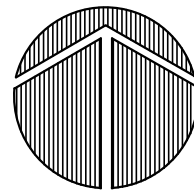


REPLAT ESTABLISHING

TESORO TRAILS

BEING A TOTAL OF 6.121 ACRES
ESTABLISHING LOTS 194, 195, 196 AND 197,
BLOCK 1, C.B. 4012, BEXAR COUNTY, TEXAS,
AND BEING A REPLAT OF ALL OF LOT 193
OF THE VALDEZ SUBDIVISION RECORDED IN
VOLUME 9529, PAGE 107, DEED AND PLAT
OF BEXAR COUNTY, TEXAS.



0 50 100 200
SCALE: 1" = 100'
1' CONTOUR INTERVAL

PREPARED BY:

**DYE ENTERPRISES**
ENGINEERS • SURVEYORS • PLANNERS

TBPE, FIRM REGISTRATION #F-2257
TBPLS, FIRM REGISTRATION #10087900
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

DATE OF PREPARATION: 04/24/25

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.

(LOT 194)
OWNER/DEVELOPER: JUAN ANTONIO JALOMO MARTINEZ
842 JENNINGS AVE.
SAN ANTONIO, TX 78225

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED JUAN ANTONIO JALOMO 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., 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TESORO TRAILS 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____

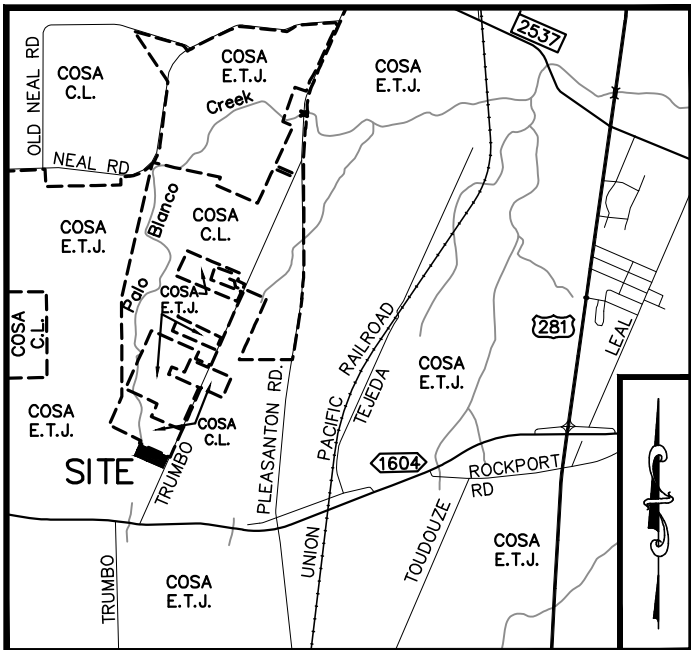
BY: _____
CHAIRMANBY: _____
SECRETARY

CERTIFICATE OF APPROVAL:

THIS MINOR 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.

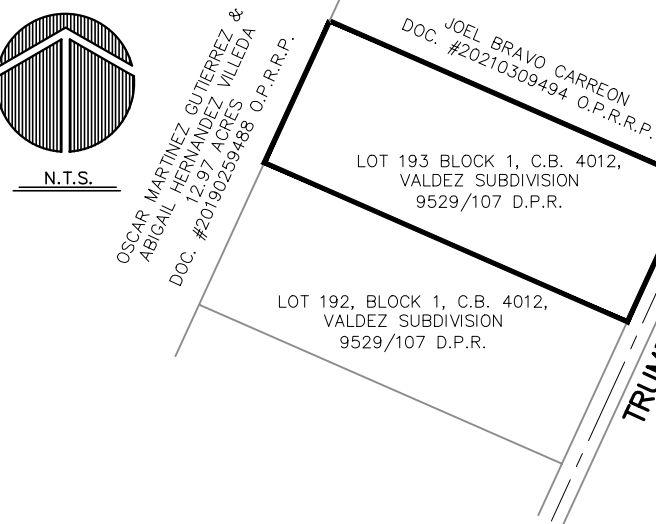
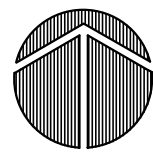
DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER
BEXAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

AREA BEING REPLATTED THROUGH PUBLIC
HEARING WITH WRITTEN NOTIFICATION

LOT 193, BLOCK 1, C.B. 4012, OF THE VALDEZ
SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT
RECORDED IN VOLUME 9529, PAGE 107, OF THE DEED
AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

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.

(LOT 196)
OWNER/DEVELOPER: DANIEL AVILA
102 SOUTHWAY DR.
SAN ANTONIO, TX 78255

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED DANIEL AVILA, 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., 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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: DYE ENTERPRISES.

REGISTERED PROFESSIONAL LAND SURVEYOR #5315

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.

LICENSED PROFESSIONAL ENGINEER NO. 84635

CPS/SAWS/CITY OF SAN ANTONIO 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.

LINE DATA		
NO.	BEARING	LENGTH
L1	S24°37'24"W	20.00'
L2	S24°37'24"W	20.00'
L3	N06°27'51"W	44.91'
L4	N55°28'42"E	52.16'
L5	N36°11'22"E	69.17'
L6	N08°30'12"W	13.93'
L7	N08°30'12"W	55.82'
L8	N29°49'03"E	83.17'
L9	N04°29'44"W	36.86'

LEGEND

- FND. 1/2" STEEL REBAR (UNLESS NOTED OTHERWISE)
- SET 1/2" STEEL REBAR W/CAP STAMPED (DYE ENT SA TX)
- △ CALCULATED POINT (NO MONUMENT SET)
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- 18334/1678 VOLUME/PAGE
- B.S.L. BUILDING SETBACK LINE
- C.M. CONTROLLING MONUMENT
- G.E.T.T.V.E. GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 580--- EXISTING CONTOUR
- AC. ACRES
- C.B. COUNTY BLOCK
- R.O.W. RIGHT-OF-WAY
- CL CENTERLINE
- == FEM A FLOODPLAIN LIMIT
- COSA CITY OF SAN ANTONIO
- E.T.J. EXTRA TERRITORIAL JURISDICTION
- C.L. CITY LIMIT
- N.T.S. NOT TO SCALE
- S.F. SQUARE FEET

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED
ON PLAT VALDEZ SUBDIVISION WHICH IS RECORDED IN
VOLUME 9529, PAGE 107, BEXAR COUNTY DEED AND
PLAT RECORDS.

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. I
(WE) FURTHER CERTIFY THAT NO PORTION OF THIS
REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5)
YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT
TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2)
RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE
PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO
RESIDENTIAL USE FOR NOT MORE THAN TWO (2)
RESIDENTIAL UNITS PER LOT.

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF
_____, A.D., 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

THE BEARINGS SHOWN ARE BASED ON STATE PLANE TEXAS SOUTH CENTRAL ZONE NAD 83
(2011 ADJUSTMENT).

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE NO.
4204 COORDINATES (NAD83, 2011 ADJUSTMENT) WITH A COMBINED PROJECT GROUND SCALE
FACTOR OF 1.0001585699 USING A SITE GROUND BASE POINT COORDINATE OF:
N=13,627,285.19, E=2,124,467.95. VERTICAL DATUM IS NAVD88.

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

SAWS 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.

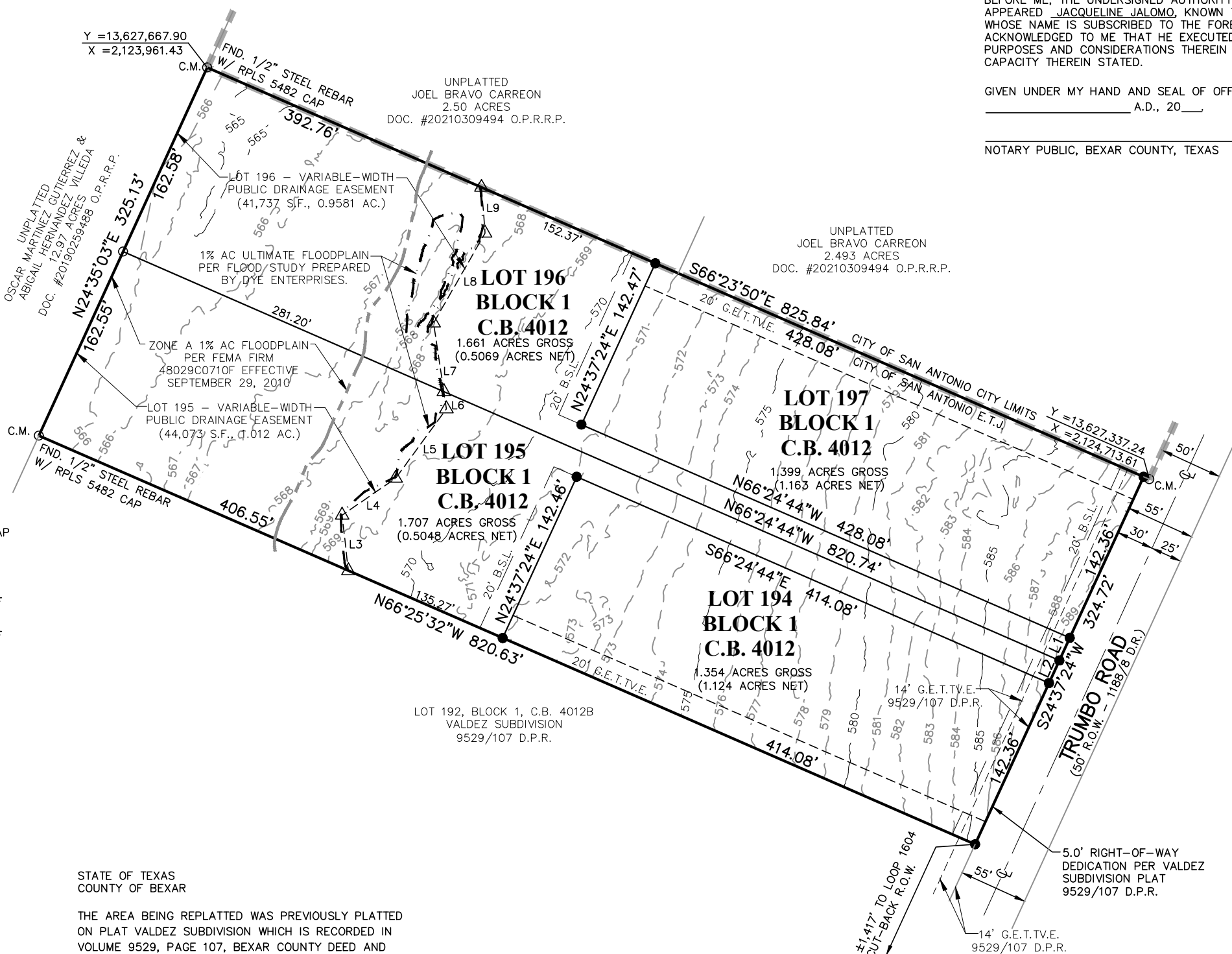
SAWS WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS
(EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT
THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FIRE FLOW 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 1000 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.

FIRE PROTECTION NOTE: SAWS WILL BE PROVIDING FIRE PROTECTION FOR THE LOT BECAUSE
WATER SERVICE WILL PROVIDE ENOUGH WATER PRESSURE AND FIRE HYDRANTS ARE LOCATED
WITHIN 600 FEET OF THE LOT.

BUILDING SETBACK LINE 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.

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 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 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

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.

(LOT 197)
OWNER/DEVELOPER: DENISE AVILA
20319 TRUMBO RD.
SAN ANTONIO, TX 78264

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED DENISE AVILA, 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., 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS