

SCALE: 1" = 100'

THE 0.53-ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 7 & 8, BLOCK 2, NEW CITY BLOCK 13152, OF THE LAURELHURST UNIT 2 SUBDIVISION RECORDED IN VOL. 4305, PG. 14, D.P.R. OF BEAR COUNTY, TEXAS. EASEMENTS BEING REPLATTED INCLUDE A 5' WIDE BY 30' LONG ANCHOR EASEMENT, 2.5' ON EACH SIDE OF THE LOT LINE.

LEGEND

— 1130 —	EXISTING CONTOUR	— 1130 —	PROPOSED CONTOUR
— C —	CENTERLINE	D.P.R.	DEED AND PLAT RECORDS
○	IRON ROD FOUND	N.C.B.	NEW CITY BLOCK
○	MAG NAIL IN CONCRETE	CL	CENTERLINE
●	IRON ROD SET	PG	PAGE
R.O.W.	RIGHT OF WAY	VOL	VOLUME
BLK.	BLOCK	D.P.R.	OFFICIAL PUBLIC RECORDS
①	5' BLDG. SETBACK LINE (VOL. 4329, PG. 221, D.P.R.)	②	20' BLDG. SETBACK LINE (VOL. 4329, PG. 221, D.P.R.)
③	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	30' BLDG. SETBACK LINE (VOL. 4329, PG. 221, D.P.R.)

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LAURELHURST UNIT 2 WHICH IS RECORDED IN VOLUME 4305, PAGE 14, BEAR 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 OF THIS PROPERTY.

I (WE) TATYANA PUSTYLNK, CHRISTOPHER SANDERSON, & SARA SANDERSON, 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: TATYANA PUSTYLNK

OWNER: CHRISTOPHER SANDERSON

OWNER: SARA SANDERSON

STATE OF TEXAS
COUNTY OF BEAR

SHOWN AND SUBSCRIBED BEFORE ME THIS DAY OF A.D. 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

EVER GARZA
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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 AMERISURVEYORS.

AMERISURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SANS/COGA/UTILITY NOTE:

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 (SANS) - IS HEREBY DEDICATING 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "TIE 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.

2. ANY CPS ENERGY OR SANS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SANS 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 EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 THE 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.

SANS WASTEWATER ECUAL 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.

IMPACT FEE PAYMENT DUE:

WATER AND 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.

SURVEYOR NOTES:

BEARINGS ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE HAD AS THE ELEVATIONS SHOWN HERE ARE GENERATED BASED ON CPS OBSERVATIONS REVERENCED TO 1985 BENCHMARK STAMPPED H0150293 ON A 3/4" ALUM. ROD TO REFUSAL, BEAR COUNTY, TEXAS (LATITUDE 29°29'14.1625"N, LONGITUDE -98°29'09.77948"W, VERTICAL DATUM: NAVD83).

FLOODPLAIN NOTE:

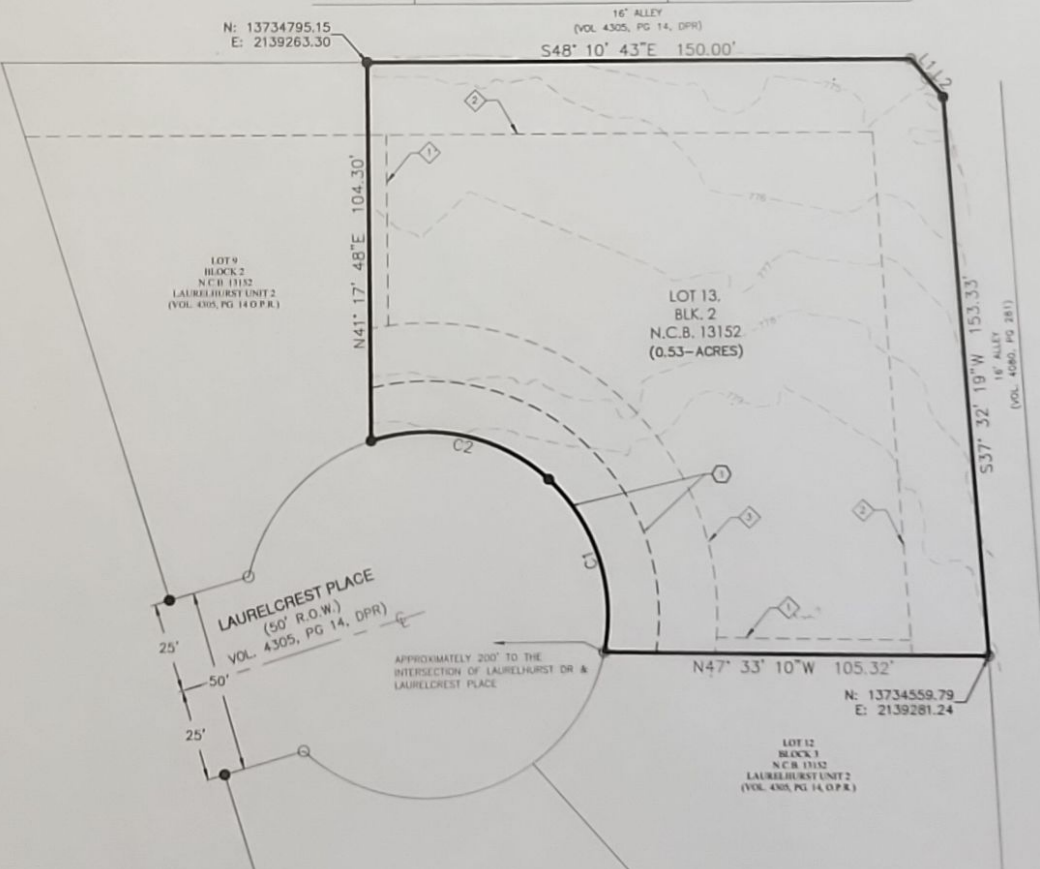
NO PORTION OF THE FEMA IS ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0265H, EFFECTIVE 6/19/2025. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	6.88	S1° 42' 42"W
L2	6.88	S1° 42' 42"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	51.78	50.00	59.33	N24° 04' 36"E	49.50
C2	52.53	50.00	60.20	N35° 41' 23"W	50.15



PLAT NO. 24-11800212

REPLAT ESTABLISHING

LAURELHURST UNIT 2, AT LAURELCREST

BEING A TOTAL OF 0.53-ACRES OF LAND IN THE CITY OF SAN ANTONIO, DESCRIBED AS LOTS 7 & 8, BLOCK 2, NCB 13152, ACCORDING TO THE PLAT THEREOF LAURELHURST UNIT 2, AS RECORDED IN VOL. 4305, PG. 14, D.P.R. OF BEAR COUNTY, TEXAS AND ESTABLISHING LOT 13, BLOCK 2, NCB 13152.

ENGINEER:

EVER ENGINEERING, LLC
ADVANCED ENGINEERING AND SURVEYING SERVICES
3301 CHERRY RIDGE DRIVE, SUITE A-100,
SAN ANTONIO, TX 78230
OFFICE (210) 672-0340 FAX (210) 572-8344
WWW.EVERENG.COM
DATE OF PREPARATION: 8/19/2024 2:43 PM

SURVEYOR:

AMERISURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 100369
SAN ANTONIO, TEXAS 78230
PHONE: (210) 572-8340
WEB: WWW.AMERISURVEYORS.COM
EPLS FIRM NO. 7-10548400

STATE OF TEXAS
COUNTY OF BEAR

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CHRISTOPHER SANDERSON
DEVELOPER: 8412 LAURELCREST PLACE
SAN ANTONIO, TX 78209
(210) 572-8340

OWNER: TATYANA PUSTYLNK
DEVELOPER: 8412 LAURELCREST PLACE
SAN ANTONIO, TX 78209
(210) 572-8340

OWNER: SARA SANDERSON
DEVELOPER: 8412 LAURELCREST PLACE
SAN ANTONIO, TX 78209
(210) 572-8340

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTOPHER SANDERSON, TATYANA PUSTYLNK, SARA SANDERSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE CHECKED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF September 2024

NOTARY PUBLIC
BEAR COUNTY, TEXAS

MELISSA CLARICE THIRONE
Notary Public, State of Texas
Comm. Expires 10-05-2024
Notary ID: 133711582

STATE OF TEXAS
COUNTY OF BEAR

THIS PLAT OF LAURELHURST UNIT 2, AT LAURELCREST, 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

