2	373.74'	N9° 20' 10"W
L3	7.00'	S80° 39' 50"W

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
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- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 900 = CONTOURS
- EXISTING EASEMENT
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SURVEYOR NOTES

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13 AUG 2019

VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE
AND CABLE TELEVISION EASEMENT
DETAIL "G"
SCALE: 1" = 60"