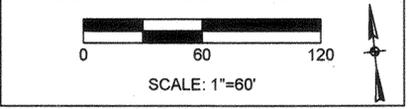


REPLAT ESTABLISHING MENEFFEE BLVD. LAND DEVELOPMENT BEING A TOTAL OF 6.77 ACRES, ESTABLISHING LOTS 152-193, BLOCK 2, N.C.B. 11314, BEING SAME AREA ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9520, PAGE 21, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



VILLAGOMEZ ENGINEERING CO. 24185 IH-10W, SUITE 217-708 SAN ANTONIO, TEXAS 78257 PH. (210) 724-0816 FAX (210) 853-0232 TPBE FIRM REGISTRATION NO. F13698 VEC JOB NO: 21-087 PREPARATION DATE: April 18, 2023

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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

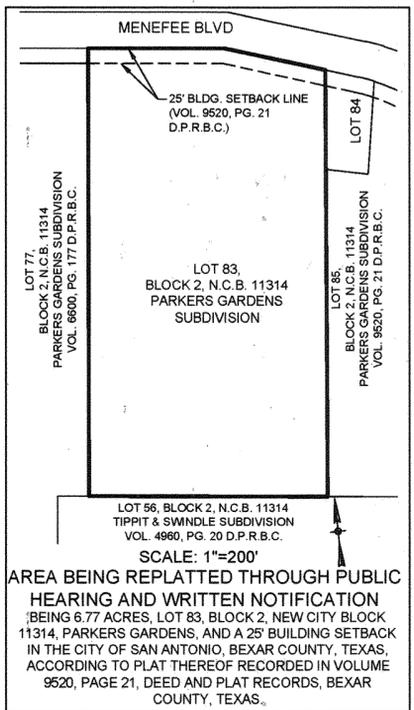
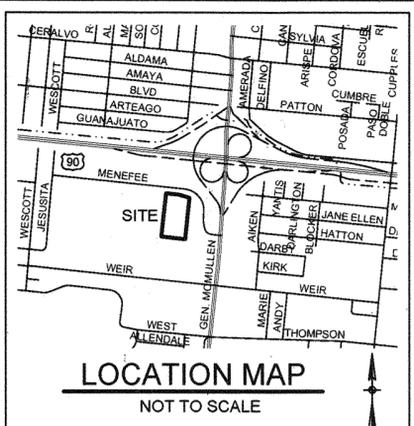
1 (ME), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. OWNER/DEVELOPER: STATE OF TEXAS COUNTY OF BEXAR. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON 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, BEXAR COUNTY, TEXAS. SURVEY NOTES: 1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.). 2. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (C.O.R.S.). 3. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 19 DAY OF April, A.D. 2023. [Signature] NOTARY PUBLIC, BEXAR COUNTY, TEXAS.

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

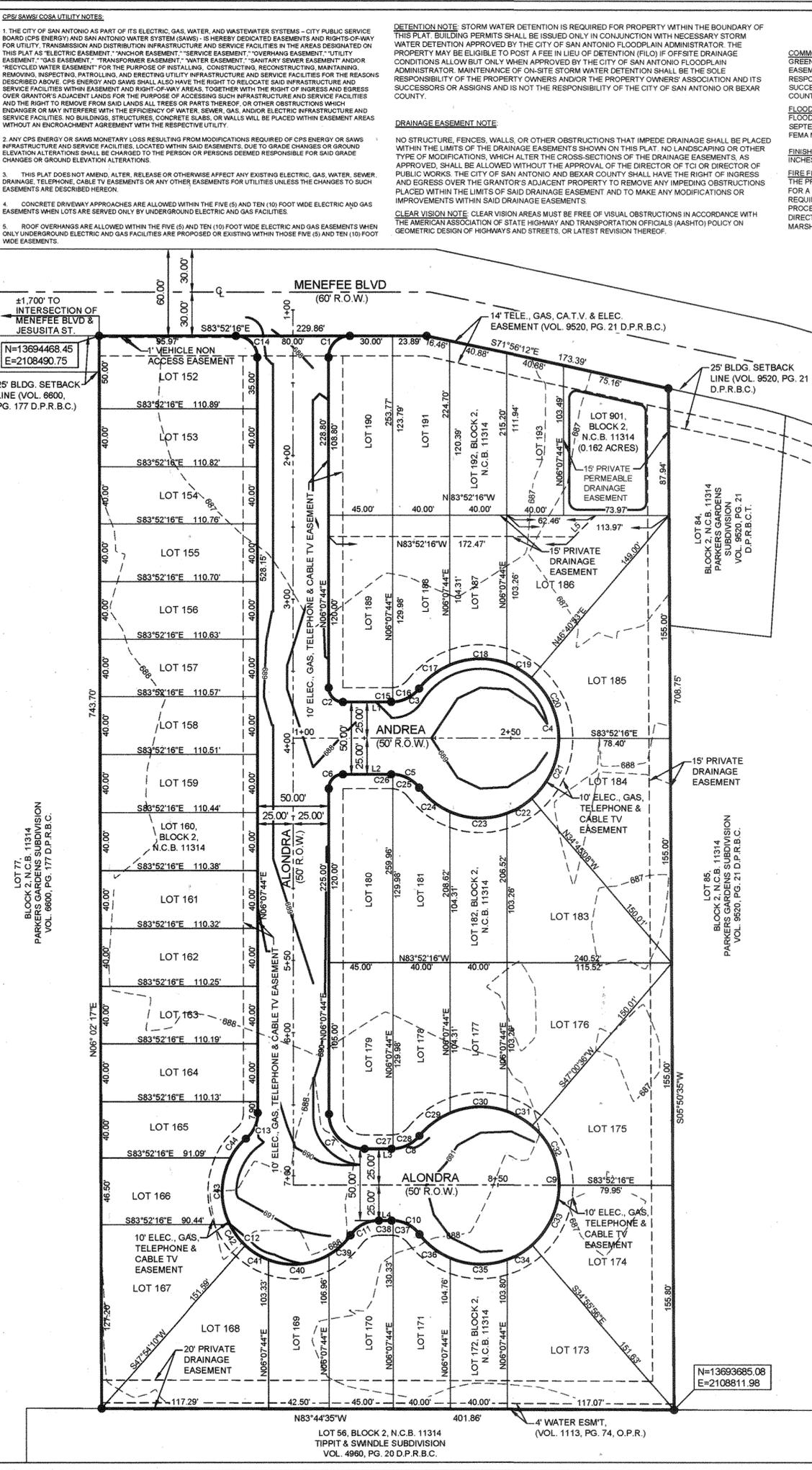
THIS PLAT OF MENEFFEE BLVD. LAND DEVELOPMENT, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

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



LEGEND table with symbols for O.P.R., D.P.R.B.C., G.E.T.V., NCB VOL, PG, R.O.W., ESMT, B.S.L., ELEC, TEL, CA TV, PROPERTY LINE, ADJACENT PROPERTY LINE, BUILDING SETBACK LINE, EASEMENT LINE, MINOR CONTOUR, MAJOR CONTOUR.

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: [Signature] 4-19-2023 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578 JOEL CHRISTIAN JOHNSON, R.P.L.S. MACINA, BOSE COPELAND AND ASSOCIATES, INC. (210) 545-1122 1035 CENTRAL PARKWAY NORTH, SAN ANTONIO, TX 78232 TPLS FIRM REG. #10011700. 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. [Signature] 4-19-2023 LICENSED PROFESSIONAL ENGINEER NO. 105199 JOSE VILLAGOMEZ, P.E. FIRM REGISTRATION NO. F13698



CURVE TABLE and LINE TABLE. CURVE TABLE columns: Curve #, Length, Radius, Chord Bearing, Chord Length. LINE TABLE columns: Line #, Bearing, Distance. Includes DETENTION NOTE, DRAINAGE EASEMENT NOTE, COMMON AREA MAINTENANCE NOTE, FLOODPLAIN VERIFICATION NOTE, FINISHED FLOOR NOTE, FIRE FLOW NOTE, SAWS WASTEWATER EDU NOTE, SAWS IMPACT FEE NOTE, SAWS DEDICATION NOTE, TREE NOTE, STATE OF TEXAS COUNTY OF BEXAR, OWNER/DEVELOPER, BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, THIS [ ] DAY OF [ ] A.D. 20 [ ], SURVEY NOTES, and DATED THIS [ ] DAY OF [ ] A.D. 20 [ ].

