

PLAT NO. 170338

REPLAT ESTABLISHING ROMERO SUBDIVISION

BEING A 0.746 ACRE TRACT OF LAND ESTABLISHING LOT 22, BLOCK 101, NCB 11071, OUT OF LOT 1, BLOCK 101, NEW CITY BLOCK 11071, MAYFIELD PARK AVIATION CIRCLE UNIT ELEVENTH FILING, AS RECORDED IN VOLUME 980, PAGES 235-236, OF THE MAP RECORDS OF BEXAR COUNTY, TEXAS

Graphic scale (1" = 50'), north arrow, and logo for South Central Surveyors, Inc. with contact information for P.O. Box 20044, San Antonio, TX 78220.

OWNER/DEVELOPER: CARMEN NOELIA ROMERO, 112 BARRETT AVE., SAN ANTONIO, TX 78214, PHN.=210-846-1969

THE 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: CARMEN NOELIA ROMERO

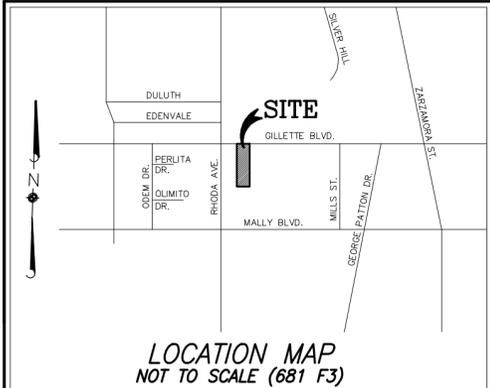
THE STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, CARMEN NOELIA ROMERO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 2017. KAY KAVANAUGH, NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ROMERO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____, A.D. 20____ BY: CHAIRMAN BY: SECRETARY

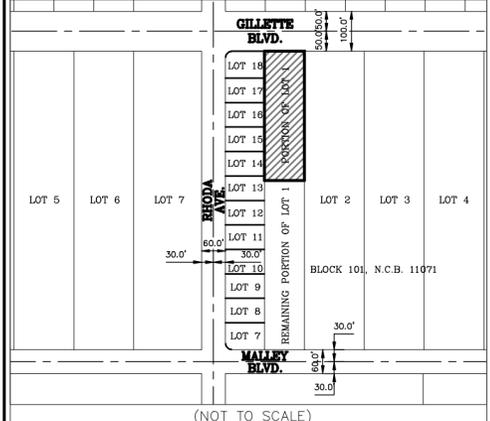
THE STATE OF TEXAS COUNTY OF BEXAR I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____, A.D. 2017 AT ____ P.M. AND DULY RECORDED THE ____ DAY OF _____, A.D. 2017 IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY THEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 2017. BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS



1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM, (CITY PUBLIC SERVICE BOARD, AKA: CPS) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE 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 LINES, CABLES, CONDUITS, PIPELINES OR INGRESS AND EGRESS OVER GRANTORS 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 AREAS.

WASTE WATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. GENERAL NOTES: 1.) 1/2" IRON RODS WITH YELLOW CAPS MARKED "S. CENTRAL SURVEYORS" AT ALL CORNERS UNLESS OTHERWISE NOTED. 2.) THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND. 3.) NORTH AMERICAN DATUM 1983 FOR COORDINATES WERE USED FOR THIS PLAT. 4.) DISTANCES ARE IN U.S. SURVEY FEET. 5.) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. 6.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5). 7.) OWNER SHALL PROVIDE PERMANENT VEHICULAR TURNAROUND ON LOT IN ACCORDANCE WITH U.D.C. 35-506 (1)(2). 8.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH U.D.C. 35-506 (d)(5).

9.) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDENTIAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. SAWS IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. DRAINAGE NOTES 1.) 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 EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE AND MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 2.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY."



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 1, BLOCK 101, N.C.B. 11071, RECORDED IN VOL. 980, PG. 235, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS MAYFIELD PARK, 11th FILING, WHICH IS RECORDED IN VOL. 980, PG. 235, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

