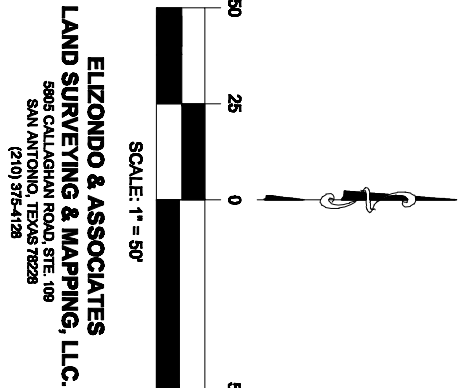


BUILDING SETBACK LINE  
REPLAT

THREE KINGS - BSL

BEING A TOTAL OF 0.1482 ACRE TRACT OF LAND, THE SOLE PURPOSE OF THIS PLAT IS TO REMOVE THE 30' BUILDING SETBACK LINE ALONG LAURELWOOD DRIVE FROM LOT 16, BLOCK 6, NEW CITY BLOCK 6, ALBU VILLAGE, BEAR COUNTY, TEXAS, VOLUME 2575, PAGE 246, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.



ELIZONDO & ASSOCIATES  
LAND SURVEYING & MAPPING, LLC.

5805 CULLUM ROAD, SUITE 100  
SAN ANTONIO, TEXAS 78239  
(210) 575-4128

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR BY ATTORNEY, HAS BEEN DULY INFORMED OF THE RIGHTS AND OBLIGATIONS 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:  
THREE KINGS, LLC  
147 LAURELWOOD  
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED \_\_\_\_\_, 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. 2016

NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THIS PLAT OF THREE KINGS, 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, GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016

BY: \_\_\_\_\_  
CHAIRMAN  
BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

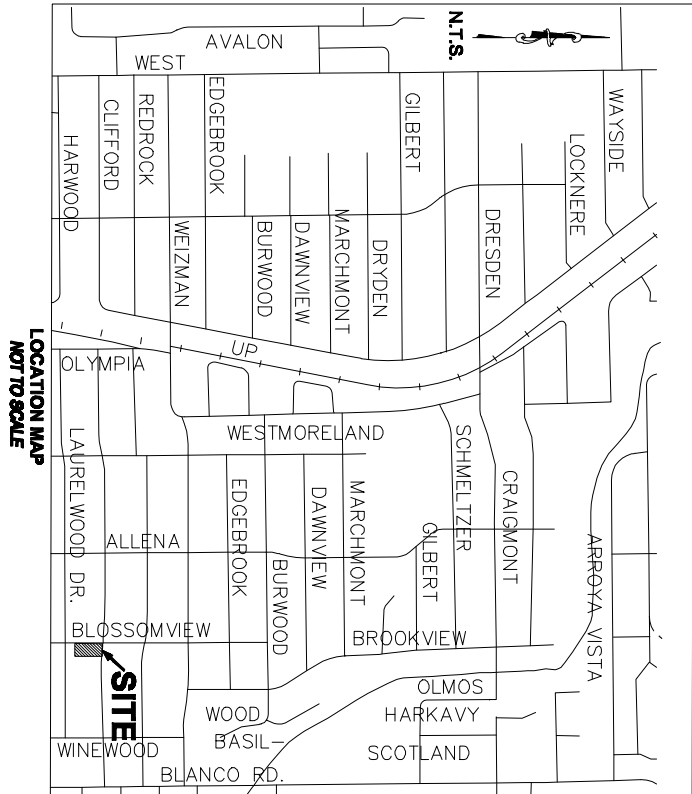
I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016 AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME \_\_\_\_\_ IN PAGE \_\_\_\_\_ IN OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 AT \_\_\_\_\_ M.

COUNTY CLERK, BEAR COUNTY, TEXAS.  
BY: \_\_\_\_\_ DEPUTY

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 TO THE SUBDIVISION SHOWN ON THIS PLAT. THE DEDICATION OF SUCH EASEMENTS AND RIGHT-OF-WAY SHALL BE SUBJECT TO THE CITY OF SAN ANTONIO'S STANDARD SPECIFICATIONS FOR "UTILITY 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, TOWERING OR BURNING, AND/OR CONDUITS, AND/OR SERVICE LINES, AND/OR EQUIPMENT, AND/OR FACILITIES, AND/OR STRUCTURES, AND/OR UTILITIES, AND/OR APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' ADJACENT LAND, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PLANTS THEREOF, OR OTHER OBSTRUCTIONS THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY ORS (OWNERS) WILL BE RESPONSIBLE FOR THE MODIFICATIONS REQUIRED OF ORS EQUIPMENT, LOCATED WITHIN SAID EASEMENT AREA, TO ACCOMMODATE THE INSTALLATION OF SUCH EASEMENTS AND RIGHT-OF-WAY, AND/OR TO CHARGE TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, OR SEWER EASEMENTS, OR ANY OTHER EASEMENT FOR UTILITIES.  
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. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE 5 FOOT WIDE EASEMENTS.

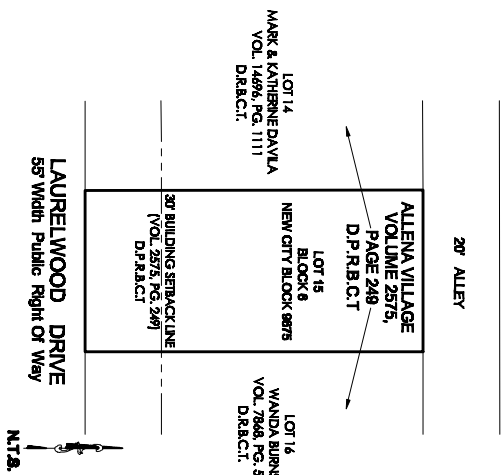
WATER AND WASTEWATER SERVICE CONNECTION  
WASTEWATER EDD NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER UTILITY DEPARTMENT UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE: 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.



LEGEND  
● 1/2" Iron Rod Found  
○ 1/2" Iron Rod Set  
D.P.R.B.C.T. Deed & Plat Records,  
Bear County, Texas  
D.R.B.C.T. Bear County, Texas

SURVEYOR'S NOTES:  
1. ALL PROPERTY CORNERS ARE 1/2" IRON RODS WITH CAPS, ELIZONDO NO. 1689 (2008 1989) FROM THE NORTH AMERICAN DATUM OF 1983 (2008 1989) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE 2011 NAD 83 DATUM.  
2. THE 0.1482 ACRE TRACT OF LAND IS SHOWN ON THE PLAT.  
3. DIMENSIONS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2008 1989) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2008 1989) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION  
THE 0.1482 ACRE TRACT OF LAND WAS PREVIOUSLY PLATTED WITH A 30' BUILDING SETBACK LINE WITHIN LOT 16, BLOCK 6, ALBU VILLAGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2575, PAGE 246, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREAS BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALBU VILLAGE, BEAR COUNTY, TEXAS, VOLUME 2575, PAGE 246, BEAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH DULY NOTIFIED ALL INTERESTED PARTIES. THE PUBLIC HEARING OF THIS PROPERTY, REPLYING TO THE PUBLIC HEARING OF THIS PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

BY: \_\_\_\_\_  
OWNER  
BY: \_\_\_\_\_  
OWNERS DULY AUTHORIZED AGENT  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR  
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:  
ENRIQUE C. ELIZONDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6386