

REPLAT ESTABLISHING
PLEASANTON ROAD SUBDIVISION

ESTABLISHING LOT 1, BLOCK 1, C.B. 5491, AND BEING A TOTAL OF 1.000 ACRES OUT OF A CALCULATED 2.43 ACRE (CALLED 2.42) TRACT OF LAND, OUT OF A 5.23 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 3012, PAGE 1567 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE S.A. & M.G. R.R. SURVEY NO. 709, ABSTRACT NO. 1242, COUNTY BLOCK 5941, IN BEXAR COUNTY, TEXAS AND BEING OUT OF THE NORTH PART OF PARTITION SUBDIVISION NO. 2, OF THE THOMAS L. HADUK'S ESTATE IN THE S.A. & M.G. R.R. SURVEY NO. 709, ACCORDING TO THE PLAT RECORDED IN VOLUME 980, PAGE 240 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: MAY 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: LARRY JOHNSON
25626 PLEASANTON ROAD
SAN ANTONIO, TX 78264
(210) 518-6070

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY JOHNSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 25 DAY OF MAY, A.D. 2025

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PLEASANTON ROAD 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 VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

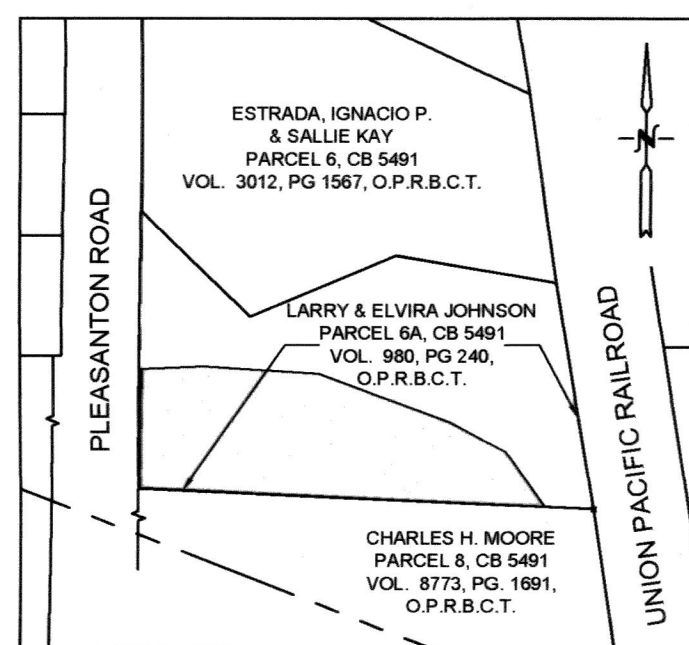
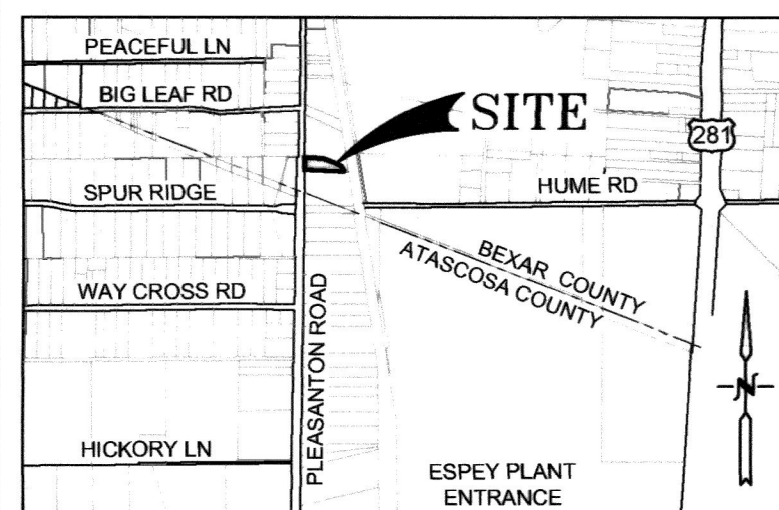
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THIS 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 STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

