

PLAT NUMBER 160445

REPLAT  
OF  
MELISSA ANN

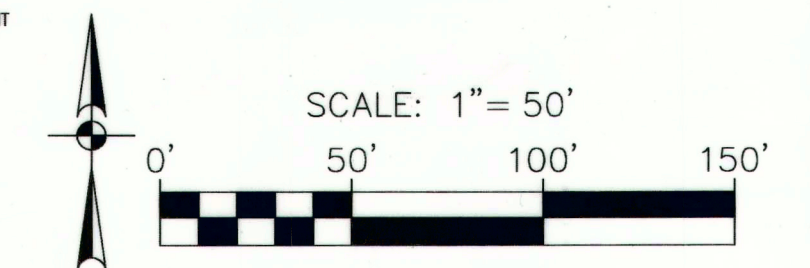
BEING A TOTAL OF 1.000 ACRES OF A CALLED 1.007 ACRES AND ESTABLISHING LOT 3 BLOCK 4, NCB 14862, OUT OF A PORTION OF LOT 1, BLOCK 1, N.C.B. 17204 - CRAIG SUBDIVISION PER VOLUME 9500, PAGE 54 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS, DESCRIBED IN BOOK 6385, PAGE 662 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, SITUATED IN A. PRU SURVEY 20, ABS. 574, BEAR COUNTY, TEXAS.

MODECO, LLC

ENGINEERING & CONSTRUCTION SOLUTIONS

12790 FM 1560 N #216  
HELOTES, TEXAS 78023  
PHONE: 210-688-0000  
TBE, FIRM REGISTRATION # 14593

DATE OF PRINT: September 11, 2017



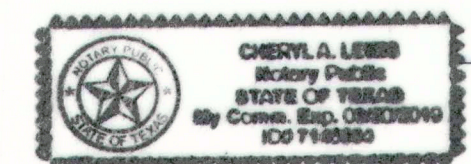
STATE OF TEXAS  
COUNTY OF BEAR

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.

Jacqueline Garcia  
OWNER/DEVELOPER: JACQUELINE GARCIA  
6015 HOLLYHOCK  
SAN ANTONIO, TEXAS 78240  
(210) 843-4046

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUELINE GARCIA, 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 October 3, A.D. 2017.



Cheryla Lewis  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF MELISSA ANN HAS BEEN SUBMITTED TO AND CONSIDERED BY 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) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

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. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE MELISSA ANN SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOT 3, BLK 4 NCB 14862.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE 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 BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

IMPACT FEE PAYMENT 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.

EDU NOTE:

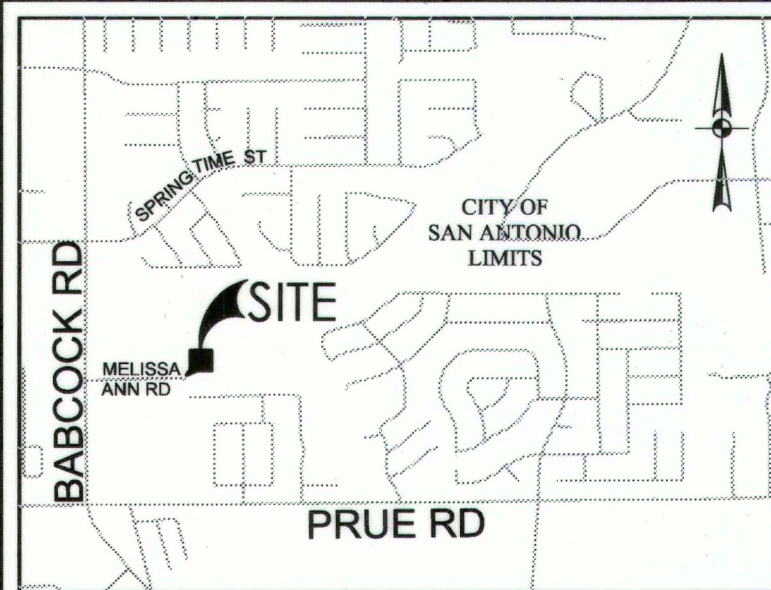
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

FIRE FLOW NOTE:

