

JEFFREY MCKINNIE

89393

CENSE CONTRACTOR

CPS/SAWS/COSA UTILITY NOTES (IB526 - 22-26):

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 COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 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 BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS 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 WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER NGRESS 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 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 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. DEDICATION NOTE: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN

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 O 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

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.

NAGE EASEMENT ENCROACHMENT NOTE (IB526 - 12):
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 OTHE TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, A APPROVED. SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR O 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 EASEMENTS AND TO MAKE ANY MODIFICATIONS OF RESIDENTIAL FINISHED FLOOR NOTE (18526 - 8):

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL

EASEMENTS FOR FLOODPLAINS (18526 - 2):

1. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0240G, DATED SEPTEMBER 29, 2010: OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE FASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

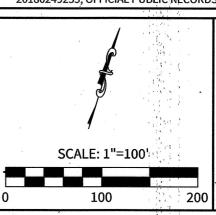
DETENTION POND NOTES (IB526 - 13):

1. 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 ETENTION 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 C

PLAT NUMBER: 20-11800279

## **REPLAT & SUBDIVISION PLAT ESTABLISHING** MEDICAL CENTER RESIDENTIAL

BEING A TOTAL OF 16.968 ACRES OF LAND LOCATED IN THE CITY OF SAI ANTONIO, BEXAR COUNTY, TEXAS, AND BEING COMPRISED OF: ALL OF LOTS 1-7, 9-18, A PORTION OF 8, BLOCK 7, N.C.B. 14691, ALL OF LOTS 1-7, BLOCK 11. N.C.B. 14695, ALL OF LOT 7. BLOCK 6. N.C.B. 14690, AND A PORTION OF RICHVIEW STREET AND OAKLAND BOULEVARD, AS SHOWN ON THE PLAT O BABCOCK ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED I VOLUME 3025, PAGE 8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS TOGETHER WITH A CALLED 0.617 ACRES TRACT OF LAND CONVEYED TO S. ROCKING IN THE FREE WORLD, LLC, AS DESCRIBED IN DOCUMENT NUMBER 20180249255, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.





4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 Г:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPELS #10048500 • TBPE FIRM #45 [ MWC: 03054.007 ]

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 A ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION

6812 WEST AVE, SUITE 100 PHONE: (210) 764-9575 CONTACT PERSON: BLAKE YANTIS

STATE OF TEXAS

ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis KNOWN TO ME TO BE THE PERSON WHOS

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO MP THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

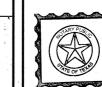
October A.D. 2020:

