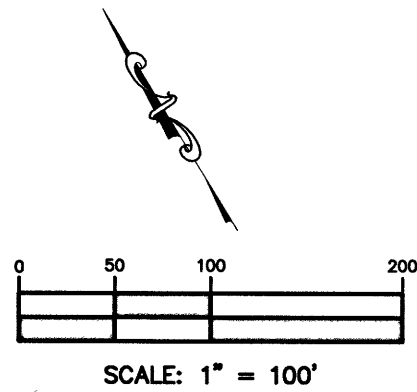


PLAT NO. 170481
SUBDIVISION PLAT OF
BCB-INNER CIRCLE DR., UNIT 4

BEING A 3.543 ACRE TRACT OF LAND OUT OF A REMAINING PORTION OF
1308.58 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9481, PAGE 934,
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS,
ALSO BEING OUT OF THE WILLIAM SMALL SURVEY NUMBER 26, ABSTRACT
670, COUNTY BLOCK 5158, BEXAR COUNTY, TEXAS.



CEC
CIVIL ENGINEERING CONSULTANTS
DON DUREN, INC.
11550 L.A. 10 WEST, SUITE 300
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.8440
REGISTRATION #P-2214
Email: cec@cec-texas.com
JOB NUMBER: E0565801
DATE: APRIL 2017

STATE OF TEXAS §
COUNTY OF BEXAR §
THE OWNER OF THE 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.

LEO Gomez
OWNER/DEVELOPER:
BROOKS DEVELOPMENT AUTHORITY
3201 SIDNEY BROOKS
SAN ANTONIO, TEXAS 78235
(210) 678-3300

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED *LEO Gomez* 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 22 DAY OF May, A.D., 2018
Stoney Burke
NOTARY PUBLIC, SAN ANTONIO, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §
Stoney Burke
My Commission Expires
04/04/2021
ID No. 131072925

THIS PLAT OF BCB-INNER CIRCLE DR. UNIT 4 HAS BEEN SUBMITTED TO
AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY SAN
ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR
WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____ A.D., 2018.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
____ DAY OF ____ A.D., 2018 AT ____ M, AND DULY RECORDED
THE ____ DAY OF ____ A.D., 2018 AT ____ M, IN THE DEED AND
PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ____ ON PAGE ____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
____ DAY OF ____ A.D. 2018.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE
DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE
CROSS-SECTIONS OF THE DRAINAGE EASEMENT, 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 TO INGRESS AND EGRESS OVER
THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE
EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CPS GENERAL NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEMS - CITY PUBLIC SERVICE BOARD IS HEREBY
DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION 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," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,
RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,
CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT
OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT
AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT
IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT
AREAS.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, 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 ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER,
DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH
EASEMENTS ARE DESCRIBED HEREON.

SAWS DEDICATION NOTE:
THE DEVELOPER 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.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT
THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL
STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

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

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 1450854) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER
AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE
COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION
MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION
AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(c).

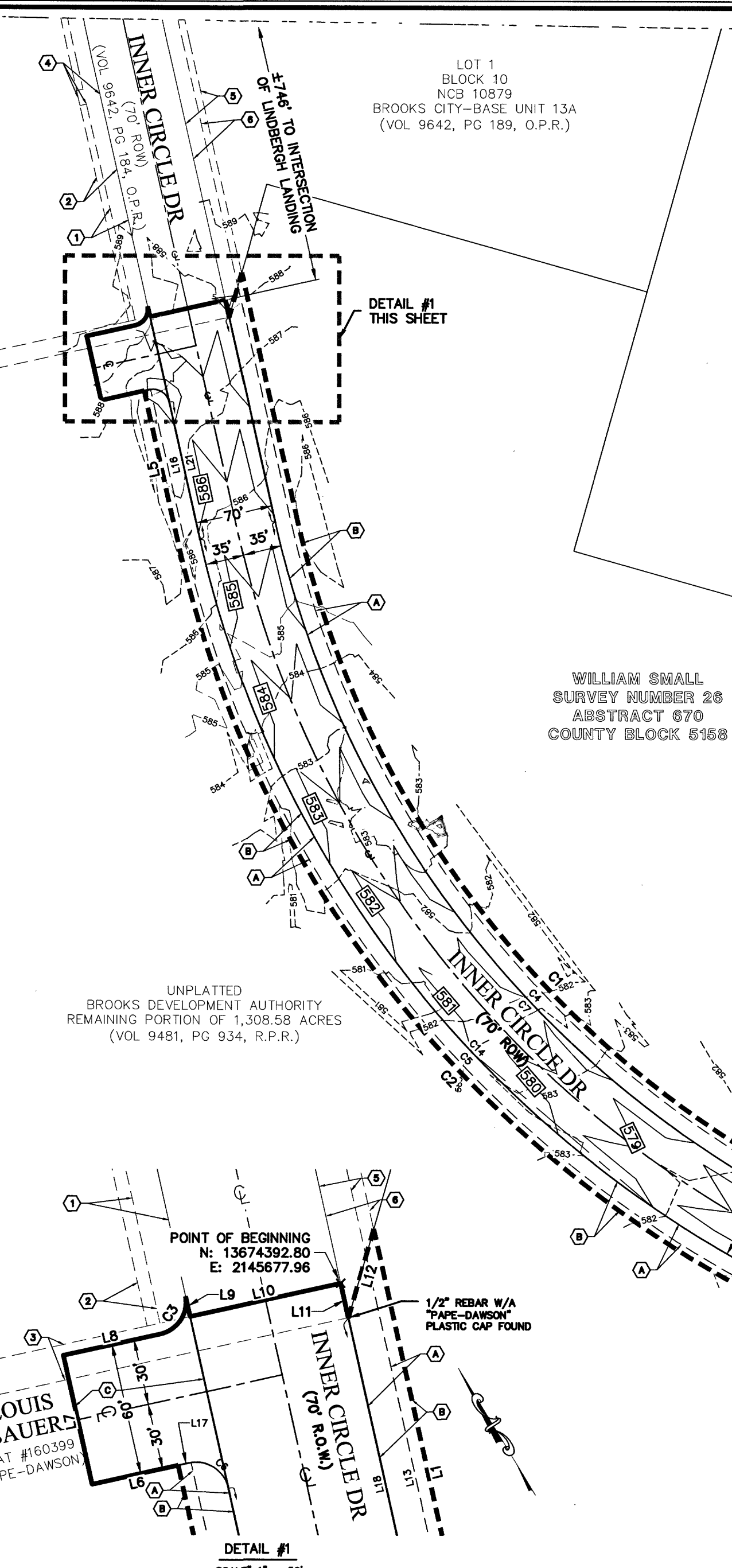
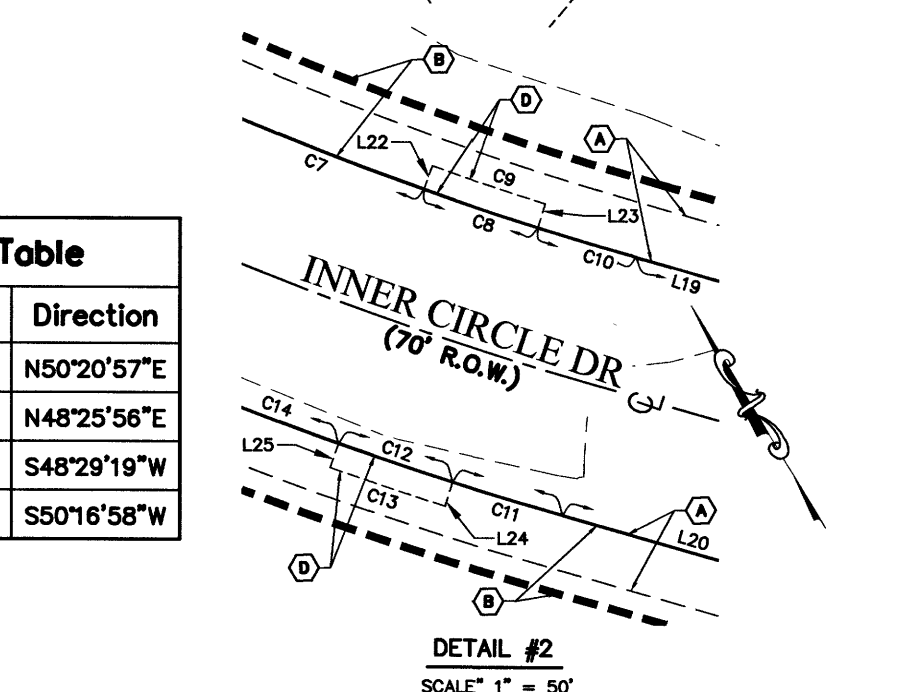
Curve Table						
Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	977.41'	910.00'	541.82'	931.10'	S12°25'30"E	061°32'20"
C2	1095.56'	1020.00'	607.32'	1043.65'	N12°25'30"W	061°32'20"
C3	22.76'	15.00'	14.22'	20.64'	N64°53'10"E	086°55'20"
C4	983.85'	916.00'	545.40'	937.24'	N12°25'30"W	061°32'20"
C5	1089.11'	1014.00'	603.75'	1037.51'	N12°25'30"W	061°32'20"
C6	23.56'	15.00'	15.00'	21.21'	N26°39'10"W	090°00'00"
C7	941.00'	930.00'	515.22'	901.37'	S10°38'30"E	057°58'20"
C8	31.12'	930.00'	15.56'	31.12'	S40°35'10"E	001°55'00"
C9	30.90'	923.42'	15.45'	30.90'	N40°36'30"W	001°55'00"
C10	26.78'	930.00'	13.39'	26.78'	S42°22'10"E	001°39'00"
C11	29.75'	1000.00'	14.88'	29.75'	S42°20'30"E	001°42'20"
C12	31.31'	1000.00'	15.66'	31.31'	S40°35'30"E	001°47'40"
C13	31.52'	1006.57'	15.76'	31.52'	S40°36'50"E	001°47'40"
C14	1013.01'	1000.00'	554.78'	970.25'	S10°40'30"E	058°02'30"

