



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN # 579**
Lot Numbers for Amending Plats

DATE: May 20, 2020

CREATED BY: Land Entitlements Section, Land Development Division

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this Information Bulletin (*IB*) to inform our customers under which circumstances DSD will require new lot numbers for amending plats.

Scope:

The Unified Development Code currently does not specify when a new lot number must be included in an amending plat. This IB applies to all amending plats submitted to DSD.

DSD will require new lot numbers whenever the physical boundary of a lot is changing or when a 900 series lot is converted to a buildable lot. If it is determined that new lot numbers are required, DSD staff will activate the DSD – Addressing workflow task in the BuildSA record. Any amendment not affecting the physical boundary of the lot, such as alterations to easements, changes in street name, or other revisions will not require a new lot number.

Included in this IB are examples of the following:

Attachment A: Shift in lot line requiring new lot numbers

Attachment B: Alteration of easement only not requiring new lot numbers

Attachment C: Combination of two lots into one larger lot requiring new lot number

Summary:

This IB is for informational purposes only

Prepared by: Valerie Huerta-Rodriguez, Senior Planner

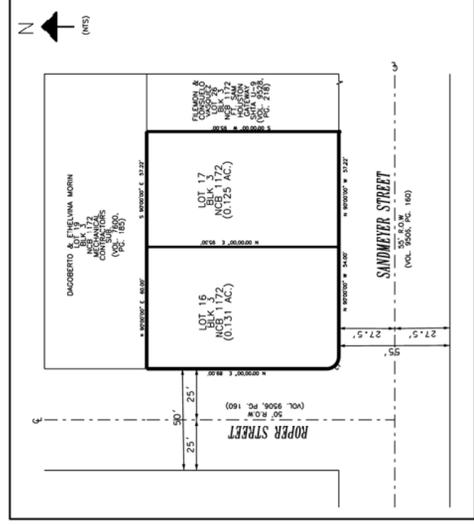
Reviewed by: Logan Sparrow, Development Services Manager
Catherine Hernandez, Development Services Administrator

Authorized by: Melissa Ramirez, Assistant Director for Land Development

Attachment A



LOCATION MAP (NOT TO SCALE)



AREA BEING AMENDED

0.256 ACRES BEING AMENDED WAS PREVIOUSLY PLATTED AS BLOCK 3, LOTS 16 AND 17 OF THE RECORD IN VOL. 9506, PG. 160 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REASON FOR AMENDING

SECTION 35-4416(11); TO REPLAT ONE (1) OR MORE LOTS FRONTING AN EXISTING STREET IF: (A) THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND (D) THE AMENDMENT DOES NOT INCREASE OR REQUIRE THE CREATION OF A NEW STREET OR MAKE NECESSARY THE EXPANSION OF MUNICIPAL FACILITIES.

AMENDMENTS ARE AS FOLLOWS:

THE REASON FOR AMENDING THIS PLAT IS TO MOVE THE LOT LINE BETWEEN LOTS 16 AND 17, BLOCK 3, NEW CITY BLOCK 1172, TO CREATE LOTS 28 AND 27

SURVEYOR NOTE:

BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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.

LICENSED PROFESSIONAL ENGINEER

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CEP/SAMS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAMS)-HAS HEREBY DEDICATED EASEMENTS TO THE SAN ANTONIO WATER SYSTEM UNDER THE DEVELOPMENT SERVICES DEPARTMENT.
- ANY CPS ENERGY OR SAMS MONETARY LOSS RESULTING FROM MODIFICATIONS TO THE SAN ANTONIO WATER SYSTEM (SAMS) OR SAN ANTONIO WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

- FOUND IRON ROD
- △ CALCULATED POINT
- ELECTRIC, GAS, CATV, AND TELEPHONE EASEMENT
- DPR DEED AND PUBLIC RECORDS
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT OF WAY
- BLK BLOCK
- € STREET CENTERLINE

CURVE TANGENT LENGTH: 9.42' RADIUS: 6.00' DELTA ANGLE: CHORD BEARING: CHORD LENGTH: 18.49'

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

THIS PLAT AMENDS LOTS 16 AND 17, BLOCK 3, NEW CITY BLOCK 1172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT AMENDS LOTS 16 AND 17, BLOCK 3, NEW CITY BLOCK 1172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LAND AMENDPLAT

AMENDING PLAT OF

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, 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.

OWNER/DEVELOPER:

STATE OF TEXAS
COUNTY OF BEXAR

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.

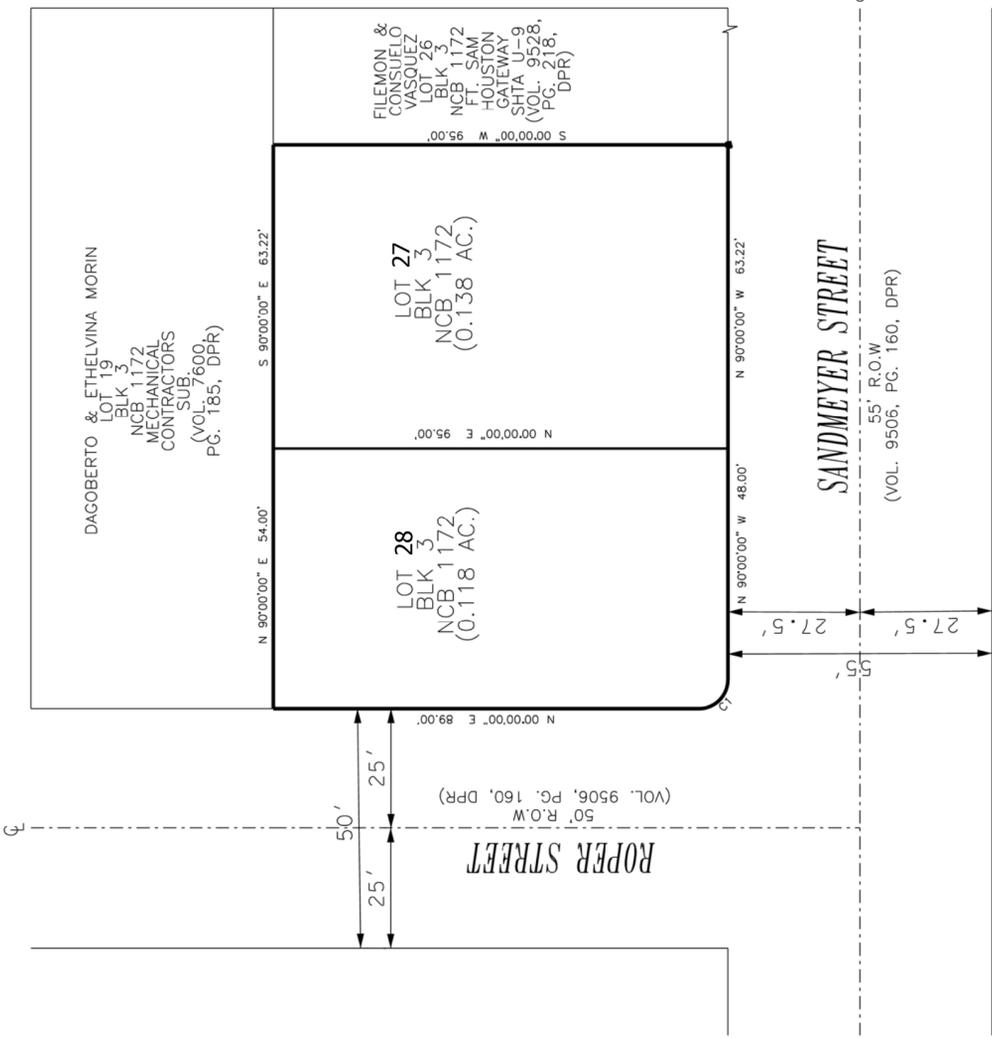
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

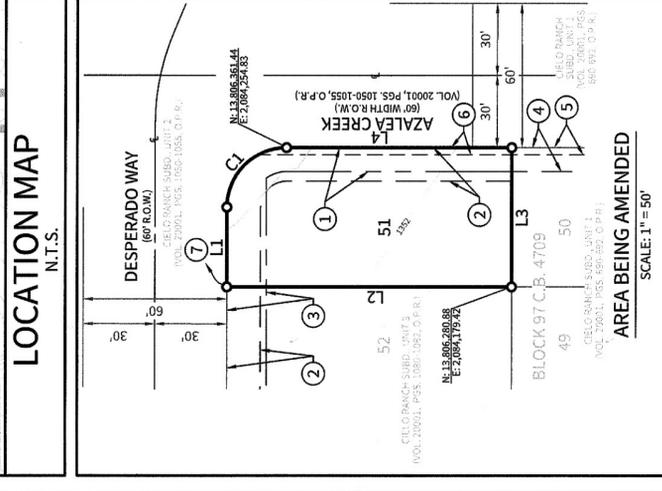
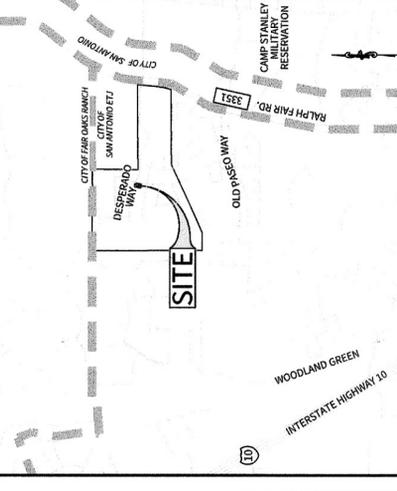
THIS PLAT OF _____ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES



Attachment B



0.15 ACRES BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 51, BLOCK 97, C.B. 4709 OF THE DEED AND PLAY RECORDS IN VOLUME 20001, PAGES 1080-1082 OF THE DEED AND PLAY RECORDS OF BEAR COUNTY TEXAS.

REASON FOR AMENDING:
SECTION 35-441(a)(11):
TO REPLAT ONE (1) OR MORE LOTS FRONTING ON AN EXISTING STREET IF:
(A) THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND (D) THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

AMENDMENTS ARE AS FOLLOWS:
REVISING PREVIOUSLY PLATTED 14' E.G.T.C.A. EASEMENT (VOL. 20001, PGS. 1050-1055, O.P.R.) TO A 10' E.G.T.C.A. EASEMENT ON LOT 51, BLOCK 97, C.B. 4709. REVISING PREVIOUSLY PLATTED LOT 51, BLOCK 97, C.B. 4709 (VOL. 20001, PGS. 1080-1082, O.P.R.) TO LOT 76, BLOCK 97, C.B. 4709. AREA BEING AMENDED PREVIOUSLY CONTAINED A 14' E.G.T.C.A. ESM'T. PLATTED WITHIN THE CIELO RANCHO UNIT 2, SUBD. PLAT RECORDED IN VOLUME 20001, PGS. 1050-1055 OF DEED AND PLAY RECORDS OF BEAR COUNTY, TEXAS.

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 THE PLANNING AND ZONING CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TICENSE# PROFESSIONAL ENGINEER _____
REGISTERED PROFESSIONAL LAND SURVEYOR _____

CPS/SANIS/COSALITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTE WATER SERVICE BOARD (CPS ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS)) IS HEREBY DESIGNATING THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY EASEMENT", "SEWER EASEMENT", "TELEPHONE AND CABLE TELEVISION EASEMENT", "CONSTRUCTING, RECONSTRUCTING, MAINTAINING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL HAVE THE RIGHT TO RELOCATE AND IMPROVE SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF SUCH 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 MONETARY LOSS 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 RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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 EXHAUSTS WHERE ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

- B.S.L. = BUILDING SETBACK LINE
- CL. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- E.G.T.C.A. = EASEMENT
- E.S.M.T. = EASEMENT
- L.L. = LINE NUMBER
- N.D.S. = NOT DEDICATED TO SAN ANTONIO DATUM
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY
- P.G. = PAGE
- R.O.M. = RIGHT-OF-WAY
- VAR. = VARIABLE
- V.A.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- W.D.L. = WIDTH
- = STREET CENTERLINE
- = BUILDING SET BACK LINE
- = EXISTING GROUND MINOR CONTOUR
- = EXISTING PROPERTY LINE
- = CITY LIMIT LINE

KEYNOTES

- 10' B.S.L. VOL. 20004, PGS. 1080-1082, O.P.R.
- OFF-LOT 14' E.G.T.C.A. ESM'T. VOL. 20001, PGS. 1050-1055, O.P.R.
- 15' B.S.L. VOL. 20001, PGS. 1080-1082, O.P.R.
- 10' B.S.L. & E.G.T.C.A. ESM'T. VOL. 20001, PGS. 690-692, O.P.R.
- 1' V.N.A.E. VOL. 20001, PGS. 690-692, O.P.R.
- 1' V.N.A.E. VOL. 20001, PGS. 1080-1082, O.P.R.
- 48' TO INTERSECTION OF DESPERADO WAY AND AZALEA CREEK CENTERLINE VOL. 20001, PGS. 1080-1082, O.P.R.
- 10' E.G.T.C.A. ESM'T.

PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

2. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

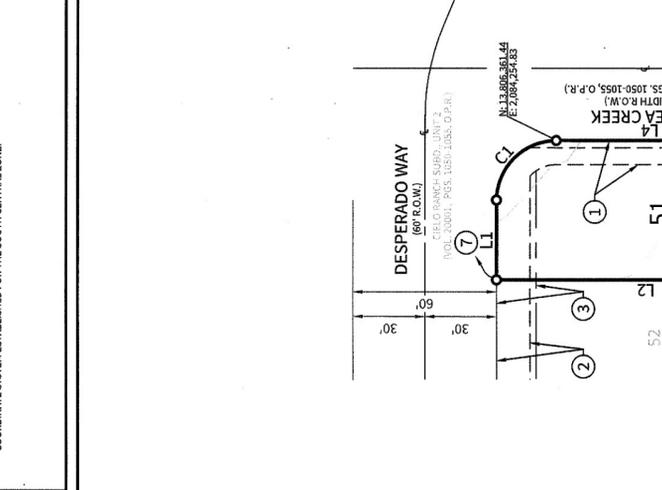
3. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL PROVIDE FOR THE RESIDENTIAL DEVELOPER TO PROVIDE FOR THE STATIC PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

5. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW DEMAND OF 1.5 G.P.M. PER UNIT. THE DESIGN FLOW FOR THE RESIDENTIAL DEVELOPER SHALL BE 1.5 G.P.M. PER UNIT. INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A C/P OR DISK MARKED "C/P" UNLESS NOTED OTHERWISE.
- THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN THIS PLAT IS THE 1983 NAD 83 COORDINATE SYSTEM.
- DIMENSIONS SHOWN ARE SURFACE DIMENSIONS UNLESS OTHERWISE NOTED.
- COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



0.15 ACRES BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 51, BLOCK 97, C.B. 4709 OF THE DEED AND PLAY RECORDS IN VOLUME 20001, PAGES 1080-1082 OF THE DEED AND PLAY RECORDS OF BEAR COUNTY TEXAS.

REASON FOR AMENDING:
SECTION 35-441(a)(11):
TO REPLAT ONE (1) OR MORE LOTS FRONTING ON AN EXISTING STREET IF:
(A) THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS; (C) THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND (D) THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

AMENDMENTS ARE AS FOLLOWS:
REVISING PREVIOUSLY PLATTED 14' E.G.T.C.A. EASEMENT (VOL. 20001, PGS. 1050-1055, O.P.R.) TO A 10' E.G.T.C.A. EASEMENT ON LOT 51, BLOCK 97, C.B. 4709. REVISING PREVIOUSLY PLATTED LOT 51, BLOCK 97, C.B. 4709 (VOL. 20001, PGS. 1080-1082, O.P.R.) TO LOT 76, BLOCK 97, C.B. 4709. AREA BEING AMENDED PREVIOUSLY CONTAINED A 14' E.G.T.C.A. ESM'T. PLATTED WITHIN THE CIELO RANCHO UNIT 2, SUBD. PLAT RECORDED IN VOLUME 20001, PGS. 1050-1055 OF DEED AND PLAY RECORDS OF BEAR COUNTY, TEXAS.

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 THE PLANNING AND ZONING CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TICENSE# PROFESSIONAL ENGINEER _____
REGISTERED PROFESSIONAL LAND SURVEYOR _____

NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER APPLICABLE MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS A RESULT OF THE CONSTRUCTION OF THIS PLAT, SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL DEVELOPER'S NOTE:

- RESIDENTIAL DEVELOPER'S ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P # 2362487) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR AGENTS, WITH THE TREE PROTECTION AND PRESERVATION PLAN (A/P # 2362487) WHICH IS KEPT ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST'S OFFICE (PER 35-4710).

MISCELLANEOUS NOTE:

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

LAND-PLAT- AMENDING

THIS PLAT AMENDS LOT 51, BLOCK 97, C.B. 4709 OF SUBDIVISION, PREVIOUSLY RECORDED IN VOLUME 20001, PAGES 1080-1082 OF THE DEED AND PLAY RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=50'

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

OWNER/DEVELOPER
BY: _____
NAME: _____
TITLE: _____

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 EXERCISED 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 _____ A.D.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D.

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THIS AMENDING PLAT HAS BEEN SUBMITTED TO BEAR COUNTY, TEXAS, PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVISED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS _____ DAY OF _____ A.D.

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

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°29'42"E	32.83'
L2	N11°30'18"E	119.00'
L3	N78°39'42"W	57.80'
L4	S11°31'12"W	93.99'

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	90°00'54"	25.01'	35.36'	S33°29'15"E

STATE OF TEXAS
COUNTY OF BEAR

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STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TICENSE# PROFESSIONAL ENGINEER _____
REGISTERED PROFESSIONAL LAND SURVEYOR _____

