

LEGEND:

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
N.T.S. = NOT TO SCALE
R.O.W. = RIGHT-OF-WAY
O SET 1/2" IRON ROD WITH ORANGE CAP STAMPED
"RAIN MEDINA BAIN"
● FOUND 5/8" IRON ROD.

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:

VICTOR MENDEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6056

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PROPER ENGINEER 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.

RUSSELL RINCON, P.E.
111669
LICENSED PROFESSIONAL ENGINEER NO. 111669

C.P.S. NOTES

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 THE 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

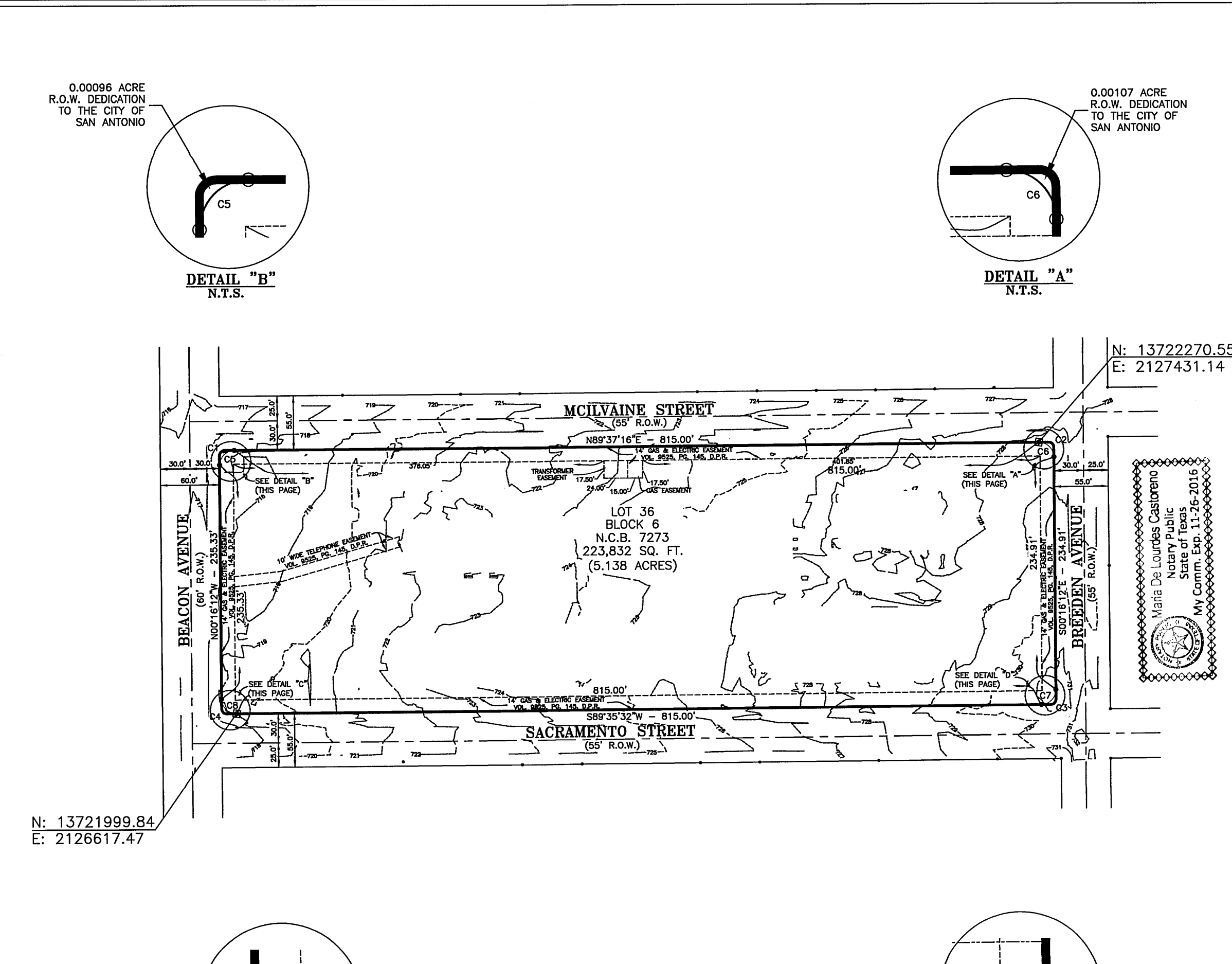
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS ALTERATION.

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 UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER 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 THE DEVELOPMENT SERVICES DEPARTMENT.

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.

CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN (8) FEET ABOVE THE STREET PAVEMENT. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d) (5).



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RUSSELL RINCON, P.E.
111669
LICENSED PROFESSIONAL ENGINEER NO. 111669

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-----------|-----------|--------|------------|---------------|--------------|
| C5 | 89°53'28" | 15.00' | 23.53' | N44°40'32"E | 21.19' |
| C6 | 90°06'32" | 15.00' | 23.59' | S45°19'28"E | 21.23' |
| C7 | 89°51'44" | 15.00' | 23.53' | S44°39'40"W | 21.19' |
| C8 | 90°08'17" | 15.00' | 23.60' | N45°20'20"W | 21.24' |

DETAIL "A"
N.T.S.

DETAIL "B"
N.T.S.

DETAIL "C"
N.T.S.

DETAIL "D"
N.T.S.

0.00096 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO

0.00107 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO

0.00099 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO

0.00104 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO

PLAT NO. 150156

REPLAT AND
SUBDIVISION PLAT ESTABLISHING
ROGERS ELEMENTARY REPLAT

BEING A TOTAL OF 5.142 ACRES, ESTABLISHING LOT 36, BLOCK 6, N.C.B. 7273, INCLUSIVE OF A 0.00406 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF LOT 35, BLOCK 6, N.C.B. 7273, AS RECORDED IN VOLUME 9525, PAGE 145 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

Scale: 1" = 100'

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223
TDFE No. F-1712
No. 10020900

JOB No. : C-1311.01 DATE : AUGUST, 2016

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:
SAN ANTONIO INDEPENDENT SCHOOL DISTRICT
1702 N. ALAMO STREET, SUITE 307
SAN ANTONIO, TEXAS 78215

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KAMAL C. ELHAR 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 16th DAY OF September 20 16.

Maria De Lourdes Castoreno
NOTARY PUBLIC:
BEXAR COUNTY, TEXAS

THIS PLAT OF ROGERS ELEMENTARY REPLAT 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. 20 _____

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. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ 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

SHEET 2 OF 2