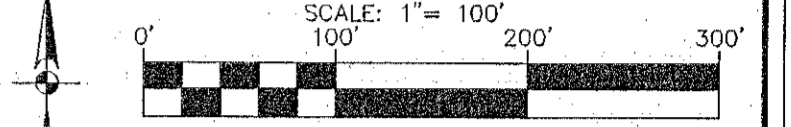


PLAT NUMBER 19-11800308 REPLAT & SUBDIVISION PLAT ESTABLISHING SFIP UNIT 9A

BEING A TOTAL OF 7.835 ACRE TRACT OF LAND, INCLUSIVE OF AN 0.774 ACRE VARIABLE WIDTH DRAINAGE EASEMENT (OFF LOT), ESTABLISHING LOT 5, BLOCK 2, NCB 17995 OUT OF A PORTION OF 239.679 ACRE TRACT OF LAND RECORDED IN VOLUME 18968, PAGE 530 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE J.J. SANCHEZ SURVEY NO. 34, ABSTRACT 665, COUNTY BLOCK 5100, NOW IN THE NEW CITY BLOCK 17995, IN THE CITY OF SAN ANTONIO, OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10228690
DATE OF PREPARATION: October 15, 2019

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, FORTY-ONE (41) STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: Allan Young
V.P. PRESIDENT
CONNECTION INDUSTRIAL PARK, LLC
100 NE LOOP 410, SUITE 1500
SAN ANTONIO, TEXAS, 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Allan Young 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 16 DAY OF October, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SFIP UNIT 3B (PLAT # 18-00019) WHICH IS RECORDED IN VOL. 20001, PG. 1453 OF THE 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 PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: Allan Young
V.P. PRESIDENT
CONNECTION INDUSTRIAL PARK, LLC
100 NE LOOP 410, SUITE 1500
SAN ANTONIO, TEXAS, 78216

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 16 DAY OF October, A.D. 2019.

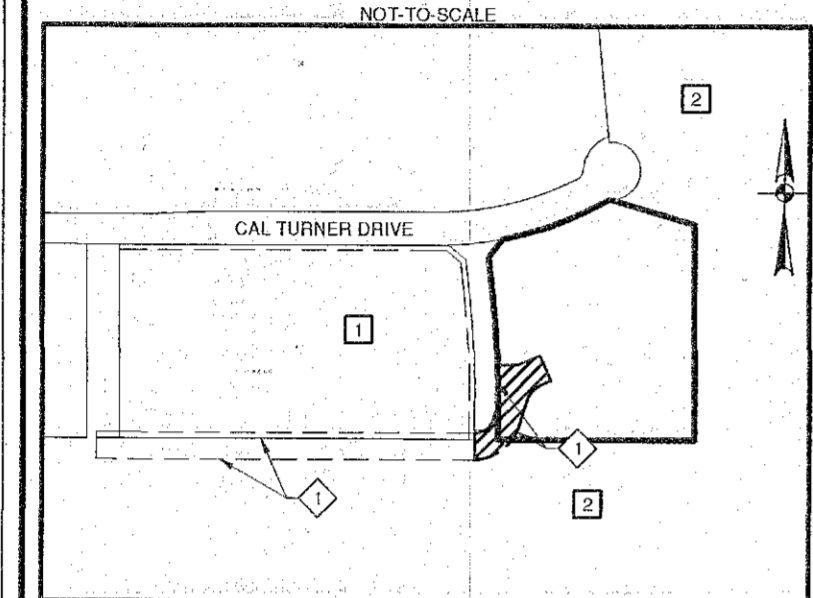
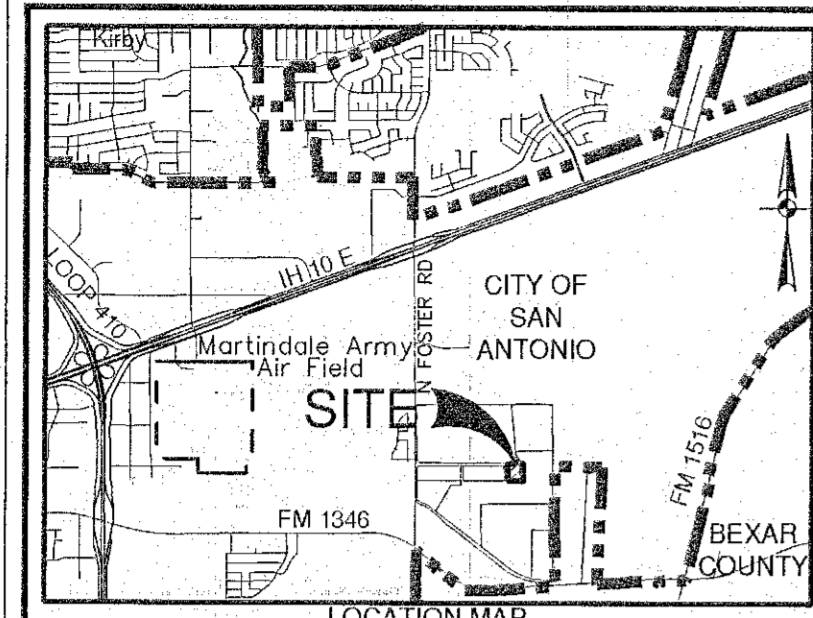
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: THIS PLAT OF SFIP UNIT 9A 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. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1" = 300'

