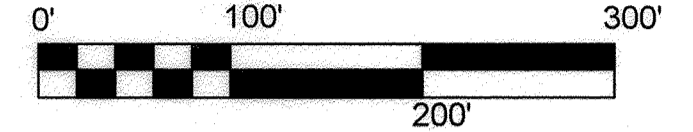


REPLAT ESTABLISHING
GOVIND HOTEL

BEING A 4.995 ACRE TRACT OF LAND ESTABLISHING LOTS 19 AND 20, BLOCK 1 PREVIOUSLY PLATTED AS LOT 15, NCB 16349, OF THE GUSTAV ECKERT ESTATE RECORDED IN VOL. 9504, PG. 103, OUT OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8444
TBE Firm #: 9513 • TPLS Firm #: 10122300

OWNER/DEVELOPER:
NIC GOVIND
CALIFORNIA HOTEL INVESTMENTS
9727 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78240

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: NIC GOVIND
CALIFORNIA HOTEL INVESTMENTS
9727 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78240

JOHN ADKINS
Notary Public, State of Texas
Comm. Expires 08-19-2021
Notary ID: 126936005

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NIC GOVIND, 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

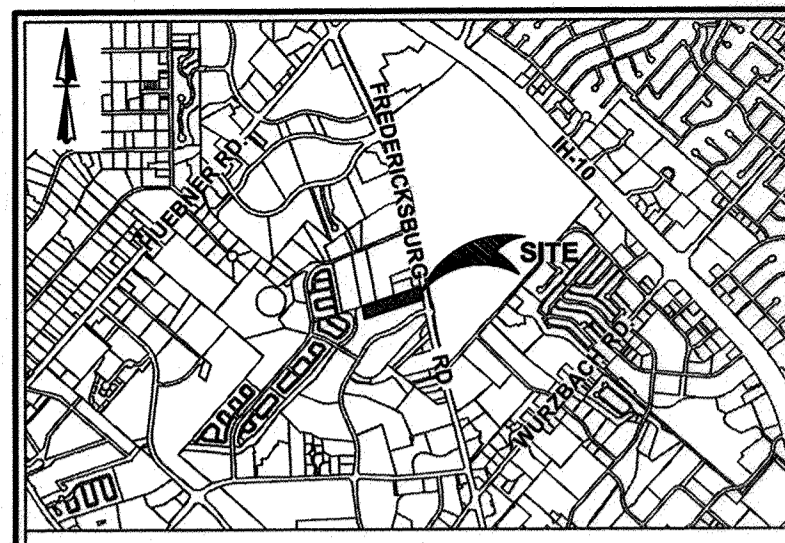
THIS 7th DAY OF August, A.D. 2020

NOTARY PUBLIC BEXAR COUNTY TEXAS

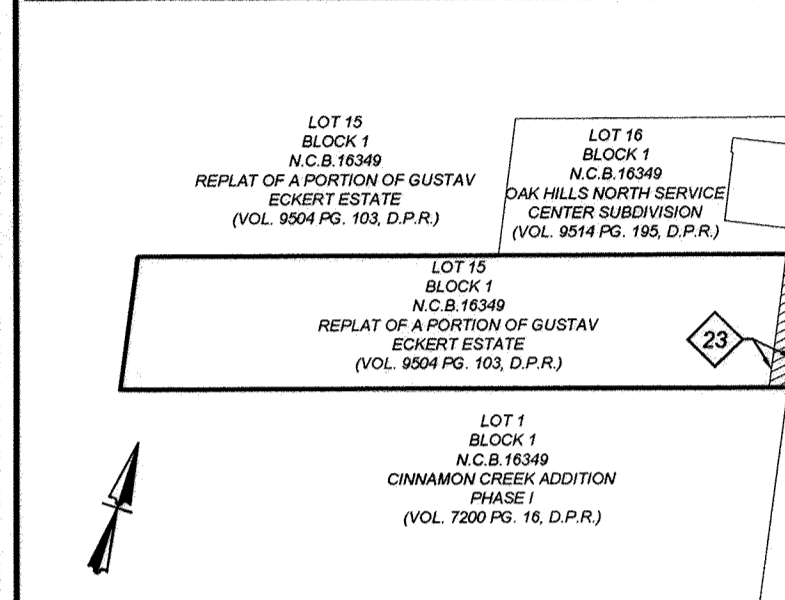
THIS PLAT OF GOVIND HOTEL HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 7th DAY OF August, A.D. 2020

BY: [Signature] DIRECTOR OF DEVELOPMENT SERVICES



LOCATION MAP NOT TO SCALE



SCALE: 1" = 300'
AREA BEING REPLATTED

THE 4.995 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 15, BLOCK 1, N.C.B. 16349 AND A 30' BUILDING SETBACK OF THE GUSTAV ECKERT ESTATE SUBDIVISION PLAT RECORDED IN VOLUME 9504, PAGE 103 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Line Table with columns: LINE #, LENGTH, DIRECTION. Rows L1 through L4.

- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A). 5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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. [Signature] 7/21/2020

ARMANDO J. NIEBLA LICENSED PROFESSIONAL ENGINEER NO. 102296 KFW ENGINEERS, LLC 3421 PAESANOS PKWY., SUITE 200 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

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: [Signature] 30 MAR 2020

TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAESANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

CPS/SAWS/COSA 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 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.

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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48020C0240G, DATED SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 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.

CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 19 & 20, BLOCK 1, NCB 16349, IN ACCORDANCE WITH UDC 35-306(R)(3).

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 19 & 20, BLOCK 1, NCB 16349, 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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS THE DEVELOPER 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.

TxDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 EXISTING ACCESS POINT ALONG S.L. 345 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 210.79 L.F.
- 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

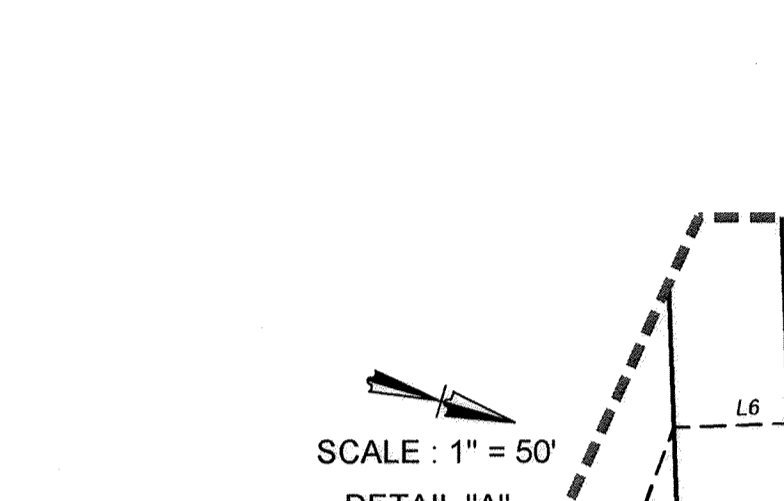
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT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

TOI DETENTION & MAINTENANCE NOTE:

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 (FIEO) 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.

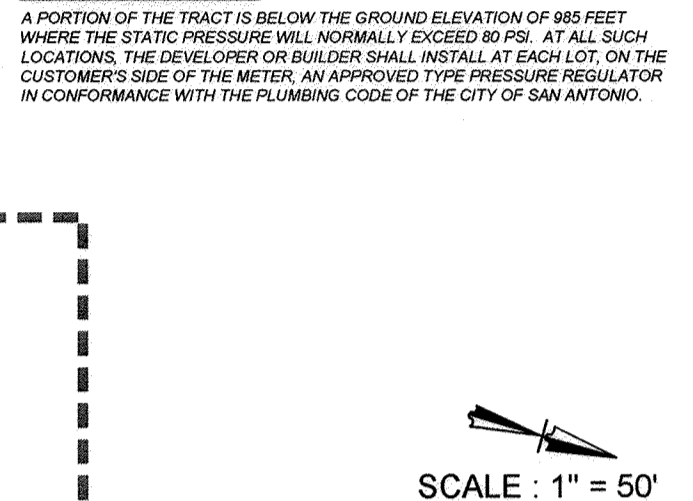
DRAINAGE EASEMENT ENCROACHMENTS NOTE:

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.



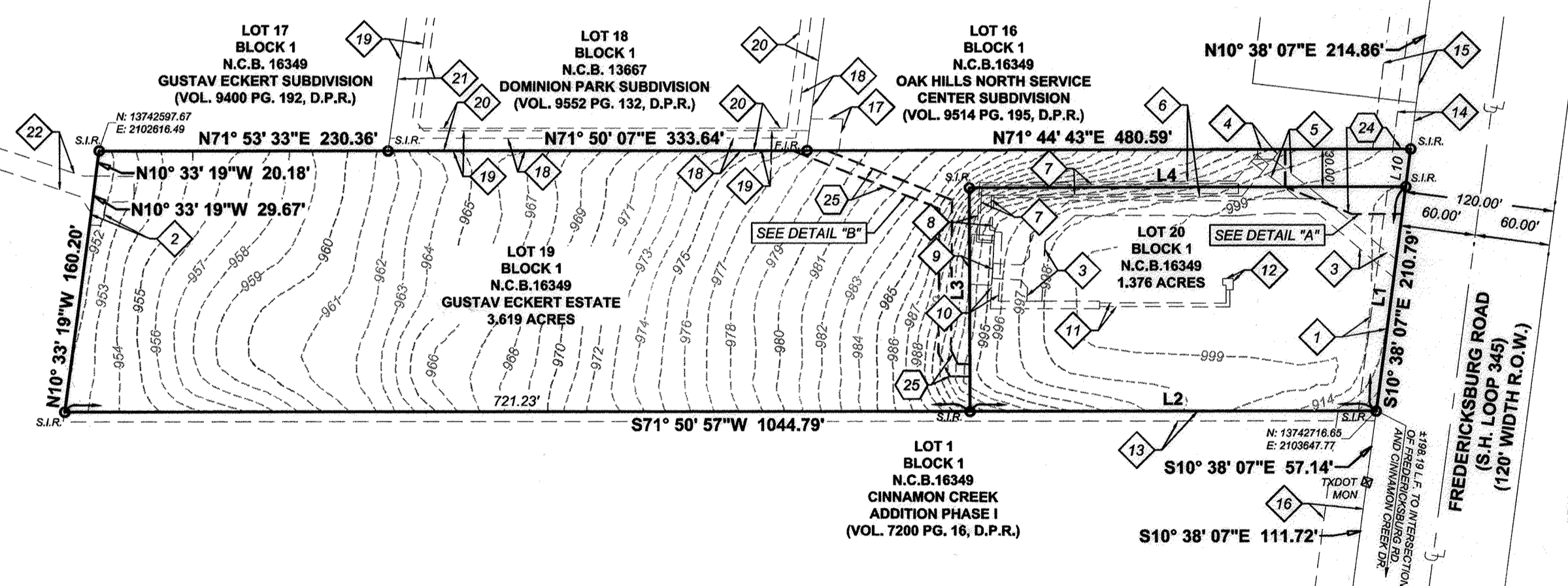
SCALE: 1" = 50'
DETAIL "A"

Line Table for Detail A with columns: LINE #, LENGTH, DIRECTION. Rows L5 through L10.



SCALE: 1" = 50'
DETAIL "B"

Line Table for Detail B with columns: LINE #, LENGTH, DIRECTION. Rows L11 through L21.



KEY NOTES

- 1. 14' ELECTRIC EASEMENT (VOL. 9504, PG. 103 D.P.R.)
- 2. SANITARY SEWER EASEMENT (VOL. 9504, PG. 103 D.P.R.)
- 3. ACCESS EASEMENT (VOL. 10576, PG. 976 O.P.R.)
- 4. USAA TOWER PREMISES (VOL. 10576, PG. 976 O.P.R.)
- 5. USAA TOWER ACCESS EASMENT (VOL. 10576, PG. 976 O.P.R.)
- 6. 12' WIDE TOWER UTILITY EASEMENT (VOL. 10576, PG. 976 O.P.R.)
- 7. 8' WIDE UTILITY EASEMENT (VOL. 10576, PG. 976 O.P.R.)
- 8. 12' WIDE EQUIPMENT UTILITY EASEMENT (VOL. 10576, PG. 976 O.P.R.)
- 9. LEASE PREMISES (VOL. 10576, PG. 976 O.P.R.)
- 10. 6' WIDE BUILDING UTILITY EASEMENT (VOL. 10576, PG. 976 O.P.R.)
- 11. 3' WIDE BUILDING UTILITY EASEMENT (VOL. 10576, PG. 976 O.P.R.)
- 12. UTILITY ROOM EASEMENT (VOL. 10576, PG. 976 O.P.R.)
- 13. 8' UNDERGROUND TELEPHONE EASEMENT (VOL. 9504, PG. 103 D.P.R.)
- 14. 14' ELECTRIC OVERHANG EASEMENT (VOL. 9514, PG. 195 D.P.R.)
- 15. 30' BUILDING SETBACK LINE (VOL. 9514, PG. 195 D.P.R.)
- 16. 30' BUILDING SETBACK LINE (VOL. 7200, PG. 16 D.P.R.)
- 17. SEWER TURNAROUND EASEMENT (VOL. 9514, PG. 195 D.P.R.)
- 18. 10' BUILDING SETBACK LINE (VOL. 9552, PG. 132 D.P.R.)
- 19. 16' SANITARY SEWER EASEMENT (VOL. 9514, PG. 195 D.P.R.)
- 20. 18' DRAINAGE EASEMENT (VOL. 9552, PG. 132 D.P.R.)
- 21. 22' DRAINAGE EASEMENT (VOL. 9552, PG. 132 D.P.R.)
- 22. 16' SANITARY SEWER EASEMENT (VOL. 9504, PG. 103 D.P.R.)
- 23. 30' BUILDING SETBACK LINE (VOL. 9504, PG. 103 D.P.R.)
- 24. VARIABLE WIDTH SHARED INGRESS / EGRESS EASEMENT SEE DETAIL "A"
- 25. 10' WIDE PRIVATE SEWER EASEMENT FOR THE BENEFIT OF LOT 20 AND TO BE MAINTAINED BY THE OWNER OF LOT 20. SEE DETAIL "B"

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 950- = CONTOURS
- - - = PLAT BOUNDARY
- ◇ = EXISTING EASEMENT
- = PROPOSED EASEMENT

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: 8/17/2020 1:59:54 PM PLAT VOLUME: 20001 PAGE: 2346 AMOUNT: \$82.00 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: [Signature] DEPUTY

DOCUMENT #: 20200178375
SUBDIVISION: GOVIND
ENGINEER: KFW
PHONE: 210-979-8444

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

DOC. NUMBER: 20200178375

