

PLAT NO. 150560

REPLAT ESTABLISHING

DAH EL PASO

BEING A TOTAL OF 0.129 ACRES, ESTABLISHING LOT 288, NCB 8597 OUT OF A PORTION OF LOT 239, NCB 8597 OF THE LAKEVIEW GDNS NO. 1 SUBDIVISION PLAT, RECORDED IN VOLUME 3975, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Bendición
ENGINEERING, LLC

25 0 25 50
SCALE: 1" = 50'

BENDICIÓN ENGINEERING, LLC
19215 DEER ELK CREST
SAN ANTONIO, TEXAS 78258
PHONE: 210-392-0036
TBPE FIRM REGISTRATION NO. F-10402

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.

DEVELOPER/OWNER ADDRESS:
DAVID ANDERSON HOMES, INC.
MR. DAVID ANDERSON
4710 SHAVANO OAK, SUITE 103
SAN ANTONIO, TEXAS 78237
(210) 207-6357
David Anderson
MR. DAVID ANDERSON

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY
PERSONALLY APPEARED MR. DAVID ANDERSON 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 10 DAY OF November A.D., 2015

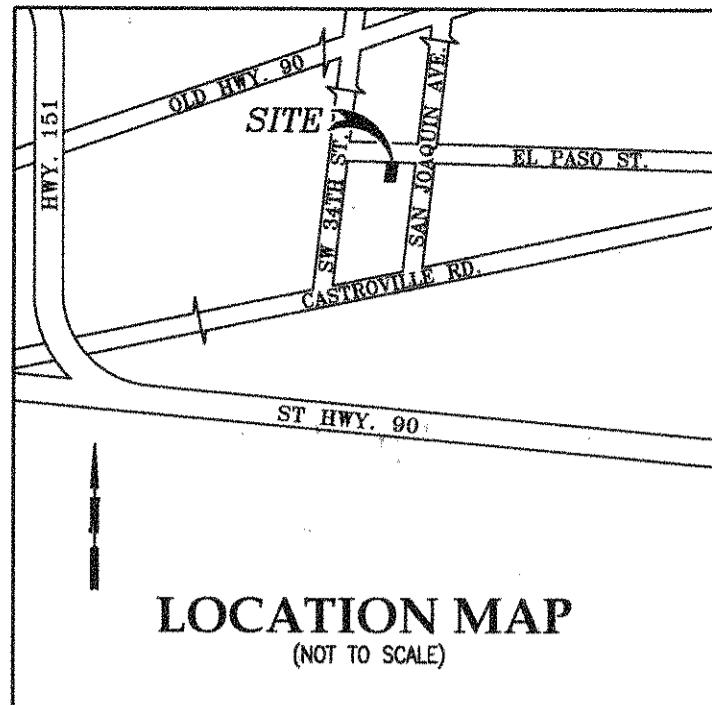
Janessa N. Kirkpatrick
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



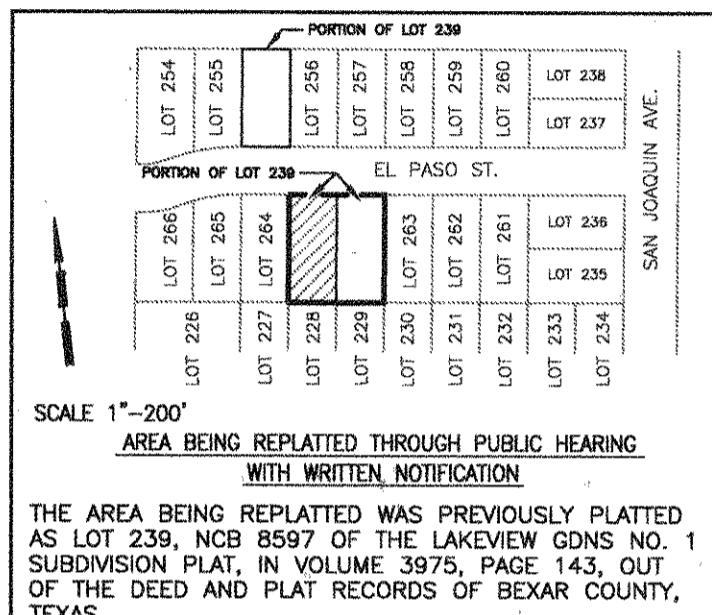
THIS PLAT OF DHA EL PASO HAS BEEN SUBMITTED TO AND
CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH
COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND
REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS 10 DAY OF November A.D. 2015

BY:
CHAIRMAN
BY:
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, MARK J. EWALD, COUNTY CLERK OF
COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR
RECORD IN MY OFFICE ON THE 10 DAY OF
A.D., 2015 AT 19215 DEER ELK CREST AND DULY RECORDED THE
DAY OF November A.D., 2015 AT 19215 DEER ELK CREST
IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN
BOOK VOLUME 3975 ON PAGE 143 IN
IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL
OF OFFICE, THIS 10 DAY OF November A.D.,
2015. COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY



LOCATION MAP
(NOT TO SCALE)



SCALE 1"-200'
AREA BEING REPLATTED THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED
AS LOT 239, NCB 8597 OF THE LAKEVIEW GDNS NO. 1
SUBDIVISION PLAT, IN VOLUME 3975, PAGE 143, OUT
OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY,
TEXAS.

LEGEND:

- EXISTING CONTOUR ELEV.
- ESMT. OR SETBACK
- IRON PIN FOUND
- SET IRON PIN
- ELEC. ELECTRIC
- TELE. TELEPHONE
- CATV. CABLE TELEVISION
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- NCB NEW CITY BLOCK
- ROW RIGHT-OF-WAY

STATE OF TEXAS
COUNTY OF BEXAR

THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON
LAKEVIEW GDNS NO. 1 SUBDIVISION PLAT, WHICH IS RECORDED IN
VOLUME 3975, PAGE 143, BEXAR COUNTY PLAT AND DEED
RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS
MEETING OF 10/13/2015 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

SWORN AND SUBSCRIBED BEFORE ME THIS 10 DAY OF
2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10/13/2016

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: MARK J. EWALD, R.P.L.S.
(WESTAR ALAMO LAND SURVEYORS, LLC)

Mark J. Ewald
MARK J. EWALD, R.P.L.S. No. 5095
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

Salvador Flores, P.E.
SALVADOR FLORES, P.E. No. 82638
LICENSED PROFESSIONAL ENGINEER

CITY PUBLIC SERVICE 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 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, REBUILDING, 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.
4. 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.
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.

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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

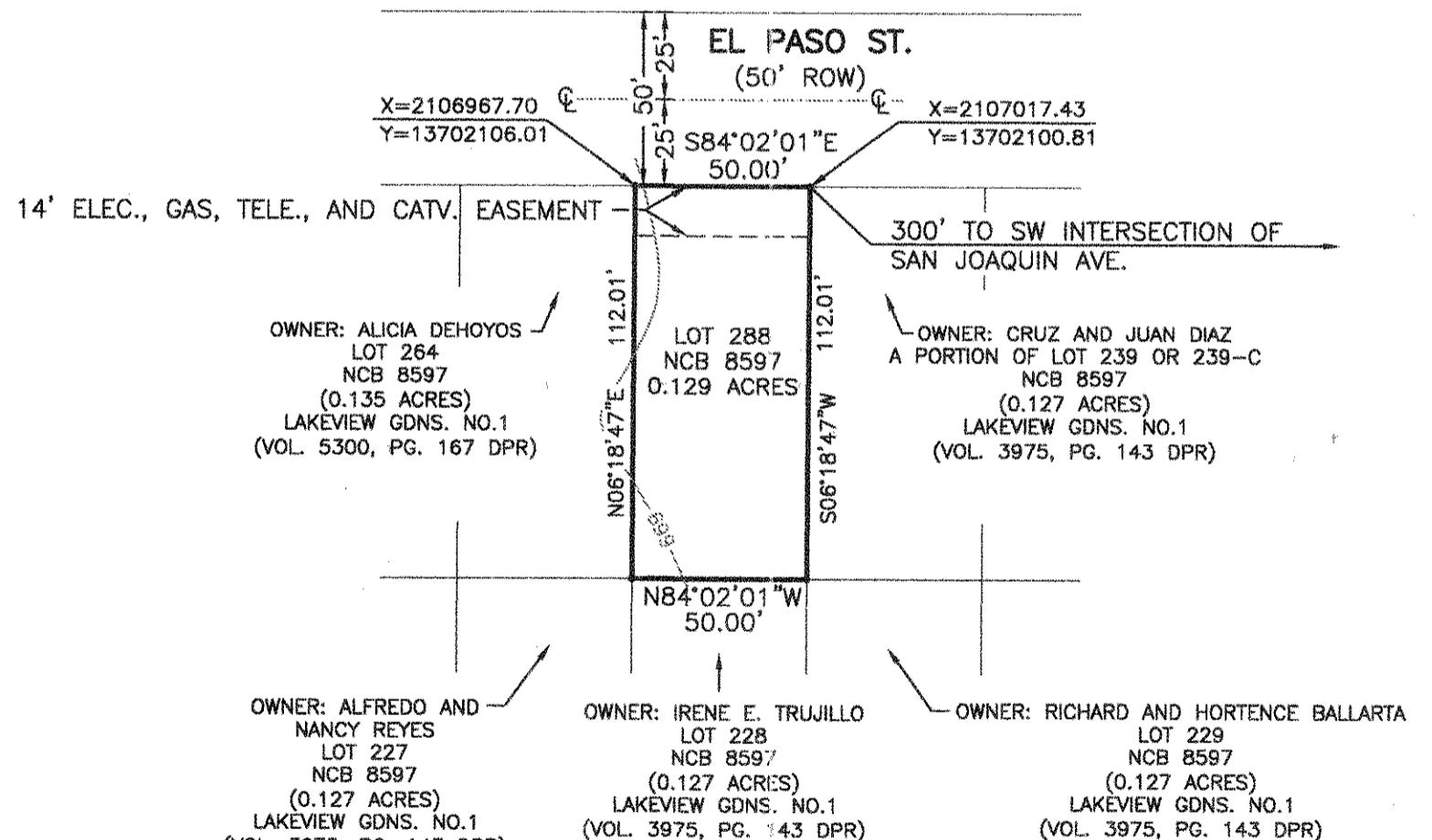
WASTEWATER EDU NOTE:

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.

GENERAL NOTES:

- 1.) ALL LOT CORNERS ARE MONUMENTED WITH 1/2" REBARS UNLESS NOTED OTHERWISE. SET MONUMENTS ARE 1/2" REBARS.
- 2.) VERTICAL DATUM AND COORDINATES WERE OBTAINED BY GPS OBSERVATIONS MADE BY WESTAR ALAMO LAND SURVEYORS, LLC, ON SEPTEMBER 2, 2015. DATUM IS NAD '83, TEXAS SOUTH CENTRAL ZONE.
- 3.) DISTANCE ARE US SURVEY FEET.

MINIMUM FINISHED FLOOR ELEVATION NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8") EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.



Westar
Alamo
LAND SURVEYORS, LLC