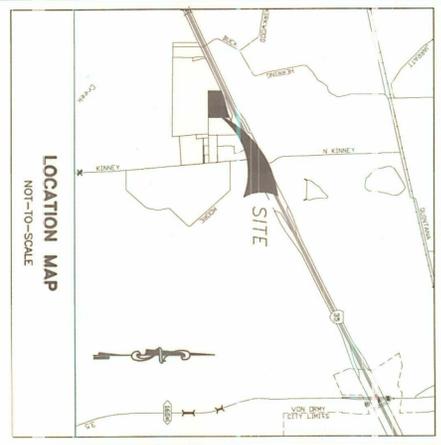


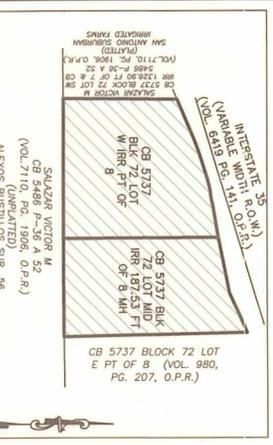


JOSE FRANCISCO GONZALEZ
 Notary ID #132096612
 My Commission Expires
 July 22, 2027



LEGEND

- L.P. FOUND IRON PIPE
- S.I.R. FOUND 1/2" IRON ROD
- S.I.R. SET 1/2" IRON ROD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CENTRELINE
- E.G.T.O.A. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- N.C.B. NEW CITY BLOCK
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- COUNTY BLOCK
- VOL. VOLUME
- PAGE PAGE
- PR # PRIVATE DRAINAGE EASEMENT



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	72.76'	N64.05° 07.83'E
L2	96.05'	N02.05° 54.34'W
L3	98.12'	S02.05° 54.34'E
L4	115.26'	S09.10° 09.70'E
L5	115.10'	N09.10° 09.70'W
L6	74.72'	S89.26° 31.42'W
L7	187.27'	S01.12° 55.78'E
L8	74.13'	S89.37° 05.74'W
L9	46.74'	S89.37° 05.74'W
L10	187.47'	N78.30° 38.45'E

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION
 SCALE 1" = 400'

8.576 ACRES OF AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 8 BLOCK 72 OF THE SAN ANTONIO SUBURBAN IRRIGATED FARMS SUBDIVISION PLAT RECORDED IN VOLUME 980, PAGES 207-218 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PAGES(S) 207-218, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD AT (LOCATION) APPROVED THE PROPOSED REPLATTING OF THIS PROPERTY. (NAME) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: **JOSE FLORES**
 (210)-322-6319
 15740 INTERSTATE 35 S
 AYMOSOSA TX, 78002

OWNER/DEVELOPER: **Cecilia Flores**
 (210)-322-6319
 15740 INTERSTATE 35 S
 AYMOSOSA TX, 78002

STATE OF TEXAS
 COUNTY OF BEAR
 A.D. 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 07/22/2027

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONCERNS TO THE PROFESSIONAL ENGINEER AND LAND SURVEYOR ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

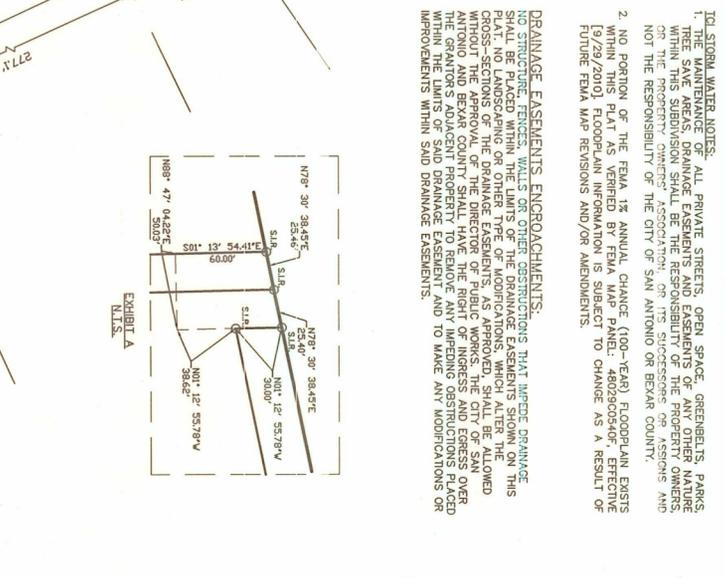
DATE: **09-30-23**

GAS/SANITARY/UTILITY NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN ANTONIO AND THE UTILITY COMPANIES FOR THE INSTALLATION OF GAS, SANITARY AND UTILITY LINES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY LINES AND FOR THE INSTALLATION OF NEW UTILITY LINES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITY LINES AND FOR THE INSTALLATION OF NEW UTILITY LINES.
- ANY GAS ENERGY OR SANITARY SERVICE LOSS RESULTING FROM MODIFICATIONS REQUIRED BY GAS ENERGY OR SANITARY SERVICE LOSS SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID MODIFICATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, OR OTHER UTILITIES OR EASEMENTS OR ANY OTHER RIGHTS OR INTERESTS IN SAID PROPERTY.
- 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.
- UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

FIRE FLOW NOTE:
 THESE LOTS WILL NOT BE PROVIDED FIRE PROTECTION BECAUSE WATER IS PROVIDED BY WATER WELL AND DONT HAVE ENOUGH WATER PRESSURE.

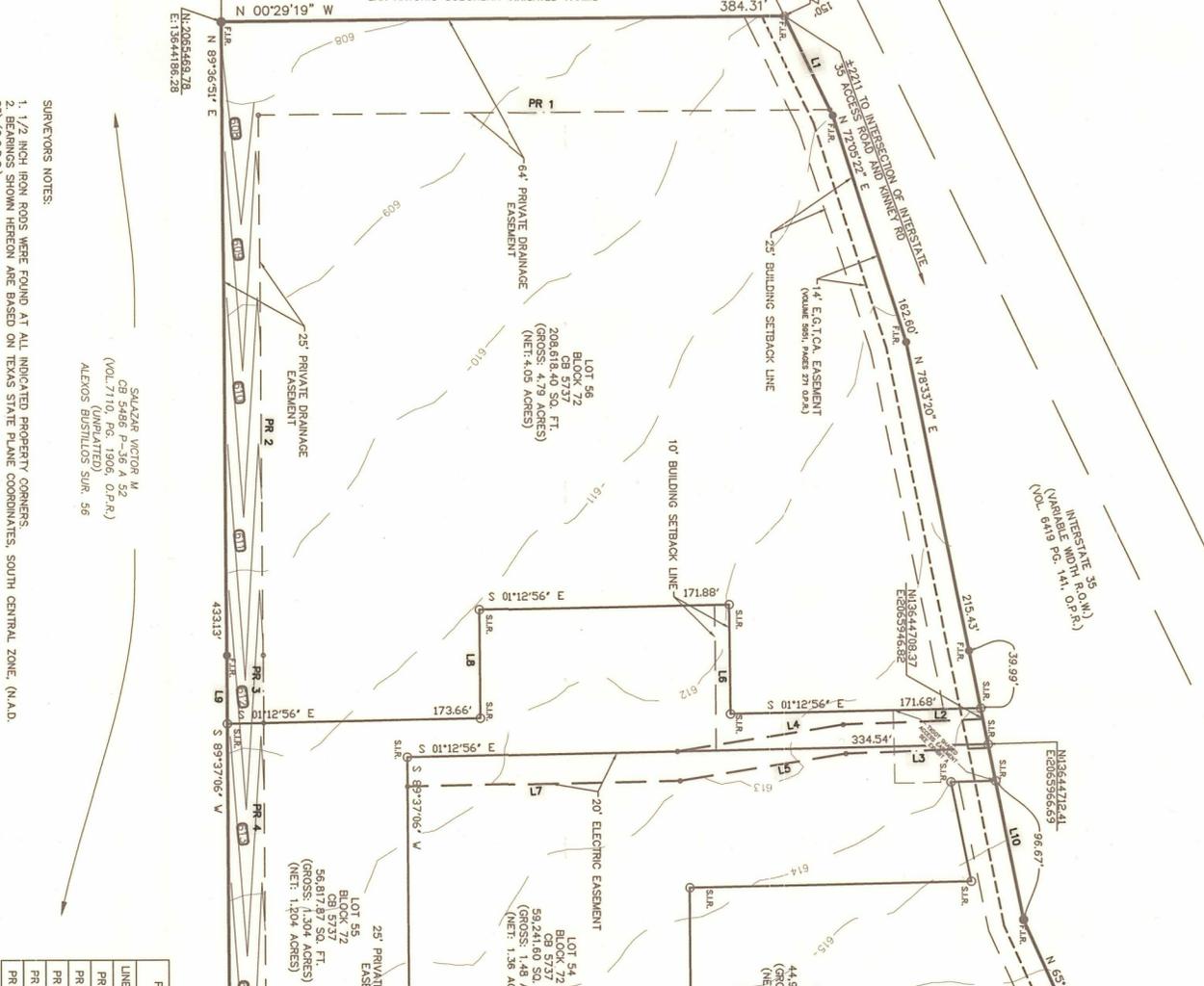
SETBACK NOTE:
 THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BY THE CITY OF SAN ANTONIO.



TO: STORM WATER NOTES

- THE SAME AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE OR TYPE, 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 BEAR COUNTY.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802905040F, EFFECTIVE 9/28/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENTS ENCROACHMENTS:
 ENCROACHMENTS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



STATE OF TEXAS
 COUNTY OF BEAR

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STATE OF TEXAS
 COUNTY OF BEAR
 A.D. 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 07/22/2027

STATE OF TEXAS
 COUNTY OF BEAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONCERNS TO THE PROFESSIONAL ENGINEER AND LAND SURVEYOR ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

DATE: **09-30-23**

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STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **JOSE FLORES** WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND COMMANDED ME TO RECORD THE SAME IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS **14th** DAY OF **October**, A.D. 2023.

NOTARY PUBLIC
 BEAR COUNTY, TEXAS

THIS PLAT OF 15740 INTERSTATE 35 S HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

CERTIFICATE OF APPROVAL
 THIS PLAT HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS COUNTY ENGINEER, BEAR COUNTY, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATE THIS _____ DAY OF _____ A.D. 20 ____

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEAR COUNTY, TEXAS