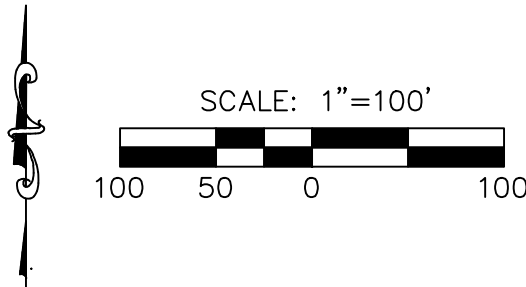


REPLAT ESTABLISHING  
NANCY & HELIODORO TORRES

BEING A TOTAL OF 5.74 ACRES OF LAND, ESTABLISHING LOTS 11 AND 12, BLOCK 1, CB 4931, OUT OF APART OF THE L.C. GROTHAUS SURVEY NO. 2, CB 4931, BEXAR COUNTY, TEXAS, OUT OF LOTS 1 AND 2, DEER CREEK SUBDIVISION, RECORDED IN VOL. 9529, PG. 138, AND 0.10 ACRES OF LAND OF LOT 9, SPECIAL WARRANTY DEED, VOL. 18839, PGS. 73-77 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



35-507 (D) (2) E. THE PLAT OF THE SUBDIVISION IS ANNOTATED WITH THE FOLLOWING NOTE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

REGISTERED PROFESSIONAL ENGINEER  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.



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:  
HELIODORO TORRES  
NANCY TORRES  
1287 W. OAK ESTATES DR.  
SAN ANTONIO, TEXAS 78260

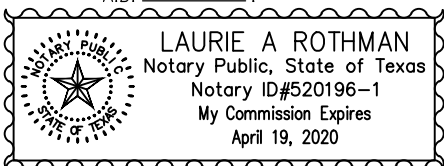
OWNER: HELIODORO TORRES  
OWNER: NANCY TORRES

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

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. \_\_\_\_\_



THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER,  
BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ NANCY & HELIODORO TORRES \_\_\_\_\_ 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. \_\_\_\_\_

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND

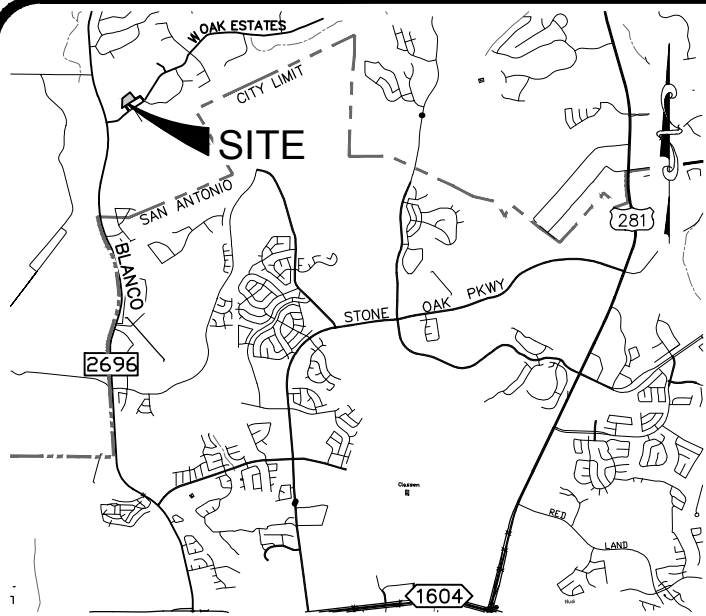
AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE

\_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

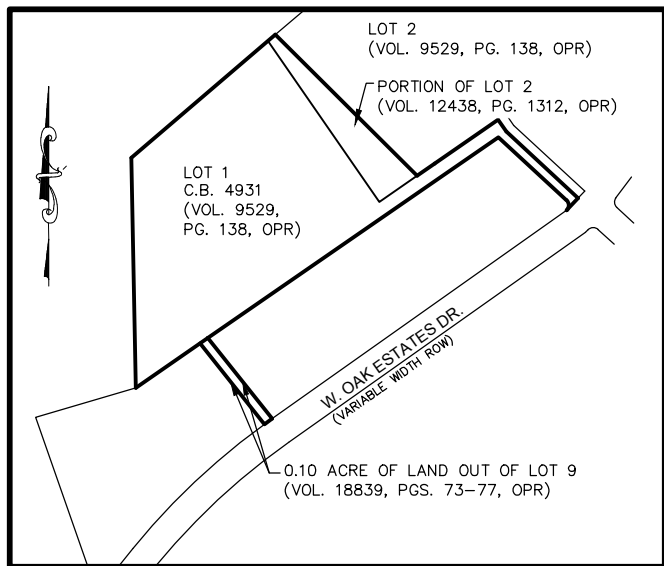
SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP  
NOT TO SCALE



AREA BEING REPLATTED THROUGH A PUBLIC  
HEARING AND WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS 5.093 ACRES, LOT 1, CB 4931, IN THE DEER CREEK SUBDIVISION, VOL. 9529, PG. 138, AND 0.543 ACRE TRIANGULAR TRACT OUT OF LOT 2, WARRANTY DEED, VOL. 12438 PG. 1312, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.10 ACRES OF LAND OF LOT 9, SPECIAL WARRANTY DEED, VOL. 18839, PGS. 73-77 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS WITH PUBLIC HEARING AND WRITTEN NOTIFICATION.

STATE OF TEXAS  
COUNTY OF BEXAR

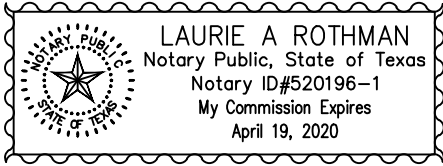
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT DEER CREEK SUBDIVISION, 930033, WHICH IS RECORDED IN VOLUME 9529, PAGE 138, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY CONVENANTS OR RESTRICTIONS.

OWNER \_\_\_\_\_  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



LEGEND

- 609--- EXISTING CONTOUR
- AC. ACRES
- BSL BUILDING SETBACK LINE
- CB COUNTY BLOCK
- C CENTER LINE
- DPR DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- EGTCA ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT
- ESM'T EXISTING
- EX. EXISTING
- OPR OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- NTS NOT TO SCALE
- PG. PAGE
- PGS. PAGES
- ROW RIGHT-OF-WAY
- RPR REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
- VAR. VARIABLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- VOL. VOLUME
- EXISTING EASEMENT
- PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT
- FOUND 1/2" REBAR WITH NO IDENTIFICATION
- SET MAG NAIL WITH WASHER MARKED "RPLS 4716"

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.

LICENSED PROFESSIONAL ENGINEER NO. 93563

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: GIBBONS SURVEYING & MAPPING, INC, 150 WEST RHAPSODY DRIVE, SAN ANTONIO, TX 78216, (210) 366-4600

CPS NOTES:

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", "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 AREAS.
2. 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.
3. 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.
4. 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.
5. ROOF OVERHANDS 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.

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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)/DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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 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.

FINISHED FLOOR NOTE:

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

GENERAL NOTES:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93).
3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (93).
4. IRON PINS FOUND OR SET AT EACH CORNER.

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET PAVEMENT, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506 (d) (5).

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNER'S ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**Klove**  
**ENGINEERING**  
Site Development Engineering Services  
Firm No. 11042  
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258  
www.kloveengineering.com (210) 485-5683

