

AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS A 0.8802 ACRES OF LAND, CONSISTING OF A PORTION OF LOT 41, HUEBNER ONE, VOLUME 9534, PAGE 184, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF LOT 13 AND A PORTION OF LOT 14, OAKLAND ESTATES, VOLUME 980, PAGE 281, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 16279, PAGE 1714, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HUEBNER ONE WHICH IS RECORDED IN VOLUME 9534, PAGE 184, AND OAKLAND ESTATES VOLUME 980, PAGE 281, 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.

OWNER: *Rafael R. Ramirez*

OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF July 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LEGEND:

PROPOSED FINISHED CONTOURS
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
RIGHT-OF-WAY
EXISTING CONTOURS
FINISHED FLOOR ELEVATION

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:

Gregorio Lopez Jr.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5272

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:

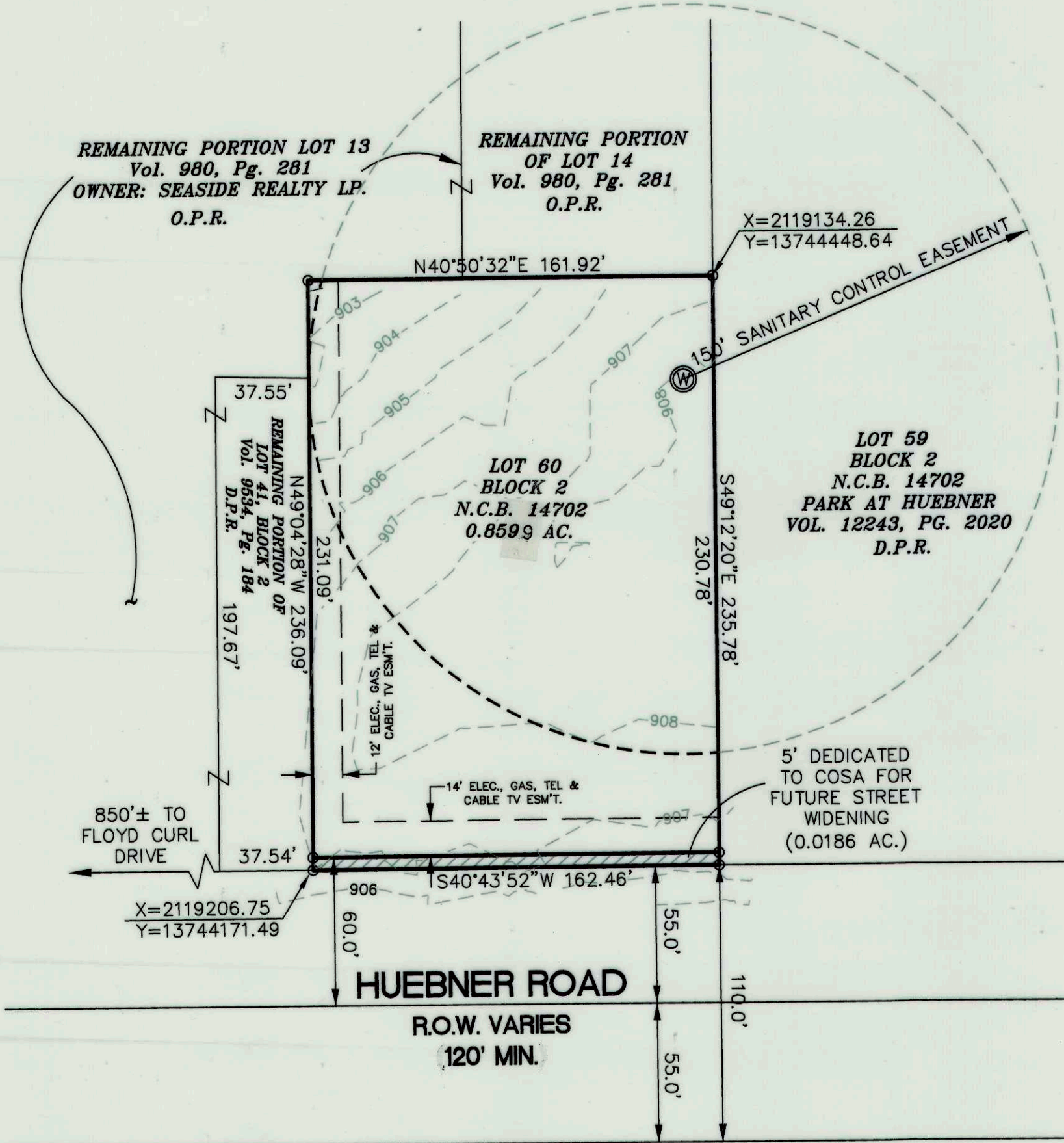
- 1.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
- 2.) IMPACT FEES ARE DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 3.) FLOOD NOTE: ACCORDING TO DIGITAL FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, REFERENCE MAP NO. 48029C0240G, WITH EFFECTIVE DATE OF SEPTEMBER 29, 2010, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD PLAIN.
- 4.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND G.E.T.CATV. EASEMENTS.
- 5.) EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
- 6.) THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 7.) SHARED CROSS ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-508(R)(3).
- 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.) SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 10.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 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 (NAD88)

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 psi. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

C.P.S. NOTES:

- 1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-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, 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 CPS ENERGY 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 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, 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 FOOT (5') WIDE EASEMENTS.



SALAH E. DIAB
Notary Public, State of Texas
My Commission Expires
December 02, 2017

PLAT NUMBER 140510

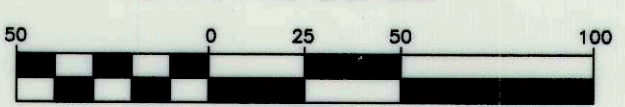
REPLAT ESTABLISHING

R.C. BAR 4M SUBDIVISION

A TOTAL OF 0.8785 ACRES, ESTABLISHING LOT 60, BLOCK 2, NCB 14702 AS DESCRIBED IN DEED RECORDED IN VOLUME 16279, PAGE 1714, REAL PROPERTY RECORD OF BEXAR COUNTY, TEXAS



GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FT.

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



Phoenix Survey Group

436 Breesport
San Antonio, Texas 78216
(210) 444-9023 (210) 444-9479 Fax
jasona.psg@gmail.com
TBPLS Firm No. 10194250

DATE: 08/26/2014 JOB # 1646

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.

OWNER: *Rafael R. Ramirez*

DULY AUTHORIZED AGENT

OWNER/DEVELOPER ADDRESS:
DR. RAFAEL R. RAMIREZ
2020 BARBECOCK ROAD, STE 20
SAN ANTONIO, TEXAS 78229
PH: (210) 690-5555

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *RAFAEL R. RAMIREZ* 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 21st DAY OF July 2016

Salah E. Diab

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF R.C. BAR 4M 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