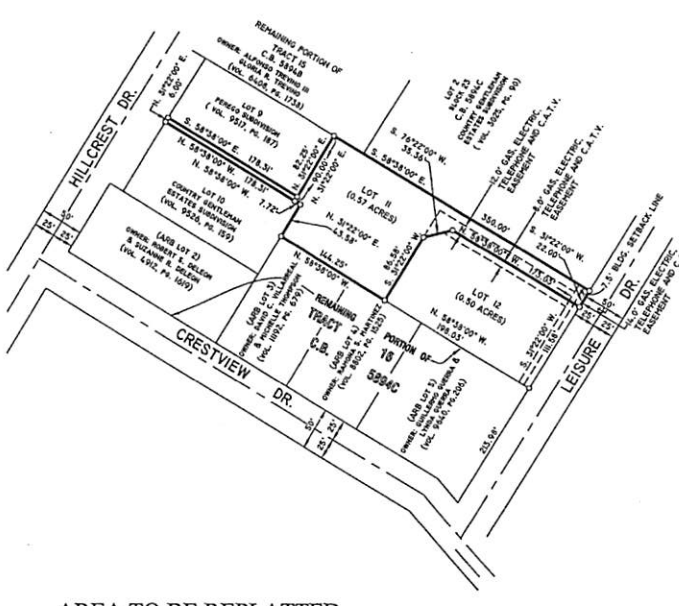
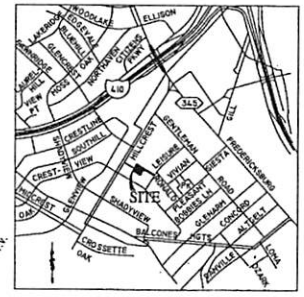
RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST REPRODUCTION DUE TO ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20190038834





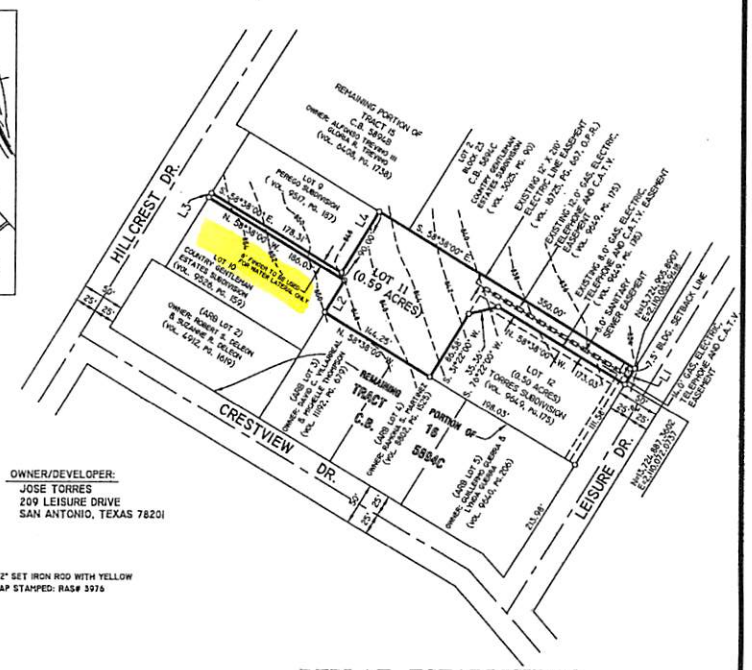
LOCATION MAP
N.T.S.

LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S. 31°22'00" W.	22.00'
L2	N. 31°22'00" E.	43.58'
L3	N. 31°22'00" E.	6.00'
L4	N. 31°22'00" E.	84.00'

OWNER/DEVELOPER:
JOSE TORRES
209 LEISURE DRIVE
SAN ANTONIO, TEXAS 78201

NOTE:
1/2" SET IRON ROD WITH YELLOW CAP STAMPED: RAS# 3976

SCALE: 1" =100'



AREA TO BE REPLATTED THROUGH PUBLIC HEARING

LOT 11 (0.57 ACRES), TORRES SUBDIVISION, RECORDED IN VOL. 9649, PG. 175, AND 0.0245 ACRES OUT OF LOT 9, PEREGO SUBDIVISION, RECORDED IN VOL 9517, PG. 187, PLAT RECORDS, BEXAR COUNTY, TEXAS.

REPLAT ESTABLISHING

LOT 11 (0.59 ACRES), C.B. 5894C, BALCONES HEIGHTS, BEXAR COUNTY, TEXAS

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 * SAN ANTONIO, TEXAS 78229
PHONE: (210) 735-8516 FAX: (210) 738-2835
EMAIL: RUIZANDASSOCIATES@SBCGLOBAL.NET
WEB: WWW.RUIZASSOCIATESSURVEYING.COM

REPLAT ESTABLISHING

TORRES SUBDIVISION

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOW ON THIS PLAT TORRES SUBDIVISION IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

José Torres
OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE TORRES, 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 20th DAY OF FEB. A.D., 20 19.

EDWARD R CAMPOS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP: 2/20/2021
NOTARY ID 5930306-8

Edward R Campos
NOTARY PUBLIC
STATE OF TEXAS

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS 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 PLAT AS " ELECTRIC EASEMENT", "ANCHOR 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, REMOVING,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 EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 ENDANGER OR 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 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 REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

THIS PLAT OF TORRES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION AND ZONING COMMISSION OF THE CITY OF BALCONES HEIGHTS AND IS HEREBY APPROVED BY SUCH COMMISSION.

PASSED THIS 19th DAY OF February A.D., 20 19

BALCONES HEIGHTS, TEXAS CORPORATE SEAL

BY: Gloria Cantu
CHAIRMAN

BY: Delia R. Sanchez
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS REGISTERED RAMON M. RUIZ 3976 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF FEB. A.D., 20 19.

EDWARD R CAMPOS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP: 2/20/2021
NOTARY ID 5930306-8

Edward R Campos
NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 3/5/2019 12:11:25 PM
PLAT VOLUME: 20001 PAGE: 815
AMOUNT: $82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

RAS JOB # 2012-035/ JANUARY 24, 2019