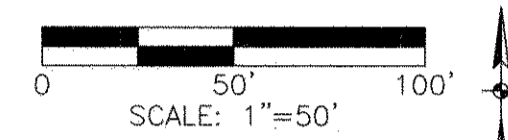


REPLAT ESTABLISHING

**CITY SOUTH CHURCH**  
 BEING A TOTAL OF 3.573 ACRES,  
 ESTABLISHING LOT 294, BLOCK 25, NCB  
 11124, OUT OF LOT 243C, BLOCK 25,  
 NCB 11123, JM MOON SUBDIVISION,  
 RECORDED IN VOLUME 4080, PAGE 173,  
 D.P.R.B.C., LOT 292, BLOCK 25, NCB  
 11124, SOUTHSIDE ASSEMBLY OF GOD  
 SUBDIVISION, RECORDED IN VOLUME  
 9532, PAGE 205, D.P.R.B.C., A PORTION  
 OF LOT 244, AND ALL OF LOTS 245 AND  
 246, BLOCK 25, NCB 11124,  
 HARLANDALE ACRES NO. 8, RECORDED IN  
 VOLUME 980, 30-31, D.P.R.B.C.,  
 SITUATED WITHIN THE CORPORATE LIMITS  
 OF THE CITY OF SAN ANTONIO, BEXAR  
 COUNTY, TEXAS.



VILLAGOMEZ ENGINEERING CO.

**VE** 9510 TIOGA, SUITE 202  
 SAN ANTONIO, TEXAS 78230  
 PH. (210) 724-0816  
 FAX (210) 853-0232  
 TBPPE FIRM REGISTRATION  
 NO. F13698  
 VEC JOB NO 16-007

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
 PASTOR JEREMY BURKE  
 503 MOURSUND RD  
 SAN ANTONIO, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED Jeremy M. Burke 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 16 DAY OF June, A.D. 2017

NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS  
 MY COMMISSION EXPIRES:

THIS PLAT OF CITY SOUTH CHURCH 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.

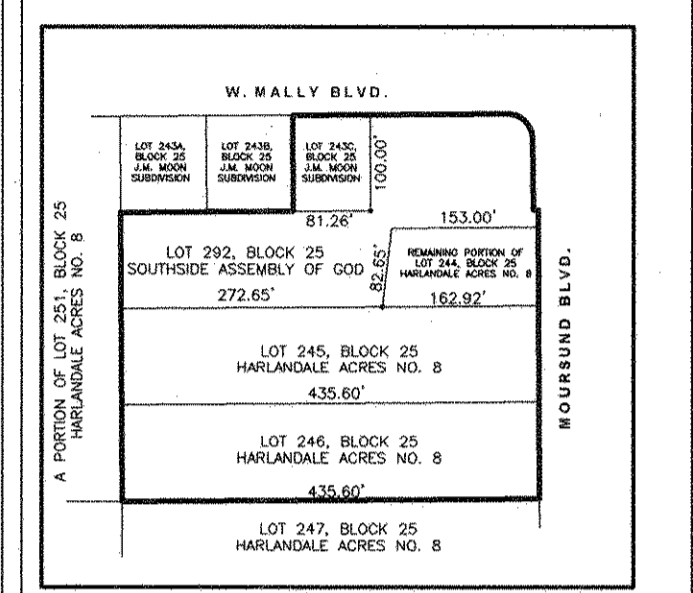
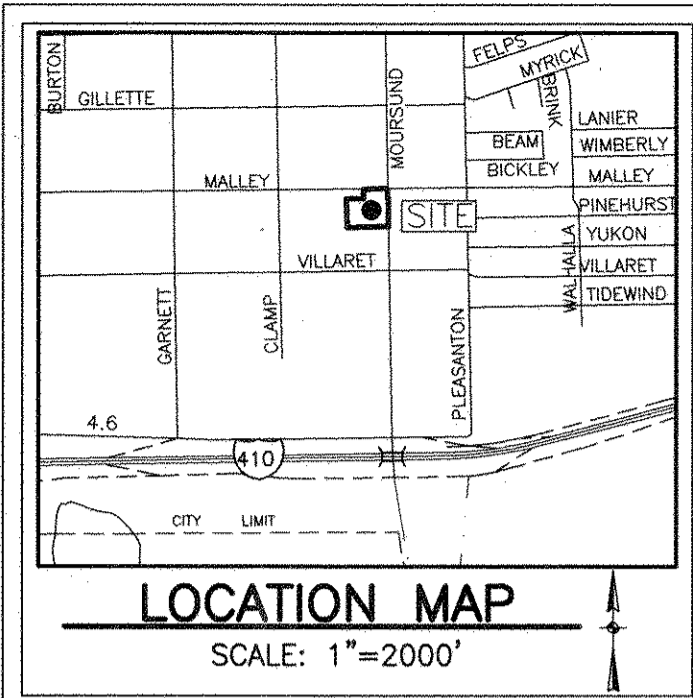
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017.

By: \_\_\_\_\_  
 CHAIRMAN  
 By: \_\_\_\_\_  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR:  
 I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017 A.D. AT \_\_\_\_\_ M. AND DULY RECORDED THE DAY OF \_\_\_\_\_ OF \_\_\_\_\_, 2017 A.D. AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BLOCK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY  
 PAGE 1 OF 1



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 243C, BLOCK 25, NCB 11124, J.M. MOON SUBDIVISION, RECORDED IN VOLUME 4080, PAGE 173, D.P.R.B.C.; LOT 292, BLOCK 25, NCB 11124, SOUTHSIDE ASSEMBLY OF GOD SUBDIVISION, RECORDED IN VOLUME 9532, PAGE 205, D.P.R.B.C.; THE REMAINING PORTION OF LOT 244 AND LOTS 245 AND 246, BLOCK 25, NCB 11124, HARLANDALE ACRES NO. 8, RECORDED IN VOLUME 980, PAGES 30-31, D.P.R.B.C.

**LEGEND**

D.P.R.B.C.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
G.E.T.V.	GAS, ELECTRIC, TELEPHONE AND TELEVISION
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
B.S.L.	BUILDING SETBACK LINE
ELEC.	ELECTRIC
TEL	TELEPHONE
C.A.T.V.	CABLE TELEVISION
⊙	STREET CENTERLINE
●	FOUND 5/8-INCH IRON ROD
●	SET 5/8" IRON ROD
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- - -	BUILDING SETBACK LINE
- - -	EASEMENT LINE
- - -	EXISTING MINOR CONTOUR
- - -	EXISTING MAJOR CONTOURS

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: GBI PARTNERS, LP  
4-26-17

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5768  
 ALAN JAY HORTON, R.P.L.S.

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
Jose Villagomez, P.E. 4/17/17  
 LICENSED PROFESSIONAL ENGINEER NO. 105199  
 JOSE VILLAGOMEZ, P.E.

NOTES:  
 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.

SHARED CROSS ACCESS NOTE:  
 OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (j)(3).

CLEAR VISION NOTE: ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

WASTEWATER EDU 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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: 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.

SURVEY NOTES:  
 1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.  
 2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (G.O.R.S.).  
 3. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (G.O.R.S.).

CPS 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 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 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.

2. 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 ALTERATION.

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.

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON J.M. MOON SUBDIVISION WHICH IS RECORDED IN VOLUME 4080, PAGE 173, D.P.R.B.C.; SOUTHSIDE ASSEMBLY OF GOD SUBDIVISION WHICH IS RECORDED IN VOLUME 9532, PAGE 205, D.P.R.B.C.; AND HARLANDALE ACRES NO. 8 SUBDIVISION WHICH IS RECORDED IN VOLUME 980, PAGES 30-31, D.P.R.B.C. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER  
 SHOWN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES:

