

REPLAT ESTABLISHING
MARTINEZ-SHEPHERD SUBDIVISION

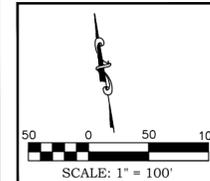
BEING A 10.115 ACRE TRACT OF LAND INCLUSIVE OF AN 0.130 AC. ROW DEDICATION OUT OF LOT 14, BLOCK 62, G. MAJOR SURVEY NO. 9 AS RECORDED IN VOLUME 980, PAGE 207-218, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 40-43, BLOCK 62, CB 5737.



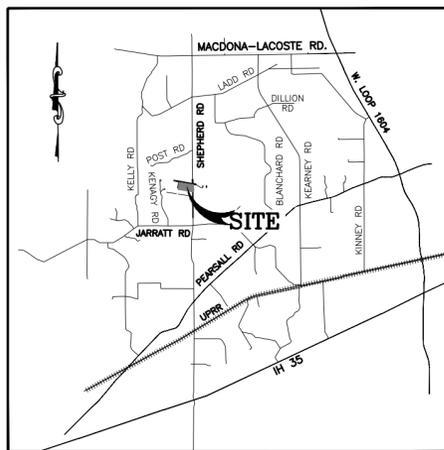
419 MARSHALL ST
SAN ANTONIO, TEXAS 78212
PHONE: 210-392-0036
TBPELS FIRM REGISTRATION NO. F-10402



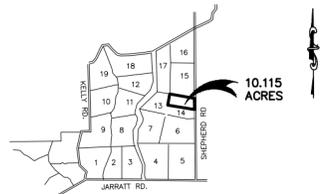
TBPELS FIRM NO. 10194244
18410 US HWY 281 N.
SUITE 109
SAN ANTONIO, TX 78259
(210) 369-9509



DATE OF PREPARATION:
APRIL 1, 2024



LOCATION MAP
NTS



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

10.115 ACES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 14, BLOCK 62, CB 5737 OUT OF THE SAN ANTONIO SUBURBAN IRRIGATED FARMS SUBDIVISION, RECORDED IN VOL. 980, PAGE 207-218 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND:

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR ELEV.
- - - PROPOSED DRAINAGE CONTOURS
- EASEMENT
- IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET W/ CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500"
- EGTCA ELECTRIC, GAS, TELEPHONE, CABLE TV
- ESMT. EASEMENT
- VOL. VOLUME
- PG. PAGE
- AC. ACRES
- ROW RIGHT-OF-WAY
- ⊙ CENTERLINE
- OPRBC OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPBRC DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- BLK. BLOCK COUNTY
- CB COUNTY BLOCK
- DOC. DOCUMENT
- NTS NOT TO SCALE
- BSL BUILDING SETBACK LINE

SURVEY NOTES:

- BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
- SET 1/2" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

STATE OF TEXAS
COUNTY OF BEXAR

I, SALVADOR FLORES, 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.

SALVADOR FLORES, P.E. No. 82638
LICENSED PROFESSIONAL ENGINEER

I, CORY BLAKE SILVA, 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:

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500

CPS/SAWS/COSA UTILITY NOTES:

- 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 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 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, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- 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 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.

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.

MINIMUM FINISHED FLOOR ELEVATION NOTE:

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

BUILDING SETBACK NOTE:

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.

COUNTY FINISHED FLOOR ELEVATION:

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.

FIRE FLOW 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. 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.

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

VEHICLE TURN AROUND:

OWNER SHALL PROVIDE FOR PERMANENT VEHICULAR TURN AROUND ON LOTS 40-43, BLOCK 62, CB 5737 TO PREVENT BACKING ONTO THE ROADWAY SHEPHERD RD.

CROSS ACCESS:

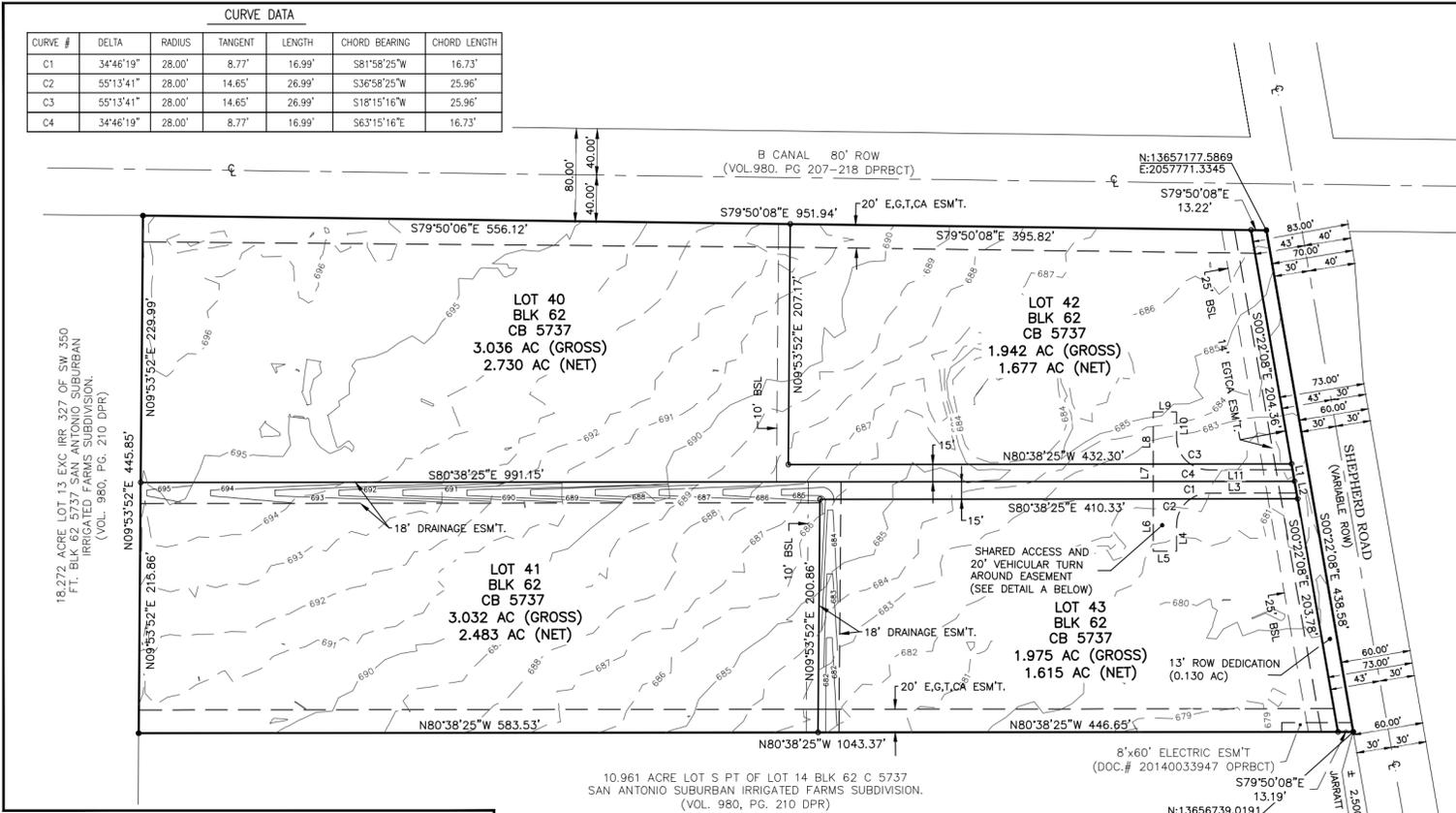
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 40, 41, 42 & 43 BLOCK 62, CB 5737, IN ACCORDANCE WITH UDC 35- 506(R)(3).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXIST WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0540F, EFFECTIVE 9/29/10. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENT:

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.



STATE OF TEXAS
COUNTY OF BEXAR
AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SAN ANTONIO SUBURBAN IRRIGATED FARMS SUBDIVISION, WHICH IS RECORDED IN VOL. 980, PAGE 210, 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.

OWNER/DEVELOPER:
ERIKA A. MARTINEZ
1204 CREEK KNOLL
SAN ANTONIO, TEXAS 78253
(210) 975-9955

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2024

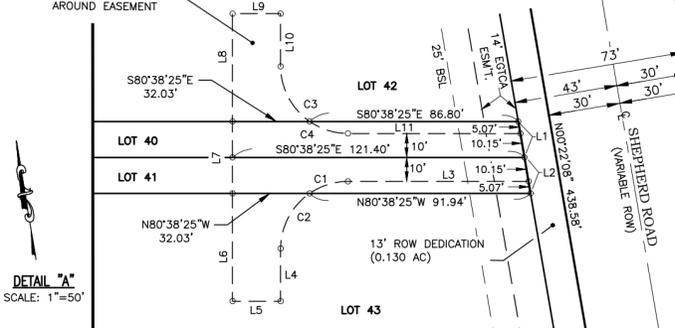
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

LINE DATA

LINE #	BEARING	LENGTH
L1	N0°22'08"W	15.22'
L2	N0°22'08"W	15.22'
L3	N80°38'25"W	75.12'
L4	N9°21'35"W	22.00'
L5	S80°38'25"W	20.00'
L6	N9°21'35"W	45.00'
L7	N9°21'35"W	30.00'
L8	N9°21'35"W	45.00'
L9	N80°38'25"W	20.00'
L10	N9°21'35"W	22.00'
L11	N80°38'25"W	71.69'

SHARED ACCESS AND 20' VEHICULAR TURN AROUND EASEMENT



DETAIL "A"
SCALE: 1"=50'

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER ADDRESS:
ERIKA A. MARTINEZ
1204 CREEK KNOLL
SAN ANTONIO, TEXAS 78253
(210) 915-2755

ERIKA A. MARTINEZ

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIKA A. MARTINEZ 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF MARTINEZ-SHEPHERD 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 WHERE VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS THE _____ DAY OF _____ A.D. _____

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.

DATED THIS THE _____ DAY OF _____ A.D. _____

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



SALVADOR FLORES, P.E. No. 82638
LICENSED PROFESSIONAL ENGINEER

I, CORY BLAKE SILVA, 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:

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500