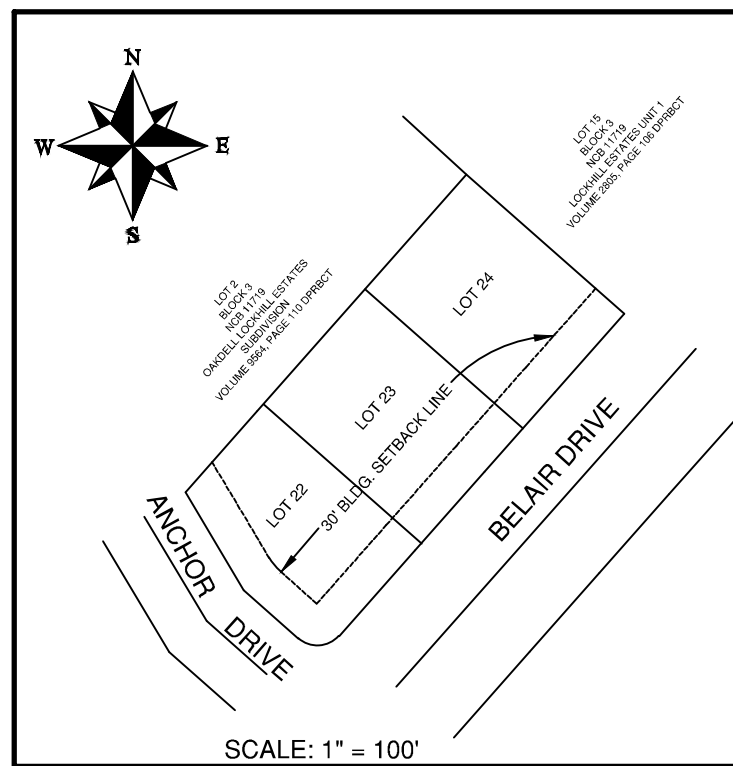
LOCATION MAP  
NOT TO SCALE

## AREA BEING REPLATTED

THOUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LOCKHILL ESTATES UNIT 1 WHICH IS RECORDED IN VOLUME 4400, PAGE(S) 174. 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 COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: RAMIRO VALADEZ III  
RAV III REAL ESTATE, LLC  
10010 SAN PEDRO, SUITE 550  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018

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:

JERRY D. WILKIE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4724

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.

FELIX I. BERNAL  
LICENSED PROFESSIONAL ENGINEER NO. 92657

## CPS 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 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 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 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.

## WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

## SAWS IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

## TOWNHOUSE NOTE:

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE

THE 0.593 ACRES BEING REPLATTED IS PLATTED AS LOTS 22, 23 & 24, BLOCK 5, NCB 11719, LOCKHILL ESTATES, UNIT 1, AS RECORDED IN VOLUME 4400, PAGE 174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

## GENERAL NOTES:

- 1) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE: 35-504 (a)(5)
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NAD 83
- 2) 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 3) SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT. SURFACE=GRID X 1.00017

## FIRE FLOW NOTE (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 1000 GPM AS 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 DEPARTMENT FIRE MARSHAL.

## SAWS HIGH PRESSURE NOTE:

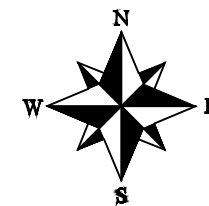
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

## LEGEND

●	ONE HALF INCH IP SET
○	ONE HALF INCH IP FOUND
■	TXDOT MONUMENT FOUND
R.O.W.	RIGHT-OF-WAY
DRBCT	DEED RECORDS BEXAR COUNTY, TEXAS
RPRBCT	REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
DPRBCT	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

REPLAT ESTABLISHING  
BELAIR TOWNHOMES

BEING 0.593 ACRES TRACT OF LAND INCLUSIVE OF 0.013 ACRES OF RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 31, 32, 33 AND 34 BLOCK 3, NCB 11719 OUT OF LOTS 22, 23 & 24 OF LOCKHILL ESTATES, UNIT 1, RECORDED IN VOLUME 4400, PAGE 174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



BERNAL TECHNOLOGIES, INC.  
CIVIL ENGINEERING CONSULTANTS  
COMPUTERIZED ENGINEERING SOLUTIONS  
722 W. BAETZ BLVD.  
SAN ANTONIO, TEXAS 78221  
(210) 473-0747 fbernal@aol.com Firm: F-11256

## JERRY D. WILKIE, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR  
121 REPOSE LN.  
SAN ANTONIO, TEXAS 78228  
(210) 861-0733  
wilkiesurveyor@yahoo.com  
DATE OF PREPARATION 8-5-2017

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: RAMIRO VALADEZ III  
RAV III REAL ESTATE, LLC  
10010 SAN PEDRO, SUITE 550  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAMIRO VALADEZ III, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

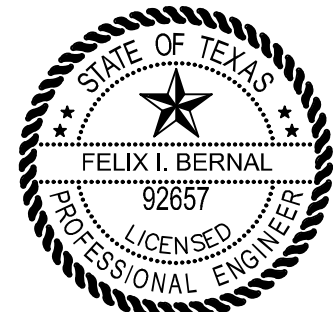
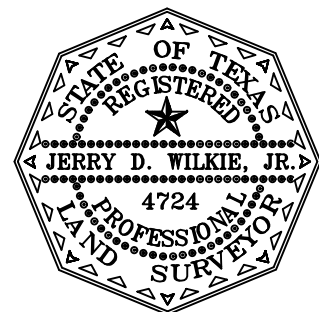
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

THIS PLAT OF \_\_\_\_\_ BELAIR TOWNHOMES \_\_\_\_\_ 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 EXCEPTIONS AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018

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

## LINE TABLE

L1	N30°46'30"W	59.67'
L2	N48°30'00"W	38.11'
L3	N30°46'30"W	60.49'
L4	N48°30'00"W	37.42'