

AREA BEING REPLATTED THROUGH PUBLIC HEARING

7.866 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 4, CB 5102 OF THE ST. JEROME'S CHURCH SUBDIVISION RECORDED IN VOLUME 9608, PAGE 112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.998 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, CB 5102 OF THE LAZAR ESTATES SUBDIVISION RECORDED IN VOLUME 9528, PAGE 20 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ST. JEROME'S CHURCH SUBDIVISION WHICH IS RECORDED IN VOLUME 9608, PAGE(S) 112, COUNTY PLAT AND DEED RECORDS, AND LAZAR ESTATES SUBDIVISION RECORDED IN VOLUME 9528, PAGE 20 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: ARCHBISHOP GUSTAVO GARCIA-SILLER
SAINT JEROME'S CHURCH
7955 REAL ROAD
SAN ANTONIO, TX 78263
(210) 648-2694

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: _____
SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "INTREPID" UNLESS NOTED OTHERWISE;
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 88) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NORMAL GPS TECHNIQUES;
3. DIMENSIONS SHOWN ARE GRID; AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 88), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

LICENSED PROFESSIONAL ENGINEER

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: INTREPID SURVEYING AND ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. 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.

2. 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.

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.

SAWS IMPACT FEE:

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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0440G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR NOTE:

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

COMMON AREA MAINTENANCE NOTE:

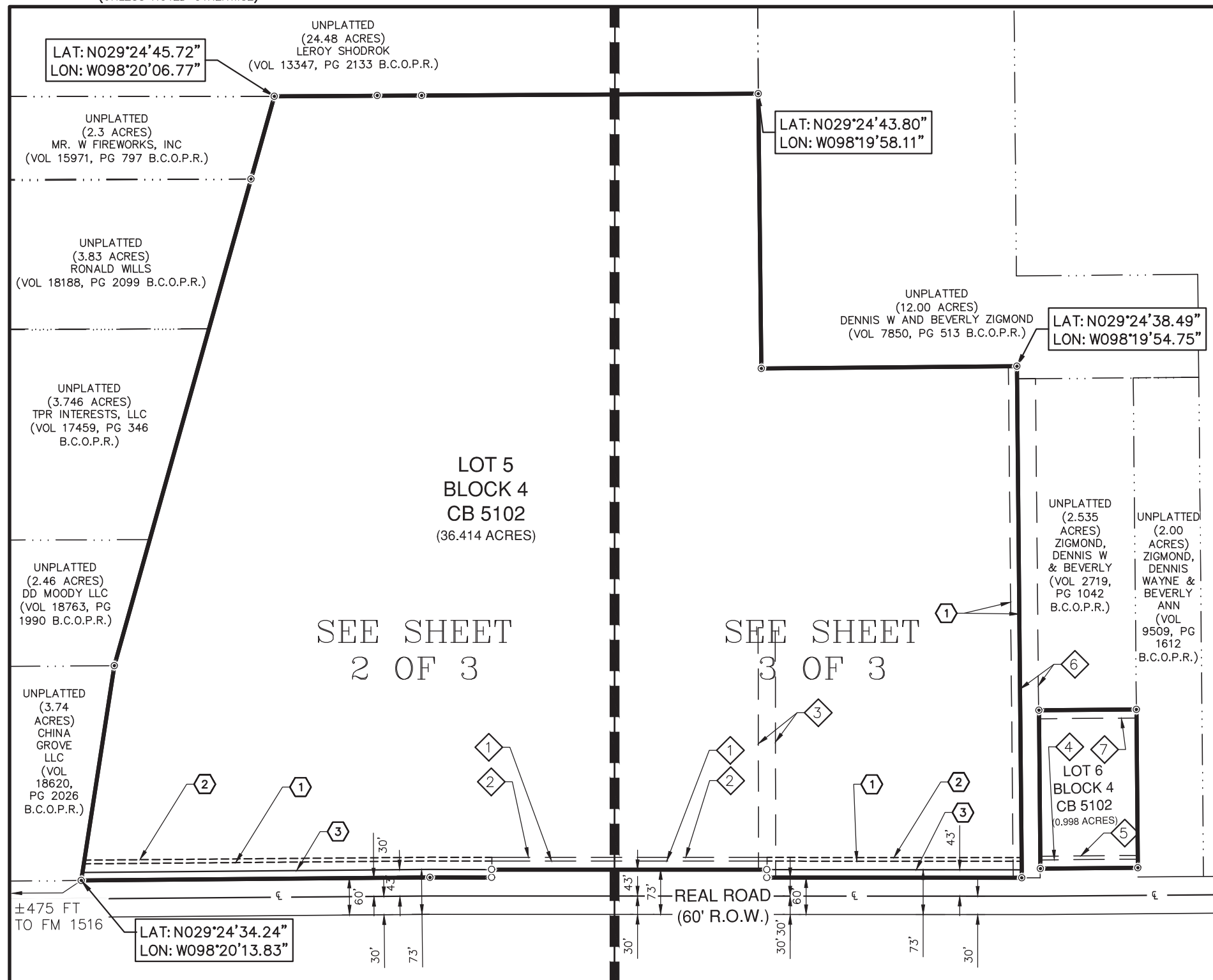
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 5 & 6, BLOCK 4, CB 5102 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

VEHICULAR TURN AROUND NOTE:

OWNER SHALL PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON LOT 6, BLOCK 4, CB 5102, TO PREVENT BACKING ONTO THE ROADWAY.

LEGEND

VOL PG	VOLUME PAGE(S)	ADJOINER	
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	20' BUILDING SETBACK LINE	2
R.O.W.	RIGHT OF WAY CENTERLINE OF ROAD	13' DEDICATION FOR STREET WIDENING 0.32 ACRES	3
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	14' GAS, ELECTRIC, AND CATV EASEMENT	4
○	SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	20' BUILDING SETBACK LINE	5
		30' ROADWAY EASEMENT	6
		14' GAS AND ELECTRIC EASEMENT	7



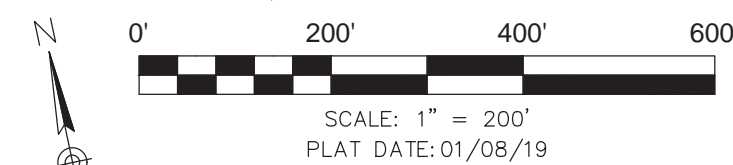
INDEX MAP

PLAT NO. 19-11800130

REPLAT & SUBDIVISION PLAT
ESTABLISHING

ST. JEROME'S CHURCH

BEING A TOTAL OF 37.412 ACRES, INCLUDING A 0.32 ACRE RIGHT OF WAY DEDICATION ESTABLISHING LOTS 5 & 6 & BLOCK 4, IN COUNTY BLOCK 5102, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 1, BLOCK 4, CB 5102 RECORDED IN VOLUME 9608, PAGE 112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL LOT 1, BLOCK 1, CB 5102 RECORDED IN VOLUME 17801, PAGE 2197 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT RECORDED IN VOLUME 6647, PAGE 0043 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THAT CERTAIN 13.294 ACRE TRACT (TRACT 1) RECORDED IN VOLUME 13530, PAGE 0159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THAT CERTAIN 2.786 ACRE TRACT (TRACT 2) RECORDED IN VOLUME 13530, PAGE 0159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT RECORDED IN VOLUME 16932, PAGE 1429 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



CURRENT DEED: VOL. 9608, PG. 112,
VOL. 17801 PG. 2197, VOL. 6647 PG. 0043,
VOL. 13530 PG. 0159, VOL. 1692 PG. 1429

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM

STATE OF TEXAS
COUNTY OF BEXAR
TBLPS #10193936 • TBPE #16550

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: ARCHBISHOP GUSTAVO GARCIA-SILLER
ST. JEROME CATHOLIC CHURCH
7955 REAL ROAD
SAN ANTONIO, TX 78263
(210) 648-2694

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARCHBISHOP GUSTAVO GARCIA-SILLER 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 _____, A.D. 20 _____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEW BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____, A.D. 20 _____.

BY: DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY TEXAS

THIS PLAT OF SAINT JEROME'S CHURCH 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.

