

**STATE OF TEXAS
COUNTY OF BEXAR**

The area being re-platted was previously platted on Plat Hilltop Acres, Unit Two, which is recorded in Volume 4400, Pages 66-67, Bexar County Plat and Deed Records, the San Antonio Planning Commission at it's meeting of _____ held a public hearing which involved notification on the proposed re-platting of this property. I, Cesar Rodriguez - Navarro, the owner of the property shown on this re-plat hereby certify that this re-plat does not amend or remove any covenants or restrictions.

Owner/ Developer: Cesar Rodriguez - Navarro

Owners Duly Authorized Agent _____

Sworn and subscribed before me this the _____

Day of _____.

Notary Public in and for the State of Texas _____

My commission expires _____.

SURVEYOR'S NOTES:

1. Property corners are monumented with cap or disk marked "Elizondo #6386" unless noted otherwise;
2. Coordinates shown are based on the North American Datum of 1983 (CORS 1996) from the Texas coordinate system established for the South Central Zone displayed in grid values derived from the NGS Cooperative CORS Network;
3. Dimensions shown are surface; and
4. Bearings are based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

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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:

Enrique C. Elizondo
Registered Professional Land Surveyor No. 6386

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I, hereby certify the 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.

Juan G. Rodriguez
Professional Engineer No. 101255

C.P.S. ENERGY NOTES

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric 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 area.
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 hereon.
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 overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

MAINTENANCE NOTE:

The maintenance of drainage easements, greenbelts, and open permeable spaces, shown hereon shall be the responsibility of the property owner or homeowners association and their successors or assignees and not the responsibility of Bexar County. To include but not limited to Lot 901 Block 15.

BUILDING SETBACK NOTE:

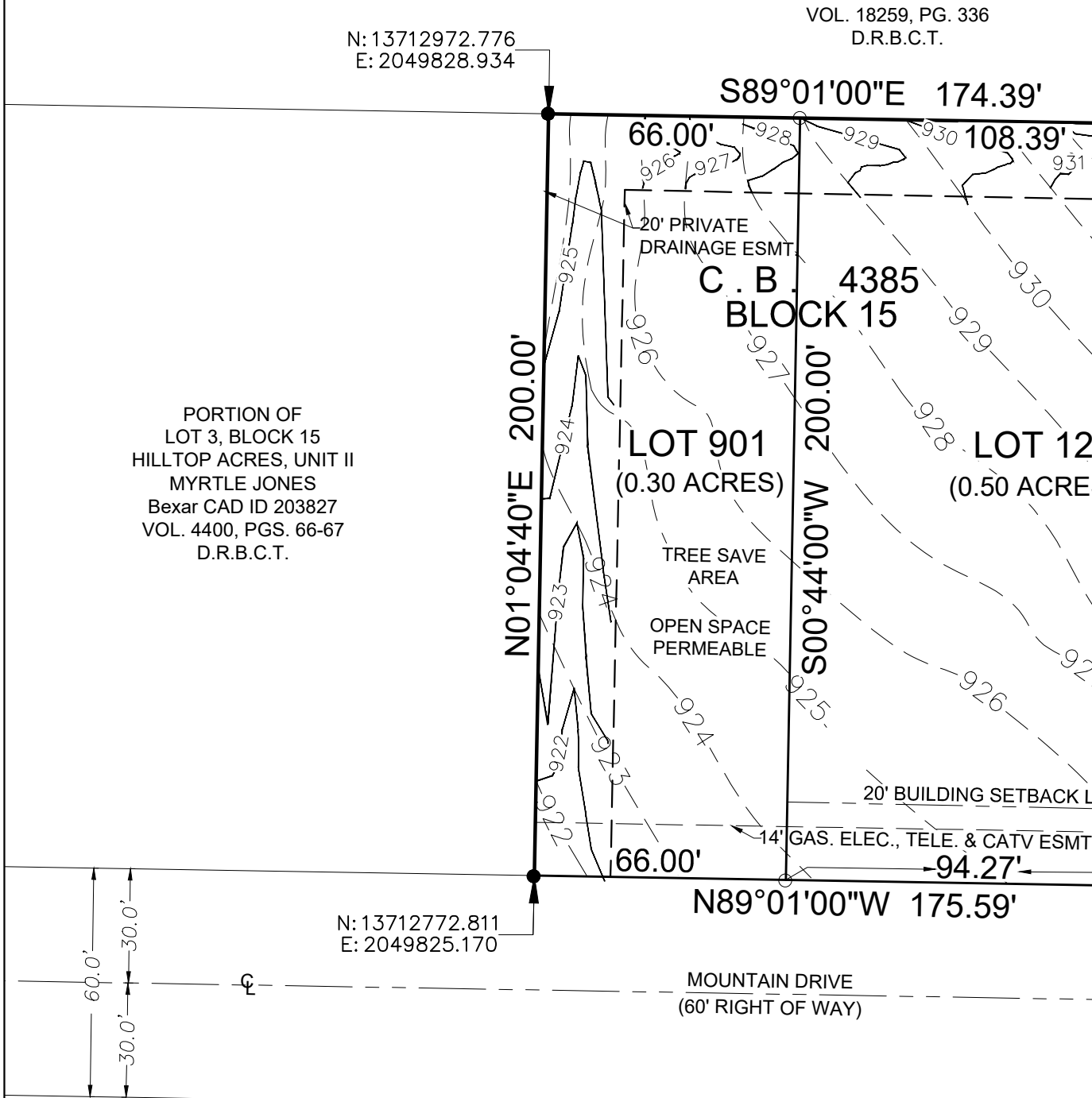
Setbacks imposed on this plat are at the discretion of the developer or Bexar County and are not subject to enforcement by the City of San Antonio.

TREE NOTES:

This subdivision is subject to a Master Tree Plan (A/P# 2289139) which requires compliance by the developer and/or builder. The Master Tree Plan is on file at the City of San Antonio Arborists office. Prior to the commencement of any activities requiring a tree permit, the applicant shall request a pre-construction meeting with the city arborist to review the approved tree preservation plan and procedures for protection and management of protected significant, heritage or mitigation trees 35-477(b)(5)C.

TREE SAVE AREA NOTE:

Lot 901, Block 15, C.B. 4385 (0.30 acres) is designated as TREE SAVE AREA. Tree Save Area to be left undistributed in its natural condition.



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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.

Juan G. Rodriguez
Professional Engineer No. 101255

Sworn and subscribed before me this the __ day of __ A.D. __2018.
Notary public
Bexar County, Texas

LEGEND			
●	1/2" Iron Rod Found	—	Existing Easement
○	1/2" Iron Rod Set	- - -	Proposed Easement
P.R.B.C.T.	Plat Records, Bexar County, Texas	R.O.W.	Right of Way
D.R.B.C.T.	Deed Records, Bexar County, Texas	C.B.	County Block
ELEC.	Electrical	PG.	Page
TELE.	Telecommunication	N.T.S.	Not To Scale
ESMT.	Easement	BLK.	Block
		CATV	Cable Television
		VOL.	Volume

PUBLIC WORKS STORM WATER NOTE:

At date of plat approval, no portion of the 100 year flood plain exists on this site at verified by FEMA Map Panel: 48029C0355G, Effective September 29, 2010: this information is subject to chance as a result of future FEMA Map revisions and/or amendments.

SAWS:

1. 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.
2. The developer dedicates the sanitary sewer and/or water mains to the San Antonio Water Systems upon completion by the developer and acceptance by the San Antonio Water Systems.

FINISHED FLOOR NOTE:

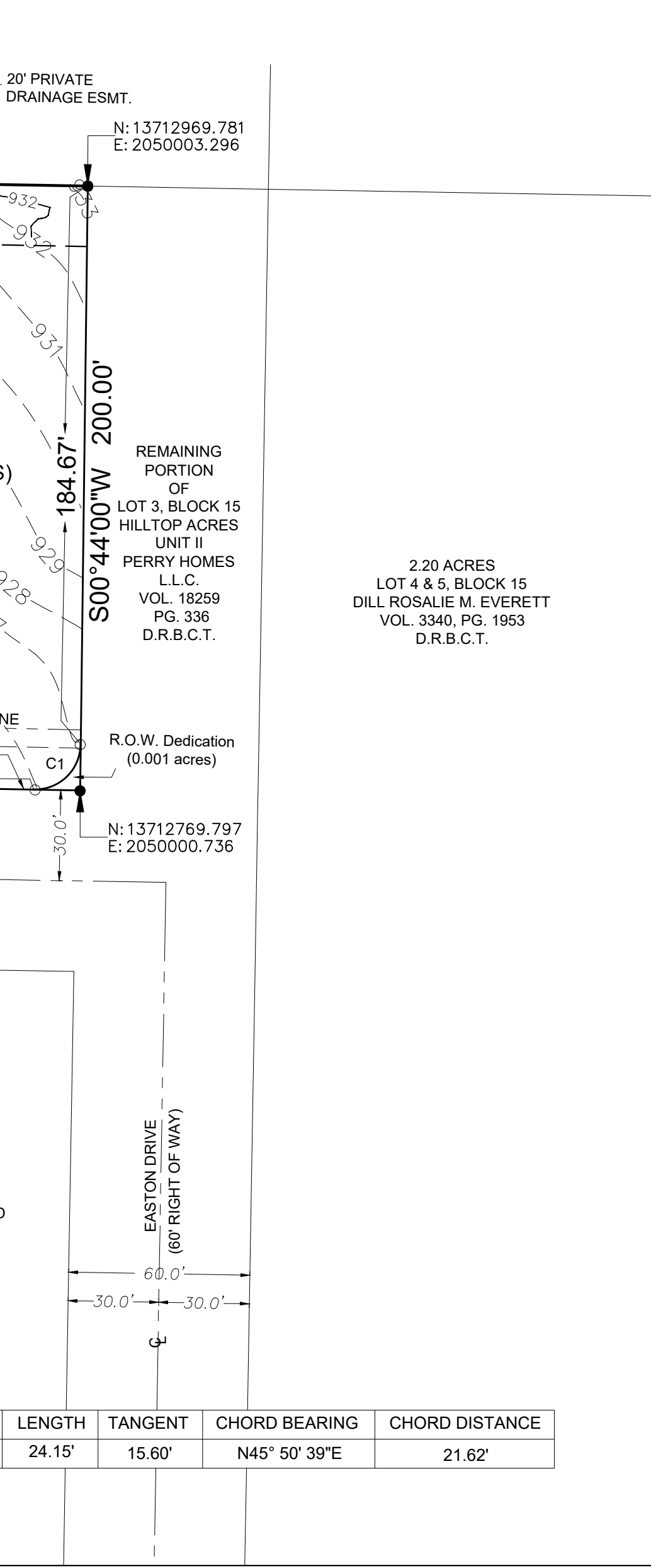
Finished floor elevation on residential lots must be minimum of eight inches above final adjacent grade.

DRAINAGE EASEMENT NOTE:

No structures, 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 easements, as approved, shall be allowed without the approval of the Director of TCI or Director of Public Works. The City of San Antonio and Bexar County shall have the right of ingress and egress over grantor's adjacent property to remove any impeding obstructions placed within the limits of said drainage easement and to make any modifications or improvements within said drainage easements.

FIRE FLOW DEMAND NOTE:

In an effort to meet the City of San Antonio's Fire Flow requirements for the residential lot development, the private well water supply shall be designated for a minimum fire flow demand of 1,000 GPM at PSI residential 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.



3.48 ACRES
LOT 8 & 10, BLOCK 16
THE ESTATE OF SHERYL McDONALD
VOL. 4756, PG. 1009
D.R.B.C.T.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	92°14'41"	15.00'	24.15'	15.60'	N45° 50' 39"E	21.62'

PLAT NUMBER: 170055

**RE-PLAT
ESTABLISHING
RODRIGUEZ SUBDIVISION**

Being a total of 0.80 acres inclusive of 0.001 acres of right of way dedication and establishing Lot 12 (0.5 Acres) & Lot 901 (0.3 Acres), Block 15, out of Lot 3, Block 15, Hilltop Acres, Unit Two, Bexar County, Texas according to plat thereof recorded in Volume 4400, Pgs. 66 - 67, Deed & Plat Records of Bexar County, Texas.

SCALE: 1" = 40'

**ELIZONDO & ASSOCIATES -
LAND SURVEYING & MAPPING, LLC.**
5805 Callaghan Rd. #109
San Antonio, Texas 78228
(210) 375-4128 - Office
(210) 375-5130 - Fax
TEXAS LICENSED SURVEYING
FIRM No. 10193864

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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:
Cesar Rodriguez - Navarro
2111 Centerville Rd.
San Antonio, TX 78245
(210)605-9667

**STATE OF TEXAS
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Before me, the undersigned authority on this day personally appeared Cesar Rodriguez Navarro, 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 the capacity therein stated.

Given under my hand and seal of office this ____ day of A.D. 2018.

Notary Public
Bexar County, Texas

CERTIFICATE OF APPROVAL:

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. 2018.

By: _____
Director of Public Works/ County Engineer,
Bexar County, Texas

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This plat of Rodriguez Subdivision 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 and local laws and regulations; and/or where administrative exception(s) and/or variance(s) have been granted.

Dated this ____ day of _____, 2018.

By: _____
Chairperson

By: _____
Secretary

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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. ____ AT ____ M. and duly recorded the ____ day of A.D. ____ AT ____ M. in the Deed and Plat Records of said County, in Book / Volume ____ in Page ____ in testimony whereof, witness my hand and official seal of office, this ____ day of ____ A.D. ____ AT ____ M.

County Clerk, Bexar County, Texas.
By: _____, Deputy