

REPLAT ESTABLISHING ARELI'S SUBDIVISION

BEING A TOTAL OF 0.35 ACRES ESTABLISHING LOT 67, BLOCK 88, NCB 11063, SAN ANTONIO, TEXAS, BEXAR COUNTY, WHICH IS RECORDED IN VOLUME 9028, PAGE 1818, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



1"=50'

RIVERA-ENGINEERING  
FIRM #8809  
1814 N PALMETTO AVE  
SAN ANTONIO, TX 78208  
PH (210) 771-2652 (210) 885-2036  
FAX (210) 222-9339

AMERISURVEYORS LLC  
FIRM # 10146400  
20079 STONE OAK PARKWAY SUITE #1230  
SAN ANTONIO, TX 78258  
PH (210) 367-2200  
(210) 572-1995  
EMAIL: info@amerisurveyors.com

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

OWNERS/DEVELOPERS: JUAN BERNAL ZANAIDA BERNAL  
1108 STONEWALL ST.  
SAN ANTONIO, TX 78211

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORIZED ON THIS DAY PERSONALLY APPEARED 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

THIS PLAT OF ARELI'S SUBDIVISION 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. 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

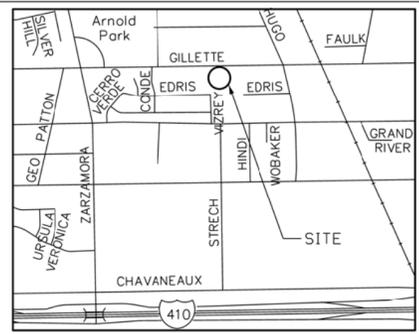
STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT \_\_\_\_ M AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT \_\_\_\_ M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF.

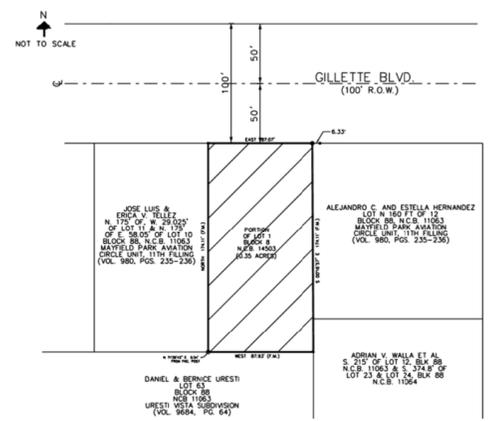
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP (NOT TO SCALE)



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS A PORTION OF LOT 1, BLOCK 8, NCB 14503, OUT OF THE CORTE DEL SUR SUBDIVISION WHICH IS RECORDED IN VOLUME 6200, PAGE 143 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND table with symbols for existing contours, easements, plat records, right of way, volume, page, block, and easement.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON CORTE DEL SUR SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 6200, PAGE 143 OF THE BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNERS: JUAN & ZANAIDA BERNAL  
1108 STONEWALL ST.  
SAN ANTONIO, TX 78211  
(210) 787-0733

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

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:

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.

LICENSED PROFESSIONAL ENGINEER

SURVEYOR NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH CENTRAL ZONE (NAD 83)(C.O.R.S.)

COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH CENTRAL ZONE (NAD 83)(C.O.R.S.)

IMPACT FEE PAYMENT DUE:

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.

SAWS NOTE:

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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

WASTEWATER EDU NOTE:

THE NUMBER OF 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.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE CLEAR OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION, IN ACCORDANCE WITH UDC 35-506(g)(15).

DRAINAGE EASEMENT NOTE

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 OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

MAINTENANCE NOTE

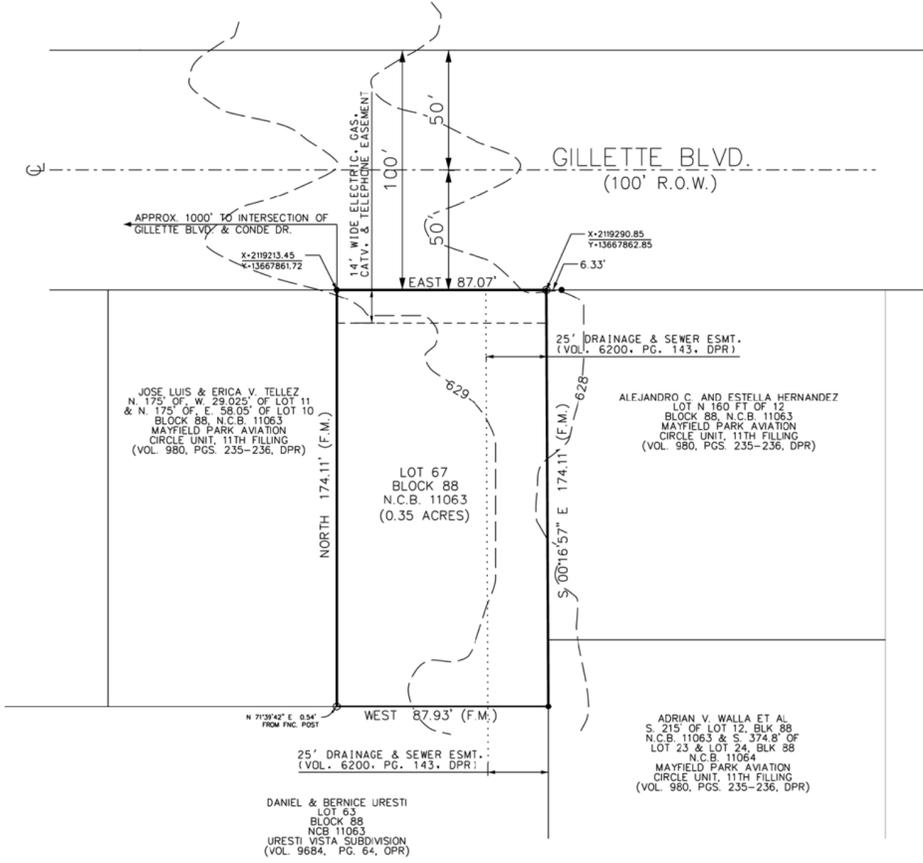
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN URESTI VISTA SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 25, BLOCK 8.

DRAINAGE NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

CPS ENERGY 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, 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 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 THE 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.



DANIEL & BERNICE URESTI  
LOT 63  
BLOCK 88  
NCB 11063  
URESTI VISTA SUBDIVISION  
(VOL. 9684, PG. 64, OPR)

ADRIAN V. WALLA ET AL  
S. 215' OF LOT 12, BLK 88  
N.C.B. 11063 & S. 374.8' OF  
LOT 23 & LOT 24, BLK 88  
N.C.B. 11064  
MAYFIELD PARK AVIATION  
CIRCLE UNIT, 11TH FILLING  
(VOL. 980, PGS. 235-236, DPR)

JOSE LUIS & ERICA V. TELLEZ  
N. 175' OF W. 29' 825' OF LOT 11  
& N. 175' OF E. 58' 05' OF LOT 10  
BLOCK 88, N.C.B. 11063  
MAYFIELD PARK AVIATION  
CIRCLE UNIT, 11TH FILLING  
(VOL. 980, PGS. 235-236, DPR)

ALEJANDRO C. AND ESTELLA HERNANDEZ  
LOT N 160 FT OF 12  
BLOCK 88, N.C.B. 11063  
MAYFIELD PARK AVIATION  
CIRCLE UNIT, 11TH FILLING  
(VOL. 980, PGS. 235-236, DPR)