THE 0.531 ACRES BEING REPLATTED IS A PORTION OF A VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT OF THE SFIP UNIT 3B SUBDIVISION RECORDED IN VOLUME 20001, PAGE 1453 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- #### LEGEND
- CATV CABLE TELEVISION
 - CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - DR DEED RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)
 - NCB NEW CITY BLOCK
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
 - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE(S)
 - ROW RIGHT-OF-WAY
 - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - AC ACRE
 - 1140 EXISTING CONTOURS
 - Centerline EASEMENT POINT OF INTERSECTION
 - VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT) (0.527 AC.) (PERMEABLE) (VOL. 20001, PG. 1453, PR)
 - 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20001, PG. 1453, PR)
 - 16" PUBLIC DRAINAGE & SANITARY SEWER EASEMENT (PERMEABLE)
 - VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF LOT) (0.774 AC.) (PERMEABLE)
 - 25' x 25' SANITARY SEWER TURNAROUND EASEMENT (OFF LOT) (0.014 AC.)
 - VARIABLE WIDTH PUBLIC DRAINAGE & SANITARY SEWER EASEMENT (OFF LOT) (0.013 AC.)
 - VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.241 AC.)
 - LOT 4, BLOCK 2, NCB 17995 SFIP UNIT 3B (VOL. 20001, PG. 1453, PR)
 - UNPLATTED REMAINDER OF 239.679 ACRES CONNECTION INDUSTRIAL PARK, LLC (VOL. 18968, PG. 530, OPR)
 - LOT 5, BLOCK 2, NCB 17995 (6.861 ACRES)
 - LOT 8, BLK 2, NCB 17995 SFIP UNIT 3B (VOL. 20001, PG. 1453 PR)
 - EASEMENT AND R.O.W. (VOL. 16202, PG 2160, OPR) (VOL. 10705, PG 163, OPR)
 - VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (0.621 AC.) (VOL. 9694, PGS 35-36, DPR)
 - VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT) (1.585 AC. REMAINING) (VOL. 20001, PG. 1453, PR)
 - 25' x 25' SANITARY SEWER TURNAROUND EASEMENT (OFF LOT) (0.014 AC.) (VOL. 20001, PG. 1453, PR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

Taylor Glenn Dawson 10-16-19
LICENSED PROFESSIONAL ENGINEER
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: PAPE-DAWSON ENGINEERS, INC.

G. E. Buchanan 10/16/2019
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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 BY 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.

FIRE:

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 5, BLOCK 2, CB OR NCB 17995, 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.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	893.00'	18'34'09"	N69°43'36"E	288.15'
C2	25.00'	29'19'42"	N75°08'22"E	12.66'
C3	66.00'	75'17'01"	N52°21'30"E	80.62'
C4	9.00'	75'17'01"	S52°21'30"W	10.99'
C5	57.00'	75'17'01"	S52°21'30"W	59.62'
C6	2030.00'	6'28'54"	N31°11'31"W	229.53'
C7	2084.00'	11°16'19"	S0°35'13"E	46.26'

SAWS IMPACT FEE:

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:

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.

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C04400, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CB	2030.00'	11°16'19"	S0°35'13"E	45.06'
C9	89.00'	19'33'16"	S79°59'35"W	30.23'
C10	11.00'	29'19'42"	S75°08'22"W	5.57'
C11	907.00'	18'13'38"	S69°33'20"W	1287.32'
C12	2044.00'	6'28'54"	S2°11'31"E	231.23'

DRAINAGE EASEMENT ENCROACHMENTS:

