

NOT TO SCALE

**AREA BEING REPLATTED THROUGH PUBLIC HEARING AND WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED IS 0.1045 ACRES PREVIOUSLY PLATTED LOTS 125 & 126 BLOCK 2, NEW CITY BLOCK 8125 VOLUME 1625 PAGE 0087 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE WESTWOOD ESTATES SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 1625, PAGE(S)87, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

I, **ALEJANDRO MENDOZA** THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

**OWNER/DEVELOPER** AMRAM HOLDINGS LLC  
939 S. SAN AGUSTINE AVE.  
SAN ANTONIO, TEXAS 78237  
TELE: (210) 204-6305

STATE OF TEXAS  
COUNTY OF BEXAR  
SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S NOTES:**  
BASIS OF BEARING, TEXAS SOUTH CENTRAL ZONE NAD 83. (CORS)

LEGEND	
BLK	= BLOCK
SQ.FT.	= SQUARE FEET
AC	= ACRES
N.C.B.	= NEW CITY BLOCK
VOL.	= VOLUME
R.O.W	= RIGHT OF WAY
PG.	= PAGE
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT.	= EASEMENT
	= CENTERLINE
	= EASEMENT LINE
	= SET 1/2" IRON ROD BY AMERISURVEYORS
	= FOUND IRON ROD
	= CALCULATED POINT
	= INDEX CONTOUR LINE
	= NORMAL CONTOUR LINE

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

THOMAS L. CARRASCO, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 90885  
THOMAS L. CARRASCO, P.E. INC. FIRM #22436

STATE OF TEXAS  
COUNTY OF BEXAR

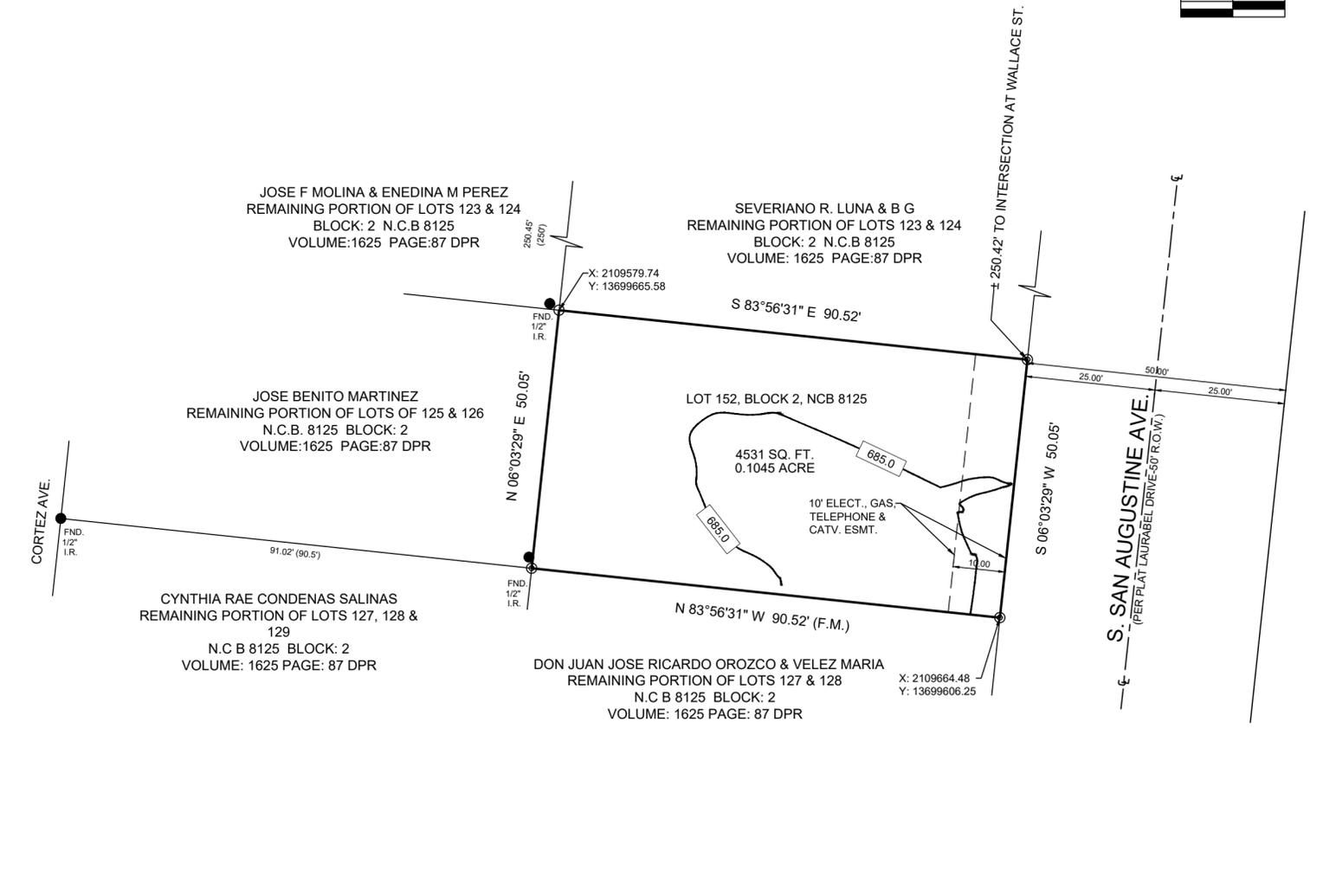
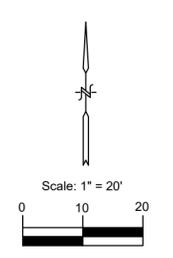
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

AARON MICAH REYNOLDS  
REGISTERED PROFESSIONAL ENGINEERS LAND SURVEYORS No. 6644  
AMERISURVEYORS LLC FIRM NO. 10146400

- 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 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 OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS STRUCTURES, CONCRETE SLAB, 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 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 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 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.
- SAWS IMPACT FEE:**
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- SAWS HIGH PRESSURE:**
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 805 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO
- 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 1,500 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- SURVEY NOTES:**
- THE ELEVATIONS SHOWN HERE WERE OBTAINED WITH GPS OBSERVATIONS REFERENCED TO TADOT BENCHMARK 20151084 ON ALUM GAP ON IRON ROD IN ASPHALT, BEXAR COUNTY, TEXAS. LATITUDE 29° 24'47.78014", LONGITUDE -98°32'28.52069" VERTICAL DATUM:NAVD 88
- BEARING BASIS:**
- TEXAS STATE PLANE GRID BEARINGS, TEXAS SOUTH CENTRAL ZONE, NAD83 (CORS)

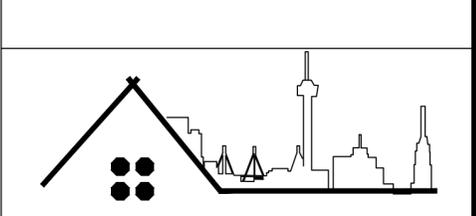
- COMMON AREA MAINTENANCE:**
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FLOODPLAIN VERIFICATION:**
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0395G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- A TOPOGRAPHIC SURVEY WAS PERFORMED ON 02/03/2023 TO GENERATE PLAT CONTOURS.
- RESIDENTIAL FINISHED FLOOR:**
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.



PLAT NUMBER : 24-11800481

REPLAT ESTABLISHING  
**921 S SAN AGUSTINE AVE  
SUBDIVISION**

BEING TOTAL OF 0.1045 ACRES BEING LOTS 125 & 126 BLOCK 2 OF THE WESTWOOD ESTATES SUBDIVISION RECORDED IN VOLUME 1625, PAGE 87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOT 152 BLOCK 2, NEW CITY BLOCK 8125, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



ZONING - DESIGN - PERMITTING - INSPECTIONS - CERTIFICATE OF OCCUPANCY  
**ONE STOP CODE CONSULTING, L.L.C.**  
1650 W HUISACHE AVE. S.A. TX. 78201  
PHONE: (210)369-4306

DATE OF PREPARATION: APRIL 28, 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.

DULY AUTHORIZED AGENT: FERNANDO DE LEON

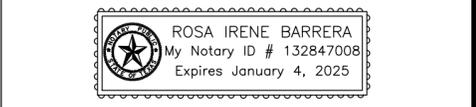
OWNER/DEVELOPER:  
AMRAM HOLDINGS LLC  
939 S. SAN AGUSTINE AVE.  
SAN ANTONIO, TEXAS 78237  
TELE: (210) 204-6305

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **FERNANDO DELEON** 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF 921 S. SAN AGUSTINE

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.,

BY: \_\_\_\_\_ Chairman

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

