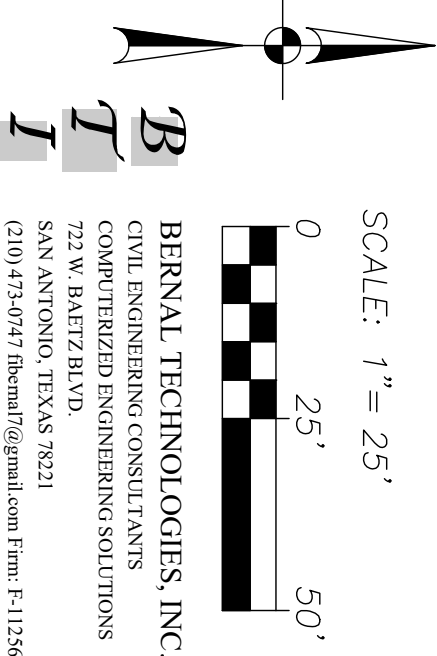


PLAT ID 170181

REPLAT ESTABLISHING
STRECH PLACE SUBDIVISION

BEING A TOTAL OF 0.224 ACRES, ESTABLISHING LOTS 383, 384 BLOCK 38, NCB 11137, BEING OUT OF JARDIN AZTECA, SITUATED WITHIN CITY OF SAN ANTONIO PREVIOUSLY RECORDED IN VOLUME 9537, PAGE 127, BEXAR COUNTY, TEXAS DEED AND PLAT RECORDS



B
BERNAL TECHNOLOGIES, INC.
CIVIL ENGINEERING CONSULTANTS
COMPUTERIZED ENGINEERING SOLUTIONS
722 W. BAETZ BLVD.
SAN ANTONIO, TEXAS 78221
(210) 473-0747 fbernal7@gmail.com Firm: F-11256

OWNER/DEVELOPER

PAZ ENTERPRISES LLC
5735 RANDOLPH BLVD
SAN ANTONIO, TX 78233
(210)274-4341

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, FOREVER ALL STREETS, PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
PAZ ENTERPRISES LLC
5735 RANDOLPH BLVD
SAN ANTONIO, TX 78233
(210)274-4341

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2018

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STRECH PLACE 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 _____, A.D. 2018.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SURVEYORS NOTES

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS. 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS. 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELT'S, PARKS, TREE SAVE AREAS, INCLUDING LOT 96, BLOCK 3, OR 3831, DRAINAGE EASEMENTS AND EASEMENTS ANY OTHER INTERESTS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NO PORTION OF THE FEMA % ANNUAL CHANGE (100/YEAR) FLOODING RISK SHALL BE USED TO DETERMINE THE FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS WASTEWATER EDU 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.

SAWS IMPACT FEE NOTE:

SAWS IMPACT FEE NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTE WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITIES, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN AND ABOUT THE SUBDIVISION. THE DEDICATION OF SUCH EASEMENTS AND RIGHTS-OF-WAY 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE DRAINAGE OBSTRUCTIONS TO AVOID WITHIN THE LIMITS OF SAID INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENFORCEMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY. THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

CPS/SAWS/COSA Utility Notes

CURVE TABLE				CHORD	
CURVE	RADIUS	DELTA	LENGTH		
C1	25.00'	89°21'01"	38.99'	N 44°44'46"	W. 35.15'

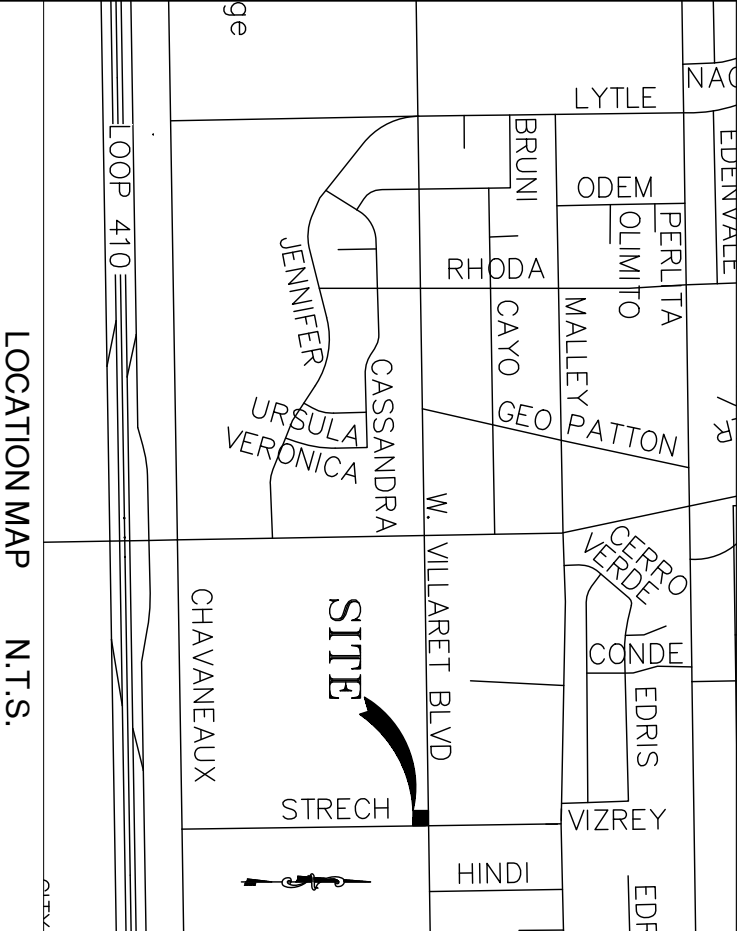
W. VILLARET BLVD.

LOT 383
BLOCK 38
N.C.B. 11137
(0.123 AC.)
N 89°25'34" W, 99.83'
LOT 383
BLOCK 38
N.C.B. 11137
(0.123 AC.)
N 89°25'34" W, 99.83'
LOT 362, BLOCK 38, NCB 11137
VOLUME 11187, PAGE 2203.
LUIS ARMANDO PEREZ
2.743 ACRES OUT OF
REAL PROPERTY RECORDS
BEARING BASIS - REF: 9537 / 137, D.P.R.
N 00°03'25" W, 100.00'

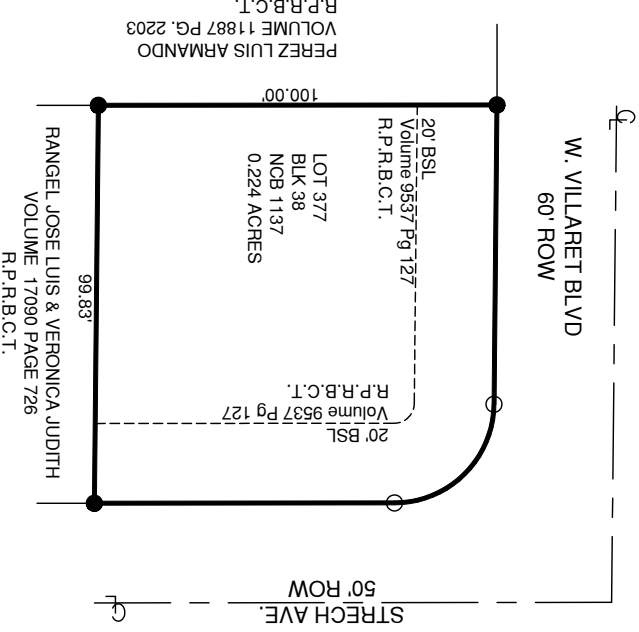
STRECH AVE.

LEGEND

- ONE HALF INCH IP FOUND UNLESS OTHERWISE NOTED
- ONE HALF INCH IP SET
- TxDOT MONUMENT FOUND
- RIGHT-OF-WAY
- OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- APPROPRIATE REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- B.S.L.
- BUILDING SETBACK LINE
- E.T.G. & CATV
- DRBCT
- DEED & PLAT RECORDS BEXAR COUNTY, TEXAS



LOCATION MAP N.T.S.



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
SCALE: N.T.S.

THE 0.224 ACRES BEING REPLATTED WAS
PREVIOUSLY PLATTED AS LOT 377, BLK 38, NCB
11137, JARDIN AZTECA, RECORDED IN VOLUME
9537, PG 127, BEXAR COUNTY PLAT AND DEED
RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT JARDIN AZTECA
WHICH IS RECORDED IN VOLUME 9537, PAGE 127, 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.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT
THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: PHILIP ZAMORA
PAZ ENTERPRISES LLC
5735 RANDOLPH BLVD
SAN ANTONIO, TX 78233
(210)274-4341

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF
_____, A.D. 20____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR
I, HEREBY CERTIFY THAT PROPER ENGINEERING
CONSIDERATIONS HAVE BEEN GIVEN 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

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND
BY EMPLOYEES OF MARTINEZ SURVEYING AND MAPPING CO.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5482

