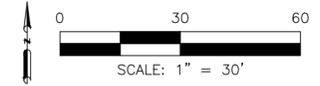


REPLAT ESTABLISHING

914 CAMPANILE REPLAT

BEING A TOTAL OF 0.6199 ACRES, ESTABLISHING LOT 132, BLOCK 2, NCB 17613, IN THE CITY OF SAN ANTONIO, TEXAS OF LOT 86, BLOCK 2, IN NEW CITY BLOCK 17613 OF THE PINNACLE (NE) NEIGHBORHOOD RECORDED IN VOLUME 9533, PAGE 63, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 0.138 ACRES AS RECORDED IN DOC. NO. 20060032566 O.P.R.B.C.T.



WARD, GETZ & ASSOCIATES, LLC  
TEXAS REGISTERED ENGINEERING FIRM F-9756



1020 NE Loop 410, Suite 800  
San Antonio, Texas 78209  
210.585.3700

DATE OF PREPARATION: 3/31/2025

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: WALTER G. BUSBY  
914 CAMPANILE  
SAN ANTONIO, TX 78258

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WALTER G. BUSBY 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

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: DEANN L. BUSBY  
914 CAMPANILE  
SAN ANTONIO, TX 78258

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEANN L. BUSBY 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\_\_\_\_.

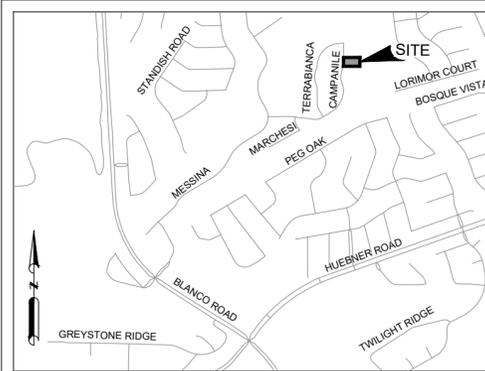
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF 914 CAMPANILE REPLAT 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.

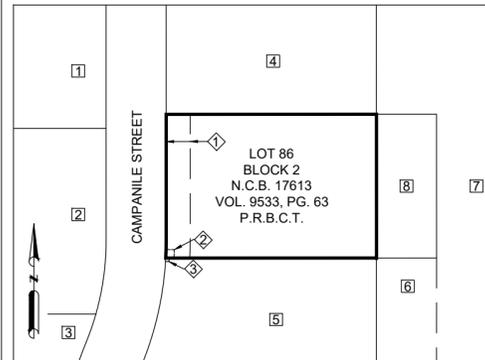
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

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



LOCATION MAP  
NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION  
SCALE: 1" = 100'

0.480 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 86, BLOCK 2, NEW CITY BLOCK 17613, OF THE PINNACLE SUBDIVISION PLAT RECORDED IN VOLUME 9533, PAGES 63-71 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. A 20' BUILDING SETBACK LINE IS BEING REMOVED WITH THIS REPLAT.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "THE PINNACLE SUBDIVISION" PLAT NO. 940515, WHICH IS RECORDED IN VOLUME 9533, PAGES 63-71, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER/DEVELOPER: WALTER G. BUSBY  
914 CAMPANILE  
SAN ANTONIO, TX 78258  
(210)-451-0899

OWNER/DEVELOPER: DEANN L. BUSBY  
914 CAMPANILE  
SAN ANTONIO, TX 78258  
(210)-451-0899

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: \_\_\_\_\_

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.

COY D. ARMSTRONG, PE  
LICENSED PROFESSIONAL ENGINEER NO. 87617

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:

C. PAUL JONES, SR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5480

CPS/SAWS/COSA UTILITY NOTES :

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 UTILITY MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND TO BE USED ON ALL PLATS 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.
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 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

FLOODPLAIN NOTE :

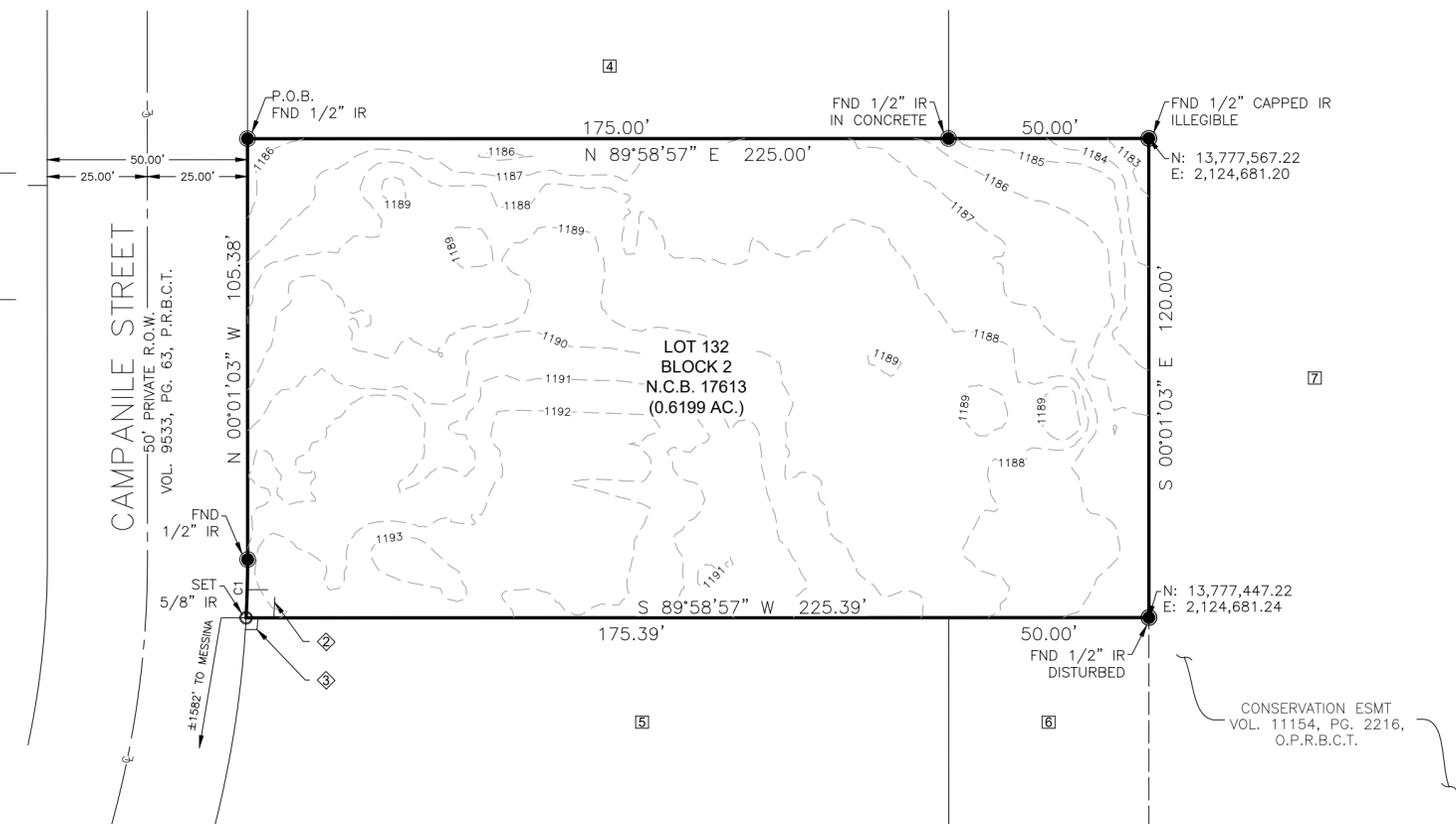
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802901205, EFFECTIVE SEP. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LEGEND:

- SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- AC. ACRE
- IR IRON ROD
- ESMT EASEMENT
- N.C.B. NEW CITY BLOCK
- E.G.T.CATV. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- FND FOUND
- DOC. DOCUMENT
- NO. NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- CENTERLINE
- EASEMENT LINE
- PROPERTY BOUNDARY LINE
- EXISTING LOT LINE
- 130 — EXISTING CONTOUR

KEY NOTES:

- 1 FAULKENBERRY ROY AUSTIN LOT 88 BLOCK 1, N.C.B. 17613 (VOL. 9533, PG. 63 P.R.B.C.T.)
- 2 WINDLEY PATRICK K & JULIE INGA LOT 67 BLOCK 1, N.C.B. 17613 (VOL. 9533, PG. 63 P.R.B.C.T.)
- 3 HAVALDA DIANE I LOT 66 BLOCK 1, N.C.B. 17613 (VOL. 9533, PG. 63 P.R.B.C.T.)
- 4 CARTER REVOCABLE TRUST LOT 85 BLOCK 2, N.C.B. 17613 CALLED 0.500 AC. (VOL. 9533, PG. 63 P.R.B.C.T.)
- 5 JOHN E. AND CHARLOTTE M. HORNBEAK LOT 87 BLOCK 2, N.C.B. 17613 (VOL. 9533, PG. 63 P.R.B.C.T.)
- 6 JOHN AND CHARLOTTE HORNBEAK REMAINDER OF A CALLED 0.551 OF AN ACRE DOC. NO. 2005029599 O.P.R.B.C.T.
- 7 JOHN AND CHARLOTTE HORNBEAK LOT P-27 N.C.B. 19215 REMAINDER OF CALLED 13.591 ACRES (VOL. 10100, PG. 1645 O.P.R.B.C.T.)
- 8 CALLED 0.138 OF AN ACRE WALTER G. AND DEANN L. BUSBY DOC. NO. 20060032566 O.P.R.B.C.T.
- 20' BUILDING SET BACK LINE VOL. 9533, PG. 63, P.R.B.C.T.
- 7X7' TRANSFORMER EASEMENT VOL. 9533, PG. 63, P.R.B.C.T.
- 3X3' ELECTRIC EASEMENT VOL. 9533, PG. 63, P.R.B.C.T.



CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	275.00'	3°02'51"	14.63'	N 01°30'22" E	14.63'

914 CAMPANILE REPLAT SURVEY PROJECT NO. 70009-120 CIVIL PROJECT NO. 70009-120 B.J. Broyles 5/2/2025 - 5:07pm Drawing: C:\70009 - (RCS)\120 - 914 Campanile\500 CAD\PLAT.dwg