

REPLAT ESTABLISHING MACEDONIA BAPTIST CHURCH SITE 1 PLAT

ESTABLISHING LOT 0, BLOCK 00, NCB 0000 AND BEING 2.882 ACRES OUT OF FORMER LOTS 11-24, 30-53 AND A PORTION OF A 10' ALLEY, BLOCK 6 N.C.B., SHOWN ON PLAT VOLUME 368, PAGES 46-47 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

CEC CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC. 11550 LH 10 WEST, SUITE 305 SAN ANTONIO, TEXAS 78230

DATE: SEPTEMBER 14, 2014 STATE OF TEXAS COUNTY OF BEAR THE OWNER OF THE 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: MACEDONIA BAPTIST CHURCH NAME 963 SOUTHWEST 40TH ST SAN ANTONIO, TEXAS 78237 (210) 433-5636

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEAR

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., 2014. NOTARY PUBLIC, BEAR COUNTY, TEXAS

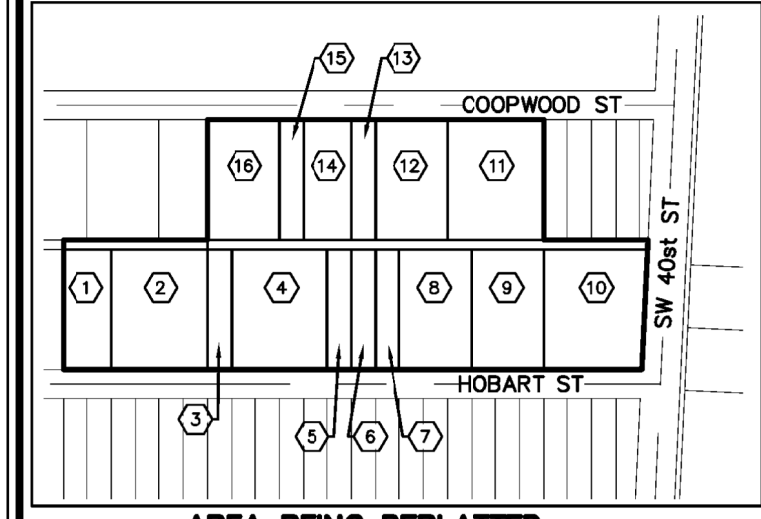
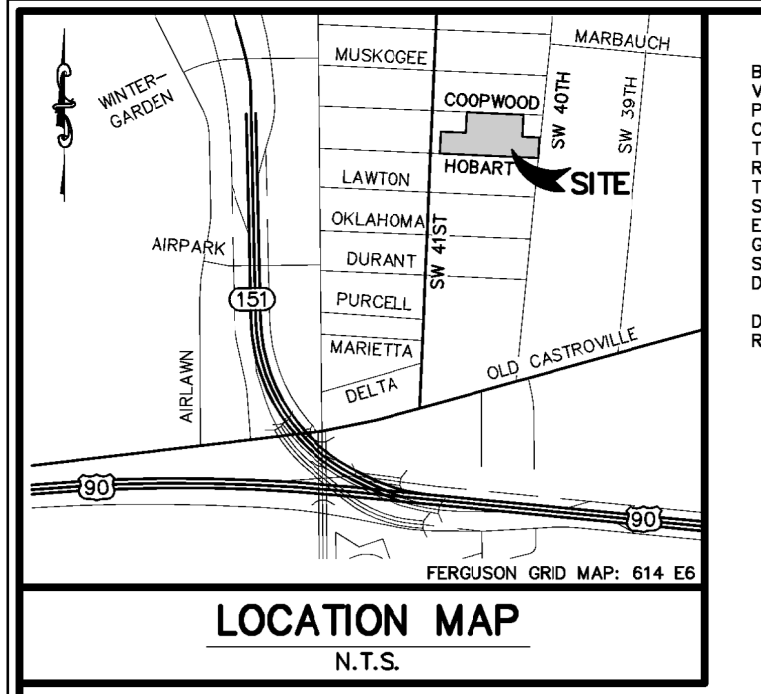
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY SAID COMMISSIONERS COURT. DATED THIS DAY OF A.D., 2014.

BY: COUNTY JUDGE, BEAR COUNTY, TEXAS

BY: COUNTY CLERK, BEAR COUNTY, TEXAS

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

BY: COUNTY CLERK, BEAR COUNTY, TEXAS DEPUTY



THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AS LOTS 11-24, 30-53 AND A PORTION OF A 10' ALLEY, BLOCK 6, N.C.B. 8996 ON A PLAT KNOWN AS WEST LAUREL HEIGHTS AND RECORDED JUNE 11, 1912 IN VOLUME 368 PAGES 46 & 47 BEAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT

OWNER/DEVELOPER: MACEDONIA BAPTIST CHURCH NAME 963 SOUTHWEST 40TH ST SAN ANTONIO, TEXAS 78237 (210) 433-5636 DULY AUTHORIZED AGENT

SURVEY NOTES: 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP" P.I.D. #4371 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 0.999875. ROTATION GRID TO PLAT IS +001'3"24"

STATE OF TEXAS COUNTY OF BEAR 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.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY 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: CIVIL ENGINEERING CONSULTANTS.



REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND/ABBREVIATIONS

- BSL BUILDING SETBACK LINE
VOL VOLUME
PG PAGE
CATV CABLE TV
TYP TYPICAL
ROW RIGHT OF WAY
TEL TELEPHONE
SS SANITARY SEWER
ELEC CITY PUBLIC SERVICE ELECTRIC
GAS CITY PUBLIC SERVICE GAS
DPR SAN ANTONIO RIVER AUTHORITY DEED AND PLAT RECORDS BEAR COUNTY, TEXAS
D.R. DEED RECORDS, BEAR COUNTY, TEXAS
R.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS

- OWNER: MACEDONIA BAPTIST CHURCH NCB 8996 BLK 6 LOT 14 (0.0717 AC) (VOL 4115 PGS 2044-2045 DEED-1987) (VOL 2310 PGS 1617-1618 DEED-1982)
OWNER: MACEDONIA BAPTIST CHURCH NCB 8996 BLK 6 LOTS 11, 12 & 13 (0.2152 AC) (VOL 7281 PG 1237-1238 DEED-1997)
OWNER: ESCAMILLA ROQUE & MARIA NCB 8996 BLK 6 LOTS 37, 38, & 39 (0.2152 AC) (VOL 14114 PG 612 DEED-2009)
OWNER: ROMO FRANCISCO J & TRINIDAD NCB 8996 BLK 6 LOTS 9-10 (0.1435 AC) (VOL 11314 PG 1056 DEED-2005)
OWNER: BROTHERS WILLIAM R NCB 8996 BLKS 6 LOTS 6-8 (0.2152 AC) (VOL 368 PGS 46-47)
OWNER: BROTHERS CURTIS L & SHIRLEY NCB 8996 BLK 6 LOTS 4-5 (0.1435 AC) (VOL 368 PGS 46-47)
OWNER: ANALCO BERTHA NCB 8996 BLK 6 LOTS 25-26 (0.1435 AC) (VOL 11546 PG 2493 DEED-2005)
OWNER: ANALCO BERTHA NCB 8996 BLK 6 LOTS 27-29 (0.2152 AC) (VOL 4134 PG 450 DEED-2005)
OWNER: FUENTES YANETH & MARIA A FUENTES NCB 8996 BLK 6 LOTS 1-3 (0.2152 AC) (VOL 8681 PG 1210 DEED-2000)
OWNER: MASSEY BETTY P NCB 8996 BLK 6 LOT 56 (0.0717 AC) (VOL 7887 PG 194 DEED-1998)
OWNER: MARGIE NUNEZ NCB 8996 BLK 6 LOT 57 (0.0717 AC) (VOL 17639 PG 0208 DEED-2016)



Line Table with columns: Line, Length, Direction. Rows: L1 125.00' S02°53'10"W, L2 109.07' S87°06'50"E, L3 125.00' N02°53'10"E, L4 125.00' N02°53'10"E

CPS GENERAL NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC ND 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, 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.

STATE OF TEXAS COUNTY OF BEAR THIS PLAT OF MACEDONIA BAPTIST CHURCH SITE 1 PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D., 2014.