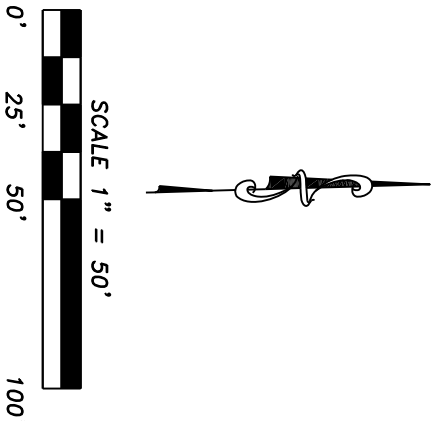


PLAT NUMBER: 170386

REPLAT
ESTABLISHING
GALVAN SUBDIVISION

BEING A TOTAL OF 0.839 ACRE INCLUSIVE OF A 0.042 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO ESTABLISHING LOTS 11-13, BLOCK 1, NCB 10072 OUT OF A GENERAL WARRANTY DEED RECORDED IN VOLUME 18205, PAGE 243. DEED RECORDS OF BEXAR COUNTY, TEXAS AND WAS PREVIOUSLY PLATTED AS LOT 108, BLOCK H, N.C.B. 8364, WOODLAND HILLS COUNTRY ESTATES SUBDIVISION RECORDED IN VOLUME 642, PAGES 152-153. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



MHR Engineering, LLC.
TITLE REGISTRATION NO. F-1226
TBPLS REGISTRATION NO. F-10183913
16845 Benito Road, Suite 106, San Antonio, TX 78232
PH: (210)241-0543; FAX: (210)491-2227
www.mhreng.com

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 UTILITIES HEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MIGUEL A. GALVAN
21550 CAMPBELLTON
SAN ANTONIO, TX 78264
OWNER/DEVELOPER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MIGUEL GALVAN**, 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 **GALVAN 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 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

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 1,000 GPM AT 150 PSI PRESSURE. THE DEVELOPER OR BUILDER SHALL INSTALL THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

