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November 12, 2020

Administrative Exception / Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: BigHaus
Plat Number 20-11800047, SA BigHaus
UDC Sec. 35-523(h)

- ☐ Administrative Exception
- ☒ Environmental Variance
- ☐ Subdivision Platting Variance – Time Extension

Dear DSD,

The purpose of this correspondence is to formally request an Environmental Variance (“AEVR”) to Section 35-523(h) of the San Antonio Unified Development Code (“UDC”) for purposes of receiving a tree permit for that certain 44.28-acre tract generally located south and west of Babcock Rd. and Kyle Seale Pkwy (the “Property;” *see* **Exhibit “1”**). The Property is comprised of two tracts that are currently being replatted to be a single 44.28-acre lot, subdivision plat #20-11800047 (*see* **Exhibit “2”**), to be developed for a multi-family residential project and supporting amenity center (the “Project,” *see* **Exhibit “3”**). On behalf of the Property owner, please accept this request and backup documentation, including Proposed “Tree Preservation Plan” (*see* **Exhibit “4”**) for consideration of an environmental variance. Also included are the landscape “Planting Plans” for the Project (*see* **Exhibit “5”**).

Overall Purpose of the AEVR for the Property

The overall purpose of this AEVR is to allow for mitigation for those certain significant and heritage trees identified in the Tree Preservation Plan within the floodplain and Environmentally Sensitive Area (“ESA” or “riparian buffer”) of the Property. Specifically, to allow mitigation for:

- 512 inches of heritage trees removed in the floodplain; and
- 664 inches of significant trees removed in the ESA of the Project.

This totals 1,176 inches of mitigation being requested in the floodplain and ESA. UDC Sec. 35-523(h) requires 80% preservation of existing significant trees, as well as 100% preservation of existing heritage trees in the floodplain and ESA's. In this design, we are proposing 66% preservation of tree canopy in the ESA, requiring 14% mitigation, or mitigation of 664 caliper inches. (*see previously referenced Exhibit "4" for full calculations*), which would be prohibited but for the requested variance. We are also proposing mitigation of 512 caliper inches for heritage trees removed in the floodplain, also prohibited in the UDC but for the variance request. However, it must be noted (and described in greater detail herein) that actual mitigation will not be required because of the excess amount of tree preservation already provided by the owner. Specifically, the overall site had an excess preservation of 2,826 inches, so that even after subtracting the 1,176 total caliper inches needed for floodplain and ESA mitigation, there is an excess preservation of 1,650 caliper inches on the overall site. Beyond preservation, the Planting Plans show an additional 1,334 caliper inches proposed for the site. While we are ultimately requesting mitigation because of tree removal, the overall site shows a great deal more preservation than a typical multi-family project.

Brief Project Background and Introduction

The Property has a long history of attempted development. This is a challenging site, primarily because of the environmental factors. There is a large creek and floodplain area running through the site, bisecting it into eastern and western portions, which means access to the main area (western) from Babcock Road is difficult. There would seem to be an access solution from Kyle Seale Parkway, however, the land along the road is actually public lands and cannot be used or accessed for our site. Consequently, the only way to make use of the land is to bridge the creek. The Property also has a steep slope to the western portion, also creating challenges. In addition to the floodplain and sloped areas, the site is heavily treed, which means any development must be sensitive and thoughtful. Before the owner came along, others had tried, but it proved too much. This developer, however, has always maintained that the Property's natural beauty was the reason for its use, and strove throughout the process to preserve that beauty to its maximum. This is why the multi-family development is done as several, smaller buildings instead of the typical, large and continuous apartment building. It was done purposely, to allow careful, deliberate placement of the buildings to fit the landscape and existing tree stand locations. The amenity center on the eastern portion is also designed specifically to respond to the creek and other natural features. Still, the development requires some tree removal, especially when considering the work needed around the floodplain and riparian buffer areas. This is the purpose for the environmental variance request, to allow mitigation for increased tree removal in the riparian buffer areas.

Moreover, to further show how complicated this site has been, there were a few other required approvals that should be noted. First, the Property received a Rights Determination in June 2018 (RD 18-00018) that allowed at least 20.8 acres of the site to be vested to the 2006 Tree Ordinance for multi-family uses. If you note in the Tree Preservation Plan and attached tree mitigation calculations, there are two different areas, each with two different applicable tree ordinance provisions. For the portion of the Project within the vested area, we have no request; however, there are portions of the Project that are not vested and do require this variance request. In addition to the approved Rights Determination, the layout of the site faced a decision to either move

development up the slope, which would destroy more trees, or down the slope, which would encroach into the floodplain buffer/riparian buffer area. Due to enhanced water filtration systems and the desire to preserve trees, we chose to move down the slope, however, this required a variance approval from SAWS to increase the allowable impervious cover in the floodplain buffer area. This variance was approved in January 2019, and subsequently amended (to actually decrease impervious cover) in January 2020 (*see Exhibit “6”* with applicable exhibits therein). This approval also included a recorded declaration of covenants and restrictions, which included restrictions/requirements for:

- a maximum of 319 dwelling units (despite the right to develop over 1,500 units under the city’s land use restrictions in the ETJ);
- a required preservation of at least 123 inches of Heritage Trees in the “up-slope” area of the Property; and
- **a tree preservation area of 8.47 acres** (*see Exhibit “7”*), which tree preservation area more than offsets the minimal amount of mitigation we are requesting pursuant to this variance.

The SAWS approval also required **a recorded, non-development easement for an approximately 4.6-acre area, intended to be donated to the city’s conservation efforts** (*see Exhibit “8”*). Both the tree preservation area and the non-development easement were not required in order to develop the site, rather they were offered as evidence of just how important environmental preservation was to this Project and this owner. The monetary and development costs forgone to do this are not insignificant and it is important for the overall site, especially when compared to variance we are now requesting. This is shown clearly in Exhibit “4”: outside of the floodplain and ESA, we have preserved 86.6% of the site, an excess of 51.6% (or 2,826 caliper inches as stated in the “Overall Mitigation Summary” chart). Even after mitigating for this variance and for other portions of the site, there is still an excess of 300 inches preserved on the site. Furthermore, the Planting Plans propose an additional 1,334 inches, which is not required. As you can see, a great deal of effort and approval has gone into preservation and landscaping on this Property.

Justification and Discussion

When viewed overall, this Project has done everything possible to meet the spirit and intent of the UDC, specifically to “maintain, to the greatest extent possible, existing trees” on the Property, one of the primary goals of the Tree Ordinance. That was the starting point for all development decisions on this site. As mentioned above, the design of the small, multi-family units was driven by this goal, as was the location and design of the amenity center. Additionally, the developer has gone to great lengths (and expense) to ensure that the water quality would be unaffected by the Project, despite its location along the floodplain. One of the reasons for protecting trees in the riparian buffer area is to decrease runoff into the floodplain, which can contain harmful pollutants. Here, the developer has taken great care to install water quality measures that will give greater protection to the floodplain. The owner is proposing large and strategically placed vegetated filter strips and bayfilter cartridges between the structures and the floodplain areas (*see Exhibit “9”* for details and locations). These filter strips and cartridges are specifically designed and regulated to capture all pollutants contained within runoff created by the Project’s impervious cover areas. They are a solution that can have an even greater success rate and impact than simply leaving the floodplain buffer zone undeveloped, preventing any pollutants from reaching the floodplain. As

such, the purpose of the floodplain buffer and related trees is more than served, it is exceeded. The floodplain areas, and the riparian buffer area remain protected and to a greater degree than would otherwise be required, and the water quality and ecosystem are enhanced, an intent of the tree ordinance. Furthermore, the design and placement of the multi-family units has been done in such a way to add value to the property and reduce energy costs through passive solar design by utilizing trees, another stated goal of the tree ordinance.

Even with all these efforts, there are areas that still require special consideration for tree removal and mitigation, but certainly without being contrary to the spirit and intent of the UDC and the specific applicable tree regulations. I think it is clear that the owner has consistently taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare. This is especially true considering how much more of the site could have been developed, how many more units could have been stacked onto the site, how many more cars and impervious cover could have been used on site, and how many more trees could have been removed. As stated above and shown in the attached Exhibit "4," the owner has gone far beyond preserving the amount of trees required and is even planning to plant additional landscaping not otherwise required. Under the circumstances, the public interest underlying the proposed exception outweighs the public interest underlying the particular regulation for which the exception/variance is granted, due to the developer's extraordinary efforts to create an environmentally sensitive project. To enforce the regulation against mitigation in the floodplain and riparian buffer area would be to ignore the lengths the owner has gone to protect the public and the environment in total, such as tree preservation areas and non-development easement donation areas.

Moreover, this request is made in accordance with UDC Sec. 35-483(e) and meets the following criteria:

- *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property;*

Strict compliance with Sec. 35-523(h) would have a significant impact on the owner's ability to carry out the Project as fully designed. It has been able to meet every other code provision, all at great expense in order to preserve more trees. The 512 inches of mitigation for heritage trees in the floodplain and 664 inches of mitigation for trees in the ESA we are requesting through this variance is the most minimal we could manage and still make a reasonable use of the Property.

- *The hardship relates to the applicant's land, rather than personal circumstances;*

In this instance, the land is absolutely the hardship for the Project. The Property is in an extremely unique location with singular features. As clearly shown, a large portion of the site is occupied by floodplain area and actual creek bed. As it runs almost parallel to Babcock Rd., it completely severs the back half of the Property from the front (Babcock frontage). This not only eliminates many acres from being developable but creates unique access challenges. Add to that the impasse created along Kyle Seale Pkwy. Also stated above, there are non-accessible public lands that lie between the Property and Kyle Seale, which means ALL access must come from Babcock Rd. Those public lands also wrap around the rear of the site, cutting off any access or use of property that direction. Not that using the Property on the western portions (toward "the rear") would be greatly successful given the extreme slopes that direction. When all the challenges of the site are combined (the floodplain, the creek, the public lands, and the steep slopes), the amount of

developable area is limited to roughly 25% of the site. Hence, the reason for encroachments into areas that would not otherwise be required. We tried to focus development in flatter areas to minimize destruction to the site's natural slopes, however, the flatter the site, the more likely it will be covered with floodplain or floodplain buffer. SAWS recognized this fact when approving the increase to impervious cover within the floodplain buffer area. However, the variance received from SAWS is only one part of the story. In order to fully complete the design, we also need the requested variance to allow mitigation of trees removed in the floodplain and riparian buffer. Of course, that mitigation is already being proposed in the form of excess tree preservation area- an extra 2,826 inches beyond what is required for the rest of the site. All this is made possible through the efforts of the owner, but because of the unique qualities of the Property.

- *The hardship is unique, or nearly so, rather than one shared by many surrounding properties;*

As more fully detailed above, the hardship of this site is completely unique. The challenges of the floodplain, steep slopes, and public lands surrounding is not shared with any properties in the area and is unique to the Property.

- *The hardship is not the result of the applicant's own actions;*

The reason for this variance request is due to the challenging nature of the site, as described above. This was not due to any of the owner's actions. In fact, it has been the owner's actions in designing and laying out the development that have created the most protections for the site and attempted to reduce harmful impacts.

- *The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.*

The granting of this variance will not affect other, adjacent or nearby properties, nor prevent the orderly subdivision of other properties in the area. The variance request to allow mitigation and increased tree removal in the floodplain and riparian buffer area would not be seen or felt by adjacent properties, both because of its location and the minimal impact to the environment generally. The site provides heavy tree cover from Babcock Rd. so that the floodplain and creek itself is not even visible from the road. On the side of the Property facing Kyle Seale Pkwy, there is a large swath of public lands that cannot be disturbed and left in its natural state, providing no visibility to the floodplain or riparian buffer areas deep within the site. To the west, the site consists of a steep slope, covered in heavy trees, also preventing any visibility or notion of the floodplain buffer area and creek below. Indeed, the portion of the Property we are requesting be allowed a variance is all but hidden from adjacent land. Couple that with the minimal-to-negligible impact of the tree removal because of the other measures described above, and it is clear that this variance will in no way injure the appropriate use or enjoyment of adjacent lands.

Conclusion:

In my/our professional opinion, the proposed environmental variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the

public. As we have demonstrated, the developer has gone to great lengths to protect the natural landscape of the Property. The requested variance is minimal, but taken together with the other protections on site, the overall impact is even more so, keeping the welfare of the public safe from harmful effects.

Sincerely,



James McKnight
Brown & Ortiz, PC
Representative for Owner, SA Bighausland, LLC

Attachment(s):

Exhibit “1”: Property

Exhibit “2”: Plat #20-11800047

Exhibit “3”: Project Site Plan

Exhibit “4”: Tree Preservation Plan

Exhibit “5”: Landscape Planting Plan

Exhibit “6”: SAWS Variance Approval

Exhibit “7”: 8.47-acre Tree Preservation Area

Exhibit “8”: 4.6-acre Non-Development Easement

Exhibit “9”: Water Quality Measures Plan

For Office Use Only:		AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>					
<input type="checkbox"/>	APPROVED	<input type="checkbox"/>	APPROVED W/ COMMENTS	<input type="checkbox"/>	DENIED
Signature:			_____	Date:	_____
Printed Name:			_____	Title:	_____
Comments:			_____		



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	SA BigHaus
A/P # /PPR # /Plat #	20-11800047
Date:	10/28/20
Code Issue:	Tree preservation in Environmentally Sensitive Areas
Code Sections:	UDC 35-523(h)

Submitted By:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Dan Leverett	
Company:	SA Bighausland, LLC	
Address:	1722 Broadmoor Dr. Ste. 208, Bryan, TX	Zip Code: 77802
Tel #:	Fax#	E-Mail:
Consultant:	James McKnight, Representative for owner	
Company:	Brown & Ortiz, PC	
Address:	112 E. Pecan, Ste. 1360	Zip Code:
Tel #:	(210) 299-3704 Fax#	E-Mail: jmcknight@brownortiz.law
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions

- ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
☒ Other Variance to the Tree Ordinance (Environmental Variance)
- City Council District N/A Ferguson Map Grid _____ Zoning District N/A
- San Antonio City Limits ☐ Yes ☒ No
- Edwards Aquifer Recharge Zone? ☐ Yes ☒ No
- Previous/existing landfill? ☐ Yes ☒ No
- Parkland Greenbelts or open space? Floodplain? ☒ Yes ☐ No



RIGHTS DETERMINATION/ CONSENT AGREEMENT APPLICATION

Executed Letter of
Agent for the
Property used for RD
application

8. Authorization from Property Owner

I, DAN LEVERETT, for SA Bighausland, LLC, swear and affirm that I am the owner of property at Babcock & Kyle Seale, as shown in the records of Bexar County, Texas, which is the subject of this application.

