160484

REPLAT ESTABLISHING

R. TREVINO SUBDIVISION II

BEING 5.227 ACRE ESTABLISHING LOTS 26 – 29, BLOCK 1, NCB 13356 OUT OF THE R. TREVINIO SUBDIVISION SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 9588, PAGE 33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LOCATION MAP
NOT TO SCALE

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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 UNDER–GROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

IN 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 1,000 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 MARSHAL.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) 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 WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

PRESSURE REDUCING VALVE NOTE:

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 606 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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 THE 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.

THE VARIABLE WIDTH DRAINAGE RIGHT–OF–WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100–YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0560F, DATED 10/29/10 AND WITH DFIRM PANEL 48029C0580G, DATED 10/29/18 AND THE LOWER OF THE 4% ANNUAL CHANCE (25–YEAR) ULTIMATE PLUS FREEBOARD OR THE 1%ANNUAL CHANCE (100–YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OF CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN R. TREVINO SUBDIVISION II SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 26 – 29 BLK 1.

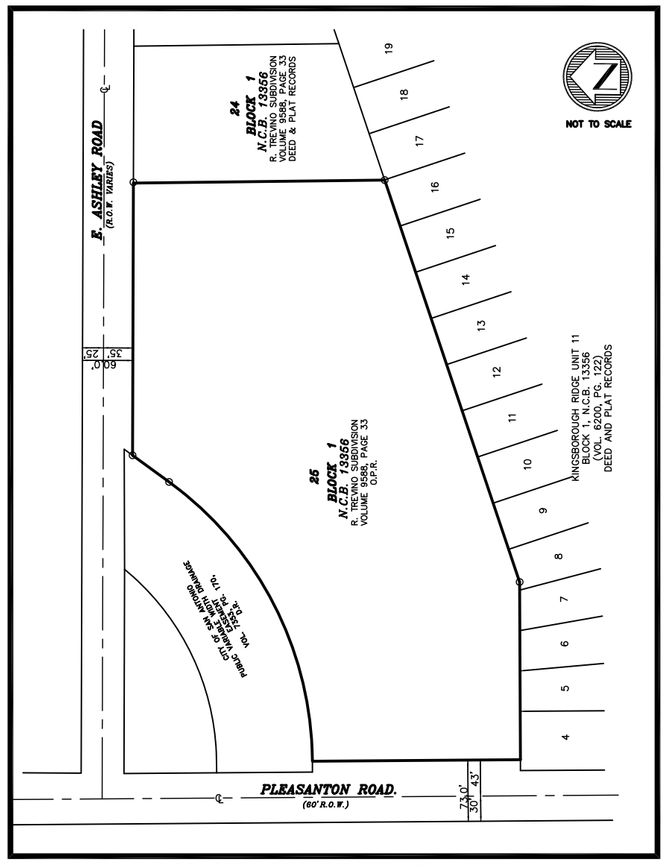
TORRES ENGINEERING P.C.
FIRM # F-13692
5503 GRISSOM RD, STE 101
SAN ANTONIO, TEXAS 78238
PH. 210-680-0808

MARTINEZ
SURVEYING AND MAPPING CO.
8546 BROADWAY SUITE 225
SAN ANTONIO, TX, 78217
(210) 829–4244

GRAPHIC SCALE

100 0 52 100 200

(IN FEET)
1 inch = 100 ft.



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 25, BLOCK 1 NCB 13356 OUT OF R. TREVINO SUBDIVISION RECORDED IN VOL. 9588, PG. 33, BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT R. TREVINO SUBDIVISION RECORDED WHICH WAS RECORDED IN VOL. 9588, PG. 33, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ DAY OF _____ 2018 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 COVENANTS OR RESTRICTIONS.

OWNER ADDRESS: 238 ASHLEY
SAN ANTONIO, TEXAS 78211

_____
OWNER: MR. RICHARD TREVINIO

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____.

STATE OF TEXAS)
COUNTY OF BEXAR)

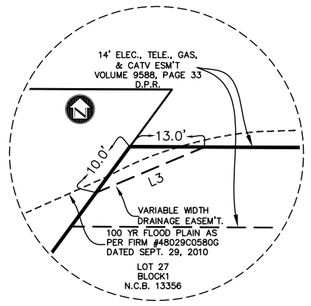
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
XAVIER A. TORRES, P.E.
LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 93953

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:

_____
REYNALDO MARTINEZ JR
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5482



LINE TABLE

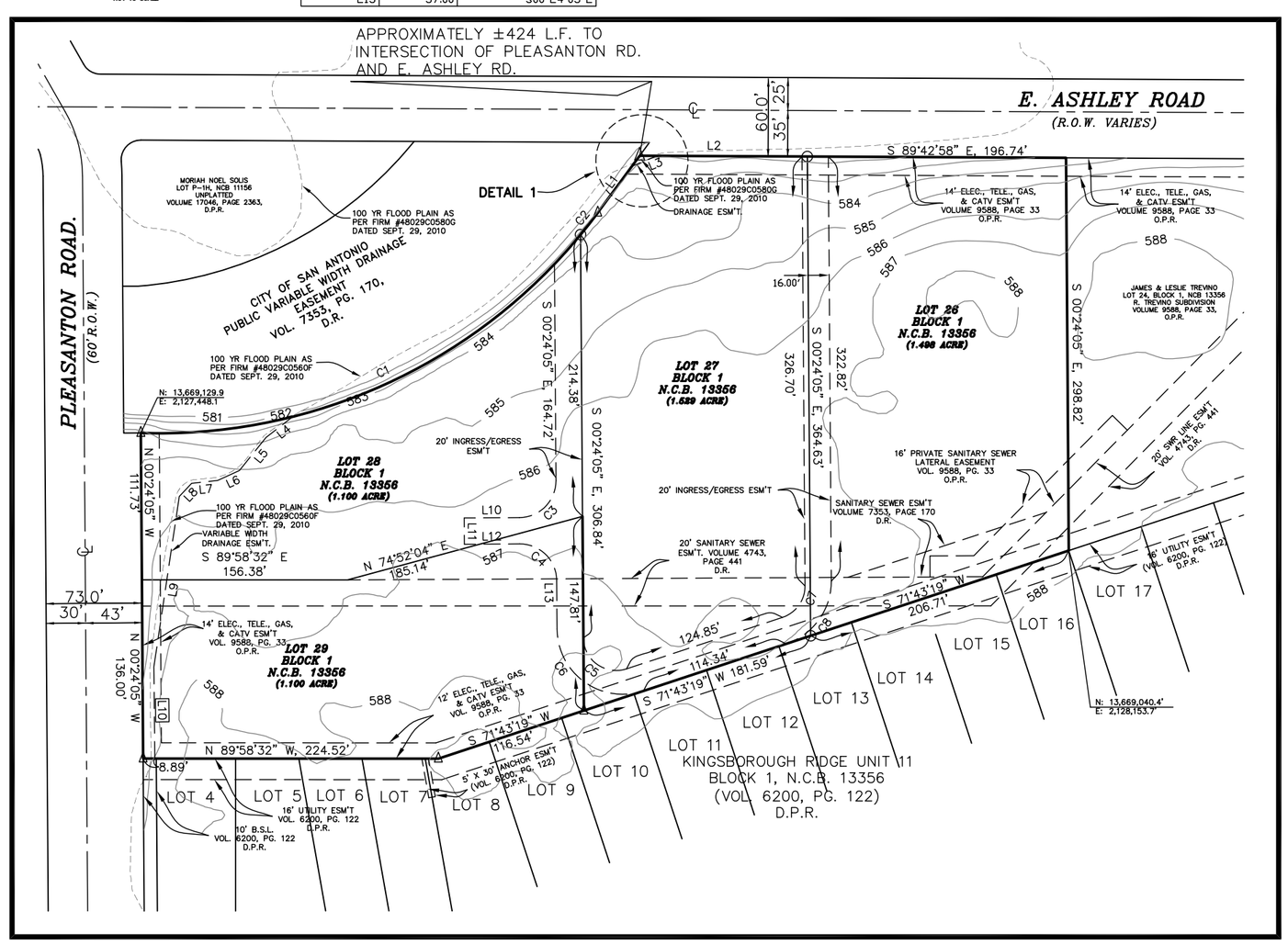
LINE	LENGTH	BEARING
L1	53.79	N36°21'46"E
L2	127.46	S89°42'58"E
L3	20.55	N67°07'09"E
L4	25.60	S32°00'10"W
L5	32.29	S38°57'52"W
L6	18.23	S65°16'52"W
L7	19.87	S83°45'38"W
L8	13.74	S43°10'23"W
L9	131.08	S08°28'34"W
L10	42.00	N89°35'55"E
L11	20.00	S00°24'05"E
L12	42.00	N89°35'55"E
L13	37.00	S00°24'05"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TAN	DELTA	CH. BEARING	CHORD
C1	379.99	415.00	204.48	52°27'43"	N65°42'35"E	366.85
C2	21.20	415.00	10.60	2°55'38"	N38°00'54"E	21.20
C3	43.98	28.00	28.00	90°00'00"	N44°35'55"E	39.60
C4	43.98	28.00	28.00	90°00'00"	N45°24'05"W	39.60
C5	47.07	25.00	34.33	107°52'36"	S54°20'23"E	40.42
C6	94.14	50.00	68.66	107°52'36"	S54°20'23"E	80.84
C7	31.47	25.00	18.20	72°07'24"	N35°39'37"E	29.43
C8	62.94	50.00	36.41	72°07'24"	N35°39'37"E	58.87

