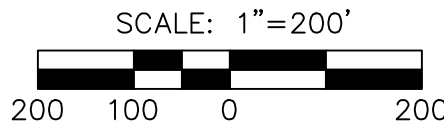


BEING A TOTAL OF 55.981 ACRE TRACT OF LAND OUT OF A 632.03 TRACT OF LAND RECORDED IN VOL. 7977, PGS. 806-810 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. SANCHEZ SURVEY NUMBER 34, ABSTRACT 665, CB 5100, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 3 & 4, BLK 1, NCB 17995.



Klove
ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683
DATE OF PREPARATION: MARCH 16, 2021

STATE OF INDIANA
COUNTY OF

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

OWNER/DEVELOPER: MATT COHOAT
EVP-CHIEF FINANCIAL OFFICER
FOSTER RIDGE M OWNER LLC,
A DELAWARE LIMITED LIABILITY COMPANY
2750 EAST 146TH STREET, SUITE 200
CARMEL, IN 46033
(317) 669-6004

STATE OF INDIANA
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MATT COHOAT 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 _____, A.D. _____.

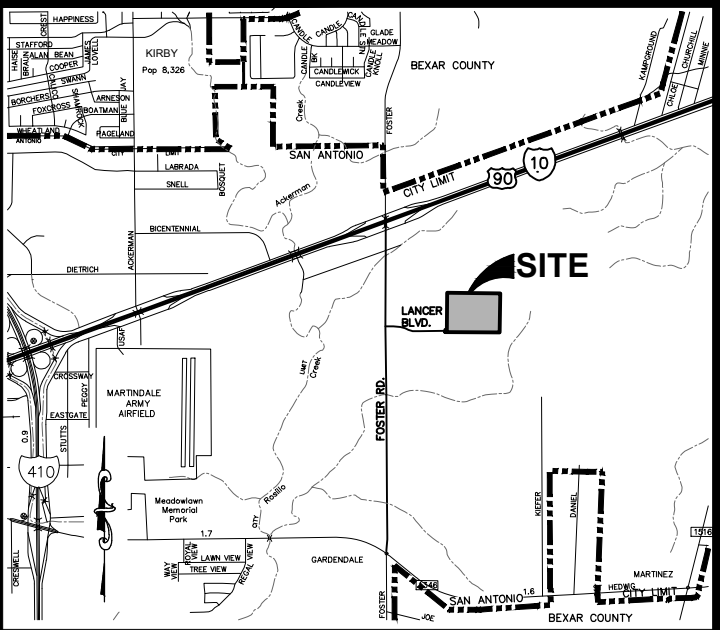
NOTARY PUBLIC
COUNTY, INDIANA

THIS PLAT OF **BECKNELL/FOSTER RIDGE PARK** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT TO SCALE

LEGEND

- AC. ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
ELEC ELECTRIC
ESMT EASEMENT
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
PG PAGE(S)
ROW RIGHT-OF-WAY
TELE TELEPHONE
VAR WID VARIABLE WIDTH
VOL. VOLUME
TV TELEVISION
○ FOUND 1/2" IRON ROD NO IDENTIFICATION
● SET 1/2" IRON ROD
① PROPOSED EASEMENT
① EXISTING EASEMENT
① EXISTING LOT DATA
---609--- EXISTING CONTOUR
--- --- CITY OF SAN ANTONIO LIMITS
--- --- CENTER LINE
--- --- PROPERTY LINE

SURVEYORS' NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

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

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" 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.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER NO. 93563

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALAMO SURVEYORS, LLC, 22610 US HIGHWAY 281 N., STE. 204, SAN ANTONIO, TX 78258, (210) 485-5683

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THE 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.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION-CITY ONLY

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT ENCROACHMENT:

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, PROVIDED THAT THE CITY SHALL PROMPTLY REPAIR OR RESTORE ANY DAMAGE RESULTING THEREFROM, INCLUDING WITHOUT LIMITATION DAMAGE TO ANY PAVEMENT, LANDSCAPE, IMPROVEMENTS, OR REAL OR PERSONAL PROPERTY.

TO DETENTION & MAINTENANCE

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (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.