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



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A TOTAL OF 1.001 ACRES OUT OF THE NORTH PART OF PARTITION SUBDIVISION NO. 2, OF THE THOMAS L. HADUK'S ESTATE IN THE S.A. & M.G. R.R. SURVEY NO. 709, ACCORDING TO THE PLAT RECORDED IN VOLUME 980, PAGE 240 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE DATA		
LINE NO.	BEARING	LENGTH
L1	N 00°45'15" E	124.46'
L2	N 87°58'28" E	66.27'
L3	S 86°30'17" E	120.36'
L4	S 69°41'57" E	146.08'
L5	S 61°47'52" E	65.29'
L6	S 34°41'02" E	69.34'

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF NORTH PART OF PARTITION SUBDIVISION NO. 2, WHICH IS RECORDED IN VOLUME 980, PAGE 240, COUNTY PLAT AND DEED RECORDS.

(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. (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AND INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: LARRY JOHNSON
25626 PLEASANTON ROAD
SAN ANTONIO, TX 78264
(210) 518-6070

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.

ROBERT GARZA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 147251

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 5/29/2025 UNDER MY SUPERVISION:

MARCO A. ANDRADE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6940

CPS/SAWS/COSA/UTILITY NOTE:

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 DEDICATING 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.

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.

VEHICULAR TURN AROUND NOTE:

OWNER SHALL PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON LOT 1, BLOCK 1, CB 5491, TO PREVENT BACKING ONTO ROADWAY.

SETBACK NOTE:

THE SETBACK ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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 WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

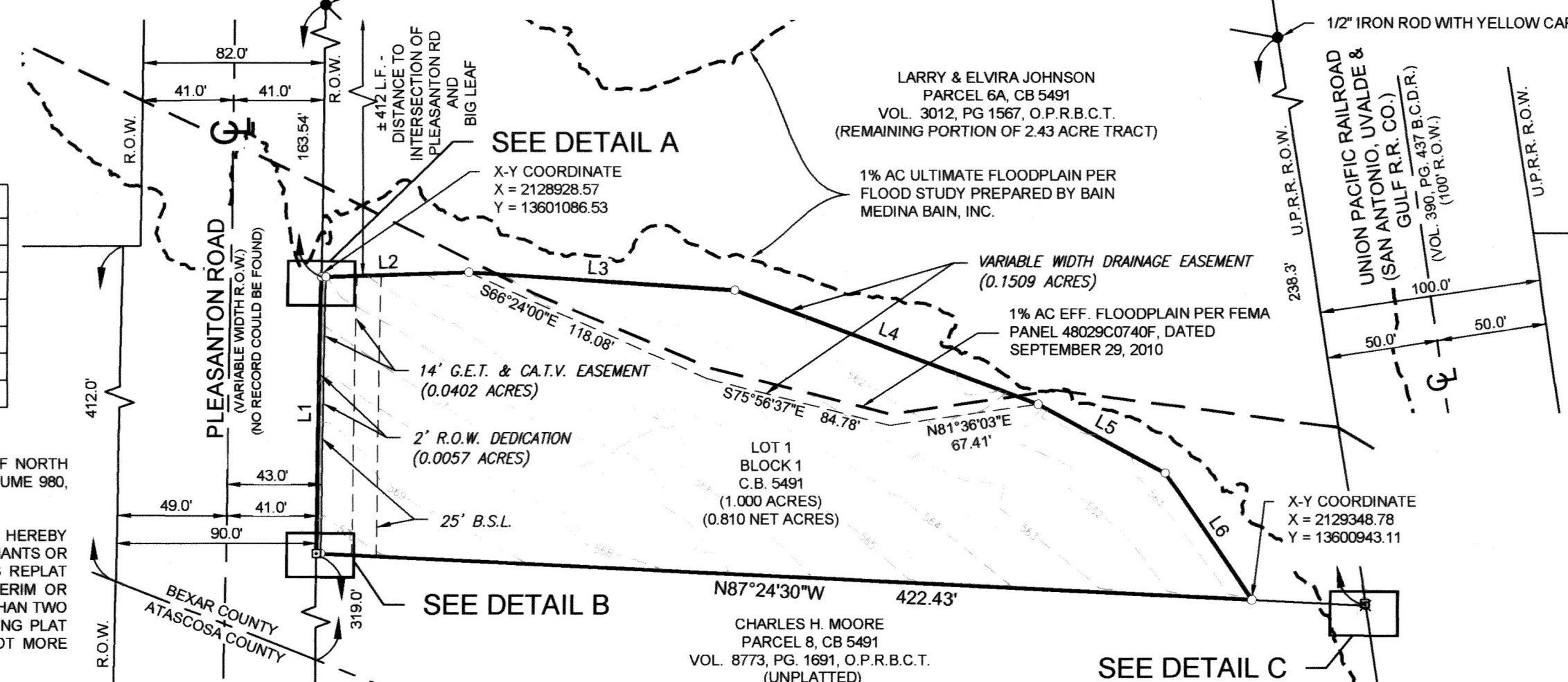
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SURVEY NOTE:

1. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT. COORDINATES ARE GRID VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00017.

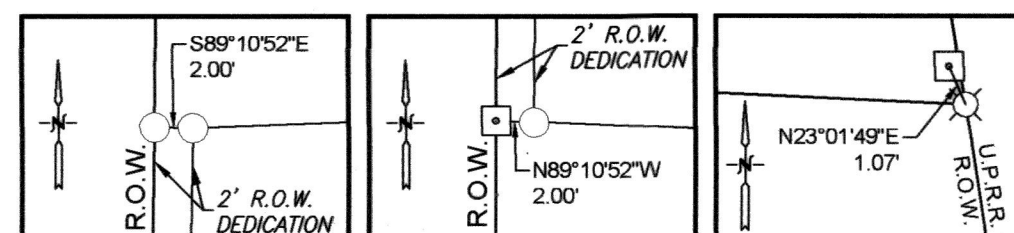
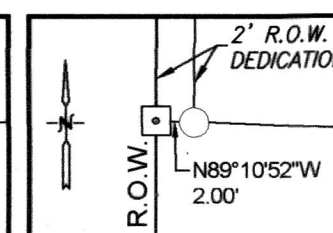
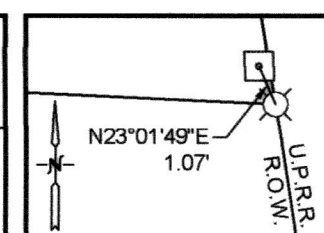
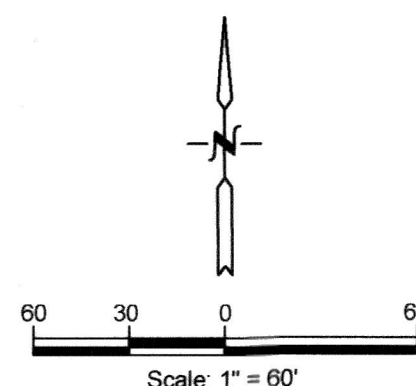
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988), VALUES WERE ESTABLISHED BY GPS OBSERVATION USING GEOID 18.

3. ALL DISTANCES ARE IN SURVEY FEET. 1/2" IRON ROD WITH YELLOW CAP



LEGEND

D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE(S)
C.B.	COUNTY BLOCK
R.O.W.	RIGHT OF WAY
B.S.L.	BUILDING SETBACK LINE
ESMT.	EASEMENT
ARB.	ARBITRARY
L.F.	LINEAR FEET
G.E.T. & C.A.T.V.	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION
---	EASEMENT
---	EXISTING CONTOURS
---	1% AC EFFECTIVE FLOODPLAIN PER FEMA PANEL 48029C0740F, DATED SEPTEMBER 29, 2010
---	1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY BAIN MEDINA BAIN, INC.
---	STREET CENTERLINE
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "B.M.B. INC. PROPERTY CORNER" SET
---	LAND TIE/HOOK
×	CHISELED "X" IN CONCRETE
⊗	MAG NAIL WITH SHINER
⊙	FOUND SPINDLE
⊖	FOUND FENCE POST
⊗	1/2" IRON ROD NO CAP
⊖	5/8" IRON ROD NO CAP
⊗	1" BENT IRON PIN

DETAIL A
SCALE: 1" = 10'DETAIL B
SCALE: 1" = 10'DETAIL C
SCALE: 1" = 5'

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TBPE No. F-1712/TBPLS No. 10020900
BMB JOB NO. C-1615