





AREASTATE OF TEXAS COUNTY OF BEXAR STATE OF TEXAS COUNTY OF BEXAR NOTARY PUBLIC BEXAR COUNTY, TEXAS W HAUSMAN UTSA BEING BL VD LOCATION MCECC SUBDIVISION LOT 18, BLK 1 N.C.B. 16072 3.579 AC. VOL. 9607, PG. 57 DPR

WRITTEN NOTIFICATION PUBLIC HEARING WITH REPLATTED THROUGH MUSLIM CHILDERN EDUCATION
& CIVIC CENTER
UNPLATTED
N.C.B. 15825
1.75 AC.
VOL. 15536, PG. 2467 OPR PATEL RAJIV DAVID & DALPATBHAI & MADHUKANTA LOT 7, BLK 3 N.C.B. 17403 1.93 AC. VOL. 15036, PG. 2086 OPR

150 4

16 G

COSA FIRE STATION #5 LOT 20, BLK 3 N.C.B. 17403 2.87 AC. VOL. 9602, PC. 169 DPR

ESMT

\_16' SEWER ESMT.

-12' WATER ESMT.

\_25' INGRESS EGRESS ESMT.

LOT 3, BLOCK 5 N.C.B. 17403

LOT 999 BREEZE WAY

S88\*44\*04\*W

LOT 20, BLOCK 6 N.C.B. 17403

MAP

E,G,T,SEWER & CA.TV. ESMT L. 9527, PG. 170 DRP)

<u>BE</u>11

SAWS HIGH PRESSURE NOTE: A PORTION ELEVATION OF 985 FEET WHERE THE AT ALL SUCH LOCATIONS, THE DEVELOP THE CUSTOMERS SIDE OF THE METER, A IN CONFORMANCE WITH THE PLUMBING OF

ION OF THE TRACT IS BELOW THE GROUND
E STATIC PRESSURE WILL NORWALLY EXCEED 80 PSI.
OPER OR BUILDER SHALL INSTALL AT EACH LOT, ON
AN APPROVED TYPE PRESSURE REGULATOR
3 CODE OF THE CITY OF SAN ANTONIO.

EDWARDS AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, DEVELOPMENT WITHI
THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE
SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED
PROTECTION", OR THE LATEST REVISION THEREOF, ANY REGULATED ACTIVITY MUST
COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT
WITH THE EDWARDS AQUIFER RECHARGE ZONE.

STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE INAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF INFOCATIONS WHICH ALTER THE CROSS-SECTIONS OF THE BRAINAGE EMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR NITY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE NITORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS CED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

THE DEVELOPER DEDICATES THE SAN ANTONIO WATER SYSTEM UPON COMPITHE SAN ANTONIO WATER SYSTEM.

TARY SEWER AND/OR WATER MAINS TO THE SAN

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRATE REGIONAL TCEQ, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TCEQ

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUTURES 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FOR MARSHAL.

PRIVATE STREET DESIGNATION AS WATER AND/OR SANITARY SEWER EASEMENTS; LOTS 1—20, BLOCK 6, NCB 17403 & LOTS 1—11, BLOCK 4, NCB 17403 IS A PRIVATE STREET AND IS DESGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

Engineering,

16845 Blanco Road, Suite 106, San Antonio, TX 78232 PH: (210)641-0543, FAX: 210-497-2227

SETBACK NOTE: SETBACK IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT
OF PLATTING FOR THIS PLAT. ALL IMP
TO WATER METER SET AND/OR WASTE

FEES WERE NOT PAID AT THE TIME PACT FEES MUST BE PAID PRIOR EWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVA
PAID FOR THIS SUBDIVISION PLAT ARE
ANTONIO WATER SYSTEM UNDER THE
DEVELOPMENT SERVICES DEPARTMENT.

LENT DWELLING UNITS (EDUS) KEPT ON FILE AT THE SAN PLAT NUMBER ISSUED BY

THE AREA BEING REPLATTED WAS PREVIOULY PLATTED ON PLAT NEELY-VANCE JACKSON SUBDIVISION UNIT 3 WHICH IS RECORDED IN VOLUME 9527, PAGE 170 BEXAR COUNTY PLAT AND DEED RECORDS.

25' BLDG SETBACK LINE  $\sqrt{}$  (VOL. 9527, PG. 170 DPR) 14' E,G,T,SEWER & (VOL. 9527, PG. 170 DPR)

PG. \170

799.96°

(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. IT (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED PLAT OR IN THE PLAT.

BECKWITH BLVD

MXD

OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME DAY OF \_\_\_\_\_\_

PUD

NOTARY PUBLIC IN AND FOR THE STATE MY COMMISSION EXPIRES: 읶 TEXAS

INDEX MAP

RANCHITO FELIZ SUBDIVISION LOT 10 NCB 16072 0.9 AC. 0. 3025, PG. 44 DI

25' ELECTRIC & DRAINAGE EASEMENT VOL. 9527, PG. 170 DPR

MCECC SUBDIVISION LOT 18, BLK 1 NCB 16072 3.579 AC. 9607, PC. 57 DPR

VOL. 15036, PC. 2086 OPR

48.00° 48.00° 48.00° S88'44'04"W 798.50°

48.00' | WAIER | 148.00' | 148.00' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15.93' | 15

10

M.60.92.10N

INGRESS EGRESS ESMT.

-25'X16' SEWER TURN AROUND

OPEN SPACE PERMEABLE

-12' WATER ESMT.

COSA FIRE STATION #51 LOT 20 BLOCK 3 NCB 17403 VOL. 9602, PG. 169 DPR

E,G,T,SEWER & .TV. ESMT. (VOL. 9527, PG.

170

25' BLDG SETBACK LINE (VOL. 9527, PG. 170 DPR)

718' TO INTERSECTION
OF VANCE JACKSON RD

201.12,26"E 420.18'

388\*44\*04"W 515.90 48.00 48.00

48.00

16. SANITARY SEWER ESMIT.

.18 08 ESMT.

19

LOT 20, BLOCK NCB 17403 0.33 ACRES

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONTAIL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXTHOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING CO

NAME: HARUN RASHID LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. <u>897.73</u>

DATE

F.I.P.

Legend

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:

N.C.B.

**New County Block** 

**Proposed Contours Existing Contours** 

NAME: HARUN RASHID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. <u>6411</u>

DATE DPR 유  $_{\Box}$ E.G.T. & CA.T.V. ESMT. Deed and Plat Records Bexar County, Texas Official Public Records Bexar County, Texas Centerline

12' WATER ESMT. BLOWUP DETAIL "

Found 1/2" Iron Pipe (unless otherwise described) Set 1/2" Iron Pin (unless otherwise described) Electric, Gas, Telephone, and Cable Television Easement Measured Bearing and Distance LOT 999 BREEZE WAY S01\*14'58"E 259.55' ᄗ

N°0'0"E

100

**o** S.I.P.

19 LOT 20, BLOCK 6 N.C.B. 17403 905

CURVE C1 C2 C3 C4

PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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". "AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES TRANSFORMERS, EACH WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT OF INGRESS OR 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 ELECTRIC, CAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENT OF ALLOWED WITHIN SAID EASEMENT AREAS.

3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EASEMENTS OR ANY OTHER EASEMENTS OF CHANGES OR OTHERWISE AFFECT ANY EASEMENTS OF CHANGES THE CHANGES TO SUCH SASEMENTS WHEN LOTS ARE SERVED WILL BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE THE ADDITIONAL THE FIVE FOOT WIDE ELECTRIC STORT PUD NOTE:
PUD WAS APPROVED ON 10-06-16 UNDER THE ORDINANCE2016-10-06-0782 LEGAL INSTRUMENT NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT. SEWER TURNAROUND EASEMENT BLOWUP DETAIL NEELY VANCE JACKSON SUBDIVISION UNIT 3 LOT 8, BLK 3 NCB 17403 VOL. 9527, PG. 170 DPR N01\*14'28"W 16.00' LOT 905 | 10 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 22 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | BLK 4 POND NOTES:
"STORM WATER DETENTION IS REQUIRED IN LOT 901. BUILDING PERMITS FOR THIS CONJUNCTION WITH NECESSARY STORM VEHE CITY OF SAN ANTONIO. THE PROPER IN LIEU OF DETENTION (FILD) IF OFFSITE WHEN APPROVED BY THE CITY OF SAN ASTORM WATER DETENTION SHALL BE THE OWNERS AND/OR PROPERTY OWNERS AS OR ASSIGNEES." INGRESS/EGRESS:
INGRESS AND EGRESS SHALL BE PROVID ADEQUATE FIRE DEPARTMENT VEHICLE A CODE. THE CROSS ACCESS SHALL NOT E OFF OF THE PLAT WITHOUT WRITTEN PER DIRECTOR OF DEVELOPMENT SERVICES A FIRE MARSHALL. GENERAL NOTES:

1. "RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE."

2. "THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRANNAGE EASEMENTS AND EASEMENTS OF ANY NATURE MITHIN PARKS, DRANNAGE EASEMENTS AND EASEMENTS OF ANY NATURE MITHIN MEHAR GARDENS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MEHAR GARDENS HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 901 BLOCK 6." 25' BLDG SETBACK LINE (VOL. 9527, PG/ 170 DPR) BLOCK 6, NCB 1741 .02 PRIVATE LOT 999 48.00° BECK RED FOR THIS PROPERTY AND IS LOCATED THIS PROPERTY SHALL BE ISSUED ONLY IN RM WATER DETENTION APPROVED BY OPERTY MAY BE ELIGIBLE TO POST A FEE STIE DRAINAGE CONDITIONS ALLOW BUT ONLY AN ANTONIO, MAINTENANCE OF ON-SITE THE SOLE RESPONSIBILITY OF THE LOTS ASSOCIATION AND THEIR SUCCESSORS KWITH BLVD. 50 R.O.W. 17403 48.00 NDED BETWEEN ALL ADJACENT LOTS FOR ACCESS PER THE CITY OF SAN ANTONIO F BE BLOCKED NOR MAY THIS NOTE BE TAKEN PERMISSION FROM THE CITY OF SAN ANTONIO AND THE SAN ANTONIO FIRE DEPARTMENT \_14' E,G,T,SEWER & CA.TV. ESMT. (VOL. 9527, PG. 17 88°48'32"E LOT 3, BLOCK 5 NCB 17403 3,49 ACRES

NOT\*25<u>709</u> LOT 999 BREEZE WAY 19 16; SANITARY SEWER BLOWUP DETAIL ". 12 ESMT. \_N01\*25'09"W 8.0' S01\*14'58"E 259.55' 25' INGRESS EGRESS ESMT. 70.24" / - S88"44"04"W WATER LOT 20, BLOCK 6 N.C.B. 17403 25' Z5'X16' LOT 905 TURNAROUND LOT 3, BLOCK N.C.B. 17403 ESMT. A" 

N=13756090.37 E=2099465.25

STATE OF TEXAS COUNTY OF BEXAR 50° 100' 200

THE OWNER OF THE 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.

AAMIR EHSAN, PRESIDENT
COREVIZOR, LLC
COREVIZOR, LLC
2020 BABCOCK ROAD, SUITE 30
SAN ANTONIO, TX, 78229
PHONE: 210-317-3779
OWNER/DEVELOPER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED.

AAMIR EHSAN.

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.

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS COUNTY OF BEXAR NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF MEHAR GARDENS PUD 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 ADMINISTRATIIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DAY OF A.D., 20\_

BY:

8 SECRETAR)

STATE OF TEXAS COUNTY OF BEXAR OFFICE, ON THE. COUNTY CLERK OF BEXAR COUNTY, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY

TANGENT CHORD BEARING (
9.96' N46'18'19"W
10.04' S43'41'41"W
19.64' S45'54'03"E

LENGTH

BEXAR COUNTY, HE\_\_\_\_\_\_DAY OF\_\_\_\_\_ M. AND DULY RECORDED IN BOOK/VOLUME M IN THE DEED AND PLAT RECORDS

OFFICE, THIS TESTIMONY WHEREOF, DAY WITNESS MY HAND AND OFFICIAL COUNTY CLERK, BEXAR COUNTY, TEXAS SEAL 읶

DEPUTY

유

PLAT **NUMBER: 160266** 

01.H.I

REPLAT AND SUBDIVISION PLAT

BEING A TOTAL OF 7.72 ACRE TRACT ESTABLISHING LOTS 1-20, BLOCK 6, LOTS 1-11, BLOCK 4, LOT 3, BLOCK 5, N.C.B. 17403 OUT OF LOT 9-16, BLOCK 3, NCB 17403 NEELY-VANCE JACKSON SUBDIVISION UNIT 3 RECORDED IN VOL. 9527, PAGE 170, BEXAR COUTY, TEXAS. MEHAR GARDENS PUD