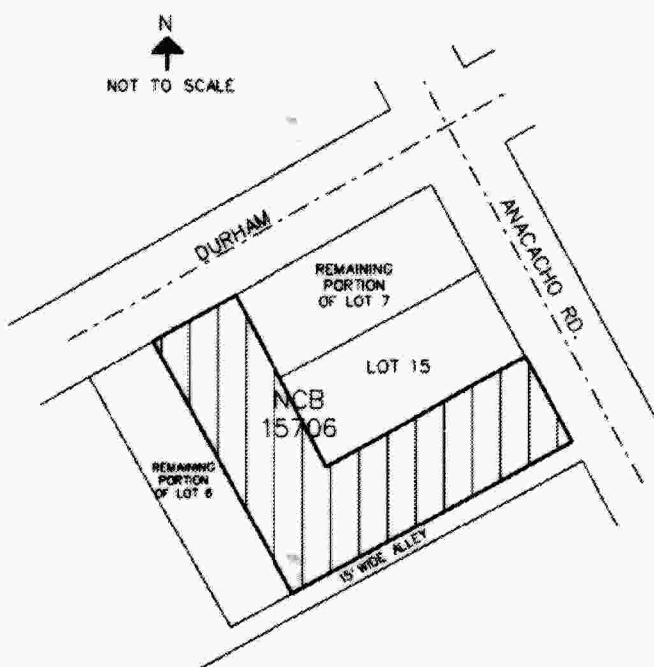


CITY OF SAN ANTONIO  
LOCATION MAP-(NOT TO SCALE)



AREA BEING REPLATTED THROUGH PUBLIC  
HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED, NCB 15706 BLK C LOT W, IRR  
210 FT OF 7 OUT OF THE FERTILE VALLEY FARMS  
SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 3377,  
PAGES 76-78 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS  
COUNTY OF BEXAR

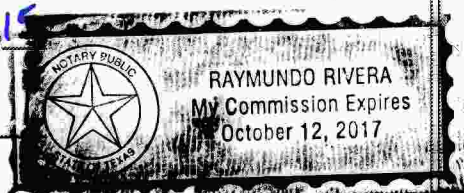
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON  
FERTILE VALLEY FARMS SUBDIVISION PLAT WHICH IS RECORDED  
IN VOLUME 3377, PAGES 76-78 OF THE BEXAR COUNTY DEED  
AND DEED RECORDS, DECEMBER 2, 1953. THE SAN ANTONIO  
PLANNING COMMISSION AT ITS MEETING OF  
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE  
PROPOSED REPLATTING OF THIS PROPERTY.

*Leonzo Soto & Anna Soto*  
OWNERS: LEONZO SOTO & ANNA SOTO  
4938 NUTHATCH  
SAN ANTONIO, TX 78217  
(210) 255-9942

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY

OF February, 2015

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 SURVEYING ACCORDING TO AN ACTUAL  
SURVEY MADE ON THE GROUND.

*Roy John Ronnfeldt*  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS  
BEEN GIVEN TO THIS PLAT FOR 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.

*Alane Alvarez de Rivera*  
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.

