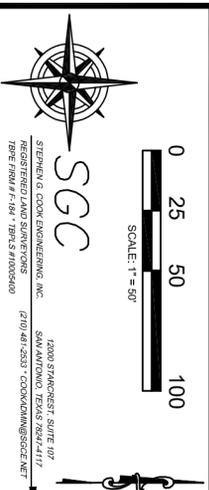


PLAT I.D. #170432

**REPLAT ESTABLISHING:
JOHN CORTEZ SUBDIVISION**

LOTS 9 AND 11, BLOCK 1, NCB 11175, PREVIOUSLY PLATTED AS LOT 10, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, VOLUME 9652, PAGE 222. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



STEPHEN G. COOK ENGINEERING, INC. 12000 STANCHIST SUITE 107
SAN ANTONIO, TEXAS 78247-1117
REGISTERED LAND SURVEYORS (210) 661-0333; CDDAW@SGCENGINEER.COM
TBE #194 / 194 / 194'S PROVISION

WASTEWATER EQUIVALENT: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

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

GENERAL NOTES:
1. ELEVATION DATA TO TEXAS SOUTH CENTRAL ZONE 42N WAD 83 NAD 83.
2. "X,Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.

FINISHED FLOOR NOTES: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

MAINTENANCE NOTES: ALL PRIVATE STREETS, DRIVEWAYS, DRIVEWAYS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN JOHN CORTEZ SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOTS 9 & BLOCK 1, NCB 11175.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO 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 DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO. THE BUILDING PERMIT PROCESS SHALL ACCORD WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTION OF DEVELOPMENT SERVICES AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SETBACK NOTES: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

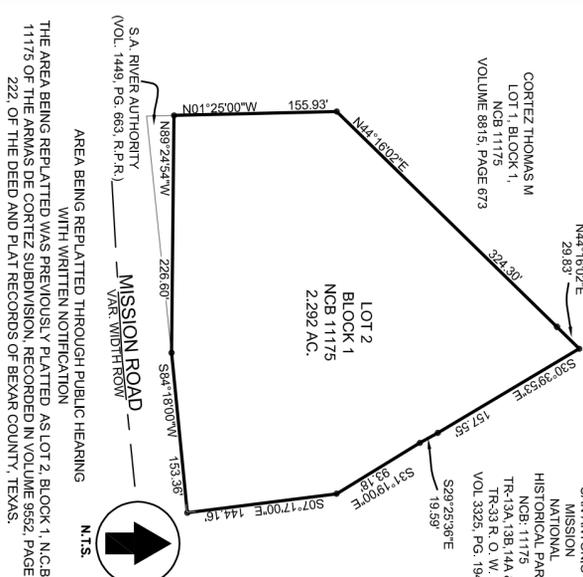
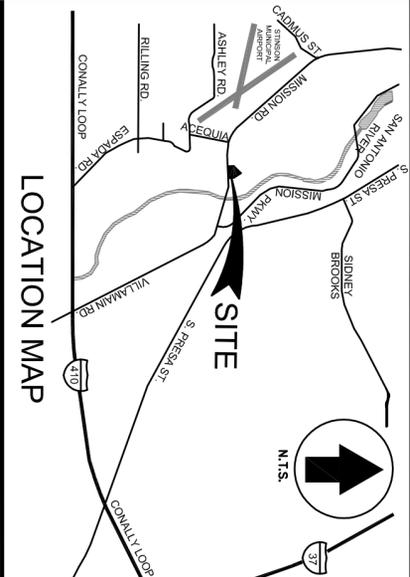
CROSS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, AND OPERATING ELECTRIC AND GAS UTILITIES AND SERVICE FACILITIES. THESE EASEMENTS SHALL INCLUDE THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES. THESE EASEMENTS SHALL INCLUDE THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES. THESE EASEMENTS SHALL INCLUDE THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES. THESE EASEMENTS SHALL INCLUDE THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES.

2. ANY AND ALL NECESSARY GAS RESULTING FROM APPLICATIONS REQUIRES OF GAS EQUIPMENT LOCATED WITHIN SAND EASEMENT, THE TO GRADE CHANGES AND ELEVATION ALTERATIONS BE CHANGED TO THE DESIGN OR PERMANENT DEMONSTRATION OF SAND GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT ALTER, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, EASEMENTS OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

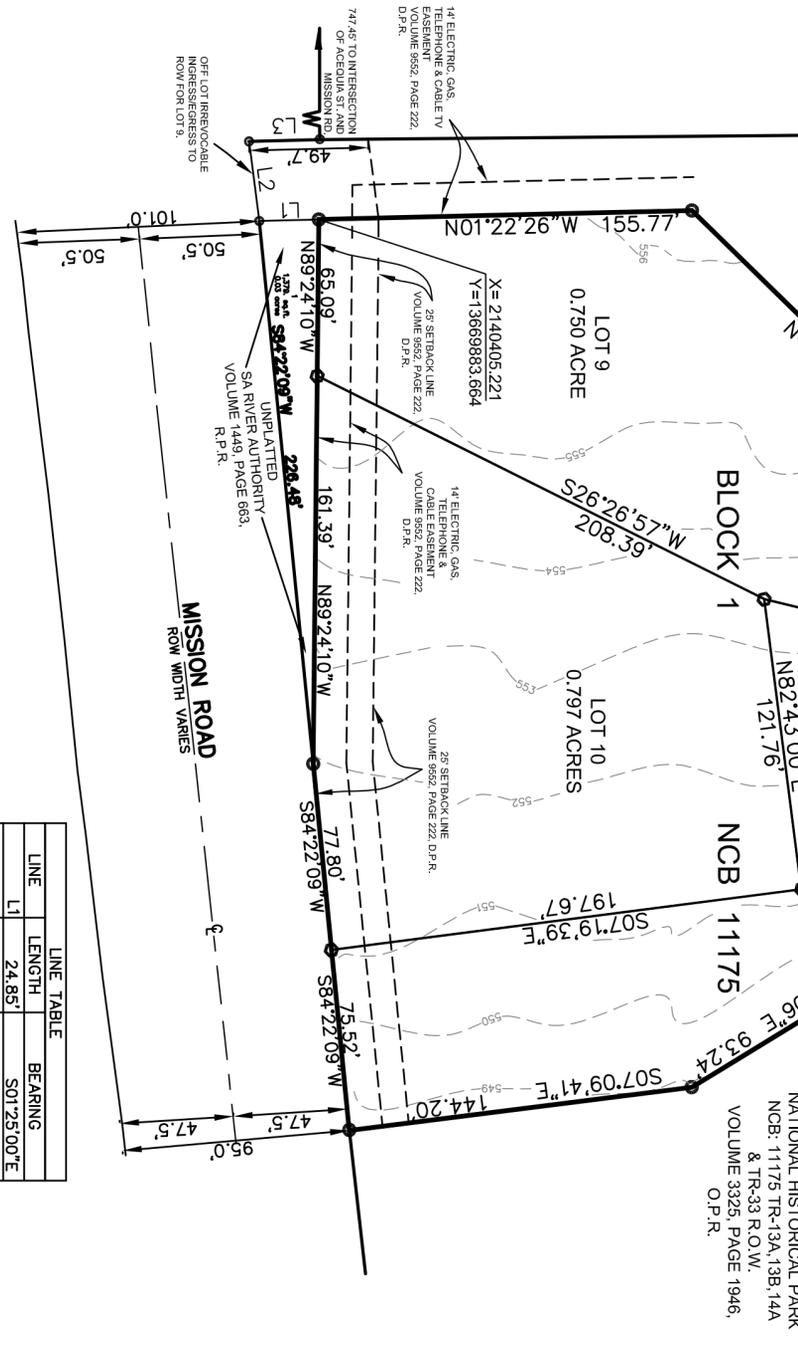
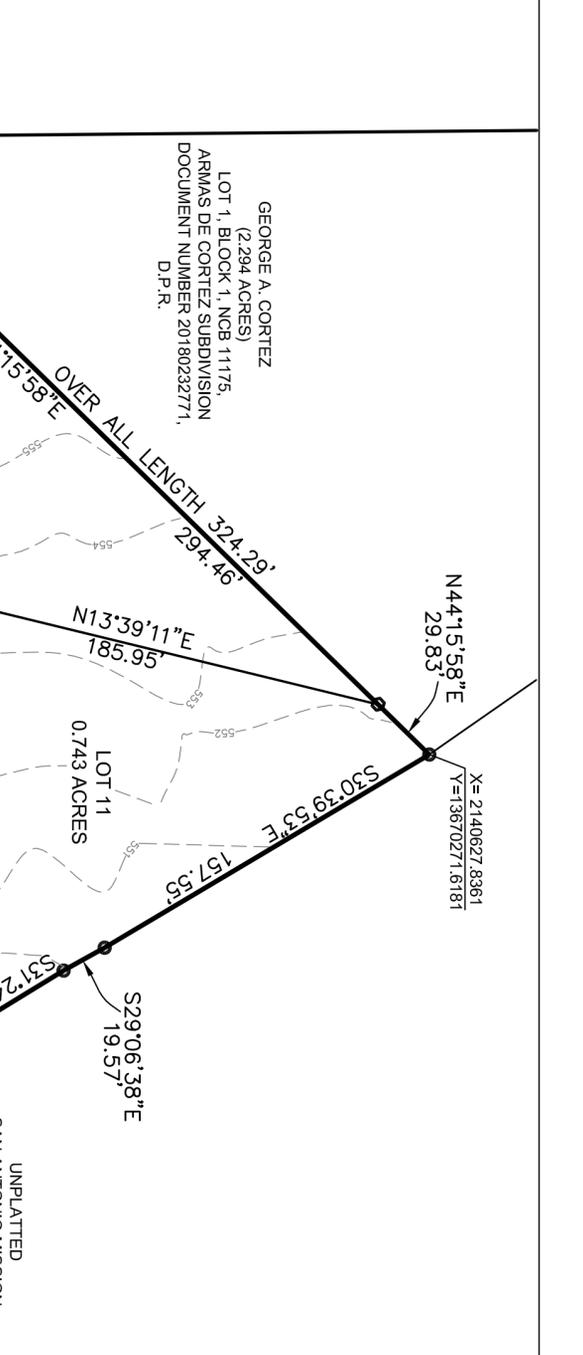
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.



LEGEND

○ = FIND IRON ROD
NCB = NEW CITY BLOCK
AC = ACRES
DR = DEED PUBLIC RECORDS
NTS = NOT TO SCALE
ROW = RIGHT OF WAY
RFR = REAL PUBLIC RECORDS
DPR = DEED PUBLIC RECORDS
-100.00' = ELEVATION DATA
VAR = VARIABLE
VOL = VOLUME
PG = PAGE



STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN THE ARMAS DE CORTEZ SUBDIVISION, PLAT 00633, RECORDED IN VOLUME 9652, PAGE 222, BEAR COUNTY, DEED AND PLAT RECORDS, THE SAN ANTONIO PLANNING NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(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.

JOHN CORTEZ, OWNER/DEVELOPER LOT 9
SAN ANTONIO, TX, 78210
(210) 389-1918

THOMAS CORTEZ, OWNER/DEVELOPER LOTS 10 & 11
SAN ANTONIO, TX, 78214
(210) 643-2205

STATE OF TEXAS
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 20__

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

STATE OF TEXAS
COUNTY OF BEAR

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.

STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEER NO. 63139

STATE OF TEXAS
COUNTY OF BEAR

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS PROFESSIONAL LAND SURVEYORS ACT AND ALL APPLICABLE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS AND ANY ACTUAL SURVEY MADE ON THE GROUND BY:

STEPHEN G. COOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS BEING PAID AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES. THESE EASEMENTS SHALL INCLUDE THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES.

THOMAS CORTEZ, OWNER OF LOTS 10 & 11
8909 MISSION ROAD
SAN ANTONIO, TX, 78210
(210) 643-2205

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____

KNOWING 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 OF SEAL OR OFFICE THIS _____ DAY OF _____, 20__

NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS BEING PAID AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES. THESE EASEMENTS SHALL INCLUDE THE RIGHT TO REMOVE FROM SAN LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SUCH UTILITIES AND SERVICE FACILITIES.

JOHN CORTEZ, OWNER OF LOT 9
200 WINDING DRIVE
SAN ANTONIO, TX, 78210
(210) 391-8118

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____

KNOWING 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 OF SEAL OR OFFICE THIS _____ DAY OF _____, 20__

NOTARY PUBLIC
BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE PLAT OF JOHN CORTEZ SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY