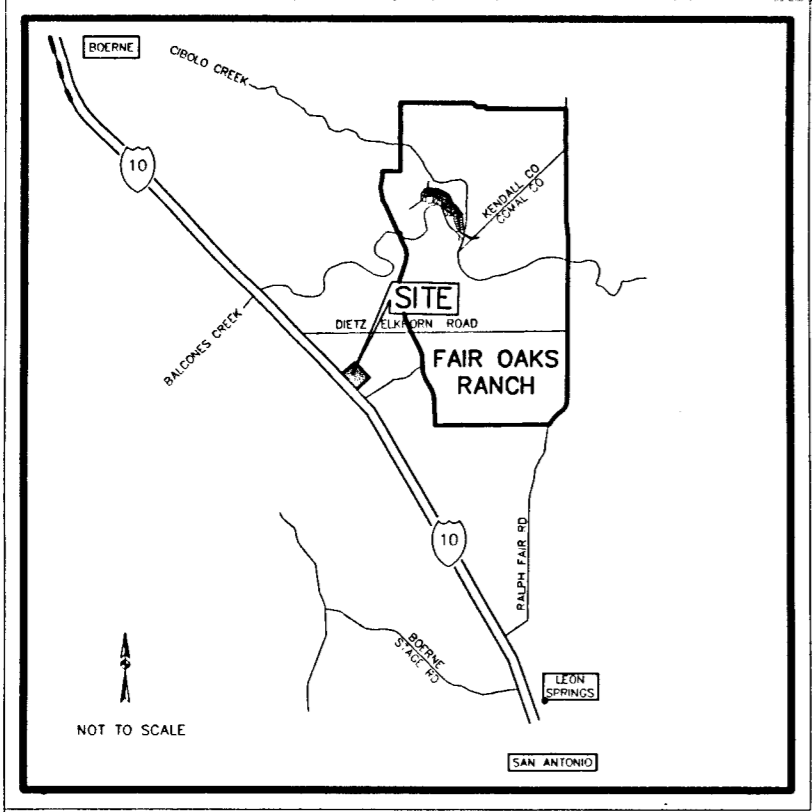


Doc# 20030186446
 Book: 9558
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 Filed: 07/24/2003 10:10:26 AM
 GERRY RICKHOFF
 COUNTY CLERK
 BEXAR COUNTY
 RECORDING
 RECORDS MANAGEMENT
 COURTHOUSE SEC 5
 25.00
 5.00
 1.00



LOCATION MAP

SCALE: 1" = 100'

PLAT NO. 020059
 SUBDIVISION PLAT
 ESTABLISHING
JOHN DEERE SUBDIVISION

BEING A 5.40 ACRE TRACT OF LAND OUT OF THE W.H. HUGHES SURVEY No. 173, ABSTRACT No. 340, COUNTY LAND BOOK No. 4707, BEXAR COUNTY, TEXAS, ALSO BEING THE NORTHERN PORTION OF A 9.40 ACRE TRACT AS DESCRIBED IN THE DEED RECORDED IN VOLUME 2746, PAGE 670, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

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, AND 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. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH AND TEXAS NATURAL RESOURCE CONSERVATION COMMISSION (TNFCC).



Paul A. Schroeder
 REGISTERED PROFESSIONAL ENGINEER #57564

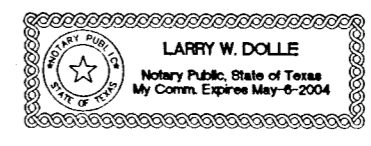


STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
Paul A. Schroeder
 REGISTERED PROFESSIONAL LAND SURVEYOR #5160

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: R & R TRACTOR AND EQUIPMENT, LTD.
 ROBIN BERGMANN, PRESIDENT
 32990 I.H. 10 WEST
 BOERNE, TEXAS 78006
 1-830-816-3337

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 ROBIN BERGMANN, 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 21 DAY OF FEBRUARY A.D., 2002.



Larry W. Dolle
 LARRY W. DOLLE, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.
 ON THIS THE 26 DAY OF March, 2002

ATTESTED: *Nelson W. Wolff*
 COUNTY JUDGE, BEXAR COUNTY, TEXAS
Erny Riehoff
 COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF JOHN DEERE SUBDIVISION, BEXAR, COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 13th DAY OF March, 2002

BY: *Gerry Rickhoff*
 CHAIRMAN
 BY: *Rob A. Sear*
 SECRETARY

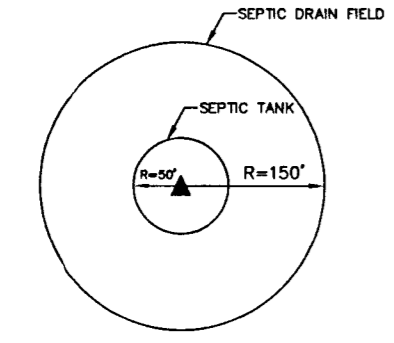
STATE OF TEXAS
 COUNTY OF BEXAR
 I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF July A.D. 2003 AT 10:10 A.M. AND DULY RECORDED THE 25th DAY OF July A.D. 2003 AT 8:20 A.M. IN THE RECORDS OF Deeds and Plats OF SAID COUNTY, IN BOOK VOLUME 9558 ON PAGE 93
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 25th DAY OF July A.D. 2003



COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: *Susan Sepulveda* DEPUTY

TYPICAL WATER WELL SANITARY CONTROL EASEMENT

A PERMIT FROM BEXAR COUNTY PUBLIC WORKS MUST BE OBTAINED PRIOR TO INSTALLING ANY SEPTIC SYSTEM.



THE MINIMUM SETBACKS FROM ALL SEPTIC TANKS AND ALL ABSORPTION SYSTEMS SHALL BE 50 AND 150 FEET RESPECTIVELY.

- NOTE:
- 1) 1/2" IRON ROD FOUND AT ALL LOT CORNERS, UNLESS NOTED.
 - 2) STATE PLANE COORDINATES WERE DERIVED FROM STATION HUNT PID A11822.
 - 3) THE BEARINGS ON THIS PLAT ARE BASED ON 9.40 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2746, PAGES 670 BEXAR COUNTY OFFICIAL PUBLIC RECORDS.
 - 4) WATER SOURCE IS PRIVATE WELL.
 - 5) THIS SUBDIVISION IS NOT IN THE 100 YEAR FLOOD ZONE AS DESIGNATED BY F.E.M.A. BASED ON F.I.R.M. COMMUNITY-PANEL NUMBER 48029C0085E EFFECTIVE DATE FEBRUARY 16, 1996.
 - 6) THIS SUBDIVISION IS NOT OVER THE EDWARDS RECHARGE ZONE AS SHOWN ON THE VAN RAUB U.S.G.S. QUADRANGLE MAP.

1. 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.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 498.87'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

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", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "ANCHOR 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 THERETO. 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 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE (5) FOOT WIDE EASEMENTS.
 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.

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 140 HEWNER ROAD, SUITE 617
 SAN ANTONIO, TEXAS 78232
 PREPARED 11/12/01
 PH. (210)-828-0691
 JOB No. 097310