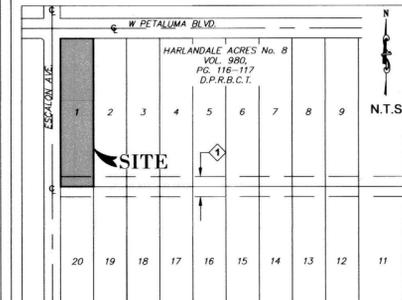
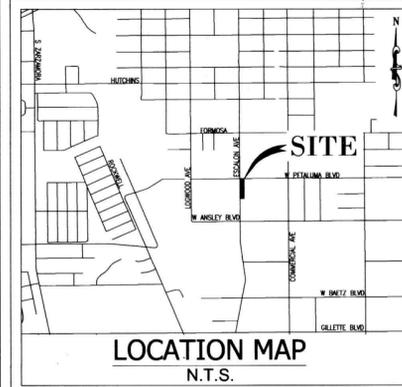


REPLAT ESTABLISHING

ONSITE PETALUMA SUBDIVISION

BEING A TOTAL OF 1.032 ACRE, INCLUSIVE OF A 0.0005 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, BEING ALL OF LOT 1, BLOCK 47, NEW CITY BLOCK 11077, OF THE HARLANDALE ACRES No. 8, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 980, PAGE 116-117, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 41-51, BLOCK 47, NEW CITY BLOCK 11077, IN THE CITY OF SAN ANTONIO.



THE AREA BEING REPLATTED (1.032 ACRES) WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 47, N.C.B. 11077, OF THE HARLANDALE ACRES No. 8, A PLAT DATED DECEMBER 24, 1928, RECORDED IN VOLUME 980, PAGES 116-117, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- LEGEND
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 5/8" IRON ROD W/ CAP STAMPED "SUMMIT GEOMATICS, INC."
EXISTING CONTOUR LINE
CENTER LINE
R.O.W. = RIGHT-OF-WAY
N.C.B. = NEW CITY BLOCK
N.T.S. = NOT TO SCALE
VOL. = VOLUME
PG. = PAGE
SF = SQUARE FEET
G.E.T.V. = GAS, ELECTRIC, TELEPHONE, AND TELEVISION
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
60' STREET RESERVATION (VOL. 980, PG. 116-117, D.P.R.)
14' G.E.T.V. EASEMENT

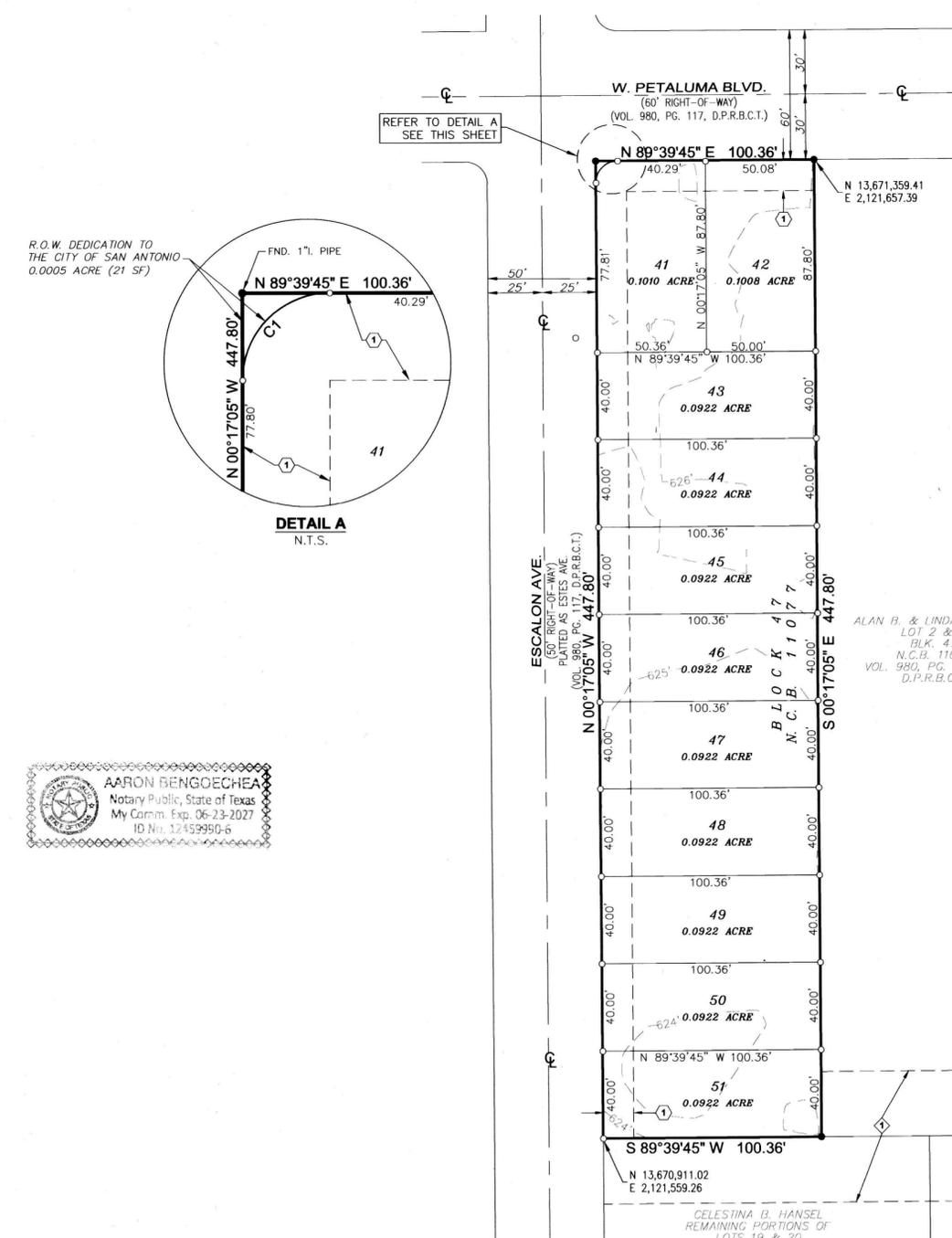
STATE OF TEXAS COUNTY OF BEXAR: THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT THE HARLANDALE ACRES No. 8 WHICH IS RECORDED IN VOLUME 980, PAGE 116-117, PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. OWNER: RUDY R. RENDON, JR., OWNER ONSITE REAL ESTATE HOLDINGS, LLC SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY OF December, 2024. Notary Public: AARON BENGOCHEA

