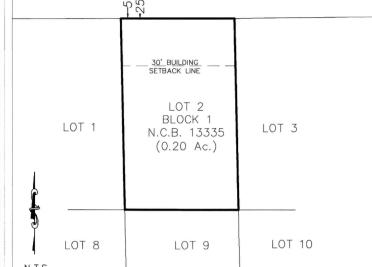


W. TERRA ALTA 50' RIGHT-OF-WAY) 30' BUILDING SETBACK LINE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 0.20 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT BLOCK 1, AND A 30' BUILDING SETBACK LINE OF THE NORTHVIEW ESTATES SUBDIVISION, RECORDED IN VOL. 4500, PG. 28 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON NORTHVIEW ESTATES WHICH IS RECORDED IN VOLUME 4500 , PAGE 28 , BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY

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

MY COMMISSION EXPIRES:

SURVEYOR'S NOTES:

1 PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "ELIZONDO NO. 6386" UNLESS NOTED OTHERWISE 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

3. DIMENSIONS SHOWN ARE SURFACE; AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

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:

ENRIQUE C REGISTERED PROFESSIONAL LAND SURVEYING NO. 6386

STATE OF TEXAS **COUNTY OF BEXAR**

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.

LICENSED PROFESSIONAL ENGINEER NO. 108918

THE CITY OF SAN ANTONIO AS 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 AN ENCROACHMENT 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 ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

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.

+/- 57.95 FEET

30' BSL-

VOL. 4500, PG. 28

REBECCA KRETZER

NORTHVIEW ESTATES SUBDIVISION

LOT 1, BLOCK 1

N.C.B. 13335

VOL. 4500, PG. 28, DPR

(0.196 AC)

DPR

TO EVEREST ROAD

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 OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS 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:

W. TERRA ALTA

(50' RIGHT-OF-WAY)

LOT 30

BLOCK 1

N.C.B. 13335

(0.10 AC)

N89° 58' 45"E 71.98'

35.99

LOT 29

BLOCK 1

N.C.B. 13335

(0.10 AC)

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.

N: 13731660.3991

E: 2137187.3228'

─14' G,E,T & CATV ESMT

30' BSL-

VOL. 4500, PG. 28

DPR

DAVID J SANCHEZ

NORTHVIEW ESTATES SUBDIVISION

LOT 3 BLOCK 1

N.C.B. 13335

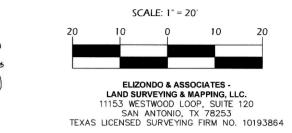
VOL. 4500, PG. 28, DPR

(2.000 AC)

PLAT NO. 19-11800019

REPLAT ESTABLISHING SANCHEZ SUBDIVISION

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.



LEGEND

● ½" IRON ROD FOUND EASEMENT NEW CITY BLOCK O 3" IRON ROD SET NCB GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION AC ACRE(S) G.E.T & CATV DEED AND PLAT RECORDS OF **CENTER LINE**

STATE OF TEXAS COUNTY OF BEXAR

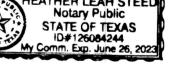
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

> Sangre 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 DAY OF JULY A.D. 2019.

HEATHER LEAH STEED **Notary Public** STATE OF TEXAS Ay Comm. Exp. June 26, 202

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF <u>SANCHEZ SUBDIVISION</u> 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. DATÉD THIS______ DAY OF_____

BY:	
	CHAIRMAN
DV	

SECRETARY









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

N: 13731539.642

E: 2137118.066 —

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

N89° 46′ 29"W 71.98'

16' UTILITY EASEMENT

VOL. 4500, PG. 28

DPR

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

STEPHANIE G ESCOBAR

8' G,E,T & CATV ESMT