

REPLAT
ESTABLISHING
VERONICA SUBDIVISION

BEING A TOTAL OF 0.33 ACRE TRACT OF LAND
ESTABLISHING LOT 9, BLOCK 12, N.C.B. 10878.
OUT OF LOT 1, BLOCK 12, N.C.B. 10878, HIGHLAND
FORREST SUBDIVISION, OF RECORDS IN VOLUME 3025,
PAGE 110, DEED & PLAT RECORDS OF BEXAR COUNTY,
TEXAS.



MARTINEZ
SURVEYING AND MAPPING CO.
8546 BROADWAY SUITE 225
SAN ANTONIO, TX, 78217
(210) 829-4244
TBPLS FIRM # 101822-00

PLAT PREPARED: MARCH 24, 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.

Manuel Gonzalez
OWNER
MANUEL GONZALES
4011 DUNN OAK DRIVE
SAN ANTONIO, TEXAS 78223

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED *Manuel Gonzalez*
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 PURPOSE AND
CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY
THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF
Sept. A.D., 2016.

Alfonso Aranda
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

Veronica Gonzalez
OWNER
VERONICA GONZALES
4011 DUNN OAK DRIVE
SAN ANTONIO, TEXAS 78223

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY
PERSONALLY APPEARED *Veronica Gonzalez*
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 PURPOSE AND
CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY
THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF
Sept. A.D., 2016.

Alfonso Aranda
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF VERONICA SUBDIVISION HAS BEEN SUBMITTED TO THE
PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND
HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT
SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR
LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE
EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2016.

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. 2016 AT _____ M. AND DULY
RECORDED THE _____ DAY OF _____ A.D. 2016 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

OWNER/DEVELOPER:

MANUEL & VERONICA GONZALES
4011 DUNN OAK DRIVE
SAN ANTONIO, TEXAS 78223

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH CAP
- NCB NEW CITY BLOCK
- C CENTER LINE

LOCATION MAP
NOT TO SCALE

NOTES:

ROOF OVERHANG NOTE: ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO
DRAINAGE EASEMENTS

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.

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 DESIGNATED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25
PSI RESIDENTIAL 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT
MARSHALL.

SAWS NOTE: IMPACT FEE PAYMENT 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.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND
ELEVATION OF 643 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.

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A
MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SURVEYOR'S NOTE: BEARING BASIS - SOUTHWEST LINE OF LOT 33 RECORDED IN
VOLUME 9559, PAGE 69, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

C.P.S. NOTES:

1) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY
DEDICATED THE EASEMENTS AND RIGHTS-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, 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 THERETO. 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 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 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 FIVE (5) FOOT 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 (5) FOOT WIDE EASEMENTS.

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.

Reynaldo Martinez Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5482

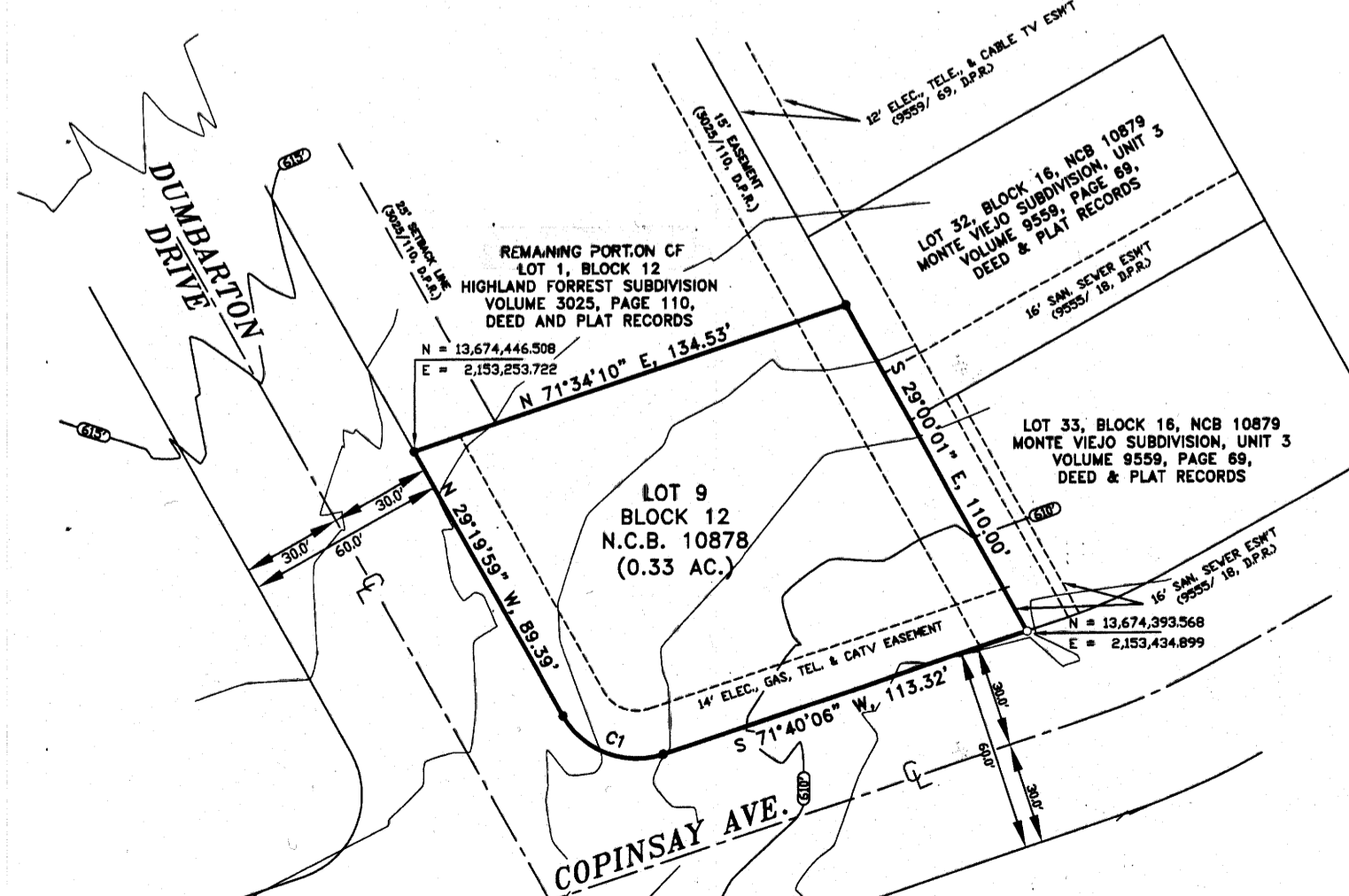
STATE OF TEXAS
COUNTY OF BEXAR

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
LICENSED PROFESSIONAL ENGINEER NO.

AREA BEING REPLATTED THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION

BEING 0.33 ACRES BEING REPLATTED WAS PREVIOUSLY
PLATTED AS A PORTION OF LOT 1, BLOCK 12, N.C.B.
10878, HIGHLAND FORREST SUBDIVISION, WHICH IS
RECORDED IN VOLUME 3025, PAGE 110, DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS



REPLAT

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00'	78°43'13"	34.35'	S 68°57'32" E, 31.71'

