

PLAT NO. 180598

REPLAT OF DOMINION OAKS SUBDIVISION

BEING A TOTAL OF 8.27 ACRE TRACT, OUT OF THE G. NUNEZ SURVEY NO. 151, CB 5096, AND J. DIAZ SURVEY NO. 133-1/2, ABSTRACT 190, BB 5097, AND BEING THE SAME PROPERTY DEEDED TO W.H. HEINE, RECORDED IN VOLUME 3559, PAGE 80, DEED RECORDS, BEXAR COUNTY, TEXAS.

RED & BLACK
ENGINEERING GROUP

PHONE: (210)515-4833
14603 HUEBNER ROAD, BLDG 11
SAN ANTONIO, TX 78230
WWW.REDBLACKENG.COM
TBPE F-18934

LEGEND

---	609	EXISTING CONTOUR
---	AC	ACRES
---	EGTCA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
---	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
---	ESMT	EASEMENT
---	ETJ	EXTRATERRITORIAL JURISDICTION
---	EX	EXISTING
---	OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
---	ROW	RIGHT-OF-WAY
---	VOL	VOLUME
---	PG	PAGE
---	SHT	SHEET
---	BLK	BLOCK
---	NCB	NEW CITY BLOCK
---	---	PROPERTY LINE
---	---	EXISTING EASEMENT
---	---	PROPOSED EASEMENT
---	---	SET 1/2" IRON ROD
---	---	FOUND 1/2" REBAR WITH NO IDENTIFICATION (UNLESS NOTED OTHERWISE NOTED)
---	---	FOUND 1/2" REBAR WITH PD PLASTIC CAP
---	---	CENTERLINE OF RIGHT-OF-WAY

SCALE: 1" = 200'

200 100 0 200

STATE OF TEXAS
COUNTY OF BEXAR

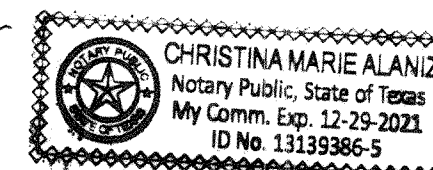
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER: CLAUDIA VILLEGAS
ZARCO COMMERCIAL, LLC
118 REGAL DR.
LAREDO, TEXAS 78041

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Claudia Villegas 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 11th DAY OF August A.D. 2020 C. Villegas NOTARY PUBLIC

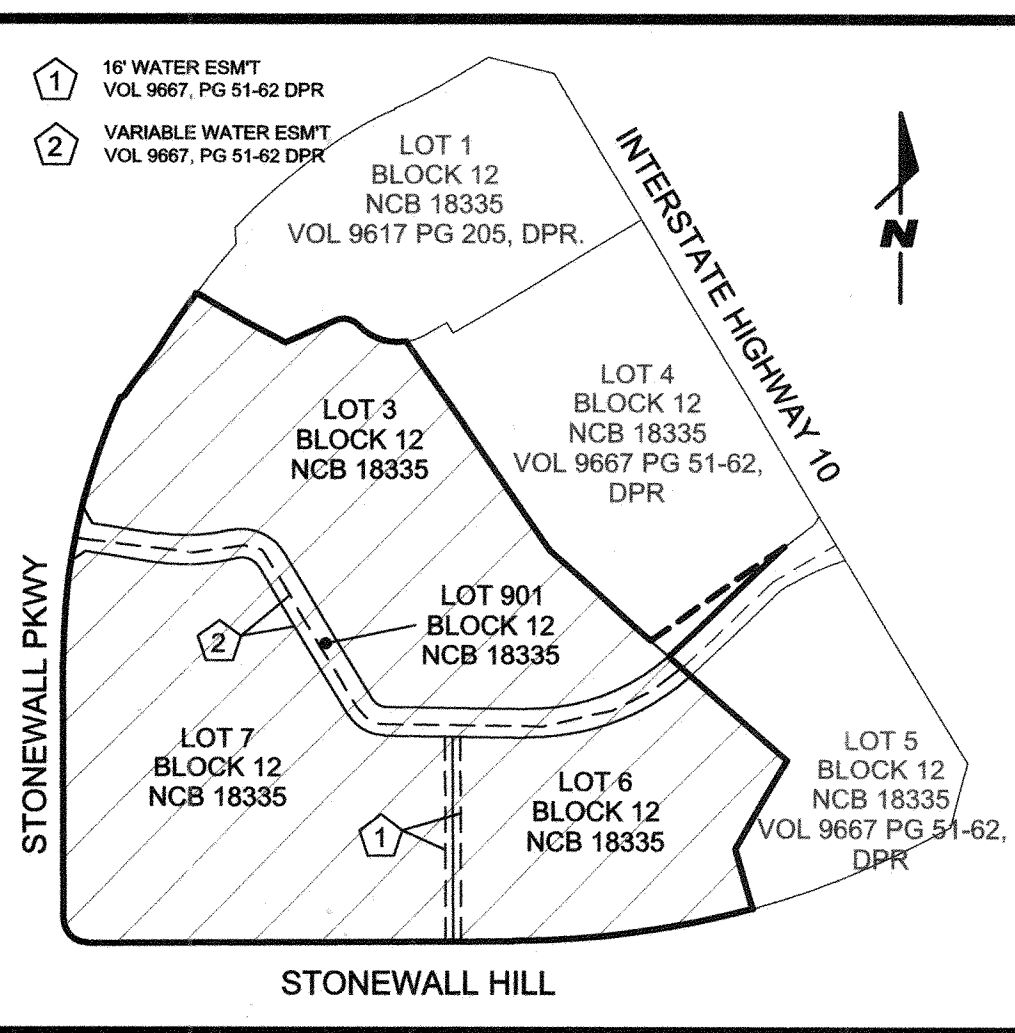
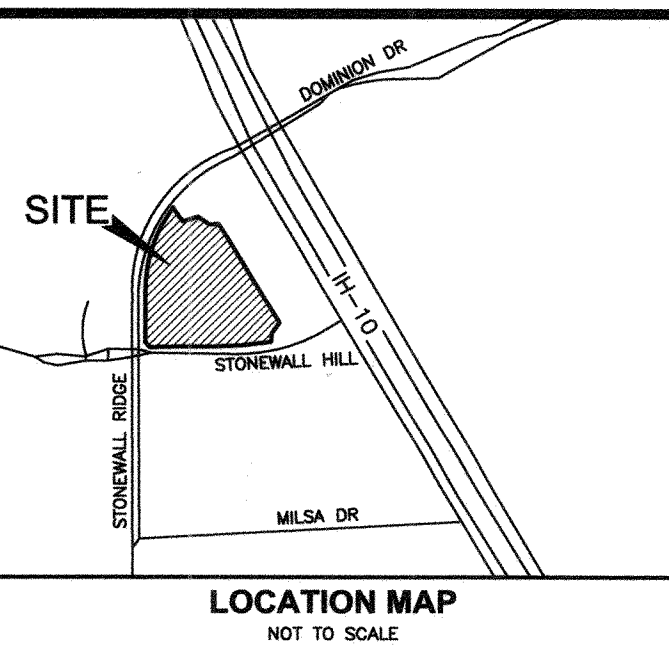


THIS PLAT OF DOMINION OAKS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING

8.27 ACRE TRACT AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS LOT 3, LOT 6 AND LOT 7, AND A PORTION OF LOT 801, BLOCK 12, NEW CITY BLOCK 18335, ZARCO COMMERCIAL DEVELOPMENT LLC ACCORDING TO PLAT RECORDED IN VOLUME 9667, PAGE 51-55, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON ZARCO COMMERCIAL DEVELOPMENT LLC WHICH IS RECORDED IN VOL 9667 & PG 51-52 OF DEED AND PLAT RECORDS OF BEXAR COUNTY.

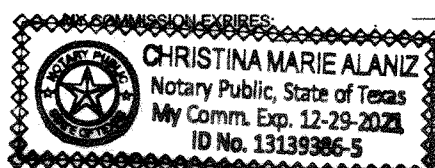
(WE) THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THE REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTION APPLICABLE TO THE PLAT.

OWNER: CLAUDIA VILLEGAS
ZARCO COMMERCIAL, LLC
118 REGAL DR.
LAREDO, TEXAS 78041

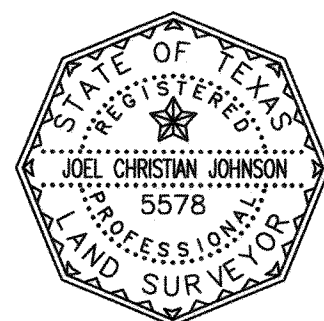
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Claudia Villegas 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 11th DAY OF August A.D. 2020 C. Villegas NOTARY PUBLIC



NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

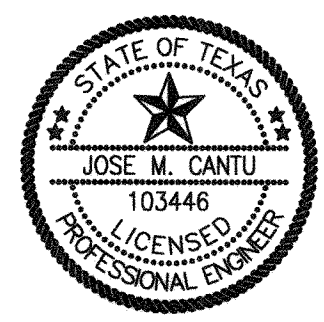
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MBC ENGINEERS INC. 1035 CENTRAL PKWY N, SAN ANTONIO, TEXAS, 78232, (210) 557-1222

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
T.B.P.L.S. FIRM NO. 10011700

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 NO. 103446



CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SURVEYOR'S NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- 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 THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0410G, EFFECTIVE SEPTEMBER 29TH, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

CROSS ACCESS

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
 - 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 THE NGS COOPERATIVE CORNERS NETWORK.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT (S) 8-11, BLOCK 12, NCB 18335, IN ACCORDANCE WITH UDC 35-506(R)(3).

Line #	Length	Direction
L1	4.40'	N 71° 09' 10" E
L2	57.18'	N 65° 27' 23" E
L3	144.56'	S 48° 15' 56" E
L6	135.09'	S 48° 17' 09" E
L7	106.85'	S 30° 25' 49" W
L8	63.50'	S 17° 14' 08" E
L9	22.26'	S 48° 15' 56" E
L10	30.28'	S 48° 11' 06" E
L11	56.49'	N 59° 45' 22" W
L12	19.14'	N 29° 34' 30" E
L13	31.79'	N 00° 13' 19" W
L14	32.11'	S 89° 14' 03" E
L15	46.48'	S 54° 06' 34" W
L16	4.50'	S 00° 45' 57" W
L17	25.00'	N 89° 14' 03" W
L18	25.00'	N 00° 45' 57" E
L19	25.00'	S 89° 14' 03" E
L20	4.50'	S 00° 45' 57" W
L21	15.36'	S 48° 15' 56" E
L22	6.91'	S 48° 15' 56" E

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	25.00'	39.56'	90°40'07"	25.29'	N 45°19'49" W	35.56'
C2	657.00'	283.44'	24°43'06"	143.96'	N 12°04'42" E	281.25'
C3	288.00'	37.22'	7°24'20"	18.64'	N 34°53'41" E	37.20'
C4	312.00'	38.48'	7°04'00"	19.26'	N 34°35'12" E	38.46'
C5	645.00'	56.49'	5°01'04"	28.26'	N 33°55'05" E	56.47'
C6	1355.47'	97.32'	4°06'50"	48.68'	S 60°31'19" E	97.30'
C7	20.00'	25.69'	73°36'16"	14.96'	S 78°14'57" E	23.96'
C8	55.00'	56.10'	58°26'25"	30.76'	S 70°35'24" E	53.70'
C9	965.00'	253.00'	15°01'18"	127.23'	N 82°12'01" E	252.28'
C10	35.00'	9.99'	16°21'03"	5.03'	S 66°48'32" E	9.95'
C11	250.00'	159.94'	36°39'22"	82.82'	S 72°26'15" W	157.23'
C12	645.00'	37.43'	3°19'30"	18.72'	N 33°04'18" E	37.43'
C13	645.00'	19.06'	1°41'34"	9.53'	N 35°34'50" E	19.06'

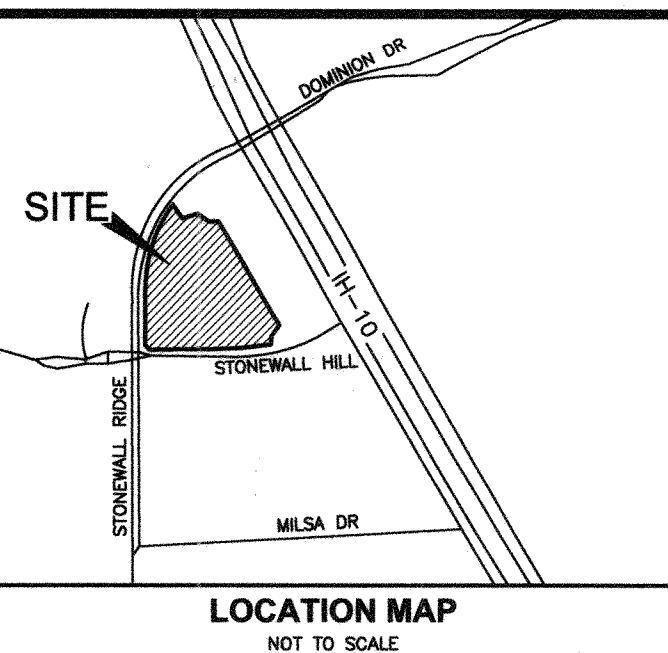
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RED & BLACK
ENGINEERING GROUP

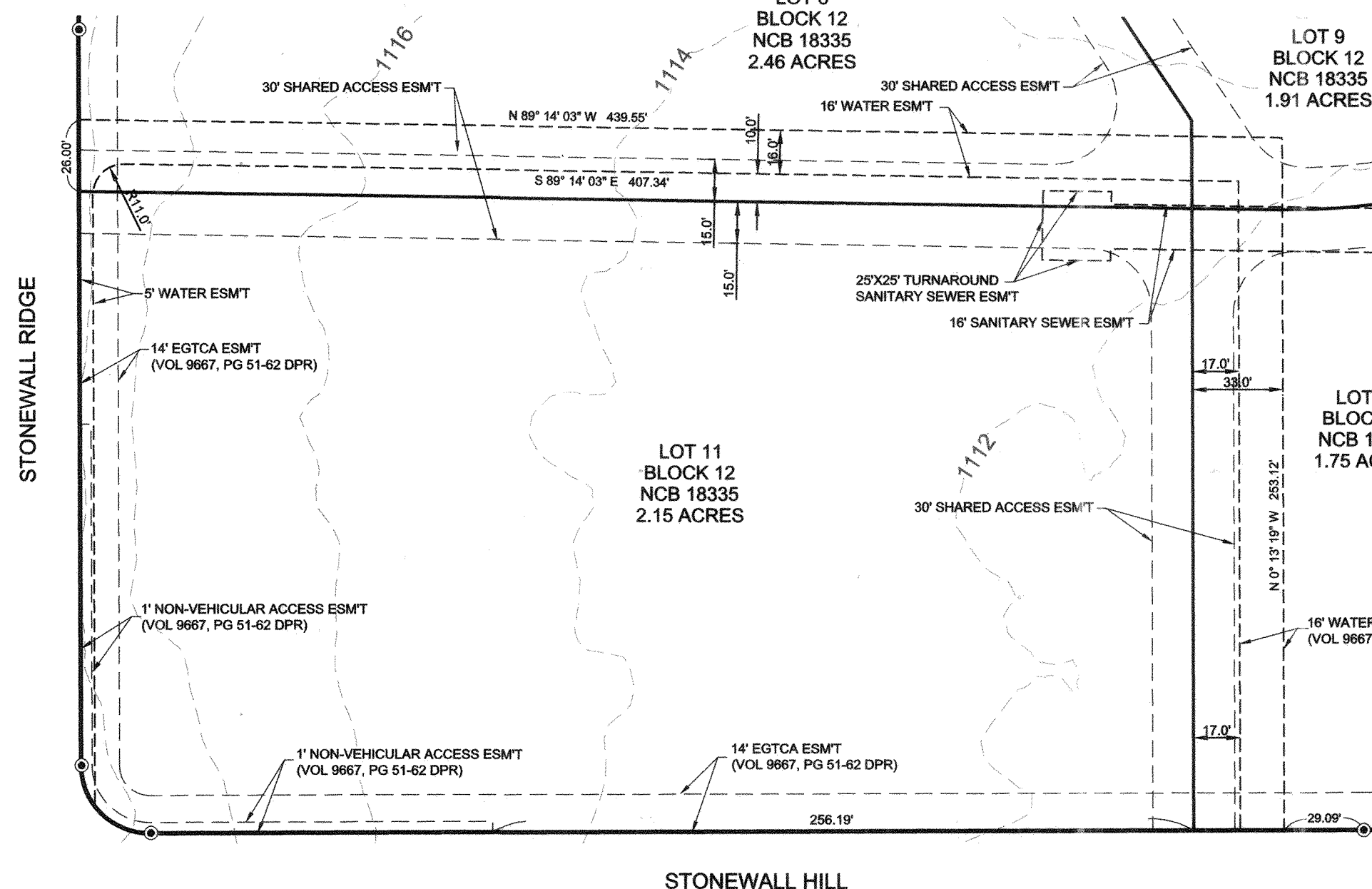
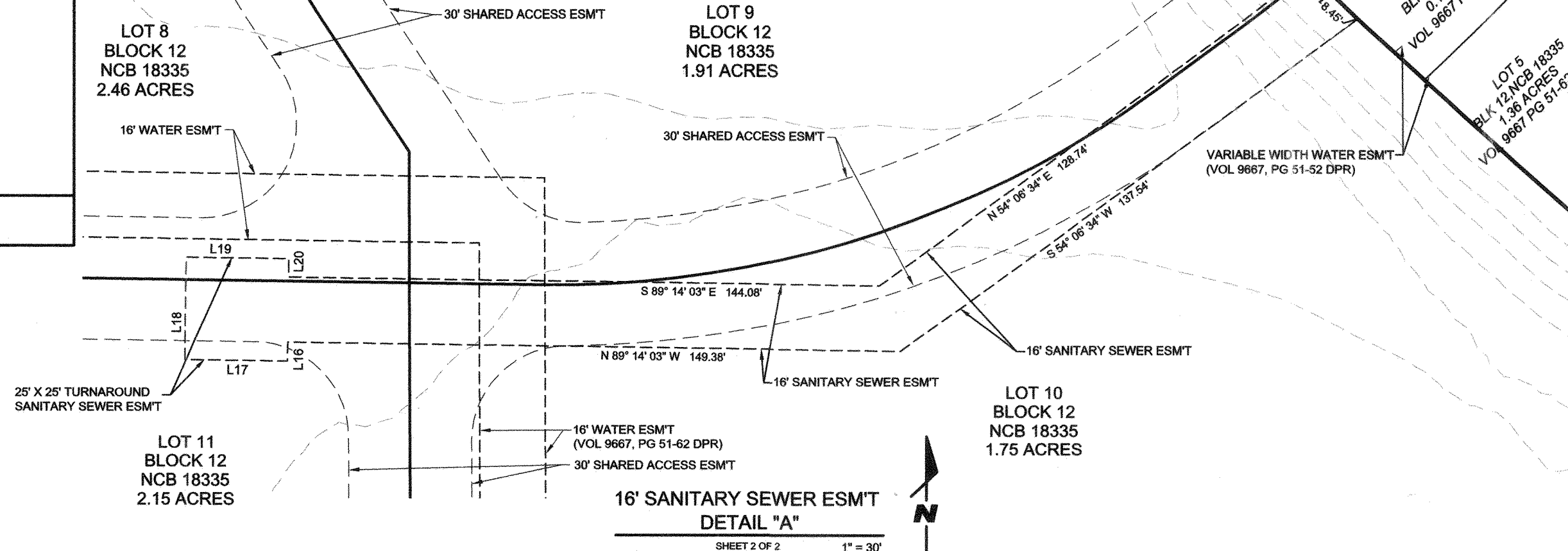
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14803 HUEBNER ROAD, BLDG 11
SAN ANTONIO, TX 78230
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LEGEND

