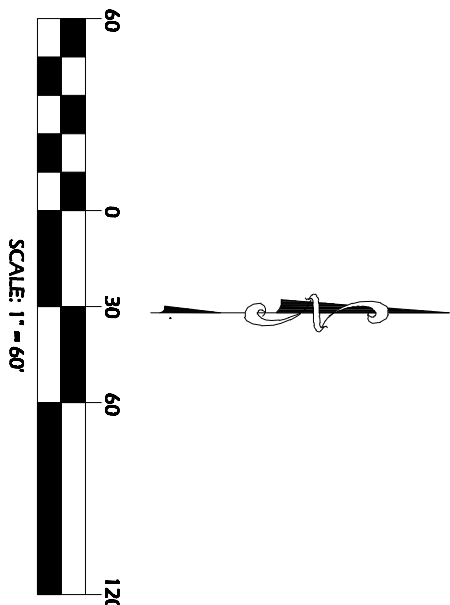


**PLAT NUMBER: 150098**

**REPLAT ESTABLISHING  
JOSE RAMIREZ  
SUBDIVISION**

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 Morningstar 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 Morningstar Park Subdivision, San Antonio, Bexar County, Texas recorded in Volume 3850, Page 25, Deed and Plat Records, Bexar County, Texas.



**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

**STATE OF TEXAS  
COUNTY OF BEXAR**

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, and public places thereon shown for the purposes and consideration therein expressed.

**OWNER/ DEVELOPER:**

5318 Sherri Ann Road  
San Antonio, TX 78233

**STATE OF TEXAS  
COUNTY OF BEXAR**

**Before me, the undersigned authority on this day personally appeared Jose Ramitez, 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.**

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_

A.D. \_\_\_\_\_

**Notary Public  
Bexar County, Texas**

STATE OF TEXAS  
COUNTY OF BEXAR

this plan or Jose Ramirez Subdivision has been submitted 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) have been granted.

dated this \_\_\_\_\_ day of \_\_\_\_\_ a.d. 2016

BY: \_\_\_\_\_

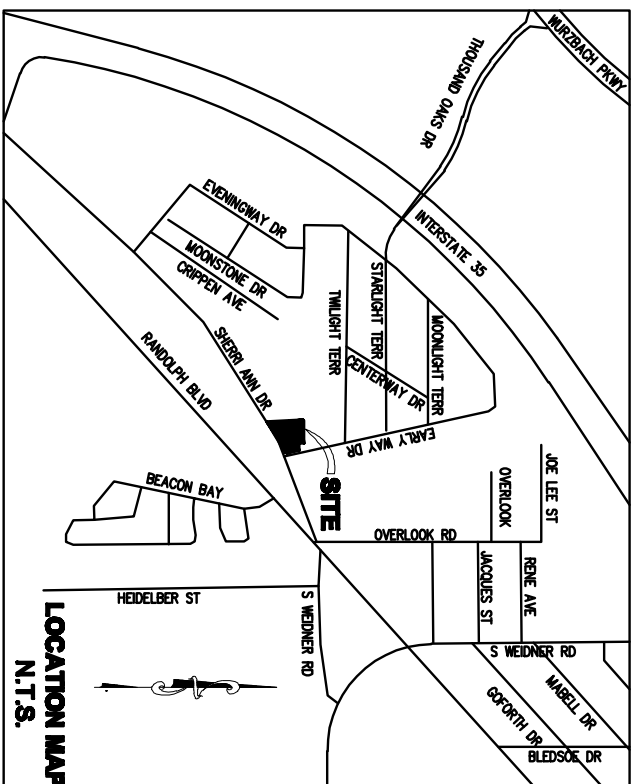
**SECRETARY**

**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 \_\_\_\_\_ 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, I witness my hand and official seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M.

**County Clerk, Bexar County, Texas**

By: \_\_\_\_\_, Deputy



**N.T.s.**

## C.P.S. ENERGY 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 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", "Overhead Easement", "Utility Easement", and "Transformer Easement", for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and elevating 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 plants 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 area.
2. Any GPS monetary loss resulting from modifications required of GPS 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 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 easement 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. Foot overhangs are allowed within the five (5) foot wide electric, gas, telephone and cable TV easements when only underground electric, gas, telephone and cable TV facilities are proposed or existing within those 5 foot wide easements.

### **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.

## **PUBLIC WORKS STORM WATER NOTE**

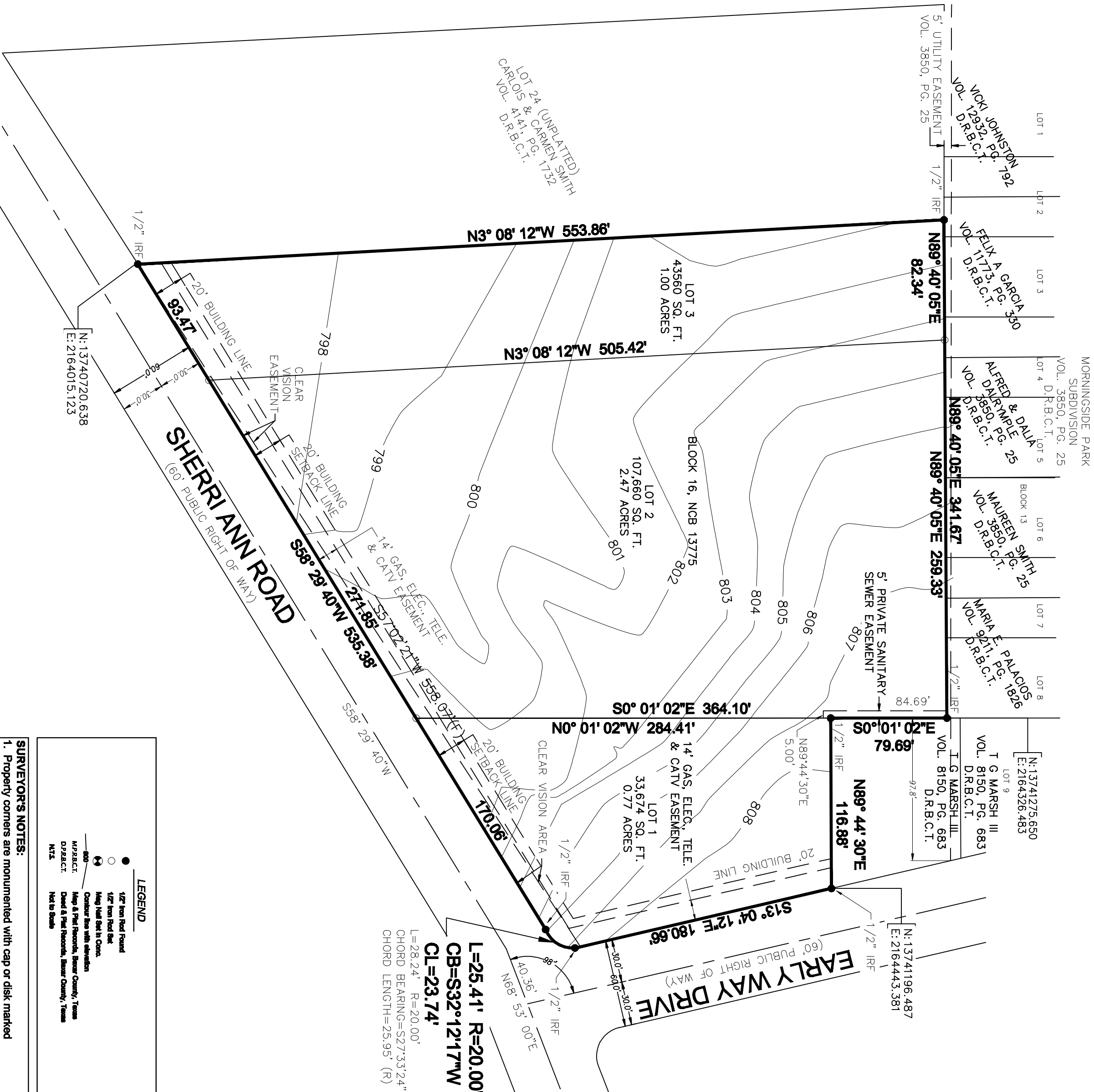
At date of print approval, no portion of the 100 year flood plain exists on this site as verified by FEMA Map Panel: 48029C0270G, Effective September 29, 2010; this information is subject to chance as a result of future FEMA Map revisions and/or amendments.

## SAWS

The developer dedicates the sanitary sewer and/or water mains to San Antonio Water Systems upon completion by the developer and acceptance by the San Antonio Water Systems.

### GENERAL NOTES:

1. Lot owners shall provide shared common cross access in accordance to UDC 35-506(f)(3).
2. Clear Vision Area in accordance to UDC Section 35-506-(d)(5)



**SHERRI ANN ROAD**  
(60' PUBLIC RIGHT OF WAY)

**LEGEND**

●	1/2" from h
○	1/2" from b
⊗	Along Nail
—	Outline
800	MPARCT
MPARCT	Map & Poly
DIPARCT	Dashed & Poly
NTA	Not to Scale

**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 1969) 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 1969), from the Texas coordinate system established for the South Central zone.

**Ernie Arredondo**  
Professional Engineer No. 37712