

REPLAT  
ESTABLISHING  
**VICTOR M. LOPEZ**

Being a total of 0.1148 Acre tract comprised of a portion of Lot 1, Block 10, New City Block 1506, according to the plat thereof recorded in Volume 3025, Page 151, Deed and Plat Records of Bexar County, Texas, and being the land described in Volume 15725, Page 194, Deed and Plat Records of Bexar County, Texas, establishing Lot 6 of Block 10, New City Block 1506, KELLAND HEIGHTS, in the City of San Antonio, Bexar County, Texas.

STATE OF TEXAS  
COUNTY OF BEXAR

The owners 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:** Victor Manuel Lopez  
8111 Airlift Avenue  
San Antonio, TX 78227

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared Victor Manuel Lopez known to me to be the persons 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. 20\_\_\_\_.

Notary Public, Bexar County, Texas

STATE OF TEXAS  
COUNTY OF BEXAR

The area being replatted was previously platted on Kelland Heights, which is recorded in Volume 3025, Page 151, Deed and Plat Records of Bexar County, Texas. The San Antonio Planning Commission at its meeting of \_\_\_\_\_, 2019, held a public hearing which involved notification on the proposed replatting of this property.

I Victor Manuel Lopez, the owner of the property shown on this replat hereby certify that this replat does not amend or remove any covenants or restrictions.

Owner: Victor Manuel Lopez  
8111 Airlift Avenue, San Antonio, TX 78227

Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas. My  
commission expires: \_\_\_\_\_.

This plat of Victor M. Lopez 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) have been granted.

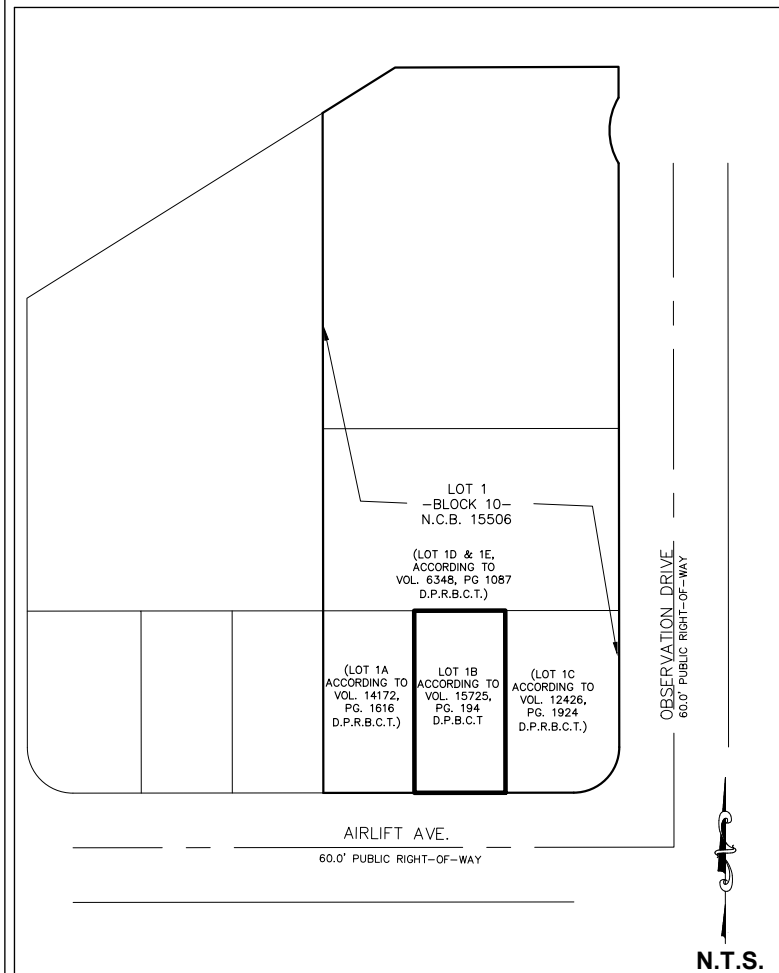
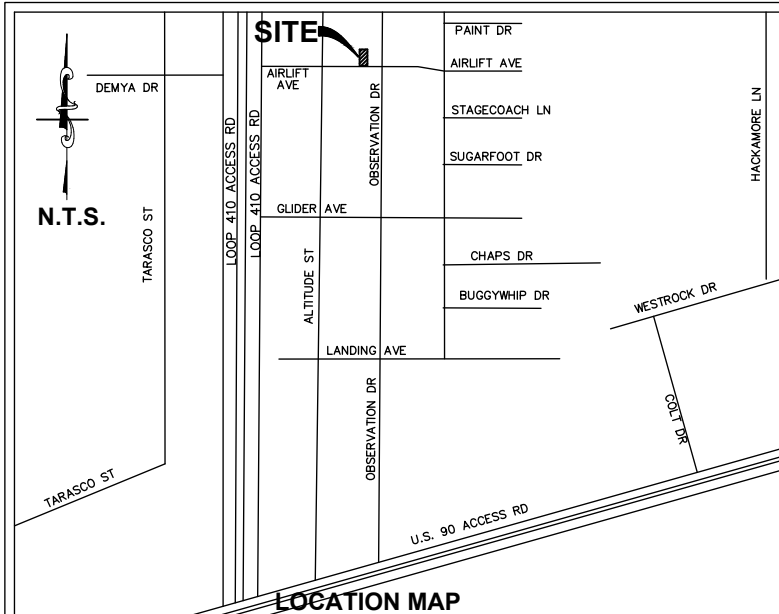
Dated this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_

By: \_\_\_\_\_ CHAIRMAN

By: \_\_\_\_\_ SECRETARY

**CPS/SAWS/COSA Utility:**

1. The City of San Antonio is a part of its electric, gas, water, and wastewater systems – City Public Service Board (CPS Energy) and San Antonio Water System (SAWS) – is hereby dedicated easements and rights-of-way for utility, transmission and distribution infrastructure and service facilities in the areas designated on this plat as "electric easement," "anchor easement," "service easement," "overhang easement," "utility easement," "gas easement," "transformer easement," "water easement," "sanitary sewer easement" and/or "recycled water easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting utility infrastructure and service facilities for the reasons described above. CPS Energy and SAWS shall also have the right to relocate said infrastructure and service facilities within easement and right-of-way areas, together with the right of ingress and egress over grantor's adjacent lands for the purpose of accessing such infrastructure and service facilities 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 water, sewer, gas, and/or electric infrastructure and service facilities. No buildings, structures, concrete slabs, or walls will be placed within easement areas without encroachment agreement with the respective utilities.
2. Any CPS Energy and SAWS monetary loss resulting from modifications required of CPS Energy and 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.
3. The plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable tv easements or any other easements for utilities unless the changes to such easements are described herein.
4. 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.
5. Roof overhangs are allowed within 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.



**AREA BEING REPLATTED THROUGH PUBLIC HEARING  
WITH WRITTEN NOTIFICATION**

0.1148 acres being replatted is a portion of Lot 1, Block 10, New City Block 15506, also known as KELLAND HEIGHTS SUBDIVISION, previously platted in Volume 3025, Page 151, Deed and Plat Records of Bexar County, Texas.

**LEGEND**

●	½" Iron Rod Found	N.T.S.	Not To Scale
○	½" Iron Rod Set	Gas, Elec. Tele. & Cable Easement	Gas, Electric, Telephone & Cable Television Easement
⊗	Mag Nail Set in Conc.		
P.B.C.T.	Plat Records, Bexar County, Texas	O.P.B.C.T.	Official Public Records of Bexar County, Texas
D.R.B.C.T.	Deed Records, Bexar County, Texas	R.O.W.	Right-of-Way
N.C.B.	New City Block	C.L.	Center Line
		173'	Existing Contour

**SURVEYOR'S NOTES:**

1. Property corners are monumented with cap or disk marked "Elizondo No. 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;
4. Bearings are based on the North American datum of 1983 (CORS 1996), from the Texas coordinate system established for the South Central zone.

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:

Registered Professional Land Surveyor No. 6386

STATE OF TEXAS  
COUNTY OF BEXAR

I, hereby certify that the proper engineering consideration has been given this plot to the matters of streets, lots and drainage layout. To the best of my knowledge this plot conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Professional Engineer No. 46209