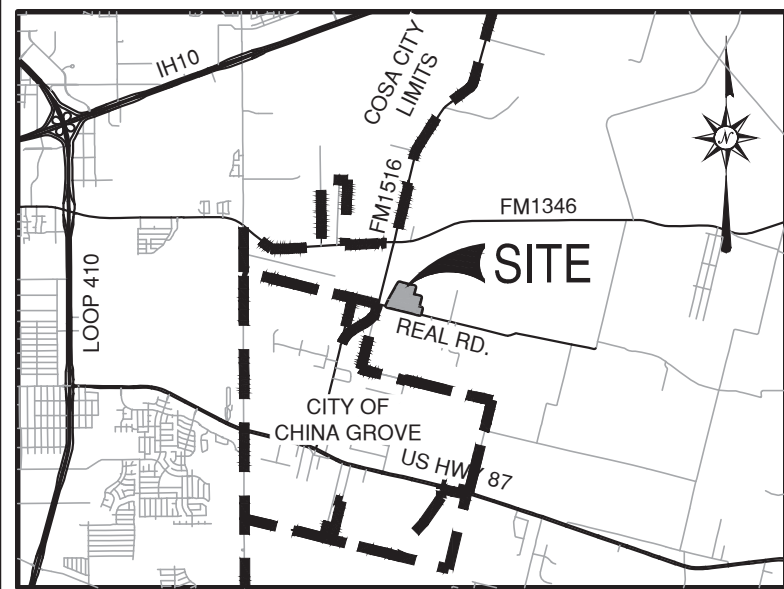
DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



LOCATION MAP

NOT-TO-SCALE

LEGEND

VOL PG	VOLUME PAGE(S)	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	R.O.W.	RIGHT OF WAY
---	1140	---	CENTERLINE OF ROAD
---	1140	---	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
---	ADJOINER	---	SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	14' GAS, ELECTRIC, AND NON-ACCESS EASEMENT (VOL 9528, PG 20, DPR)
2	20' BUILDING SETBACK LINE	5	20' BUILDING SETBACK LINE (VOL 9528, PG 20, DPR)
3	13' DEDICATION FOR STREET WIDENING 0.32 ACRES	6	30' ROADWAY EASEMENT (VOL 7743, PG 134, B.C.O.P.R.)
1	14' GAS, ELECTRIC, AND CATV EASEMENT (VOL 9608, PG 112, DPR)	7	14' GAS AND ELECTRIC EASEMENT (VOL 9528, PG 20, DPR)
2	20' BUILDING SETBACK LINE (VOL 9608, PG 112, DPR)		
3	28' GAS, ELECTRIC, AND CATV EASEMENT (VOL 9608, PG 112, DPR)		

SAWS IMPACT FEE:

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 WASTEWATER EDU:

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.

CPS/SAWS/COSA UTILITY:

1. 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.
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SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "INTREPID" UNLESS NOTED OTHERWISE;
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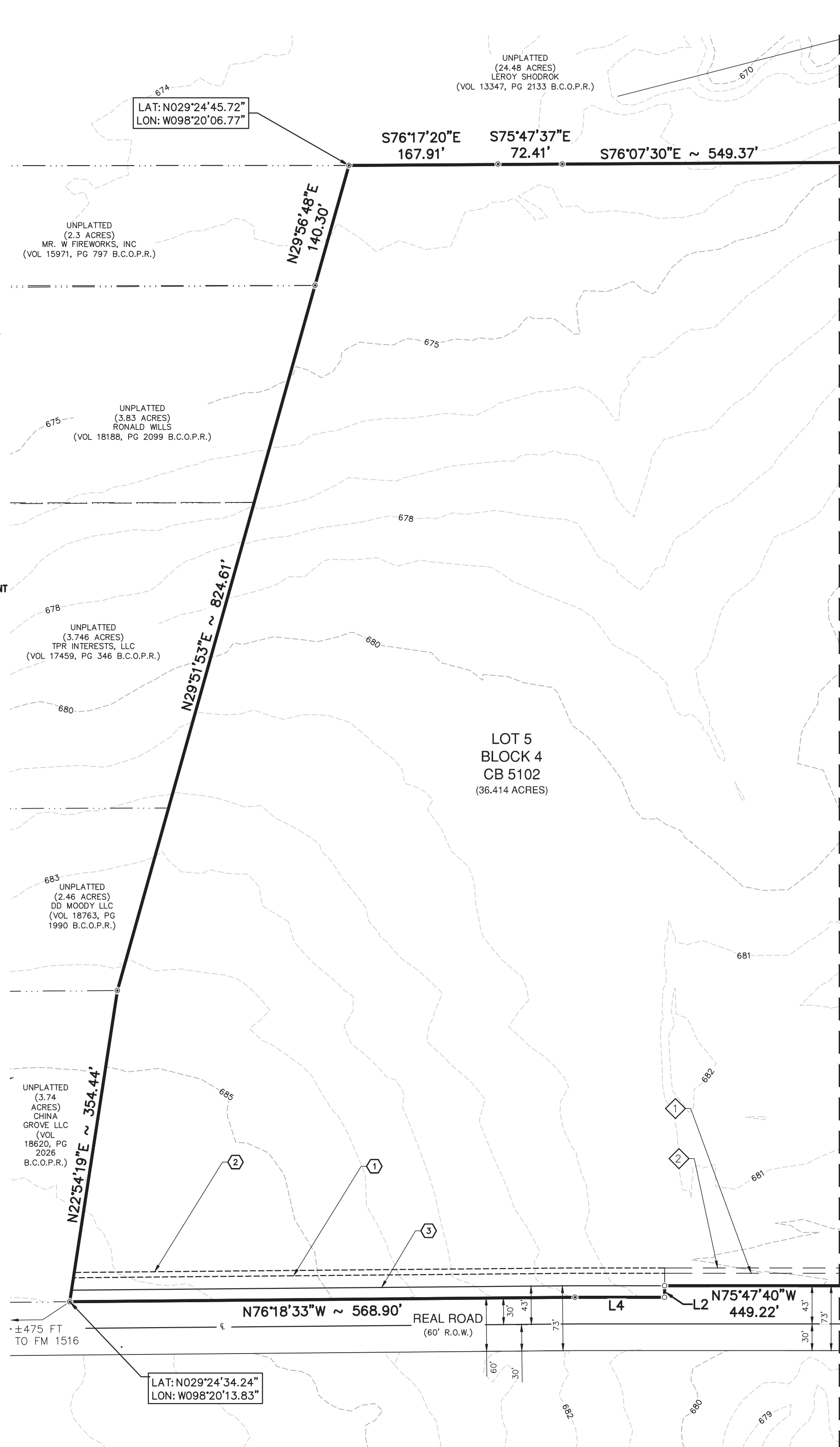
STATE OF TEXAS
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I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
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REGISTERED PROFESSIONAL LAND SURVEYOR



MATCHLINE "A" SHEET 3

PLAT NO. 19-11800130

REPLAT & SUBDIVISION PLAT
ESTABLISHING

ST. JEROME'S CHURCH

BEING A TOTAL OF 37.412 ACRES, INCLUDING A 0.32 ACRE RIGHT OF WAY DEDICATION ESTABLISHING LOTS 5 & 6 & BLOCK 4, IN COUNTY BLOCK 5102, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 1, BLOCK 4, CB 5102 RECORDED IN VOLUME 9608, PAGE 112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL LOT 1, BLOCK 1, CB 5102 RECORDED IN VOLUME 17801, PAGE 2197 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT RECORDED IN VOLUME 6647, PAGE 0043 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THAT CERTAIN 13.294 ACRE TRACT (TRACT 1) RECORDED IN VOLUME 13530, PAGE 0159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THAT CERTAIN 2.786 ACRE TRACT (TRACT 2) RECORDED IN VOLUME 13530, PAGE 0159 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT RECORDED IN VOLUME 16932, PAGE 1429 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	LENGTH
L2	S14°04'31\"W	13.00'
L3	N14°04'31\"E	13.00'
L4	N75°47'40\"W	100.94'



SCALE: 1\" = 100'
PLAT DATE: November 15, 2019

CURRENT DEED: VOL. 9608, PG. 112,
VOL 17801 PG. 2197, VOL 6647 PG. 0043,
VOL 13530 PG. 0159, VOL 1692 PG 1429

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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: ARCHBISHOP GUSTAVO GARCIA-SILLER
ST. JEROME CATHOLIC CHURCH
7955 REAL ROAD
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STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEW BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____ A.D. 20____.

