

NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THI NVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEN ER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICE ARTIMENT.

WPACT FEE PAYMENT NOTE:

VATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF
LATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER
METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES; TO BETHER WITH THE SFORMERS, AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO CATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER RUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO NGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT RUCTING, i, AND ERECTING

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS JUIPEMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND EVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED ESPONSIBLE FOR SAID CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY ITHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE ESCRIBED BELOW

ONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE CTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT YERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, ILEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, ILEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK
- DIMENSIONS SHOWN ARE SURFACE; AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- $1/2"\, \mbox{IRON ROD SET}$ AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

LEGEND

FOUND $\frac{1}{2}$ " IP UNLESS OTHERWISE NOTED

R.O.W E,G,T,CATV 0 ELECTRIC, GAS, TELEPHONE AND CATV EASEMENT RIGHT-OF-WAY SET ONE HALF INCH IRON ROD WITH CAP

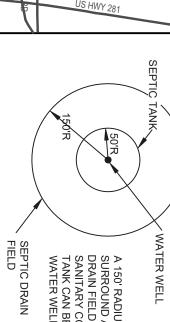
STATE OF TEXAS COUNTY OF BEXAR

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: EMPLOYEES OF WILKIE SURVEYING

JERRY D. WILKIE, JR. REGISTERED ROFESSIONAL LAND SURVEYOR NO.

STATE OF TEXAS COUNTY OF BEXAR

ESSIONAL ENGINEER No.



A 150' RADIUS SANITARY CONTROL EASEMENT WILL SURROUND ANY WATER WELL AND SEPTIC SYSTEM DRAIN FIELD CANNOT BE PLACED WITHIN THE SANITARY CONTROL EASEMENT AND NO SEPTIC TANK CAN BE PLACED NEARER THAN 50' OF A WATER WELL

"The maintenance of all private streets, open space, greenbelts, parks, drainage easements and easments of any nature within MR ESTATES Subdivision shall be the responsibility of the Homeowners' association or their successors and not the responsibility of the city of San Antonio or Bexar County. To include but not limited to: Lot 12 Blk 2"

FINISHED FLOOR NOTE:

DRAINAGE EASEMENT NOTES:

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 EASEMENTS 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 ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENTS.

MR ESTATES SUBDIVISION

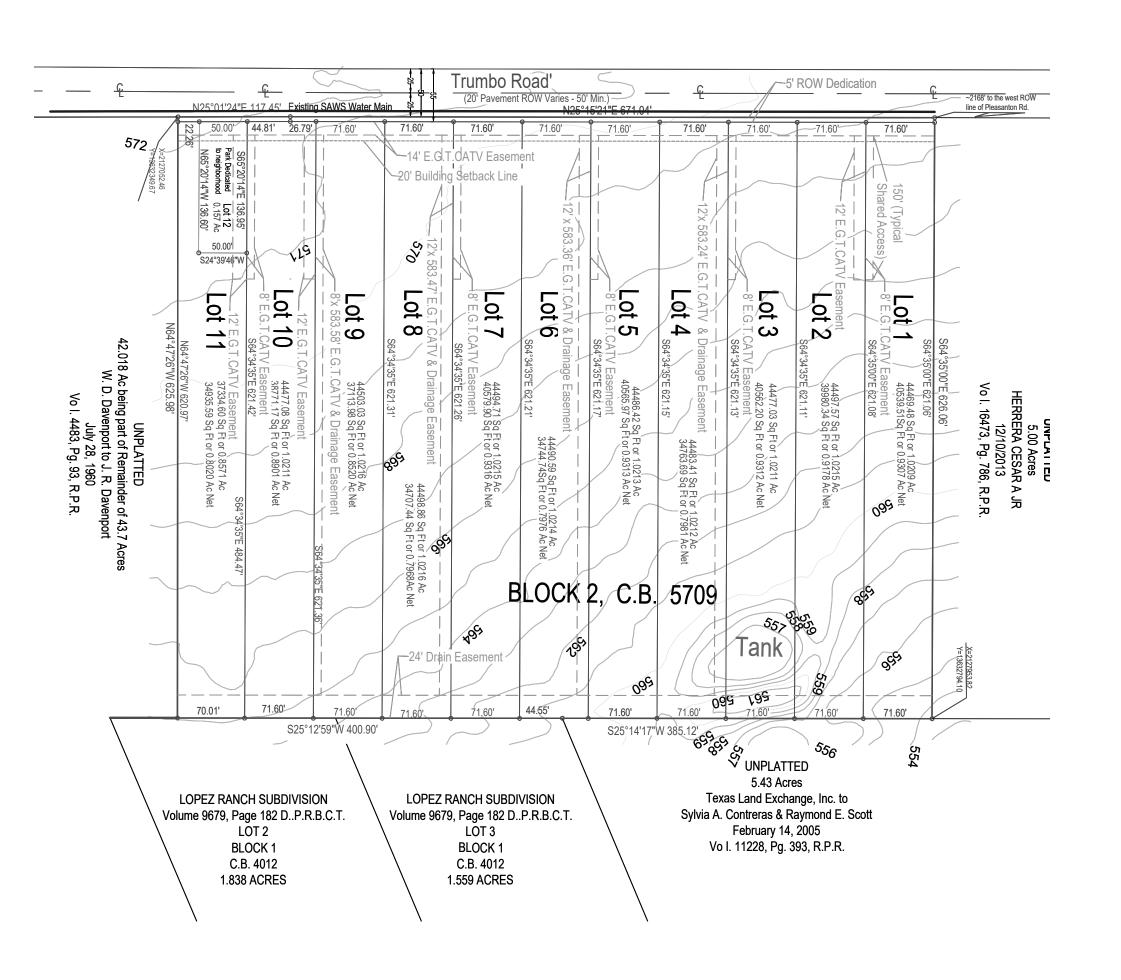
9

PLAT NO.

140296

SUBDIVISION PLAT





ESTABLISHING LOTS 1 THRU 11, BLOCK 2, County Block 5709, BEING A 11.32 ACRE TRACT OF LAND PARTLY OUT OF A 43.7 ACRE TRACT OF LAND RECORDED IN VOLUME 4483, PAGE 93, AND PARTLY OUT OF A 20.0 ACRE TRACTOF LAND RECORDED IN VOLUME 12936 PAGE 714 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DIONISIO MARTINEZ SURVEY NUMBER 1, ABSTRACT 9, COUNTY BLOCK 4012, IN BEXAR COUNTY, TEXAS. SIHT NO THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY JUDGE, BEXAR COUNTY, TEXAS CERTIFICATE OF APPROVAL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL G. RODRIGUEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THA EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSE AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OITHIS ______ DAY OF ______ A.D. 20 OWNER/DEVELOPER: MICHAEL G. RODRIGUEZ 19429 TRUMBO RD. SAN ANTONIO, TEXAS 78264 (210) 378-7053 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 STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. LOCAL LAWS AND REGULATIONS; AND/OR AND/OR VARIANCE(S) HAVE BEEN GRANTED. IS HEREBY APPROVED BY SUCH COMMISSION 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 _____ OF _____, A.D. 20 ___AT _____M. AND DULY RECORDE COUNTY OF BEXAR DATED THIS Considered by the planning commission of the city of san antonio, texa: COUNTY OF BEXAR STATE OF TEXAS B NOTARY PUBLIC, BEXAR COUNTY, TEXAS BERNAL TECHNOLOGIES, INC. CIVIL ENGINEERING CONSULTANTS COMPUTERIZED ENGINEERING SOLUTIONS 722 W. BAETZ BLVD. SAN ANTONIO, TEXAS 78221 (210) 473-0747 fibernal@aol.com Firm: F-11256 . IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF DAY OF BY: BY: GRAPHIC _M. AND DULY RECORDED SCALEWITH STATE ITTED TO _M. IN THE _ DAY

OFFICE, THIS

COUNTY CLERK, BEXAR