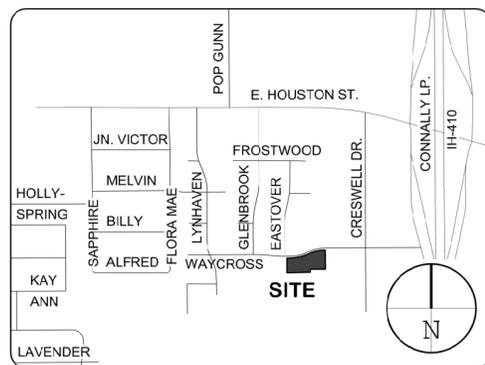


REPLAT AND SUBDIVISION OF POJESTYO SUBDIVISION

BEING A TOTAL OF 1.133 ACRES OF LAND, ESTABLISHING LOTS 84 THRU 91 AND OPEN SPACE LOT 90, BLOCK 1 OF THE POJESTYO SUBDIVISION, A RESUBDIVISION OF LAND IN NEW CITY BLOCK (N.C.B.) 10615 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 6.935 ACRE TRACT DESCRIBED AS BEING A DRAINAGE EASEMENT, AS SHOWN ON THE RESUBDIVISION PLAT OF LOT N.C.B. 10615, EAST HOUSTON ESTATES UNIT 2, RECORDED IN VOLUME 7700, PAGE 53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: MAY 28, 2021
ENGINEER: URBANE ENGINEER, LLC.
TBPELS REGISTRATION NO.: F-18361
11503 JONES MALTSBERGER RD., SUITE 1148
SAN ANTONIO, TX 78216
[T]: 210.687.4180
SURVEYOR: MDS LAND SURVEYING COMPANY, INC.
TBPELS REGISTRATION NO.: F-10019600
874 HARPER RD., KERRVILLE, TX 78028
[T]: 830.890.5785



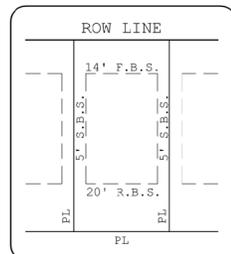
LOCATION MAP - SCALE: NTS

LEGEND & ABBREVIATIONS

- SET MONUMENT
FOUND 1/2" REBAR
SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING CONTOUR
CENTER LINE
EASEMENT LINE
D.P.R.B.C. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
N.C.B. NEW CITY BLOCK
DOC. DOCUMENT NUMBER
F.B.S. FRONT BUILDING SETBACK LINE
R.B.S. REAR BUILDING SETBACK LINE
S.B.S. SIDE BUILDING SETBACK LINE
PL PROPERTY LINE
BLK BLOCK
E.G.T.T.V.E. ELECTRIC, GAS, TELEPHONE, TELEVISION, EASEMENT
NTS NOT TO SCALE
O.S.P. OPEN SPACE PERMEABLE
P.D.E. PRIVATE DRAINAGE EASEMENT
AC. ACRE

DRAINAGE EASEMENT NOTE:

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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



DETAIL "A" TYPICAL LOT DETAIL: SCALE: NOT TO SCALE

Table with 5 columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C12.

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 SAN ANTONIO PLANNING COMMISSION.

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, CABLE TV EASEMENT, 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.

RESIDENTIAL FIRE FLOW NOTE:

1. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS WASTEWATER EDU NOTE:

1. 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.

SAWS IMPACT FEE PAYMENT NOTE:

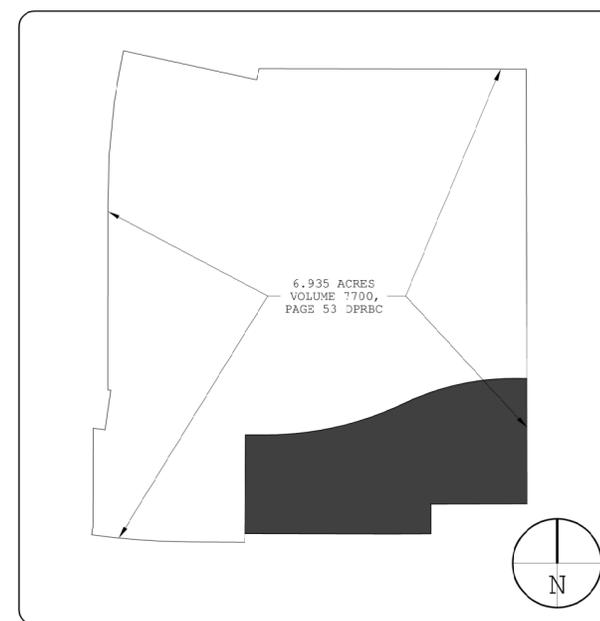
1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR TO THE WASTEWATER SERVICE CONNECTION.

FEMA FLOODPLAIN NOTE:

1. NO PORTION OF THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0420G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

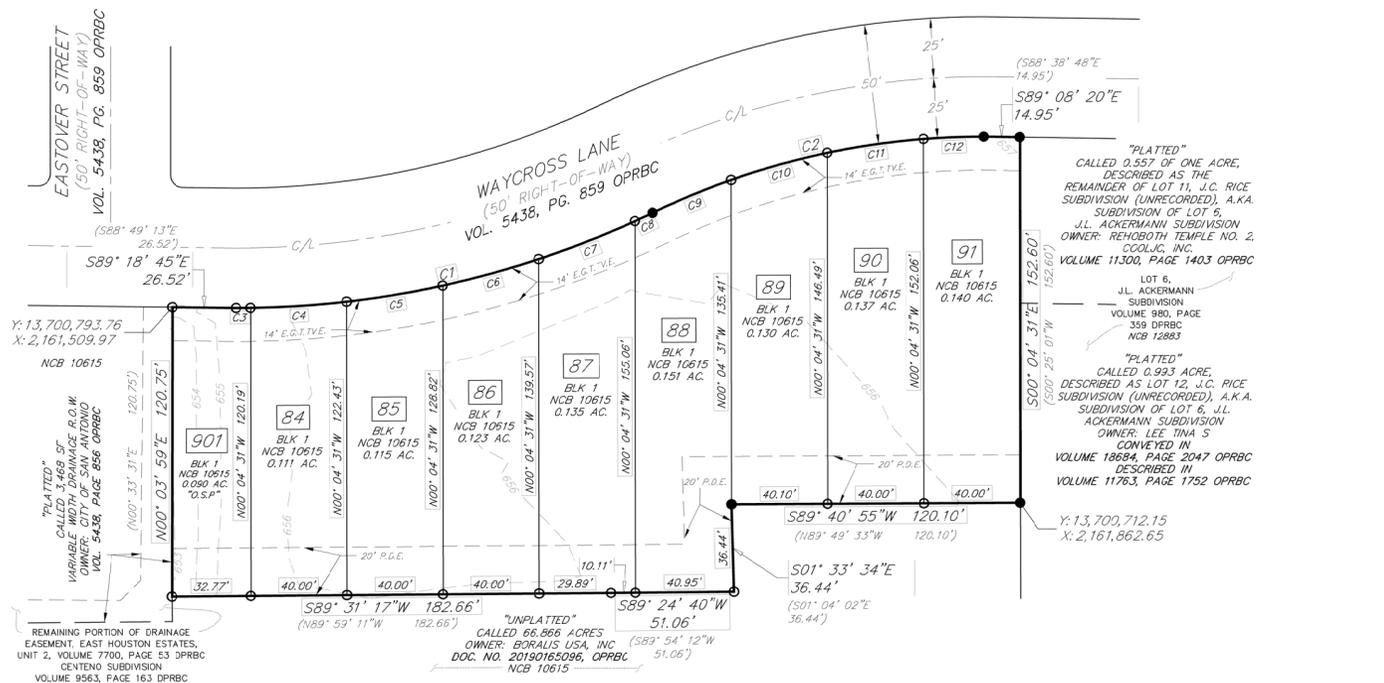
GENERAL NOTES:

- 1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE THE FINAL ADJACENT GRADE.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION - SCALE: NTS

THE AREA BEING REPLATTED IS 1.133 ACRES, PREVIOUSLY PLATTED AS A DRAINAGE EASEMENT OUT OF THE EAST HOUSTON ESTATES UNIT 2 RECORDED IN VOLUME 7700, PAGE 53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SURVEYOR NOTES:

- 1. PROPERTY CORNERS ARE MONUMENTED WITH A 3/8" REBAR AND ORANGE PLASTIC CAP MARKED "MDS" UNLESS NOTED OTHERWISE;
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK;
3. DIMENSIONS SHOWN ARE GRID;
4. FIELD SURVEY COMPLETED JUNE 30, 2020.
5. OWNERSHIP INFORMATION SHOWN ON ADJOINING PROPERTIES ARE PROVIDED BY THE BEXAR COUNTY APPRAISAL DISTRICT.
6. BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE PER OFFICIAL PUBLIC RECORD INFORMATION (E.G. LAND RECORDS, PLATS, ETC.) AS APPLICABLE. BEARINGS & DISTANCES SHOWN WITHOUT PARENTHESIS WERE FIELD MEASURED.

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS REPLAT, 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: MARTIN FIGUEROA - [P]: 714.420.0674
POJESTYO, INC.
2322 TRISTAN RUN
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS COUNTY OF BEXAR

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 _____, 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

DATED THIS ____ DAY OF _____ A.D., 20__.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "EAST HOUSTON ESTATES UNIT 2 SUBDIVISION", PLAT NUMBER 613100 WHICH IS RECORDED IN VOLUME 7700, PAGE 53, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ____/____/____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER: POJESTYO, INC. ATTN.: MARTIN FIGUEROA - [P]: 714.420.0674 - 2322 TRISTAN RUN, SAN ANTONIO, TEXAS 78259
OWNER'S DULY AUTHORIZED AGENT: _____
SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____.

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: MDS LAND SURVEYING COMPANY, LLC.

REGISTERED PROFESSIONAL LAND SURVEYOR



C:\Users\Urbane_Engineer\Box\UE\Projects\20200224_Waycross_SFR_Development\Sheets\20200224_6-1B1824_Pojestyo_SFR_Plat.dwg CIVIL JOB NO. 20200224 SURVEY JOB NO. 20-138-00