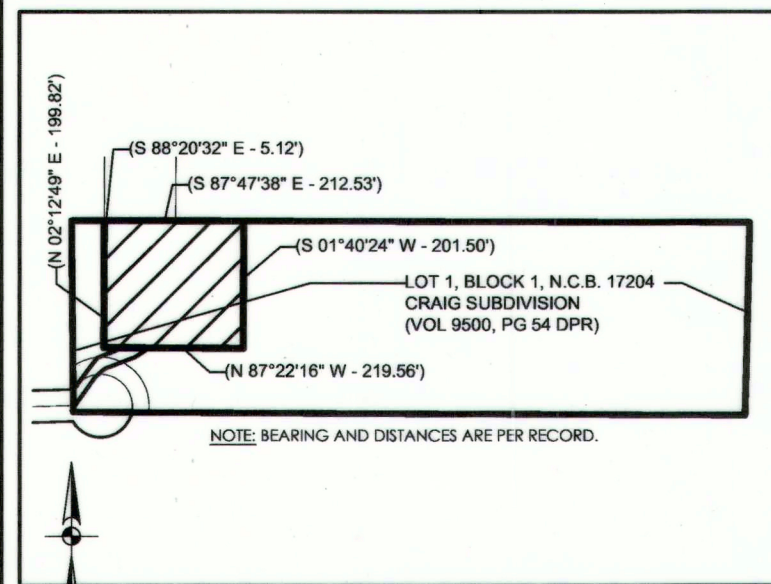
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 3050 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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 MARSHALL.

RESIDENTIAL FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.



LOCATION MAP  
SCALE: 1" = 2000'



AREA BEING REPLATTED  
THROUGH LONG PUBLIC HEARING  
WITH WRITTEN NOTIFICATION  
SCALE: 1" = 300'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, NCB 17204 OF THE CRAIG SUBDIVISION, RECORDED IN VOLUME 9500, PAGE 54 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON CRAIG SUBDIVISION WHICH IS RECORDED IN VOLUME 9500, PAGE(S) 54, 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, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Jacqueline Garcia  
OWNER/DEVELOPER: JACQUELINE GARCIA  
6015 HOLLYHOCK  
SAN ANTONIO, TEXAS 78240  
(210) 843-4046

STATE OF TEXAS  
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 11 DAY OF October A.D. 2017

Cheryla Lewis  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-20-19

SURVEYOR'S NOTES:

- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE RECORD FIELD NOTES FOR CALLED 0.0641 ACRE INGRESS AND EGRESS EASEMENT, PER DOCUMENT 20080077298 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, NOT CLOSING BY COMPUTATION. NO MONUMENTATION WAS FOUND TO RESOLVE THIS.

STATE OF TEXAS  
COUNTY OF BEAR

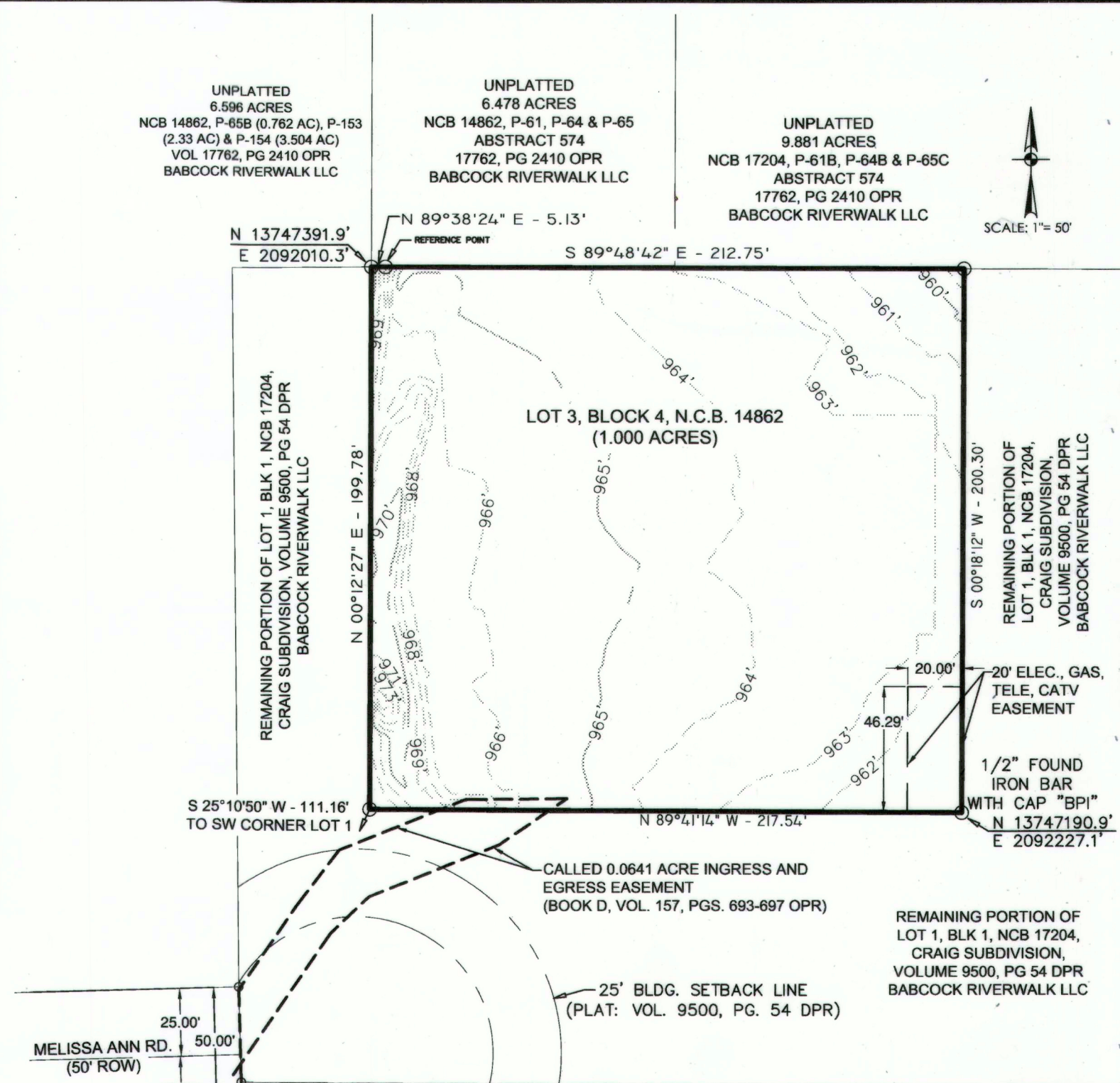
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALBERT UECKER, RPLS

Albert Uecker  
ALBERT UECKER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5888

STATE OF TEXAS  
COUNTY OF BEAR

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.

Justin M Lieck  
JUSTIN M LIECK  
110074  
LICENSED PROFESSIONAL ENGINEER



LOT 3, BLOCK 4, N.C.B. 14862  
(1.000 ACRES)  
S 25°10'50" W - 111.16'  
TO SW CORNER LOT 1  
MELISSA ANN RD.  
(50' ROW)  
S 00°12'27" E - 199.78'  
N 00°12'27" E - 199.78'  
N 89°38'24" E - 5.13'  
S 89°48'42" E - 212.75'  
N 89°41'14" W - 217.54'  
N 13747190.9'  
E 2092227.1'  
20' ELEC., GAS, TELE, CATV EASEMENT  
1/2" FOUND IRON BAR WITH CAP "BPI"  
25' BLDG. SETBACK LINE (PLAT: VOL. 9500, PG. 54 DPR)  
REMAINING PORTION OF LOT 1, BLK 1, NCB 17204, CRAIG SUBDIVISION, VOLUME 9500, PG 54 DPR BABCOCK RIVERWALK LLC  
REMAINING PORTION OF LOT 1, BLK 1, NCB 17204, CRAIG SUBDIVISION, VOLUME 9500, PG 54 DPR BABCOCK RIVERWALK LLC  
UNPLATTED 6.596 ACRES NCB 14862, P-65B (0.762 AC), P-153 (2.33 AC) & P-154 (3.504 AC) VOL 17762, PG 2410 OPR BABCOCK RIVERWALK LLC  
UNPLATTED 6.478 ACRES NCB 14862, P-61, P-64 & P-65 ABSTRACT 574 17762, PG 2410 OPR BABCOCK RIVERWALK LLC  
UNPLATTED 9.881 ACRES NCB 17204, P-61B, P-64B & P-65C ABSTRACT 574 17762, PG 2410 OPR BABCOCK RIVERWALK LLC  
SCALE: 1" = 50'

LEGEND

- AC ACRE(S)
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- NCB NEW COUNTY BLOCK
- VOL VOLUME
- BLK BLOCK
- ELEC ELECTRIC
- TELE TELEPHONE
- CATV CABLE TELEVISION
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- 510 EXISTING CONTOURS

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 AREA.
- 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.
- 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:
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN (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.

