

#### LEGEND

|              |                                                              |
|--------------|--------------------------------------------------------------|
| FIR          | FOUND 1/2" IRON ROD                                          |
| FIRW         | FOUND 1/2" IRON ROD<br>W/GREEN PLASTIC CAP<br>STAMPED "WALS" |
| TXDOT        | FOUND TXDOT BRASS<br>DISK MONUMENT WITH<br>PUNCH             |
| R.O.W.       | RIGHT OF WAY                                                 |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS<br>BEXAR COUNTY TEXAS                |
| VOL.         | VOLUME                                                       |
| PG.          | PAGE                                                         |
| N.C.B.       | NEW CITY BLOCK                                               |
| C.B.         | COUNTY BLOCK                                                 |
| 1            | EXISTING EASEMENT                                            |
| ---          | EXISTING EASEMENT                                            |
| ---          | EXISTING CONTOURS                                            |
| ---          | CENTERLINE                                                   |
| ---          | PROPERTY BOUNDARY                                            |
| ---          | CITY OF SAN ANTONIO LIMITS                                   |
| 1046         | PROPOSED CONTOURS                                            |

#### KEYNOTES

- VOLUME 6193, PAGE 236  
O.P.R.B.C.T.  
EXCLUSIVE 50' WIDE EGRESS AND  
REGRESS FOR THE OWNER OF THE  
8.274 ACRE PARCEL TO THE NORTH
- CITY OF SAN ANTONIO  
14' ELECTRIC AND GAS LINES  
RIGHT OF WAY EASEMENT  
DOCUMENT NUMBER 2020027112  
O.P.R.B.C.T.
- CITY OF SAN ANTONIO  
20' PERMANENT WATER EASEMENT  
SAWS PARCEL NUMBER: P21-113  
(DOC #2022004563)  
O.P.R.B.C.T.

#### KEYNOTES

- 14' ELECTRIC, GAS, TELEPHONE,  
CABLE TELEVISION EASEMENT
- 20' ELECTRIC EASEMENT
- 20' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- 12' SANITARY SEWER EASEMENT
- VARIABLE WIDTH INGRESS AND EGRESS  
EASEMENT (0.10 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.

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:

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR  
ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS  
A FINAL SURVEY DOCUMENT.**

#### CPS/SAWS/COSA/UTILITY NOTE:

- 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.

#### FLOODPLAIN VERIFICATION NOTE:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP  
PANEL: 48029C0195G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF  
FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### SURVEYOR'S NOTE:

- ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN.
- THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH  
CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
- CONTOURS SHOWN ARE FROM THE BEXAR COUNTY 2017 CONTOUR DATA SET AS DISTRIBUTED BY THE SAN ANTONIO RIVER  
AUTHORITY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

#### INGRESS/EGRESS NOTE:

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS  
EASEMENT SHOWN ON THIS PLAT.

#### TXDOT NOTE:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR  
ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS  
MANAGEMENT MANUAL" WHICH IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG F.M. 471  
BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 415.45'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO  
CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY  
TXDOT.

#### FIRE PROTECTION NOTE:

- FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

#### TREE NOTE:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRC-APP-APP22-38802105) WHICH REQUIRES COMPLIANCE BY THE  
OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING  
ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR  
WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY  
OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY  
ARBORIST'S OFFICE PER 35-477(H).

#### RESIDENTIAL FINISHED FLOOR:

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

#### 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

#### 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.

#### SAWS DEDICATION NOTE:

ALL ON-SITE SEWER INFRASTRUCTURE IS TO BE PRIVATELY OWNED & MAINTAINED.

#### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 71 & 72,  
BLOCK 0, CB 4404, 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.

#### CLEAR VISION NOTE:

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  
REVISION THEREOF.

#### CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 71 & 72, BLOCK 0, CB 4404, IN ACCORDANCE WITH UDC  
35506(R)(3).

#### SETBACK NOTE:

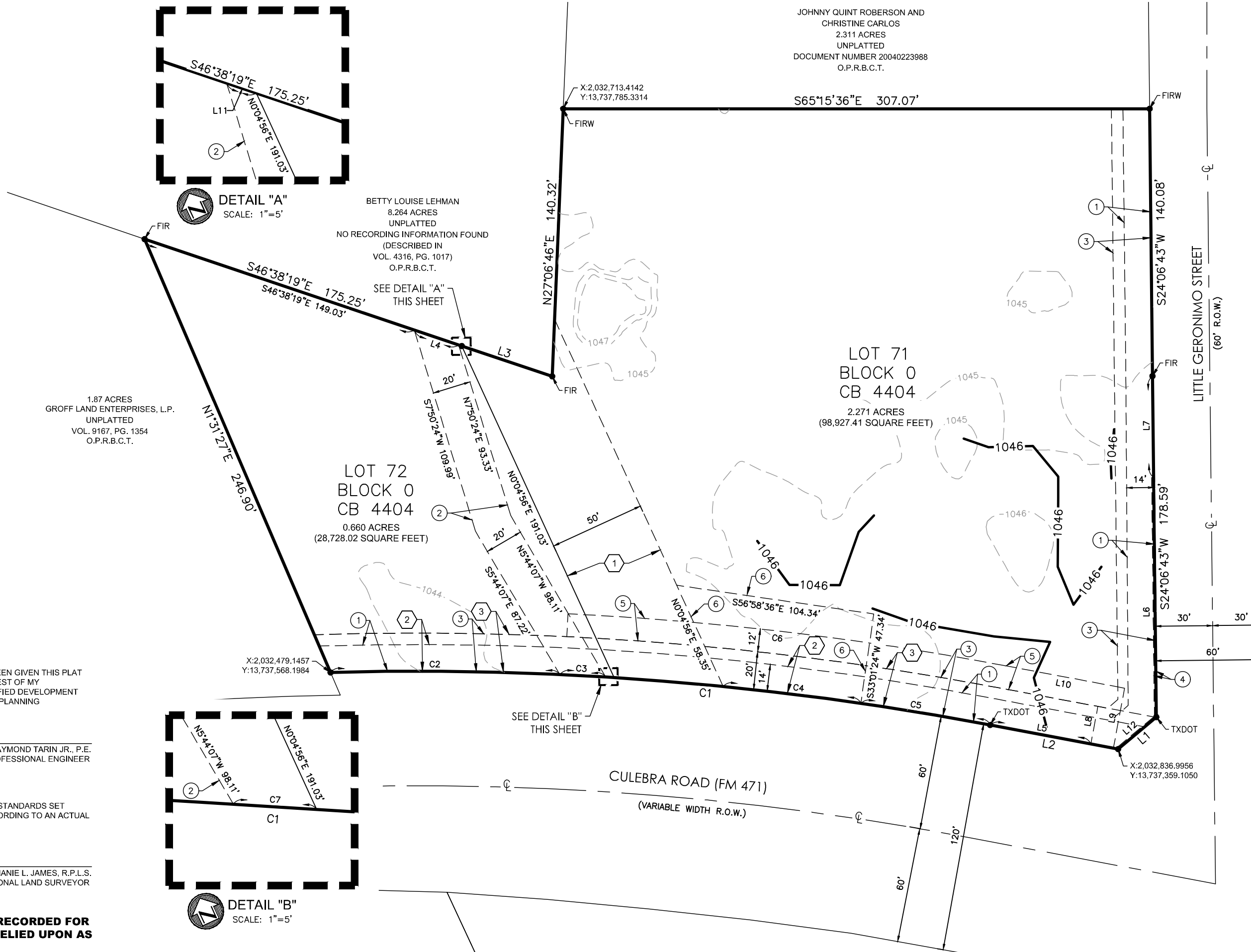
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO  
ENFORCEMENT BY THE CITY OF SAN ANTONIO

#### TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE  
ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO  
FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILD) IF OFF-SITE DRAINAGE  
CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF  
ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY  
OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR  
BEXAR COUNTY.

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE NO.   | LENGTH  | DIRECTION   |
| L1         | 26.03'  | S74°44'40"W |
| L2         | 68.19'  | N54°38'04"W |
| L3         | 49.94'  | S46°41'12"E |
| L4         | 24.57'  | S46°38'19"E |
| L5         | 53.61'  | S54°38'05"E |
| L6         | 125.00' | N24°06'43"E |
| L7         | 53.12'  | S24°06'43"W |
| L8         | 20.00'  | S35°22'09"W |
| L9         | 32.00'  | N35°22'08"E |
| L10        | 65.58'  | N54°38'04"W |
| L11        | 1.64'   | S46°38'19"E |
| L12        | 25.56'  | N74°44'40"E |

| CURVE TABLE |           |            |          |               |             |  |  |
|-------------|-----------|------------|----------|---------------|-------------|--|--|
| CURVE NO.   | DELTA     | ARC LENGTH | RADIUS   | CHORD BEARING | CHORD DIST. |  |  |
| C1          | 12°21'29" | 347.26'    | 1610.00' | N60°41'52"W   | 346.59'     |  |  |
| C2          | 4°16'33"  | 120.15'    | 1609.98' | N64°44'21"W   | 120.12'     |  |  |
| C3          | 0°51'15"  | 24.00'     | 1610.00' | N62°10'27"W   | 24.00'      |  |  |
| C4          | 2°35'06"  | 72.64'     | 1610.00' | N58°15'27"W   | 72.63'      |  |  |
| C5          | 2°26'47"  | 68.74'     | 1610.00' | N55°44'31"W   | 68.74'      |  |  |
| C6          | 7°59'04"  | 228.82'    | 1642.00' | N58°30'44"W   | 228.64'     |  |  |
| C7          | 0°09'26"  | 4.37'      | 1591.62' | N61°40'08"W   | 4.37'       |  |  |



PLAT NO. 22-11800392

## SUBDIVISION PLAT ESTABLISHING CULEBRA MEAT MARKET LITTLE GERONIMO

BEING A 2.931 ACRE (127,655.43 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOSE JACINTO GONZALES SURVEY  
NUMBER 255, ABSTRACT NUMBER 269, COUNTY BLOCK NUMBER 4404, BEXAR COUNTY, TEXAS, AND THE WILLIAM F.  
MEAD SURVEY NUMBER 372, ABSTRACT NUMBER 507, COUNTY BLOCK NUMBER 4404, BEXAR COUNTY, TEXAS, AND  
BEING ALL OF A 1.395 ACRE TRACT (EXHIBIT 'A'), AND ALL OF A 0.705 OF AN ACRE TRACT (EXHIBIT 'B') AS CONVEYED  
TO VICTOR H. RAMIREZ BY DOCUMENT NUMBER 20210099014, SAVE AND EXCEPT THOSE AREAS AS CONVEYED TO  
THE STATE OF TEXAS BY DOCUMENT NUMBERS 20190234690 AND 20200037367, AND ALL OF A 1.000 ACRE TRACT  
AS CONVEYED TO VICTOR H. RAMIREZ BY DOCUMENT NUMBER 20220088501, ALL OF THE OFFICIAL PUBLIC  
RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=50'



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING F-10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: APRIL 25, 2023

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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:

VICTOR RAMIREZ  
CULEBRA MEAT MARKET  
7507 POTRANCO ROAD  
SAN ANTONIO, TX 78251

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
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 \_\_\_\_.

NOTARY PUBLIC,  
BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES:

THIS PLAT OF \_\_\_\_ CULEBRA MEAT MARKET LITTLE GERONIMO \_\_\_\_ 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. 20 \_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

#### CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF  
THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE  
ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY,  
TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH  
THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED  
BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS