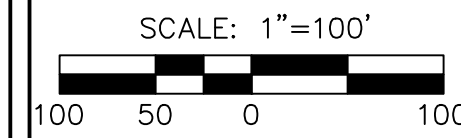


**SUBDIVISION PLAT
ESTABLISHING
BUCKSKIN BUSINESS PARK**

BEING A TOTAL OF 4.999 ACRES OF LAND, OUT OF THE JAMES K. MCCULLOUGH SURVEY NO. 30, ABSTRACT NO. 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS, SAID 4.999 ACRE TRACT RECORDED IN DOCUMENT #20210108065, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 20-21, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS



**UP
ENGINEERING
+ SURVEYING**

11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TPBE F-17992
TBPELS F-10194606

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:
CHRISTOPHER ALLEN WEIGAND
26807 INTERSTATE 10 W
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF BEXAR

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 _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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:
ALEXIS ANN WEIGAND
26807 INTERSTATE 10 W
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF BEXAR

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.

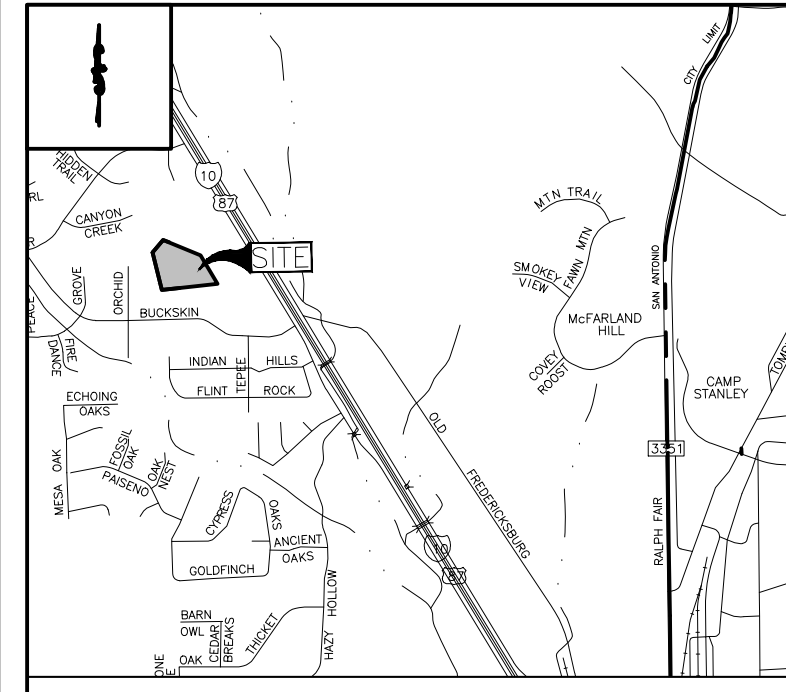
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____
DAY OF _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF BUCKSKIN BUSINESS PARK 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 STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

By: _____
DIRECTOR OF DEVELOPMENT SERVICES



LOCATION MAP
NOT TO SCALE

LEGEND

- PLAT BOUNDARY
- ADJOINER BOUNDARY
- - - CENTERLINE
- FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- ⊙ IRON PIN SET
- ⊗ APPROXIMATE LOCATION OF EXISTING WATER WELL (TO REMAIN)
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- E.T.C. = ELECTRIC, TELE & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- V.N.A.E. = VEHICLE NON-ACCESS EASEMENT
- BSL = BUILDING SETBACK LINE
- N.C.B. = NEW CITY BLOCK
- C.B. = COUNTY BLOCK
- ROW = RIGHT OF WAY
- ⊕ = CENTERLINE
- VOL = VOLUME
- PG = PAGE
- - -1160 - - - = CONTOUR
- - - - - = EASEMENT

STORM WATER DETENTION NOTE:
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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

REGISTERED PROFESSIONAL ENGINEER

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2021.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY:

ADRIAN E. REYES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5806

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.

NATASHA F. UHLRICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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.

SETBACK NOTE:
1. 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.

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS NOTES:
1. 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.
2. SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1,426 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
3. 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 SEWER SERVICE CONNECTION.
4. 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.

MAINTENANCE NOTE:
1. 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.

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

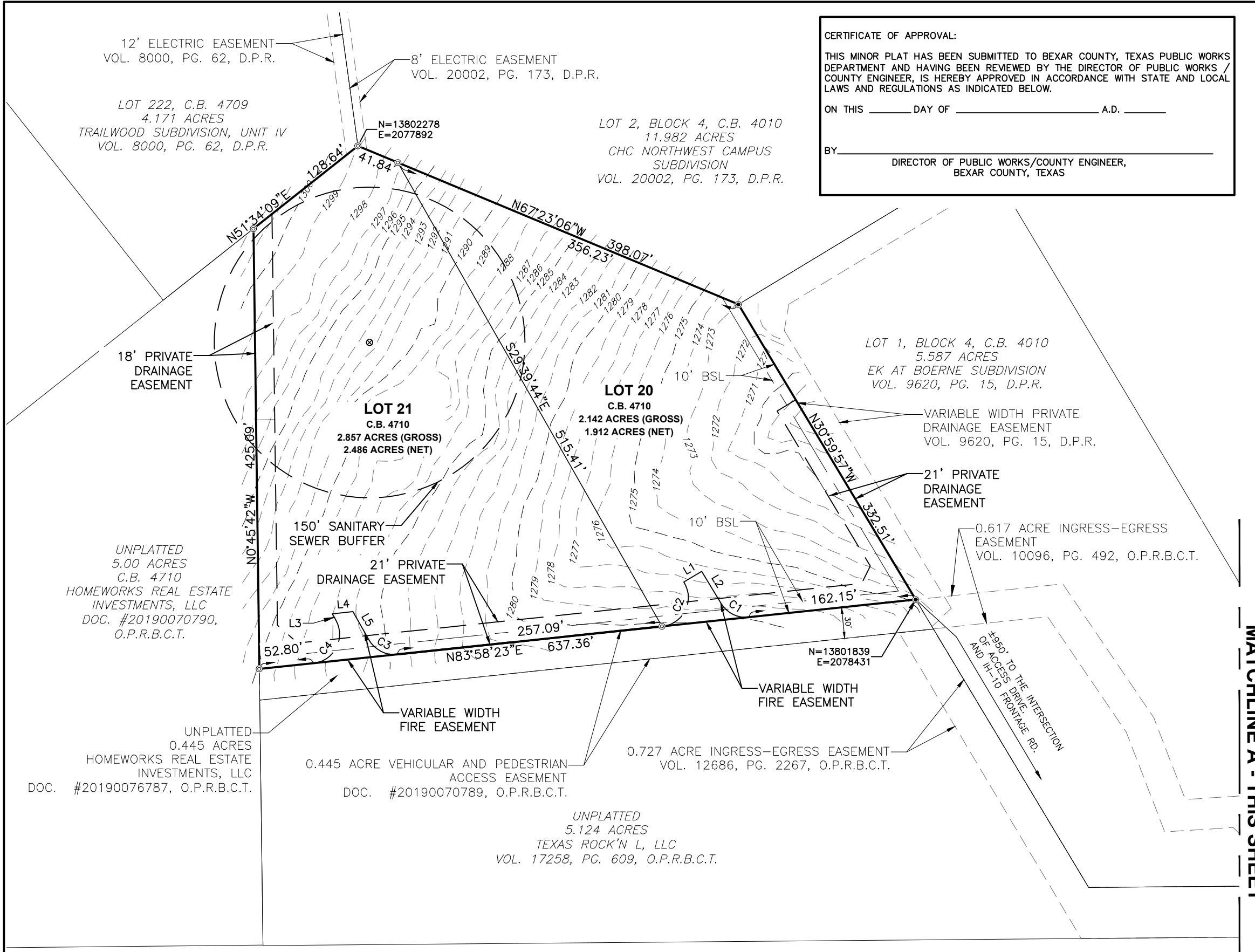
SURVEY NOTE:
1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANEL 48023C0085F, WITH AN EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE NOTE:
1. 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MISC. NOTE:
1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

INGRESS/EGRESS NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

ETJMPA - 1 LAND USE NOTE:
1. THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS EMPLOYMENT/MIXED USE. ALLOWABLE LAND USES SHALL BE DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR THE PROPERTY WITH THE FOLLOWING ZONING USES: "RM-4", "MF-18", "MF-25", "MF-33", "O-1", "O-1.5", "C-1", "C-2", "L", "AE-1", "AE-2", "AE-3" AND "AE-4".