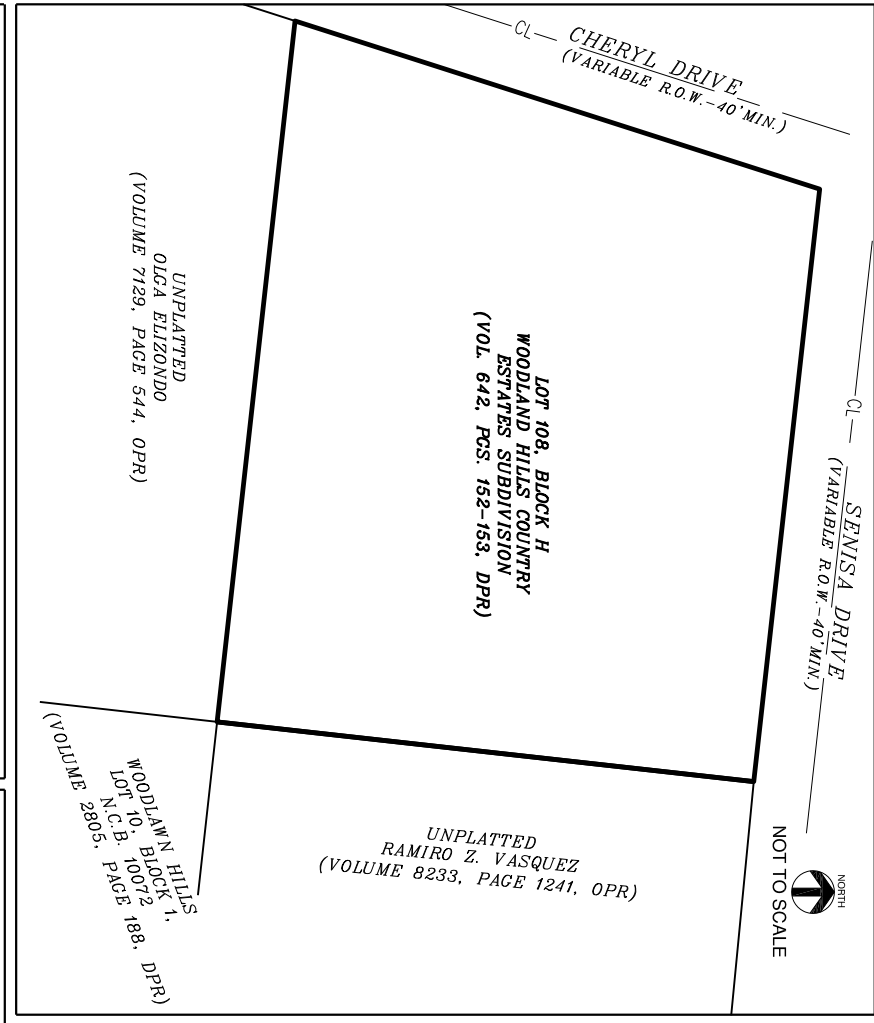
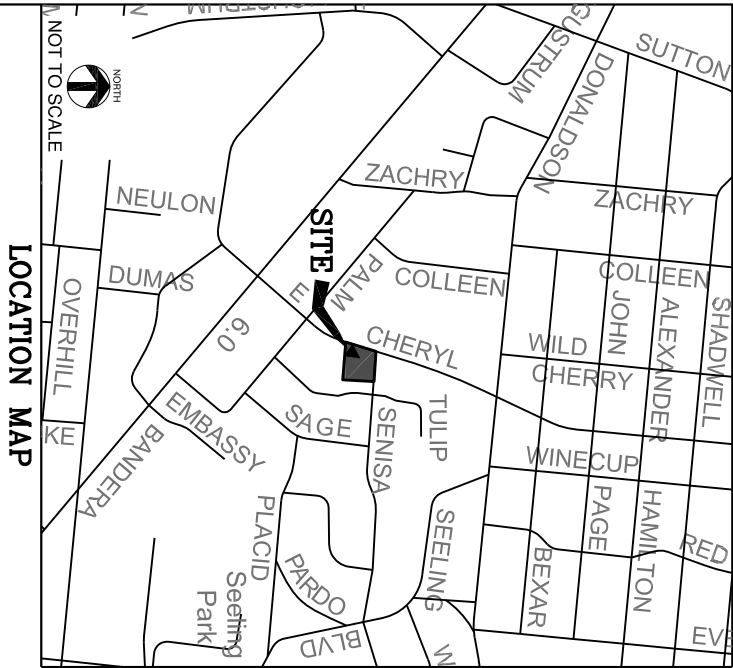
SANM, HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 245 FEET ABOVE FINISHED ADJACENT GRADE. THE DEVELOPER OR BUILDER SHALL INSTALL THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

WASTEWATER FLOW NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
IMPACT FEE PAYMENT DUE:
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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.
FINISH FLOOR ELEVATION:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

PUBLIC WORKS STORM WATER NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE PLAT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

C.P.S. 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 OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR SUPPORTING WIRE, AND CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OR REPAIRING NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS OR EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO INSTALL AND MAINTAIN NECESSARY UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
2) ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID GRADE CHANGES GROUND.
3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE OR OTHER UTILITY EASEMENTS OR RIGHTS-OF-WAY UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR DRIVEWAYS.
5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIRE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A TOTAL OF 0.839 ACRE OUT OF A PREVIOUSLY PLATTED AS LOT 108 BLOCK H, N.C.B. 8364, WOODLAND HILLS COUNTRY ESTATES SUBDIVISION RECORDED IN VOLUME 642, PAGES 152-153, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WOODLAND HILLS COUNTRY ESTATES SUBDIVISION WHICH IS RECORDED IN VOLUME 642, PAGES 152-153, DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN 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/DEVELOPER _____

OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____ BEXAR COUNTY, TEXAS

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.

HARUN RASHID
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89273.
DATE _____

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.

HARUN RASHID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6411.
DATE _____

Legend

- F.I.R. Found 1/2" Iron Rod
- S.I.R. Set 1/2" Iron Rod
- Measured Bearing and Distance
- Existing Contours
- N.C.B. New County Block
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- ROW RIGHT OF WAY
- E.G.T. & ELECTRIC, GAS, TELEPHONE CTV. AND CABLE TELEVISION EASEMENT
- CL CENTERLINE
- AC. ACREAGE

