

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

CPB NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND DIRECTING Poles, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH THE NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS 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 CPB MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPB EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH SECTION 35-501.415 OF THE UNIFIED DEVELOPMENT CODE.

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

EDWARDS ACQUFER RECHARGE ZONE NOTE:
1. THIS SUBDIVISION WITHIN THE EDWARDS RECHARGE ZONE, TO THE EXTENT APPLICABLE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CHARTER CODE ENTITLED "AQUIFER RECHARGE (CARBON AND WATERSHED PROTECTION)," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS ACQUFER PROTECTION PLAN (WATER POLLUTION ABATEMENT PLAN) OR WAPAP USE MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 219.5 OF THE TEXAS WATER 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 REGIONAL TCEQ OFFICE.

IMPACT FEE NOTE:
IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

PLAT NUMBER: 130620

**SUBDIVISION PLAT ESTABLISHING:
RESTAURANT AND CLINICS HW 281**

ESTABLISHING LOT 2, BLOCK 7, NCD 17727
BEING 4.55 ACRES, SITUATED IN THE GEORGE CHS SURVEY NO. 340 1/2, ASSAULT NO. 785, NCD 3, 1950, BEING ALL OF THAT CERTAIN 2.277 ACRE TRACT OF LAND CONVEYED TO JACK ANDERSON, RECORDED IN VOLUME 12778, PAGE 701 - 735 AND ALL OF THAT CERTAIN 1.443 ACRE TRACT OF LAND CONVEYED TO TANGERS HOLDINGS, LLC IN VOLUME 14148, PAGES 503 - 513 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

LEGEND:

- IR.F. = FOUND 1/2" IRON ROD
- IR.S. = SET 1/2" IRON ROD
- ESMT. = EASEMENT
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CATV. = CABLE TELEVISION
- B.S.L. = BUILDING SETBACK LINE
- R.O.W. = RIGHT-OF-WAY
- SET "X" = SET "X" IN CONCRETE WALKWAY

○ ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

NOTES:

- DIAPHRAGMS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1883, SOUTH CENTRAL ZONE.
- ELEVATIONS ARE BASED ON NAVD 83.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE, COORDINATES EXPRESSED IN U.S. SURVEY FEET (AND 63) WITH AN IMPLIED SCALE FACTOR OF 1.00017.
- DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE FACTOR IS 0.9999500728855.

STORM WATER DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE GRANTED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE SUBJECT TO POST-A-FEE INFLUENCE OF DETENTION (PFI) OR OTHER FINANCIAL CONDITIONS ALLOWED ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT CORNER AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

**STATE OF TEXAS
COUNTY OF BEXAR**

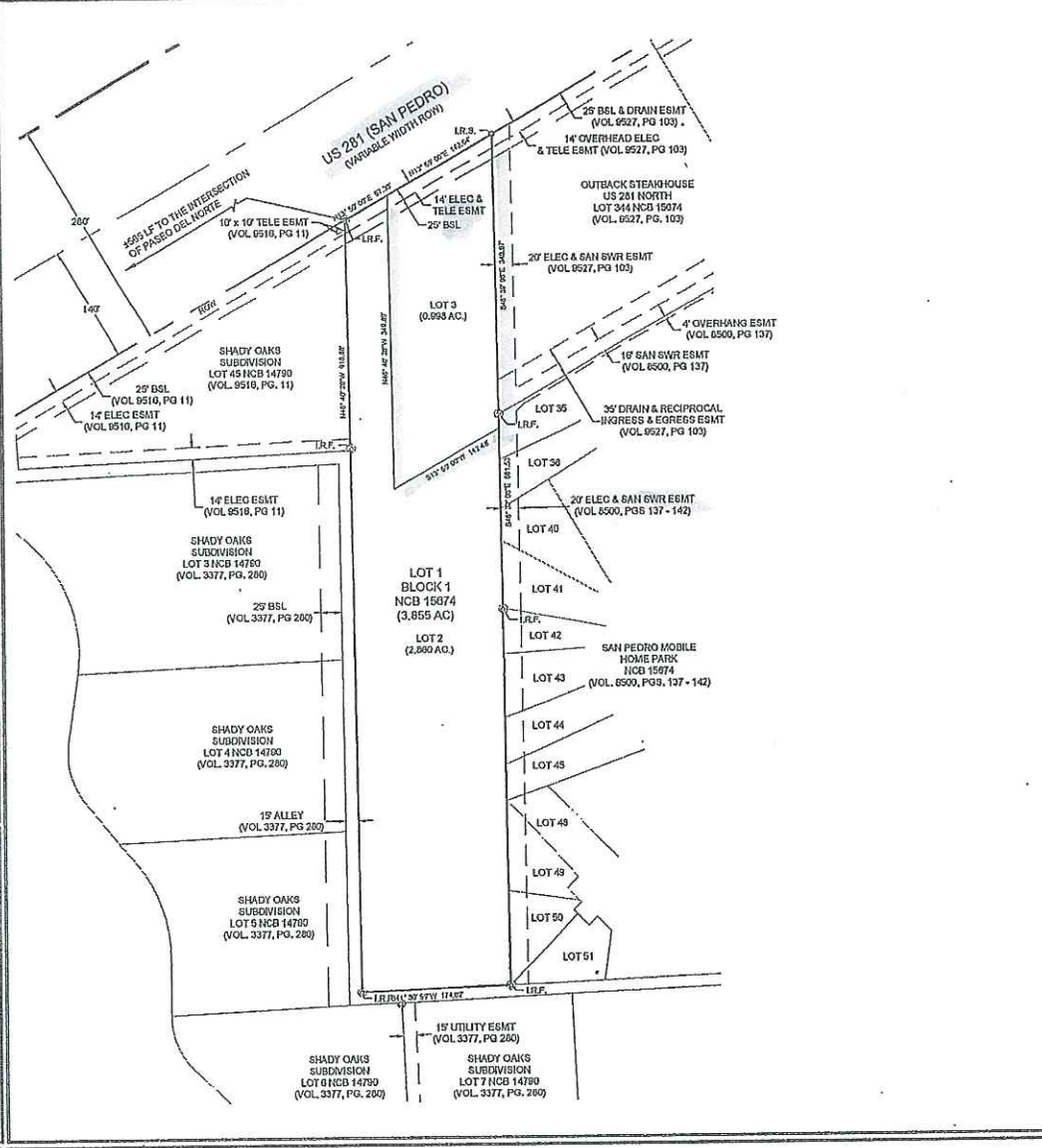
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

**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:

REGISTERED PROFESSIONAL LAND SURVEYOR



FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
1077 W. DUTCH ST. STE 101 SAN ANTONIO, TEXAS 78211
TEL: 512-384-1111 FAX: 512-384-4499
www.fordeng.com

DATE: JUNE 1, 2014

SCALE: 100

FIG. NO. 2340.00

**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 ENCLAVED OR PLANNED USE DEVELOPMENT, FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EDGAR MARWARDT
OWNER
200 ALAMEDA
SAN ANTONIO, TEXAS 78212
210-522-1103

**STATE OF TEXAS
COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDGAR MARWARDT, KNOWN TO ME TO BE THE PERSON WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE RECEIVED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GAVE UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT SAID PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 2014

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO**

THIS PLAT OF RESTAURANT AND CLINICS HW 281 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE AN ALTERNATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

**STATE OF TEXAS
COUNTY OF BEXAR**

_____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2014, AT _____ AND DULY RECORDED THE _____ DAY OF _____ A.D. 2014, AT _____ IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN VESTMENT WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2014

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY