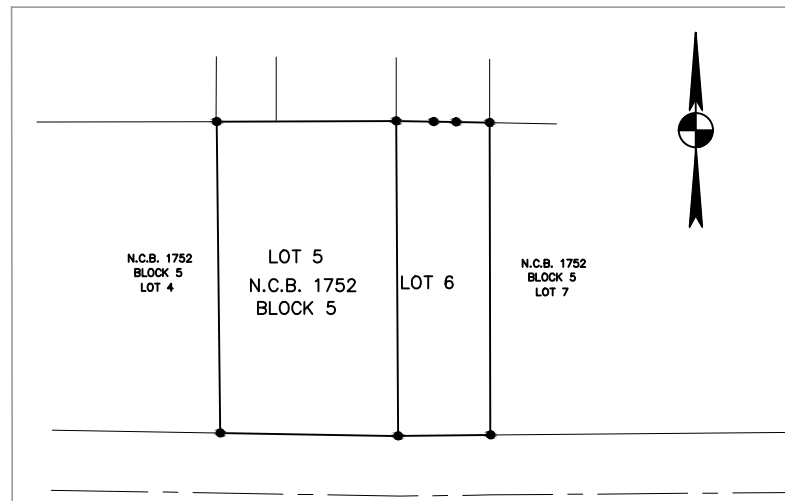


VICINITY MAP
NOT TO SCALE
BEXAR COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- MONUMENT SET
- ⊙ BENCHMARK
- 920--- EXISTING CONTOURS
- 920--- PROPOSED CONTOURS



AREA BEING REPLATTED

THE AREA BEING VACATED WAS PREVIOUSLY PLATTED AS ALL OF LOT 5 AND THE WEST HALF OF LOT 6, BLOCK 5, N.C.B. 1752 BY DEED OF RECORD AS RECORDED IN VOLUME 6656, PAGE 794, DEED RECORDS OF BEXAR COUNTY, TEXAS,

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS ALL OF LOT 5 AND THE WEST HALF OF LOT 6, BLOCK 5, N.C.B. 1752 BY DEED OF RECORD AS RECORDED IN VOLUME 6656, PAGE 794, DEED RECORDS OF BEXAR COUNTY, TEXAS.

I (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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

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 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

RAY MENDEZ, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 94160

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 UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, "FOR REVIEW PURPOSES ONLY"

DON R. FRAZOR, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2366
FIRM REGISTRATION NO. 10005600

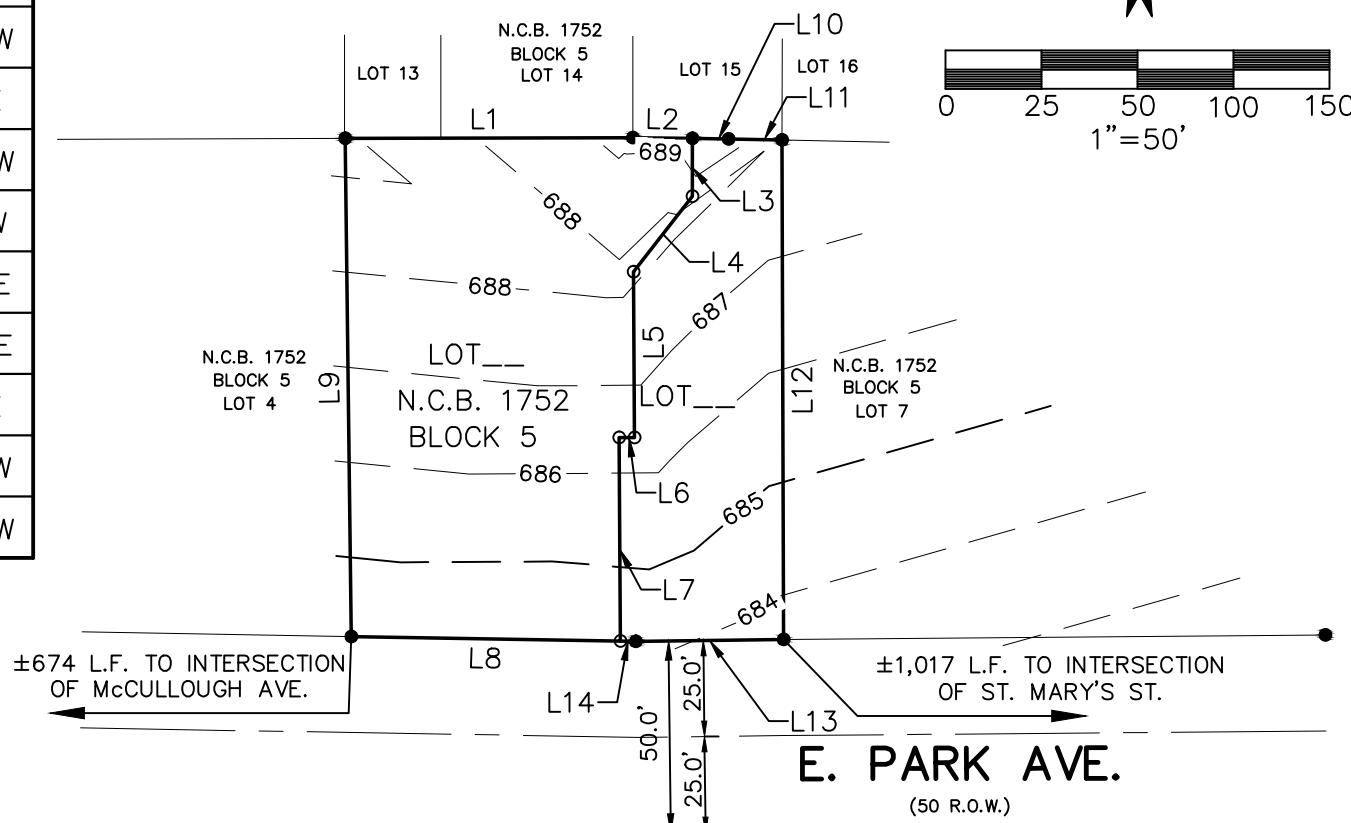
GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM.
- COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY TGD SURVEYING, LLC.
- NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE AND MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE (BFE) OF THE REGULATORY FLOODPLAIN.

VEHICLE TURNAROUND NOTE:

RESIDENTIAL LOTS SHALL BE PROVIDED WITH PERMANENT VEHICLE TURN-AROUND TO PREVENT BACKING ONTO THE THOROUGHFARE.

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	74.89'	N89° 49' 54"E
L2	15.52'	S89° 11' 15"E
L3	15.03'	S0° 01' 09"E
L4	24.93'	S37° 49' 50"W
L5	43.13'	S0° 17' 25"E
L6	4.00'	S89° 40' 17"W
L7	53.00'	S0° 19' 43"E
L8	70.06'	N89° 01' 30"W
L9	129.69'	N0° 42' 22"W
L10	9.43'	S89° 12' 36"E
L11	13.94'	S88° 50' 56"E
L12	130.06'	S0° 09' 17"E
L13	38.48'	S89° 18' 01"W
L14	4.00'	N89° 01' 30"W



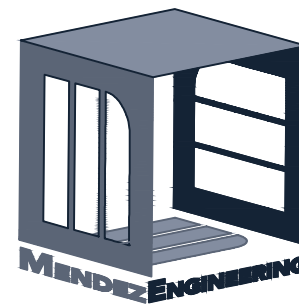
CPS NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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, 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 AREA.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.
- 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:
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PLAT NO.

REPLAT ESTABLISHING 411 & 415 E. PARK AVE.

BEING A TOTAL OF 0.339 ACRES (14,765 SQ.FT.) SITUATED IN BLOCK 5, NCB 1752 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 5 AND THE WEST HALF OF LOT 6, BLOCK 5, N.C.B. 1752 BY DEED OF RECORD AS RECORDED IN VOLUME 6656, PAGES 794, DEED RECORDS OF BEXAR COUNTY, TEXAS,



MENDEZ ENGINEERING

Registration # F-14070
2342 Mountain Fall
San Antonio, Texas 78258
Office: 830-438-0337
www.MendezEngineering.com

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT: MANUEL & YOLANDA MENDOZA
411 E. PARK AVE.
SAN ANTONIO, TEXAS 78212-4440

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MANUEL & YOLANDA MENDOZA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 ____, A.D. 20 ____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES ____.

THIS PLAT OF 411 & 415 E. PARK AVE. HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, ____ COUNTY CLERK OF BEXAR COUNTY, DO 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. 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 THE ____ DAY OF ____ A.D. ____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____, DEPUTY