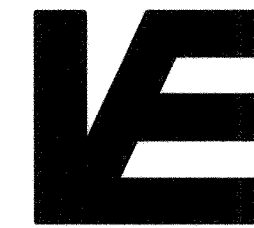
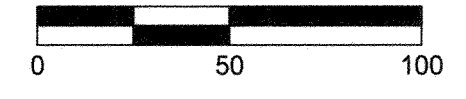


PLAT NO.: 24-11800017

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.

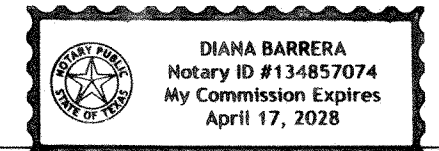
OWNER/DEVELOPER: JUAN REYNA  
903 GILLETTE  
SAN ANTONIO, TEXAS 78224

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

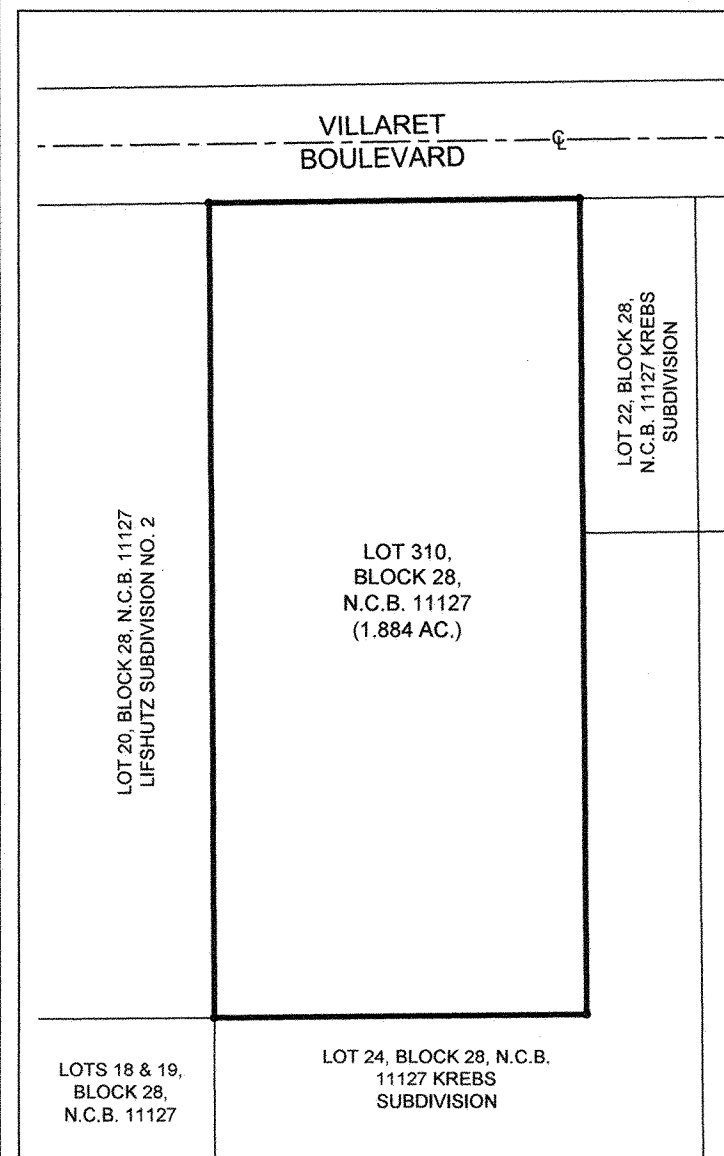
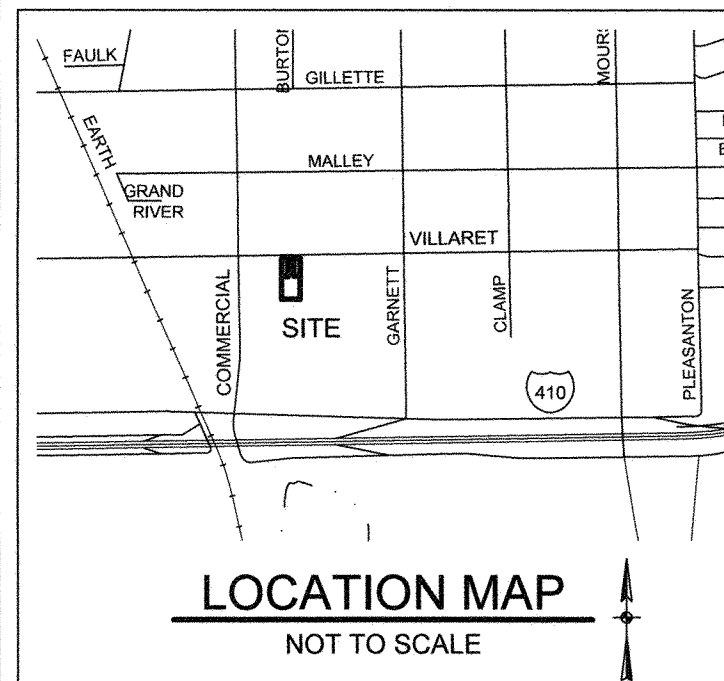


THIS PLAT OF REYNA VILLARET HAS BEEN SUBMITTED TO AND CONSIDERED BY THE  
PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY  
SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS  
AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN  
GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

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



SCALE: 1"=100'

AREA BEING REPLATTED THROUGH PUBLIC  
HEARING WITH WRITTEN NOTIFICATION

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:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED  
'SURVEYOR'S NAME' UNLESS NOTED OTHERWISE;
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983  
(CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE  
SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS  
COOPERATIVE CORS NETWORK;
- DIMENSIONS SHOWN ARE SURFACE; AND
- 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. 10-17901

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

## 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, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS  
SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR  
COUNTY.

## CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN  
ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC  
DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

## FLOODPLAIN VERIFICATION NOTE:

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.

## FINISHED FLOOR NOTE:

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

## DETENTION &amp; MAINTENANCE NOTE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING  
PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED  
BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A  
FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY  
THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER  
DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY  
OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF  
SAN ANTONIO OR BEXAR COUNTY.

## LEGEND

D.P.R.B.C.	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
N.C.B.	NEW CITY BLOCK
R.O.W.	RIGHT OF WAY
ELEC.	ELECTRIC
TEL.	TELEPHONE
CA.TV.	CABLE TELEVISION
○	STREET CENTERLINE
○	1/2" IRON ROD SET WITH CAP
●	1/2" IRON ROD FOUND
---	STREET CENTERLINE
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	MINOR CONTOUR
---	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.

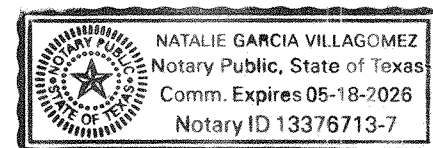
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY  
CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR  
RESTRICTIONS.

OWNER: *Juan Reyna*

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: 5-16-2026



## 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. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER  
SERVICE CONNECTION.

## 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  
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.

## 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, 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.

## CPS/SAWS/COSA UTILITY NOTES:

- 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 IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC  
EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY  
EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER 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, 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, 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.