BY: DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

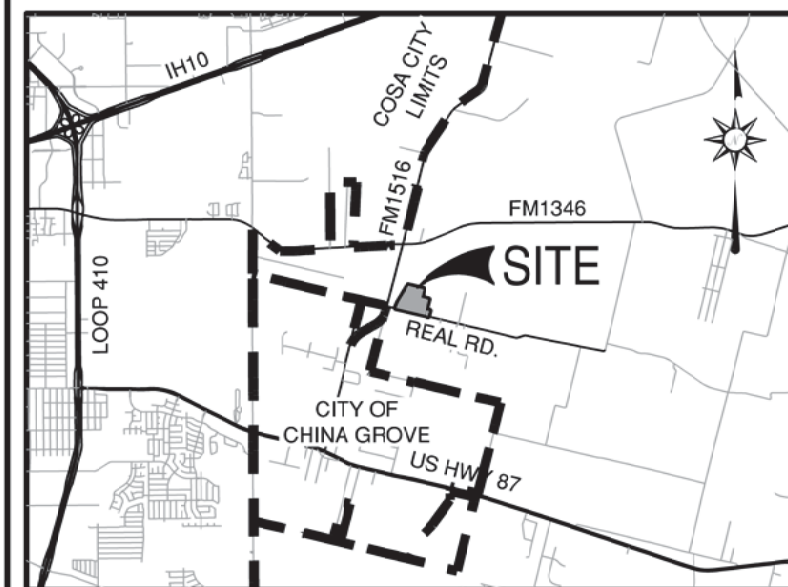
BY: _____ SECRETARY

SHEET 2 OF 3

ST. JEROME'S CHURCH

Civil Job No. 18-1397

Date: Nov 15, 2019, 3:54pm User ID: Mason
File: C:\Users\Mason\Dropbox (Intrepid Surveying)\2018\Engineering\BEXAR\PENDING\18-1397 St. Jerome's Park Masterplan\Drafting\Plat\Land-Plat-19-11800130.dwg



LOCATION MAP
NOT-TO-SCALE

LEGEND

VOL PG	VOLUME PAGE(S)	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	R.O.W.	RIGHT OF WAY
---	1:440	---	EXISTING CONTOURS
---	ADJOINER	---	ADJOINER

- | | | | |
|---|--|---|---|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 14' GAS, ELECTRIC, AND NON-ACCESS EASEMENT (VOL. 9528, PG. 20, DPR) |
| ② | 20' BUILDING SETBACK LINE | ⑤ | 20' BUILDING SETBACK LINE (VOL. 9528, PG. 20, DPR) |
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SAWS IMPACT FEE:
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 WASTEWATER EDU:
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.

CPS/SAWS/COSA UTILITY:
1. 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.
2. 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.
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.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "INTREPID" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NORMAL GPS TECHNIQUES;
3. DIMENSIONS SHOWN ARE GRID; AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

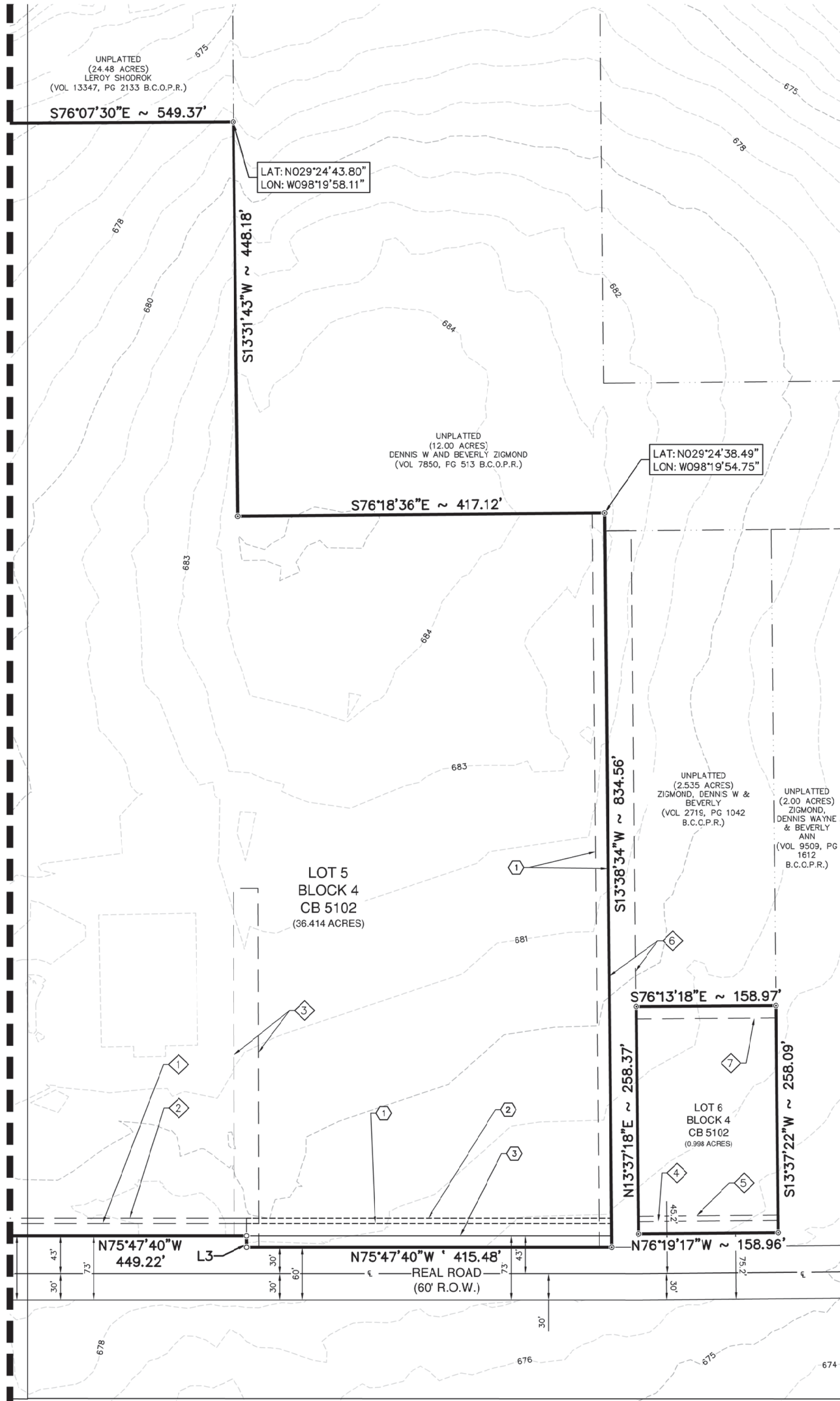
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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: INTREPID SURVEYING AND ENGINEERING.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "A" SHEET 2



LINE TABLE		
LINE #	BEARING	LENGTH
L2	S14°04'31"W	13.00'
L3	N14°04'31"E	13.00'
L4	N75°47'40"W	100.94'



0' 100' 200' 300'

SCALE: 1" = 100'

PLAT DATE: November 15, 2019

CURRENT DEED: VOL. 9608, PG. 112,
VOL. 17801 PG. 2197, VOL. 6647 PG. 0043,
VOL. 13530 PG. 0159, VOL. 1692 PG. 1429

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388

WWW.INTREPIDTX.COM

TEPLS #10193936 • TBPE #16550

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: ARCHBISHOP GUSTAVO GARCIA-SILLER
ST. JEROME CATHOLIC CHURCH
7955 REAL ROAD
SAN ANTONIO, TX 78263
(210) 648-2694

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARCHBISHOP GUSTAVO GARCIA-SILLER 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 _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH THE STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW ON THIS _____ DAY OF _____, A.D. 20____.

BY: DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY TEXAS

THIS PLAT OF SAINT JEROME'S CHURCH 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 _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY