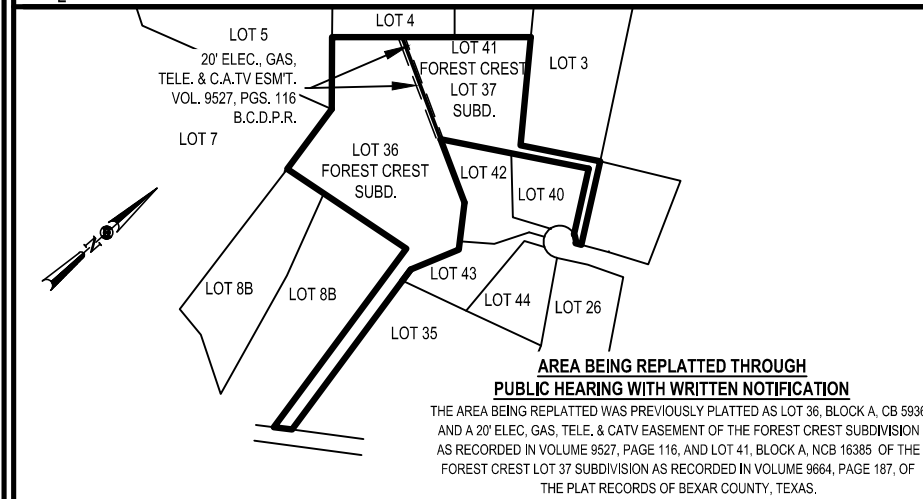


- LEGEND**
- FOUND 2" METAL FENCE POST
  - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP
  - FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP
  - EXISTING WELL
  - B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
  - B.C.O.P.R. BEXAR COUNTY OFFICIAL PUBLIC RECORDS
  - ELEC. ELECTRIC
  - TELE. TELEPHONE
  - C.A.TV CABLE TELEVISION
  - C CENTER LINE
  - FOUND 1/2" IRON ROD
  - FOUND 1/2" IRON ROD WITH A YELLOW "BAKER" CAP
  - SET PK NAIL
  - FOUND PK NAIL
  - NCB NEW CITY BLOCK
  - CB COUNTY BLOCK
  - ESMT. EASEMENT
  - VOL. VOLUME
  - PGS. PAGES
  - AC ACRES
  - ROW RIGHT OF WAY



STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON FOREST CREST SUBDIVISION PLAT, PLAT NO. 930322 WHICH IS RECORDED IN VOLUME 9527, PAGE 116, BEXAR COUNTY PLAT AND DEED RECORDS AND FOREST CREST LOT 37 SUBDIVISION, PLAT NO. 120319 WHICH IS RECORDED IN VOLUME 9664, PAGE 197 OF BEXAR 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 THE 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.

MATTHEW BONNER'S DULY AUTHORIZED AGENT  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON FOREST CREST SUBDIVISION PLAT, PLAT NO. 930322 WHICH IS RECORDED IN VOLUME 9527, PAGE 116, BEXAR COUNTY PLAT AND DEED RECORDS AND FOREST CREST LOT 37 SUBDIVISION, PLAT NO. 120319 WHICH IS RECORDED IN VOLUME 9664, PAGE 197 OF BEXAR 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 THE 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.

RICHARD ADAMS'S DULY AUTHORIZED AGENT  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_.

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: MATKINHOOPER ENGINEERING & SURVEYING.

JEFF BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR #4939  
MATKINHOOPER ENGINEERING & SURVEYING

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JOSHUA J. VALENTA  
LICENSED PROFESSIONAL ENGINEER #114592  
MATKINHOOPER ENGINEERING & SURVEYING

**SURVEY NOTES:**

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- TOPOGRAPHICAL LIDAR INFORMATION PROVIDED BY THE SAN ANTONIO RIVER AUTHORITY AND THE TEXAS NATURAL RESOURCE INFORMATION SYSTEM.

**IMPACT FEE 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.

**WASTEWATER EDU NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEMS UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**SANITARY CONTROL EASEMENT NOTE:**  
THE FOLLOWING STRUCTURES, MATERIALS, OR FACILITIES WILL SHALL NOT BE CONSTRUCTED WITHIN THE SANITARY CONTROL EASEMENT:  
• SANITARY OR STORM SEWER (SANITARY OR STORM SEWERS CONSTRUCTED OF DUCTILE IRON OR PVC PIPE WITH A WORKING PRESSURE OF AT LEAST 150 POUNDS PER SQUARE INCH AND MEETING AMERICAN WATER WORKS ASSOCIATION STANDARDS, AND WITH PRESSURE TYPE JOINTS MAY BE LOCATED AT A DISTANCE OF LESS THAN 50-FEET, BUT NO CLOSER THAN 10-FEET TO THE WELL.)  
• SEPTIC TANK OR OTHER TANKS USED TO HOLD OR TREAT SEWAGE  
• CEMETERIES  
• LIVESTOCK AND FEEDLOTS

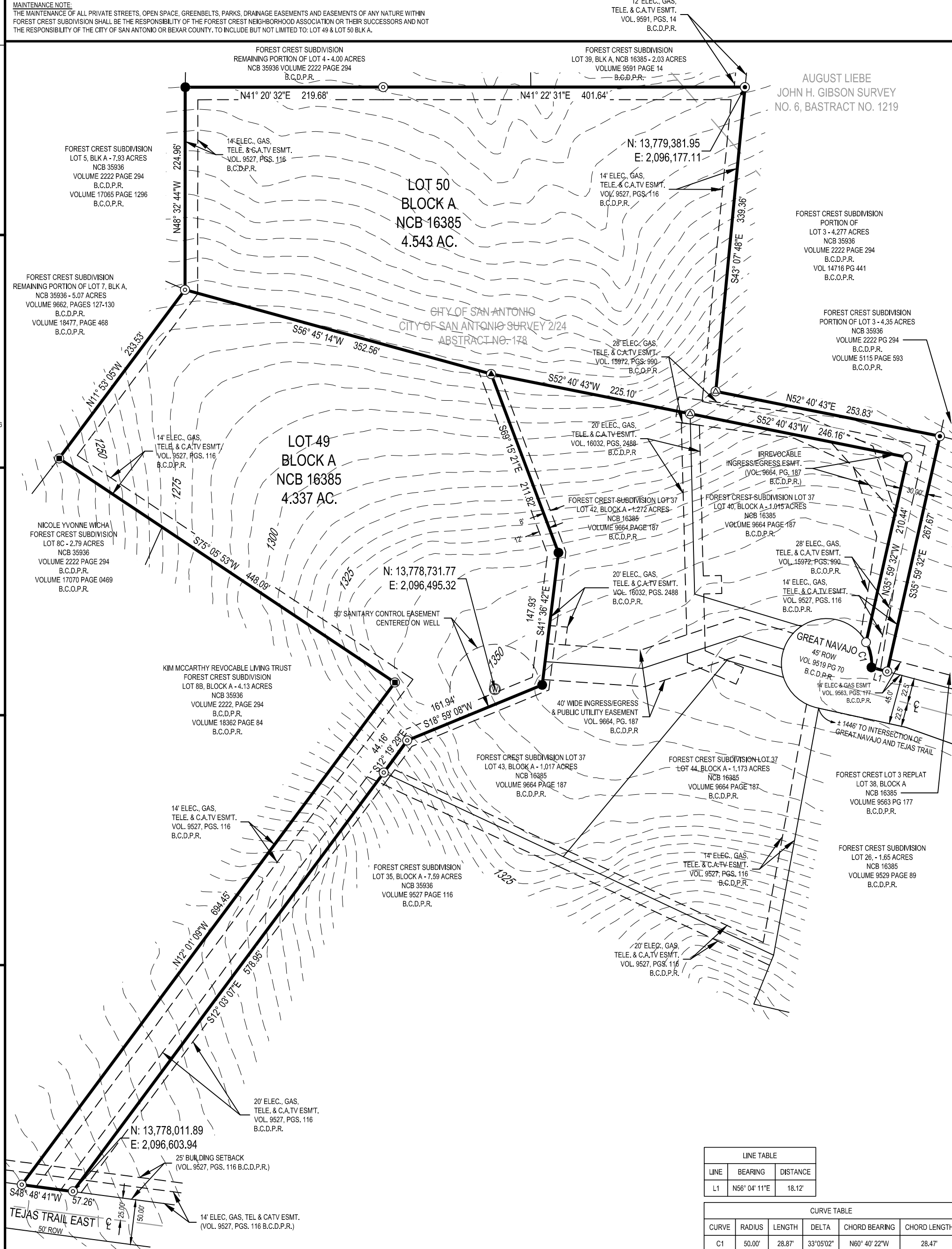
**SETBACK NOTE:**  
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**DRAINAGE NOTES:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

**MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FOREST CREST SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FOREST CREST NEIGHBORHOOD ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOT 49 & LOT 50 BLOCK A.

**C.P.S. NOTES:**

- 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," "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 SURFYING 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 CHALLENGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLABS OR WALL WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 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:  
A. A 20' ELEC., GAS, TELE. & CABLE TV EASEMENT WAS REMOVED FROM LOT 41.
- 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 FIVE (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.



# PLAT NO: 180089

## REPLAT ESTABLISHING FOREST CREST LOT 49 & LOT 50

BEING A TOTAL OF 8.880 ACRES, ESTABLISHING LOT 49 AND 50, BLOCK A, NCB 16385, LOCATED IN THE CITY OF SAN ANTONIO SURVEY 2/24, ABSTRACT NO. 178 & THE AUGUST LIEBE (GRANTEE/PATENTEE), JOHN H. GIBSON SURVEY NO. 6, ABSTRACT NO. 1219, NEW COUNTY BLOCK 16385, BEXAR COUNTY, TEXAS, SAID 8.880 ACRE TRACT BEING ALL OF LOT 41, FOREST CREST SUBDIVISION LOT 37, RECORDED IN VOLUME 9664, PAGE 187, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF LOT 36, FOREST CREST SUBDIVISION, RECORDED IN VOLUME 9527, PAGE 116, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A CALLED 1.682 ACRE TRACT OF LAND RECORDED IN VOLUME 18927, PAGE 1234, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**MATKINHOOPER**  
ENGINEERING & SURVEYING

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNER, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.240.0099  
TEXAS REGISTERED ENGINEERING FIRM E-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

0 50' 100' 150' 200'

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.

JOSHUA VALENTA  
AUTHORIZED AGENT OF MATTHEW BONNER, OWNER OF LOT 50  
2911 IVORY CREEK  
SAN ANTONIO, TEXAS 78258  
STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA VALENTA, 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 \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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.

JOSHUA VALENTA  
AUTHORIZED AGENT OF RICHARD C. ADAM, OWNER OF LOT 49  
20835 GREAT NAVAJO  
SAN ANTONIO, TEXAS 78257

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA VALENTA, 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 \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF FOREST CREST LOT 49 & LOT 50 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 ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

CHAIRMAN

SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR 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 BEXAR 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