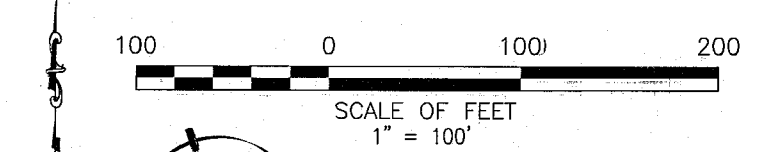


PLAT NO. 170349

# REPLAT ESTABLISHING HUERTA HOMESTEAD SUBDIVISION

BEING A TOTAL OF 4.812 ACRES, ESTABLISHING LOTS 23 & 24, BLOCK 62, CB 5737, OUT OF LOT 3, BLOCK 62, OF THE SAN ANTONIO SUBURBAN IRRIGATED FARMS SUBDIVISION, RECORDED IN PLAT AND MAP VOLUME 980, PAGES 207-218, OF THE DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS, & BEING THE SAME 4.803 ACRES DESCRIBED IN INSTRUMENT RECORDED IN BOOK 18103, PAGE 1577, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



**Rakowitz**  
ENGINEERING & SURVEYING  
TEXAS REGISTERED ENGINEERING FIRM F-9155  
TEXAS LICENSED SURVEYING FIRM 1001812-00

830.281.4060 416 W. OAKLAWN, SUITE B | PLEASANTON, TX 78064

DATE: NOVEMBER 2018

STATE OF TEXAS  
COUNTY OF ATASCOSA

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.

*Sergio Huerta*  
OWNER - LOT 23: SERGIO HUERTA  
5539 PRAIRIE FLOWER ST  
SAN ANTONIO, TEXAS 78242  
(210) 243-5571

STATE OF TEXAS  
COUNTY OF ATASCOSA

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.

*Amy Marie House*  
NOTARY PUBLIC, STATE OF TEXAS

*Amy Marie House*  
My Commission Expires 05/30/2022  
ID No 131587184

THIS SUBDIVISION PLAT OF HUERTA HOMESTEAD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING COMMISSION, AND 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. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

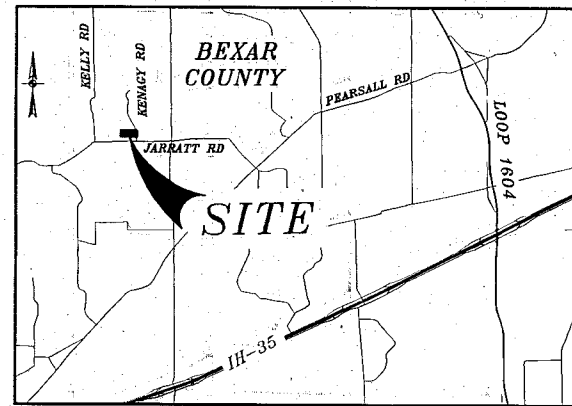
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEAR 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. 20\_\_\_\_

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEAR COUNTY, TEXAS

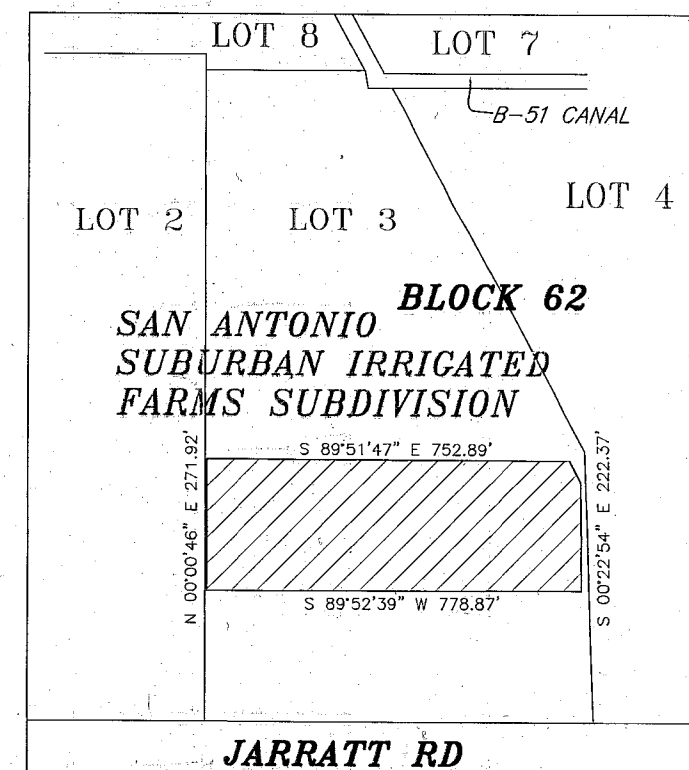


LOCATION MAP  
1" = 10,000'

## LEGEND

ESMT. = EASEMENT  
B.S.L. = BUILDING SETBACK LINE  
G.E.T. CATV ESMT = ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT  
D.&P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS  
D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS  
P.O.B. = POINT OF BEGINNING

\_\_\_\_ = PROPERTY BOUNDARY  
\_\_\_\_ = LOT LINE  
\_\_\_\_ = 100-YEAR FEMA FLOODPLAIN (ZONE A)  
\_\_\_\_ = EASEMENT  
\_\_\_\_ = ADJOINER  
\_\_\_\_ -671- \_\_\_\_ = EXISTING 1' CONTOUR  
\_\_\_\_ -671- \_\_\_\_ = PROPOSED 1' CONTOUR  
○ = FOUND STEEL ROD MONUMENT  
● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING AND SURVEYING



## AREA BEING REPLATTED WITH PUBLIC HEARING & WRITTEN NOTIFICATION

SCALE: 1"=300'

THIS 4.812 ACRES BEING REPLATTED IS A PORTION OF LOT 3, BLOCK 62, SAN ANTONIO SUBURBAN IRRIGATED FARMS, RECORDED IN VOLUME 980, PAGES 207-218, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

*Walt F. Rakowitz* 1/10/19  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF ATASCOSA

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.

*Walt F. Rakowitz* 1/10/19  
LICENSED PROFESSIONAL ENGINEER

## CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO ASSESSMENT OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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", "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 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 MAY ENDANGER OR 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 SAID 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 EASEMENT, 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

## FINISHED FLOOR ELEVATION NOTE

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

## SETBACK NOTE

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

STATE OF TEXAS  
COUNTY OF ATASCOSA

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SAN ANTONIO IRRIGATED FARMS SUBDIVISION PLAT WHICH IS RECORDED IN BOOK 980, PAGE 210, BEAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED THE NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

*Luis E Huerta*  
OWNER: LUIS HUERTA  
5539 PRAIRIE FLOWER ST  
SAN ANTONIO, TEXAS 78242  
(210) 243-5571

STATE OF TEXAS  
COUNTY OF ATASCOSA

SWORN AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF January, A.D. 2019.  
*Amy Marie House*  
NOTARY PUBLIC, STATE OF TEXAS

*Amy Marie House*  
My Commission Expires 05/30/2022  
ID No 131587184

STATE OF TEXAS  
COUNTY OF ATASCOSA

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WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

*Sergio Huerta*  
OWNER: SERGIO HUERTA  
5539 PRAIRIE FLOWER ST  
SAN ANTONIO, TEXAS 78242  
(210) 243-5571

STATE OF TEXAS  
COUNTY OF ATASCOSA

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