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. Notary Public: JUAN G. RODRIGUEZ

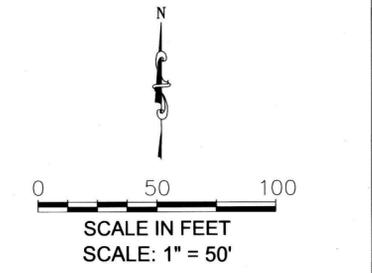
STATE OF TEXAS COUNTY OF BEXAR: I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ODLON BERNAL III, R.P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR. 12-19-24

- DRAINAGE NOTES: 1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE... MAINTENANCE NOTE: THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 41 THROUGH 51, BLOCK 47, N.C.B. 11077, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS... CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE... 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 EASEMENT.

- SURVEYOR'S NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A 5/8-INCH ROD WITH A YELLOW CAP STAMPED "SUMMIT GEOMATICS INC" UNLESS OTHERWISE NOTED. 2. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 42M, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET. 3. VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ELEVATIONS WERE ESTABLISHED USING THE ALL TERRA RTK NETWORK, GEOID 18. 4. COORDINATES SHOWN HEREON ARE IN GRID. FIRE FLOW DEMAND NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT... 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... 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... FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0560F, EFFECTIVE 9/29/2010.



CURVE TABLE with columns: CURVE, RADIUS, CENTRAL ANGLE, CHORD BEARING, CHORD DISTANCE, CURVE LENGTH. Row 1: C1, 10.00', 89°56'50", N 44°41'20" E, 14.14', 15.70'



ISRO ENGINEERING SERVICES, P.L.L.C. TBPE REGISTRATION NO.: F-14466 9010 F.M. 1976, BLDG. 3, STE. 301 CONVERSE, TEXAS 78109 PHONE (210) 793-8136 MOBILE (956) 236-5615 WWW.ISROGROUP-US.COM

SUMMIT GEOMATICS, INC. 4603 N STAHL PARK SUITE 103 SAN ANTONIO, TEXAS 78217 Tel: 210-971-4870 • summit-geomatrics.com TBPELS FIRM NO. 10194657

PROJECT NO. 23.0241 DATE OF PREPARATION: DECEMBER 19, 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: RUDY R. RENDON, JR. ONSITE REAL ESTATE HOLDINGS, LLC OWNER - RUDY R. RENDON, JR. 24165 H-10 WEST, STE. 217-283 SAN ANTONIO, TEXAS 78257

STATE OF TEXAS COUNTY OF BEXAR: BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUDY R. 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 20th DAY OF December, 2024. Notary Public: AARON BENGOCHEA

THIS PLAT OF ONSITE PETALUMA 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. 2025.

BY: CHAIRMAN BY: SECRETARY

