

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION:
3.289 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTIONS OF LOTS 16 AND 21, MAYFIELD PARK AVIATION CIRCLE UNIT, ELEVENTH FILING, RECORDED IN VOLUME 980, PAGES 235-236, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 34 AND ALL OF LOT 45, MAYFIELD PARK, ELEVENTH FILING, RECORDED IN VOLUME 2222, PAGES 254-255, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF BEXAR:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (MAYFIELD PARK AVIATION CIRCLE UNIT, ELEVENTH FILING) WHICH IS RECORDED IN VOLUME 980, PAGES 235-236, AND ON PLAT (MAYFIELD PARK, ELEVENTH FILING) WHICH IS RECORDED IN VOLUME 2222, PAGES 254-255, BEXAR COUNTY DEED AND PLAT 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, THE OWNER OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF APRIL 2025.

LEGEND

- SET 1/2" STEEL REBAR
- FOUND 1/2" STEEL REBAR
- 622 --- CONTOUR LINE - EXISTING (FT)
- 624 --- CONTOUR LINE - PROPOSED (FT)
- C --- RIGHT-OF-WAY CENTERLINE
- N.T.S. = NOT TO SCALE
- R.O.W. = RIGHT OF WAY
- DOC. = DOCUMENT NUMBER
- A/K/A = ALSO KNOWN AS
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- E.G.T.C. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- DOC. = DOCUMENT NUMBER
- NCB = NEW CITY BLOCK
- Ac = ACRES

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.

DONALD OROIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

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:

MICHAEL K. WILLIAMS, R.L.S.
c/o TRUE LINE CONSTRUCTION LAYOUT AND LAND SURVEYING
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6616
TPELS FIRM NO. 10194329
TCLC JOB NO. 3-1032

GENERAL NOTES / MONUMENTATION LEGEND:

- ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD88.
- ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED MAY 10, 2021.
- CONTOUR ELEVATIONS SHOWN ARE NAD83 DOWNLOADED FROM THE SAN ANTONIO RIVER AUTHORITY (SARA) LIDAR CONTOUR DATA.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0560F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 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 OWNER(S), OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LINE	LENGTH (FT)	BEARING
L1	24.44'	N29°33'38"E
L2	27.04'	S46°55'44"W
L3	20.00'	N74°27'43"E
L4	26.37'	S64°51'07"E

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LENGTH	CHORD BEARING
C1	278.67'	55.00'	290°18'01"	62.86'	S00°22'39"E
C2	14.44'	15.00'	55°09'00"	13.89'	S62°48'09"E
C3	196.35'	125.00'	90°00'00"	176.78'	N45°22'39"W
C4	117.81'	75.00'	90°00'00"	106.07'	N45°22'39"W
C5	14.44'	15.00'	55°09'00"	13.89'	S62°02'51"W

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 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.

- 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) FOOT 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 EASEMENTS.

SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE PAYMENT DUE:

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.

DRAINAGE EASEMENT NOTE:

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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE 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.

FINISHED FLOOR NOTE:

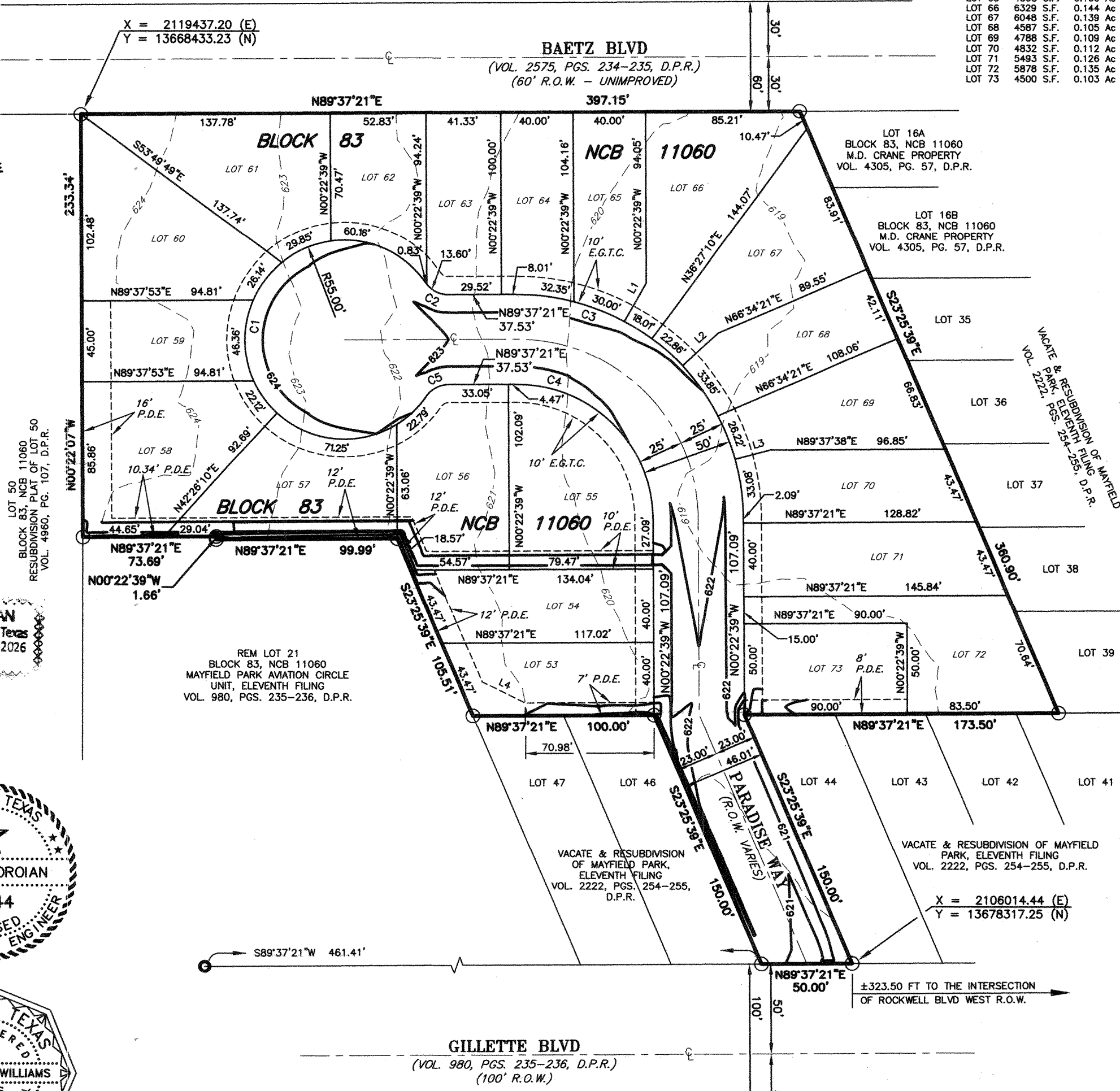
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SAWS WASTEWATER EDU NOTE:

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.

LOT SIZE TABLE:

LOT 53	4340 S.F.	0.100 Ac
LOT 54	5021 S.F.	0.115 Ac
LOT 55	6906 S.F.	0.159 Ac
LOT 56	5875 S.F.	0.137 Ac
LOT 57	6078 S.F.	0.139 Ac
LOT 58	6989 S.F.	0.160 Ac
LOT 59	4121 S.F.	0.095 Ac
LOT 60	6614 S.F.	0.152 Ac
LOT 61	6567 S.F.	0.151 Ac
LOT 62	4028 S.F.	0.092 Ac
LOT 63	4112 S.F.	0.094 Ac
LOT 64	4044 S.F.	0.093 Ac
LOT 65	4308 S.F.	0.100 Ac
LOT 66	6329 S.F.	0.144 Ac
LOT 67	6048 S.F.	0.139 Ac
LOT 68	4587 S.F.	0.105 Ac
LOT 69	7788 S.F.	0.179 Ac
LOT 70	4832 S.F.	0.112 Ac
LOT 71	5493 S.F.	0.126 Ac
LOT 72	5878 S.F.	0.135 Ac
LOT 73	4300 S.F.	0.103 Ac

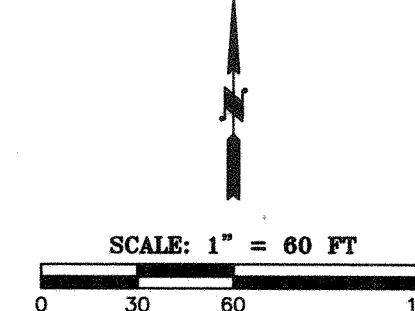


PLAT NO. 24-11800146

REPLAT ESTABLISHING:

GILLETTE COMMONS

BEING A TOTAL OF 3.289 ACRES OF LAND ESTABLISHING LOTS 53-73, BLOCK 83, NCB 11060, PREVIOUSLY PLATTED AS PORTIONS OF LOTS 16 AND 21, MAYFIELD PARK AVIATION CIRCLE UNIT, ELEVENTH FILING, RECORDED IN VOLUME 980, PAGES 235-236, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 34 AND ALL OF LOT 45, MAYFIELD PARK, ELEVENTH FILING, RECORDED IN VOLUME 2222, PAGES 254-255, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-3512

ADACG PROJECT No. 806-04

DATE: APRIL 08, 2025

STATE OF TEXAS:
COUNTY OF BEXAR:

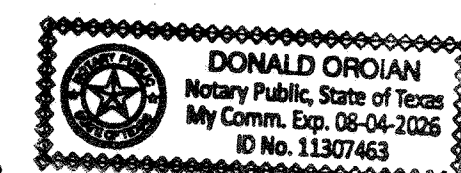
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GILLETTE COMMONS, LLC
BY: CARLOS S. MENDOZA, JR.
(A/K/A "GILLEY" MENDOZA)
ITS MANAGING MEMBER
13219 TROTTER PATH
HELOTES, TX 78023

STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS S. MENDOZA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 17th DAY OF APRIL 2025



THIS PLAT OF GILLETTE COMMONS 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. 2025.

BY: _____ CHAIRMAN

BY: _____ SECRETARY