

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (NAME AND NUMBER) WHICH IS RECORDED IN VOLUME 2222, PAGE 165, LINCOLNSHIRE SUBDIVISION COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT THIS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

ROBERTA LOWE
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC, _____

MY COMMISSION EXPIRES: _____

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 PERSONS UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF BEXAR

PRELIMINARY—FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DREW A. MAWYER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF 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.

STATE OF TEXAS
COUNTY OF BEXAR

PRELIMINARY

STEVEN S. LIN, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 108721 - STATE OF TEXAS

NOTES:

- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MLK GARDEN HOMES SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE, BUT NOT LIMITED TO: LOT # BLOCK #.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-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", "OVERHANG 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, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND 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.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

BEARING BASIS:

- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.
- CONTOURS SHOWN AT ONE FOOT INTERVALS.

SAWS HIGH PRESSURE NOTE:

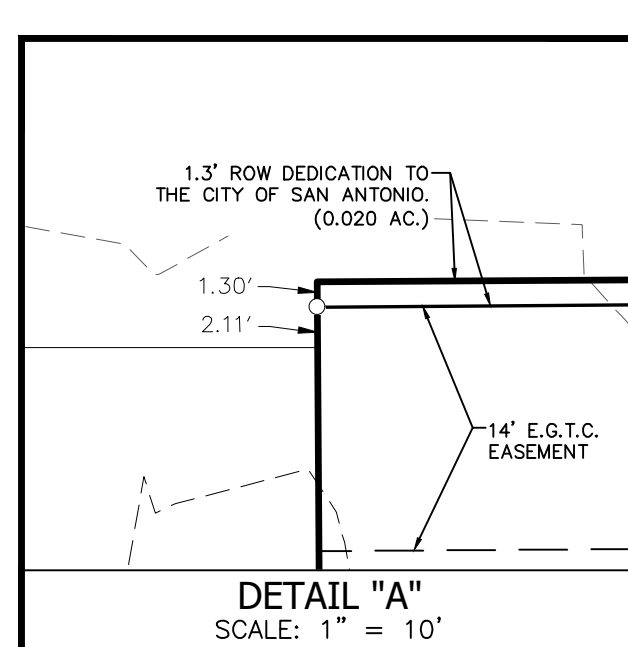
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SURVEY CONTROL:

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "DAM #5438 PROP. COR." UNLESS OTHERWISE NOTED.

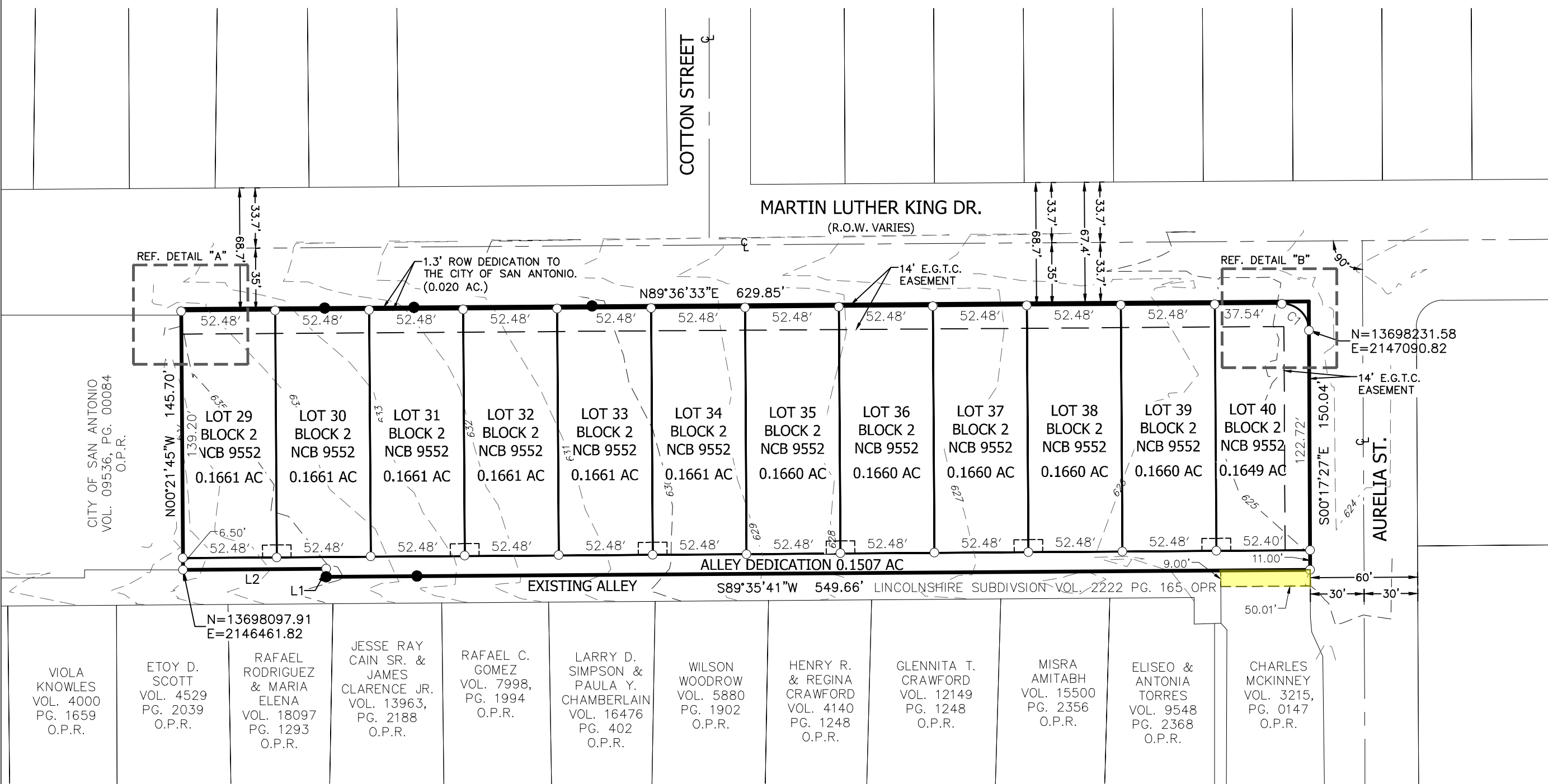
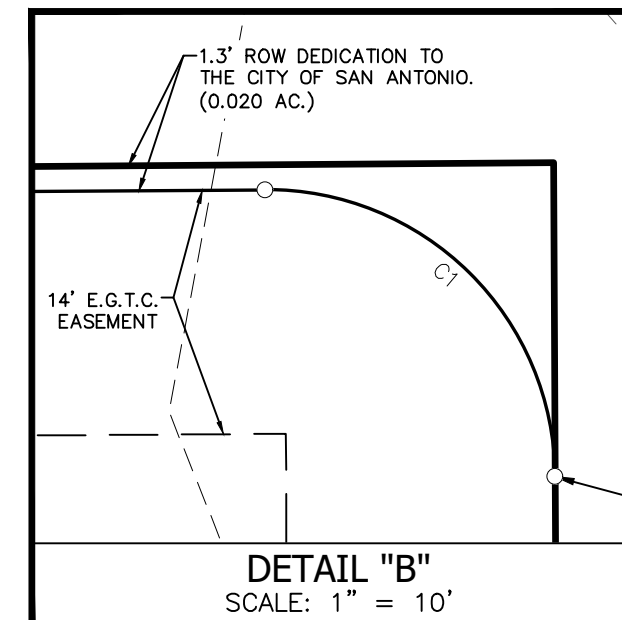
FIRE FLOW NOTE (FOR RESIDENTIAL PLATS):

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 1000 GPM AT 25 PSI RESIDUAL 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



LEGEND

—	PROPERTY LINE	R.O.W.	RIGHT OF WAY
- - -	EXISTING CONTOUR	VOL.	VOLUME
- - -	EASEMENT	PG.	PAGE
○	1/2" IRON ROD W/ CAP SET	NCB	NEW CITY BLOCK
●	1/2" IRON ROD FOUND	AC.	ACRE
△	CALCULATED POINT	BLK	BLOCK
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS	NTS	NOT TO SCALE
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS	CL	CENTER LINE



VIOLA KNOWLES VOL. 4000 PG. 1659 O.P.R.	ETOY D. SCOTT VOL. 4529 PG. 2039 O.P.R.	RAFAEL RODRIGUEZ & MARIA ELENA VOL. 18097 PG. 1293 O.P.R.	JESSE RAY CAIN SR. & JAMES CLARENCE JR. VOL. 13963, PG. 2188 O.P.R.	RAFAEL C. GOMEZ VOL. 7998, PG. 1994 O.P.R.	LARRY D. SIMPSON & PAULA Y. CHAMBERLAIN VOL. 16476 PG. 402 O.P.R.	WILSON WOODROW VOL. 5880 PG. 1902 O.P.R.	HENRY R. & REGINA CRAWFORD VOL. 4140 PG. 1248 O.P.R.	GLENNITA T. CRAWFORD VOL. 12149 PG. 1248 O.P.R.	MISRA AMITABH VOL. 15500 PG. 2356 O.P.R.	ELISEO & ANTONIA TORRES VOL. 9548 PG. 2368 O.P.R.	CHARLES MCKINNEY VOL. 3215, PG. 0147 O.P.R.
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LINE TABLE			
LINE	LENGTH	BEARING	
L1	4.50'	N00°21'45"W	
L2	80.00'	S89°35'41"W	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	14.99'	23.59'	90°09'06"	21.23'	S45°20'27"E

PLAT NO. 170012

REPLAT AND SUBDIVISION PLAT ESTABLISHING MLK GARDEN HOMES

BEING A TOTAL OF A 2.162 ACRE TRACT OF LAND, ESTABLISHING LOTS 29-40, BLOCK 2, N.C.B. 9552, RECORDED IN VOL. 14059, PG. 0911 O.P.R.B.C.T., AND LOTS 2, 3, 4, 5A, 6A, 7, 8, 9, 10A, AND 27 BLOCK 2, N.C.B. 9552, AS RECORDED IN VOL. 15905, PG. 12 O.P.R.B.C.T.

0 30' 60' 120'

SCALE: 1" = 60'

D-A MAWYER
LAND SURVEYING

132 CADDELL LANE
NEW BRAUNFELS, TEXAS 78130
PH: (830)632-5092

FIRM NO. 10191500

210.860.9224 WWW.BIGREDDOG.COM

BIG RED DOG
ENGINEERING | CONSULTING

5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-13847

STATE OF TEXAS
COUNTY OF BEXAR

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:
MLK GARDEN HOMES, LLC
40 NE LOOP 410
SAN ANTONIO, TX 78216

BY: ROBERTA LOWE
AUTHORIZED AGENT

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT **KEN LOWE**, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS DIRECTOR OF REAL ESTATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON BEHALF OF MEASUREMENT SERVICES ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF MLK GARDEN HOMES 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 ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D., 2016.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 _____ DAY OF _____, A.D. 2016 AT _____ AND DULY RECORDED THE _____ DAY OF _____, A.D. 2016 AT _____ IN THE RECORDS OF _____ AND OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2016.

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

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