

**LEGEND**

O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
G.E.T.V.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
B.S.L.	BUILDING SETBACK LINE
VOL.	VOLUME
PG.	PAGE
1/2" IRON ROD FOUND	
1/2" IRON ROD SET	
—	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	STREET CENTERLINE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR

**KFW SURVEYING**  
 3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231  
 Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
 TBPLS Firm #: 10122300

**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: MOY TARIN RAMIREZ ENGINEERS, LLC.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 TERESA A. SEIDEL, R.P.L.S.

11/10/2017

**SURVEY NOTES:**

- 1/2" DIAMETER STEEL PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.).

**STATE OF TEXAS**  
 COUNTY OF BEXAR

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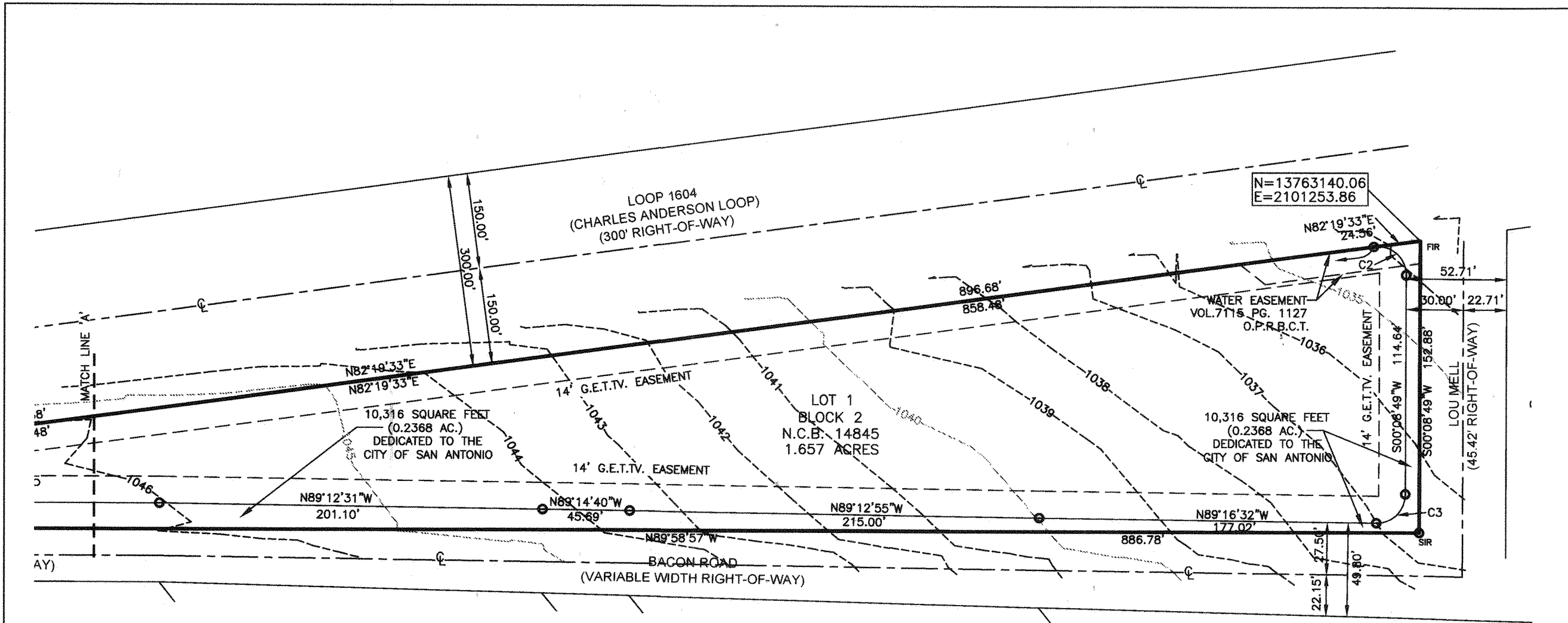
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 TERESA A. SEIDEL, R.P.L.S.

**STATE OF TEXAS**  
 COUNTY OF BEXAR

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.

REGISTERED LICENSED PROFESSIONAL ENGINEER NO. 105199  
 JOSE VILLAGOMEZ, P.E.

**SHARED CROSS ACCESS NOTE:**  
 LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (1)(3).  
**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 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.  
**THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.**  
**TXDOT NOTE:**  
 (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO THE STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
 (2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG LOOP 1604 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 896.68'.



CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	15.00'	17.88'	67°31'16"	N48°33'56"E	16.67'
C2	15.00'	25.61'	97°49'15"	S48°45'49"E	22.61'
C3	15.00'	23.71'	90°34'39"	S45°26'08"W	21.32'
C4	15.00'	18.50'	70°40'12"	N54°36'16"W	17.35'

**STATE OF TEXAS**  
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 TERESA A. SEIDEL, R.P.L.S.

**NOTARY PUBLIC**  
 JAIME REYNA  
 Notary ID # 128931655  
 My Commission Expires March 24, 2020

**BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED** Jaime Reyna **AND** **KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 29 DAY OF March A.D. 2020

**NOTARY PUBLIC**  
 BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: MARCH 24, 2020

**PLAT I.D.: 160586**

**PLAT ESTABLISHING**

**LUCY'S DOGGY DAYCARE-1604 SUBDIVISION**

BEING A TOTAL OF 1.8934 ACRES TO INCLUDE A 0.2368 ACRE R.O.W. DEDICATION ESTABLISHING LOT 1, BLOCK 2, NEW CITY BLOCK 14845, AS DESCRIBED IN DEED PREVIOUSLY RECORDED IN VOLUME 17448, PAGE 2066, DEED RECORDS, BEXAR COUNTY, TEXAS.

**VILLAGOMEZ ENGINEERING CO.**

9510 TOGA, SUITE 202  
 SAN ANTONIO, TEXAS 78230  
 PH. (210) 724-0816  
 FAX (210) 853-0232  
 TBPE FIRM REGISTRATION NO. F13698  
 VEC JOB NO 16-026

**SCALE: 1"=60'**

**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:**  
 MMM & D LLC  
 2250 THOUSAND OAKS DR., SUITE 100  
 SAN ANTONIO, TEXAS 78230  
 210-325-7488

**OWNER/DEVELOPER**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dennis Stern **AND** **KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 29 DAY OF March A.D. 2020

**NOTARY PUBLIC**  
 BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: MARCH 24, 2020

THIS PLAT OF LUCY'S DOGGY DAYCARE - 1604 HAS BEEN SUBMITTED TO 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 AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2017.

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

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

**STATE OF TEXAS**  
 COUNTY OF BEXAR:

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY