

LOCATION MAP
NTS

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH DYE DVPT CAP
- D&P DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS
- N.C.B. NEW CITY BLOCK
- VOL&PG VOLUME & PAGE
- E.G.T. & CATV ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- R.O.W. RIGHT OF WAY
- NTS NOT TO SCALE
- SF SQUARE FEET
- AC ACRE
- ESMT EASEMENT
- 635 --- CONTOUR LINES
- C CENTERLINE

- NOTES:**
- 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.
 - FLOODPLAIN VERIFICATION:** NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0560F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
 - RESIDENTIAL FINISHED FLOOR:** RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
 - 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.
 - 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.
 - RESIDENTIAL FIRE FLOW:** THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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 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.
 - SIDEWALK NOTE:** AS PER UDC SECTION 35-506(a)(1)(C)(2), EXISTING SIDEWALKS, CURBS AND DRIVE APPROACHES SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS.
 - BUILDING 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.

- CPS/SAWS/COSA UTILITY
- 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.
 - 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.
 - 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.

PLAT NO.: 24-11800265

REPLAT ESTABLISHING
RUBIO SUBDIVISION

BEING A TOTAL OF 0.0975-ACRE (4,247 SF) TRACT OF LAND OUT OF THE GAVINO VALDEZ SURVEY NO. 29, ESTABLISHING LOT 19, BLOCK 11, N.C.B. 8971, CITY OF SAN ANTONIO, INCLUSIVE OF 0.00918 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF LOT 13, BLOCK 11, N.C.B. 8971, ACCORDING TO THE PLAT OF STONEWALL PARK RECORDED ON SEPTEMBER 27, 1941, IN VOLUME 1625, PAGE 141, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



PREPARED BY:
DYE DEVELOPMENT, INC.
TEXAS REGISTERED FIRM: 100922-00 (TXBPLS)
TEXAS REGISTERED FIRM: F-9539 (TXBPE)
david3@dyeedvt.com www.dyeedvt.com
17174 IRONGATE RAIL, SAN ANTONIO, TEXAS 78247
PHONE (210) 685-9193 • FAX (210) 598-9758
PLAT PREPARED: AUGUST, 2024 SHEET 1 OF 1

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.

OWNER'S DULY AUTHORIZED AGENT (DAVID W. DYE III, P.E., R.P.L.S.)

OWNER & DEVELOPER: VANESSA RUBIO
5803 BRANCH VALLEY STREET
SAN ANTONIO, TX 78242

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID W. DYE III, P.E., R.P.L.S., 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.

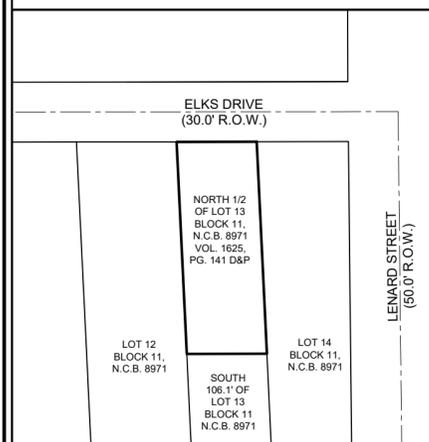
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D., 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS REPLAT OF RUBIO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS ____ DAY OF _____ A.D., 2024.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA (0.0975-ACRE) BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 13, BLOCK 11, N.C.B. 8971, ACCORDING TO THE PLAT OF STONEWALL PARK RECORDED ON SEPTEMBER 27TH, 1941 IN VOLUME 1625, PAGE 141, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT STONEWALL PARK, WHICH IS RECORDED IN VOLUME 1625, PAGE 141, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

DAVID W. DYE III, PRESIDENT, DYE DEVELOPMENT, INC
17174 IRONGATE RAIL, SAN ANTONIO, TEXAS 78247
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____ A.D., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

- NOTES:**
- SURVEYOR'S NOTE:** THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE. THE CONTOURS SHOWN HEREON ARE BASED UPON THE NAVD88 DATUM. DIMENSIONS SHOWN ARE SURFACE.
 - 1/2" IRON PINS SET WITH DYE DVPT CAPS AT ALL CORNERS UNLESS OTHERWISE NOTED.

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.

DAVID W. DYE III, LICENSED PROFESSIONAL ENGINEER NO. 84257
DYE DEVELOPMENT, INC., 17174 IRONGATE RAIL, SAN ANTONIO, TX 78247
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:

DAVID W. DYE III, REGISTERED PROFESSIONAL LAND SURVEYOR #4734
DYE DEVELOPMENT, INC., 17174 IRONGATE RAIL, SAN ANTONIO, TX 78247

