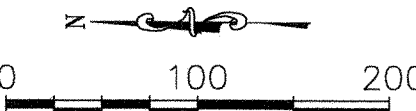


REPLAT ESTABLISHING

**ERICAS ESTATES
ENCLAVE SUBDIVISION**
BEING A TOTAL OF 5.04 ACRES OF LAND,
ESTABLISHING LOTS 1-31, BLOCK 1, N.C.B. 11103,
BEING OUT OF BLOCK 59, N.C.B. 11103, OF THE
MAYFIELD PARK SUBDIVISION, ACCORDING TO A
PLAT THEREOF RECORDED IN VOLUME 980, PAGE
222-223, DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS, BEING SITUATED WITHIN LIMITS
OF THE CITY OF SAN ANTONIO, BEXAR COUNTY,
TEXAS.



SCALE IN FEET
SCALE: 1" = 100'



ISRO ENGINEERING SERVICES, P.L.L.C.
TBPE REGISTRATION NO. : F-14466
8018 KITTY HAWK, UNIT 1
CONVERSE, TEXAS 78109
PHONE (210) 793-8136
MOBILE (956) 236-5615
WWW.ISROGROUP-US.COM

**GUERRA ENGINEERING
& SURVEYING CO.**

TBPE FIRM REGISTRATION NO. F-8464
TBPLS FIRM REGISTRATION NO. 109173-00
Laredo, TX 78041 P. 956.718.2600
Email: fred_ges@sbglobal.net

DATE OF PREPARATION: SEPTEMBER 09, 2024

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:
M3 DEVELOPMENTS, INC.
OWNER: MARK L. MARTINEZ
17895 W LOOP 1604 S
VON ORMY, TEXAS 78073

OWNER / DEVELOPER:
ONSITE DEVELOPMENT, LLC
OWNER: RUDY RENDON JR.
610 E MARKET ST, UNIT 3018
SAN ANTONIO, TEXAS 78205

STATE OF TEXAS
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED MARK L. MARTINEZ AND RUDY RENDON JR., 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 25th DAY OF September, 2024.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF THE ERICA ESTATES ENCLAVE SUBDIVISION 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 OR LOCAL LAWS AND
REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR
VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2024.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

DRAINAGE EASEMENT ENCRAGEMENTS NOTE:

NO STRUCTURES, 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 PUBLIC WORKS. THE
CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS
OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE [SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-504(E)(5)].

RESIDENTIAL FINISHED FLOOR ELEVATION NOTE:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS
THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR
ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED
PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE NOTE:

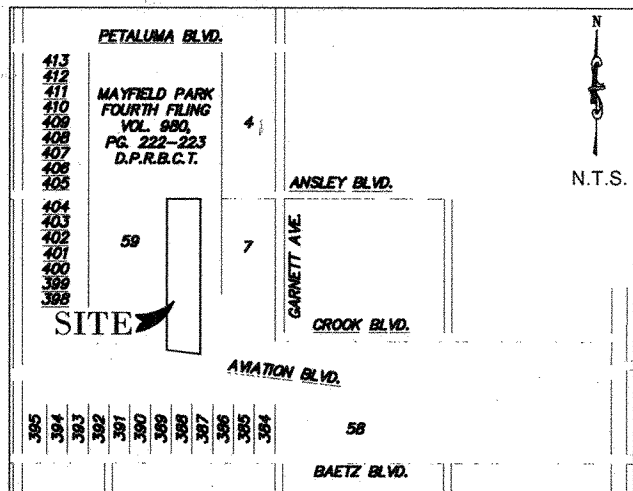
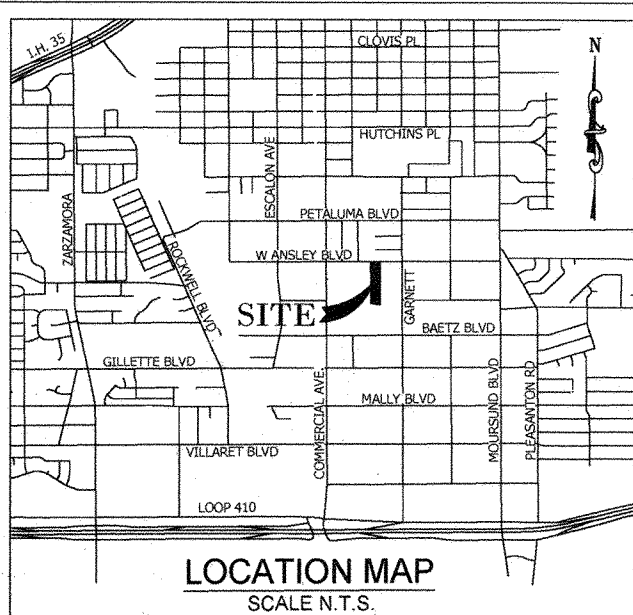
THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1 THROUGH 31, LOT 901, 902 & 904, BLOCK 1, N.C.B. 11103, DRAINAGE EASEMENTS AND
EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT
THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CPS/SAWS/COSA UTILITY NOTES:

