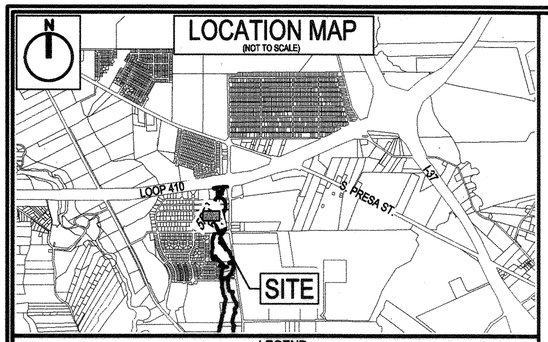
PLAT NO. 21-11800367

SUBDIVISION PLAT ESTABLISHING BALLESTEROS SUBDIVISION

A 4.787 ACRE TRACT OF LAND BEING ALL OF A CALLED 1.497 ACRE TRACT OF LAND AND ALL OF A CALLED 2.662 ACRE TRACT OF LAND BOTH OUT OF THE JAMES MCKAY SURVEY NO. 48, ABSTRACT NO. 522, NCB 10917 AS CONVEYED TO HILDA ENELIA BALLESTEROS, OF RECORD IN DOCUMENT NO. 20120155680 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOTS 2, 3, & 901, BLOCK 1.



LEGEND

●	FOUND 1/2" IRON ROD	AC.	ACRE
⊕	FOUND COTTON SPINDLE	NCB	NEW COUNTY BLOCK
	FOUND PK NAIL IN ROCK	VOL.	VOLUME
○	SET 1/2" IRON ROD WITH A RED "MEALS-MYERS ENG. & SURVEY." PLASTIC CAP	PG.	PAGE
		O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
●	FOUND 1/2" IRON ROD WITH A RED "MEALS-MYERS ENG. & SURVEY." PLASTIC CAP	D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
℄	CENTERLINE	E.G.T.CA.	ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT
MIN. F.F.	MINIMUM FINISHED FLOOR	(X.XXX)	NET ACREAGE

SURVEY NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "MMES PROP CORN" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. DISTANCES SHOWN HERON ARE GRID. SCALE FACTOR = GRID X 1.00017 = SURFACE

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 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.

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.

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 VERSION THEREOF.

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 ENGINEERING & LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MEALS-MYERS ENGINEERING & SURVEYING, LLC.

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.6490 STATE OF TEXAS - TBPE FIRM #18576 - TBPLS FIRM #10194291

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.

NATHAN MORENO
REGISTERED PROFESSIONAL ENGINEER
NO.107581 STATE OF TEXAS

STATE OF TEXAS
NATHAN MORENO
107581
LICENSED
PROFESSIONAL ENGINEER

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIO ust be a minimum of eight (8) inches above final adjacent grade.

SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT F ere not paid at the time of platting for this plat. all impact fees must be paid prior to
WATER METER SET AND/OR WASTEWATE rvice connection.

SAWS DEDICATION:
THE OWNER DEDICATES THE SANITARY r and/or water mains to the san antonio water system upon completion by the
DEVELOPER AND ACCEPTANCE BY THE S ntonio water system.

RESIDENTIAL FINISHED FLOOR ELEVATIO
RESIDENTIAL STRUCTURES ARE NOT ALL d within the city of san antonio ultimate development floodplain. finished floor
ELEVATIONS FOR RESIDENTIAL STRUCTU shall be no less than one foot above the base flood elevation of the regulatory
FLOODPLAIN (CITY OF SAN ANTONIO ULT e development floodplain). the lowest adjacent grade shall be at or above the base
FLOOD ELEVATION. PRE-CONSTRUCTION vation certificates may be required prior to permit approval, and post-construction
ELEVATION CERTIFICATES MAY BE REQU prior to occupancy of residential buildings, as determined by the floodplain
ADMINISTRATOR OF THE CITY OF SAN AN io.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STRI , open space, greenbelts, parks, tree save areas, including lot 5, block 1, cb or ncb
10917, DRAINAGE EASEMENTS AND EASE ts of any nature within this subdivision shall be the responsibility of the property
OWNERS, OR THE PROPERTY OWNER'S A ciation, or its successors or assigns and not the responsibility of the city of san
ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS
NO STRUCTURE, FENCES, WALLS OR OTH bstructions that impede drainage shall be placed within the limits of the drainage
EASEMENTS SHOWN ON THIS PLAT. NO L caping or other type of modifications, which alter the cross-sections of the drainage
EASEMENTS, AS APPROVED, SHALL BE A ed without the approval of the director of tci or director of public works. the city
OF SAN ANTONIO AND BEXAR COUNTY SH have the right of ingress and egress over the grantors adjacent property to remove
ANY IMPEDING OBSTRUCTIONS PLACED I n the limits of said drainage easement and to make any modifications or improvements
WITHIN SAID DRAINAGE EASEMENTS.

EASEMENTS FOR FLOODPLAINS:
THE DRAINAGE EASEMENTS WERE DELIN ed to contain the lesser of the boundaries of the 1% annual chance (100-year) flood
ZONE ESTABLISHED BY THE FEDERAL EM ency management agency (fema) in accordance with dfirm panel 48029c0685h, dated
SEPTEMBER 29, 2010 ; OR THE 1% ANNUA nce (100-year) ultimate development condition water surface elevation; or the 4%
ANNUAL CHANCE (25-YEAR) ULTIMATE DE pment floodplain plus freeboard. construction, improvements, or structures within
THE DRAINAGE EASEMENTS AND FLOOD are prohibited without prior written approval from the floodplain administrator of
THE CITY OF SAN ANTONIO OR BEXAR CO y.

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM 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 :
THE 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. BUILDING SETBACKS FOR EACH LOT SHOWN ON THIS PLAT ARE SUBJECT TO FURTHER RESTRICTIONS AS IMPOSED BY THE HOMEOWNERS ASSOCIATION.

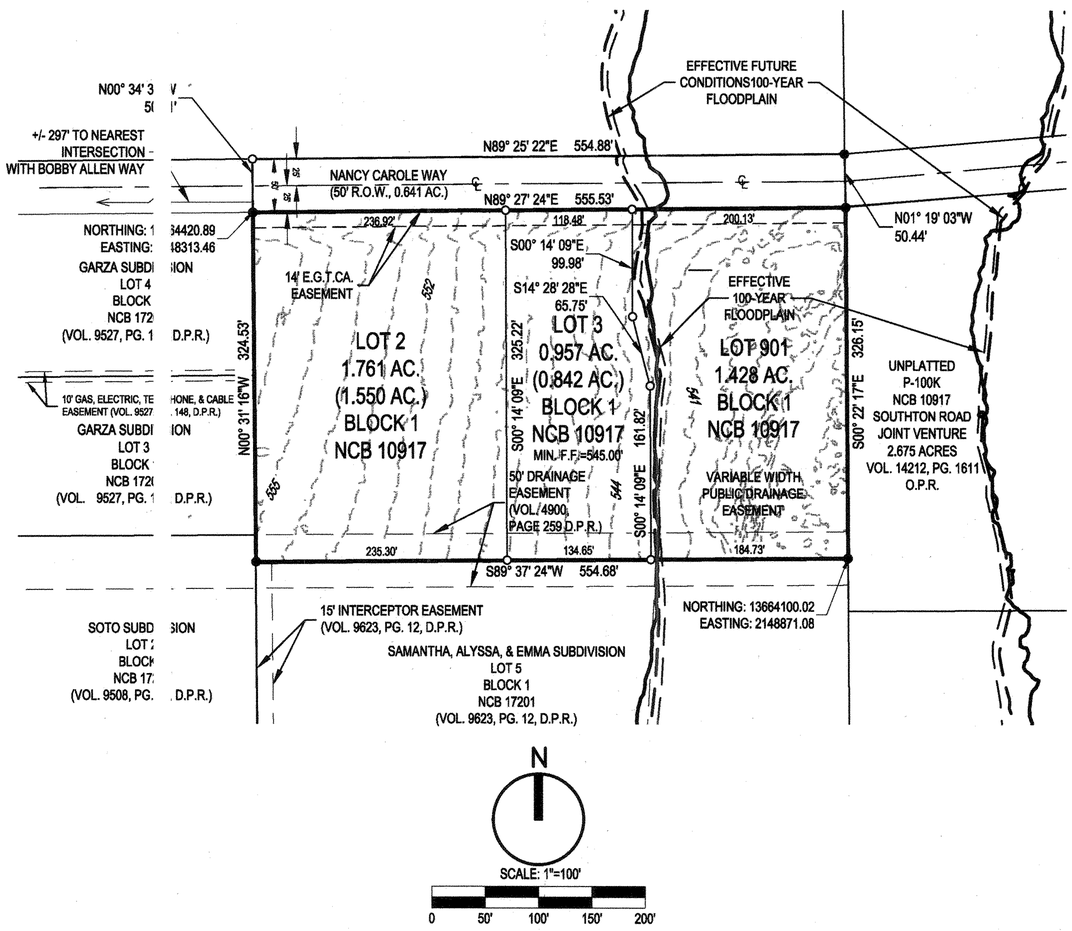
RESIDENTIAL FIRE FLOW: RESIDENTIAL DEVELOPMENT ONLY IB187
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL 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.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 1, CB OR NCB 10917, 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.

OPEN SPACE NOTE:
LOT 901, BLOCK 1, NCB 10917 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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).

DATE OF PREPARATION: 6/10/2024



8511 QUEEN HEIGHTS
SAN ANTONIO, TEXAS 78254
PHONE: 210.332.7763
TEXAS REGISTERED ENGINEERING FIRM F-14265

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
HILDA ENELIA BALLESTEROS
3114 CINDY SUE WAY
SAN ANTONIO, TX 78223
210-410-2074

ELVIRA COLMENERO
My Notary ID # 126077332
Expires May 22, 2027

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Hilda E. Ballesteros 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 3rd DAY OF July A.D. 2024

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF BALLESTEROS 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. 20__.

BY:_____
CHAIRMAN

BY:_____
SECRETARY