MINIMUM FINISHED FLOOR ELEVATION

LOT #	ELEVATION
LOT 26	583.0
LOT 27	583.2
LOT 28	583.6
LOT 29	583.6



L E G E N D

FOUND 1/2" IRON ROD.	○	
FND IRON PIPE	●	
FOUND "X" IN CONC.	⊗	
SET 1/2" IRON PIN	○	
HWY. R.O.W. MONUMENT	△	

L E G E N D

1.) R.O.W.	=	RIGHT OF WAY.
2.) ELEC.	=	ELECTRIC
3.) TELE.	=	TELEPHONE
4.) CATV	=	CABLE TELEVISION
5.) N.C.B.	=	NEW CITY BLOCK
6.) AC	=	ACREAGE
7.) VOL.	=	VOLUME
8.) PG	=	PAGE
9.) CL	=	CENTER LINE
10.) D.P.R.	=	DEED AND PLAT RECORDS
11.) O.P.R	=	OFFICIAL PUBLIC RECORDS
12.) HWY	=	HIGHWAY
13.) D.R.	=	DEED RECORDS

"SURVEYOR NOTES"

1. 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 COOPERITIVE CORS NETWORK.
2. DIMENSIONS SHOWN ARE SURFACE.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

"GENERAL NOTES"

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
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.
3. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
4. TREESCAPE NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35–512 OF THE UNIFIED DEVELOPMENT CODE.
5. RESIDENTIAL LOTS SHALL BE PROVIDED WITH PERMANENT VEHICLE TRUNARAOUND TO PREVENT BACKING ONTO THE THOUROUGHFARE.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF LAND SHOWN AS LOTS 26 & 28 ON THIS PLAT, IN PERSON OR THROUGH 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 ADDRESS: RICARDO TREVINO
238 ASHLEY
SAN ANTONIO, TEXAS 78211

_____
OWNER/DEVELOPER: RICARDO TREVINO

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO TREVINO 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____ DAY OF_____ A.D., 2018.

_____
NOTARY PUBLIC, BEXAR COUNTY TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF LAND SHOWN AS LOT 27 ON THIS PLAT, IN PERSON OR THROUGH 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 ADDRESS: ANTONIO SALAZAR
222 E ASHLEY
SAN ANTONIO, TEXAS 78211

_____
OWNER/DEVELOPER: ANTONIO SALAZAR

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO SALAZAR 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____ DAY OF_____ A.D., 2018.

_____
NOTARY PUBLIC, BEXAR COUNTY TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF LAND SHOWN AS LOT 29 ON THIS PLAT, IN PERSON OR THROUGH 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 ADDRESS: JUAN MELGAR
710 SAMS DR.
SAN ANTONIO, TEXAS 78221

_____
OWNER/DEVELOPER: JUAN MELGAR

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUAN MELGAR 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____ DAY OF_____ A.D., 2018.

_____
NOTARY PUBLIC, BEXAR COUNTY TEXAS

THIS PLAT OF R. TREVINO SUBDIVISION II 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) HAVE BEEN GRANTED.

DATED THIS_____ DAY OF_____ A.D., 2018.

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I,_____GERRY RICKOFF_____ 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 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._____

BY:_____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS