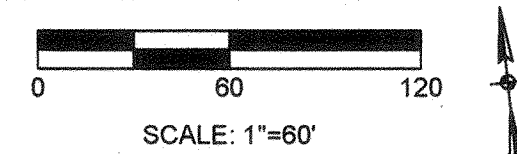


PLAT NO. 22-11800525

REPLAT  
ESTABLISHING  
MENEFEE BLVD.  
LAND DEVELOPMENT  
BEING A TOTAL OF 6.77 ACRES, ESTABLISHING  
LOTS 152-193, BLOCK 2, NCB 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  
TPE FIRM REGISTRATION  
NO. F13698  
VEC JOB NO: 21-087  
PREPARATION DATE: April 18, 2023

STATE OF TEXAS  
COUNTY OF BEXAR:

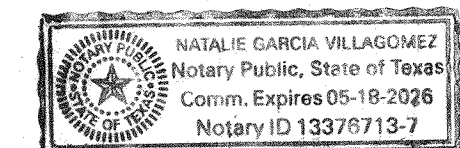
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A  
DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT  
AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT  
DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,  
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE  
PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
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\_\_

STATE OF TEXAS  
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_ 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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

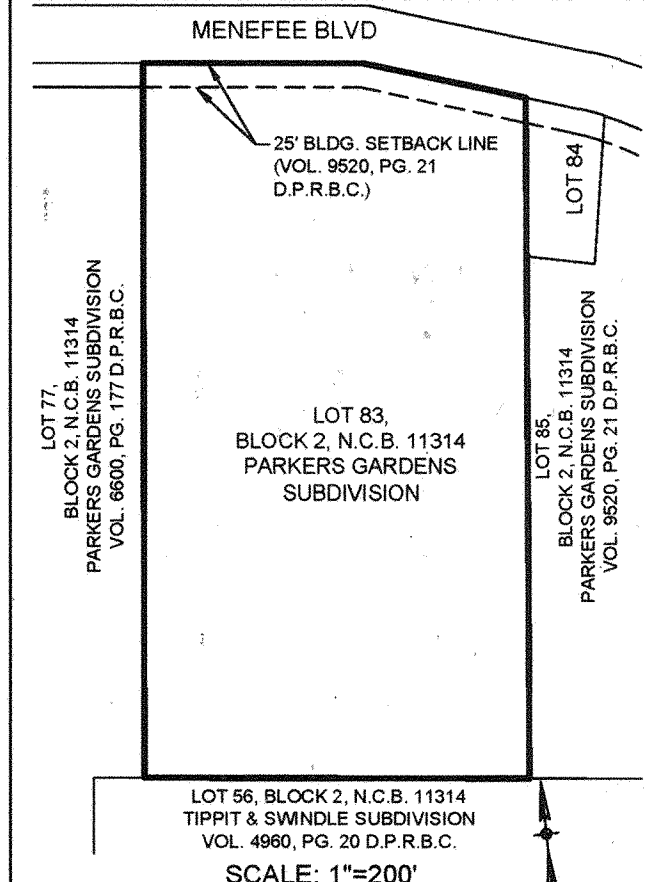


THIS PLAT OF MENEFEE BLVD. LAND DEVELOPMENT HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN  
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR  
WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S)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

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

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

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



SCALE: 1"=200'  
AREA BEING REPLATTED THROUGH PUBLIC  
HEARING AND WRITTEN NOTIFICATION  
BEING 6.77 ACRES, LOT 83, BLOCK 2, NEW CITY BLOCK  
11314, PARKERS GARDENS, AND A 25' BUILDING SETBACK  
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,  
ACCORDING TO PLAT THEREOF RECORDED IN VOLUME  
9520, PAGE 21, DEED AND PLAT RECORDS, BEXAR  
COUNTY, TEXAS.

**LEGEND**

O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
G.E.T.V.	GAS, ELECTRIC, TELEPHONE AND TELEVISION
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
B.S.L.	BUILDING SETBACK LINE
ELEC.	ELECTRIC
TEL	TELEPHONE
CA TV.	CABLE TELEVISION
1/2" IRON ROD FOUND (UNLESS NOTED)	"MBC ENGINEERS" SET
1/2" IRON ROD FOUND (UNLESS NOTED)	"MBC ENGINEERS" SET
---	STREET CENTERLINE
---	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:

4-19-2023

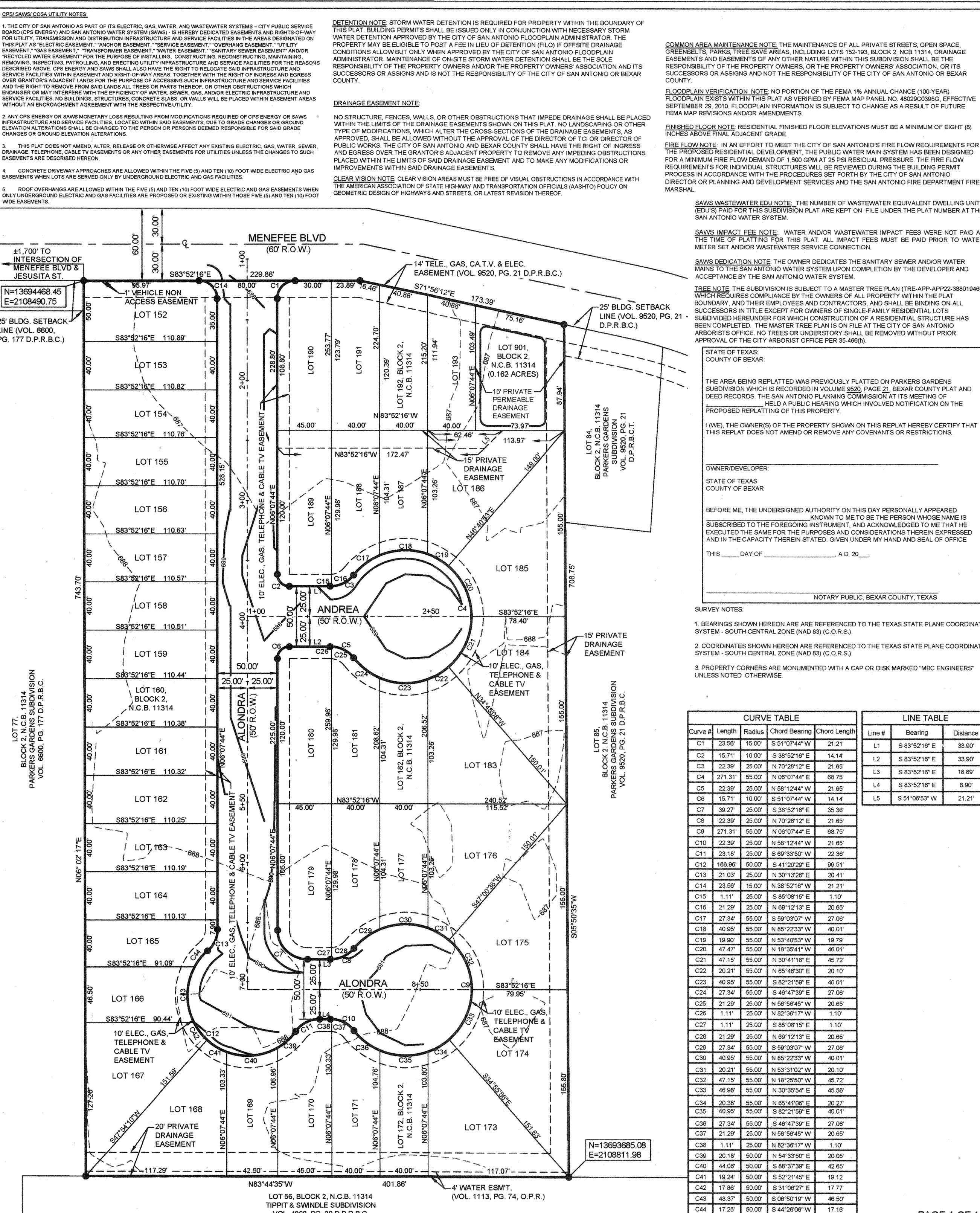
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578  
JOEL CHRISTIAN JOHNSON, R.P.L.S.  
MACINA, BOSE COPELAND AND ASSOCIATES, INC. (210) 545-1122  
1035 CENTRAL PARKWAY NORTH, SAN ANTONIO, TX 78232  
TBLPS FIRM REG. #10011700

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.

4-19-2023

LICENSED PROFESSIONAL ENGINEER NO. 105199  
JOSE VILLAGOMEZ, P.E.  
FIRM REGISTRATION NO. F13698



CURVE TABLE					LINE TABLE		
Curve #	Length	Radius	Chord Bearing	Chord Length	Line #	Bearing	Distance
C1	23.56	15.00	S 51°07'44" W	21.21	L1	S 83°52'16" E	33.90
C2	15.71	10.00	S 38°52'16" E	14.14	L2	S 83°52'16" E	33.90
C3	22.39	25.00	N 70°28'12" E	21.65	L3	S 83°52'16" E	18.89
C4	271.31	55.00	N 06°07'44" E	68.75	L4	S 83°52'16" E	8.90
C5	22.39	25.00	N 58°12'44" W	21.65	L5	S 51°06'53" W	21.21
C6	15.71	10.00	S 51°07'44" W	14.14			
C7	39.27	25.00	S 38°52'16" E	35.36			
C8	22.39	25.00	N 70°28'12" E	21.65			
C9	271.31	55.00	N 06°07'44" E	68.75			
C10	22.39	25.00	N 58°12'44" W	21.65			
C11	23.18	25.00	S 69°33'50" W	22.36			
C12	166.96	50.00	S 41°20'29" E	99.51			
C13	21.03	25.00	N 30°13'26" E	20.41			
C14	23.56	15.00	N 38°52'16" W	21.21			
C15	1.11	25.00	S 85°08'15" E	1.10			
C16	21.29	25.00	N 69°12'13" E	20.65			
C17	27.34	55.00	S 59°03'07" W	27.06			
C18	40.95	55.00	N 85°22'33" W	40.01			
C19	19.80	55.00	N 53°40'53" W	19.79			
C20	47.47	55.00	N 18°35'41" W	46.01			
C21	47.15	55.00	N 30°41'18" E	45.72			
C22	20.21	55.00	N 65°46'30" E	20.10			
C23	40.95	55.00	S 82°21'59" E	40.01			
C24	27.34	55.00	S 49°47'39" E	27.06			
C25	21.29	25.00	N 69°12'13" E	20.65			
C26	1.11	25.00	N 86°56'45" W	1.10			
C27	1.11	25.00	S 85°08'15" E	1.10			
C28	21.29	25.00	N 69°12'13" E	20.65			
C29	27.34	55.00	S 59°03'07" W	27.06			
C30	40.95	55.00	N 85°22'33" W	40.01			
C31	20.21	55.00	N 65°46'30" E	20.10			
C32	47.15	55.00	N 18°25'50" W	45.72			
C33	46.98	55.00	N 30°35'54" E	45.56			
C34	20.36	55.00	N 65°41'06" E	20.27			
C35	40.95	55.00	S 82°21'59" E	40.01			
C36	27.34	55.00	S 49°47'39" E	27.06			
C37	21.29	25.00	N 69°12'13" E	20.65			
C38	1.11	25.00	N 82°36'17" W	1.10			
C39	20.18	50.00	N 54°33'50" E	20.05			
C40	44.06	50.00	S 88°37'39" E	42.65			
C41	19.24	50.00	S 52°21'45" E	19.12			
C42	17.86	50.00	S 31°06'27" E	17.77			
C43	48.37	50.00	S 06°50'19" W	46.50			
C44	17.25	50.00	S 44°26'06" W	17.16			