

AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH WRIT TEN NOTIFICATION
PREVIOUSLY PLATTED AS LOT(S) 10 AND II, BLOCK 42, N.C.B. 9465, OUT OF
THE HARLANDALE ACRES ACRES NO. 8, 3RD. FILING, RECORDED IN VOL. 980,
PG. 117, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT
WHICH IS RECORDED IN VOLUME 980, PAGE 117, 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 OD THIS PROPERTY.

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.

OWNER/DEVELOPER:
FABIOLA M. RAMOS
703 W. PETALUMA BLVD.
SAN ANTONIO, TX 78221
PHONE# 210-316-6590

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____.

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:

REGISTERED PROFESSIONAL LAND SURVEYOR
RAMON M. RUIZ, R.P.L.S. NO. 3976

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
RICHARD M. GALLEGOS, P.E. LIC. NO. 86916
GALLEGOS ENGINEERING, INC.
101 FAWN DRIVE
SHAVANO PARK, TEXAS 78231
PHONE: (210) 641-0812
FIRM NO. F3084

CPS/SAWS/COSA UTILITY:

1. 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 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
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 REAR LOT 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.

COMMON AREA MAINTENANCE:

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.

RESIDENTIAL FINISH FLOOR:

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

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES.
SOUTH CENTRAL ZONE 4204, N.A.D. 83 BY THE USE OF GPS METHOD.
2. 1/2" SET IRON ROD WITH YELLOW CAP STAMPED: RAS #3976

LOT 41
BLOCK 42 N.C.B. 9465
CRYSTAL RUBIO
(DOCUMENT NO. 20210104296)

LOT 42
BLOCK 42 N.C.B. 9465
CRYSTAL RUBIO
(DOCUMENT NO. 20210104296)

LOT 43
BLOCK 42 N.C.B. 9465
CRYSTAL RUBIO
(DOCUMENT NO. 20210104296)

LOT 44
BLOCK 42 N.C.B. 9465
CRYSTAL RUBIO
(DOCUMENT NO. 20210104296)

LOT 45
BLOCK 42 N.C.B. 9465
CRYSTAL RUBIO
(DOCUMENT NO. 20210104296)

LOT 12
BLOCK 42 N.C.B. 9465
HARLANDALE ACRES
NO. 8 3RD FILING
(VOL. 980, PG. 117, D.P.R.)

1.0951 ACRES
FRANTINO RAYA
(VOL. 17239, PG. 1380, O.P.R.)

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DRAINAGE

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.

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

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN EXISTS WITHIN
THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C 0560F, EFFECTIVE SEPTEMBER
29, 2010, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE
FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS IMPACT FEE:

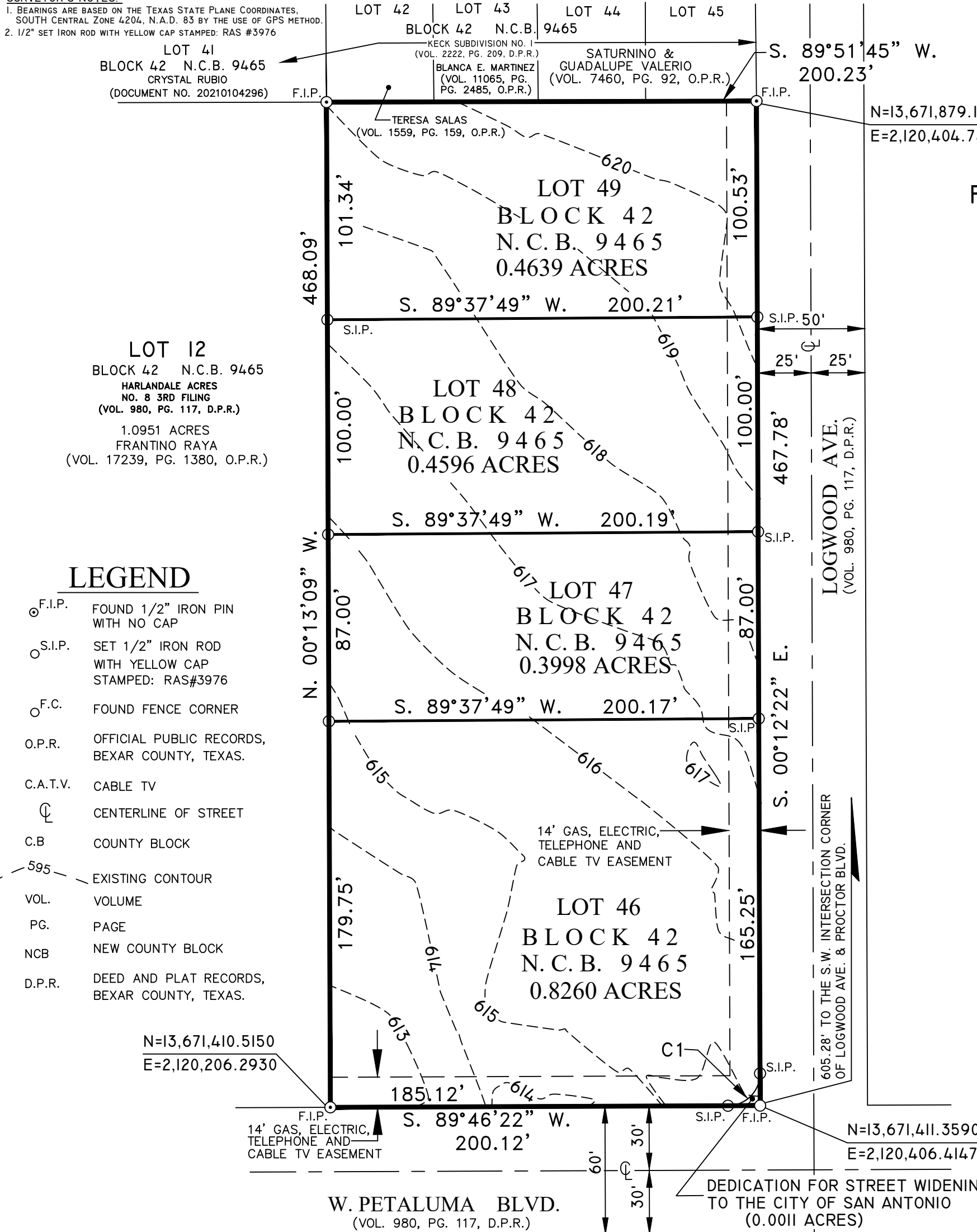
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.
ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

