DESCRIBED HERON 4. 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. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LOT 22

BLK 19, NCB 7533

0.17 ACRES

LOT 21

BLK 19, NCB 7533

0.13 ACRES

LOT 20

BLK 19, NCB 7533

0.14 ACRES

N00'00'01"E 140.31"

LOT 19

BLK 19, NCB 7533.

0.16 ACRES

N00'00'01"E 140.31

LOT 18

BLK 19, NCB 7533

0.16 ACRES

N00'00'01"E 140.31

LOT 17

BLK 19, NCB 7533

0.16 ACRES

N00'00'01"E 140.31"

LOT 16

BLK 19, NCB 7533

0.16 ACRES

N00'00'01"E 140.31"

LOT 15

BLK 19, NCB 7533

0.16 ACRES

L4

LOT 901 (PERMEABLE)

REMAINING PORTION OF LOT 12

BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

(VOL. 980, PG. 151. O.P.R.)

DETAIL "B"

L15-

NO2'39'01"W 138.39' 5.64'-

500'03'11"W 115.37"

OPEN SPACE NOTE:
LOT 901, BLOCK 19, NCB 7533 AND LOT & 902, BLOCK 19, NCB 7533 ARE DESIGNATED
LOT 901, BLOCK 19, NCB 7533 AND LOT & 902, BLOCK 19, NCB 7533 ARE DESIGNATED. AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

REMAINING PORTION OF LOT

BLOCK 19, NCB 7533

(VOL. 980, PG. 151, O.P.R.)

REMAINING PORTION OF LOT 8

(VOL. 980, PG. 151, O.P.R.)

LOT 14, BLK, 19, NCB 7533 PASEDENA

HEIGHTS SUBDIVISION

(VOL. 5502, PG. 185, O.P.R.)

REMAINING PORTION OF LOT 9

BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

(VOL. 980, PG. 151, D.P.R.)

REMAINING PORTION OF LOT 9 BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

LOT 13, BLK, 19, NCB 7533 PASEDENA HEIGHTS SUBDIVISION

(VOL. 5140, PG. 259. O.P.R.)

REMAINING PORTION OF LOT 10

BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

(VOL. 980, PG. 151, O.P.R.)

REMAINING PORTION OF LOT 11

BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

(VOL. 980, PG. 151, O.P.R.)

REMAINING PORTION OF LOT 12 BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

(VOL. 980, PG. 151, O.P.R.)

N:13691285.5249

E:2147050.4140

REMAINING PORTION OF LOT 12

BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

(VOL. 980, PG. 151, O.P.R.)

SO' R.O.W.

(VOL. 980, PG. 151, O.P.R.)

9

8

-4.35

BLOCK 19, NCB 7533 E.A. MAYOR RESUBDIVISION

E.A. MAYOR RESUBDIVISION

AS AN IRREVOCABLE UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, VASTEVATER, AND RECYCLED VATER MAINS.

> REMAINING PORTION OF LOT 7 BLOCK 19, NCB 7533

E.A. MAYOR RESUBDIVISION

(VOL. 980, PG. 151, O.P.R.)

S0'00'00"E 310.32

R50

BB

SE3

(RED)

-2 42

7.98

N:13690975.1960

E:2147446.4270

BUK 19, NCB 7533

S00'00'00"E 100.39

LOT 23

BLK 19, NCB 7533

0.14 ACRES

66

0

97'- S00'00'00"E 115.59"

LOT 24

BLK 19, NCB 7533

0.15 ACRES

S00'00'00"E 119.83"

LOT 25

BLK 19, NCB 7533

0.14 ACRES

500'00'00"E 119.77"

LOT 26

BLK 19, NCB 7533

0.14 ACRES

S00"00'00"E 119.71"

1 OT 27

BLK 19, NCB 7533-

0.14 ACRES

LOT 28

BLK 19, NCB 7533

0.14 ACRES

500'00'00"E 119.74"

BLK 19, NCB 7533

0.14 ACRES

LOT 30

BLK 19, NCB 7533

0.14 ACRES

S00"00'00"E 128.49"

LOT 31

0.14 ACRES N00'06'57"W 124.67

-6.71 BLK 19, NCB 7533

S00'00'00"E 119.65" L17 DETAIL "C"

APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H) SURVEYOR NOTES: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83

> SAWS DEDICATION NOTE: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO

> > LOT 31

6.71

L2

3201 CHERRY RIDGE DRIVE, SUITE A-106, SAN ANTONIO, TX 78230 OFFICE (210) 572-9340 FAX (210) 572-9344 WWW.EVERENC.COM

DATE OF PREPARATION: 9/25/2024 3:35 PM





FERNANDEZ FRAZER, BPELS REGISTERED FIRM NO: WHITE AND ASSOCIATES, INC CONSULTING ENGINEERS LAND SURVEYORS

STATE OF TEXAS

COUNTY OF BEXAR

120

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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Poof Genina Mery Prizpe CELERR 4906 WURZBACH PKWY SAN ANTONIO, TEXAS 78233

(210)772-7371

FRANCISCO GONZALES 258 SAINT FRANCIS AV SAN ANTONIO, TEXAS 78204 (210)844-6469

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JEREMY BRYK/FRANCISCO GONZALES, KNOWN TO ME TO BE THE PERSONS 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.

DAY OF

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____

NOTARY PUBLIC REXAR COUNTY TEXAS

HOUSTON, HARRIS COUNTY, TEXAS 77044 (281)924-6570

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROCELIO SOSA, KNOWN TO ME

TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF OOLSE 300 MONTON DAY OF



