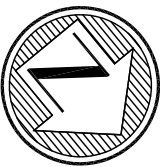


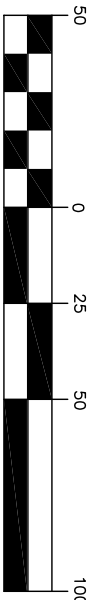
REPLAT ESTABLISHING

LOCKHILL ESTATES II SUBDIVISION

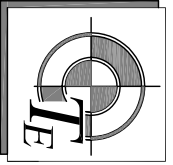
BEING A 0.0138 ACRES RIGHT OF WAY DEDICATION AND 0.412 ACRES FOR A TOTAL OF 0.4258 ACRES ESTABLISHING LOTS 23 & 24, OUT OF LOT 5, BLOCK 7, NCB 11723, OF LOCKHILL ESTATES UNIT NO. 1, CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, AS RECORDED IN VOLUME 2805, PAGE 106, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



GRAPHIC SCALE

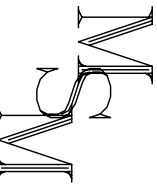


(IN FEET)
1 inch = 50 ft.



TORRES
ENGINEERING P.C.

FIRM # E-13692
5503 GRISSOM RD, STE 101
SAN ANTONIO, TEXAS 78238
PH. 210-680-0808



MARTINEZ
SURVEYING AND MAPPING CO.

8546 BROADWAY SUITE 225
SAN ANTONIO, TX, 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH 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, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER ADDRESS: DANIEL VALDEZ
255 HOBART ST
SAN ANTONIO, TEXAS 78237

OWNER/DEVELOPER: DANIEL VALDEZ
COUNTY OF BEXAR

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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2017.

NOTARY PUBLIC, BEXAR COUNTY TEXAS _____

THIS PLAT OF _____ LOCKHILL ESTATES II _____ HAS BEEN SUBMITTED TO AND REVIEWED BY THE COMMISSIONERS OF THE BOARD OF REALTY, 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) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2017.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

_____ GERRY RICKOFF _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D., _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., _____

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

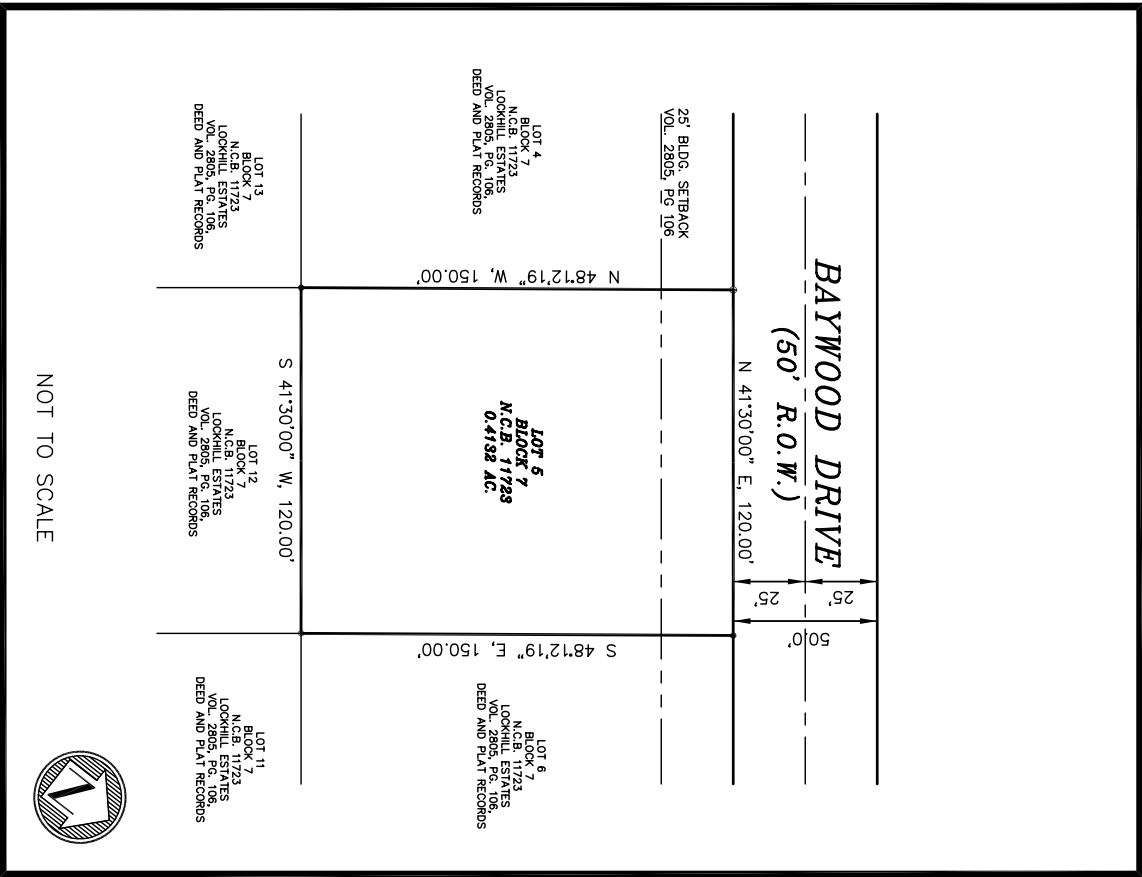
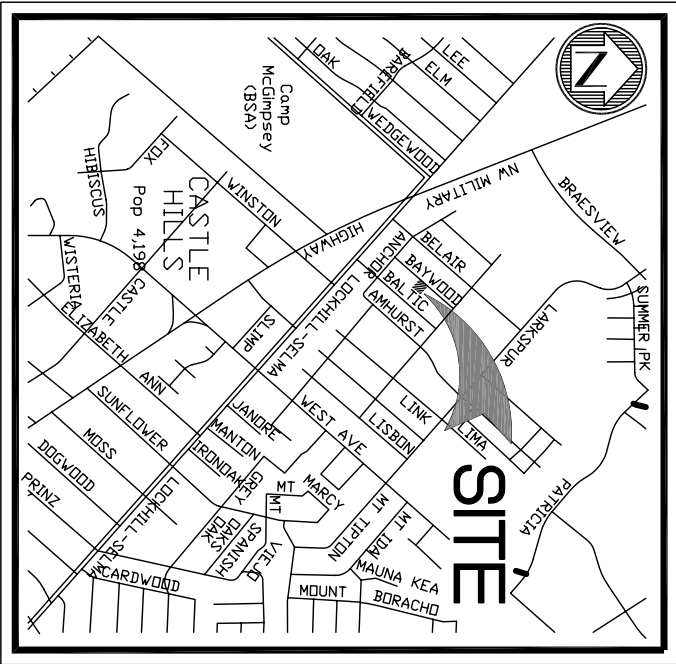
"GENERAL NOTES"

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- SOURCE OF CONVICTION DUES: CITY OF SAN ANTONIO GIS DATA.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UNDERGROUND AND OVERGROUND TRANSMISSION LINES AND SERVICE LINES, INCLUDING ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT". THE CITY OF SAN ANTONIO'S EASEMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND REPAIRING POLES, TRANSMISSION OR BURNING WHEELS, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS OVER GRANTOR'S ADJACENT AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID OR MAINTAIN THEREIN THE EFFICIENCY OF SAID LINES OR APPLIANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY GAS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EASEMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR FACILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, 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.

LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 5, BLOCK 7, NCB 11723, OF LOCKHILL ESTATES UNIT NO. 1, WHICH WAS RECORDED IN VOL. 2805, PG. 106, BEXAR COUNTY PLAT AND DEED RECORDS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON LOCKHILL ESTATES UNIT 1 WHICH WAS RECORDED IN VOL. 2805, PG. 106, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ DAY OF _____, 2017 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING 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 ADDRESS: 255 HOBART ST
SAN ANTONIO, TEXAS 78237

OWNER: MR. DANIEL VALDEZ

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2017

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION AND THE TEXAS COORDINATE SYSTEM ESTABLISHED BY THE TEXAS COORDINATE SYSTEM ACT, CHAPTER 190, SUBCHAPTER 190.001, WHICH PROVIDES FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

XAVIER A. TORRES, P.E.
REGISTERED PROFESSIONAL ENGINEER
LICENSED PROFESSIONAL NUMBER 9903

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE TEXAS COORDINATE SYSTEM ACT, CHAPTER 190, SUBCHAPTER 190.001, WHICH PROVIDES FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

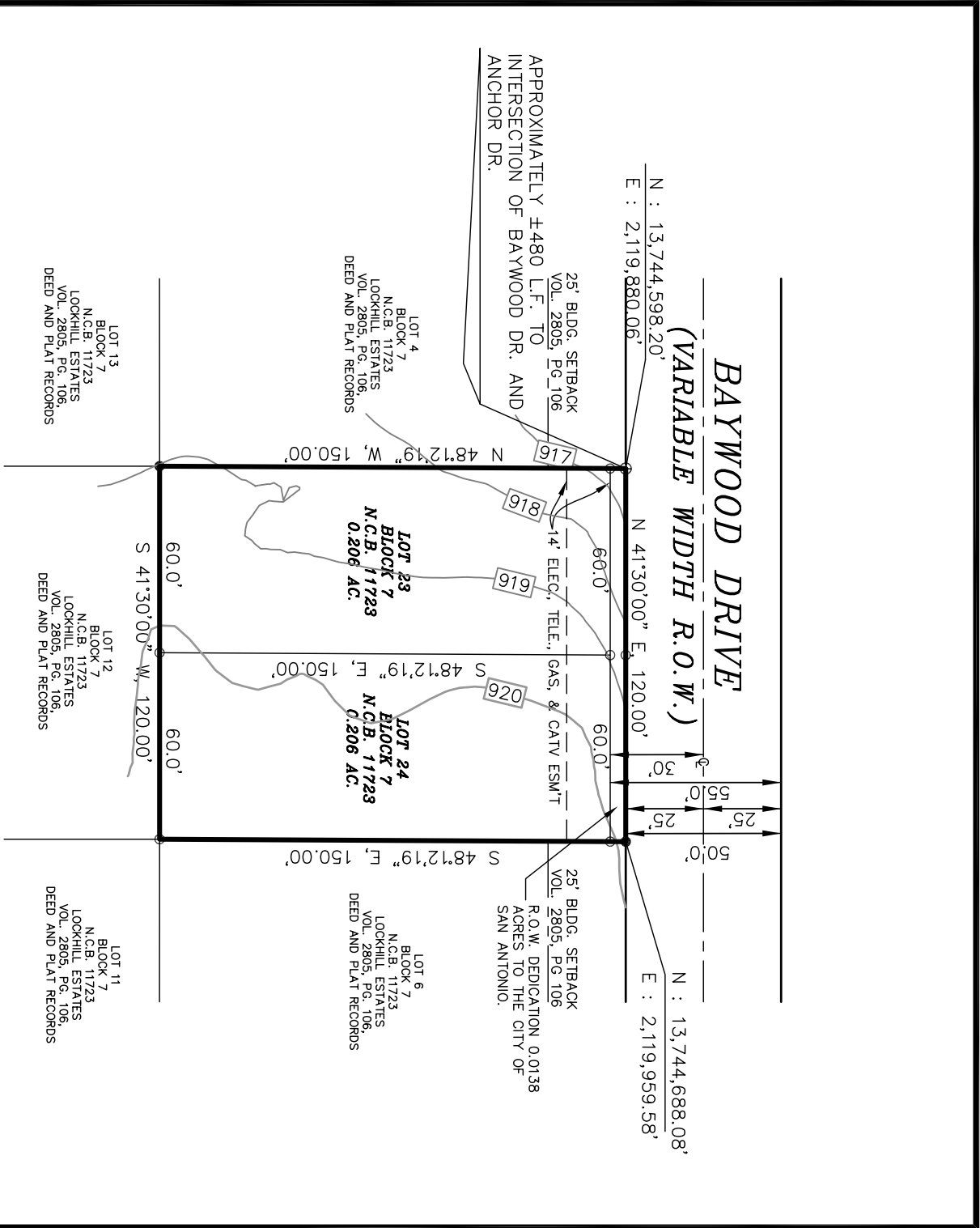
STATUS: MARTINEZ & ASSOCIATES, P.C.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5482

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 TIME OF PLATING THIS PLAT. THE IMPACT FEES SHALL BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



"SURVEYOR NOTES"

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED BY THE TEXAS COORDINATE SYSTEM ACT, CHAPTER 190, SUBCHAPTER 190.001, WHICH PROVIDES FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON REF. 2805, PAGE 106 D.P.R. (CONS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LEGEND

FOUND 1/2" IRON ROD.	○	D.P.R.	=	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
FOUND IRON PIPE	●	B.S.T.	=	BUILDING SETBACK LINE
FOUND "x" IN CONC.	⊗	C.B.W.	=	COUNTY BLOCK.
SET 1/2" IRON PIN	○	O.P.R.	=	OFFICIAL PUBLIC RECORDS.
		VAKE	=	VEHICULAR NON-ACCESS EASEMENT.
		TELE.	=	TELEPHONE
		CATV	=	CABLE TELEVISION
		ACCB.	=	ACREAGE BLOCK
		VO.	=	VOLUME
		CL	=	CENTER LINE