- 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 AREA 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, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY
INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS 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.
- 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.
- 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 EASEMENT.

FLOODPLAIN NOTES:

- 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 48029C0560F, DATED 09/29/2010; 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 PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION
APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT
ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY
OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



**AREA BEING REPLATTED THROUGH PUBLIC
HEARING AND WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED (5.04 ACRES) WAS PREVIOUSLY
PLATTED AS BLOCK 59, N.C.B. 11103, OF THE MAYFIELD PARK
SUBDIVISION FOURTH FILING, A PLAT DATED JANUARY 30, 1930,
RECORDED IN VOLUME 980, PAGE 222-223, OF THE DEED AND
PLAT RECORDS OF BEXAR COUNTY, TEXAS

- FOUND IRON ROD
SET IRON ROD
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
CENTER LINE
FLOODPLAIN LINE
G.E.T.T.V. = GAS, ELEC., TEL., TV
ELEC. = ELECTRIC
TEL. = TELEPHONE
TV = TELEVISION
ESM = EASEMENT
U.E. = UTILITY EASEMENT
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF
BEXAR COUNTY OF TEXAS
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY OF TEXAS

- EXISTING 20' ELECTRIC EASEMENT
(VOL. 12419, PG. 1920, O.P.R.)
EXISTING 25' x 40' SANITARY SEWER UTILITY EASEMENT
(VOL. 20230014201, PG. 1-9, O.P.R.)
EXISTING 18' x 25' ELECTRIC EASEMENT
(VOL. 20060026213, PG. 1-3, O.P.R.)
14' G.E.T.T.V. EASEMENT
20' G.E.T.T.V. EASEMENT
LOT 902 PERMEABLE DRAINAGE EASEMENT
LOT 903 20' WIDE NON-PERMEABLE DRAINAGE EASEMENT
VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
16' SANITARY SEWER EASEMENT
10' PRIVATE DRAINAGE EASEMENT
5' WIDTH PUBLIC DRAINAGE EASEMENT
12' x 20' SANITARY SEWER EASEMENT

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605.00 FEET
WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH
LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE
CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE
REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF
SAN ANTONIO.

LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF A PERMANENT
MAINTENANCE OF THE COMMON AREA FACILITIES DESIGNATED ON THIS PLAT
IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

STATE OF TEXAS
COUNTY OF BEXAR:

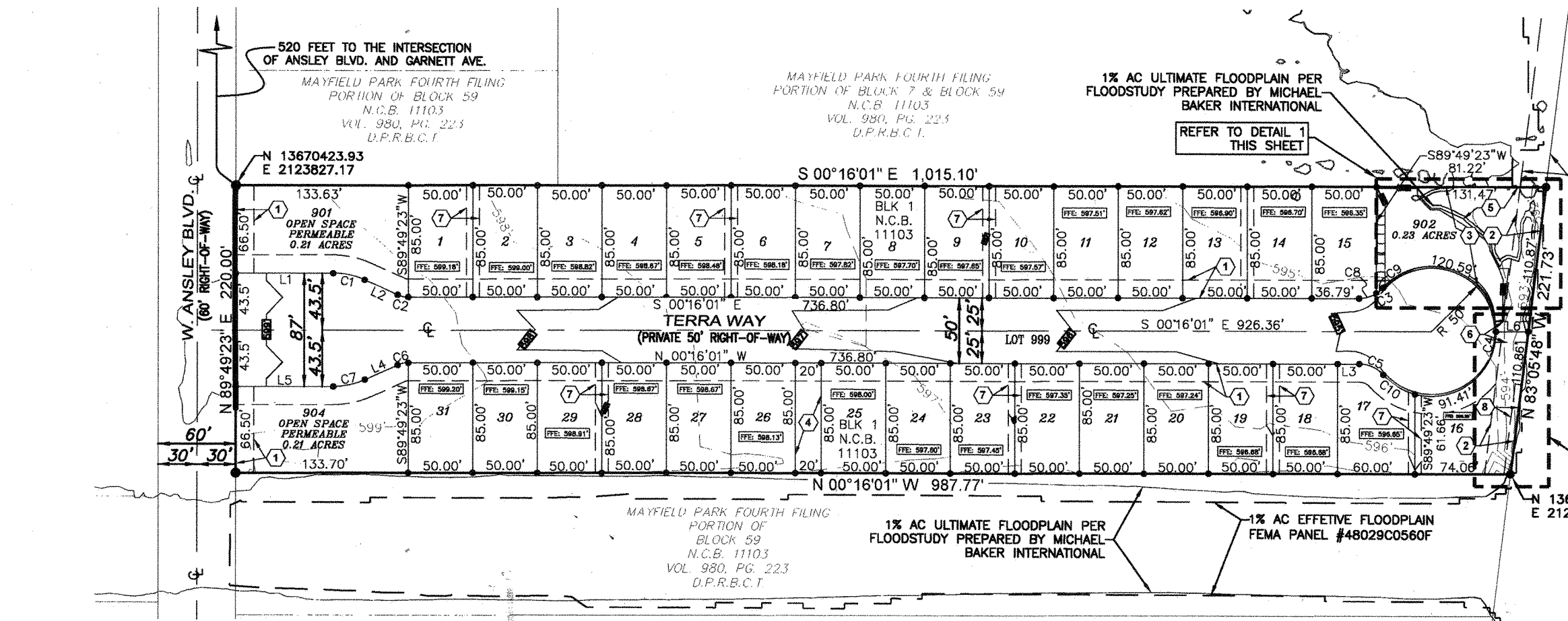
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE
LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JUAN G. RODRIGUEZ, P.E.
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:

ALFREDO T. GUERRA
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF BEXAR:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MAYFIELD PARK SUBDIVISION FOURTH FILING,
WHICH IS RECORDED IN VOLUME 980, PAGES 222-223, BEXAR 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: MARK L. MARTINEZ