#### SAWS HIGH PRESSURE NOTE:

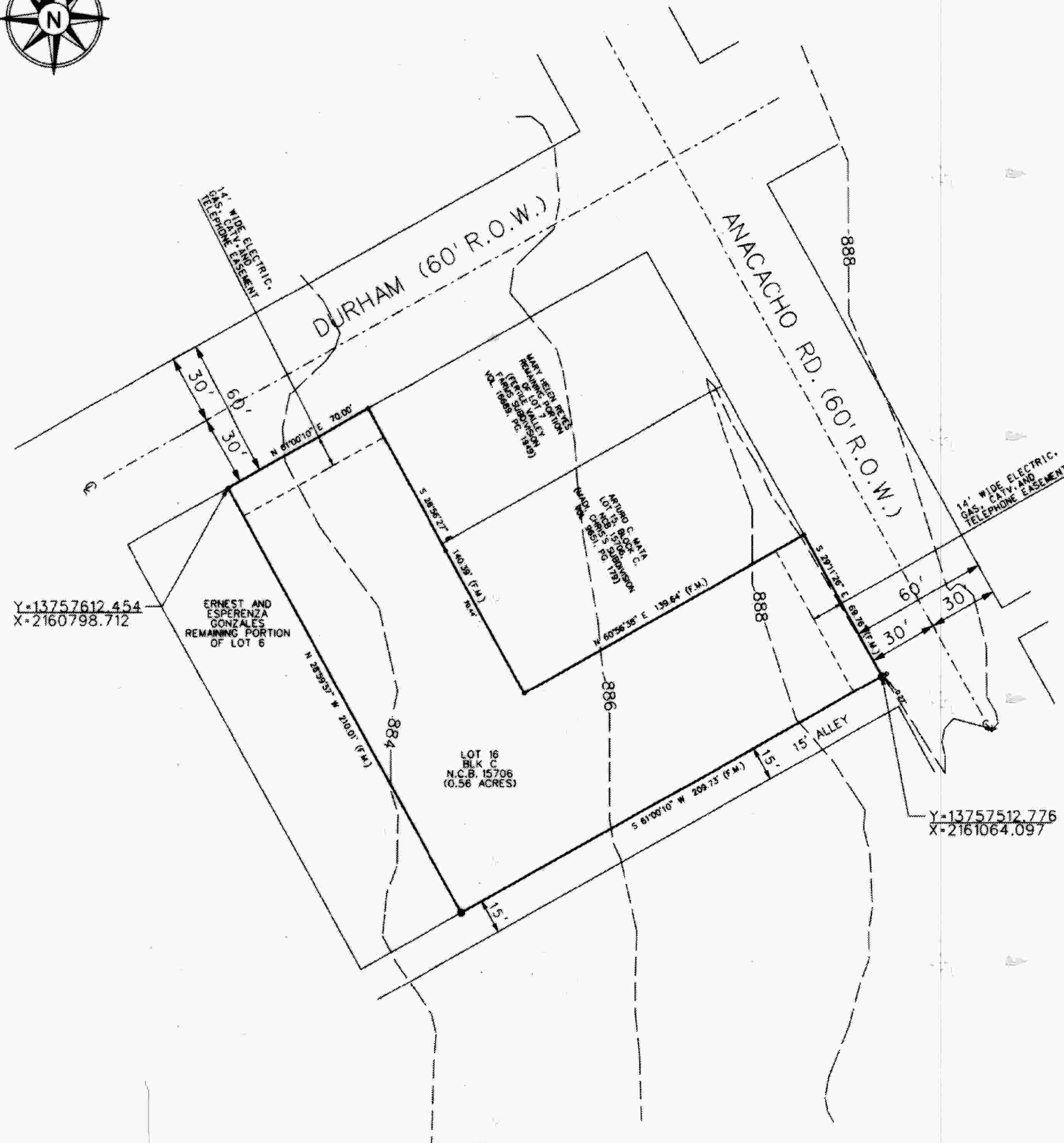
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF  
875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY  
EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR  
BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE  
OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN  
CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN  
ANTONIO.

#### 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.

#### LEGEND

- EXISTING (AND FINAL)  
CONTOURS
- EASEMENT AS SHOWN
- FOUND IRON PIN/ROD
- ⊙ SET IRON PIN
- (F.M.) FIELD MEASURED



PLAT NO. 150092

### REPLAT ESTABLISHING MIBUENA SUERTE RANCH SUBDIVISION

BEING A TOTAL OF 0.56 ACRES ESTABLISHING LOT 16, BLOCK C, NCB 15706,  
SAN ANTONIO, BEXAR COUNTY, TEXAS WHICH IS RECORDED IN VOLUME 3377,  
PAGES 76-78 OF THE OFFICIAL DEED AND PLAT RECORDS OF BEXAR  
COUNTY, TEXAS.

0 25 50 100



1"=50'

RIVERA-ENGINEERING

FIRM #8809

1814 N. PALMETTO AVE  
SAN ANTONIO, TX 78208  
PH (210) 771-2662 (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.

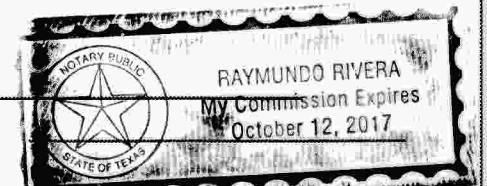
*Leonzo Soto & Anna Soto*  
OWNERS: LEONZO SOTO & ANNA SOTO  
4938 NUTHATCH  
SAN ANTONIO, TX 78217

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORIZED ON THIS DAY  
PERSONALLY APPEARED Leonzo and Anna Soto  
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 14th DAY OF  
February, 2015.

*R. Rivera*  
NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS



THIS PLAT OF MIBUENA SUERTE RANCH 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