

- A** LOT 4 MAYFIELD PARK AVIATION CIRCLE, 11TH FILING (VOL. 980, PG. 235-236) D.P.R. RUBEN JR. LUNA VOL. 8472, PG. 0166 O.P.R.
- B** PORTION OF LOT 5 MAYFIELD PARK AVIATION CIRCLE, 11TH FILING (VOL. 980, PG. 235-236) D.P.R. LUIS & MARIA MENDEZ (VOL. 6680, PG. 1155) O.P.R.
- C** LOT 12 SUMMER AUTUMN SUBDIVISION (VOL. 9604, PG. 1) D.P.R. JOSE MANUEL ALANIZ (VOL. 14383, PG. 0069) O.P.R.
- D** LOT 13 SUMMER AUTUMN SUBDIVISION (VOL. 9604, PG. 1) D.P.R. RUBY A. ROSALES (VOL. 14712, PG. 1221) O.P.R.
- E** 45.50' INGRESS/EGRESS UTILITY EASEMENT (VOL. 6713, PG. 1201) AND (VOL. 4457, PG. 1374) O.P.R. PORTION OF LOT 6 MAYFIELD PARK AVIATION CIRCLE, 11TH FILING (VOL. 980, PG. 235-236) D.P.R.
- F** PORTION OF LOTS 5 & 6 NCB 11065 BLOCK 89 LOT 5 250 FT OF W 450 FT OF 5 & E 250 FT OF W 450 FT OF N 50 FT OF 6
- G** PORTION OF LOT 5 & 6 BLOCK 89 NCB 11065 (0.172 AC)

AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION A 0.172 ACRES BEING A PORTION OF LOTS 5 AND 6, BLOCK 89, N.C.B. 11065, OF THE MAYFIELD PARK AVIATION CIRCLE, 11TH FILING WHICH WAS RECORDED IN VOLUME 980, PAGES 235-236, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (MAYFIELD PARK AVIATION CIRCLE, 11TH FILING) WHICH IS RECORDED IN VOL. 980, PG. 235-236, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ 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.

Salah E. Diab
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8TH DAY OF JULY, 2015.
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
SALAH E. DIAB
Notary Public, State of Texas
My Commission Expires December 02, 2017

LEGEND:

FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED ●

SET 1/2" IRON ROD UNLESS OTHERWISE NOTED ○

ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT E.T.G. & CATV ESM'T

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. O.P.R.

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. D.P.R.

RIGHT-OF-WAY R.O.W.

EXISTING CONTOURS ——— 612 ———

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: DAVID BARRERA
David Barrera
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5286

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.

Salah E. Diab
LICENSED PROFESSIONAL ENGINEER NO. 55516

GENERAL NOTES:

- 1.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 2.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
- 3.) IMPACT FEES ARE DUE. WATER AND 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.
- 4.) FLOOD NOTE: ACCORDING TO FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR BEXAR COUNTY, REFERENCE MAP NO. 48029C0560-F, WITH AN EFFECTIVE DATE OF SEP. 28, 2010, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- 5.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 6.) EDL NOTE: THE NUMBER OF 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 DEVELOPMENT SERVICES DEPARTMENT.
- 7.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 8.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT BE PLACED WITHIN THE R.O.W (IF APPLICABLE) & WILL BE SUBMITTED WITH THE BUILDING PERMIT.
- 9.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
04371 TXAN SAN ANTONIO RRP2 CORS ARP
DG5765 TXJC JOHNSON CITY CORS ARP
DG5767 TXSM SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983802
STATE PLANE COORDINATES ARE NAD 83 (NAV88)

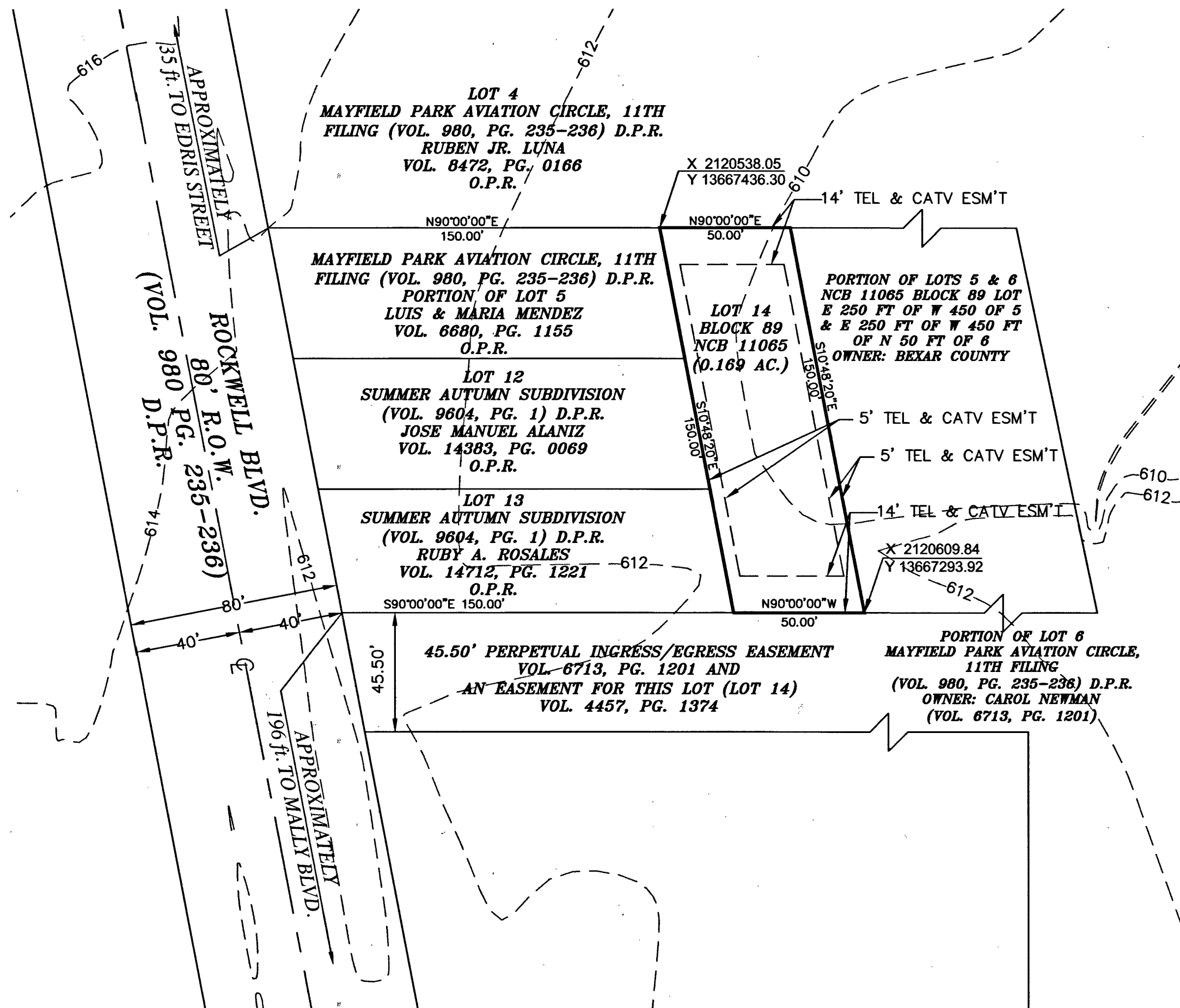
C.P.S. NOTES:

- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS 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 EASEMENTS 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 C.P.S. ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
- 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.) NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT (5') 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 FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.

- NOTE:**
- 1.) ACCESS (EASEMENT) MUST MEET FIRE ACCESS PAVEMENT REQUIREMENT.
 - 2.) COSA WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT
 - 3.) ALL WEATHER ACCESS SHALL BE PROVIDED FOR FIRE PROTECTION

FIRE FLOW 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 Planning and Development Services and the San Antonio Fire Department Fire Marshal.

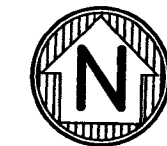


PLAT NUMBER 130592

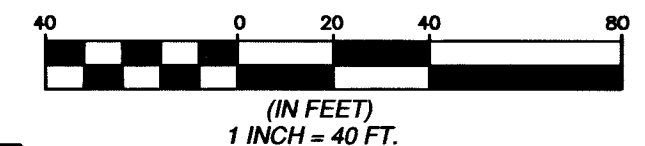
REPLAT ESTABLISHING

B PEREZ SUBDIVISION

BEING 0.169 ACRES, OF LAND OUT OF LOTS 5 AND 6, BLOCK 89, NEW CITY BLOCK, 11065, MAYFIELD PARK AVIATION CIRCLE, 11TH FILING IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT RECORDED IN VOLUME 980, PAGE 235-236, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE



Seda Consulting Engineers, Inc.
FIRM REGISTRATION NO. F-1601 (210) 308-0057
6735 IH 10 W SAN ANTONIO, TEXAS 78201 FAX: (210) 308-8842
E-MAIL: SEDASATX.RR.COM
CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

BARRERA LAND SURVEYING
Email: barreralandsurveying.david@gmail.com
1319 March Ave., Suite 102 San Antonio, Texas 78214 (210)444-9023
DATE: 08/01/2014 JOB # 1618

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.

Beatriz L. Perez
OWNER
OWNER/DEVELOPER ADDRESS:
BEATRIZ L. PEREZ
828 GILLETTE BLVD.
SAN ANTONIO, TEXAS 78224
Ph: (210)999-1818

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEATRIZ L. PEREZ 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 8TH DAY OF JULY, 2015.
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
SALAH E. DIAB
Notary Public, State of Texas
My Commission Expires December 02, 2017

THIS PLAT OF B. PEREZ 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., _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

____ DAY OF _____ A.D., 20____

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____, DEPUTY