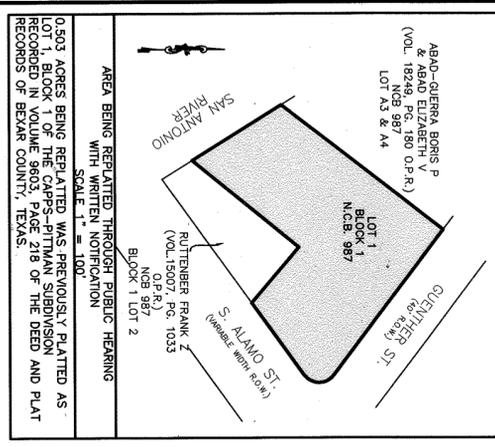
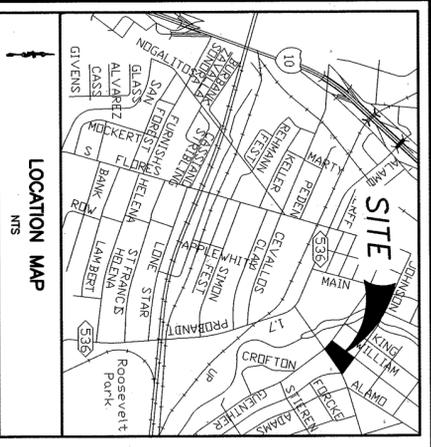




JOSE FRANCISCO GONZALEZ
 Notary ID #B2096612
 My Commission Expires
 July 22, 2027



0.503 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS RECORDED IN VOLUME 9603, PAGE 218 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY 0.503 ACRES PLATTED ON PLAT CAPPS-PITMAN NO. 090013, SUBDIVISION WHICH IS RECORDED IN VOLUME 9603, PAGE 218, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION APPROVED THIS REPLAT ON FEBRUARY 22, 2024. THIS REPLAT IS IN ACCORDANCE WITH THE SAN ANTONIO PLANNING COMMISSION'S POLICY AND CONSIDERATION THEREIN.

1. (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: TIMOTEO CABRERA
 (210) 385-2227
 221 E. QUENTNER ST.
 SAN ANTONIO, TEXAS 78204

TIMOTEO CABRERA
 SWORN AND SUBSCRIBED BEFORE ME THIS THE 27 DAY OF February 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: July 22, 2027

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 ENGINEERS LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

BY: Mark Ewald 2-9-24 DATE

MARK J. EWALD
 REGISTERED PROFESSIONAL SURVEYOR NO. 5095
 FIRM NO. 10111700
 1500 N. MEYER ST., SUITE 100
 SAN ANTONIO, TEXAS 78204

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN AND THIS PLAT IS IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

BY: Lich Daniel Aguilar 2/9/2024 DATE

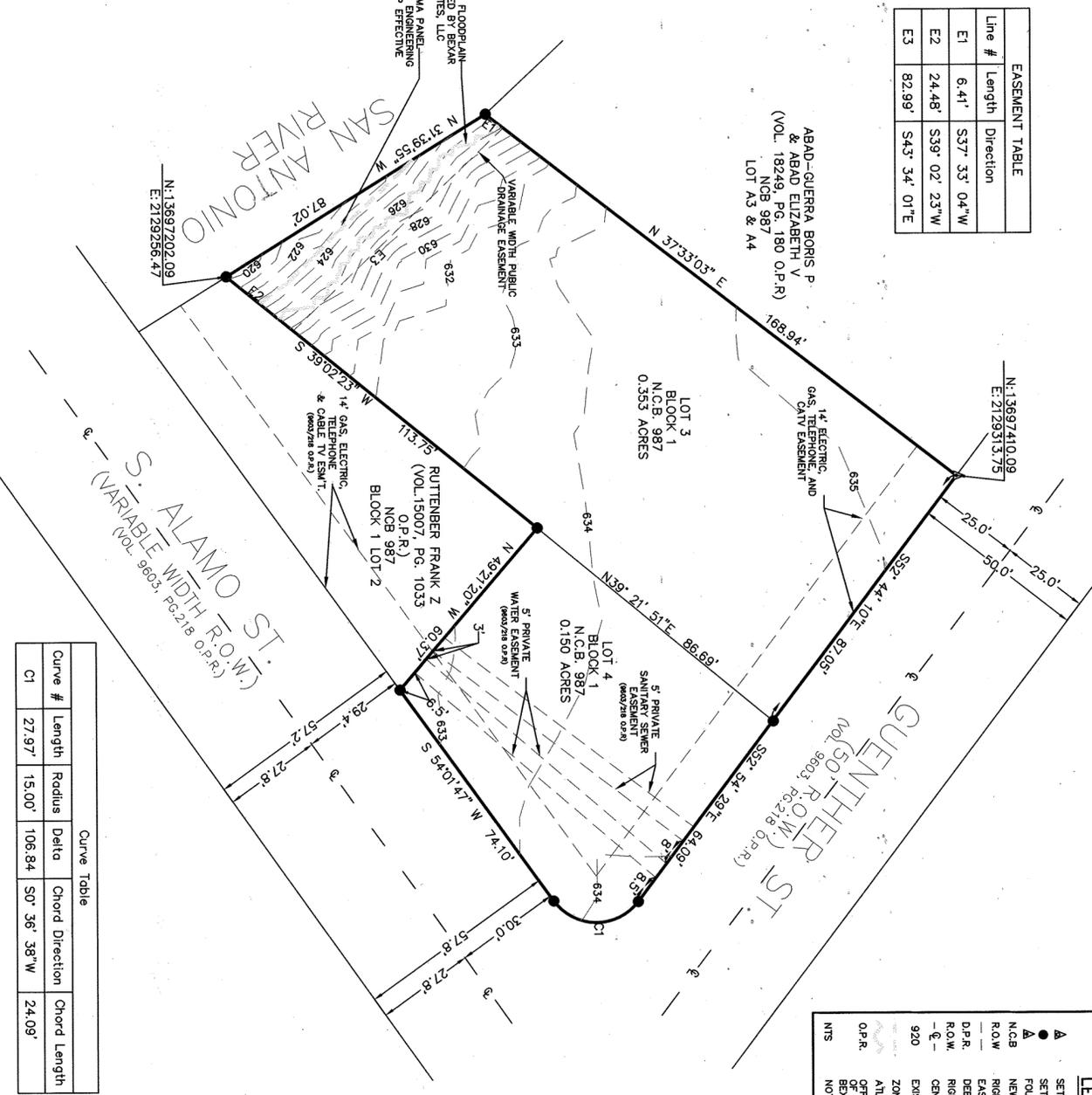
LICH DANIEL AGUILAR
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 109449

GPS/SANM/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO HAS PAID FOR ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (GPS 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 PLAN AS ELECTRIC EASEMENT, EASEMENT FOR GAS EASEMENT, TRANSMISSION EASEMENT, WATER EASEMENT, SANITARY SEWER EASEMENT, AND/OR RECOVERED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, REPAIRING, AND OPERATING UTILITIES AND SERVICE FACILITIES WITHIN THE EASEMENT AREAS. SAWS SHALL 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 GRANULARS, ADJACENT FIELDS AND/OR THE RIGHT OF ACCESSING SUCH ALL THINGS OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE EASEMENT AREAS WITHOUT AN AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY GPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS TO EXISTING INFRASTRUCTURE OR SERVICE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID MODIFICATIONS AND/OR GROUND ELEVATION ALTERATIONS.
- 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE PLY (5) AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE PLY (5) AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE PLY(S) AND (10) FOOT WIDE EASEMENTS.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLAN COORDINATES, SOUTH CENTRAL ZONE (NAD 83) (GORS).
- DISTANCES SHOWN ARE SURFACE.

EASEMENT TABLE

Line #	Length	Direction
E1	6.41'	S37° 33' 04" W
E2	24.48'	S39° 02' 23" W
E3	82.99'	S43° 34' 01" E

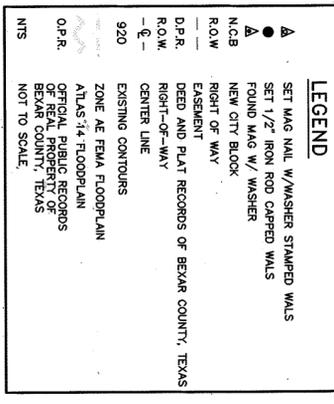


Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.97'	15.00'	106.84'	S0° 36' 38" W	24.09'

NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FEMA FIRM 17020-01-0001, DATED 02/29/2017, AND THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOORPLAN, THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DETERMINED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY FOR ENGINEERING INC. AND APPROVED BY FEMA ON 02/14/2022. THE LOMR IS AVAILABLE FOR REVIEW AT THE SAN ANTONIO WATER SYSTEM (SAWS) OFFICE OF FUTURE FIRM MAP REVISIONS AND/OR AMENDMENTS.
- RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOORPLAN FLOODPLAIN LIMITS. THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOORPLAN, THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
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- SAWS IMPACT FEE: THE LOT IS BELOW THE GROUND ELEVATION OF 64.5 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 FIRE FLOW PRESSURE REDUCER IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER EXISTING OR PROPOSED OBSTRUCTIONS WHICH BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANULARS ADJACENT FIELDS AND/OR THE RIGHT OF ACCESSING SUCH ALL THINGS OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE EASEMENT AREAS WITHOUT AN AGREEMENT WITH THE RESPECTIVE UTILITY.
- LOW IMPACT DEVELOPMENT (LID) AND/OR NATURAL CHANNEL PATTERN (NCP) IS REQUIRED FOR ALL DRAINAGE EASEMENTS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANULARS ADJACENT FIELDS AND/OR THE RIGHT OF ACCESSING SUCH ALL THINGS OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE EASEMENT AREAS WITHOUT AN AGREEMENT WITH THE RESPECTIVE UTILITY.
- CLEAR VISION NOTE: 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.
- FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE DEVELOPER OR BUILDER SHALL PROVIDE A FIRE FLOW STUDY TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FIRE FLOW STUDY SHALL BE REVIEWED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FIRE FLOW STUDY SHALL BE REVIEWED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FIRE FLOW STUDY SHALL BE REVIEWED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.
- SAWS HIGH PRESSURE NOTE: THE LOT IS BELOW THE GROUND ELEVATION OF 64.5 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 FIRE FLOW PRESSURE REDUCER IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- LIDAR NOTE: 2021 LIDAR CONTOURS WERE USED FOR THIS PLAT



JOSE FRANCISCO GONZALEZ
 Notary ID #B2096612
 My Commission Expires
 July 22, 2027

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTEO CABRERA, 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.

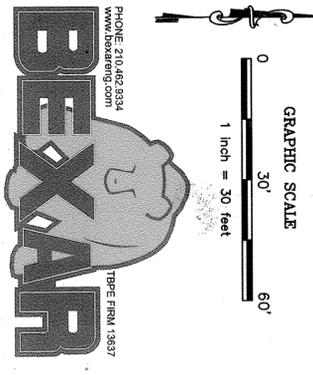
GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS 27 DAY OF February, A.D. 2024

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

PLAT NUMBER 23-11800263
 REPLAT ESTABLISHING

CABRERA SUBDIVISION

BEING A TOTAL OF 0.503 ACRES, BEING LOT 1, BLOCK 1 OF THE CAPPS-PITMAN SUBDIVISION RECORDED IN VOLUME 9603, PAGE 218 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 0.503 ACRE TRACT OF LAND RECORDED IN VOLUME 14966, PAGE 1104 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 3 AND 4 BLOCK 1 IN NEW CITY BLOCK 987, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION 01/29/2024

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 EXHIBIT AREAS, DRIVEWAYS, SANITARY SEWER EASEMENTS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: TIMOTEO CABRERA
 (210) 385-2227
 221 E. QUENTNER ST.
 SAN ANTONIO, TX 78204

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTEO CABRERA, 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 27 DAY OF February, A.D. 2024

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

CHAIRMAN
 BY: _____
 SECRETARY
 BY: _____