

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." "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.

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER

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

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

WASTEWATER EDU 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.

IMPACT FEE PAYMENT DUE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION

SURVEYOR'S NOTE:

BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE (4204)

PLAT NUMBER:

160084

BUILDING SETBACK LINE REPLAT

WILDWOOD, UNIT 8 BSL SUBDIVISION

BEING A 0.16 ACRE TRACT OF LAND DESCRIBED AS LOT 113, BLOCK 2, N.C.B. 17948 OF THE WILDWOOD SUBDIVISION, UNIT 8 ACCORDING THE THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 7900, PAGE 13 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



2004 N. COMMERCE ST. VICTORIA, TEXAS 77901 PHONE: (361) 578-9837 FAX: (361 576-9924 FIRM # 10021100 104 E. FRENCH ST. CUERO, TEXAS 77954 PHONE: (361) 277-9061 FAX: (361) 277-9063 FIRM # 1002110

OWNER/DEVELOPER:

(210) 543-1786

DAY OF

7406 STONEFRUIT DRIVE SAN ANTONIO, TEXAS 78240

12675 SILICON DRIVE SAN ANTONIO, TEXAS 78249

RALPH T. MUNOZ and wife, ELISABETH Y. MUNOZ

BEXAR COUNTY, TEXAS

KNOWN TO ME TO

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT <u>WILDWOOD SUBDIVISION, UNIT 8</u> WHICH IS RECORDED IN VOLUME 7900, PAGE 13, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS HELD A PUBLIC HEARING WHICH MEETING OF INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF

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

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ___

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

LEGEND

These standard symbols will be found in the drawing.

FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE DESCRIBED)

SET 5/8" STEEL REBAR WITH "USI" CAP CENTERLINE SYMBOL INDEX CONTOURS INTERMEDIATE CONTOURS

BEXAR COUNTY, TEXAS

BUILDING SETBACK LINE EASEMENT LINE CENTERLINE

SSR SET STEEL REBAR FSR FOUND STEEL REBAR

ELECTRIC, GAS, & TELEPHONE GAS, ELEC., & TELE. ESMT. OFFICIAL PUBLIC RECORDS. (OFFICIAL PUBLIC RECORDS OF

0.P.R.B.C.T.

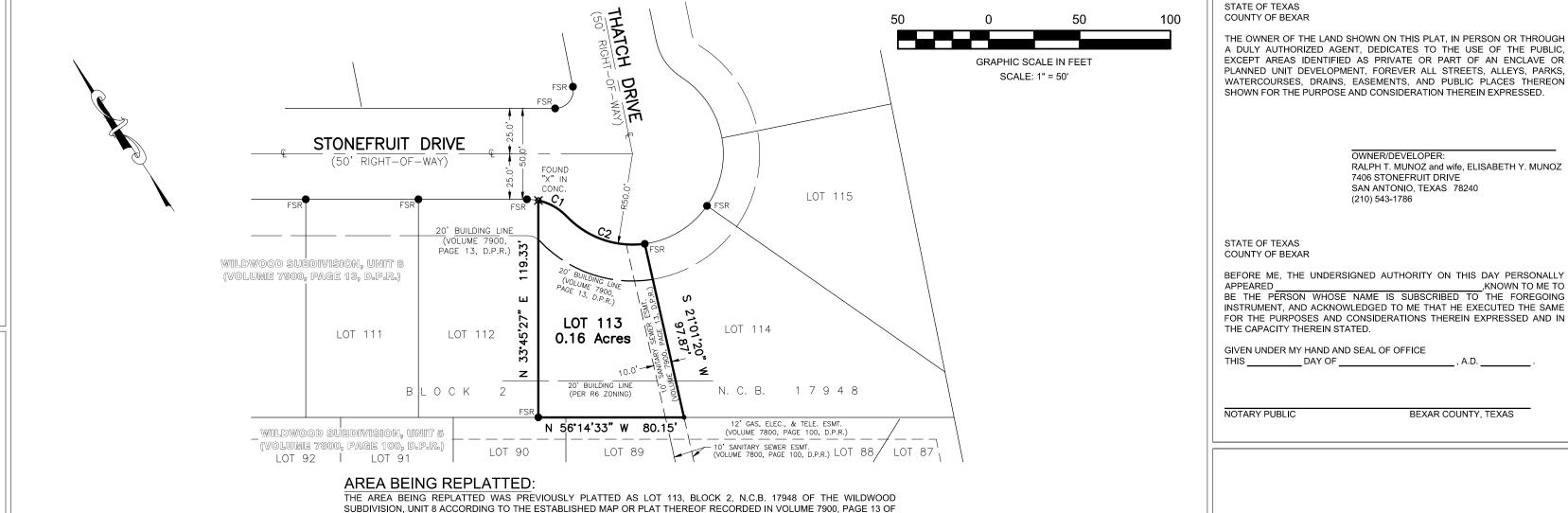
REAL PROPERTY) BEXAR COUNTY, TEXAS DEED & PLAT RECORDS D.P.R.

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:URBAN SURVEYING, INC.

NAME: CHARLES M. HAY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6437



THATCH STONEFRUIT DRIVE (50' RIGHT-OF-WAY) N:13737526.48 E:2086308.79 LOT 115 20' BUILDING LINE (VOLUME 7900, (VOLUME 7900, PAGE 13, D.P.R.) WILDWOOD SUBDIVISION, UNIT 8 (VOLUME 7900, PAGE 13, D.P.R.) LOT 113 LOT 114 LOT 111 0.16 Acres N. C. B. 1 7 9 4 8 BLOCK 20' BUILDING LINE WILDWOOD SUBDIVISION, UNIT 5 | N:13737479.67 | E:2086207.04 | 12' GAS, ELEC., & TELE. ESMT. (VOLUME 7800, PAGE 100, D.P.R.) N 5614'33" W 80.15' ((VOLUME 7800, PAGE 100, D.P.R.) – 10' SANITARY SEWER ESMT. (VOLUME 7800, PAGE 100, D.P.R.) LOT 88/LOT 87 LOT 92 | LOT 91

THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

BUILDING SETBACK LINE PLAT OF WILDWOOD SUBDIVISION, UNIT 8: THIS REPLAT IS FOR THE PURPOSE OF REMOVING OR CHANGING THE 20' FRONT BUILDING SETBACK LINE FROM 20' TO 0' FOR LOT 113, BLOCK 2, N.C.B. 17948

STATE OF TEXAS COUNTY OF BEXAR

THIS BUILDING SETBACK LINE REPLAT OF <u>WILDWOOD UNIT 8 BSL</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

TED THIS	_ DAY OF _			A.D. 2015.
		BY:	CHAIRMAN	
		BY:	SECRETARY	

COUNTY CLERK, BEXAR COUNTY, TEXAS

