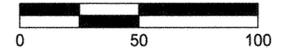


PLAT NO.: 24-1180017

REPLAT OF REYNA VILLARET

BEING A TOTAL OF 1.884 ACRES, BEING LOT 310, BLOCK 28, N.C.B. 11127, OF THE HARLANDALE ACRES NO. 8 SUBDIVISION RECORDED IN VOL. 980, PGS. 30-31 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 320, 321, AND 322, BLOCK 28, N.C.B. 11127.

SCALE: 1" = 50'



VILLAGOMEZ ENGINEERING CO. 24165 IH-10W, SUITE 217-708 SAN ANTONIO, TEXAS 78257 PH. (210) 724-0816 FAX (210) 853-0232 TBPE FIRM REGISTRATION NO. F13698 VEC JOB NO: 24-005 PREPARATION DATE: June 26, 2024

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/DEVELOPER: JUAN REYNA 903 GILLETTE SAN ANTONIO, TEXAS 78224

STATE OF TEXAS, COUNTY OF BEXAR.

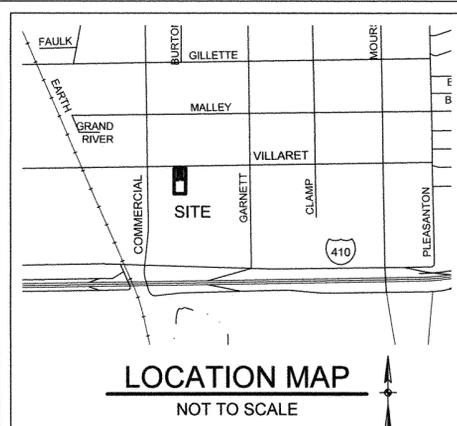
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUAN REYNA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 16 DAY OF August A.D. 2024 Diana Barrera NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DIANA BARRERA Notary ID #13485704 My Commission Expires April 17, 2028

THIS PLAT OF REYNA VILLARET 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.

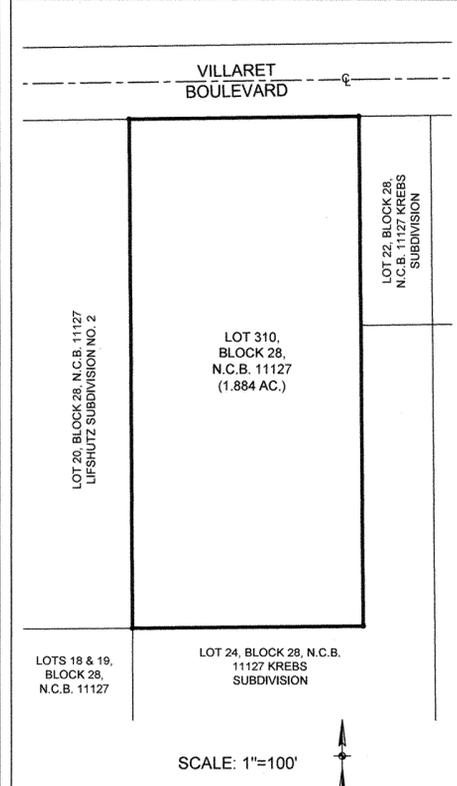
DATED THIS DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY



COMMON AREA MAINTENANCE NOTE: 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... CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS... FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT... FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE... DETENTION & MAINTENANCE NOTE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT...

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. IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... 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... SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS...

CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...



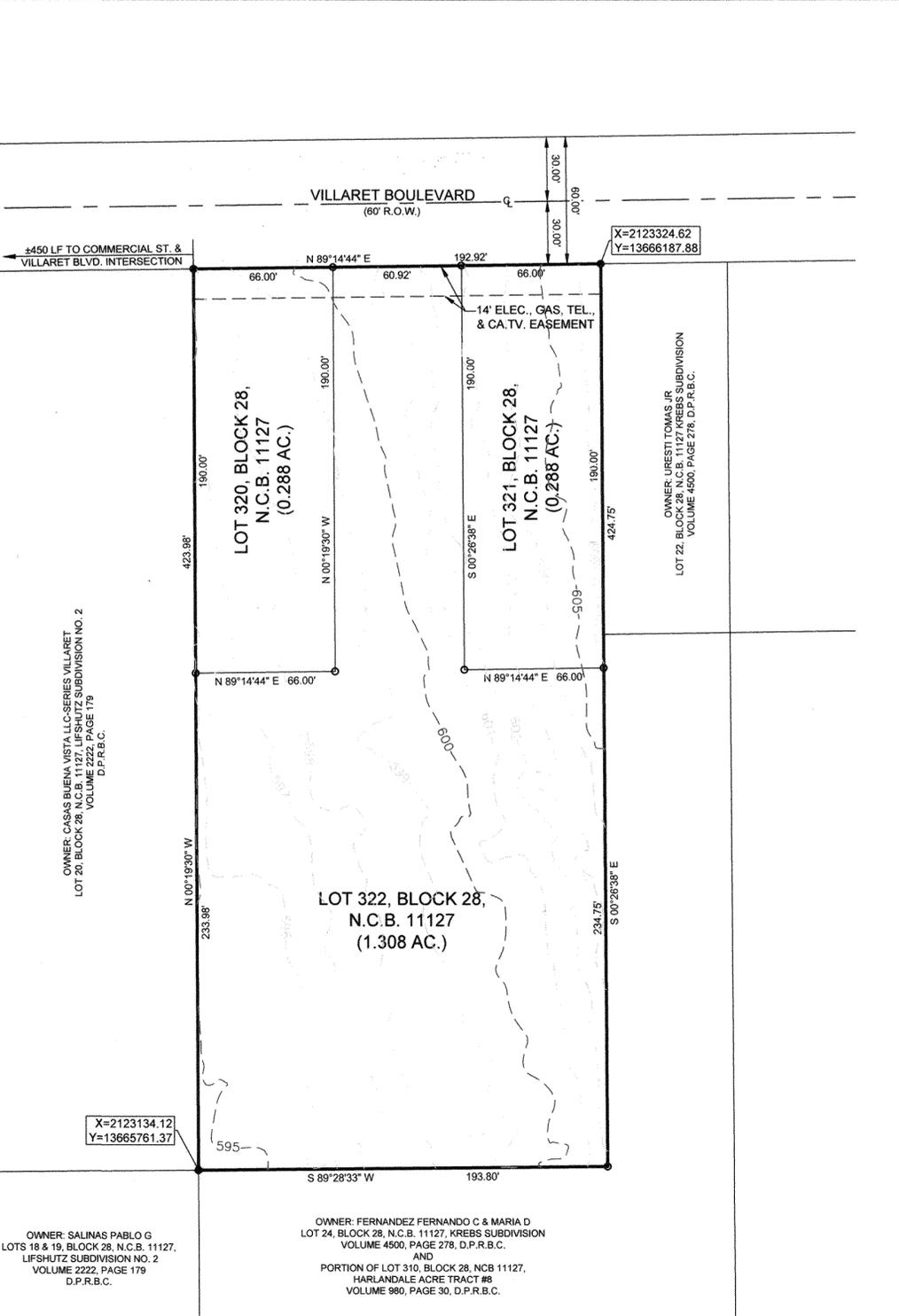
LEGEND table with symbols for D.P.R.B.C., N.C.B., R.O.W., ELEC., TEL., CA.TV., and various lines for STREET CENTERLINE, PROPERTY LINE, ADJACENT PROPERTY LINE, EASEMENT LINE, MINOR CONTOUR, and MAJOR CONTOUR.

STATE OF TEXAS, COUNTY OF BEXAR. THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (HARLANDALE ACRES NO. 8 SUBDIVISION) WHICH IS RECORDED IN VOLUME 980, PAGE 30-31, 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 OF THIS PROPERTY.

I (ME), 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: [Signature] OWNER'S DULY AUTHORIZED AGENT: [Signature] SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF August 2024 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 5-18-2026

NATALIE GARCIA VILLAGOMEZ Notary Public, State of Texas Comm. Expires 05-18-2026 Notary ID 13376713-7



1.884 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 310, BLOCK 28, N.C.B. 11127, OF THE HARLANDALE ACRES NO. 8 SUBDIVISION RECORDED IN VOL. 980, PGS. 30-31 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

- SURVEY NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED 'SURVEYOR'S NAME' UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE... 3. DIMENSIONS SHOWN ARE SURFACE, AND 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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: Andrew Jimenez 7-24-2024 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6270 ANDREW JIMENEZ, R.P.L.S. FIRM REGISTRATION NO. 1017901

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. Jose Villagomez, P.E. 6-26-2024 LICENSED PROFESSIONAL ENGINEER NO. 105199 JOSE VILLAGOMEZ, P.E. FIRM REGISTRATION NO. F13698