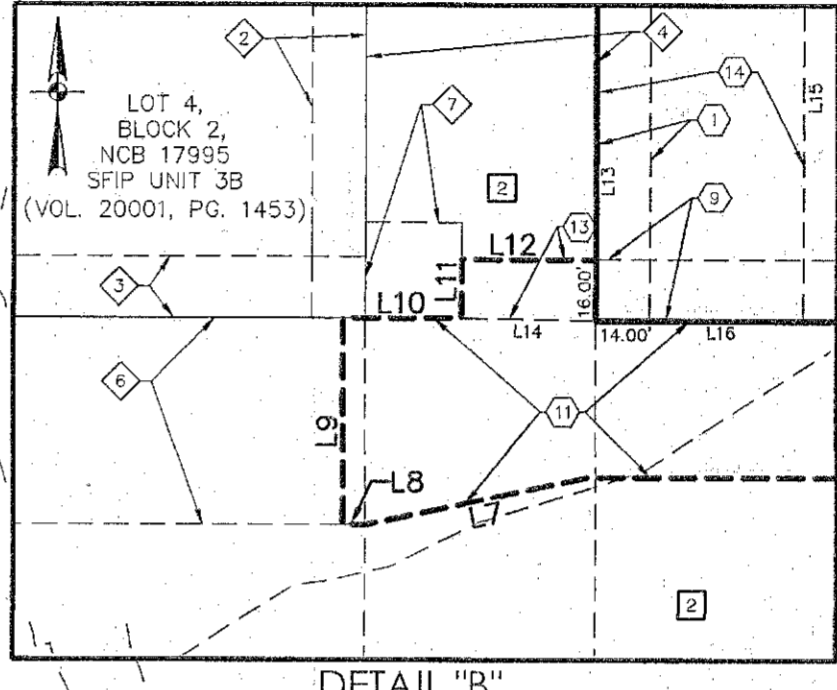
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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.

SAWS DEDICATION:

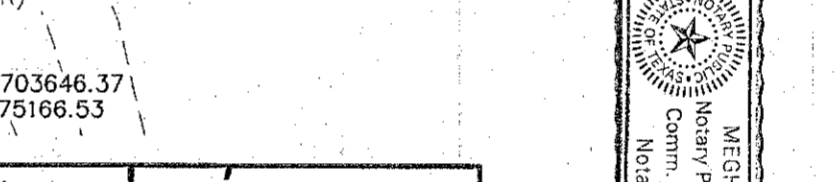
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

INGRESS/EGRESS SEWER:

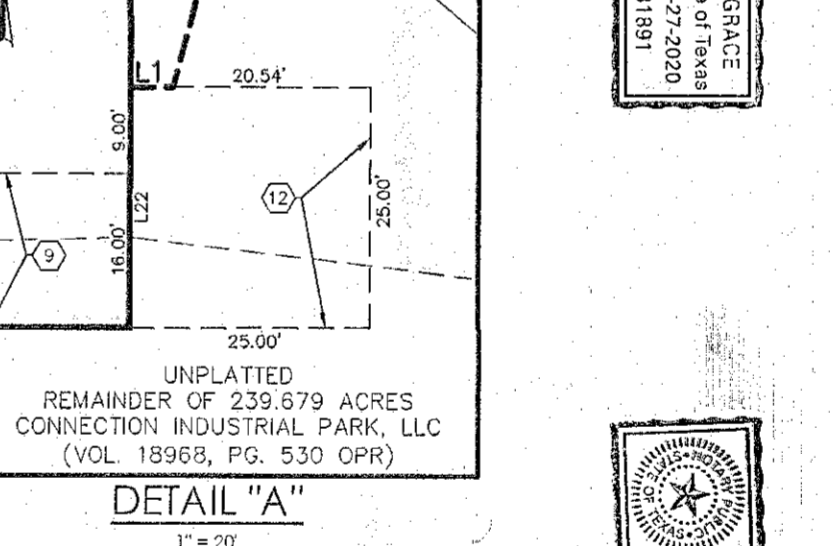
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.



UNPLATTED REMAINDER OF 239.679 ACRES CONNECTION INDUSTRIAL PARK, LLC (VOL. 18968, PG. 530 OPR)



UNPLATTED REMAINDER OF 239.679 ACRES CONNECTION INDUSTRIAL PARK, LLC (VOL. 18968, PG. 530 OPR)



LINE TABLE

LINE #	BEARING	LENGTH
L1	N90°00'00"E	4.46'
L2	N14°42'59"E	31.04'
L3	N90°00'00"E	27.47'
L4	S0°00'00"E	57.00'
L5	N90°00'00"W	27.47'
L6	S14°42'59"W	40.35'
L7	S77°56'51"W	59.32'
L8	N89°57'04"W	5.88'
L9	N0°02'56"E	54.00'
L10	S89°57'04"E	30.88'
L11	N0°02'56"E	15.41'

LINE TABLE

LINE #	BEARING	LENGTH
L12	N90°00'00"E	35.00'
L13	N0°02'56"E	132.61'
L14	S89°01'50"E	35.00'
L15	S0°02'56"W	148.56'
L16	N90°00'00"E	40.00'
L17	S88°46'38"W	54.00'
L18	S73°39'12"E	31.08'
L19	S38°50'58"W	48.78'
L20	S6°25'58"E	92.04'
L21	S0°02'56"W	148.60'
L22	S0°00'00"E	25.00'

UNPLATTED REMAINDER OF 239.679 ACRES CONNECTION INDUSTRIAL PARK, LLC (VOL. 18968, PG. 530 OPR)

JJ SANCHEZ SURVEY NO. 34,
ABSTRACT 665, CB 5100