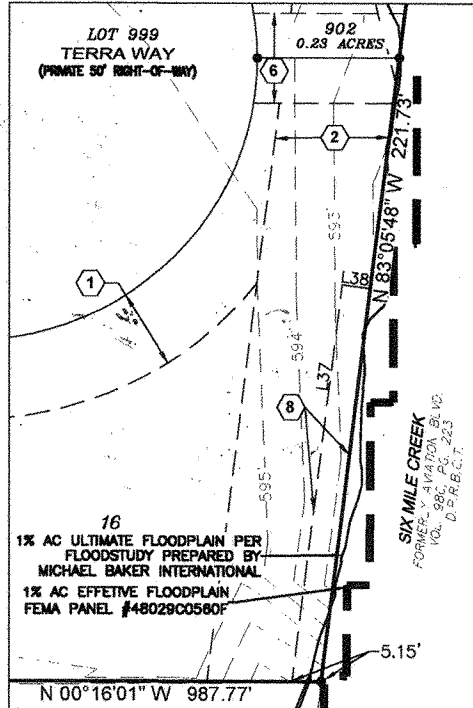
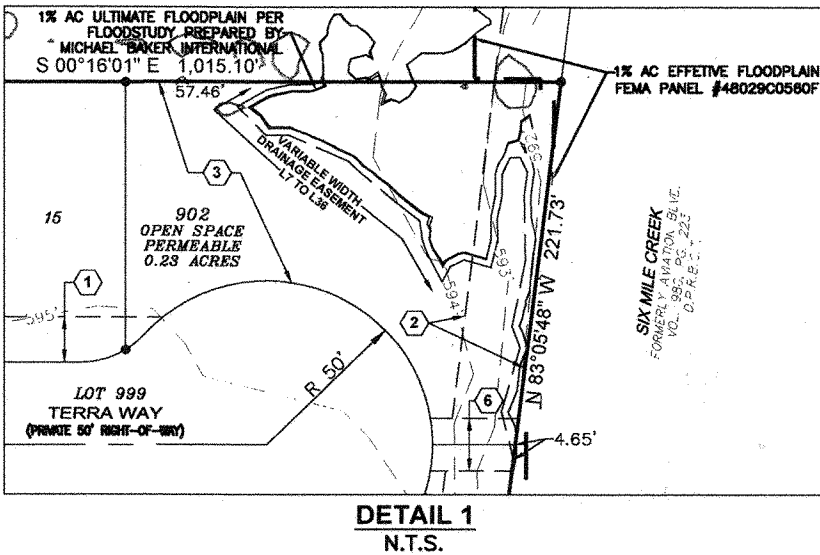
OWNER: RUDY RENDON JR.

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 25th DAY OF September, 2024.

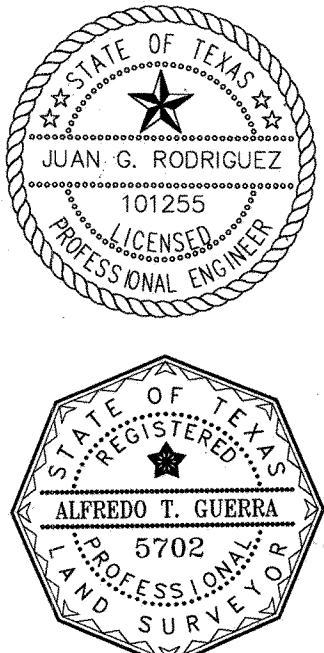
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

