LOCATION MAP

NOTES:

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE

SURVEYOR'S NOTES:

THE BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE, GRID (FIPS 4204) NAD83.

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE GRID (FIPS 4204) (NAD 83, 2011 ADJUSTMENT) AS DETERMINED BY GPS SURVEY PERFORMED BY DYE ENTERPRISES AND MAY BE CONVERTED TO SURFACE COORDINATES BY MULTIPLYING BY A COMBINED PROJECT SCALE FACTOR OF 1.00016337. VERTICAL DATUM IS NAVD 88.

1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX) SET AT ALL NEW LOT CORNERS UNLESS NOTED OTHERWISE.

IMPACT FEE NOTE: 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.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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

FIRE FLOW NOTE: 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 DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL 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 FIRE MARSHAL.

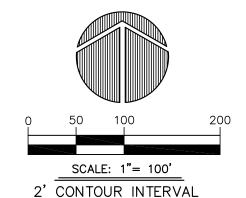
CPS ENERGY NOTES:

- 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", "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 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 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 UNDER-GROUND 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.

REPLAT ESTABLISHING

VILLARET SUBDIVISION

BEING A TOTAL OF 2.500 ACRES, ESTABLISHING LOTS 351 & 352, BLOCK 35, N.C.B. 11134, OUT OF LOT 345, BLOCK 35, N.C.B. 11134 OF THE ELIAS DE LEON SUBDIVISION PLAT AS RECORDED IN VOLUME 9501, PAGE 188, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



PREPARED BY:

DYE ENTERPRISES ENGINEERS • SURVEYORS • PLANNERS TBPLS, FIRM REGISTRATION #F-2257 TBPLS, FIRM REGISTRATION #10087900

TBPE, FIRM REGISTRATION #F-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

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.

OWNER/DEVELOPER:	RAFAEL & SENORINA QUESAD
	1619 VILLARET BLVD.
	SAN ANTONIO, TX 78224

OWNER'S	DULY	AUTHORIZED	AC

STATE OF TEXAS COUNTY OF BEXAR

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 IN THE CAPACITY THEREIN STATED.

GIVEN	UNDER	MY	HAND	AND	SEAL	OF	OFFICE	THIS	DAY	OF
				_ A.D	., 201	7.				

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

TED	THIS		DAY C	DF		A.D.,	2017.
		E	3Y:				
			CI	HAIRMAN			

BY:_		
	SECRETARY	

STATE OF TEXAS COUNTY OF BEXAR

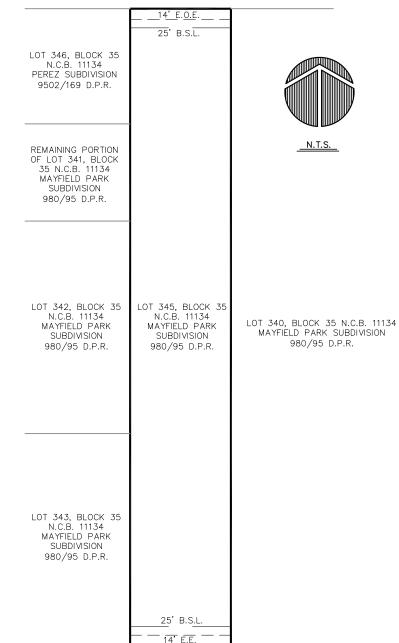
I,, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE DAY OF A.D. 2017 ATM. AND DULY
RECORDED THE DAY OF A.D. 2017 AT M. IN THE
RECORDS OF AND OF SAID COUNTY, IN BOOK VOLUM
ON DACE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ______, A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _______, DEPUTY

PAGE 1 OF

MALLY BLVD. (60' R.O.W.)



VILLARET BLVD. (60' R.O.W.)

AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 345, BLOCK 35, N.C.B. 11134 OF THE ELIAS DE LEON SUBDIVISION, RECORDED IN VOLUME 9501, PAGE 188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAF

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:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

STATE OF TEXAS COUNTY OF BEXA

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.

_FND. BRASS DISK HIGHWAY MALLY BLVD. MONUMENT (60' R.O.W.) N89*38'16"E 5 131.25' N89°38'16"E / 329.11' OWNER: HENRY PEREZ COUNTY OF BEXAR LOT 346, BLOCK 35 N.C.B. 11134 PEREZ SUBDIVISION THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ELIAS DE LEON 9502/169 D.P.R. SUBDIVISION WHICH IS RECORDED IN VOLUME 9501, PAGE 188, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION 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. OWNER: IGLESIA BETHEL PORTION OF LOT 340, BLOCK 35 N.C.B. 11134 OWNER: SAM GATES PORTION OF LOT 341, BLOCK 35 N.C.B. 11134 6963/432 O.P.R.R.P. MAYFIELD PARK SUBDIVISION MAYFIELD PARK SUBDIVISION 980/95 D.P.R. 980/95 D.P.R. **LOT 351** BLOCK 35 OWNER'S DULY AUTHORIZED AGENT N.C.B. 11134 (1.250 AC.) SWORN AND SUBSCRIBED BEFORE ME THIS_ ___ A.D., 2017. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: N89°38'16"E 131.25' LEGEND 10' PRIVATE SEWER SET 1/2" STEEL REBAR W/ CAP LATERAL EASEMEN MARKÉD (DYE ENT SA TX) (UNLESS NOTED OTHERWISE) OWNER: PEDRO G. & SYLVIA RAMOS PORTION OF LOTS 342 & 343, BLOCK 35 N.C.B. 11134 FND. 1" PIPE (UNLESS OTHERWISE NOTED) 8219/872 D.R. DEED & PLAT RECORDS OF 980/95 D.P.R. **LOT 352** OWNER: LETICIA DOVALINA CANTU PORTION OF LOT 340, BLOCK 35 N.C.B. 11134 DEED RECORDS OF BEXAR BLOCK 35 COUNTY, TEXAS 2924/220 O.P.R.R.P. N.C.B. 11134 0.P.R.R.P. OFFICIAL PUBLIC RECORDS MAYFIELD PARK SUBDIVISION 980/95 D.P.R. OF REAL PROPERTY OF (1.250 AC.) BEXAR COUNTY, TEXAS CONTROLLING MONUMENT BUILDING SETBACK LINE ELECTRIC EASEMENT ELECTRIC OVERHANG EASEMENT GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT - -636- - EXISTING CONTOUR FND. 1/2" STEEL REBAR— 14' G.E.T.TV.E. S89°38'16"W 618.25' S89°38'16"W 131.25 PALO ALTO ROAD VILLARET BLVD. (90' R.O.W.)

LICENSED PROFESSIONAL ENGINEER NO. 84635