NORMA SALINAS

Notary ID #131144803

My Commission Expires

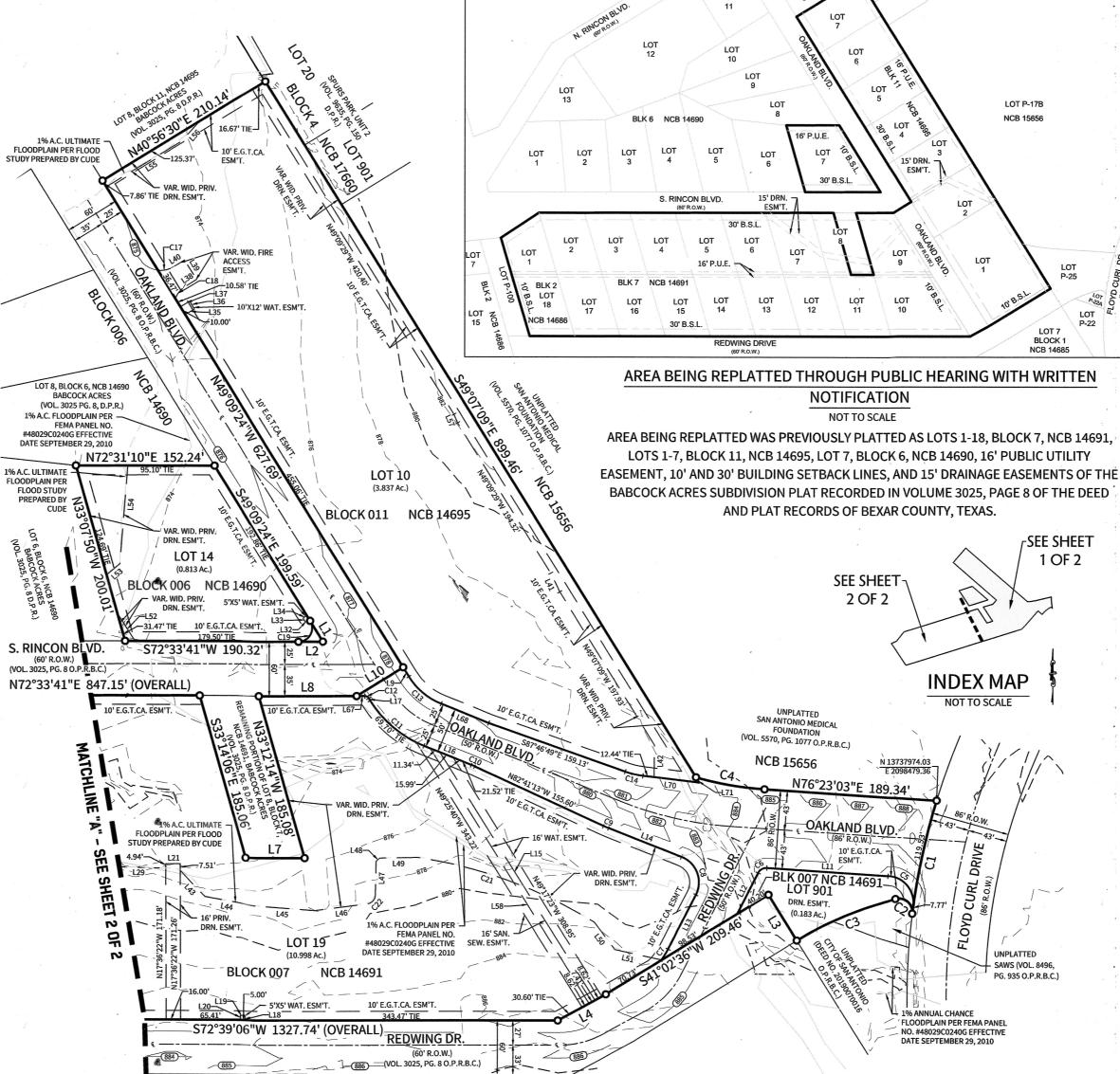
May 25, 2021

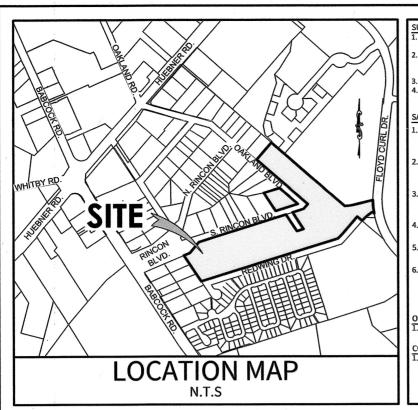


NOTARY PUBLIC BEXAR COUNTY, TEXAS

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		in the h	
		111 J. S. S.	
			MISSION OF THE CITY OF SAN ANTONIO,
	JLATIONS; AND/OR		IN ACCORDANCE WITH STATE OR LOCAL IVE EXCEPTION(S) AND/OR VARIANCE(S)
DATED THIS	DAY OF		, A.D
			•
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·			CHAIRMAN
		BY:	
		7 7 7	SECRETARY
		spilet i	

OCTOBER 2020 SHEET 1 OF 2





URVEYOR'S NOTES: (18526 - 37.)
PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH "CUDE" CAPS UNLESS NOTED

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED

INMENSIONS SHOWN ARE SURFACE.

JEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS

COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH-CENTRAL ZONE.

WS NOTES (IB 526 - 30-33, 35-36):

FROM THE NGS COOPERATIVE CORS NETWORK

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

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

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  $^2$ 

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. 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. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

-16.28

16' WAT. ESM'T.

10' E.G.T.CA. ESM'T

878

-(879)

EN SPACE NOTE (18526 - 47): LOT 901, BLOCK 7, NCB 14691, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

MMON AREA MAINTENANCE (IB526 - 1): THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SPACE AREAS, INCLUDING LOT 901, BLOCK 7, NCB 14691, 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.

N 13737462.50

LOT 15, BLOCK 2, NCB 14686

SERVICE KING - BABCOCK REPLAT (VOL. 9712, PG. 191 D.P.R.)

LOT 7, BLOCK 2, NCB 14686

BABCOCK ACRES (VOL. 3025 PG. 8, D.P.R.) CPS/SAWS/COSA UTILITY NOTES (IB526 - 22-26):

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 FASEMENT." "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

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.

