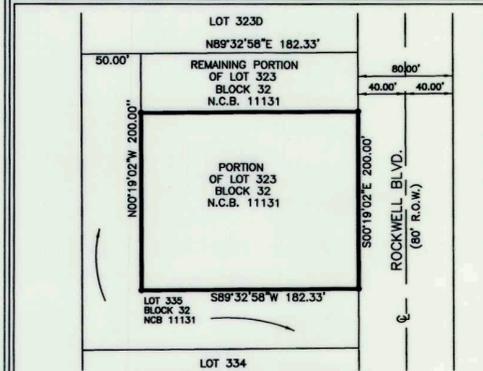


LOCATION MAP (Not To Scale)



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTION OF LOT 323, BLOCK 32, NCB 11131, MAYFIELD PARK SUBDIVISION RECORDED IN VOLUME 980, PAGE 94-96, IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MAYFIELD PARK SUBDIVISION, WHICH IS RECORDED IN VOL. 980, PGS. 94-96 DEED AND PLAT 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'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 13th DAY OF APRIL 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: December 2, 2021

LEGEND:

PROPOSED FINISHED CONTOURS	— 57.6
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	O.P.R.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	D.P.R.
RIGHT-OF-WAY R.O.W.	— 75.0
EXISTING CONTOURS	---
CENTERLINE	⊕
ACRE	AC.
VOLUME / PAGE	VOL. / PG.
ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT	E, G, TEL & CATV ESM'T
NEW CITY BLOCK	N.C.B.

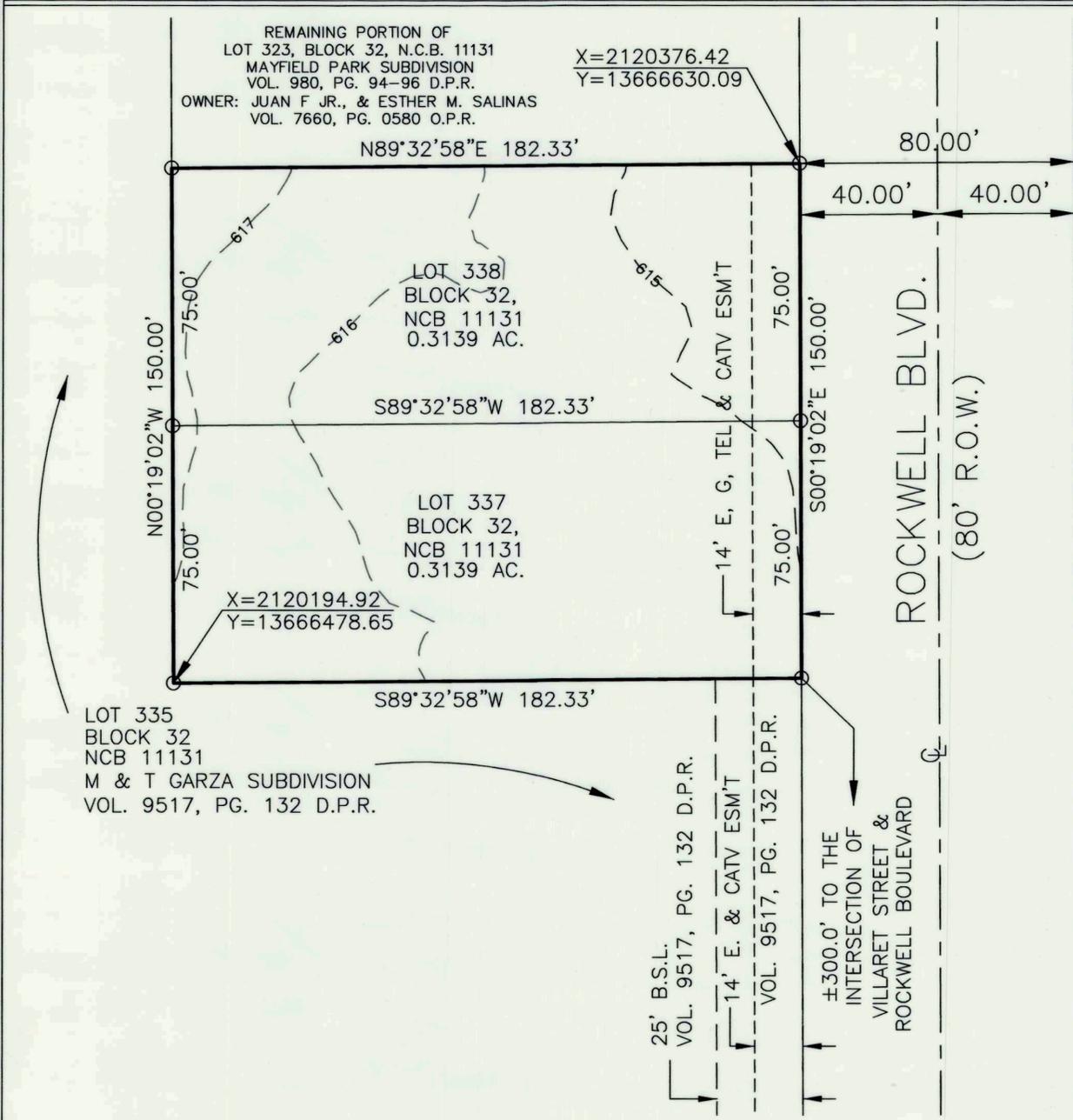
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: JERRY D. WILKIE JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

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.
LICENSED PROFESSIONAL ENGINEER NO. 55516

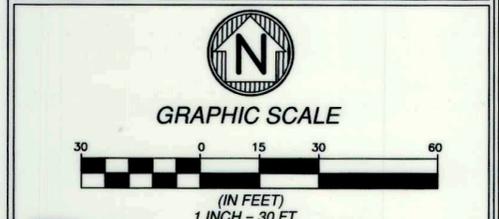
- GENERAL NOTES:**
- 1.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
 - 2.) **IMPACT FEE NOTE:** WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - 3.) **FLOOD NOTE:** ACCORDING TO DIGITAL FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, REFERENCE MAP NO. 4802900580-F, WITH AN EFFECTIVE DATE OF SEP. 29 2010, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
 - 4.) **WASTEWATER 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.
 - 5.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 - 6.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W. (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
 - 7.) STATE PLANE COORDINATES DERIVED FROM STATIONS: DF4371 TXM SAN ANTONIO RSP2 CORS ARP DG5765 TXJC JOHNSON CITY CORS ARP DG5767 TXSM SAN MARCOS CORS ARP COMBINED SCALE FACTOR 0.99983802 STATE PLANE COORDINATES ARE NAD 83 (NAVD88)
 - 8.) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - 9.) THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

- MAINTENANCE NOTE:**
- 1.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN E.P.C. SUBDIVISION SHALL BE THE RESPONSIBILITY OF HERIBERTO PEREZ OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT(S) 337 & 338 BLOCK "32".
 - 2.) THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF HERIBERTO PEREZ AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

- C.P.S. NOTES:**
- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND 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", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "GAS 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, CONDUIT, 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 EASEMENTS 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 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.
 - 2.) ANY CPS ENERGY 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.
 - 3.) 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.
 - 4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



PLAT NUMBER 170567
REPLAT ESTABLISHING
E.P.C. SUBDIVISION
BEING A TOTAL OF 0.628 AC. OF LAND ESTABLISHING LOT 337 AND LOT 338, BLOCK 32, N.C.B. 11131, BEING THE NORTH 150 FT. OF THE SOUTH 400 FT. OF THE EAST 182.37 FT. OF LOT 323, BLOCK 32, N.C.B. 11131, MAYFIELD PARK, SITUATED IN THE CITY OF SAN ANTONIO, RECORDED IN VOLUME 15603, PAGE 1670-1672 IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



Seda Consulting Engineers, Inc.
FIRM REGISTRATION NO-F-1601 (210) 308-0057
6735 IH 10 W SAN ANTONIO, TEXAS 78201 FAX: (210) 308-8842
E-MAIL: SEDA@SATX.RR.COM
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

Jerry D. Wilkie, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR
121 REPOSE LANE
SAN ANTONIO, TEXAS 78228

DATE: 08/21/2017 JOB # 1702

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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'S SIGNATURE

DULY AUTHORIZED AGENT
OWNER/DEVELOPER ADDRESS:
HERIBERTO PEREZ
826 GILLETTE BOULEVARD
SAN ANTONIO, TEXAS 78224-2314
PH: (210)-999-1818

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERIBERTO PEREZ 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 13th DAY OF APRIL 2018

NOTARY PUBLIC BEXAR COUNTY, TEXAS
SALAH E DIAB
Notary ID #2206712
My Commission Expires December 2, 2021

THIS PLAT OF E.P.C. 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) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., _____
CHAIRMAN
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. _____ AT _____ M. AND DULY RECORDED THE DAY OF A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY,

IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 20____

COUNTY CLERK, BEXAR COUNTY TEXAS
BY: _____ DEPUTY