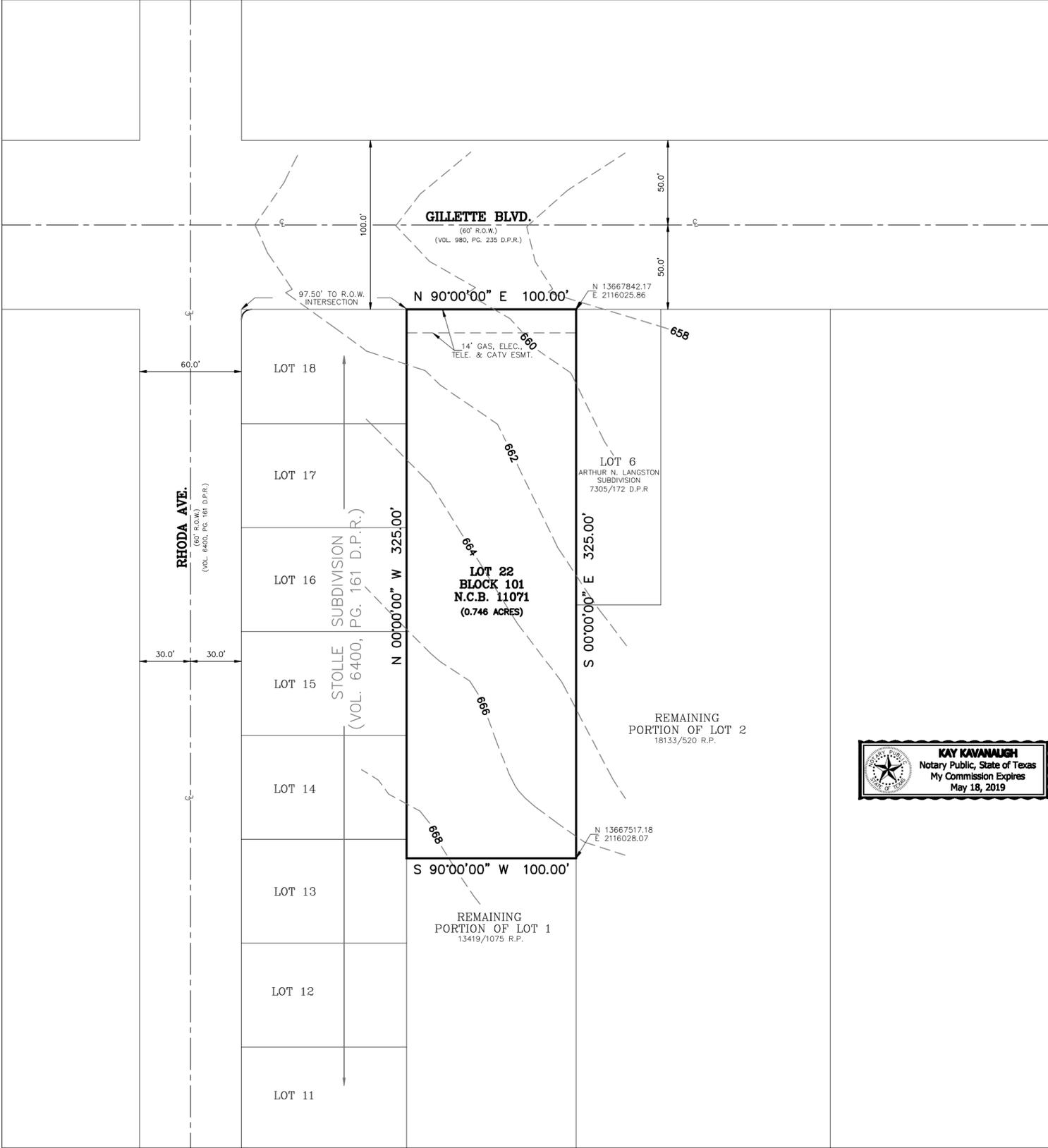
I CARMEN NOELIA ROMERO, THE OWNER(S) OF THE PROPERTY SHOWN IN THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: CARMEN NOELIA ROMERO OWNERS DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____ KAY KAVANAUGH NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS. MY COMMISSION EXPIRES: _____

LEGEND: --W= WOOD FENCE, --C= CHAIN LINK FENCE, --B= BARBED WIRE FENCE, --O= WROUGHT IRON FENCE, --P= FND FENCE POST, --L= LIGHT POST, --S= POWER POLE, --F= FIRE HYDRANT, --R= FND 1/2" IRON ROD, --I= 1/2" IR TO BE SET, --X= SET "X" ON CONC., --E= EXISTING CONTOURS, B.S.L.= BUILDING SETBACK LINE, E.E.= ELECTRICAL EASEMENT, D.E.= DRAINAGE EASEMENT, M.E.= MAINTENANCE EASEMENT, D.P.R.= DEED AND PLAT RECORDS, C= CENTER LINE OF ROAD, R.P.= REAL PROPERTY RECORDS

THE STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND 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.

REGISTERED PROFESSIONAL ENGINEER FIRM NO. F-6067 THE 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 SOUTHCENTRAL SURVEYORS OF TEXAS. PETER A. AGUIRRE, RPLS NO. 5464 REGISTERED PROFESSIONAL LAND SURVEYOR



KAY KAVANAUGH Notary Public, State of Texas My Commission Expires May 18, 2019

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