

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.

OPEN SPACE NOTE:  
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

APPROVAL OF THE CITY ARBORIST OFFER 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 WATER SYSTEM.



ADVANCED ENGINEERING SERVICES  
3201 CHERRY DRIVE, SUITE A-108,  
SAN ANTONIO, TX 78230  
OFFICE (210) 572-9340 FAX (210) 572-9344  
WWW.EVERENC.COM  
DATE OF PREPARATION: 9/25/2024 3:35 PM

SURVEYOR:



FERNANDEZ FRAZER,  
WHITE AND  
ASSOCIATES, INC.  
CONSULTING ENGINEERS  
LAND SURVEYORS  
TEPELS REGISTERED FIRM NO.  
ENGINEERING FIRM: F-888  
SURVEYING FIRM: 10184738  
8919 TESSARD DR., SUITE 403  
SAN ANTONIO, TEXAS 78217  
210.842.1823 www.fhinc.com

STATE OF TEXAS  
COUNTY OF BEXAR

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.

*Jose Genina Mery Arizpe*  
OWNER: JEREMI BRYK  
CELLERR  
4908 HURZBACH PKWY  
SAN ANTONIO, TEXAS 78233  
(210)772-7371

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

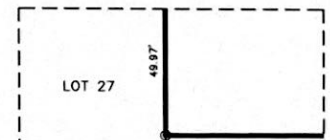
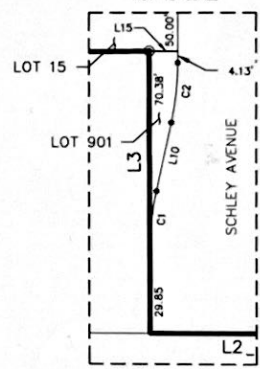
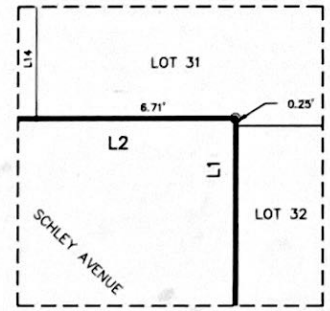
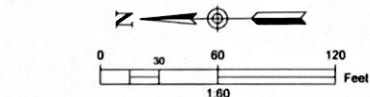
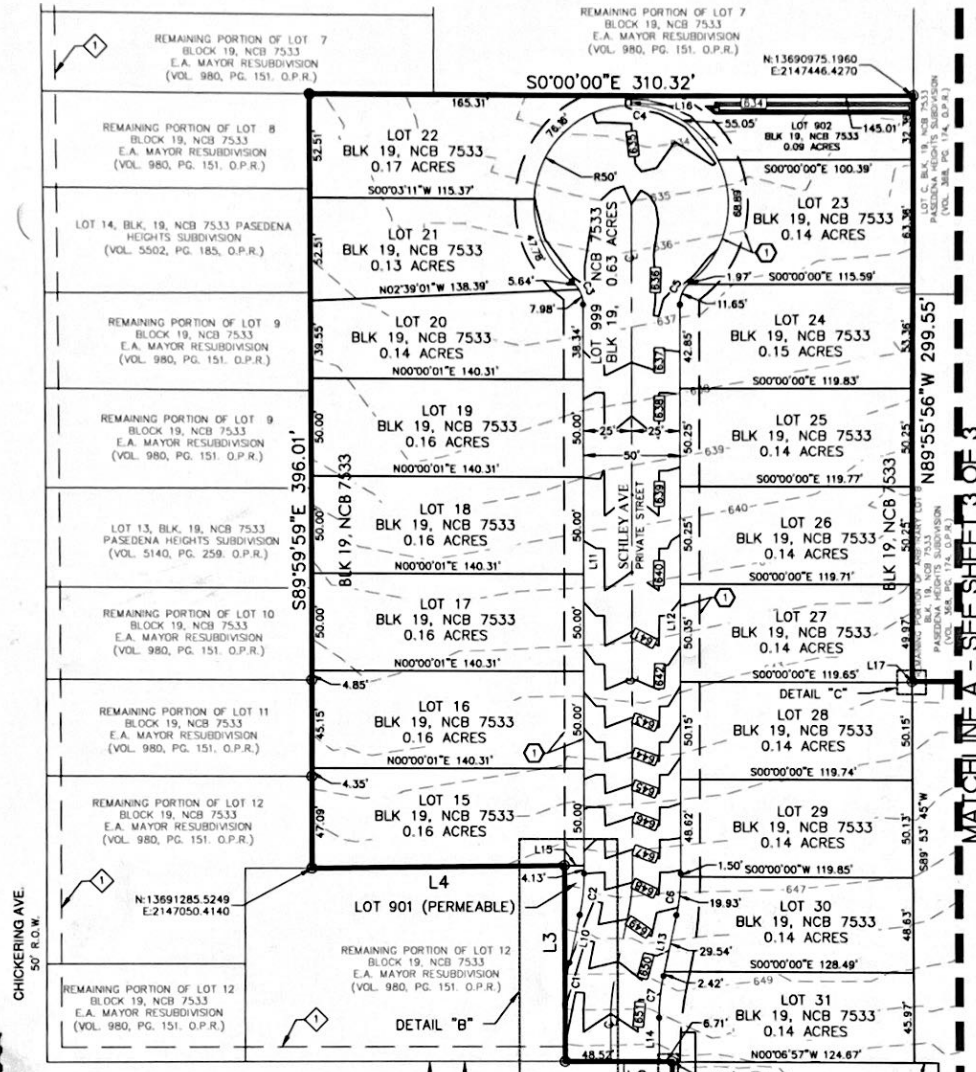
*Rogelio Sosa*  
OWNER: ROGELIO SOSA  
2407 JEWELL LAKE LANE  
HOUSTON, HARRIS COUNTY, TEXAS 77044  
(281)924-6570

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROGELIO 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF October 2024

*Monteil Prince*  
NOTARY PUBLIC



MATCHLINE A - SEE SHEET 3 OF 3