VEHICULAR TURNAROUND:

A PERMANENT VEHICULAR TURNAROUND SHALL
BE PROVIDED WITHIN THE PLATTED LOT AND NO
VEHICLE SHALL BE BACKING ONTO THE WISDOM
ROAD ROADWAY, AS REQUIRED BY UDC 35-506(R)(2)A.1

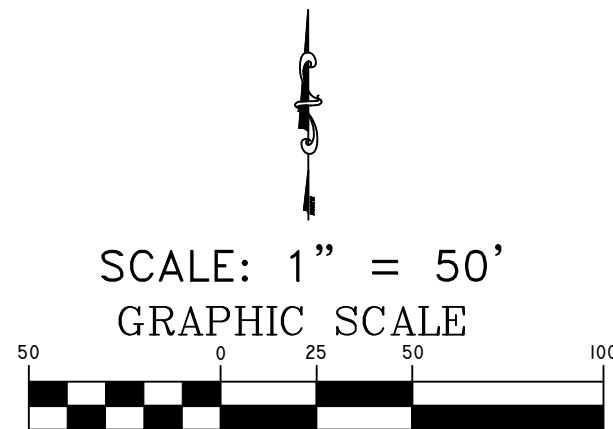
CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH
THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIAL (AASHTO)



PLAT NO. 23-II800085 REPLAT ESTABLISHING RAMOS SUBDIVISION

BEING A TOTAL OF 2.1503 ACRES, INCLUSIVE OF DEDICATED ACREAGE
ESTABLISHING LOT(S) 46 (0.8260 ACRES) 47 (0.3998 ACRES), 48 (0.4596 ACRES),
49 (0.4639 ACRES), BLOCK 42, N.C.B. 9465, BEXAR COUNTY, TEXAS. AND A
RIGHT-OF-WAY (0.0011 ACRES) DEDICATION TO THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.



(IN FEET)
1 inch = 50 ft.

| CURVE DATA | | | | | | |
|------------|-----------|--------|--------|---------|----------------|-----------------|
| NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD DISTANCE | CHORD BEARING |
| C1 | 89°58'39" | 15.00' | 23.56' | 15.00' | 21.21' | S. 44°46'58" W. |

PREPARATION DATE: 5/28/24 JOB NO. 2022-II2

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVUE, SUITE 211 * SAN ANTONIO, TEXAS 78228
Phone: (210) 735-8514 Fax (210) 738-2835
Email: rasinc4414@gmail.com
Web: www.ruizassociatessurveying.com
PRESIDENT: RAMON M. RUIZ, R.P.L.S. NO. 3976
FIRM REGISTRATION NUMBER: 100297-00

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

OWNER/DEVELOPER:
FABIOLA M. RAMOS
703 W. PETALUMA BLVD.
SAN ANTONIO, TX 78221
PHONE# 210-316-6590

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
FABIOLA M. RAMOS
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
STATE OF TEXAS

RAMOS SUBDIVISION

THIS PLAT OF _____ 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: _____ CHAIRMAN

BY: _____ SECRETARY