

LEGEND

EXISTING CONTOUR	ACRES
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	NEW CITY BLOCK
B.C.O.P.R.	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT-OF-WAY
BLK.	BLOCK
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
G.E.T.C.A.T.V.	GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION
PROPERTY LINE	PROPOSED EASEMENT
FOUND 1/2" IRON ROD	SCRIBED "X" ON CONCRETE
SET MAG NAIL WITH WASHER (W.A.L.S.)	CENTER LINE
LF	LINEAR FOOT

CPS/SAWS/CITY OF SAN ANTONIO 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.

DRAINAGE NOTES:

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.
2. THE PROPERTY OWNER HAS ELECTED TO PROVIDE LOW IMPACT DEVELOPMENT (LID) AND/OR NATURAL CHANNEL DESIGN (NCD) ON LOT 17, BLOCK 1, NCB 7603. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY LID/NCD PLANS APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE FOR CREDIT AND OFFSET INCENTIVES AND/OR FEE INCENTIVES WHEN APPROVED BY THE CITY OF SAN ANTONIO. IF THE PROPERTY OWNER ELECTS NOT TO PROVIDE LID AND/OR NCD, THE INCENTIVES WILL NOT BE GRANTED AND THE PROPERTY SHALL CONFORM TO ALL APPLICABLE DEVELOPMENT STANDARDS OF THE CITY CODE CHAPTER 35, THE UNIFIED DEVELOPMENT CODE.
3. LOW IMPACT DEVELOPMENT (LID) AND/OR NATURAL CHANNEL DESIGN (NCD) IS REQUIRED FOR LOT 17, BLOCK 1, NCB 7603. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY LID/NCD PLANS APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE FOR CREDIT AND OFFSET INCENTIVES AND/OR FEE INCENTIVES WHEN APPROVED BY THE CITY OF SAN ANTONIO.

WASTEWATER EDU NOTE:

1. 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:

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

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:

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

FLOODPLAIN VERIFICATION NOTE:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0415G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

GENERAL NOTES:

1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SURVEYOR NOTES:

1. "SCRIBED" "X" ON CONCRETE AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORDS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. 1' CONTOUR INTERVALS SHOWN ARE BASED ON THE CENTRAL TEXAS 2017 LIDAR DATA.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	80.87'	N 89°54'43" E
L2	75.81'	N 87°18'25" E
L3	89.00'	S 89°53'25" W
L4	20.76'	N 28°45'32" W
L5	35.00'	N 28°45'32" W
L6	41.54'	N 28°45'32" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.07'	15.00'	118°40'15"	N30°34'35" E	25.81'
C2	32.07'	30.00'	61°21'03"	N59°26'04" W	30.61'

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.

Joseph E. Tober 1.4.23

JOSEPH E. TOBER, P.E.
LICENSED PROFESSIONAL ENGINEER No. 108918
TOBER ENGINEERING, LLC
FIRM NO. 15723

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Mark J. Ewald 1.13.23

MARK J. EWALD
REGISTERED PROFESSIONAL SURVEYOR NO. 5095
WESTAR ALAMO LAND SURVEYORS, LLC
FIRM NO. 1011700

VARIABLE WIDTH ROW
DEDICATION TO CITY
OF SAN ANTONIO
(0.0033 AC)

E. SOUTHCROSS BLVD.

(VARIABLE WIDTH ROW)

SIGN PLACEMENT

±380 LF TO INTERSECTION OF
S. HACKBERRY & E. SOUTHCROSS

MARIA B. HERNANDEZ
PORTION OF LOT 4
BLOCK 1, N.C.B. 7603
(DOC. 20030082847)
O.P.R.

LOT 17
BLOCK 1
N.C.B. 7603
0.346 A.C.

S. PRESA
(VARIABLE WIDTH
ROW)

VARIABLE WIDTH ROW
DEDICATION TO CITY
OF SAN ANTONIO
(0.0012 AC)

STRATFORD CT.

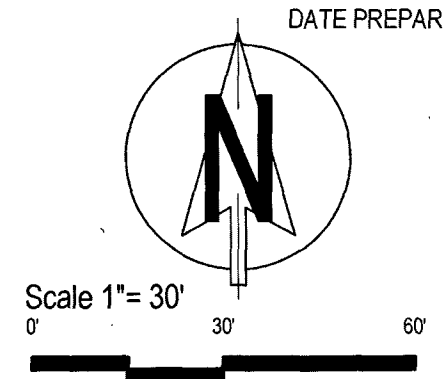
(70.0' R.O.W.)

PLAT NO. 21-11800083

SUBDIVISION PLAT ESTABLISHING
PRESA STAR FOOD MART
SUBDIVISION

BEING A TOTAL OF 0.350 ACRE TRACT OF LAND INCLUSIVE OF 0.0045 ACRE RIGHT OF WAY DEDICATION OUT OF A PORTION OF LOTS 1, 2 & 3, BLOCK 1, NEW CITY BLOCK 7603, OF THE CREST HOLME SUBDIVISION, AN ANTIQUATED PLAT, RECORDED IN VOLUME 105, PAGE 137 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, ESTABLISHING LOT 17, NEW CITY BLOCK 7603 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DATE PREPARED: DEC 27 2022



TOBER ENGINEERING

330 CLAY UNIT 5, SAN ANTONIO, TX 78204 TBPE F-15723

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:

SHAK & IKE CORPORATION
ATTN: SHAUKAT MOMIN
2202 BEARS NOTCH
SAN ANTONIO, TEXAS 78258

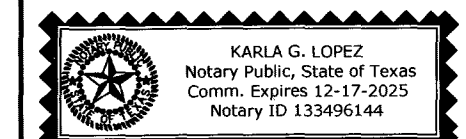
OWNER/DEVELOPER
SHAUKAT MOMIN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Shaikat Momin 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 4 DAY OF January
A.D. 2023.



NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF PRESA STAR FOOD MART SUBDIVISION 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 31 DAY OF JAN. A.D. 2023

BY: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF BEXAR COUNTY ON: 2/3/2023 8:58:39 AM
PLAT VOLUME: 20003 PAGE: 105
AMOUNT: \$82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Lisa Ortega, DEPUTY



RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE A
CORRECT COPY OF THE INSTRUMENT
FOR THE BEST INTEREST OF THE
PUBLIC. IT WAS REPRODUCED
BECAUSE OF LEGIBILITY, CARBON OR PHOTO
COPY, DISCOLORED PAPER, ETC.

DOC. NUMBER: 20230018497