I, DAN LEVERETT, for SA Bighausland, LLC, the owner of the property subject to this Rights Determination/Consent Agreement application, authorize Brown & Ortiz, PC (James McKnight) to submit the application and serve as my representative for this request.

C. B. Bighausland - MANAGER SA BIGHAUSLAND, LLC 7 MAY 2018

Property owner's signature

Date

9. Sworn statement:

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pending time of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

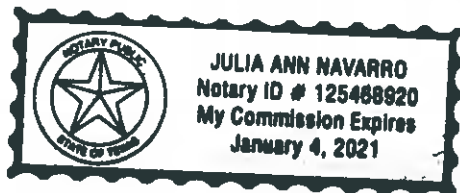
James McKnight

Applicant's Name

[Signature]
Applicant's signature

3/1/18 5/8/18
Date

Sworn to and subscribed before me by JAMES MCKNIGHT on this 8th day of MAY in the year 2018, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas



44.28-ac Property

EXHIBIT
1

Imagery ©2018 Google, Map data ©2018 Google 500 ft

EXHIBIT**1-A**

Property Identification #: 248016

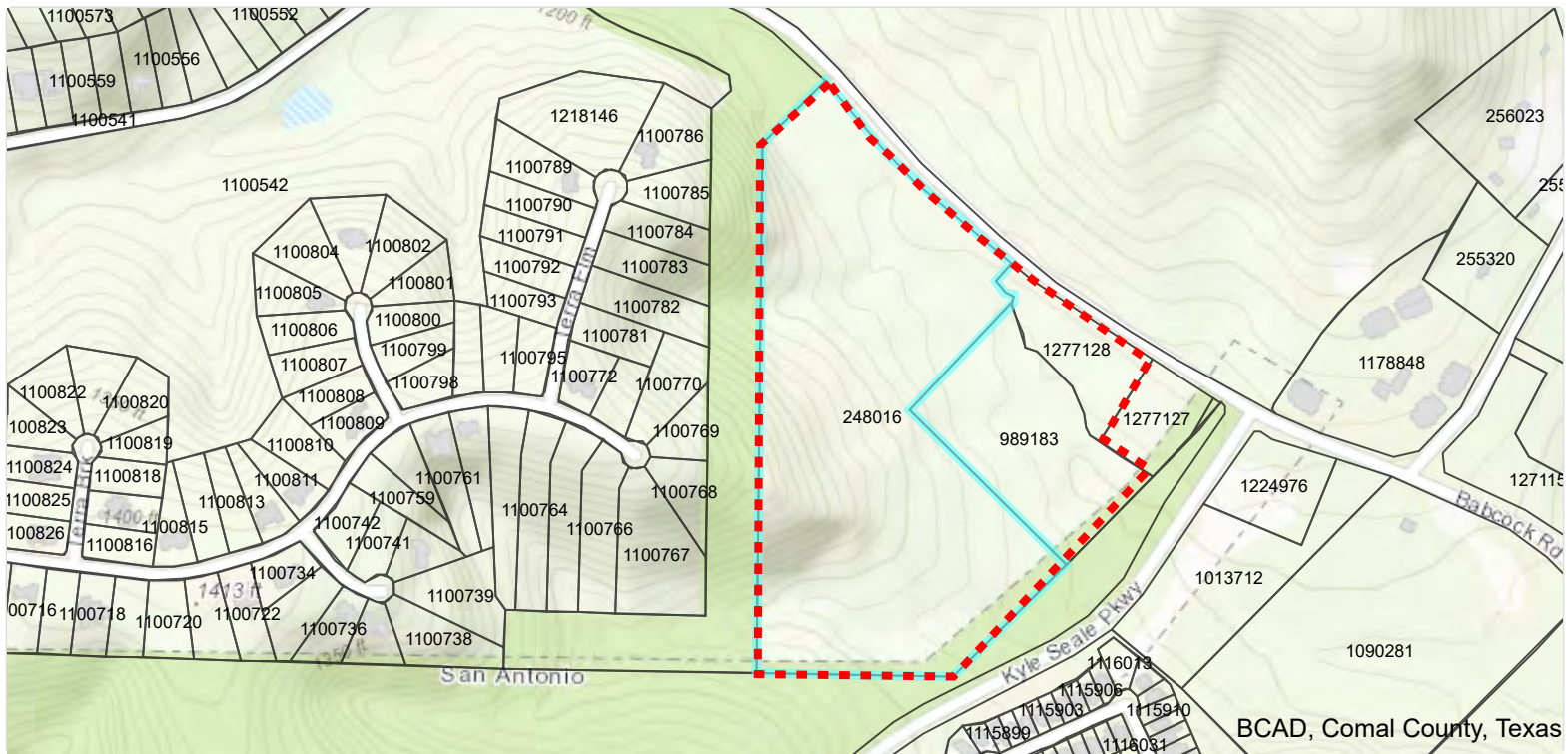
Property Information: 2018

Owner Identification #: 3097270

Geo ID: 04565-000-0016
 Situs: 19479 BABCOCK RD HELOTES, TX
 Address: 78023
 Property Type: Real
 State Code: E1

Legal Description: CB 4565 P-1 ABS 1122
 Abstract: A04565
 Neighborhood: NBHD code51500
 Appraised Value: \$2,444,900.00
 Jurisdictions: 06, 10, 101, 11, 56, CAD, 08, 09

Name: SA BIGHAUSLAND LLC
 Exemptions:
 DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 248016 SA BIGHAUSLAND
LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	248016	Legal Descrip on:	CB 4565 P-1 ABS 1122
Geographic ID:	04565-000-0016	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	099		
Property Use Descrip on:	VACANT LAND		

Protest

Protest Status:

Informal Date:

Formal Date:

Locaon

Address:	19479 BABCOCK RD HELOTES, TX 78023	Mapsco:	479C8
Neighborhood:	NBHD code51500	Map ID:	51005
Neighborhood CD:	51500		

Owner

Name:	SA BIGHAUSLAND LLC	Owner ID:	3097270
Mailing Address:	1722 BROADMOOR DR STE 212 BRYAN, TX 77802-5202	% Ownership:	100.0000000000%

Exemp ons:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,444,900	Ag / Timber Use Value
(+) Agricultural Market Valua on:	+	\$0	\$0
(+) Timber Market Valua on:	+	\$0	\$0

(=) Market Value:	=	\$2,444,900
(-) Ag or Timber Use Value Reduc on:	-	\$0

(=) Appraised Value:	=	\$2,444,900
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$2,444,900
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Taxing Jurisdiction

Owner: SA BIGHAUSLAND LLC

% Ownership: 100.000000000000%

Total Value: \$2,444,900

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.012868	\$2,444,900	\$2,444,900	\$314.61
08	SA RIVER AUTH	0.017290	\$2,444,900	\$2,444,900	\$422.72
09	ALAMO COM COLLEGE	0.149150	\$2,444,900	\$2,444,900	\$3,646.56
10	UNIV HEALTH SYSTEM	0.276235	\$2,444,900	\$2,444,900	\$6,753.67
101	BEXAR CO EMERG DIST #8	0.099230	\$2,444,900	\$2,444,900	\$2,426.07
11	BEXAR COUNTY	0.291229	\$2,444,900	\$2,444,900	\$7,120.26
56	NORTHSIDE ISD	1.375500	\$2,444,900	\$2,444,900	\$33,629.60
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,444,900	\$2,444,900	\$0.00
Total Tax Rate:		2.221502			
Taxes w/Current Exemptions:					\$54,313.49
Taxes w/o Exemptions:					\$54,313.50

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	30.4206	1325121.34	0.00	0.00	\$2,424,970	\$0
2	FLP	Flood Plain	3.5200	153331.20	0.00	0.00	\$19,930	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$2,444,900	0	2,444,900	\$0	\$2,444,900
2017	\$0	\$2,397,780	3,450	3,450	\$0	\$3,450
2016	\$0	\$2,316,230	3,450	3,450	\$0	\$3,450
2015	\$0	\$2,169,540	3,450	3,450	\$0	\$3,450
2014	\$0	\$2,009,520	3,450	3,450	\$0	\$3,450

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/20/2017	SWD	Special Warranty Deed	TEXAS LAND FUND NO 6 LP	SA BIGHAUSLAND LLC	18909	2016	20170250626
2	4/18/2008	SWD	Special Warranty Deed	BP 46 SAN ANTONIO LTD	TEXAS LAND FUND NO 6 LP	13458	0107	20080083705
3	8/16/2006	SWD	Special Warranty Deed		BP 46 SAN ANTONIO LTD	12335	2087	20060199902

2018 data current as of May 8 2018 12:40AM.

EXHIBIT

1-B

Property Identification #: 989183

Property Information: 2018

Owner Identification #: 3097270

Geo ID: 04718-000-0025
Situs 19479 BABCOCK RD HELOTES, TX
Address: 78023
Property Type: Real
State Code: E1

Legal Description: CB 4718 P-2 ABS 215
Abstract: A04718
Neighborhood: NBHD code51500
Appraised Value: \$351,410.00
Jurisdictions: 09, CAD, 10, 11, 56, 101, 06, 08

Name: SA BIGHAUSLAND LLC
Exemptions:
DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 989183 SA BIGHAUSLAND
LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	989183	Legal Description:	CB 4718 P-2 ABS 215
Geographic ID:	04718-000-0025	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	099		
Property Use Description:	VACANT LAND		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	19479 BABCOCK RD HELOTES, TX 78023	Mapscot:	479D8
Neighborhood:	NBHD code51500	Map ID:	51005
Neighborhood CD:	51500		

Owner

Name:	SA BIGHAUSLAND LLC	Owner ID:	3097270
Mailing Address:	1722 BROADMOOR DR STE 212 BRYAN, TX 77802-5202	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$351,410	Ag / Timber Use Value
(+) Agricultural Market Value:	+	\$0	\$0
(+) Timber Market Value:	+	\$0	\$0

(=) Market Value:	=	\$351,410
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$351,410
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$351,410
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Taxing Jurisdiction

Owner: SA BIGHAUSLAND LLC

% Ownership: 100.0000000000%

Total Value: \$351,410

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR COUNTY & FLOOD	0.012868	\$351,410	\$351,410	\$45.22
08	SA RIVER AUTH	0.017290	\$351,410	\$351,410	\$60.76
09	ALAMO COMM COLLEGE	0.149150	\$351,410	\$351,410	\$524.13
10	UNIV HEALTH SYSTEM	0.276235	\$351,410	\$351,410	\$970.72
101	BEXAR COUNTY EMERG DIST #8	0.099230	\$351,410	\$351,410	\$348.70
11	BEXAR COUNTY	0.291229	\$351,410	\$351,410	\$1,023.41
56	NORTHSIDE ISD	1.375500	\$351,410	\$351,410	\$4,833.64
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$351,410	\$351,410	\$0.00
Total Tax Rate:		2.221502			
Taxes w/Current Exemptions:					\$7,806.58
Taxes w/o Exemptions:					\$7,806.58

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	3.7574	163672.34	0.00	0.00	\$328,980	\$0
2	FLP	Flood Plain	3.9600	172497.60	0.00	0.00	\$22,430	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$351,410	0	351,410	\$0	\$351,410
2017	\$0	\$633,830	1,210	1,210	\$0	\$1,210
2016	\$0	\$611,260	1,210	1,210	\$0	\$1,210
2015	\$0	\$573,050	1,210	1,210	\$0	\$1,210
2014	\$0	\$531,370	1,210	1,210	\$0	\$1,210

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/20/2017	SWD	Special Warranty Deed	TEXAS LAND FUND NO 6 LP	SA BIGHAUSLAND LLC	18909	2016	20170250626
2	4/18/2008	SWD	Special Warranty Deed	BP 46 SAN ANTONIO LTD	TEXAS LAND FUND NO 6 LP	13458	0107	20080083705
3	8/16/2006	SWD	Special Warranty Deed	HIGHER GROUND DEVELOPMENT LLC	BP 46 SAN ANTONIO LTD	12335	2087	20060199902