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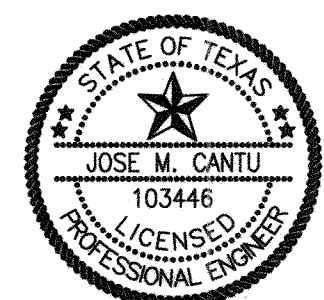
16' WATER ESM'T
DETAIL "B"
SHEET 2 OF 2 1" = 50'



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: MBC ENGINEERS INC. 1035 CENTRAL PKWY N., SAN ANTONIO, TEXAS, 78232, (210) 545-1122

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578



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 NO. 103446

CPS/SAWS/COSA UTILITY:

- 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 HEREON.

STATE OF TEXAS
COUNTY OF WELLS

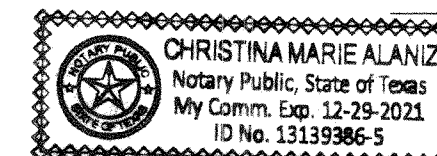
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Claudia R. Villegas
OWNER: CLAUDIA VILLEGAS
ZARCO COMMERCIAL, LLC
118 REGAL DR.
LAREDO, TEXAS 78041

STATE OF TEXAS
COUNTY OF WELLS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Claudia Villegas* 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 11th DAY OF August A.D. 2020



NOTARY PUBLIC

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DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY