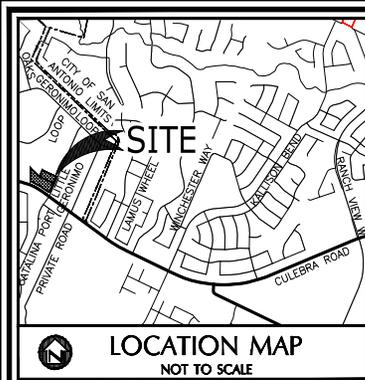


7. LAND-PLAT-22-11800392: Request by Victor Ramirez, Culebra Meat Market, for approval to subdivide a tract of land to establish Culebra Meat Market Little Geronimo Subdivision, generally located northwest of the intersection of Little Geronimo and Culebra Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).



- LEGEND**
- FR FOUND 12" IRON ROD
  - FRW FOUND 12" IRON ROD WITH "CAP STAMPED" WALLS
  - TXDOT FOUND TXDOT BRASS SIGN MOUNTMENT WITH PUNCH
  - R.O.W. RIGHT OF WAY
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
  - VOL. VOLUME
  - PG. PAGE
  - N.C.B. NEW CITY BLOCK
  - C.B. COUNTY BLOCK
  - EXISTING EASEMENT
  - EXISTING EASEMENT
  - EXISTING CONTOURS
  - 600' CENTERLINE
  - PROPERTY BOUNDARY
  - CITY OF SAN ANTONIO LIMITS
  - 1046' PROPOSED CONTOURS

- KEYNOTES**
1. VOLUME 6193, PAGE 236 O.P.R.B.C.T. EXCLUSIVE OF WIDE EGRESS AND REGRESS FOR THE OWNER OF THE 8.274 ACRE PARCEL TO THE NORTH
  2. CITY OF SAN ANTONIO 14" ELECTRIC AND GAS LINES RIGHT OF WAY EASEMENT DOCUMENT NUMBER 2002002112 O.P.R.B.C.T.
  3. CITY OF SAN ANTONIO 20" PERMANENT WATER EASEMENT SAWS PARCEL NUMBER: P21-113 (DOC #202204653) O.P.R.B.C.T.

- KEYNOTES**
1. 14" ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
  2. 20" ELECTRIC EASEMENT
  3. 20" BUILDING SETBACK LINE
  4. 1" VERTICAL NONACCESS EASEMENT
  5. 12" SANITARY SEWER EASEMENT
  6. VARIABLE WIDTH INGRESS AND EGRESS EASEMENT (0.15 ACRES)

STATE OF TEXAS  
COUNTY OF BEAR

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.

STATE OF TEXAS  
COUNTY OF BEAR

RAYMOND TARIN JR., P.E.  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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.

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

**CPS/SAWS/COSA/UTILITY NOTE:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER UTILITY (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, 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 SAID EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 ENDEAVOR ON MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, 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.

2. ANY CPS ENERGY OR SAWS MONEY CLAIMS 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.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.

**FLOODPLAIN VERIFICATION NOTE:**

1. NO PORTION OF THE FEDERAL FLOOD FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48025C0196, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SURVEYOR'S NOTE:**

1. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN.
2. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
3. CONTOURS SHOWN ARE FROM THE BEAR COUNTY 2011 CONTOUR DATA SET AS DISTRIBUTED BY THE SAN ANTONIO RIVER AUTHORITY AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

**INGRESS/EGRESS NOTE:**

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

**TXDOT NOTE:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY WITH THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL," THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG FM 471 BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 135.45'
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS SHALL BE IDENTIFIED BY WALLS. BE DIRECTED BY TXDOT.

**FIRE PROTECTION NOTE:**

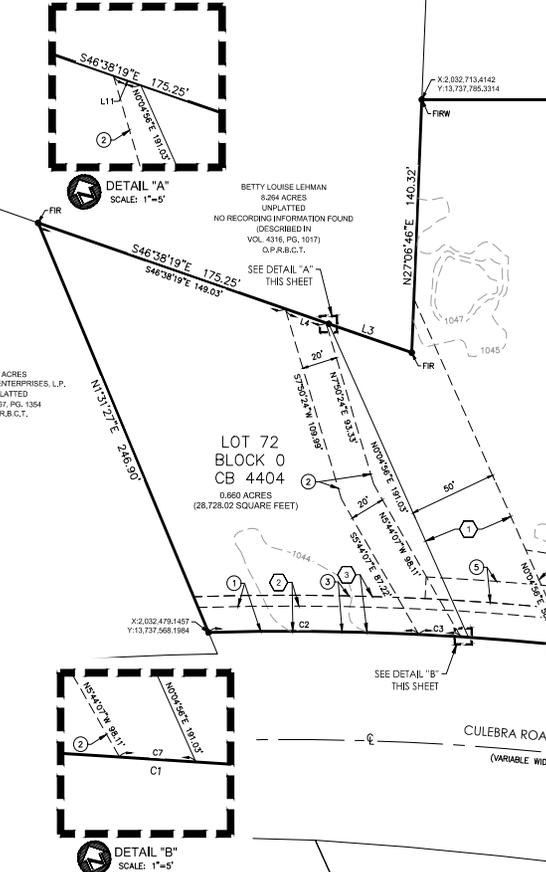
1. FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

**TREE NOTE:**

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TR-APP-APP23-3882105) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER SA-47715.

**RESIDENTIAL FINISHED FLOOR:**

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



**IMPACT FEE NOTE:**

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER LOCALITY/ DWELLING UNITS (DU/US) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SAWS DEDICATION NOTE:**

ALL ON-SITE SEWER INFRASTRUCTURE IS TO BE PRIVATELY OWNED & MAINTAINED.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 71 & 72, BLOCK 0, CB 4404, 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 BEAR 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.

**CROSS ACCESS NOTE:**

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 71 & 72, BLOCK 0, CB 4404, IN ACCORDANCE WITH LOC 3506(R)(V).

**SETBACK NOTE:**

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**STORM WATER DETENTION & MAINTENANCE:**

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 OFF-SITE 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 SCALE 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 BEAR COUNTY.

LINE TABLE			CURVE TABLE					
LINE NO.	LENGTH	DIRECTION	CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
L1	26.03'	S74°44'40"W	C1	122°1'29"	347.26'	1610.00'	N67°41'52"W	346.59'
L2	68.19'	N54°38'04"W	C2	4°16'33"	120.15'	1609.98'	N64°44'21"W	120.12'
L3	49.94'	S46°41'12"E	C3	0°51'15"	24.00'	1610.00'	N62°10'27"W	24.00'
L4	24.57'	S46°38'19"E	C4	2°35'06"	72.64'	1610.00'	N58°15'27"W	72.63'
L5	55.61'	S54°38'05"E	C5	2°26'47"	68.74'	1610.00'	N55°44'31"W	68.74'
L6	125.00'	N24°06'43"E	C6	7°59'04"	228.82'	1642.00'	N58°30'44"W	228.84'
L7	53.12'	S24°06'43"W	C7	0°09'26"	4.37'	1591.62'	N61°40'08"W	4.37'
L8	20.00'	S35°22'09"W						
L9	32.00'	N35°22'08"E						
L10	65.58'	N54°38'04"W						
L11	1.64'	S46°38'19"E						
L12	25.56'	N74°44'40"E						

JOHN QUINN COBURN AND  
CHRISTINE CARLOS  
2.311 ACRES  
UNPLATTED  
DOCUMENT NUMBER 2004022988  
O.P.R.B.C.T.

**PLAT NO. 22-11800392**

**SUBDIVISION PLAT ESTABLISHING  
CULEBRA MEAT MARKET  
LITTLE GERONIMO**

BEING A 2.931 ACRE (127,265.43 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOSE AGUILO GONZALEZ SURVEY NUMBER 235, ABSTRACT NUMBER 295, COUNTY BLOCK NUMBER 464, BEAR COUNTY, TEXAS, AND THE WILLIAM L. MEAD SURVEY NUMBER 372, ABSTRACT NUMBER 361, COUNTY BLOCK NUMBER 464, BEAR COUNTY, TEXAS, AND BEING ALL OF A 1.391 ACRE TRACT (60,817.13) AND ALL OF A 0.700 ACRE TRACT (30,451.71) AS CONVEYED TO VICTOR H. RAMIREZ BY DOCUMENT NUMBER 2021009041 SAVE AND EXCEPT THOSE AREAS AS CONVEYED TO THE STATE OF TEXAS BY DOCUMENT NUMBER 20190369 AND DOCUMENT 2017000007 AND BEING ALL OF A 1.680 ACRE TRACT AS CONVEYED TO VICTOR H. RAMIREZ BY DOCUMENT NUMBER 202208801. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=50'

**MTR**

- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS ENGINEERING P-5297/SURVEYING F-10131500  
12770 CHAMBRON PATH, SUITE 100 TEL: (214) 698-8951  
SAN ANTONIO, TEXAS 78249 FAX: (214) 698-5095

DATE OF PREPARATION: APRIL 25, 2023

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE 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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
JOHN QUINN COBURN AND  
CHRISTINE CARLOS  
12770 CHAMBRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249

STATE OF TEXAS  
COUNTY OF BEAR

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 \_\_\_\_\_, 2023.

NOTARY PUBLIC,  
BEAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

THIS PLAT OF \_\_\_\_\_ CULEBRA MEAT MARKET (LITTLE GERONIMO) \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. I 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

CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS