

REPLAT AND SUBDIVISION PLAT ESTABLISHING
ELROD ELEMENTARY SCHOOL

ESTABLISHING LOT 6, BLOCK 1, NEW CITY BLOCK 18591, OUT OF THE MARIA GERTRUDE DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK 4446, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN ACRE TRACT CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 4077 PAGES 1896, ALL OF THE CERTAIN PARCEL 87B CONVEYED TO NORTHSIDE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 8239 PAGES 406, AND ALL OF LOT 1, BLOCK 1, QUAIL CREEK SUBDIVISION, UNIT-5 AS SHOWN ON PLAT RECORDED IN VOLUME 9517, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085
DATE: OCTOBER 2015 JOB NO: 14027

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/ DEVELOPER:
NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS ROAD
SAN ANTONIO, TEXAS 78238
TEL: (210) 397-1200

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 ____ DAY OF ____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ELROD ELEMENTARY SCHOOL 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 RELATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____ A.D. ____

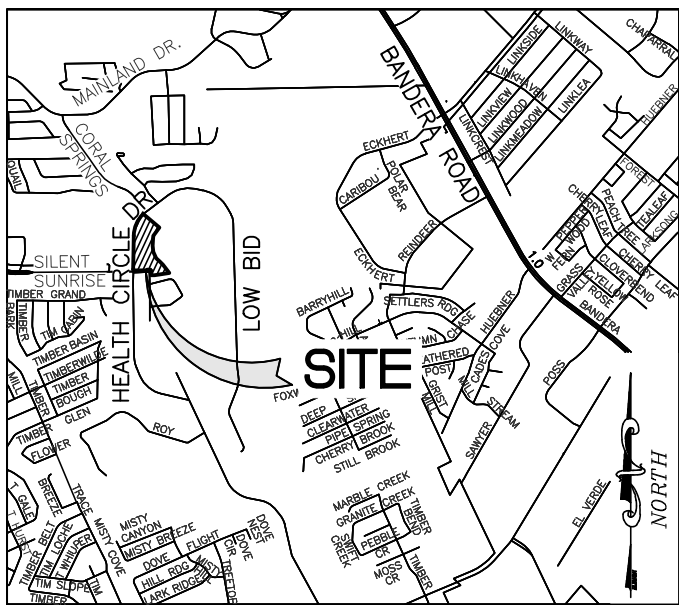
BY _____ CHAIRMAN
BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

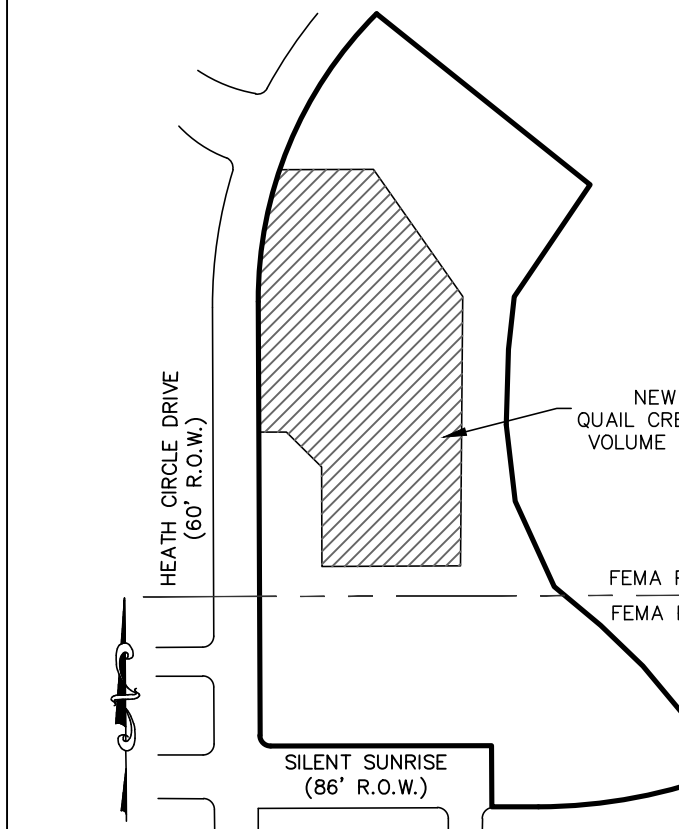
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. 2015 AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 2015 AT ____ M. IN THE RECORDS OF ____ AND OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ____ A.D. 2016.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED
THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION
N.T.S.

