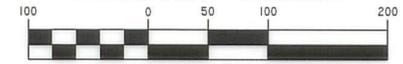


**REPLAT PLAT-22-II800380
ESTABLISHING**

JACKEL LOS COMPADRES SUBDIVISION
BEING 7.50 ACRES OF LAND OUT OF A 10.000 ACRE TRACT OF LAND,
BEING A PORTION OUT OF LOT 1 AND LOT 2, BROWN'S SUBDIVISION "A",
C.B. 5740, AS RECORDED IN VOL. 980, PG. 115 OF THE PLAT RECORDS OF BEXAR
COUNTY, TEXAS AND SAID 10.000 ACRE TRACT, BEING THE SAME TRACT OF LAND
DESCRIBED IN VOL. 15042, PG. 364 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR
COUNTY, TEXAS. ESTABLISHING LOT(S) 29 (2.50 ACRES) 30 (2.50 ACRES), 31 (1.11 ACRES),
32 (1.38 ACRES) AND RESERVED AREA FOR OPEN SPACE/PARK AREA (0.2296 ACRES),
BLOCK 0, C.B. 5740, BEXAR COUNTY, TEXAS. AND A 5 FOOT (0.0415 ACRES) R.O.W.
DEDICATION, BEXAR COUNTY, TEXAS.

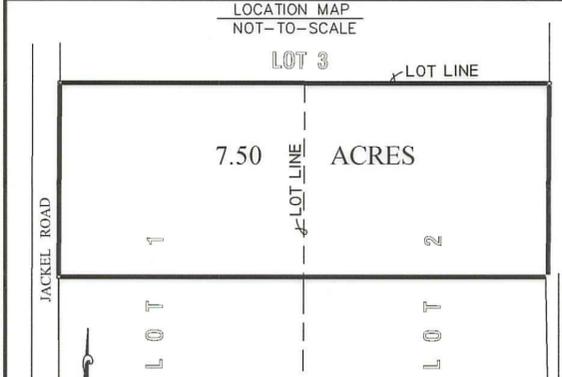
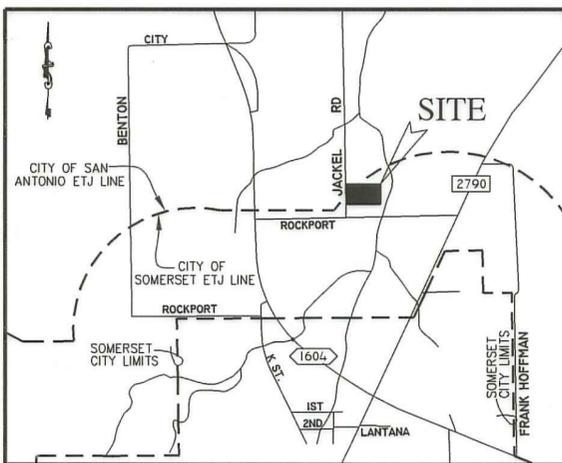
RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A
MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**SCALE: 1" = 100'
GRAPHIC SCALE**



(IN FEET)
1 inch = 100 ft.

DATED: 6/13/24 JOB NO. 2022-008



NOT-TO-SCALE
AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
THE AREA BEING REPLATTED IS 7.50 ACRES OUT OF A 10.00 ACRE TRACT
OF LAND, BEING A PORTION OF LOT 1 AND 2, BROWN'S SUBDIVISION "A",
C.B. 5740, RECORDED IN VOL. 980, PG. 115, PLAT RECORDS OF BEXAR
COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BROWN'S SUBDIVISION "A"
WHICH IS RECORDED IN VOL. 980, PG. 115, BEXAR COUNTY PLAT AND DEED RECORDS.

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.

SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY OF JUNE, 2024.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 02/04/2025
STATE OF TEXAS

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:
RAMON M. RUIZ, R.P.L.S. NO. 3976

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 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.

CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS A 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
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 REAR LOT 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.

SETBACK:
THE SETBACKS 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 PAYMENT:
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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER
SERVICE CONNECTION.

COMMON MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS,
INCLUDING LOT 29 THRU 32 AND OPEN SPACE, BLOCK 0, C.B. 5740, 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.

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

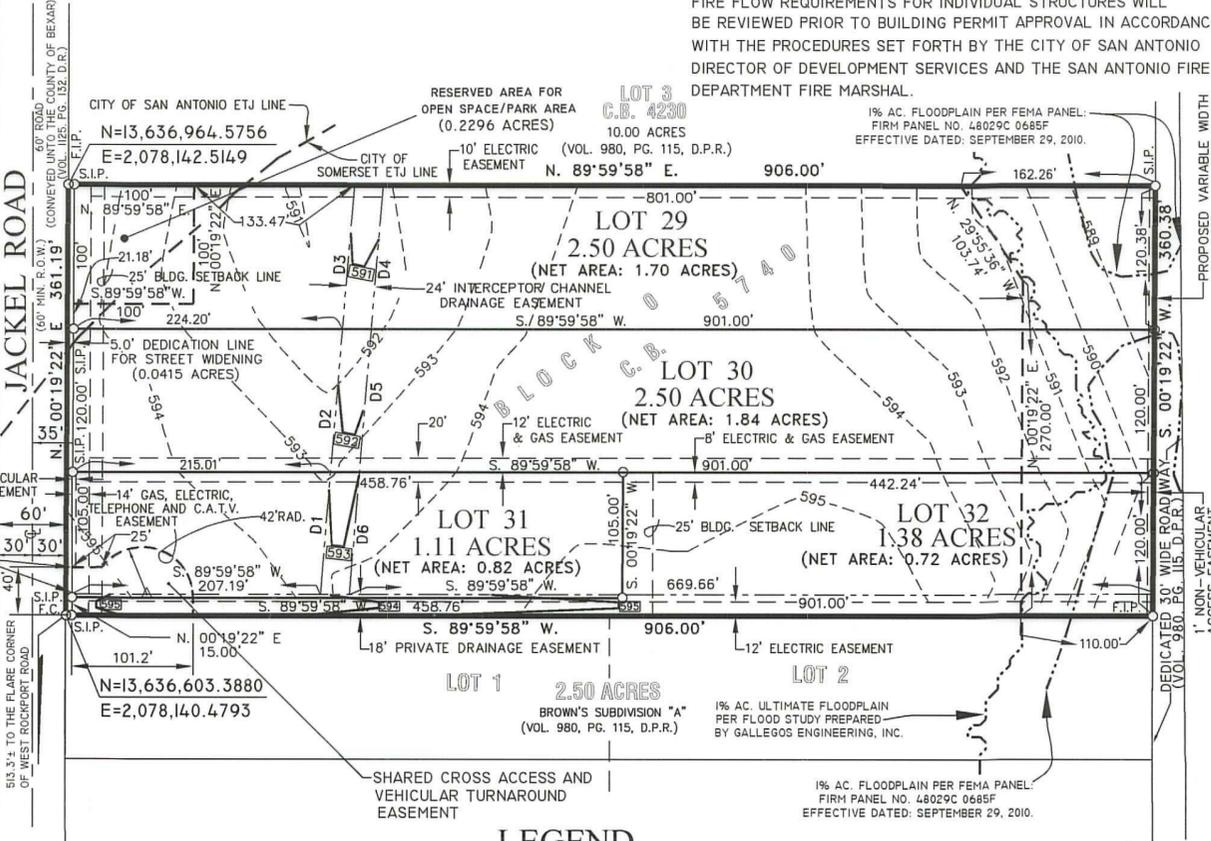
EASEMENTS FOR FLOODPLAINS
THE DRAINAGE EASEMENTS WERE DELINEATED
TO CONTAIN THE LESSER OF THE BOUNDARIES
OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD
ZONE ESTABLISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) IN ACCORDANCE
WITH DFIRM PANEL 48029C 0685F, DATED
SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE
(100-YEAR) ULTIMATE DEVELOPMENT CONDITION
WATER SURFACE ELEVATION OR THE 4% ANNUAL
CHANCE (25-YEAR) ULTIMATE DEVELOPMENT
FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION
IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE
EASEMENTS AND FLOODPLAIN ARE ADMINISTRATOR
OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER
OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE
PLACED WITHIN THE LIMITS OF THE DRAINAGE
EASEMENTS, SHOWN ON THIS PLAT. NO LANDSCAPING
OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE
CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS
APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL
OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO AND BEXAR COUNTY
SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE
GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING
OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE
EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS
WITHIN SAID DRAINAGE EASEMENTS.

COUNTY FINISHED FLOOR ELEVATION NOTE:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING
FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE
WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION.
CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

OPEN SPACE NOTE:
RESERVED AREA FOR OPEN SPACE/ PARK AREA, LOT 29, BLOCK 0, C.B. 5740,
IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE,
SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FIRE FLOW:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A
MINIMUM FIRE FLOW DEMAND OF 250 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 MARSHAL.



LEGEND

- F.I.P. FOUND 1/2" IRON PIN WITH NO CAP
- S.I.P. SET 1/2" IRON ROD WITH YELLOW CAP STAMPED: RAS#3976
- F.C. FOUND FENCE CORNER
- O.P.R. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
- C.A.T.V. CABLE TV
- C. CENTERLINE OF STREET
- D.R. DEED RECORDS, BEXAR COUNTY, TEXAS.
- C.B. COUNTY BLOCK
- FINISHED CONTOUR
- - - EXISTING CONTOUR
- VOL. VOLUME
- PG. PAGE
- ETJ EXTRATERRITORIAL JURISDICTION
- AC. ANNUAL CHANCE
- 1% AC. FLOODPLAIN PER FEMA PANEL
- 1% AC. ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY GALLEGOS ENGINEERING, INC.

LINE DATA		
LINE NO.	BEARING	DISTANCE
D1	N. 04°42'45" E.	102.35'
D2	N. 04°42'45" E.	120.41'
D3	N. 04°42'45" E.	121.38'
D4	S. 04°42'45" E.	121.36'
D5	S. 04°42'45" E.	120.41'
D6	S. 04°42'45" E.	102.35'

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE 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, WATER
COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE
PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Eleazar Rosales
OWNER/DEVELOPER:
ELEAZAR ROSALES
18150 JACKEL ROAD
VAN ORHY, TEXAS, 78073
PHONE# 210-778-5282

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
ELEAZAR ROSALES, 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 20th DAY OF JUNE
A.D., 2024.

Edward R. Campos
NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT 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.

DATED THIS _____ DAY OF _____ A.D. 2024.
BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

JACKEL LOS COMPADRES SUBDIVISION
THIS PLAT OF _____ 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 AND 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



RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TEXAS 78228
Phone: (210) 735-8514 Fax: (210) 738-2835
Email: rasmie4414@gmail.com
Web: www.ruizassociatesurveying.com
PRESIDENT: RAMON M. RUIZ, R.P.L.S. NO. 3976
FIRM REGISTRATION NUMBER: 100297400