



AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION
THE 2.105 ACRES BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOT 17 AND THE REMAINING PORTION OF LOT 16, BLOCK 2, N.C.B. 13399, OAK HILLS UNIT 4, AND A 40' SETBACK LINE IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO DEED AND PLAT RECORDED IN VOL. 4700, PG. 114, AND LOT 56, BLOCK 2, N.C.B. 13399, AUM SUBDIVISION, UNIT 1, RECORDED IN VOL. 9533, PG. 129, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

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 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:

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:

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.

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.

CPS ENERGY NOTE:
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", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", GAS 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.

FIRE FLOW NOTE (FOR RESIDENTIAL PLATS):
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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	32°48'20"	170.01'	97.34'	50.05'
C2	41°58'24"	170.01'	124.54'	65.22'
C3	61°59'00"	111.00'	120.06'	66.67'
C4	65°50'16"	50.00'	57.45'	32.37'
C5	77°05'36"	50.00'	67.28'	39.84'
C6	66°28'28"	50.00'	58.01'	32.77'
C7	03°17'35"	889.07'	51.10"	25.56"
C8	74°48'31"	170.01'	221.97'	130.00'
C9	81°59'00"	111.00'	120.06'	66.67'
C10	209°24'21"	50.00'	182.74'	190.55'
C11	03°17'35"	889.07'	51.10"	25.56"

DRAINAGE NOTES:
1. 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR 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.

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.

IMPACT FEE PAYMENT DUE:
WATER AND/OR SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID IN FULL PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

PLAT NO.: 170534
REPLAT ESTABLISHING
BOCANEGRA ESTATES SUBDIVISION
BEING A TOTAL OF 2.105 ACRES PREVIOUSLY PLATTED AS ALL OF LOT 17 AND THE ADJOINING SOUTH ONE-HALF OF LOT SIXTEEN, BLOCK 2, N.C.B. 13399, OAK HILLS UNIT 4, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 4700, PG. 114, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING LOT 56, BLOCK 2, N.C.B. 13399, AUM SUBDIVISION, UNIT 1, RECORDED IN VOL. 9533, PG. 129, PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 58, LOT 59 AND LOT 60 (2.105 ACRES), BLOCK 2, N.C.B. 13399, SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND
F.I.P. — FOUND 1. PIN
S.I.P. — SET 1/2" IRON ROD WITH YELLOW CAP STAMPED: RAS#3976
O.P.R. — OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
W.D. — WARRANTY DEED RECORDS, BEXAR COUNTY, TEXAS
D.R. — DEED RECORDS, BEXAR COUNTY, TEXAS
DPR — DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
VOL. — VOLUME
PG. — PAGE
N.C.B. — NEW CITY BLOCK
C — CENTERLINE OF STREET

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMMA Y. BOCANEGRA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN ACCORDANCE WITH THE LAWS THEREIN STATED.

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF _____ SUBDIVISION 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.

DATED THIS _____ DAY OF _____ A.D. 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

I, _____ COUNTY CLERK OF SAID 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 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., 20____, COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY