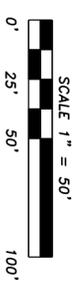


PLAT NUMBER: 170492

SUBDIVISION PLAT
ESTABLISHING
EIM LAVACA-IDZ

BEING A TOTAL OF 0.433 ACRES TRACT ESTABLISHING
LOTS 32-37, BLOCK 4, NCB 926 OUT OF NORTH 66.65
FT. OF LOT 3 & SOUTH 66.65 FT. OF LOT 3, BLOCK 7,
NCB 926 IN A WARRANTY DEED RECORDED IN VOLUME
18360 PAGES 1921-1926, OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF
LOT 4, BLOCK 7, NCB 926 IN A WARRANTY DEED
RECORDED IN VOLUME 18360, PAGE 1927-1932,
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MERR Engineering, LLC.
THEIR REGISTRATION NO. F-10208
1846 Blanco Road, Suite 106, San Antonio, TX 78232
PH: (210)641-0543, FAX: 210-497-2227
www.mhengineering.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
EXPENSES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

ORIAN GARCIA
SAN ANTONIO, TEXAS
OWNER/DEVELOPER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ORIAN GARCIA KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, 20 ____
THIS ____ DAY OF ____ A.D. 20 ____

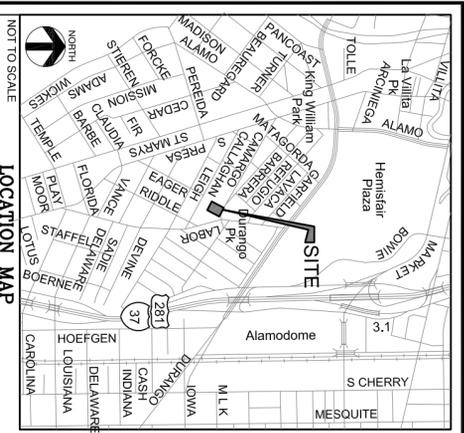
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF **EIM LAVACA-IDZ** HAS BEEN SUBMITTED TO AND
APPROVED BY THE SAN ANTONIO BOARD OF PROFESSIONAL LAND
SURVEYORS, AS 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 ____

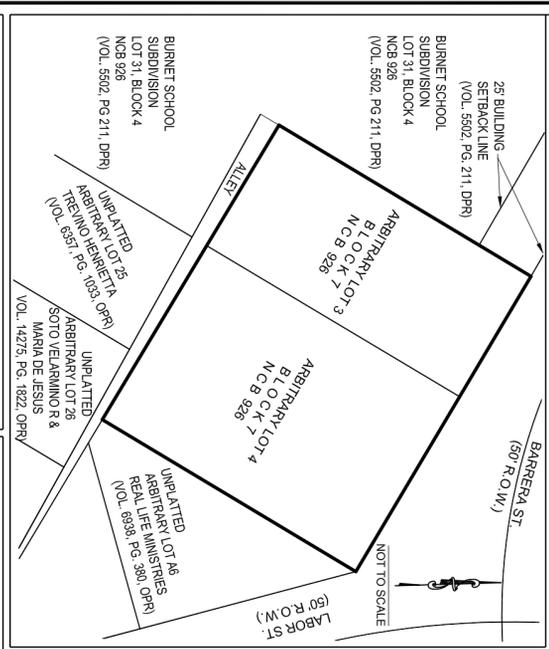
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, 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.
A.D. ____ AT ____ M. IN THE RECORDS OF
SAND COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN
TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS ____ DAY OF ____ A.D. ____

BY: _____ DEPUTY
SHEET 1 OF 1



SUBDIVISION NOTES:
1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS
BEARINGS ARE BASED ON
THE TEXAS STATE PLANE
COORDINATES SYSTEM GRID.
C.P.S. 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
TOWERING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT"
FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,
MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR
ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS OR
EASEMENTS WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE
OTHER OBSTRUCTIONS WHICH ENDOUR OR MAY INTERFERE WITH THE OR
EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND
UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE
2) ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF
OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR
ELEVATION ALTERATION.
3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT
ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE
TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT
MUD ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR
5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIRE ELECTRIC,
UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE
TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5)
FOOT WIDE EASEMENTS.



SUBJECT AREA
AREAS BEING PLATTED ARE
ARBITRARY LOT 3, BLOCK 7, NCB 926 IN A
WARRANTY DEED RECORDED IN VOLUME
18360, PAGES 1921-1926, OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS AND
ARBITRARY LOT 4, BLOCK 7, NCB 926 IN A
WARRANTY DEED RECORDED IN VOLUME
18360, PAGE 1927-1932, OFFICIAL PUBLIC
RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
HARUN RASHID
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89273
DATE _____

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
DATE _____

