

LOCATION MAP

NOT TO SCALE

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4 LDT 120
BLK 7
N.C.B. 11617
DREAM HILL ESTATES
SUBDIVISION
(VDL. 980, PG. 146 D&P.)

J LOT 116 J BLK 7 N.C.B. 11617 N.C.B. 11617 DREAM HILL ESTATES SUBDIVISION (VOL. 980, PG. 146 D&P.)

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BLK 7 N.C.B. 116

NC.B. 11617
DREAM HILL ESTATES
SUBDIVISION
(VOL. 980, PG. 146 D.&P.)

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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "OAS EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "ANCHOR 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 TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER 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, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON ADTERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

J LOT 114 BLK 7 NC.B. 11617 DREAM HILL ESTATES SUBDIVISION (VOL. 980, PG. 146 D&P.) 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 ELECTRIC, GAS TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND 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.

BEARING N52*37'07"W

DRAINAGE NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE NO STRUCTURE, FENCES, WALLS OR OTHER OF ANIMAGE EASEMENTS SHOWN ON THIS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED CROSS—SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID 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.

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.

<u>EINISHED FLOOR NOTE:</u> RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

PRIVATE DRAINAGE EASEMENT NOTE:
THE MAINTENANCE OF THE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN F
SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY
HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND
RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

- NOTES:

 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS
 SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
 3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
 4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH R.O.W. LINE OF BETTY LOU DRIVE BEING \$46':10'06"E.
 5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NADB3).
 6.) LOT OWNER(S) SHALL PROVIDE COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).
 7.) ALL OPEN SPACE, COMMON AREAS, GREEN BELTS, DRAINAGE EASEMENTS OR OTHER ARES IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.

<u>8</u> ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 48029C0240G DATED 09/29/2010, THIS SUBDIVISION IS LOCATED IN ZONE(S) "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN NOTIFICATION
THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED
115, BLOCK 7, N.C.B. 11617 OF THE DREAM HILL E
SUBDIVISION PLAT, RECORDED IN VOLUME 980, PAGE 146
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AS LOT ESTATES OF THE

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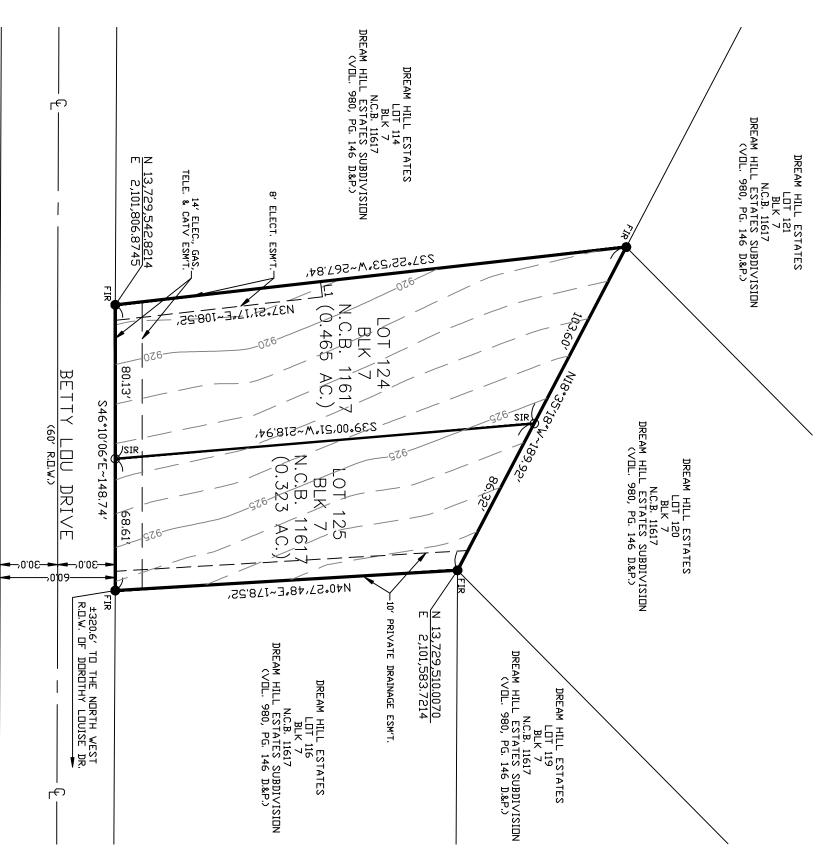
LOT 115 BLK 7 N.C.B. 11617 (0.780 AC.)

N

3 LOT 119 BLK 7 N.C.B. 116 DREAM H SUBDIVIX

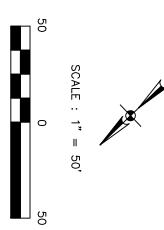
, 11617 M HILL ESTATES IVISION , 980, PG, 146 D.8

D.&P.>



WILLARS PLAT REPLAT NUMBER SUBDIVISION **ESTABLISHING** 7007 $\dot{\sigma}$

BEING A TOTAL OF 0.788 ACRES OF LAND ESTABLISHING LOTS 124 AND 125, BLOCK 7, N.C.B. 11617 OUT OF LOT 115, BLOCK 1, N.C.B. 11617 OF THE DREAM HILL ESTATES SUBDIVISION, AS RECORDED IN VOLUME 980, PAGE 146, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



GE Reaves Engineering 12508 Jones Maltsberber Rd. Suite #108
San Antonio, TX 78247 (210) 490—4506 Fax 490—4812
Texas Registration F—4861
GRE JOB NO.: 17—0672
DATE: 04/04/17
SHEET: 1 OF 1

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.

JUAN WILLARS
345 MARY LOUISE DR.
SAN ANTONIO, TX 78201-4424
(210) 379-5774

STATE OF OF TEXAS

JANICE A. LITTLE
My Commission Expires
September 14, 2019

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>WILLARS</u> <u>SUBDIVISION</u> HAS BEEN CONSIDERED BY THE PLANNING COMMISSION BY THE TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION STATE OR LOCAL LAWS AND REGULATIONS; AND/OR EXCEPTION(S) HAVE BEEN GRANTED. N SUBMITTED TO AND CONTROL OF SAN ANTONIO, IN ACCORDANCE WITH R WHERE ADMINISTRATIVE

BY:_	BY:	DATED THIS DAY OF
CEOBETABY .	: CHAIRMAN	A.D., 20

STATE OF TEXAS COUNTY OF BEXAR

DAY OF	IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS	OF SAID COUNTY, IN BOOK VOLUME	OF	야	THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE_	<u>,-</u>
	ONY WI	YENDO	_,A.D	_ A.D	PLAT	
	HEREOF	,` B			WAS FI	
 	, WITNE	ON YOU	AT_	ATM. AND DULY RECORDED THE	LED FC	_, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY
A.D. 20	SS MY	LUME _			R REC	NTY CL
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•	AND OI		市 	DULY F	MY OF	SAID
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	SEAL (AGE	ND PL	ED THE	N THE	, Во н
	OFF OFF		IM. IN THEDEED_AND_PLATRECORDS			EREBY
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CLERK, BEXAR COUNTY,

OF THE CONSTERNING

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: GAYLORD E. REAVES, R.P.L.S.

P.E.

N و.

MY COMMISION EXPIRES: STATE OF TEXAS COUNTY OF BEXAR

NOTARY PUBLIC

z

AND

FOR

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STATE

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TEXAS

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.

SWORN AND SUBSCRIBED BEFORE ME

ZHS

DAY

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OWNER'S DUTY AUTHORIZED AGENT

STATE OF COUNTY (

OF TE)

BEXAR

BLOCKMAJOR CONTORSMINOR CONTOURSCENTERLINE

OF WAY

●F.I.R. ○ S.I.R. ESM*T. ELEC. TELE. CATV CATV

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ELECTRICE
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FIEED AND PLAT RECORDS, FIEED AND PLAT RECORDS, FIEED AND PLAT RECORDS, FIEED AND PLATE RECORDS, FIEED AND PLATE RECORDS, FIEED AND PLATE RECORDS, FIEED AND PLATE RECORDS.

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD
SET 1/2" IRON ROD
EASEMENT

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (DREAMHILL ESTATES SUBDIVISION) WHICH IS RECORDED IN VOLUME 980, PAGE 146, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISION AT ITS MEETING OF ________HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

1.ORD E. REAVEST

LAND

SURVEYOR No.

3501

BY:
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