

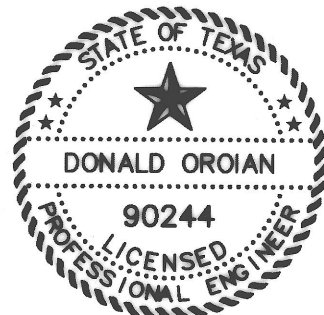
AREA BEING AMENDED:
 LOTS 19-21, BLOCK 18, NCB 6261, COLLINS GARDENS SUBDIVISION, FILED FOR RECORD ON DECEMBER 10, 1928 AND RECORDED IN VOLUME 980, PAGES 108-109, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- FOUND 1" PIPE
- SET MAG NAIL
- 1/2" IRON ROD SET w/BLUE CAP STAMPED: "KJ BROWN RPLS 4916"
- 887 --- EXISTING CONTOUR LINE (FT)
- C- RIGHT-OF-WAY CENTERLINE
- ARB = ARBITRARY VOL. = VOLUME
- N.T.S. = NOT TO SCALE PG. = PAGE
- R.O.W. = RIGHT OF WAY NCB = NEW CITY BLOCK
- COSA = CITY OF SAN ANTONIO
- TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

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.

Donald Oroian
 4-18-2018
 DONALD OROIAN, M.S., P.E.
 c/o ADA CONSULTING GROUP, INC.
 TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244



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:

Kerry J. Brown
 KERRY J. BROWN, P.L.S.
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4916
 c/o BROWN SURVEYING CO.
 T.B.P.L.S. FIRM REGISTRATION NO. 10111800



- SURVEYOR NOTES/MONUMENTATION LEGEND:**
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - ELEVATIONS SHOWN BASED ON NAVD 88.
 - ON THE GROUND SURVEY COMPLETED DECEMBER 15, 2015 BY KERRY J. BROWN, R.P.L.S. #4916 (BROWN SURVEYING COMPANY JOB NO. 15016).
 - 3' OFF-SET BLOCK CORNER MONUMENTS FOUND AT NW & SW CORNERS OF NCB 6275, AND NW CORNER OF NCB 6261.
 - AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 4802903966, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

- TxDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 353 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 153.31'.

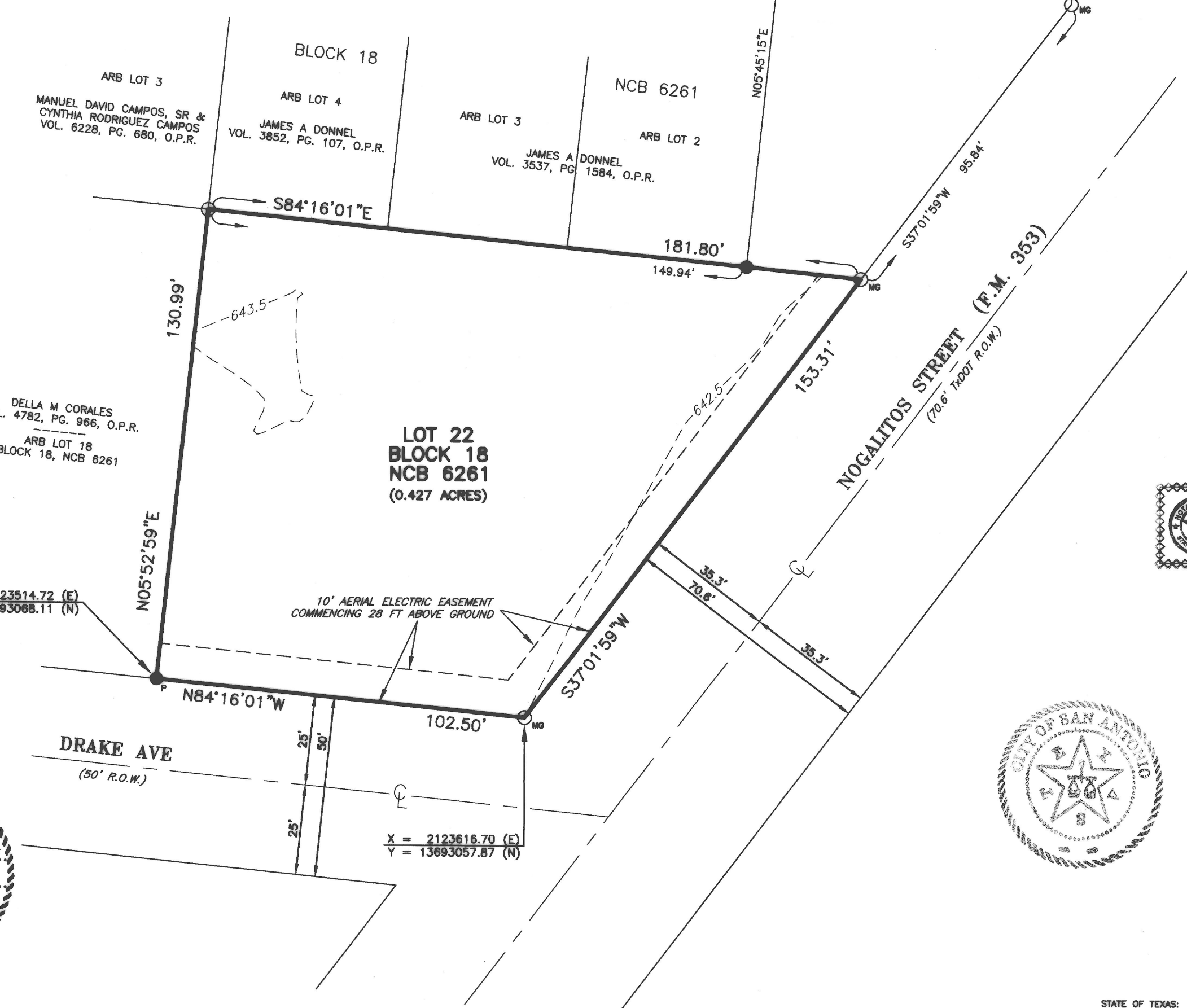
REASON FOR AMENDING:
 IN ACCORDANCE WITH SECTION 35-441(c)(11) OF THE SAN ANTONIO UNIFIED DEVELOPMENT CODE TO REPLAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF: (A) THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT; (B) THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED 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 A NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

- AMENDMENTS ARE AS FOLLOWS:**
- CONSOLIDATION OF LOTS 19-21 INTO ONE (1) LOT.
 - ADDED "TxDOT", "IMPACT FEE PAYMENT DUE", "EDU", AND "CPS ENERGY" NOTES

- CITY PUBLIC SERVICE (CPS ENERGY) NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

IMPACT FEE PAYMENT DUE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.



PLAT NO. 170563

AMENDING PLAT OF COLLINS GARDENS SUBDIVISION ESTABLISHING:

CANO & Co. NOGALITOS

THIS PLAT AMENDS LOTS 19-21, BLOCK 18, NCB 6261, COLLINS GARDENS SUBDIVISION, RECORDED IN VOLUME 980, PAGES 108-109, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 22, BLOCK 18, NCB 6261.

SCALE: 1" = 30 FT

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
 (210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM
 TEXAS REGISTERED ENGINEERING FIRM NO. F-3512

ADACG PROJECT No. 457-03 DATE: APRIL 03, 2018

OWNER/DEVELOPER:
 TRES CANO PROPERTIES LLC
 3483 MAGIC DRIVE, STE T-10
 SAN ANTONIO, TX 78229

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.

Alfonso M. Cano
 TRES CANO PROPERTIES, LLC
 BY: ALFONSO M. CANO, ITS MEMBER

STATE OF TEXAS,
 COUNTY OF BEXAR:
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALFONSO M. CANO, 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 11th DAY OF APRIL, 2018.

Donald Oroian
 DONALD OROIAN
 Notary Public, State of Texas
 My Comm. Exp. 8-4-2018
 ID No. 1130746-3

NOTARY PUBLIC, STATE OF TEXAS

THIS AMENDING PLAT OF CANO & Co. NOGALITOS 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 30th DAY OF April, A.D. 2018

Michael J. ...
 BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS,
 COUNTY OF BEXAR:

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

BY: _____ DEPUTY
 COUNTY CLERK, BEXAR COUNTY, TEXAS