S. RINCON BLVD.

10' E.G.T.CA. ESM'

(VOL. 3025, PG. 8 O.P.R.B.C.)

(VOL. 3025, PG. 8 O.P.R.B.C.)

DRAINAGE EASEMENT ENCROACHMENT NOTE (1B526 - 12): 1. 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 ( 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 EASEMENTS AND TO MAKE ANY MODIFICATIONS O IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR NOTE (IB526 - 8):

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL

EASEMENTS FOR FLOODPLAINS (18526 - 2):

1. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0240G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOT 6, BLOCK 6, NCB 14690

1% A.C. FLOODPLAIN PER FEMA PANEL NO. #48029C0240G EFFECTIVE

DATE SEPTEMBER 29, 2010

BABCOCK ACRES (VOL. 3025, PG. 8 D.P.R.)

N72°33'41"E 847.15' (OVERALL

LOT 19

BLOCK 007

(883)—

NCB 14691

884

CURVE RADIUS DELTA

743.00'

15.00'

381.23'

365.001

30.00

10.00

75.001

30.00'

89.00'

125.00

5.001

75.00'

89.00

27.25

27.251

28.001

28.00'

15.001

5.00

517.16'

10.001

111.00' 3°07'16"

C6

C11

C12

C13

C14

C16

C17

C19

C20

C22

9°49'01'

17°44'32"

11°59'41'

93°57'47'

66°50'37'

11°25'19'

95°20'55"

2°32'48"

36°04'37'

58°16'55"

36°04'37'

12°44'36"

. 32°54'55"

32°54'55"

37°19'39"

37°19'39"

121°43'05"

89°13'27"

23°02'05"

81°38'03"

DETENTION POND NOTES (IB526 - 13):

1. 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

10' E.G.T.CA. ESM'T.

DRN. ESM'T

S72°39'06"W 1327.74' (OVERALL)

**CURVE TABLE** 

127.30

28.701

118.05'

76.41'

49.20'

11.67

14.95

49.92'

6.05'

3.96'

78.71

5.09

47.22'

19.79'

15.65'

15.65'

18.24

18.24'

31.87'

7.791

207.92'

14.25'

63.81

59.50

38.351

6.60'

7.50

32.94'

3.021

1.98'

40.71

2.79

24.42

9.94'

8.05

9.46'

9.46'

26.90'

4.93

105.38

8.641

TANGENT | LENGTH | CHORD | CHORD BEARING

127.15

24.52'

117.58'

76.27

43.87'

11.02'

14.93

44.36'

6.05'

3.96'

77.41

4.87

46.45

19.75'

15.44'

15.44'

17.92

17.92

26.20

7.02

206.521

13.071

S05°21'19"E

N66°02'29"W

N82°22'53"E

N56°38'03"W

S42°57'44"W

N15°15'05"E

N38°08'02"W

N84°14'51"W

N83°57'37"W

N78°17'52"W

S67°11'43"E

S33°48'21"E

N00°53'26"W

N59°30'26"E

S22°10'46"W

N61°13'32"W

N87°12'34"W

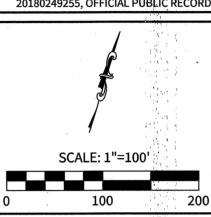
S24°32'13,"W

1% A.C. ULTIMATE FLOODPLAIN PER FLOOD

PLAT NUMBER: 20-11800279

**REPLAT & SUBDIVISION PLAT ESTABLISHING** MEDICAL CENTER RESIDENTIAL

BEING A TOTAL OF 16.968 ACRES OF LAND LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING COMPRISED OF: ALL OF LOTS 1-7, 9-18, A PORTION OF 8, BLOCK 7, N.C.B. 14691, ALL OF LOTS 1-7, BLOCK 11, N.C.B. 14695, ALL OF LOT 7, BLOCK 6, N.C.B. 14690, AND A PORTION OF RICHVIEW STREET AND OAKLAND BOULEVARD, AS SHOWN ON THE PLAT OF BABCOCK ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3025, PAGE 8, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS TOGETHER WITH A CALLED 0.617 ACRES TRACT OF LAND CONVEYED TO SA ROCKING IN THE FREE WORLD, LLC, AS DESCRIBED IN DOCUMENT NUMBER 20180249255, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.