- | | |
|---|---|
| ① 32' DRAINAGE ESMT.
(VOL. 9517, PG. 80-83, DPR) | ① VARIABLE WIDTH PRIVATE DRAINAGE ESMT. |
| ② 28' ELECTRIC, TELEPHONE & CABLE TV ESMT.
(VOL. 9517, PG. 80-83, DPR) | ② 12' PRIVATE SANITARY SEWER ESMT. FOR THE BENEFIT OF LOT 3 & LOT 4, AND TO BE MAINTAINED BY THE OWNERS OF LOT 3 & LOT 4. |
| ③ DRAINAGE ESMT
(VOL. 9517, PG. 80-83, DPR) | ③ 14' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESMT. |
| ④ 16' SANITARY SEWER ESMT
(VOL. 9517, PG. 80-82, DPR) | ④ 28' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION ESMT. |
| ⑤ 17' SANITARY SEWER ESMT
(VOL. 9517, PG. 80-82, DPR) | ⑤ VARIABLE WIDTH DETENTION POND ESMT. |
| ⑥ VARI. WIDTH WATER LINE ESMT
(VOL. 542, PG. 2023, OPR) | ⑥ 15' ACCESS MAINTENANCE ESMT. |
| ⑦ 74' DRAINAGE ESMT.
(VOL. 9517, PG. 124, DPR) | |
| ⑧ 25' BUILDING SETBACK
(VOL. 9517, PG. 124, DPR) | |
| ⑨ TEMPORARY DRAINAGE ESMT.
(VOL. 9517, PG. 80-82, DPR) | |

UNPLATTED
113.875 AC. TRACT
OWNER: PADOR PROPERTIES, LTD.
(VOL. 7483, PG. 899, OPR)

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE(100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0410G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

NOTE:

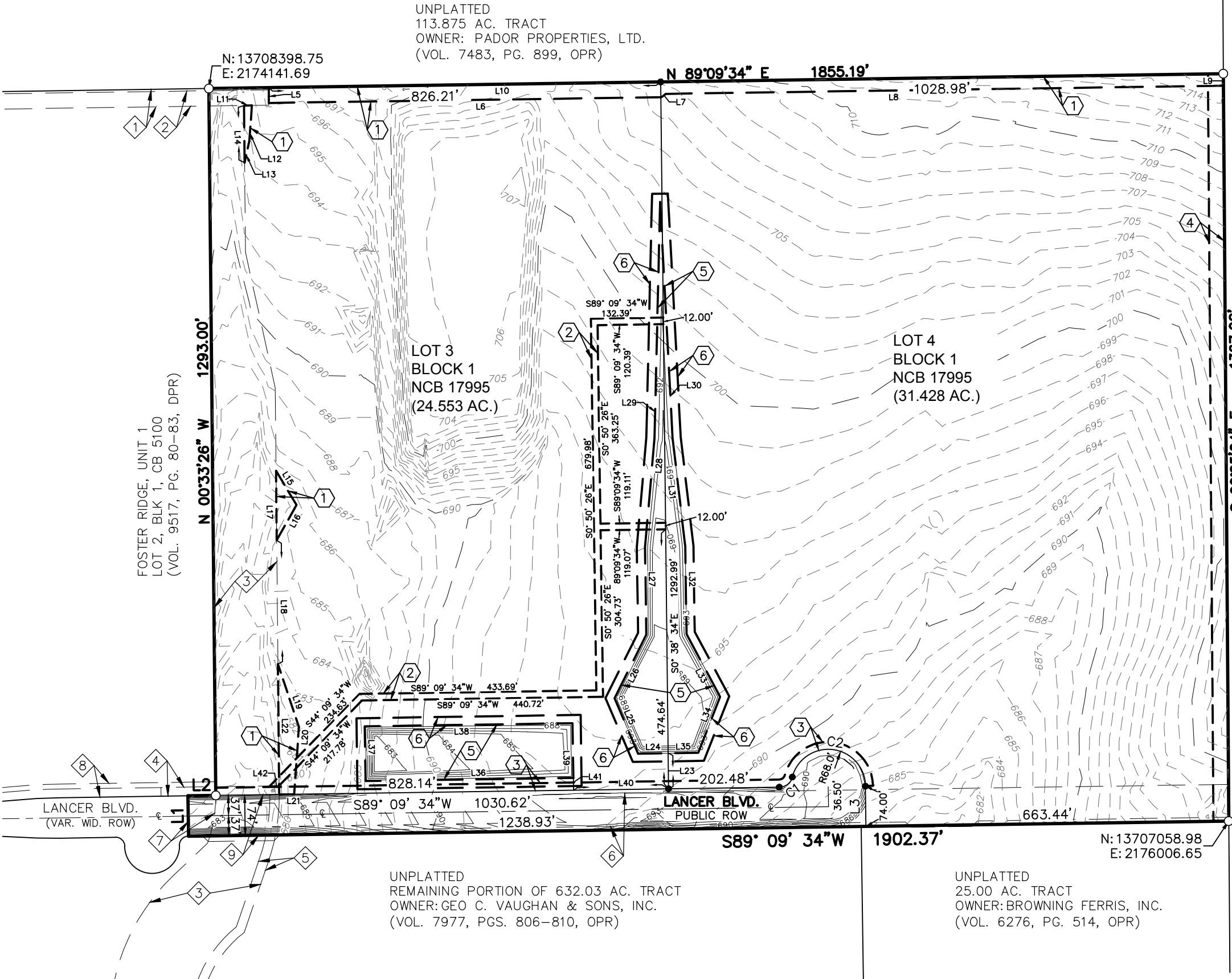
THE CITY OF SAN ANTONIO IS HEREBY DEDICATED A NONEXCLUSIVE EASEMENT IN THE AREA DESIGNATED ON THIS PLAT AS "CHANNEL MAINTENANCE AND ACCESS EASEMENT" FOR PURPOSES OF INSPECTING AND PERFORMING MAINTENANCE AND REPAIR TO STORMWATER MANAGEMENT SYSTEMS WHICH MAY BE LOCATED THEREIN, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES, PROVIDED THAT THE CITY SHALL PROMPTLY REPAIR OR RESTORE ANY DAMAGE RESULTING THEREFROM, INCLUDING WITHOUT LIMITATION DAMAGE TO ANY PAVEMENT, LANDSCAPING, IMPROVEMENTS, OR REAL OR PERSONAL PROPERTY.

Line #	Length	Direction
L1	74.00'	N0° 50' 26"W
L2	50.87'	S89° 09' 34"W
L3	73.50'	N0° 50' 26"W
L4	249.37'	N89° 28' 16"E
L5	28.00'	N0° 33' 26"W
L6	717.88'	N89° 09' 34"E
L7	10.11'	N52° 46' 17"E
L8	1019.69'	N89° 09' 34"E
L9	22.00'	N0° 25' 04"W
L10	716.76'	S89° 09' 34"W
L11	14.44'	S89° 09' 34"W
L12	65.26'	N4° 09' 34"E
L13	40.71'	N12° 19' 10"E
L14	104.66'	N0° 33' 26"W
L15	72.84'	S30° 50' 26"E
L16	74.10'	S29° 09' 34"W
L17	127.25'	N0° 33' 26"W

Line #	Length	Direction
L18	226.12'	N0° 33' 26"W
L19	121.41'	S18° 26' 54"E
L20	123.51'	S4° 00' 34"W
L21	27.47'	S89° 09' 34"W
L22	238.80'	N0° 33' 26"W
L23	65.17'	N0° 38' 34"W
L24	55.00'	S89° 09' 34"W
L25	110.00'	N23° 02' 54"W
L26	130.00'	N26° 32' 43"E
L27	160.00'	N0° 50' 26"W
L28	200.00'	N4° 58' 34"E
L29	432.42'	N1° 20' 51"E
L30	432.42'	S3° 01' 43"E
L31	200.00'	S6° 39' 26"E
L32	160.00'	S0° 50' 26"E
L33	130.00'	S28° 13' 35"E
L34	110.00'	S21° 22' 02"W

Line #	Length	Direction
L35	55.00'	N89° 09' 34"E
L36	380.00'	N89° 09' 34"E
L37	100.00'	S0° 50' 26"E
L38	380.00'	S89° 09' 34"W
L39	100.00'	N0° 50' 26"W
L40	173.86'	N89° 09' 34"E
L41	22.45'	S0° 50' 26"E
L42	16.97'	S89° 09' 34"W

Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	32.33'	25.00'	74°05'10"	18.87'	30.12'	N52°06'59"E
C2	194.74'	68.00'	164°05'10"	486.50'	134.69'	N82°53'01"W



UNPLATTED
REMAINING PORTION OF 632.03 AC. TRACT
OWNER: GEO C. VAUGHAN & SONS, INC.
(VOL. 7977, PGS. 806-810, OPR)

UNPLATTED
25.00 AC. TRACT
OWNER: BROWNING FERRIS, INC.
(VOL. 6276, PG. 514, OPR)