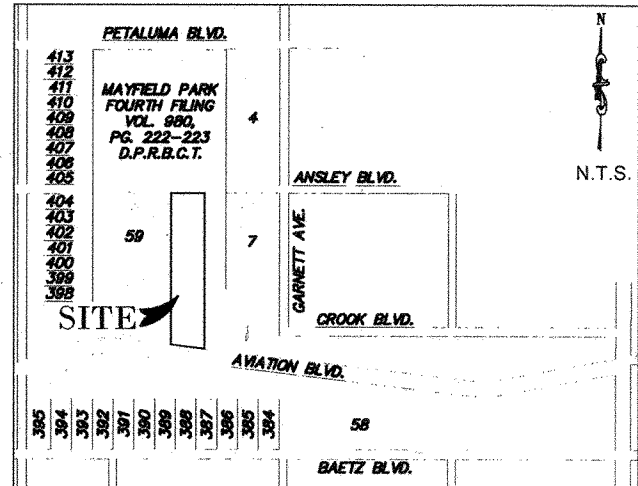
MY COMMISSION EXPIRES: 9-18-28



LINE TABLE				LINE TABLE			
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE
L1	75.42'	S00°16'01"E	L17	9.88'	N37°55'21"E	L33	20.40'
L2	28.02'	S23°57'39"W	L18	5.77'	N82°02'16"E	L34	7.05'
L3	16.79'	N00°16'01"W	L19	3.96'	N71°22'18"E	L35	20.18'
L4	28.02'	N24°29'41"W	L20	10.13'	N61°52'01"E	L36	15.18'
L5	75.56'	N00°16'01"W	L21	5.84'	N62°19'15"W	L37	70.19'
L6	25.07'	N00°15'45"W	L22	4.65'	N26°18'19"W	L38	5.00'
L7	1.58'	S23°19'15"E	L23	8.38'	N16°02'34"E		
L8	6.35'	S01°35'44"E	L24	8.61'	N76°12'25"W		
L9	7.23'	S13°19'04"E	L25	6.55'	S89°15'24"W		
L10	10.17'	S29°59'11"E	L26	6.45'	N89°15'24"W		
L11	12.18'	N44°53'10"E	L27	6.72'	N90°00'00"W		
L12	6.85'	N00°30'23"W	L28	5.77'	N64°53'24"W		
L13	14.76'	N23°26'38"E	L29	3.05'	N01°43'30"E		
L14	4.99'	N63°26'44"E	L30	4.79'	N63°36'29"E		
L15	4.82'	N44°19'07"E	L31	7.01'	S82°08'13"E		
L16	13.82'	N39°07'13"E	L32	19.67'	N88°29'49"E		

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	59.50'	24°13'40"	S 11°50'49" W	24.97'
C2	20.00'	24°13'40"	S 11°50'49" W	8.39'
C3	25.00'	48°11'23"	S 24°21'42" E	20.41'
C4	50.00'	276°22'46"	N 89°43'59" E	66.67'
C5	25.00'	00°11'23"	N 23°49'40" E	20.41'
C6	20.00'	24°13'40"	N 12°22'51" W	8.39'
C7	59.50'	24°13'40"	N 12°22'51" W	24.97'
C8	25.00'	31°54'13"	S 16°13'03" E	13.74'
C9	25.00'	16°17'10"	S 40°18'49" E	7.08'
C10	50.00'	33°26'15"	S 31°12'15" E	28.77'





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FOUND IRON ROD
SET IRON ROD
EXISTING CONTOUR LINE
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G.E.T.V. = GAS, ELEC., TEL., TV.
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LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF A PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

**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.

JUAN G. RODRIGUEZ, P.E.
LICENSED PROFESSIONAL ENGINEER

**STATE OF TEXAS
COUNTY OF BEXAR:**

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ALFREDO T. GUERRA
5702
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT ENCROACHMENTS NOTE:

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THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1 THROUGH 31, LOT 901, 902 & 904, BLOCK 1, N.C.B. 11103, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CPS/SAWS/COSA UTILITY NOTES:

- 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 AREA 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, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS 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.
- 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.
- 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 EASEMENT.

FLOODPLAIN NOTES:

- 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 48029C0560F, DATED 09/29/2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD; CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**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.

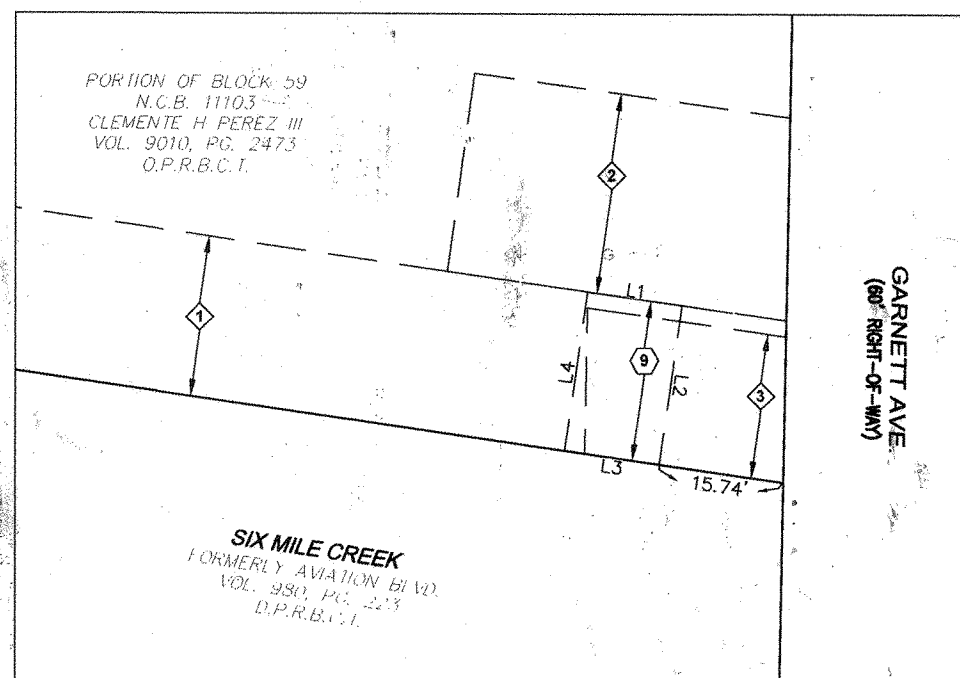
OWNER / DEVELOPER:
OWNER: CLEMENTE H PEREZ III
8903 GARNETT AVE
SAN ANTONIO, TEXAS 78221

**STATE OF TEXAS
COUNTY OF BEXAR:**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLEMENTE H PEREZ III, 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 18 DAY OF September, 2024.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



**DETAIL 3
N.T.S.**

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE.
- ELEVATIONS ARE BASED ON NAVD 88.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE, COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83).
- DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE FACTOR IS 0.999830028895.

FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

OPEN SPACE NOTE:

LOT 999, BLOCK 1, NCB 11103, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SETBACK NOTE:

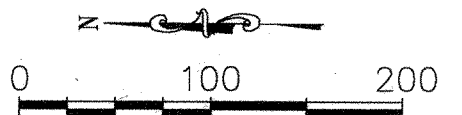
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT NUMBER: 23-11800259

REPLAT ESTABLISHING

**ERICAS ESTATES
ENCLAVE SUBDIVISION**

BEING A TOTAL OF 5.04 ACRES OF LAND, ESTABLISHING LOTS 1-31, BLOCK 1, N.C.B. 11103, BEING OUT OF BLOCK 59, N.C.B. 11103, OF THE MAYFIELD PARK SUBDIVISION, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 980, PAGE 222-223, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING SITUATED WITHIN LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



ISRO ENGINEERING SERVICES, P.L.L.C.
TBPE REGISTRATION NO. : F-14466
8018 KITTY HAWK, UNIT 1
CONVERSE, TEXAS 78109
PHONE (210) 793-8136
MOBILE (956) 236-5615
WWW.ISROGROUP-US.COM

**GUERRA ENGINEERING
& SURVEYING CO.**

TBPE FIRM REGISTRATION NO. F-9484
TBPLS FIRM REGISTRATION NO. 100173-00
Laredo, TX 78041 P. 956.715.2500
Email: fred_ges@sbglobal.net

DATE OF PREPARATION: SEPTEMBER 09, 2024

**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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
M3 DEVELOPMENTS, INC.
OWNER: MARK L. MARTINEZ
17895 W LOOP 1604 S
VON ORMY, TEXAS 78073

OWNER / DEVELOPER:
ONSITE DEVELOPMENT, LLC
OWNER: RUDY RENDON JR.
610 E MARKET ST, UNIT 3018
SAN ANTONIO, TEXAS 78205

**STATE OF TEXAS
COUNTY OF BEXAR:**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK L. MARTINEZ AND RUDY RENDON JR., 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 18 DAY OF September, 2024.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF THE ERICA ESTATES ENCLAVE SUBDIVISION 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 OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 18 DAY OF September, A.D. 2024.

BY: CHAIRMAN

BY: SECRETARY

