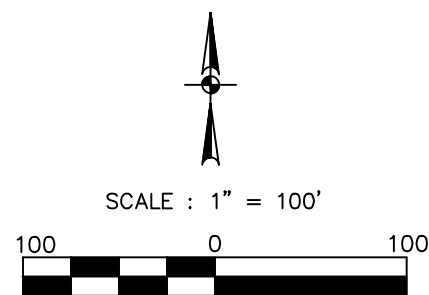


PLAT NUMBER: 20-11800234

REPLAT ESTABLISHING AUM ASHRAM SUBDIVISION

BEING A TOTAL OF 3.904 ACRES, EXCLUSIVE OF A 0.003 AC. DEDICATED TO COSA, BEING LOT 28, BLOCK M, N.C.B. 14665, OF THE ORIGINAL RECORDED FIL-AM SDA CHURCH SUBDIVISION2 RECORDED IN VOLUME 9603, PAGE 36, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOT 33 & LOT 34, BLOCK M, NEW CITY BLOCK 14665, SAN ANTONIO, BEXAR COUNTY, TEXAS.



GE REAVES ENGINEERING
5250 CALLAGHAN RD. STE. 100
SAN ANTONIO, TX 78228
PH:(210)490-4506 FAX:(210)490-4812
TBPE FIRM REGISTRATION (F-4861)
TBLS FIRM REGISTRATION (10133700)
GRE JOB NO.: 20-0297
DATE: 06/11/2021

STATE OF TEXAS
COUNTY OF BEXAR

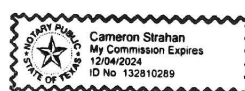
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: DEVRAJ NAYAK
5 KELIAN CT
SAN ANTONIO, TEXAS 78230
(830) 534-9683
OWNER OF LOT 33 AND LOT 34

OWNER/DEVELOPER: DR. HETAL NAYAK
5 KELIAN CT
SAN ANTONIO, TEXAS 78230
(830) 534-9683
OWNER OF LOT 33 AND LOT 34

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEVRAJ NAYAK AND DR. HETAL NAYAK 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____.



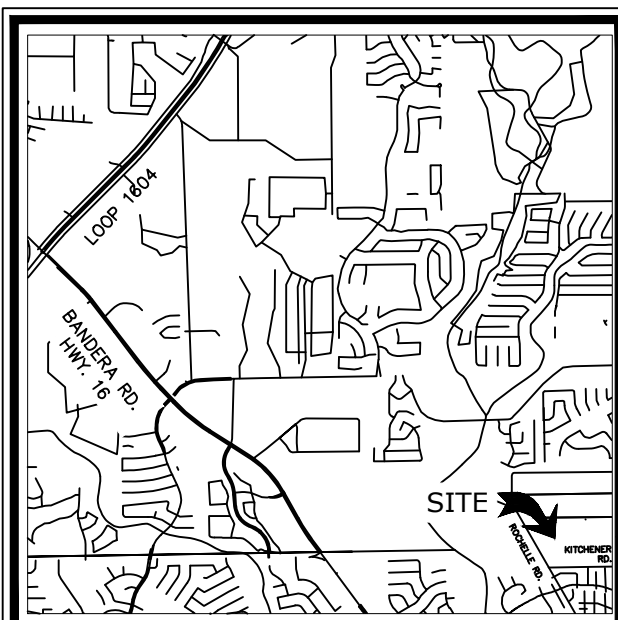
NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT OF AUM ASHRAM SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION BY 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) HAVE BEEN GRANTED.

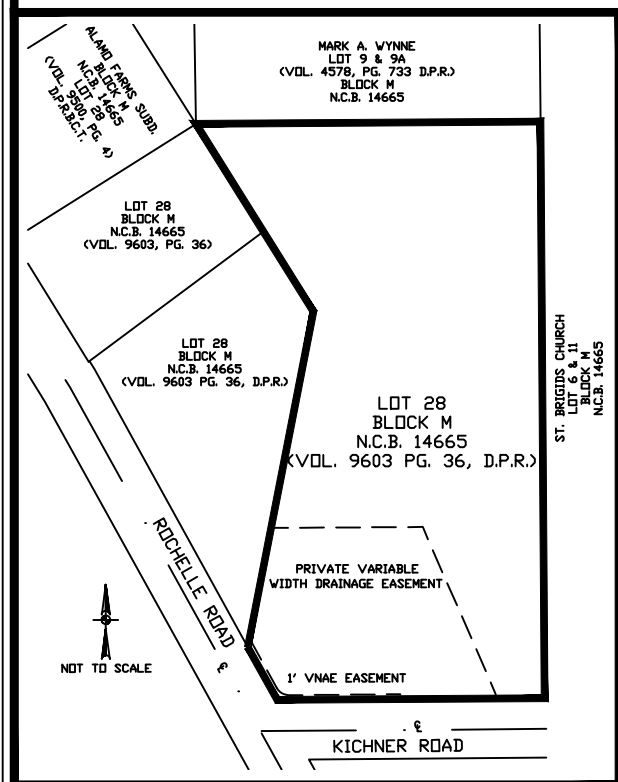
DATED THIS ____ DAY OF _____ A.D., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 28, BLOCK M, N.C.B. 14665, OF THE FIL-AM SDA CHURCH SUBDIVISION2, RECORDED IN VOLUME 9603, PAGE 36, OF THE BEXAR COUNTY PLAT BOOK OF BEXAR COUNTY, TEXAS.

LEGEND KEY

- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD WITH BLUE CAP (GRE 3275)
- O.P.R. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- ④ = PROPERTY IDENTIFICATION LABEL NUMBER
- ④ = EASEMENT LABEL NUMBER
- TELE. = TELEPHONE
- C.A.T.V. = CABLE TELEVISION
- D.R. = DEED RECORDS, BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- ESM.T. = EASEMENT
- ELEC. = ELECTRIC
- AC. = ACRES
- BLK. = BLOCK
- VOL. = VOLUME
- PG. = PAGE
- PGS. = PAGES
- R.O.W. = RIGHT OF WAY
- 915 - = MAJOR CONTOURS
- = MINOR CONTOURS
- ℄ = CENTERLINE

- ① 14" ELEC., GAS, TELE., & C.A.T.V. EASEMENT (VOL. 9603, PG. 36, D.P.R.B.C.T.)
- ② 15" BLDG. SETBACK (VOL. 9603, PG. 36, D.P.R.B.C.T.)
- ③ 14" "PRIVATE" SANITARY SEWER ESMT.
- ④ 15" "PRIVATE" DRAINAGE EASEMENT.
- ⑤ 20' DRAINAGE ESMT. (VOL. 6800, PG. 129, D.P.R.B.C.T.)
- ⑥ "PRIVATE" VARIABLE WIDTH DRAINAGE ESMT.
- ⑦ MARK A. WYNNE, REMAINING PORTION OF LOT 9, BLOCK M N.C.B. 14665 (VOL. 4578, PG. 733 D.P.R.)

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.

GUSTAVO GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 65524

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:

ANIBAL A. GUTIERREZ JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3275

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0220G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SETBACK NOTE:

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.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 33 AND 34, BLOCK M, N.C.B. 14665, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS WASTEWATER EDU NOTE:

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

SAWS IMPACT FEE NOTE:

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

SAWS DEDICATION:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

SURVEYOR'S NOTE:

1. PROPERTY CORNERS ARE MONUMENTED WITH BLUE CAP STAMPED "GRE 3275" UNLESS NOTED OTHERWISE; 2. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATED SYSTEM ESTABLISHED FROM THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK; 3. DIMENSIONS SHOWN ARE GRID.

DRAINAGE EASEMENT ENCROACHMENTS 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.

TCI DETENTION & MAINTENANCE NOTE:

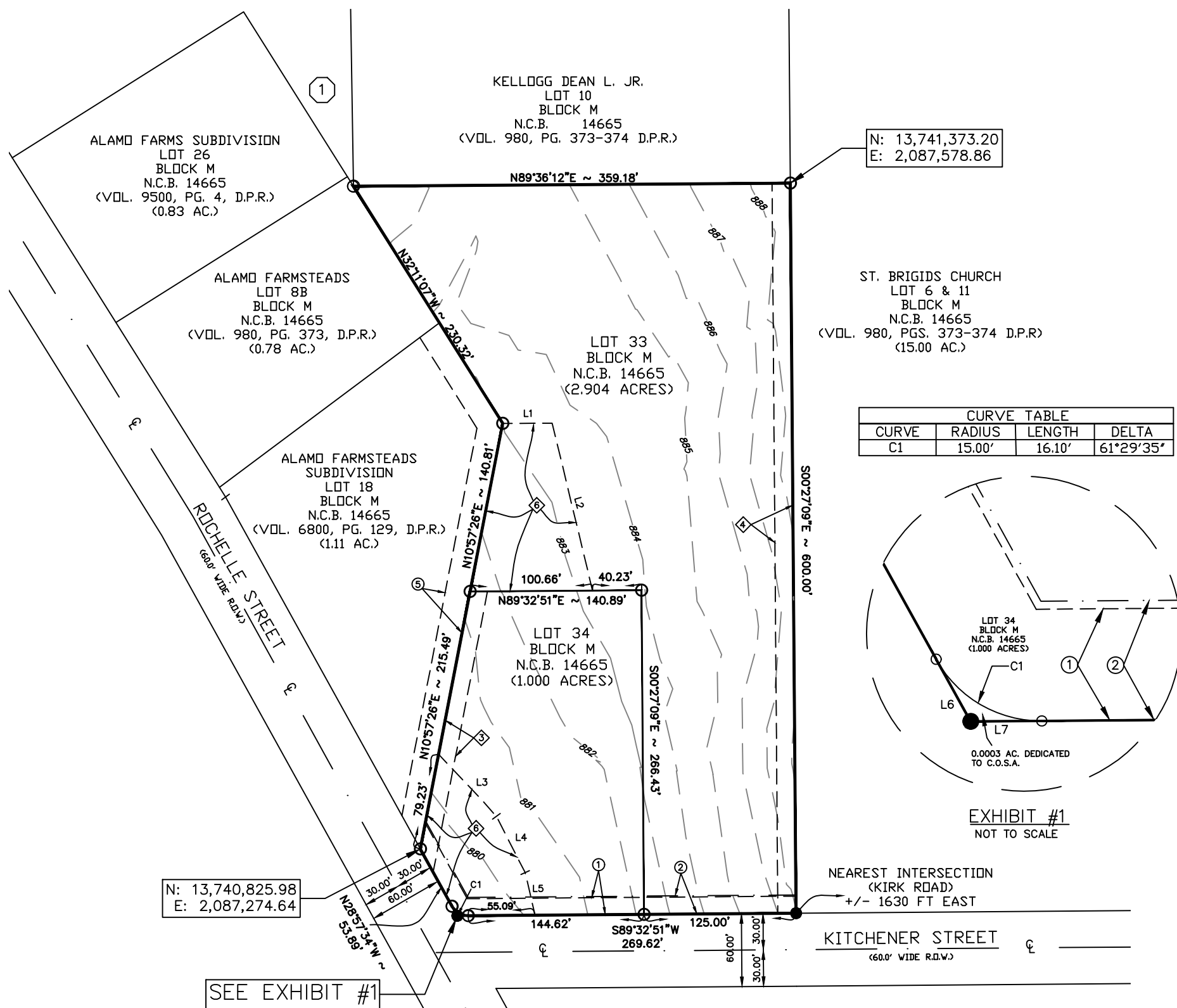
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION(FILO)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

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,250 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

RESIDENTIAL FINISHED FLOOR NOTE:

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



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	16.10'	61°29'35"

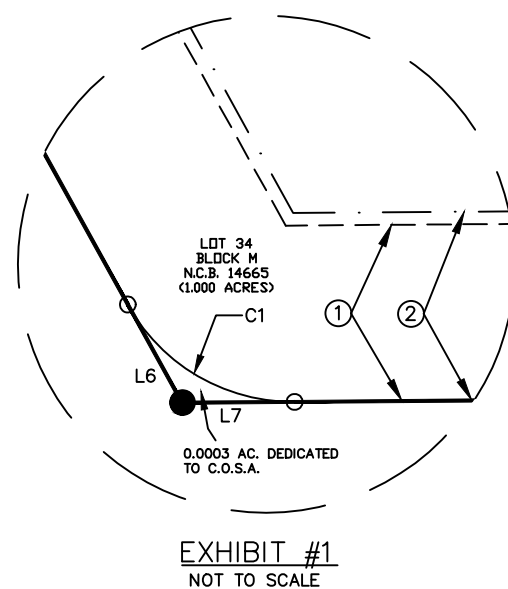


EXHIBIT #1
NOT TO SCALE

NEAREST INTERSECTION
KIRK ROAD
+/- 1630 FT EAST

KITCHENER STREET
(660' WIDE R.O.W.)

SEE EXHIBIT #1