UNPLATTED
BROOKS DEVELOPMENT AUTHORITY
REMAINING PORTION OF 1,308.58 ACRES
(VOL 9481, PG 934, R.P.R.)

POINT OF BEGINNING
N: 13673166.38
E: 2145911.22

1/2" REBAR W/A
PAPE-DAWSON
PLASTIC CAP FOUND

DETAIL #2
THIS SHEET



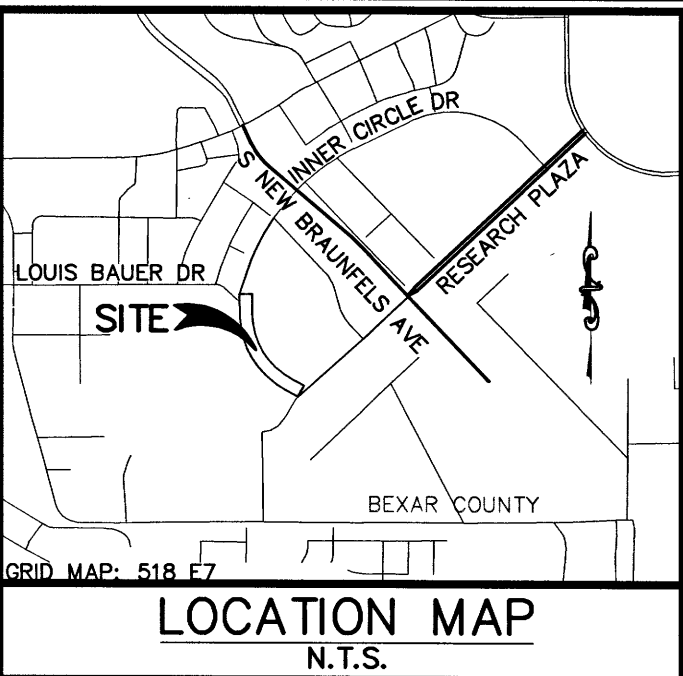
WILLIAM SMALL
SURVEY NUMBER 26
ABSTRACT 670
COUNTY BLOCK 5158

UNPLATTED
BROOKS DEVELOPMENT AUTHORITY
REMAINING PORTION OF 1,308.58 ACRES
(VOL 9481, PG 934, R.P.R.)

LOUIS BAUER'S
PLAT #160399
(PAPE-DAWSON)

DETAIL #1
SCALE 1" = 50'

Line Table			Line Table			Line Table			Line Table		
Line	Length	Direction	Line	Length	Direction	Line	Length	Direction	Line	Length	Direction
L1	228.49'	S18°20'47"W	L8	45.02'	N71°39'13"W	L15	137.19'	N43°11'38"W	L22	6.56'	N50°20'57"E
L2	137.19'	S43°11'38"E	L9	9.36'	N18°20'47"E	L16	142.82'	N18°20'47"E	L23	6.57'	N48°25'56"E
L3	110.00'	N46°48'22"E	L10	70.00'	S71°39'13"E	L17	5.00'	N71°39'13"W	L24	6.58'	S48°29'19"W
L4	137.19'	N43°11'38"W	L11	16.21'	S18°20'47"W	L18	191.48'	N18°20'47"E	L25	6.59'	S50°16'58"W
L5	142.85'	N18°20'47"E	L12	42.07'	N46°43'41"E	L19	137.19'	N43°11'38"W			
L6	40.00'	N71°39'13"W	L13	217.39'	N18°20'47"E	L20	137.19'	N43°11'38"W			
L7	60.00'	S18°20'47"W	L14	137.19'	N43°11'38"W	L21	127.85'	N18°20'47"E			



LEGEND/ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- VOL VOLUME
- CATV CABLE TV
- TYP TYPICAL
- R.O.W. RIGHT-OF-WAY
- TEL TELEPHONE
- SS SANITARY SEWER
- ELEC CITY PUBLIC SERVICE ELECTRIC
- GAS CITY PUBLIC SERVICE GAS
- SARA SAN ANTONIO RIVER AUTHORITY
- D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS, BEXAR COUNTY, TEXAS
- R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- CONTOUR

- (A) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (0.864 OF AN ACRE)
- (B) 20' LANDSCAPE EASEMENT (1.233 ACRES)
- (C) VAR. WD. CATCH, SEWER, WATER & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION IN PLATTED PUBLIC STREET ROW (0.064 ACRES)
- (D) 6.5' X 31' PUBLIC WATER EASEMENT
- (1) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (VOL 9642, PG 184, D.P.R.)
- (2) 20' LANDSCAPE EASEMENT (VOL 9642, PG 184, D.P.R.)
- (3) 16' WATER EASEMENT (VOL 9642, PG 184, D.P.R.)
- (4) 14'X20' UTILITY EASEMENT (VOL 9642, PG 184, D.P.R.)
- (5) 20' LANDSCAPE EASEMENT (VOL 9642, PG 184, D.P.R.)
- (6) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT (VOL 9642, PG 189, O.P.R.)

SURVEY NOTES:

- COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS +0°0'00"
- DIMENSIONS ARE SHOWN IN SURFACE
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "OEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED BY OTHERS.

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.

5/8/18 *Jesse F. Cantu II*
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY 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: CIVIL ENGINEERING CONSULTANTS.

5/8/18 *William P. Alberson*
REGISTERED PROFESSIONAL LAND SURVEYOR