EXHIBIT**1-C**

Property Identification #: 1277128

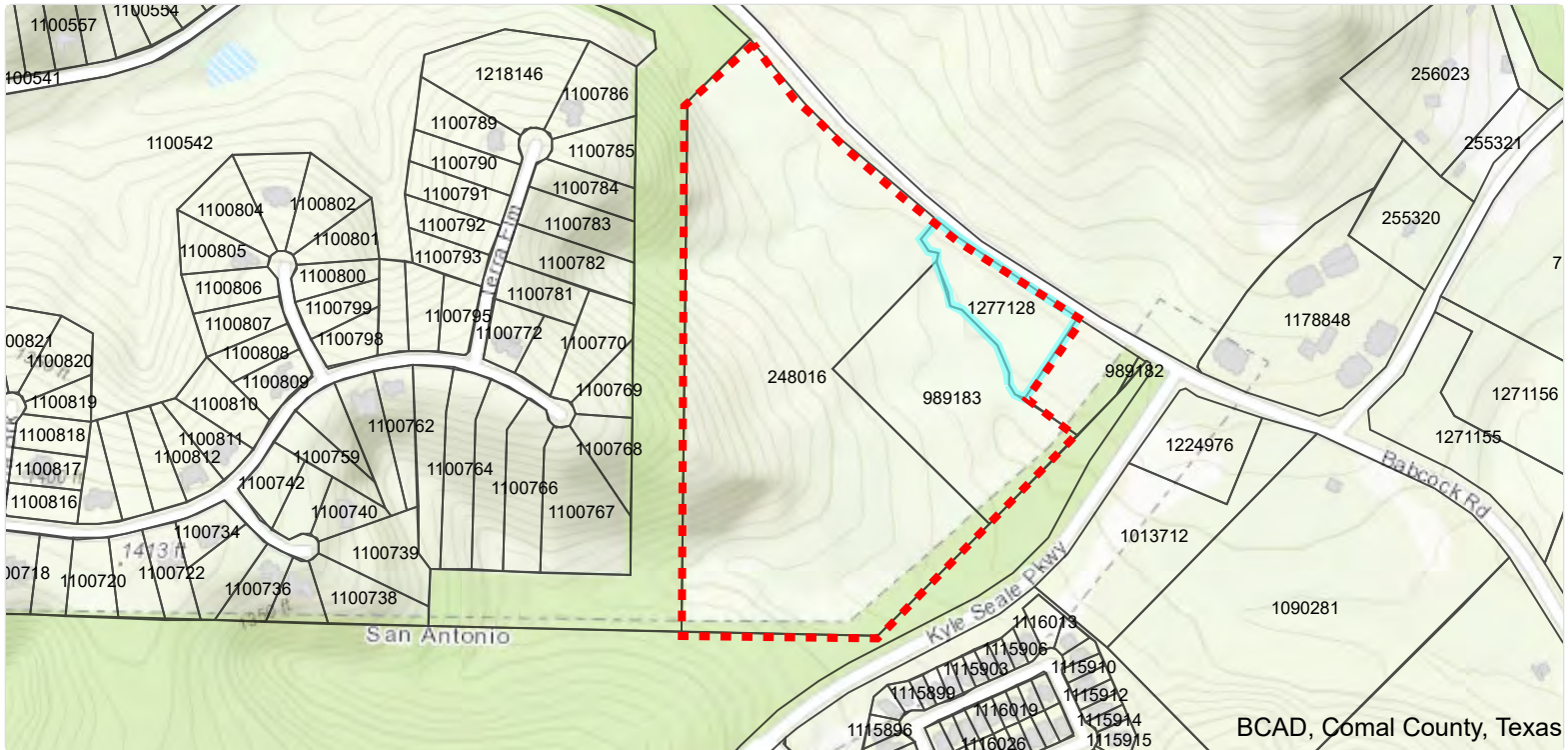
Property Information: 2018

Owner Identification #: 3097270

Geo ID: 04565-104-0020
 Situs: BABCOCK RD HELOTES, TX
 Address: 78023
 Property Type: Real
 State Code: E1

Legal: CB 4565A (4.38 AC BABCOCK
 Description: RD-COMM), BLOCK 4 LOT 2
 Abstract: 9723/207-2
 Neighborhood: NBHD code51500
 Appraised Value: \$415,650.00
 Jurisdictions: 101, 10, 06, 11, 09, CAD, 56, 08

Name: SA BIGHAUSLAND LLC
 Exemptions:
 DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 1277128 SA BIGHAUSLAND LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	1277128	Legal Descrip on:	CB 4565A (4.38 AC BABCOCK RD-COMM), BLOCK 4 LOT 2
Geographic ID:	04565-104-0020	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	099		
Property Use Descrip on:	VACANT LAND		

Protest

Protest Status:

Informal Date:

Formal Date:

Locaon

Address:	BABCOCK RD HELOTES, TX 78023	Mapsco:	479C8
Neighborhood:	NBHD code51500	Map ID:	51005
Neighborhood CD:	51500		

Owner

Name:	SA BIGHAUSLAND LLC	Owner ID:	3097270
Mailing Address:	1722 BROADMOOR DR STE 212 BRYAN, TX 77802-5202	% Ownership:	100.0000000000%

Exemp ons:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$415,650	Ag / Timber Use Value
(+) Agricultural Market Valua on:	+	\$0	\$0
(+) Timber Market Valua on:	+	\$0	\$0

(=) Market Value:	=	\$415,650	
(-) Ag or Timber Use Value Reduc on:	-	\$0	

(=) Appraised Value:	=	\$415,650	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$415,650	

Taxing Jurisdiction

Owner: SA BIGHAUSLAND LLC

% Ownership: 100.000000000000%

Total Value: \$415,650

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.012868	\$415,650	\$415,650	\$53.49		
08	SA RIVER AUTH	0.017290	\$415,650	\$415,650	\$71.87		
09	ALAMO COM COLLEGE	0.149150	\$415,650	\$415,650	\$619.94		
10	UNIV HEALTH SYSTEM	0.276235	\$415,650	\$415,650	\$1,148.17		
101	BEXAR CO EMERG DIST #8	0.099230	\$415,650	\$415,650	\$412.45		
11	BEXAR COUNTY	0.291229	\$415,650	\$415,650	\$1,210.49		
56	NORTHSIDE ISD	1.375500	\$415,650	\$415,650	\$5,717.27		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$415,650	\$415,650	\$0.00		
Total Tax Rate:		2.221502					
Taxes w/Current Exemptions:					\$9,233.68		
Taxes w/o Exemptions:					\$9,233.67		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sq.	Eff Front	Eff Depth	Market Value	Prod. Value
1	CSS	Commercial Store Site	2.6000	113256.00	0.00	0.00	\$415,650	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$415,650	0	415,650	\$0	\$415,650

Deed History - (Last 3 Deed Transactions)

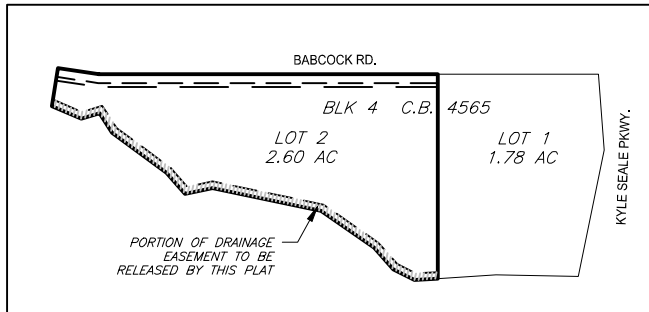
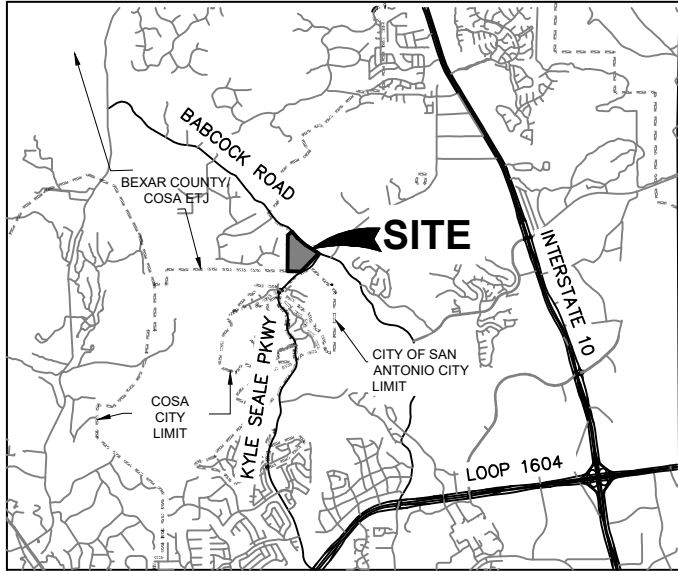
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/20/2017	SWD	Special Warranty Deed	TEXAS LAND FUND NO 6 LP	SA BIGHAUSLAND LLC	18909	2016	20170250626
2	4/18/2008	SWD	Special Warranty Deed	BP 46 SAN ANTONIO LTD	TEXAS LAND FUND NO 6 LP	13458	0107	20080083705

2018 data current as of May 8 2018 12:40AM.

2017 and prior year data current as of May 4 2018 9:26AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"=300'

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, C.B. 4565 OF 4.38 ACRE BABCOCK RD - COMMERCIAL AS RECORDED IN VOLUME 9723, PAGE 207, OF THE BEXAR COUNTY DEED AND PLAT 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: SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTERRA STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

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.

CHANCE KUTAC, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC, COUNTY, TEXAS

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

HAL B LANE, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC, COUNTY, TEXAS

STANDARD PLAT NOTES:

1. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
2. 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 0210G, 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 1. FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. LOTS 4, BLOCK 4, CB 4565, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL 0210G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY STANTEC AND WAS SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-3495) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) OF THE ACCEPTED FLOOD STUDY.
6. 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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE 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.
7. CLEAR VISION AREAS MUST BE FREE OF VISUAL

8. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
9. PROPERTY IS LOCATED WITHIN THE CAMP BULLIS EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREA (ETJMPA-1) LAND USE (ETJ).
10. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 1, BLOCK 4, IN ACCORDANCE WITH UDC 35-506(R)(3).

CPS/SAWS/COSA UTILITY NOTES:

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.

FIRE NOTES:

1. 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.
2. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

STORM WATER NOTES:

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.

SAWS NOTES:

1. 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.
2. 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.
3. 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.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2578125) 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). PORTION OF LOT 4, CB 4565 IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN AP#2578125 FOR TREE SAVE AREAS.

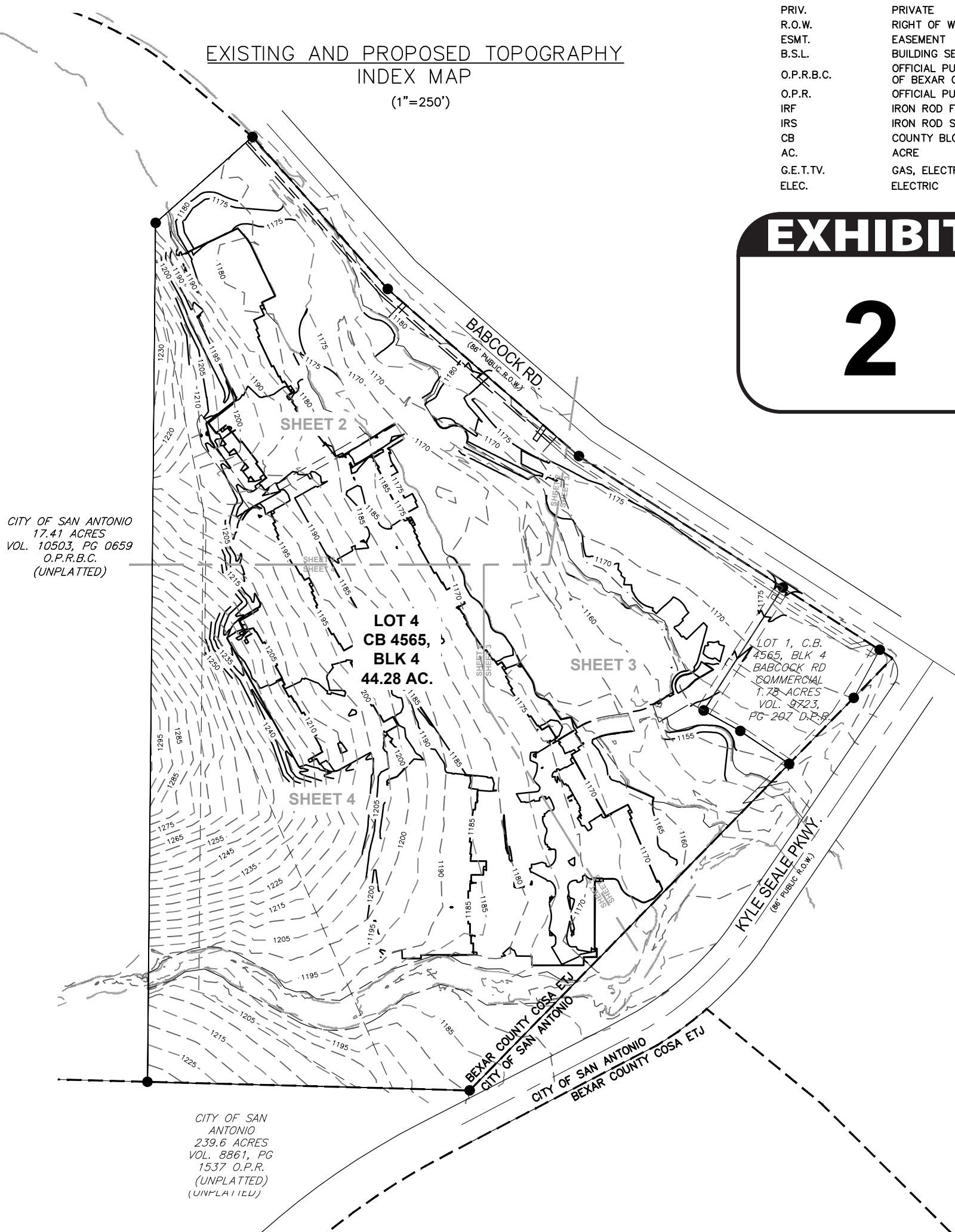
TCEQ-EDWARDS AQUIFER CONTRIBUTING ZONE NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY COPE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
■	MONUMENT FOUND
□	MONUMENT SET
+	BENCHMARK
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	CITY OF SAN ANTONIO LIMITS
---	EXISTING 100 YEAR FLOODPLAIN
---	PROPOSED 100 YEAR FLOODPLAIN
---	EASEMENT
---	DEED & PLAT RECORDS
D.P.R.	CENTERLINE
℄	VOLUME
PG.	PAGE
PRIV.	PRIVATE
R.O.W.	RIGHT OF WAY
ESMT.	EASEMENT
B.S.L.	BUILDING SETBACK LINE
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX.
O.P.R.	OFFICIAL PUBLIC RECORD
IRF	IRON ROD FOUND
IRS	IRON ROD SET
CB	COUNTY BLOCK
AC.	ACRE
G.E.T.T.V.	GAS, ELECTRIC, TELEPHONE & CABLE TV
ELEC.	ELECTRIC

EXHIBIT
2



SHEET 1 OF 7

PLAT NO. 20-11800047

REPLAT AND SUBDIVISION PLAT ESTABLISHING SA BIGHAUS

BEING A 44.28 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 4, BLOCK 4, BEING ALL OF A CALLED 41.68 ACRE TRACT OUT OF CB 4718 AND CB 4565 AS RECORDED IN VOLUME 1890, PAGE 2016, AND ALL OF LOT 2 OF THE BABCOCK RD. - COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9723, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Stantec

Stantec Consulting Services Inc.

70 NE Loop 410 Suite 1100

San Antonio TX

78216-5893

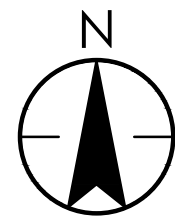
Tel. 210.525.9090

Fax. 210.525.0529

www.stantec.com

TBPELS #F-1048

TBPELS# 10194228



STATE OF TEXAS
COUNTY OF BEXAR

I, _____, AM 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.

THIS THE _____ DAY OF _____, 20 _____

SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____, 20 _____

NOTARY PUBLIC, _____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS SUBDIVISION PLAT ESTABLISHING SA BIGHAUS THE HEREIN DESCRIBED PROPERTY HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____ A.D., 20 _____

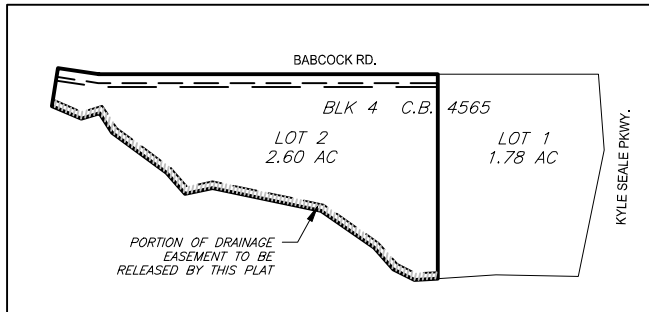
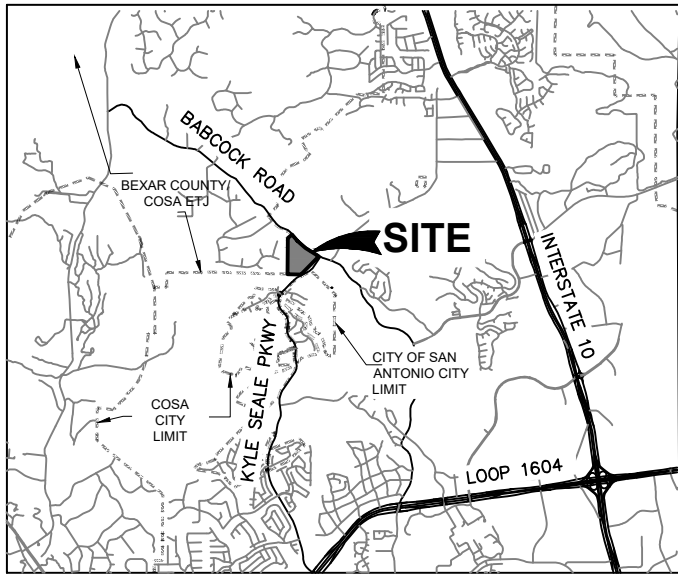
DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____ A.D., 20 _____

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

Date: Nov 05, 2020, 12:53pm User ID: jperex
File: V:\2220\active\222011059\civil\drawing\plat\11059p1t.dwg



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, C.B. 4565 OF 4.38 ACRE BABCOCK RD — COMMERCIAL AS RECORDED IN VOLUME 9723 ,PAGE 207, OF THE BEXAR COUNTY DEED AND PLAT 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: SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTERRA STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

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.

CHANCE KUTAC, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC, COUNTY, TEXAS

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

HAL B LANE, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC, COUNTY, TEXAS

STANDARD PLAT NOTES:

1. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
2. 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 0210G, 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 EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. LOTS 4, BLOCK 4, CB 4565, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL 0210G, DATED SEPTEMBER 29, 2010. A FEMA CLOWR FLOODPLAIN STUDY HAS BEEN PREPARED BY STANTEC AND WAS SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-3495) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- MONUMENT SET
- BENCHMARK
- EXISTING CONTOURS
- - - PROPOSED CONTOURS
- - - CITY OF SAN ANTONIO LIMITS
- - - EXISTING 100 YEAR FLOODPLAIN
- - - PROPOSED 100 YEAR FLOODPLAIN
- - - EASEMENT
- - - DEED & PLAT RECORDS
- ⊕ CENTERLINE
- ⊕ VOLUME
- PS PAGE
- PRIV. PRIVATE
- R.O.W. RIGHT OF WAY
- ESMT. EASEMENT
- B.S.L. BUILDING SETBACK LINE
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX
- O.P.R. OFFICIAL PUBLIC RECORD
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- CB COUNTY BLOCK
- AC. ACRE
- G.E.T.V. GAS, ELECTRIC, TELEPHONE & CABLE TV
- ELEC. ELECTRIC

ANCHOR EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
L1	S44°03'27"W	43.93'
L2	S45°56'33"E	10.00'
L3	N44°03'27"E	44.44'
L4	S35°05'46"W	37.56'
L5	S54°54'14"E	10.00'
L6	N35°05'46"E	36.50'

- CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) OF THE ACCEPTED FLOOD STUDY.
 6. 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 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.
 7. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 8. PROPERTY IS LOCATED WITHIN THE CAMP BULLIS EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREA (ETMPA-1) LAND USE. (ETJ).
 9. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 1, BLOCK 4, IN ACCORDANCE WITH UDC 35-506(R)(3).

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.
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.

FIRE NOTES:

1. 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.
2. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

STORM WATER NOTES:

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 (FLO) 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.

SAWS NOTES:

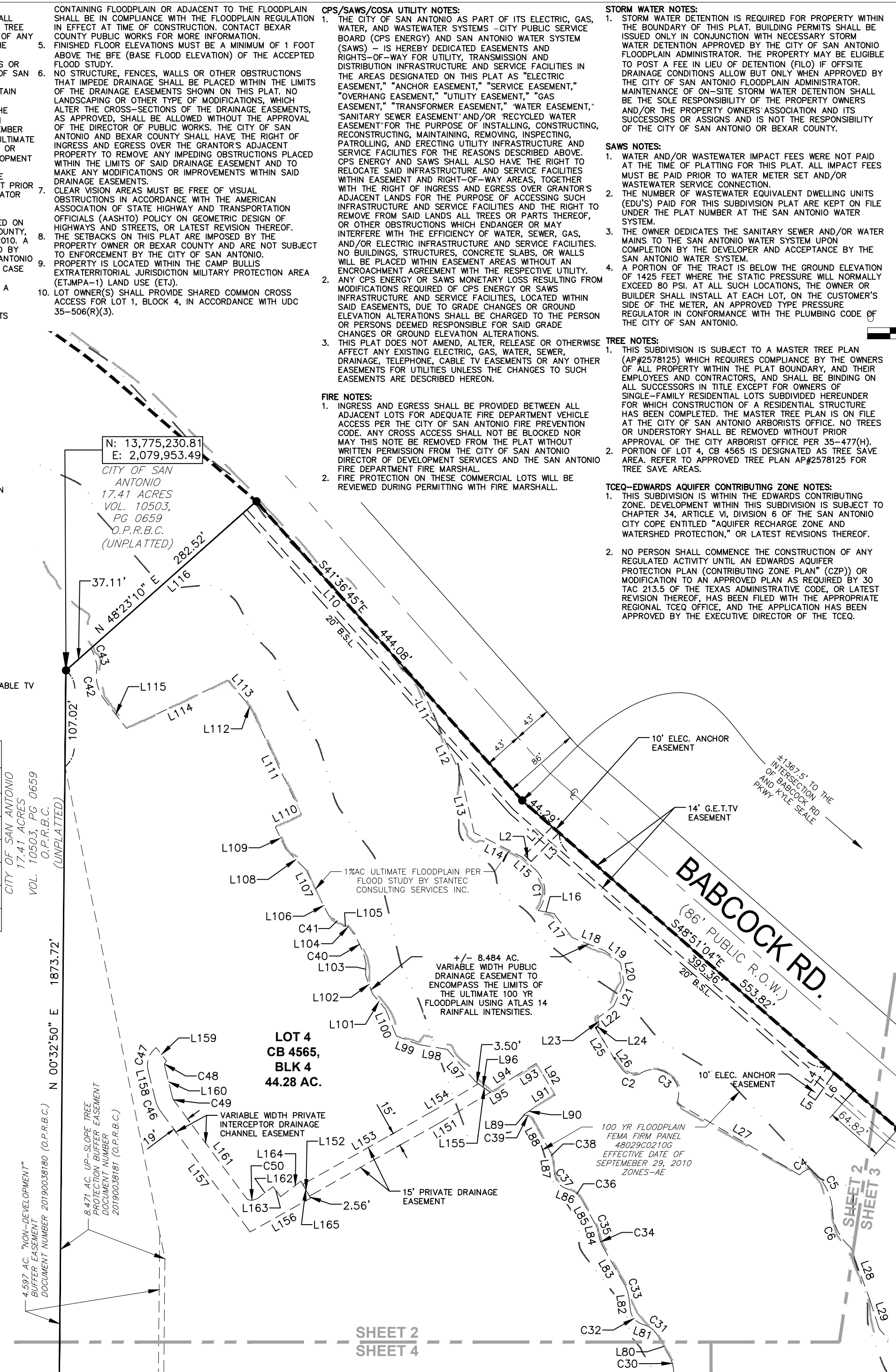
1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
2. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
3. 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.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2578125) 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). PORTION OF LOT 4, CB 4565 IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN AP#2578125 FOR TREE SAVE AREAS.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

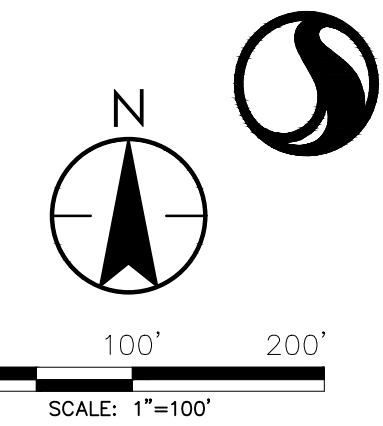
TCEQ-EDWARDS AQUIFER CONTRIBUTING ZONE NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING 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 LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.



PLAT NO. 20-11800047 REPLAT AND SUBDIVISION PLAT ESTABLISHING SA BIGHAUS

BEING A 44.28 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 4, BLOCK 4, BEING ALL OF A CALLED 41.68 ACRE TRACT OUT OF CB 4718 AND CB 4565 AS RECORDED IN VOLUME 1890, PAGE 2016, AND ALL OF LOT 2 OF THE BABCOCK RD. — COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9723, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Stantec

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San Antonio TX
78216-5893
Tel. 210.525.9090
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www.stantec.com
TBPELS #F-1048
TBPELS# 10194228

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, AM 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. THIS THE _____ DAY OF _____, 20 _____

SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, 20 _____

NOTARY PUBLIC, _____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS SUBDIVISION PLAT ESTABLISHING SA BIGHAUS THE HEREIN DESCRIBED PROPERTY HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____ A.D., 20 _____

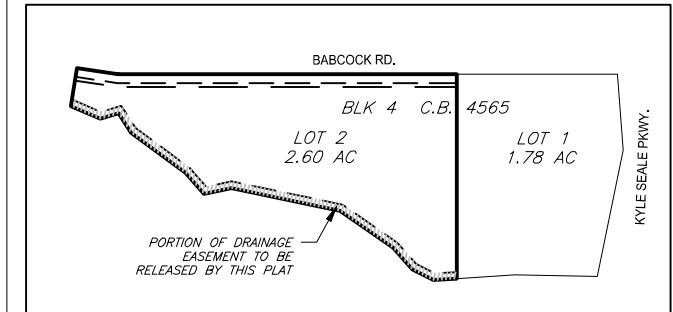
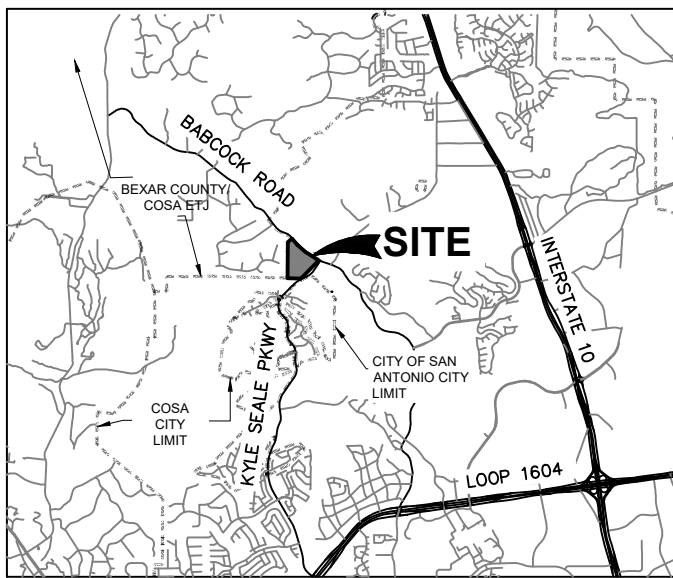
DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____ A.D., 20 _____

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

Date: Nov 05, 2020, 12:53pm User ID: jperetz
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STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, C.B. 4565 OF 4.38 ACRE BABCOCK RD. - COMMERCIAL AS RECORDED IN VOLUME 9723, PAGE 207, OF THE BEXAR COUNTY DEED AND PLAT 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: SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTERRA STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

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.

CHANCE KUTAC, P.E. DATE _____
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC, COUNTY, TEXAS

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

HAL B LANE, III, R.P.L.S. DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC, COUNTY, TEXAS

STANDARD PLAT NOTES:

- COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
- 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 0210G, 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 EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- LOTS 4, BLOCK 4, CB 4565, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL 0210G, DATED SEPTEMBER 29, 2010. A FEMA CLOWR FLOODPLAIN STUDY HAS BEEN PREPARED BY STANTEC AND WAS SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-3495) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) OF THE ACCEPTED FLOOD STUDY.
- 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 CROSSL-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE 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.
- CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- PROPERTY IS LOCATED WITHIN THE CAMP BULLIS EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREA (ETJMPA-1) LAND USE (ETJ).
- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 1, BLOCK 4, IN ACCORDANCE WITH UDC 35-506(R)(3).

CPS/SAWS/COSA UTILITY NOTES:

- 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," "ANCHORAGE 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.

FIRE NOTES:

- 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.
- FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

STORM WATER NOTES:

- 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 (FLO) 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.

SAWS NOTES:

- 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.
- 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 UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

TREE NOTES:

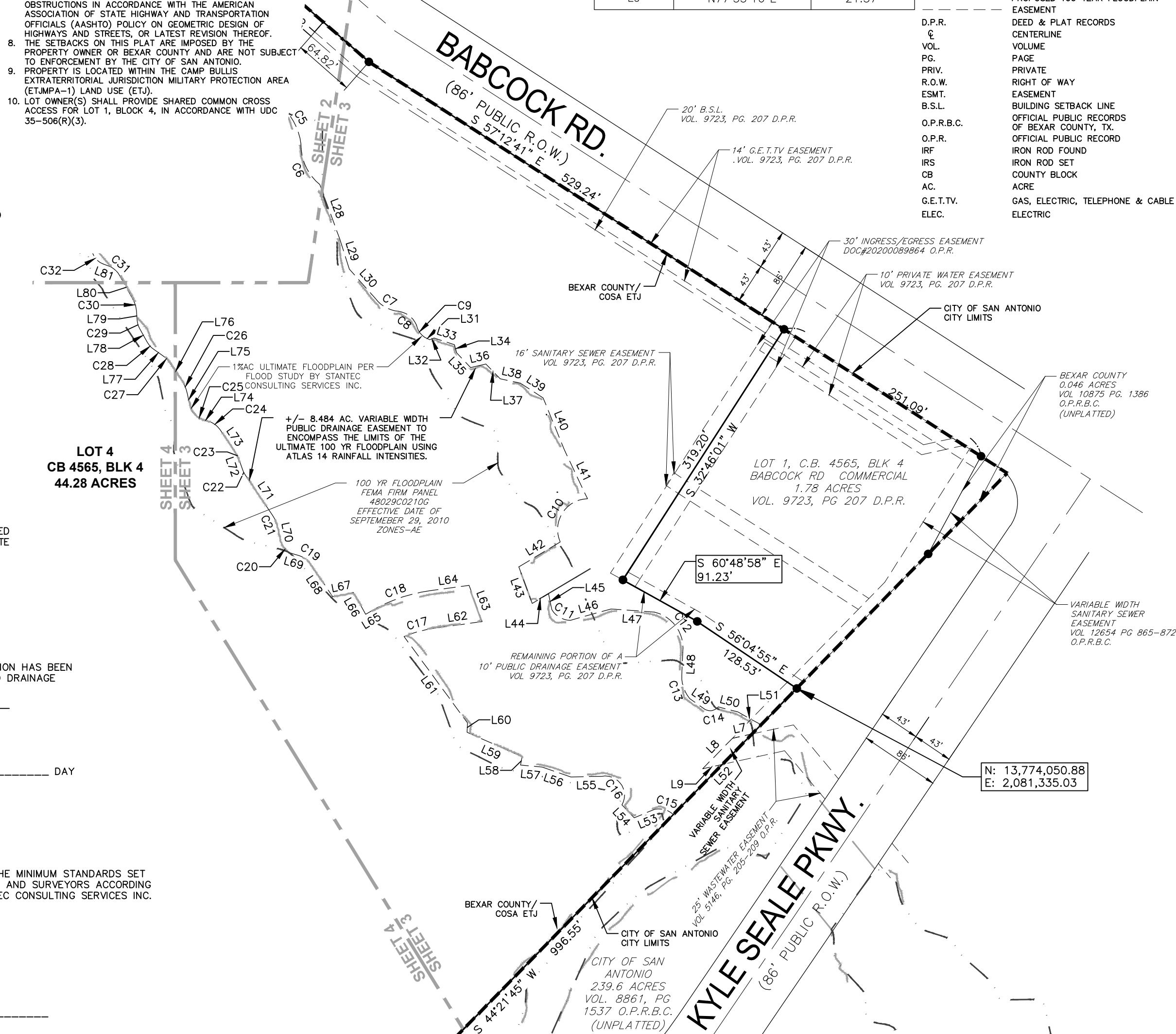
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2578125) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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).
- PORTION OF LOT 4, CB 4565 IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN AP#2578125 FOR TREE SAVE AREAS.

TCEQ-EDWARDS AQUIFER CONTRIBUTING ZONE NOTES:

- THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY COPE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN REVIEWED BY THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

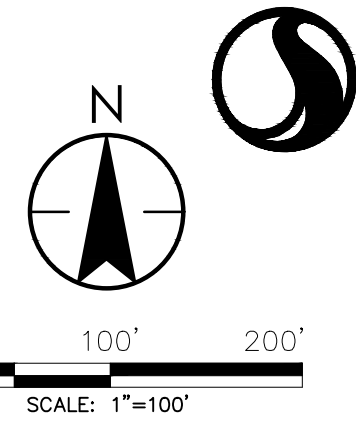
SANITARY SEWER EASEMENT LINE DATA		
LINE #	BEARING	DISTANCE
L7	S77°35'16"W	21.54'
L8	S44°23'09"W	45.65'
L9	N77°35'16"E	21.57'

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
■	MONUMENT FOUND
□	MONUMENT SET
○	BENCHMARK
—	EXISTING CONTOURS
- - -	PROPOSED CONTOURS
- - -	CITY OF SAN ANTONIO LIMITS
- - -	EXISTING 100 YEAR FLOODPLAIN
- - -	PROPOSED 100 YEAR FLOODPLAIN
- - -	EASEMENT
- - -	DEED & PLAT RECORDS
- - -	CENTERLINE
- - -	VOLUME
- - -	PAGE
- - -	PRIVATE
- - -	RIGHT OF WAY
- - -	EASEMENT
- - -	BUILDING SETBACK LINE
- - -	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX.
- - -	OFFICIAL PUBLIC RECORD
- - -	IRON ROD FOUND
- - -	IRON ROD SET
- - -	COUNTY BLOCK
- - -	ACRE
- - -	GAS, ELECTRIC, TELEPHONE & CABLE TV
- - -	ELECTRIC



PLAT NO. 20-11800047 REPLAT AND SUBDIVISION PLAT ESTABLISHING SA BIGHAUS

BEING A 44.28 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 4, BLOCK 4, BEING ALL OF A CALLED 41.68 ACRE TRACT, OUT OF CB 4718 AND CB 4565 AS RECORDED IN VOLUME 1890, PAGE 2016, AND ALL OF LOT 2 OF THE BABCOCK RD. - COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9723, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Stantec

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San Antonio TX
78216-5893
Tel. 210.525.9090
Fax. 210.525.0529
www.stantec.com
TBPELS #F-1048
TBPELS# 10194228

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, AM 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.

THIS THE _____ DAY OF _____, 20 _____

SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, 20 _____

NOTARY PUBLIC, _____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

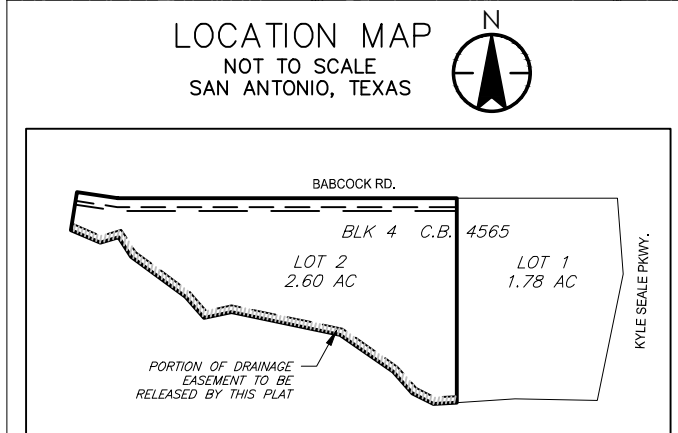
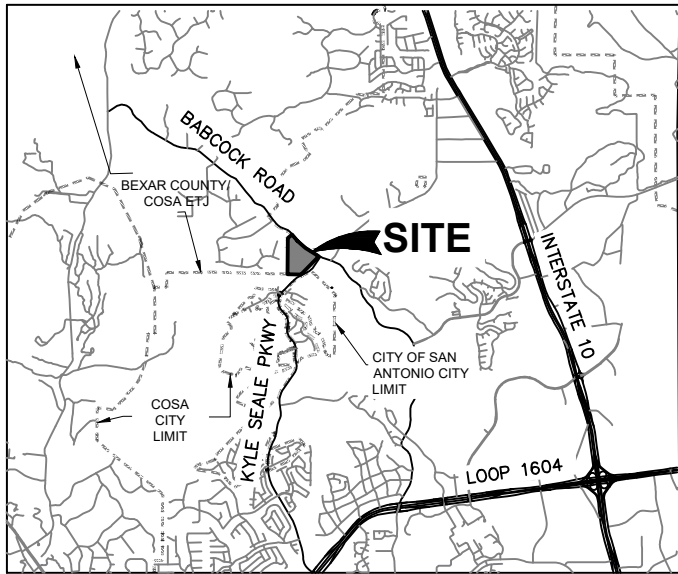
THIS SUBDIVISION PLAT ESTABLISHING SA BIGHAUS THE HEREIN DESCRIBED PROPERTY HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____ A.D., 20 _____

DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____ A.D., 20 _____

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, C.B. 4565 OF 4.38 ACRE BABCOCK RD - COMMERCIAL AS RECORDED IN VOLUME 9723, PAGE 207, OF THE BEXAR COUNTY DEED AND PLAT 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: SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTERRA STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

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.

CHANCE KUTAC, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC, COUNTY, TEXAS

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

HAL B LANE, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 20 _____

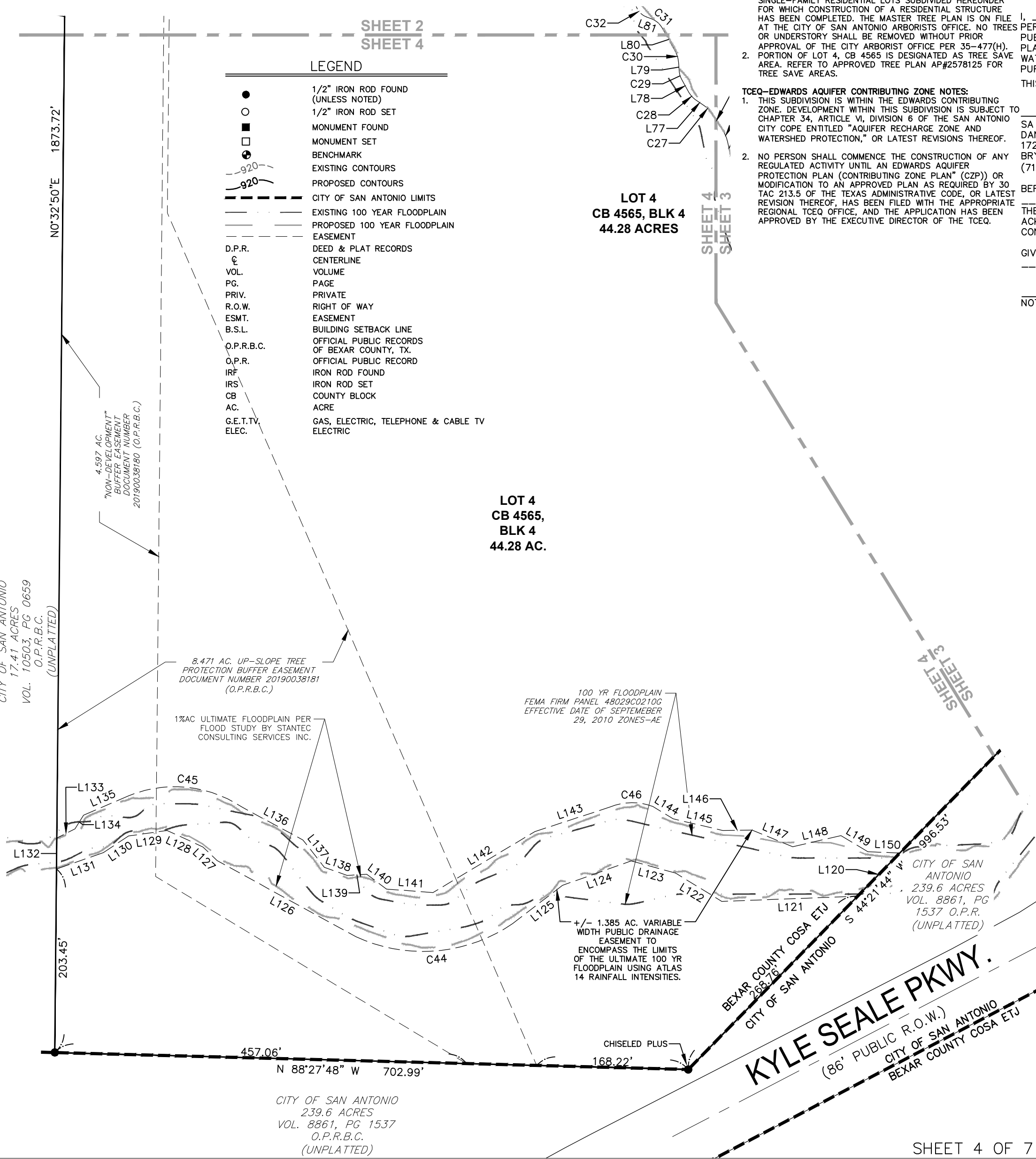
NOTARY PUBLIC, COUNTY, TEXAS

- STANDARD PLAT NOTES:**
1. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
 2. 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 0210G, 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 EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 3. LOTS 4, BLOCK 4, CB 4565, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL 0210G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY STANTEC AND WAS SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-3495) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
 4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
 5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) OF THE ACCEPTED FLOOD STUDY.
 6. 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 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.
 7. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
 8. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 9. PROPERTY IS LOCATED WITHIN THE CAMP BULLIS EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREA (ETJMPA-1) LAND USE (ETJ).
 10. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 1, BLOCK 4, IN ACCORDANCE WITH UDC 35-506(R)(3).

- 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.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM 1. 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.

- FIRE NOTES:**
1. 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.
 2. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.



- STORM WATER NOTES:**
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 (FLO) 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.

- SAWS NOTES:**
1. 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.
 2. 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.
 3. 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.
 4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

- TREE NOTES:**
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2578125) 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).
 2. PORTION OF LOT 4, CB 4565 IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN AP#2578125 FOR TREE SAVE AREAS.

- TCOQ-EDWARDS AQUIFER CONTRIBUTING ZONE NOTES:**
1. THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING 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 LATEST REVISIONS THEREOF.
 2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCOQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCOQ.

PLAT NO. 20-11800047
**REPLAT AND SUBDIVISION PLAT ESTABLISHING
SA BIGHAUS**

BEING A 44.28 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 4, BLOCK 4, BEING ALL OF A CALLED 41.68 ACRE TRACT OUT OF CB 4718 AND CB 4565 AS RECORDED IN VOLUME 1890, PAGE 2016, AND ALL OF LOT 2 OF THE BABCOCK RD. - COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9723, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

I, _____ AM 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.

THIS THE _____ DAY OF _____, 20_____

SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, 20_____

NOTARY PUBLIC, _____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

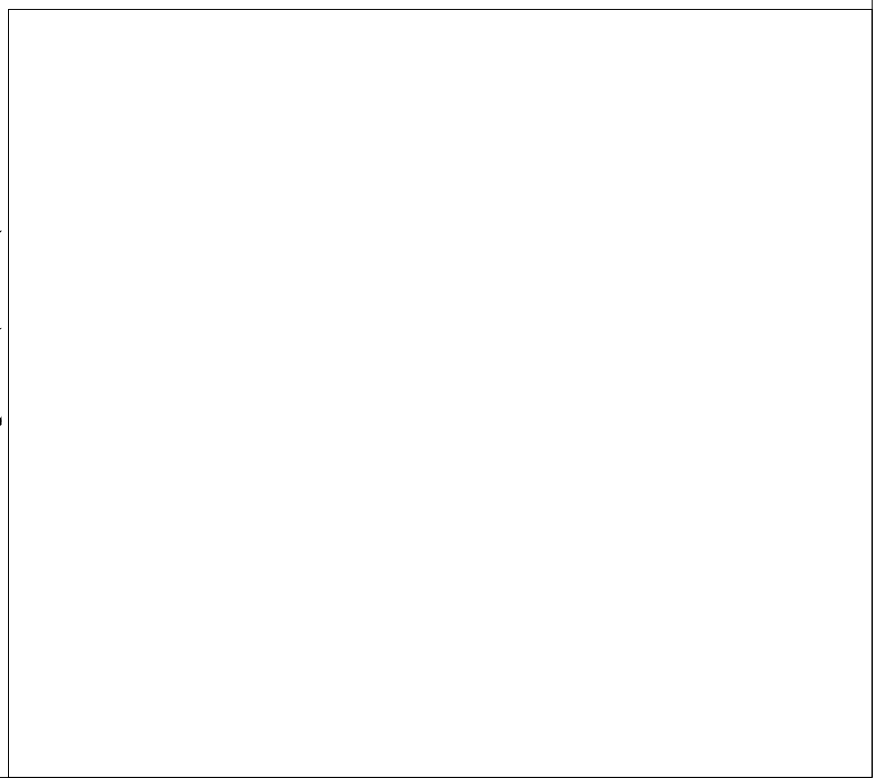
THIS SUBDIVISION PLAT ESTABLISHING SA BIGHAUS THE HEREIN DESCRIBED PROPERTY HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____, A.D., 20_____

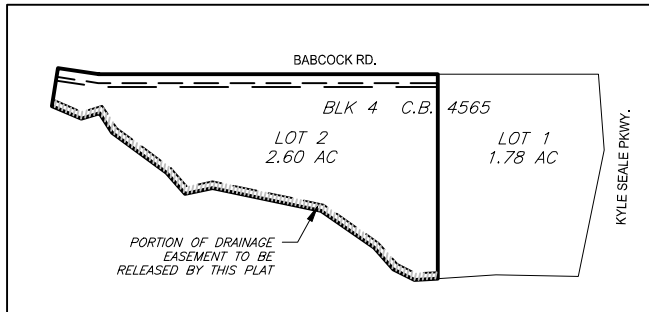
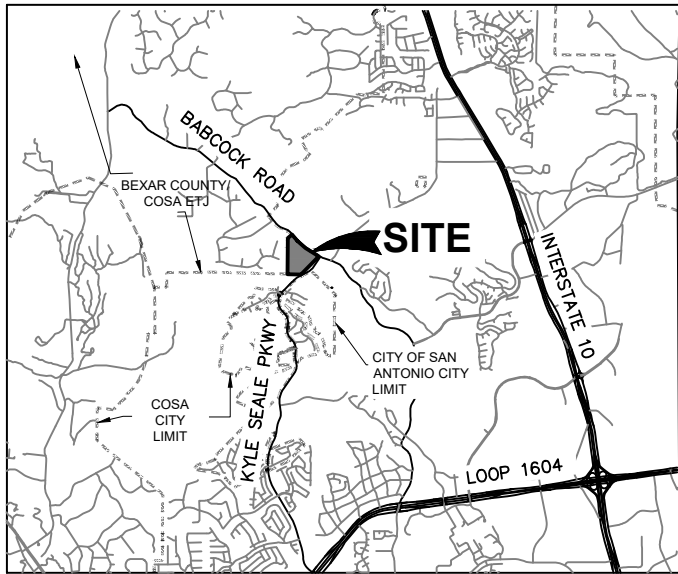
DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____, A.D., 20_____

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS





AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"=300'

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, C.B. 4565 OF 4.38 ACRE BABCOCK RD - COMMERCIAL AS RECORDED IN VOLUME 9723, PAGE 207, OF THE BEXAR COUNTY DEED AND PLAT 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: SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTIERRA STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

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.

CHANCE KUTAC, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20_____

NOTARY PUBLIC, COUNTY, TEXAS

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

HAL B LANE, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20_____

NOTARY PUBLIC, COUNTY, TEXAS

STANDARD PLAT NOTES:

- COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
- 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 0210G, 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 1. FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- LOTS 4, BLOCK 4, CB 4565, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL 0210G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY STANTEC AND WAS SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-3495) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) OF THE ACCEPTED FLOOD STUDY.
- 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 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.

CPS/SAWS/COSA UTILITY NOTES:

- 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.

FIRE NOTES:

- 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.
- FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

STORM WATER NOTES:

- 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.

SAWS NOTES:

- 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.
- 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 UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

TREE NOTES:

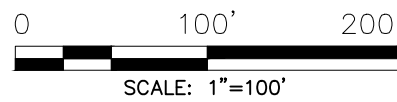
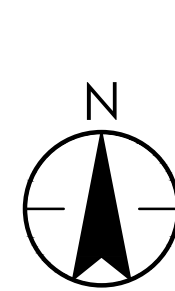
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2578125) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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).
- PORTION OF LOT 4, CB 4565 IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN AP#2578125 FOR TREE SAVE AREAS.

TCQ-EDWARDS AQUIFER CONTRIBUTING ZONE NOTES:

- THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY COPE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAP 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCQ.

PLAT NO. 20-11800047 REPLAT AND SUBDIVISION PLAT ESTABLISHING SA BIGHAUS

BEING A 44.28 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 4, BLOCK 4, BEING ALL OF A CALLED 41.68 ACRE TRACT, OUT OF CB 4718 AND CB 4565 AS RECORDED IN VOLUME 1890, PAGE 2016, AND ALL OF LOT 2 OF THE BABCOCK RD. - COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9723, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, AM 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.

THIS THE _____ DAY OF _____, 20_____

SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____, 20_____

NOTARY PUBLIC, _____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS SUBDIVISION PLAT ESTABLISHING SA BIGHAUS THE HEREIN DESCRIBED PROPERTY HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____ A.D., 20_____

DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____ A.D., 20_____

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

DRAINAGE EASEMENT LINE DATA SHT 2		
LINE #	BEARING	DISTANCE
L10	S41°36'45"E	273.36'
L11	S24°36'27"E	50.85'
L12	S24°26'06"E	59.61'
L13	S12°51'11"E	64.45'
L14	S63°07'30"E	59.05'
L15	S46°52'10"E	20.57'
L16	S79°12'46"E	17.82'
L17	S37°06'42"E	33.50'
L18	S68°14'48"E	39.19'
L19	S51°53'59"E	21.98'
L20	S9°52'24"E	22.42'
L21	S23°44'00"W	28.21'
L22	S53°16'23"W	22.05'
L23	S10°38'40"E	8.31'
L24	S58°47'50"W	4.80'
L25	S31°12'10"E	40.40'
L26	S35°45'28"E	12.59'
L27	S59°34'40"E	157.82'

DRAINAGE EASEMENT LINE DATA SHT 2		
LINE #	BEARING	DISTANCE
L81	N69°24'29"W	6.17'
L82	N7°08'49"W	13.68'
L83	N29°40'07"W	50.19'
L84	N12°23'23"W	9.32'
L85	N29°12'09"W	32.61'
L86	N69°24'29"W	6.17'
L87	N7°08'49"W	13.68'
L88	N29°12'09"W	40.69'
L89	N31°10'44"W	0.62'
L90	N55°57'06"E	12.47'
L91	N58°47'50"E	28.20'
L92	N31°12'10"W	40.90'
L93	S58°47'11"W	28.22'
L94	S55°54'59"W	20.01'
L95	S58°54'19"W	11.80'
L96	N54°28'17"W	19.84'
L97	N41°16'52"W	47.96'
L98	N80°23'45"W	31.57'

DRAINAGE EASEMENT LINE DATA SHT 2		
LINE #	BEARING	DISTANCE
L99	N69°22'17"W	26.99'
L100	N22°08'46"W	32.19'
L101	N39°48'37"W	22.48'
L102	N20°39'43"W	21.99'
L103	N2°38'55"E	13.23'
L104	N46°35'56"W	2.39'
L105	S83°39'22"W	4.02'
L106	N27°52'32"W	28.76'
L107	N25°33'52"W	30.12'
L108	N44°28'14"W	31.61'
L109	N25°25'33"W	27.67'
L110	N64°34'27"E	32.20'
L111	N25°25'33"W	124.83'
L112	N32°54'33"W	15.20'
L113	N41°00'04"W	30.67'
L114	S64°34'27"W	123.95'
L115	N37°51'24"W	39.18'
L116	N48°23'10"E	245.41'

DRAINAGE EASEMENT LINE DATA SHT 2		
LINE #	BEARING	DISTANCE
L151	S58°54'19"W	64.91'
L152	N29°12'06"W	15.00'
L153	N60°35'45"E	166.30'
L154	N58°54'19"E	58.20'
L155	S54°28'17"E	16.34'
L156	S60°47'50"W	76.85'
L157	N36°33'30"W	167.31'
L158	N13°55'47"W	35.50'
L159	S37°26'03"E	19.00'
L160	S13°55'47"E	35.50'
L161	S36°33'30"E	136.51'
L162	N52°33'58"E	20.35'
L163	S37°26'03"E	14.00'
L164	N52°33'57"E	28.41'
L165	S29°12'10"E	21.75'

DRAINAGE ESMT. PARCEL CURVE DATA SHT 2					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	50.41'	33.33'	86°39'58"	45.74'	S04° 02' 34"E
C2	26.28'	16.50'	91°15'17"	23.59'	S76° 49' 48"E
C3	67.44'	27.17'	142°13'06"	51.41'	S49° 27' 23"E
C4	13.78'	25.50'	30°57'54"	13.61'	N60° 13' 30"E
C5	51.74'	64.80'	45°45'04"	50.38'	S29° 19' 25"E
C6	49.24'	55.53'	50°48'31"	47.64'	S25° 00' 25"E
C31	15.67'	22.33'	40°12'20"	15.35'	N49° 18' 19"W
C32	21.01'	19.33'	62°15'40"	19.99'	N38° 16' 39"W
C33	15.03'	37.46'	22°59'04"	14.93'	N18° 10' 35"W
C34	8.65'	29.50'	16°48'32"	8.62'	N20° 47' 39"W
C35	6.02'	20.50'	16°48'46"	5.99'	N20° 47' 46"W
C36	15.67'	22.33'	40°12'20"	15.35'	N49° 18' 19"W
C37	21.01'	19.33'	62°15'40"	19.99'	N38° 16' 39"W
C38	15.01'	39.00'	22°03'20"	14.92'	N18° 10' 29"W
C39	7.59'	31.50'	13°47'58"	7.57'	N70° 38' 25"W
C40	44.39'	92.49'	27°29'53"	43.96'	N25° 43' 05"W
C41	18.84'	39.82'	27°06'57"	18.67'	N56° 06' 29"W
C42	39.16'	44.92'	49°57'00"	37.94'	N13° 15' 53"W
C43	22.33'	59.63'	21°27'37"	22.20'	N17° 57' 16"W

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SA BIGHAUS

BEING A 44.28 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 4, BLOCK 4, BEING ALL OF A CALLED 41.68 ACRE TRACT, OUT OF CB 4718 AND CB 4565 AS RECORDED IN VOLUME 1890, PAGE 2016, AND ALL OF LOT 2 OF THE BABCOCK RD. - COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9723, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Stantec

Stantec Consulting Services Inc.

70 NE Loop 410 Suite 1100

San Antonio TX

78216-5893

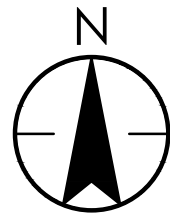
Tel. 210.525.9090

Fax. 210.525.0529

www.stantec.com

TBPELS #F-1048

TBPELS# 10194228



SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, AM 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.

THIS THE _____ DAY OF _____, 20____

SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____, 20____

NOTARY PUBLIC, _____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

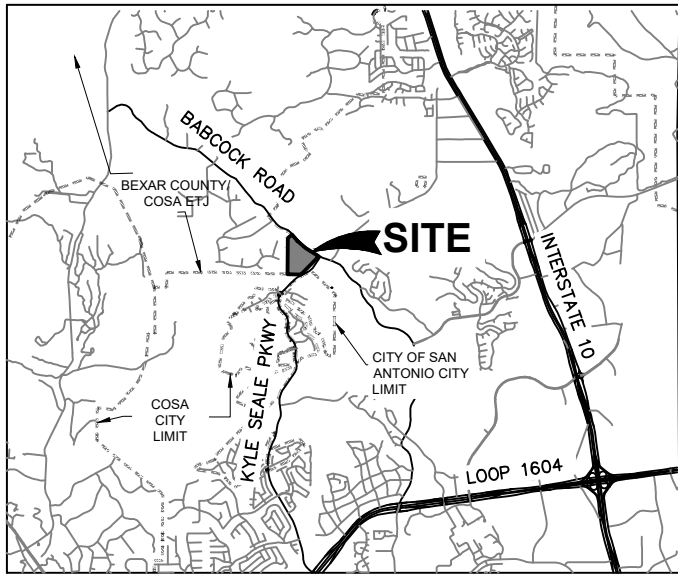
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DIRECTOR OF DEVELOPMENT SERVICES

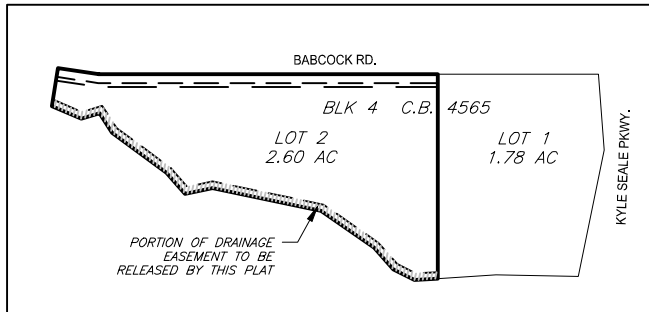
CERTIFICATE OF APPROVAL

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____, A.D., 20____.

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE
SAN ANTONIO, TEXAS



AREA BEING REPLATTED
THROUGH PUBLIC HEARING

SCALE: 1"=300'

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, C.B. 4565 OF 4.38 ACRE BABCOCK RD - COMMERCIAL AS RECORDED IN VOLUME 9723, PAGE 207, OF THE BEXAR COUNTY DEED AND PLAT 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: SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTERRA STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

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.

CHANCE KUTAC, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, COUNTY, TEXAS

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

HAL B LANE, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, COUNTY, TEXAS

STANDARD PLAT NOTES:

1. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
2. 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 0210G, 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 1. FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. LOTS 4, BLOCK 4, CB 4565, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL 0210G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY STANTEC AND WAS SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-3495) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) OF THE ACCEPTED FLOOD STUDY.
6. 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 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.

CPS/SAWS/COSA UTILITY NOTES:

- 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.

FIRE NOTES:

1. 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.
2. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

STORM WATER NOTES:

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.

SAWS NOTES:

1. 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.
2. 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.
3. 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.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2578125) 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).
2. PORTION OF LOT 4, CB 4565 IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN AP#2578125 FOR TREE SAVE AREAS.

TCEQ-EDWARDS AQUIFER CONTRIBUTING ZONE NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY COPE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAP 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISIONS THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

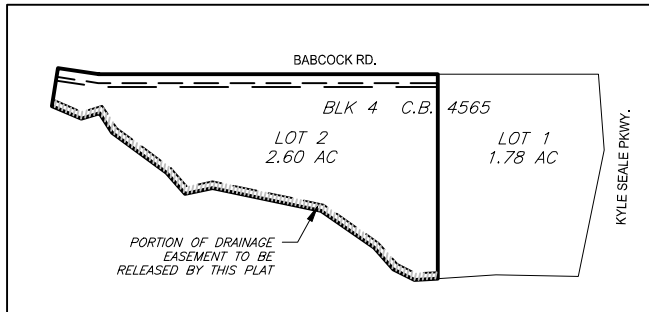
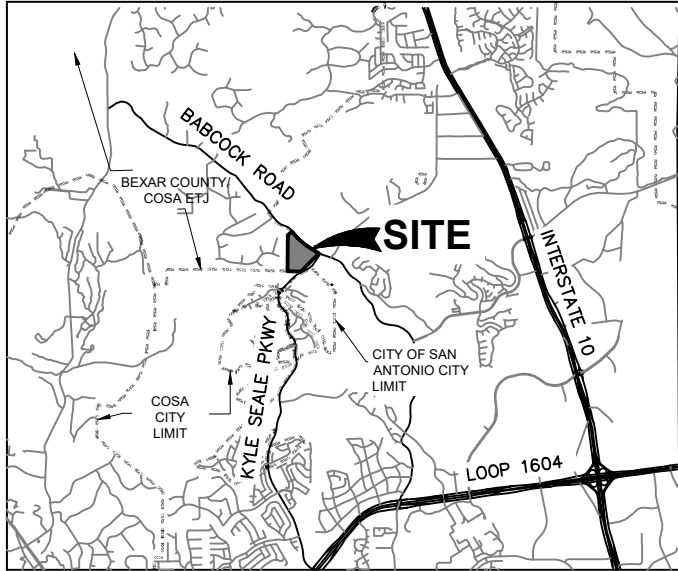
DRAINAGE EASEMENT LINE DATA SHT 3			
LINE #	BEARING	DISTANCE	
L28	S20°10'55"E	61.35'	
L29	S17°45'58"E	34.75'	
L30	S41°30'28"E	42.05'	
L31	S64°24'07"E	6.00'	
L32	N69°26'46"E	5.07'	
L33	S71°40'51"E	22.86'	
L34	S15°42'06"E	9.05'	
L35	S43°25'43"E	21.64'	
L36	N76°56'07"E	16.80'	
L37	S44°08'32"E	21.99'	
L38	S77°42'20"E	21.99'	
L39	S57°12'49"E	29.24'	
L40	S22°11'56"E	60.22'	
L41	S25°22'39"E	57.89'	
L42	S59°08'23"W	51.77'	
L43	S20°04'09"E	41.81'	
L44	N59°16'55"E	20.38'	

DRAINAGE EASEMENT LINE DATA SHT 3			
LINE #	BEARING	DISTANCE	
L45	S11°38'59"E	17.18'	
L46	N74°31'06"E	45.42'	
L47	S85°53'43"E	46.49'	
L48	S2°36'26"W	24.28'	
L49	S55°08'43"E	20.20'	
L50	S75°43'08"E	21.62'	
L51	S61°06'25"E	28.55'	
L52	S44°21'45"W	134.47'	
L53	S67°27'01"W	24.00'	
L54	N43°20'48"W	18.98'	
L55	S88°38'16"W	32.90'	
L56	N70°51'05"W	32.58'	
L57	N84°46'25"W	23.30'	
L58	N11°04'17"E	9.25'	
L59	N66°11'22"W	64.59'	
L60	N3°02'30"E	10.02'	
L61	N36°15'50"W	114.91'	

DRAINAGE EASEMENT LINE DATA SHT 3			
LINE #	BEARING	DISTANCE	
L62	N82°14'03"E	50.70'	
L63	N19°53'32"W	41.29'	
L64	S82°13'56"W	42.03'	
L65	S58°41'51"W	3.63'	
L66	N29°12'09"W	26.96'	
L67	S78°15'16"W	22.66'	
L68	N34°07'24"W	42.35'	
L69	N74°19'44"W	6.17'	
L70	N12°04'04"W	13.68'	
L71	N34°06'50"W	52.14'	
L72	N19°23'03"W	13.08'	
L73	N34°07'17"W	31.04'	
L74	N74°19'44"W	6.17'	
L75	N12°04'04"W	13.68'	
L76	N34°07'24"W	23.95'	

DRAINAGE ESMT. PARCEL CURVE DATA SHT 2					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C47	28.43'	24.50'	66°29'45"	26.86'	N19° 19' 05"E
C48	6.38'	5.50'	66°29'45"	6.03'	S19° 19' 05"W
C49	4.15'	10.50'	22°37'43"	4.12'	S25° 14' 39"E
C50	13.00'	12.99'	57°20'58"	12.47'	N81° 14' 27"E

DRAINAGE ESMT. PARCEL CURVE DATA SHT 3					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C7	29.34'	34.66'	48°30'01"	28.47'	S61° 10' 43"E
C8	25.27'	24.48'	59°08'05"	24.16'	S52° 25' 27"E
C9	16.10'	20.45'	45°07'06"	15.69'	S33° 48' 03"E
C10	64.72'	33.01'	112°19'18"	54.84'	S32° 11' 42"W
C11	23.98'	23.56'	58°19'31"	22.96'	S59° 39' 05"E
C12	57.99'	39.60'	83°53'53"	52.95'	S35° 07' 49"E
C13	27.20'	37.89'	41°08'16"	26.62'	S18° 40' 14"E
C14	15.42'	11.13'	79°22'43"	14.22'	N78° 52' 28"E
C15	21.38'	23.15'	52°55'34"	20.63'	N74° 03' 14"W
C16	47.25'	20.71'	130°44'49"	37.65'	N35° 33' 35"W
C17	34.72'	158.55'	12°32'47"	34.65'	N74° 50' 59"E
C18	70.60'	171.87'	23°32'12"	70.11'	S70° 27' 57"W
C19	15.67'	22.33'	40°12'20"	15.35'	N54° 13' 34"W
C20	21.01'	19.33'	62°15'40"	19.99'	N43° 11' 54"W
C21	15.01'	39.03'	22°02'12"	14.92'	N23° 05' 44"W
C22	6.00'	23.33'	14°43'54"	5.98'	N26° 45' 00"W
C23	5.74'	22.31'	14°44'34"	5.73'	N26° 45' 00"W
C24	15.67'	22.33'	40°12'20"	15.35'	N54° 13' 34"W
C25	21.01'	19.33'	62°15'40"	19.99'	N43° 11' 54"W
C26	15.01'	39.00'	22°03'20"	14.92'	N23° 05' 44"W



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"=300'

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 4, C.B. 4565 OF 4.38 ACRE BABCOCK RD – COMMERCIAL AS RECORDED IN VOLUME 9723 ,PAGE 207, OF THE BEXAR COUNTY DEED AND PLAT 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: SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502–6574

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE ALTERRA STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

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.

CHANCE KUTAC, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111527

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, COUNTY, TEXAS

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 ENGINEERS AND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: STANTEC CONSULTING SERVICES INC.

HAL B LANE, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC, COUNTY, TEXAS

STANDARD PLAT NOTES:

1. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
2. 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 0210G, 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 EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. LOTS 4, BLOCK 4, CB 4565, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL 0210G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY STANTEC AND WAS SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-3495) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
4. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1 FOOT ABOVE THE BFE (BASE FLOOD ELEVATION) OF THE ACCEPTED FLOOD STUDY.
6. 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 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.

7. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
8. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
9. PROPERTY IS LOCATED WITHIN THE CAMP BULLIS EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREA (ETJMPA-1) LAND USE (ETJ).
10. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 1, BLOCK 4, IN ACCORDANCE WITH UDC 35-506(R)(3).

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.

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 NOTES:

1. 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.
2. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

STORM WATER NOTES:

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 (FLO) 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.

SAWS NOTES:

1. 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.
2. 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.
3. 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. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

TREE NOTES:

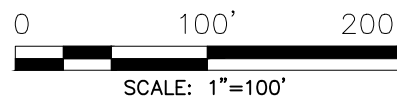
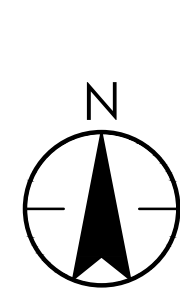
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2578125) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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).
2. PORTION OF LOT 4, CB 4565 IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN AP#2578125 FOR TREE SAVE AREAS.

TCEQ-EDWARDS AQUIFER CONTRIBUTING ZONE NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS CONTRIBUTING ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY COPE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN (CONTRIBUTING ZONE PLAN" (CZP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

PLAT NO. 20-11800047 REPLAT AND SUBDIVISION PLAT ESTABLISHING SA BIGHAUS

BEING A 44.28 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 4, BLOCK 4, BEING ALL OF A CALLED 41.68 ACRE TRACT, OUT OF CB 4718 AND CB 4565 AS RECORDED IN VOLUME 1890, PAGE 2016, AND ALL OF LOT 2 OF THE BABCOCK RD. – COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9723, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

I, _____, AM 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. THIS THE _____ DAY OF _____, 20_____.

SA BIGHAUSLAND, LLC
DANIEL B. LEVERETT, MANAGER
1722 BROADMOOR DRIVE, SUITE 208
BRYAN, TX 77802
(713) 502-6574

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____, 20_____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

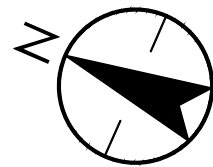
THIS SUBDIVISION PLAT ESTABLISHING SA BIGHAUS THE HEREIN DESCRIBED PROPERTY HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____, A.D., 20_____.

DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____, A.D., 20_____.

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS



Amenity Center

EXHIBIT

3

FLOODPLAIN PRESERVATION AREA
(100-YR ULTIMATE FLOODPLAIN)

70' FLOODPLAIN BUFFER

Multi-Family Units

CITY OF SAN ANTONIO
17.407 ACRES
VOL 10503, PG 659



Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1100
San Antonio TX 78216-5893
Tel: (210) 525-9090
www.stantec.com

TBPE # F-6324
TBPLS # 10194230

Notes

70' BUFFER AREA =	6.05 AC
PROPOSED IMPERVIOUS COVER WITHIN THE BUFFER =	2.21 AC
PERCENT IMPERVIOUS =	36.5%

Client/Project
SA BIGHAUSLAND LLC

SA BIGHAUS

Project No.
222011059

Title
SAWS BUFFER EXHIBIT

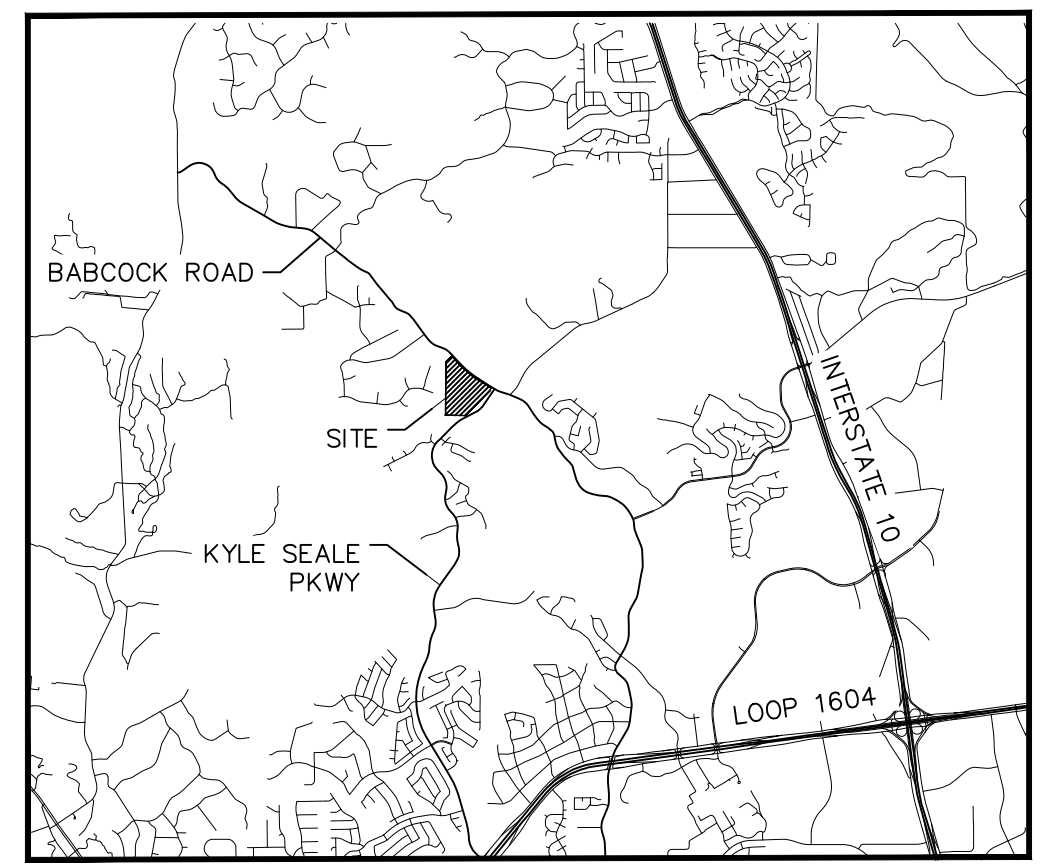
Revision

Reference Sheet
X-XXX

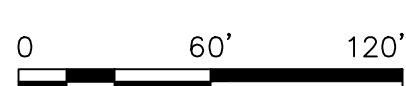
Date
2019.11.11
Figure No.
1

4

**CONSTRUCTION STAGING
AREA:**
PROTECT ADJACENT TREES
FROM DAMAGE DURING
CONSTRUCTION ACTIVITIES



VICINITY MAP
NOT TO SCALE



TREE COVER LEGEND

- | | |
|--|--|
| | <u>EXISTING TREE CANOPY PRESERVED IN VESTED RIGHTS AREA</u> |
| | <u>EXISTING TREE CANOPY REMOVED IN VESTED RIGHTS AREA</u> |
| | <u>EXISTING TREE CANOPY PRESERVED IN FLOODPLAIN</u> |
| | <u>EXISTING TREE CANOPY REMOVED IN FLOODPLAIN</u> |
| | <u>EXISTING TREE CANOPY PRESERVED</u> |
| | <u>EXISTING TREE CANOPY REMOVED</u> |
| | <u>EXISTING TREE CANOPY PRESERVED IN ENVIRONMENTALLY SENSITIVE AREAS</u> |
| | <u>EXISTING TREE CANOPY REMOVED IN ENVIRONMENTALLY SENSITIVE AREAS</u> |

HERITAGE TREE LEGEND

-

TOPOGRAPHIC LEGEND

-
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- 100 YEAR EXISTING FLOOD
- 2006 VESTED RIGHTS AREA

TREE PROTECTION NOTES

1. A "ROOT PROTECTION ZONE" WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DERIVED BY THE RADIUS OF SPREAD OUTWARD FROM THE TRUNK OF THE TREE AT A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT GREATEST HEIGHT (.65") OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIOUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE MAINTAINED, MANIPULATED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCHEM DIAMETER MUST BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SUCH THAT THE MATERIAL, WALL OR IN MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 7" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONTACT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. M4 OAK WOUNDS SHALL BE PAINTED WITHIN 20 MINUTES TO PREVENT OAK WILT INFECTION.
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (207-8055).
9. TREES WHICH ARE DAMAGED OR LOSS DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. WHAT INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOILIAGE.
11. NO WRRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. AVOID TRENCHING THROUGH THE CRZ OF PROTECTED TREES. ALTER ROUTES OR UNDERGROUND INFRASTRUCTURE OR USE ALTERNATE METHODS SUCH AS PIPE BORING OR HAND TRENCHING. DO NOT TRENCH OR ELEVATE THE SOIL WITHIN CRZS. UNLESS BORE AT LEAST 18 INCHES BENEATH CRZS TO INSTALL UTILITY LINES.

BENCHMARKS:

TBM 101 COTTON SPINDLE SET ON ASPHALT NEAR THE NORTH END OF A MEDIAN ALONG KYLE SEALE PKWY AND THE SOUTH RIGHT OF WAY LINE OF BABCOCK RD. ELEV=1181.30'
TBM 102 PK NAIL SET ON SIDEWALK ALONG THE SOUTH RIGHT OF WAY LINE OF KYLE SEALE PKWY, BEING ±772 SOUTHWEST OF BABCOCK RD. ELEV=1164.31'
TBM 103 PK NAIL SET ON SIDEWALK ALONG THE SOUTH RIGHT OF WAY LINE OF KYLE SEALE PKWY, BEING ±1250 SOUTHWEST OF BABCOCK RD. ELEV=1181.02'

LEGAL DESCRIPTION:

FLOODING NOTE:

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 DERM PANEL 0210G, DATED 9/29/10, OR THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE.

DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOT 3, BLOCK 4, CB 4545, LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEKAR COUNTY, TEXAS, DEIRM PANEL NUMBERS 48029C AND 48029C-2, DATED 9/29/10. FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEKAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. _____) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREES TO BE WARRANTED:

9001 - 75" Live Oak
9002 - 52" Live Oak

VESTED RIGHTS NOTE:

1. ALL AREAS OUTSIDE OF LIMIT OF LINE INDICATING VESTED RIGHTS WILL BE REVIEWED UNDER THE CITY OF SAN ANTONIO'S 2010 TREE PRESERVATION ORDINANCE.
2. GRADING OUTSIDE OF VESTED RIGHTS AREA IS SHOWN FOR REFERENCE ONLY.

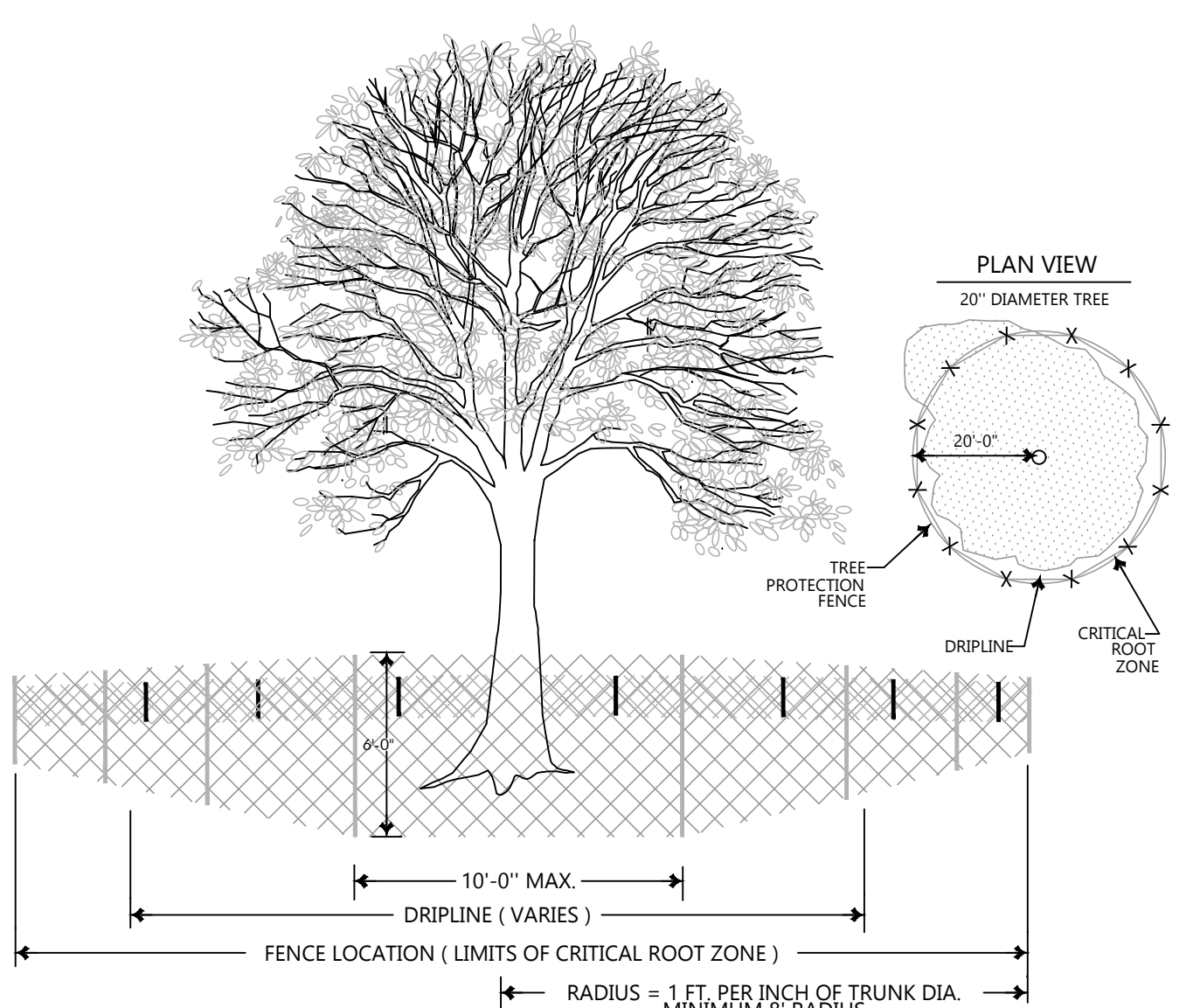
NOTE: DO NOT CUT FROM D to

- A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
- B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
- C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
- D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE CURE FOR DECAY

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING
PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING DETAIL

H.T.S.



TREE PROTECTION FENCING DETAIL

NTS

