



√0L.

UTILITY EASEMENT NL. 3850, PG. 25

N89°\40' 05"E

OK JOHNS

0 R.B.C.T.

MERED & DALLA TO DA ROSO, C.T. N89° 40' 05"E : N89° 40' 05"E :

341.67' _____ 40'\05"E 259.33'

5' PRIVATE SANITARY SEWER EASEMENT

N89° 44' 30"E

84.69

<u></u>

S0°[†]01' 02"E 79.69'

N: 13741196.487 E: 2164443.381

WALREN SMITH

WARIA E. PARACIOS

T G MARSH III VOL. 8150, PG. 683\ D.R.B.C.T.

N: 13741275.650 E: 2164326.483

GARCIA

LOT 3

MORNINGSIDE PARK SUBDIVISION VOL. 3850, PG. 25

25

D.R.B.C.T.

LOT 1

1. The City of San Antonio as 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 area.

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 elevation alterations.

3. This plat does not amend, after, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easement for utilities unless the changes to such easements are described below. ereby dedicated the signated on the plat as sement," "Utility ting, maintaining, removing, or transformers, each with stand, the right to a said lands all trees or

 Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easem served only by rear lot underground electric and gas facilities.
 Roof overhangs are allowed within the five (5) foot wide electric, gas, telephone and cable t.v. underground electric, gas, telephone and cable t.v. facilities are proposed or existing within those easements when only 5 foot wide easements. ents when lots are

EDU NOTE:
The number of 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.

PLAT NUMBER: 150098

REPLAT ESTABLISHING

JOSE RAMIREZ

SUBDIVISION

SAWS: The dev PUBLIC WORKS STORM WATER NOTE:

At date of plat approval, no portion of the 100 year flood plain exists on this site at verified by FEMA Map Panel: 48029C0270G, Effective September 29, 2010: this information is subject to chance as a result of future FEMA Map revisions and/or amendments. The developer dedicates the sanitary sewer and/or water mains to the San Antonio Water Systems upon completion by the developer and acceptance by the San Antonio Water Systems.

To establish Lots 1-3, Block 16, NCB 13775
Being 4.240 Acres, also known as the remaining portion of Block 16,
New City Block 13775, of the Morningside Park Subdivision, San
Antonio, Bexar County, Texas recorded in Volume 3850, Page 25,
Deed and Plat Records, being that same tract conveyed to Jose L.
Ramirez by deed records in Volume 16419, Page 217, Deed Records,
Bexar County, Texas.

This plat amends Morningside Park Subdivision, San Antonio, Bexar County, Texas recorded in Volume 3850, Page 25, Deed and Plat Records, Bexar County Texas.

GENERAL NOTES:

1. Lot owners shall provide shared common cross access in accordance to UDC 35-506(r)(3).

2. Clear Vision Area in accordance to UDC Section 35-506-(d)(5).

SCALE: 1" = 60"

STATE OF TEXAS COUNTY OF BEXAR

EARLY WAY DRIVE !!

LOT 3 43560 SQ. FT. 1.00 ACRES

BLOCK 16,

NCB 13775

S0° 01' 02"E 364.10 /284,41'

CATY EASEMENT

803

804

805

806

LOT 2 107,660 SQ. FT. 2.47 ACRES

801

02"W

LOT 1 33,674 SQ. FT. 0.77 ACRES

N0° /01'

CLEAR

170.08

N3°/08' 12"W 505.42"

800

10.36, 53, 00"E

A.D. Given under my hand and seal of office this

L=28.24' R=20.00'
CHORD BEARING=S27'33'24"W
CHORD LENGTH=25.95' (R)

CL=23.74'

CB=S32°12'17"W L=25.41' R=20.00'

have been granted. dated this day of a.d. 2016 BY:) D	<u> </u>	
day of	∴	ated this	r local laws and regi ave been granted.
		day of	Jiauons; and/or where

LEGEND

12" Iron Rod Found
12" Iron Rod Set
Meg Neil Set in Conc.
Contour Ree with elevation
Mep & Piet Records, Becar C
Deed & Plat Records, Becar
Not to Scale

	(0 FF	
STATE OF TEXAS COUNTY OF BEXAR	BY: SECRETARY	BY:CHAIRMAN

I, hereby certify that the proper engineering consideration in given this plat to the matters of streets, lots and drainage is best of my knowledge this plat conforms to all requirement Unified Development Code, except for those variances grass an Antonio Planning Commission.

on nas been ge layout. To the lents of the d by the

SURVEYOR'S NOTES:

1. Property corners are monumented with cap or disk marked
"Elizondo No. 6386" unless noted otherwise;
2. Coordinates shown are based on the North American datum of 1983
(Cors 1996) from the Texas coordinate system established for the
South Central zone displayed in grid values derived from the NGS
cooperative Cors network;
3. Dimensions shown are surface;
4. Bearings are based on the North American datum of 1983 (Cors
1996), from the Texas coordinate system established for the South
Central zone.

County Clerk, Bexar

, Deputy

Page 1 of 1

and duly recorded the _____day of ______A.D.

AT ______M. in the Deed and Plat Records of said County, in Book / Volume _____ in Page _____ in testimony whereof, witness my hand and official seal of office, this _____ day of ______A.D. ____AT

I, _____County Clerk of Bexar County, do hereby certify that this plat was filed for record in my office on the day of _____AT _____

Emie Arredondo Professional Engineer No. 37712

STATE OF TEXAS
COUNTY OF BEXAR

Enrique C. Elizondo Registered Professional Land Surveyor No. 6386

N: 13740720.638 E: 2164015.123

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:

this plat of Jose Ramirez Subdivision has been submitted and considered by the planning commision of the city of San Antonio, Texas, is hereby approved by such commision in accordance with state or local laws and regulations; and/or where administrative exception(s) 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, watercourses, drains, easements, an public places thereon shown for the purpose and consideration therein STATE OF TEXAS COUNTY OF BEXAR Before me, the undersigned authority on this day personally appeared Jose 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 the capacity therein stated. STATE OF TEXAS COUNTY OF BEXAR ELIZONDO & ASSOCIATES LAND SURVEYING & MAPPING, LLC.
5805 Callaghan Rd. #109
San Antonio, Texas 78228
(210) 375-4128 - Office
(210) 375-5130 - Fax
TEXAS LICENSED SURVEYING
FIRM No. 10193864 OWNER/ DEVELOPER:
Jose Ramirez
5318 Sherri Ann Road
San Antonio, TX 78233

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MORNINGSIDE PARK SUBDIVISION, WHICH IS RECORDED IN VOLUME 3850, PAGE 25, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT IT'S MEETING OF _______HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I JOE RAMIREZ, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. DAY OF OWNER/ DEVELOPER: MY COMMISSION EXPIRES NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS SWORN AND SUBSCRIBED BEFORE ME **OWNERS DULY AUTHORIZED AGENT** STATE OF TEXAS COUNTY OF BEXAR N3° 08' 12"W 553.86'

798

S28° 151 40 M 235:38

F CALL ELECTION TELE.

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