CERTIFICATE OF APPROVAL:
THIS MINOR PLAT 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. _____
BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

MATCHLINE A - THIS SHEET

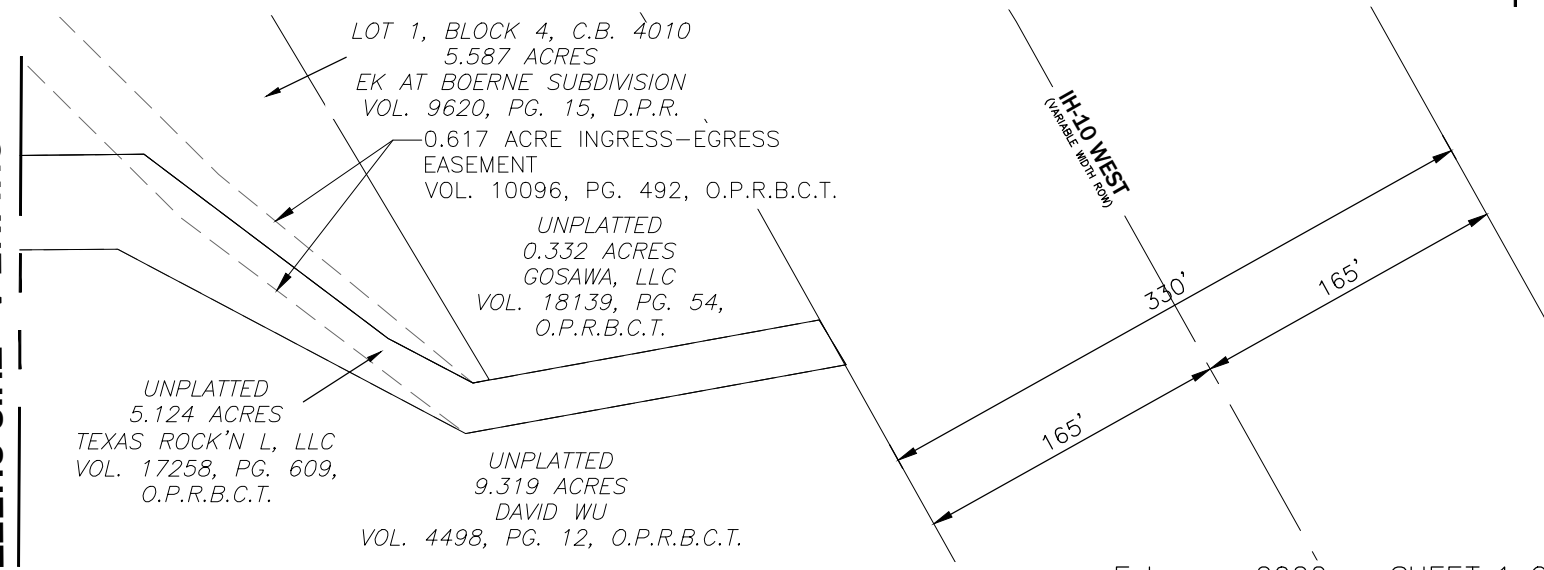
LINE TABLE

LINE	BEARING	LENGTH
L1	S59°09'52"W	20.00'
L2	N31°10'36"W	36.12'
L3	S29°34'55"E	6.83'
L4	N83°58'23"E	20.00'
L5	S29°34'55"E	31.24'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	28.00'	31.69'	64°51'01"	30.03'	S63°36'07"E
C2	28.00'	56.27'	115°08'59"	47.27'	N26°23'53"E
C3	28.00'	32.47'	66°26'42"	30.68'	S62°48'16"E
C4	28.00'	55.49'	113°33'18"	46.85'	N27°11'44"E

MATCHLINE A - THIS SHEET



U:\Projects\194-1-10 and Buckskin Drive\ACAD\PLAT\Buckskin Business Park Subdivision Plat.dwg 2022/02/25 7:31am just