

LOCATION MAP  
NOT-TO-SCALE



STATE OF TEXAS  
COUNTY OF BEXAR

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.

SWORN AND SUBSCRIBED BEFORE ME THIS THE 22<sup>nd</sup>  
DAY OF July, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 6-26-23

**SURVEYOR'S NOTES:**

STATE OF TEXAS  
COUNTY OF BEXAR

E. Frank

ENRIQUE C. ELIZONDO  
REGISTERED PROFESSIONAL LAND SURVEYING NO. 6386

STATE OF TEXAS  
COUNTY OF BEXAR

11 48 24

JOSEPH E. TOBER, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 108918

CPS / SAWS/ COSA UTILITY:

3. THIS 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 HEREON.

**W. TERRA ALTA**

(50' RIGHT-OF-WAY)

N: 13731660.3991'  
E: 2137187.3228'

N89° 58' 45"E 71.98'

35.99'

778'

779'

780'

781'

N00° 21' 44"W 120.31'

N00° 21' 44"W 120.47'

S00° 21' 44"E 120.62'

35.99'

35.99'

N89° 46' 29"W 71.98'

N: 13731539.642  
E: 2137118.066

REBECCA KRETZER  
NORTHVIEW ESTATES SUBDIVISION  
LOT 1, BLOCK 1  
N.C.B. 13335  
VOL. 4500, PG. 28, DPR  
(0.196 AC)

DAVID J SANCHEZ  
NORTHVIEW ESTATES SUBDIVISION  
LOT 3 BLOCK 1  
N.C.B. 13335  
VOL. 4500, PG. 28, DPR  
(2.000 AC)

30' BSL  
VOL. 4500, PG. 28  
DPR

30' BSL  
VOL. 4500, PG. 28  
DPR

14' G,E,T & CATV ESMT

8' G,E,T & CATV ESMT

+/- 57.95 FEET  
TO EVEREST ROAD

REBECCA KRETZER  
NORTHVIEW ESTATES SUBDIVISION  
LOT 1, BLOCK 1  
N.C.B. 13335  
VOL. 4500, PG. 28, DPR  
(0.196 AC)

CHRIE M BUSH  
NORTHVIEW ESTATES SUBDIVISION  
LOT 8 BLOCK 1  
N.C.B. 13335  
VOL. 4500, PG. 28, DPR  
(0.222 AC)

JOE A GUTIERREZ  
NORTHVIEW ESTATES SUBDIVISION  
LOT 9 BLOCK 1  
N.C.B. 13335  
VOL. 4500, PG. 28, DPR  
(0.258 AC)

STEPHANIE G ESCOBAR  
NORTHVIEW ESTATES SUBDIVISION  
LOT 10 BLOCK 1  
N.C.B. 13335  
VOL. 4500, PG. 28, DPR  
(0.225 AC)

**CPS / SAWS/ COSA UTILITY:**

5. 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.

**FLOODPLAIN VERIFICATION:** NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0265G, EFFECTIVE 9/29/10. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SAWS IMPACT FEE 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**SAFES WASTEWATER EDU NOTE:** THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

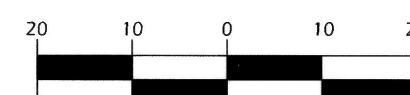
**RESIDENTIAL FIRE FLOW:** THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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 MARSHALL.

**STORMWATER:**  
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS TREE SAVE AREAS, INCLUDING LOTS 29-30, BLOCK 1, NCB 13335, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION 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.

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

BEING A TOTAL OF 0.2 ACRES, OUT OF LOT 2, BLOCK 1, NEW CITY BLOCK 13335, NORTHVIEW ESTATES RECORDED IN VOLUME 4500, PAGE 28 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 29 AND LOT 30, BLOCK 1 NEW CITY BLOCK 13335, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 20'



**ELIZONDO & ASSOCIATES -  
LAND SURVEYING & MAPPING, LLC.**  
11153 WESTWOOD LOOP, SUITE 120  
SAN ANTONIO, TX 78253  
TEXAS LICENSED SURVEYING FIRM NO. 10193864

### LEGEND

●	1/2" IRON ROD FOUND	ESMT	EASEMENT
○	1/2" IRON ROD SET	NCB	NEW CITY BLOCK
AC	ACRE(S)	G,E,T & CATV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	BSL	BUILDING SETBACK LINE
℄	CENTER LINE		

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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAVID J. SANCHEZ  
1610 W. TERRA ALTA  
SAN ANTONIO, TX 78209

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY  
PERSONALLY APPEARED DAVID J. SANCHEZ 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 22nd DAY OF July  
A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SANCHEZ SUBDIVISION 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)  
AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS       DAY OF       , A.D. 2019.

BY: \_\_\_\_\_ CHAIRMAN

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

