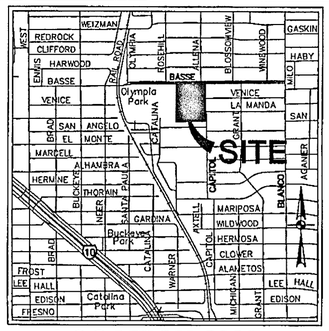
Book: 9575
Pages: 0143
Doc# 20070120778
Filed & Recorded
05/25/2007 2:21PM
GERRY RICKHOFF COUNTY CLERK

BEXAR COUNTY $ 25.00
RECORDING $ 5.00
RECORDS ARCHIVE $ 5.00
RECORDS MANAGEMENT $ 5.00
COURTHOUSE SECURITY $ 1.00

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR
PHOTO COPY, DISCOLORED PAPER ETC.

PLAT NO. 070148



LOCATION MAP

NOT TO SCALE

LEGEND
- F.I.R. = FOUND ½" IRON ROD.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CATV = CABLE TELEVISION
- R.O.W. = RIGHT OF WAY
- BLK. = BLOCK
- ESMT = EASEMENT
- V.N.A. = VEHICULAR NON ACCESS
- —742— EXISTING CONTOUR

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WA' FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASE- MENT, 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 BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

GENERAL NOTES:
1. FINISHED CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT

2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE (35-504(E)(2) p5-40)

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

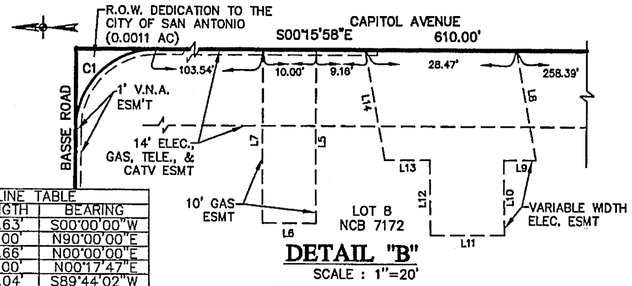
3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, (CORS 1996), FROM TEXAS COORDINATE SYSTEMS ESTABLISHED FOR THE SOUTH CENTRAL ZONE. WITH THE REFERENCE BEARING BEING THE WEST LINE OF THE 10.661 ACRE TRACT.

4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

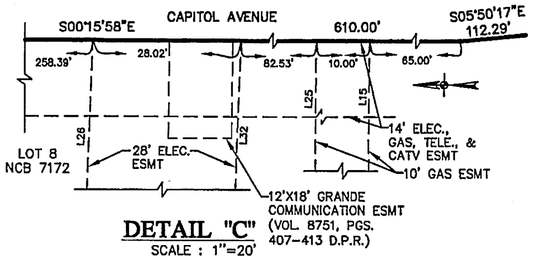
5. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR THE TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:292928.343, W:0383435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274426.854, W:0372630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049, W:0370332.219

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.63'	S00°00'00"W
L2	10.00'	N90°00'00"E
L3	28.66'	N00°00'00"E
L4	14.00'	N00°17'47"E
L5	32.04'	S89°44'02"W
L6	10.00'	N00°00'00"W
L7	31.99'	N89°44'02"E
L8	20.50'	S79°15'35"W
L9	6.09'	N00°22'20"W
L10	13.85'	S88°54'54"W
L11	13.94'	N00°31'49"W
L12	13.89'	N89°00'33"E
L13	8.45'	N00°22'20"W
L14	20.55'	N79°15'35"E
L15	34.66'	N90°00'00"E
L16	12.17'	N00°00'00"E
L17	43.00'	S90°00'00"W
L18	12.17'	S00°00'00"E
L19	33.96'	N90°00'00"E
L20	10.00'	N00°00'00"E
L21	23.96'	S90°00'00"E
L22	12.17'	N00°00'00"W
L23	63.00'	S90°00'00"W
L24	12.17'	S00°00'00"W
L25	24.61'	N90°00'00"E
L26	49.80'	N88°16'14"W
L27	100.10'	N89°19'32"W
L28	36.84'	S82°59'47"W
L29	28.00'	N07°00'13"W
L30	38.72'	N82°59'47"E
L31	102.23'	S89°19'32"E
L32	49.08'	S88°16'14"E



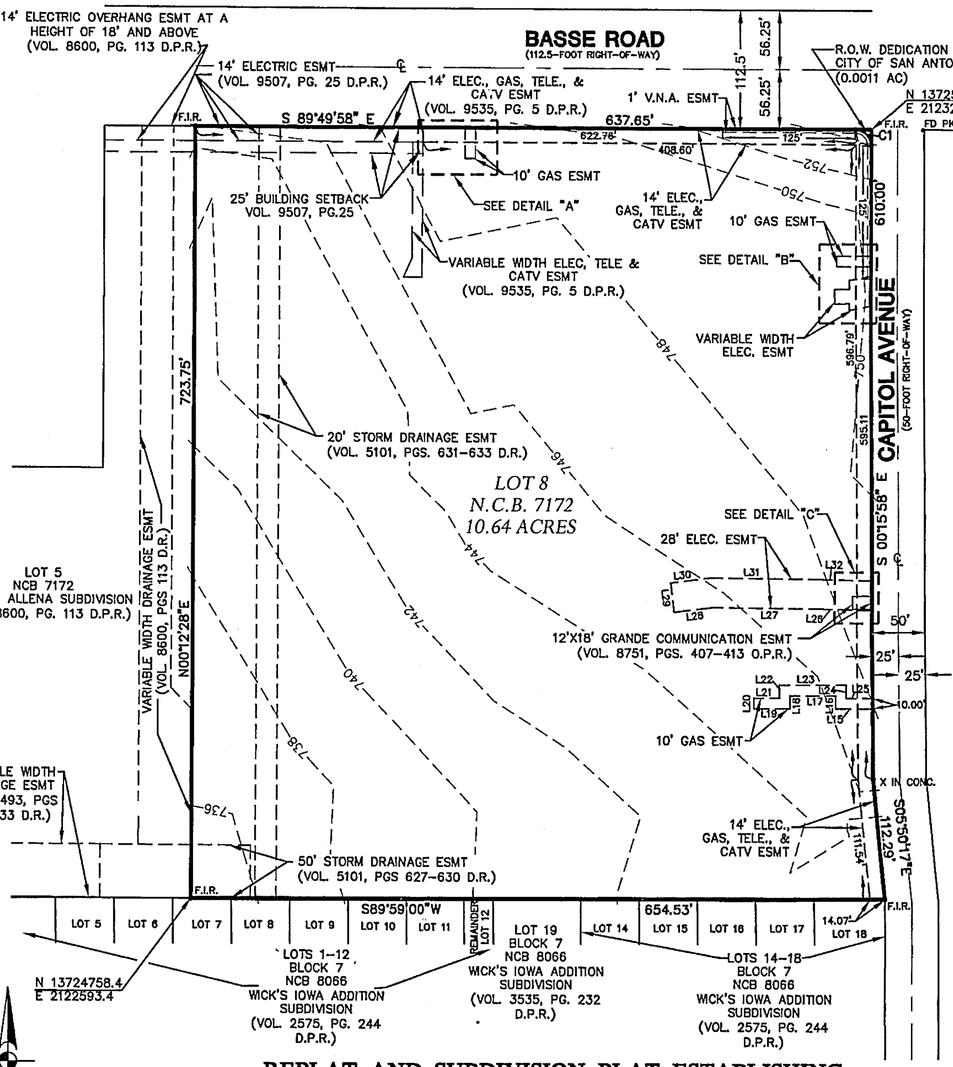
DETAIL "B"
SCALE : 1"=20'

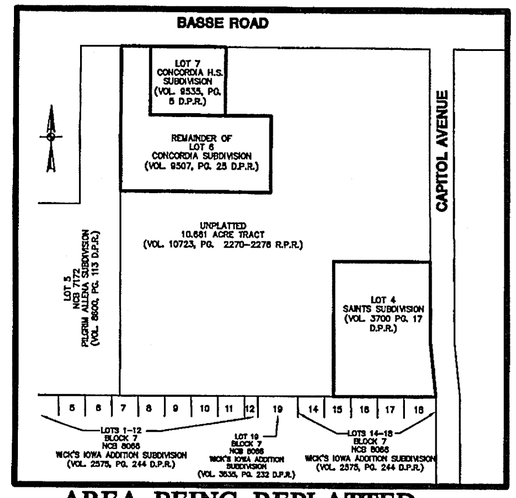


DETAIL "C"
SCALE : 1"=20'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.45'	15.00'	14.89'	89°34'00"	21.13'	S45°02'58"E

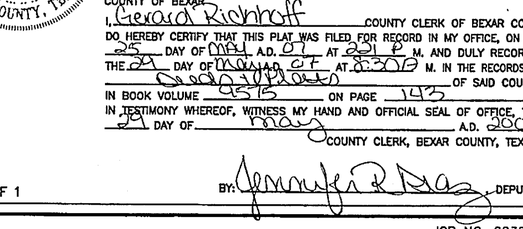
SETBACK NOTE:
THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.





AREA BEING REPLATTED

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS ALL OF LOT 4 ON THE PLAT KNOWN AS SAINTS SUBDIVISION, RECORDED IN VOLUME 3700, PAGE 17, REMAINDER OF LOT 6 ON THE PLAT KNOWN AS CONCORDIA SUBDIVISION, RECORDED IN VOLUME 9507, PAGE 25, AND ALL OF LOT 7 ON THE PLAT KNOWN AS CONCORDIA H. S. SUBDIVISION, RECORDED IN VOLUME 9535, PAGE 5, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "A"
SCALE : 1"=20'

SCALE : 1"=100'
0' 100' 200' 300'

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.

Brice Moczygemba
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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Ricky Hooker
OWNER/DEVELOPER:
RICKY HOOKER, SUPERINTENDENT
SCHOOL OF EXCELLENCE IN EDUCATION
1826 BASSE ROAD
SAN ANTONIO, TEXAS 78213
(210) 431-9881

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ricky Hooker KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 11 DAY OF May 2007.

Norma E Fox
NOTARY PUBLIC,

NORMA ELIA FOX
Notary Public, State of Texas
My Commission Expires
March 09, 2011

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SCHOOL OF EXCELLENCE IN EDUCATION

A 10.643 ACRE TRACT OF LAND BEING ALL OF A CALLED 10.661 ACRE TRACT CONVEYED TO SCHOOL OF EXCELLENCE AS DESCRIBED SPECIAL WARRANTY DEED AS TRACT 1 RECORDED IN VOLUME 10723, PAGES 2270-2276 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 7172 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF SCHOOL OF EXCELLENCE IN EDUCATION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 18 DAY OF May A.D. 20 07

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 25 DAY OF MAY A.D. 07 AT 2:21 P M. AND DULY RECORDED THE 25 DAY OF MAY A.D. 07 AT 6:30P M. IN THE RECORDS OF Deed & Plat OF SAID COUNTY, IN BOOK VOLUME 9575 ON PAGE 143

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 25 DAY OF May A.D. 2007

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Jennifer R Diaz DEPUTY

SHEET 1 OF 1

JOB NO. 6635-00

BRICE B. MOCZYGEMBA 65747 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN DERRICK RICKMAN 5626 PROFESSIONAL LAND SURVEYOR

Date: May 10, 2007, 9:19am User ID: RPluchinsky
File: P:\66\35\00\Design\Civil\Plat\PL663500.dwg