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A LOT 1, BLOCK 1 OF QUAIL CREEK SUBDIVISION UNIT-5, AS SHOWN ON PLAT RECORDED IN VOLUME 9517, PAGE 216, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A LOT 1, BLOCK 1 OF QUAIL CREEK SUBDIVISION UNIT-5, AS SHOWN ON PLAT RECORDED IN VOLUME 9517, PAGE 216, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. 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/ DEVELOPER:
THE CITY OF SAN ANTONIO
MR. RAMIRO SALAZAR
1901 SOUTH ALAMO
SAN ANTONIO, TEXAS 78204

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: ____

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

ROLANDO RAMIREZ
LICENSED PROFESSIONAL ENGINEER NO. 87870
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

LEGEND

ac.	ACRES
— 1190 —	CENTERLINE
— 1190 —	EXISTING CONTOUR
N.C.B.	NEW CITY BLOCK
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
N.T.S.	NOT TO SCALE
SIR	SET 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "MTR ENG"
s.f.	SQUARE FEET
E.G.T.T.V.	ELECTRICAL, GAS, TELEPHONE, AND TELEVISION

SAWS NOTE:

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ELROD ELEMENTARY SCHOOL SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 6 BLK 1 N.C.B. 18591.

WASTEWATER EDU NOTE:
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 DEVELOPMENT SERVICES DEPARTMENT.

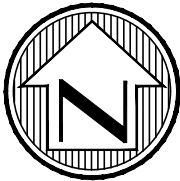
CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-606 (d)(5).

NOTES:

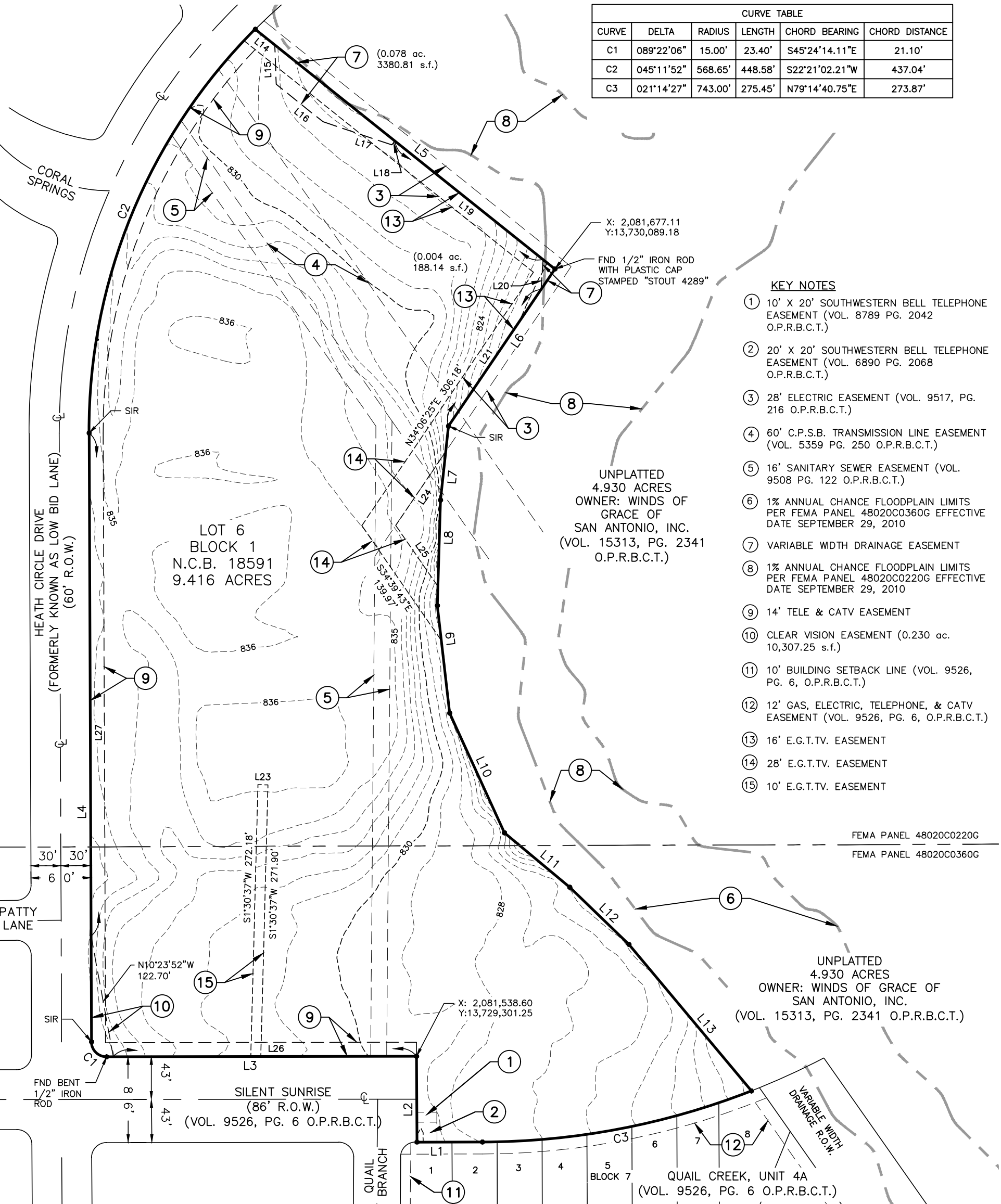
- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0360G, EFFECTIVE DATE SEPTEMBER 29, 2010, & 48029C0220G, EFFECTIVE DATE SEPTEMBER 29, 2010 INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOODPLAIN).
- 2) THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 3) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- 4) NO STRUCTURES, 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-SECTION 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

IMPACT FEE PAYMENT DUE:

WATER AND/OR 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.



SCALE: 1"=100'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	089°22'06"	15.00'	23.40'	S45°24'14.11"E	21.10'
C2	045°11'52"	568.65'	448.58'	S22°21'02.21"W	437.04'
C3	021°14'27"	743.00'	275.45'	N79°14'40.75"E	273.87'

KEY NOTES

- 1) 10' X 20' SOUTHWESTERN BELL TELEPHONE EASEMENT (VOL. 8789 PG. 2042 O.P.R.B.C.T.)
- 2) 20' X 20' SOUTHWESTERN BELL TELEPHONE EASEMENT (VOL. 6890 PG. 2068 O.P.R.B.C.T.)
- 3) 28' ELECTRIC EASEMENT (VOL. 9517, PG. 216 O.P.R.B.C.T.)
- 4) 60' C.P.S.B. TRANSMISSION LINE EASEMENT (VOL. 5359 PG. 250 O.P.R.B.C.T.)
- 5) 16' SANITARY SEWER EASEMENT (VOL. 9508 PG. 122 O.P.R.B.C.T.)
- 6) 1% ANNUAL CHANCE FLOODPLAIN LIMITS PER FEMA PANEL 48020C0360G EFFECTIVE DATE SEPTEMBER 29, 2010
- 7) VARIABLE WIDTH DRAINAGE EASEMENT
- 8) 1% ANNUAL CHANCE FLOODPLAIN LIMITS PER FEMA PANEL 48020C0220G EFFECTIVE DATE SEPTEMBER 29, 2010
- 9) 14' TELE & CATV EASEMENT
- 10) CLEAR VISION EASEMENT (0.230 ac. 10,307.25 s.f.)
- 11) 10' BUILDING SETBACK LINE (VOL. 9526, PG. 6, O.P.R.B.C.T.)
- 12) 12' GAS, ELECTRIC, TELEPHONE, & CATV EASEMENT (VOL. 9526, PG. 6, O.P.R.B.C.T.)
- 13) 16' E.G.T.V. EASEMENT
- 14) 28' E.G.T.V. EASEMENT
- 15) 10' E.G.T.V. EASEMENT

