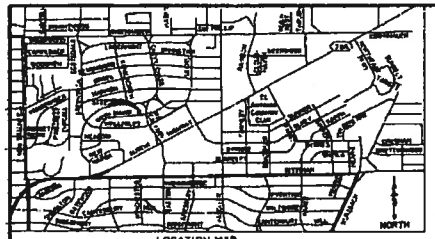
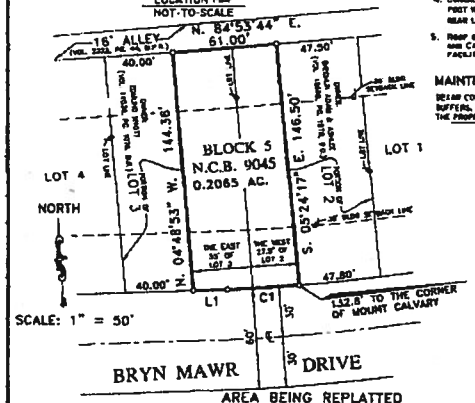
PLAT NO.: 160242

REPLAT
OF A PORTION OF
TERRELL HEIGHTS SUBDIVISION
UNIT I

BEING A 0.2065 ACRE TRACT OF LAND ESTABLISHING LOT 43, BLOCK 5, N.C.B. 9045 OUT OF THE WEST 21.0' FEET OF LOT 2 AND THE EAST 26' FEET OF LOT 3, BLOCK 5, N.C.B. 9045 TERRELL HEIGHTS, UNIT I, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 2222, PG. 44, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 0.2065 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS A PORTION OF LOT 2 AND LOT 3, BLOCK 5, N.C.B. 9045, TERRELL HEIGHTS, UNIT I, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 2222, PG. 44, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN PLAT TERRELL HEIGHTS, UNIT I SUBDIVISION WHICH IS RECORDED IN VOL. 2222, PG. 44, 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 (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.

Paul J. Hohman
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 17TH DAY OF May 2016

Enrika Ramos
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 6.10.2016

ENRIKA F. RAMOS
MY COMMISSION EXPIRES
JUNE 10, 2016

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.
RAMON M. RUIZ, R.P.L.S. NO. 3976

Ramon M. Ruiz
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Felix I. Bernal, P.E.
LICENSED PROFESSIONAL ENGINEER
FELIX BERNAL, P.E. LIC. NO. 92657

STATE OF TEXAS REGISTERED RAMON M. RUIZ 3976 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS LICENSED FELIX I. BERNAL 92657 PROFESSIONAL ENGINEER

CPS ENERGY NOTE:

1. THE CITY OF SAN ANTONIO AS A 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", "UTILITY EASEMENT", GAS EASEMENT AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, MANHOLES OR SUPPORTING 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 LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH HINDERS 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 CPS MONETARY LINE RELOCATION 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 SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION
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 ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW
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 AND GAS FACILITIES.
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 PROVIDED OR EXISTING WITHIN THESE FIVE (5) FOOT WIDE EASEMENTS

MAINTENANCE NOTE:

BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

IMPACT FEE PAYMENT DUE:

WATER AND/OR 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 IN FULL PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

DRAINAGE NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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 ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS, PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (18) INCHES ABOVE FINISHED ADJACENT GRADE.

NOTE:
1. BEARINGS ARE BASED ON GPS DATUM
2. 1/2" SET IRON ROD WITH YELLOW CAP STAMPED RAS #3976

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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

RUIZ & ASSOCIATES SURVEYING, INC.
SAN CENTERPOINT, SUITE 20 * SAN ANTONIO, TEXAS 78219
PHONE (210) 226-0004 FAX (210) 226-2836
EMAIL: RUIZSURVEYING@SATELLITELAND.NET
WEB: WWW.RUIZSURVEYINGSERVICES.COM
PRESIDENT RAMON M. RUIZ, R.P.L.S. NO. 3976
FIRM REGISTRATION NUMBER: 100291-00

FIRE FLOW NOTE:

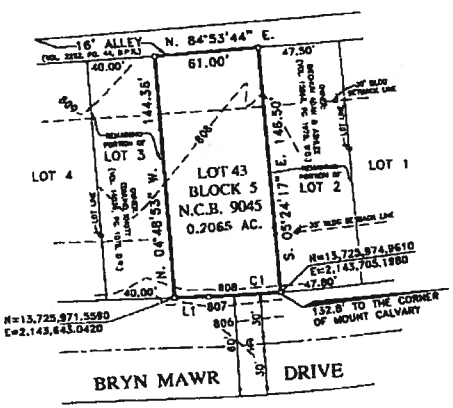
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 20 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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

LEGEND

F.I.P.	FOUND 1 PIN
S.I.P.	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED RAS#3976
D.P.R.	DEED AND PLAT RECORDS
W.D.	WARRANTY DEED RECORDS
D.R.	DEED RECORDS

LINE DATA		
LINE NO.	BEARING	DISTANCE
1	S. 86°16'00" W.	20.00'

CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	02°17'33"	1062.00'	42.50'	21.25'	42.50'	S. 86°16'24" W.



SCALE: 1" = 50'
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

DULY AUTHORIZED AGENT/DEVELOPER:
PAUL J. HOHMAN
181 BRYN MAWR DR.
SAN ANTONIO, TX. 78209
PHONE 210-495-1636

DATE OF PREPARATION: 5/12/16 JOB NO. 2016-017

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 PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Paul J. Hohman
DULY AUTHORIZED AGENT
PAUL J. HOHMAN
181 BRYN MAWR DR.
SAN ANTONIO, TX. 78209
PHONE 210-495-1636

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL J. HOHMAN 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 17TH DAY OF May A.D., 2016

Enrika Ramos
NOTARY PUBLIC
STATE OF TEXAS

THIS PLAT OF TERRELL HEIGHTS UNIT I SUBDIVISION 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.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 20____, AT _____ H., AND DULY RECORDED THE _____ DAY OF _____ A.D., 20____ AT _____ H., IN THE RECORDS OF _____ OF SAID 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