M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 :210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM BPELS #10048500 • TBPE FIRM #45! [ MWC: 03054.007 ]

STATE OF TEXAS

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 PURP

OWNER/ DEVELOPER
SA ROCKING IN THE FREE WORLD, LLC 6812 WEST AVE, SUITE 100 SAN ANTONIO, TEXAS 78213 PHONE: (210) 764-9575

CONTACT PERSON: BLAKE YANTIS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Blake Yamis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26% day o

October AD. 2020:



NORMA SALINAS Notary ID #131144803 My Commission Expires May 25, 2021



LEGEND = ANNUAL CHANCE = BOULEVARD = BUILDING SETBACK LINE = CURVE NUMBER = COUNTY BLOCK DOC. D.P.R. DRN. EDU. E.G.T.CA. = DOCUMENT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS = DRAINAGE = EQUIVALENT DWELLING UNTIT = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION = EASEMENT = LINE NUMBER = NORTH AMERICAN DATUM = NEW CITY BLOCK = NOT TO SCALE MIN. O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS = PAGES = PRIVATE = PUBLIC UTILITY EASEMENT = SOUTH = SANITARY SEWER = SAN ANTONIO WATER SYSTEM = VARIABLE = VOLUME = WATER = PROPOSED CONTOUR = STREET CENTERLINE = EXISTING GROUND MINOR CONTOUR EXISTING PROPERTY LINE = 1% A.C. FLOODPLAIN PER FEMA = 1% A.C. ULTIMATE FLOODPLAIN PER CUDE STUDY = RECORD INFORMATION

> SEE SHEET 1 OF 2 SEE SHEET 2 OF 2

> > INDEX MAP

NOT TO SCALE

L17 N49°09'24"W

2.98' L34 N40°50'36"E

LINE TABLE LINE TABLE LINE TABLE LINE | BEARING | LENGTH | LINE | BEARING | LENGTH | LINE | BEARING | LENGTH | LINE | BEARING | LENGTH L18 S17°20'03"E L35 S40°50'36"W 12.00' 26.90' 5.00 L53 N32°08'26"E L36 S49°09'24"E 10.00' 19.17 L19 N72°39'06"E 5.00' L37 N40°50'36"E L54 N12°45'24"W L21 N72°23'38"E L38 S40°50'36"W S43°52'22"W 60.081 16.00 L56 N24°49'55"E 30.201 N66°46'11"E L22 S17°20'54"E L39 S49°09'24"E L40 N40°50'36"E L57 N40°37'39"W L23 N72°39'06"E 12.00' N39°11'41"E 131.21' L41 N43°16'32"W 22.74 L58 S49°17'48"E 330.18 64.90' L24 N17°20'54"W 10.001 L7 N72°36'10"E L67 S72°33'41"W L25 S17°20'54"E 14.75' L42 N16°38'35"W L26 N72°39'06"E S85°14'01"E L70 N79°28'35"E 62.36' L44 S82°53'32"W N40°50'36"E L27 N17°20'54"W 14.75 51.841 L28 N16°36'48"W 176.63' L45 S77°00'26"W 69.891 L71 N49°07'09"W S76°23'03"W 133.231 L29 S74°09'44"W 301.02' L46 S65°21'15"W 50.601 S09°32'26"W 37.17' L47 | S16°16'49"E 37.15 N09°32'26"E 67.40' L30 N23°05'13"W 40.30' L48 S30°45'14"W 5.26' N85°48'29"W 86.18' L15 N49°25'44"W 321.41' L32 S40°50'36"W 5.001 L49 S71°41'39"W 41.74' N85°14'01"W 56.30' L33 N49°09'24"W 5.001 L50 N54°05'29"W

5.001

L51 S84°56'55"W

ACCESS ESM"

/881)-

- 10'X12' WAT. ESM'T.

THIS PLAT OF MEDICAL CENTER RESIDENTIAL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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)

DAY OF DATED THIS

SECRETARY

OCTOBER 2020 SHEET 2 OF 2



STATE OF TEXAS

RIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

ONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOS

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY

HE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORING ACCORDING TO AN ACTUAL SURVEY MADE

M.W. CUDE ENGINEERS, L.L.C. AMES W. RUSSELL, R.P.L.S.

A W CUDE ENGINEERS LLC

EFFREY A. MCKINNIE, P.E.

STATE OF TEXAS

COUNTY OF BEXAL

PRIV. P.U.E. RD. R.O.W.

S.A.W.S.

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