

PLAT I.D.: 140164

BUILDING SETBACK LINE
PLAT ESTABLISHING

TIMBER RIDGE UNIT 15 (BSL)

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 20' BUILDING SETBACK LINE ON LOT 40, BLOCK 41, NEW CITY BLOCK 18820, TIMBER RIDGE UNIT 15, AS RECORDED IN VOLUME 9502, PAGE 149, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



JOB NO.: 38558

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 OR PLAT STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER'S ADDRESS:
PAUL RODRIGUEZ
8339 BEAUTY OAKS
SAN ANTONIO, TX 78251

OWNER'S AGENT:
MARK J. EMMAL
WESTAR ALAMO LAND
SURVEYORS, LLC.

OWNER'S AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK J. EMMAL, 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 ____ A.D. 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS,
COUNTY OF BEXAR:

I, GERRY BROWNE, COUNTY CLERK OF BEXAR 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____, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BLOCK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____ A.D. 20____, AT ____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

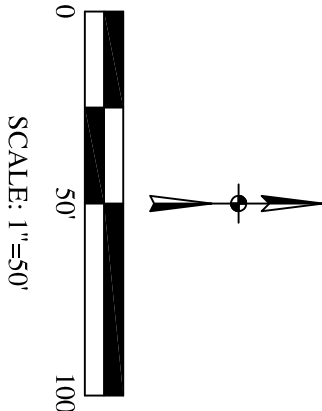
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DAMAGE EASEMENT ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF CROSS-SECTIONS OF THE DAMAGE EASEMENT SHALL BE PLACED WITHIN THE LIMITS OF THE DAMAGE EASEMENT. AS APPROVED, SHALL BE ALLOWED WITHOUT THE 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 DAMAGE EASEMENT AND SHALL MAKE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID EASEMENT AND TO REMOVE ANY OBSTRUCTIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.

LEGEND

B.C.D.P.R. BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C. REAL PROPERTY RECORDS
R.O.W. BEXAR COUNTY RIGHT OF WAY EASEMENT
N.V.A.E. NON-VEHICULAR ACCESS ESM/T
B.S.L. BUILDING SETBACK LINE (VOLUME/PAGE)
TEL. TELEPHONE
CA.TV. CABLE TELEVISION
FL.R. FOUNT FOUNT ROAD

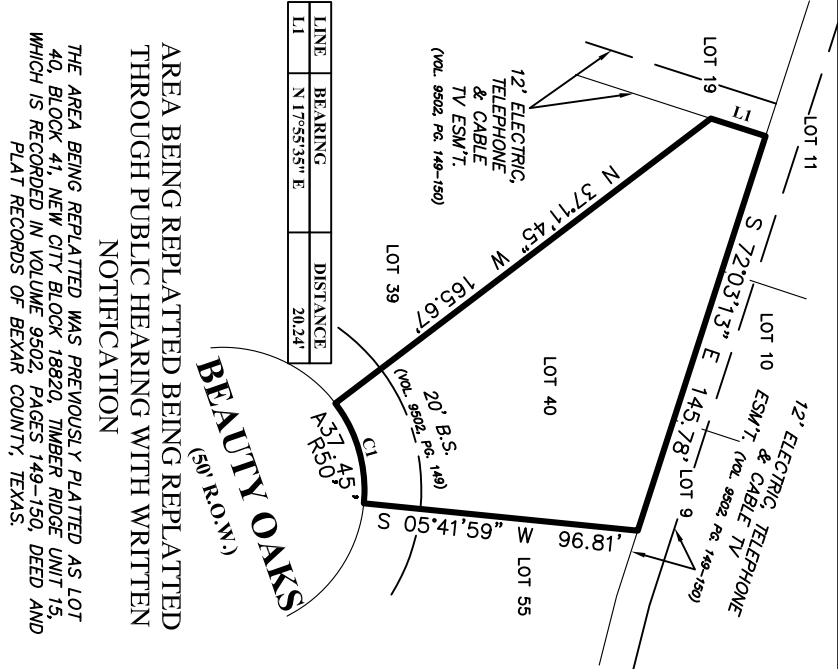
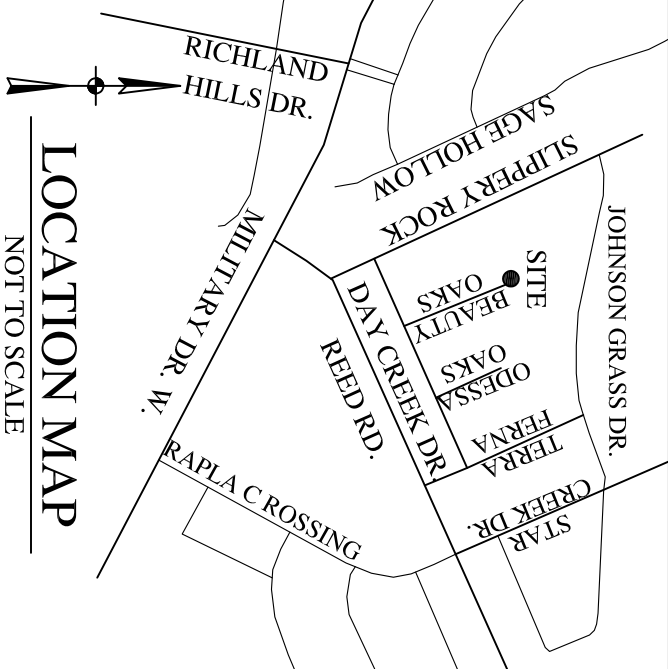
SAMS EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU/S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	50.00'	37.45'	36.58'	S 74°09'18" W	42°51'35"
LINE	BEARING	DISTANCE			
L1	N 17°55'35" E	20.24'			



CPS 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 RIGHTS OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ELECTRIC AND GAS EASEMENT," "ELECTRIC AND GAS EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRE, AND ANY OTHER NECESSARY ACTIVITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO RELOCATE FROM SAID LANDS TO OTHER AREAS, SHALL BE THE EXCLUSIVE RIGHT OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE COST OF ANY SAID LINES OR APPURTENANCES THEREON. 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 OTHER REASONS, SHALL BE THE RESPONSIBILITY OF THE PERSONS OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, PRESENT 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.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 40, BLOCK 41, NEW CITY BLOCK 18820, TIMBER RIDGE UNIT 15, WHICH IS RECORDED IN VOLUME 9502, PAGES 149-150, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AREA BEING REPLATTED BEING REPLATTED
THROUGH PUBLIC HEARING WITH WRITTEN
NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON TIMBER RIDGE UNIT 15 WHICH IS RECORDED IN VOLUME 9502, PAGE 149, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO WATER SYSTEM HAS BEEN ADVISED OF THIS REPLATTING AND HAS HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, PAUL RODRIGUEZ, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

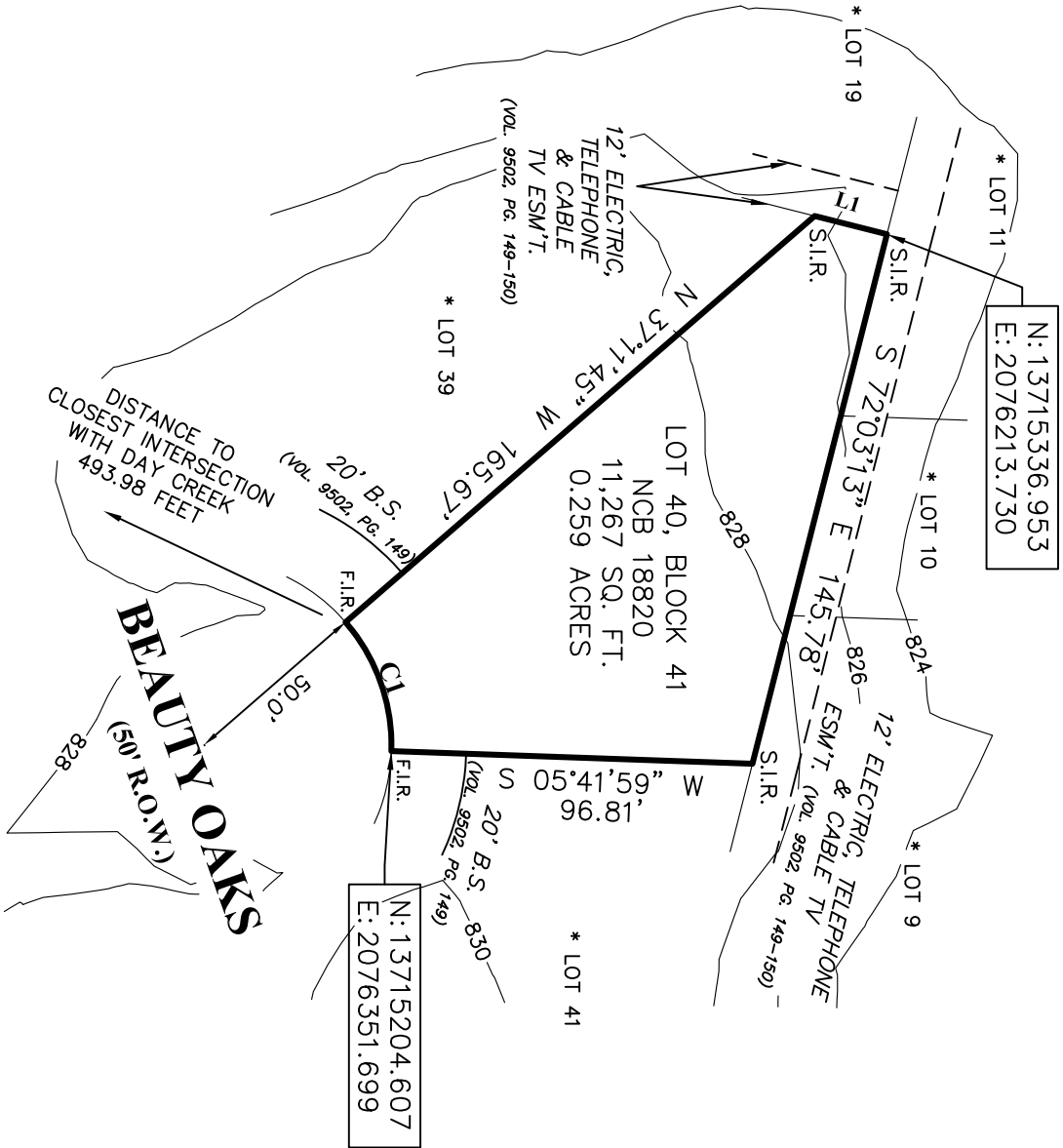
SURVEY NOTES:

1. 1/2" DIAMETER STEEL PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3. BEARINGS SHOWN HEREON ARE ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).
4. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYING ACT AND THE TEXAS PROFESSIONAL LAND SURVEYING ACT, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, L.L.C.

REGISTERED PUBLIC SURVEYOR NO. 5095
MARK J. EMMAL, R.P.L.S.



* INDICATES FOLLOWING LOTS
ARE PART OF THE TIMBER
RIDGE UNIT 15 SUBDIVISION PLAT
VOL. 9502, PGS. 149-150