

## VACATE AND REPLAT ESTABLISHING COVARRUBIAS SUBDIVISION MEDINA COUNTY, TEXAS

VACATING 22.896 ACRES, OUT OF LOT 24, BLOCK 3, SAN ANTONIO TRUST SUBDIVISION OF LANDS, SITUATED IN MEDINA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 2, P.R.M.C.T. AND ESTABLISHING LOTS 1R - 7R, COVARRUBIAS SUBDIVISION.

### NOTES:

- THE OWNERS OF THE PROPERTY DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER RESOURCES, DRAINS, OPEN SPACES AND EASEMENTS.
- OVERHANG EASEMENTS, WHERE UTILITIES ARE NOT LOCATED IN ALLEYS, AN OVERHANG EASEMENT AT LEAST SIX FEET WIDE MUST BE PROVIDED ON THE OPPOSING SIDE OF THE 20-FOOT EASEMENT STRIP, AT A HEIGHT AT AND ABOVE TEN FEET. IN ALL ALLEYS, OVERHANG EASEMENTS AT LEAST SIX FEET WIDE MUST BE PROVIDED ON EACH SIDE OF THE ALLEY FOR ELECTRIC AND TELEPHONE LINES, AT A HEIGHT AT AND ABOVE TEN FEET.
- THE OWNERS OF THE PROPERTY DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OF OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48325C0675C EFFECTIVE DATE APRIL 3, 2012 THIS PROPERTY APPEARS TO LIE IN ZONE 'X'.

### SURVEY NOTES:

- ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPoint #10194585) UNLESS OTHERWISE NOTED.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD 88.
- ALL DIMENSIONS SHOWN HEREIN ARE GROUND BASED UPON AN ON THE GROUND SURVEY PERFORMED, MARCH, 2023.
- THIS PLAT DOES NOT IN ANYWAY AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RESTRICTIONS OR COVENANTS SET FORTH BY THE ORIGINAL PLAT OF SAN ANTONIO TRUST SUBDIVISION OF LAND, AS RECORDED IN VOLUME 2, PAGE 2, PLAT RECORDS, MEDINA COUNTY PLAT RECORDS.
- 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.

LEGEND		ABBREVIATIONS	
---	SUBJECT TRACT BOUNDARY	N.C.B.	NEW CITY BLOCK
---	ADJOINER TRACT BOUNDARY	P.R.M.C.T.	PLAT RECORDS MEDINA COUNTY, TEXAS
---	BUILDING SETBACK	D.P.R.M.C.T.	DEED & PLAT RECORDS MEDINA COUNTY, TEXAS
---	EXISTING EASEMENT	VOL.	VOLUME
---	CENTERLINE ROAD	PG.	PAGE
---	OVERHEAD ELECTRIC	C.M.P.	COORUGATED METAL PIPE
---	BARBED WIRE FENCE	C.I.R.S.	CAPPED IRON ROD SET
⊙	FOUND MONUMENT	C.I.R.F.	CAPPED IRON ROD FOUND
⊙	FOUND FENCE POST	R.O.W.	RIGHT-OF-WAY
⊙	SET 1/2" CAPPED IRON ROD STAMPED "DATAPoint #10194585" UNLESS OTHERWISE NOTED	G.E.T.CATV. ESMT.	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
⊙	POWER POLE		
⊙	ELECTRIC METER		
⊙	LIGHT POLE		
⊙	WATER METER		
⊙	CLEANOUT		
⊙	SANITARY MANHOLE		

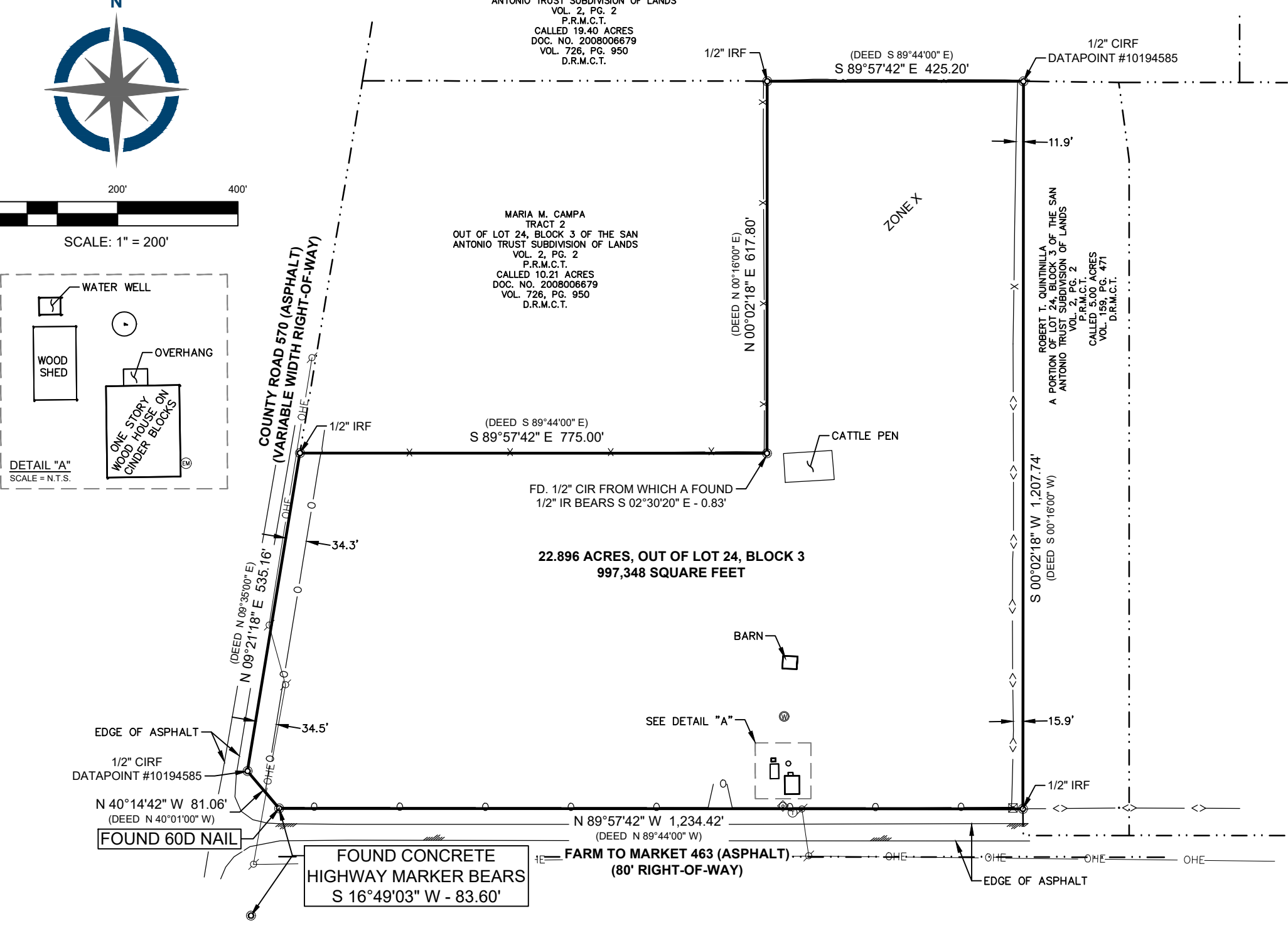
### STATE OF TEXAS COUNTY OF BEXAR

I here by Certify that this plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying and is true and correct and prepared from an actual survey of the property made on the ground by:

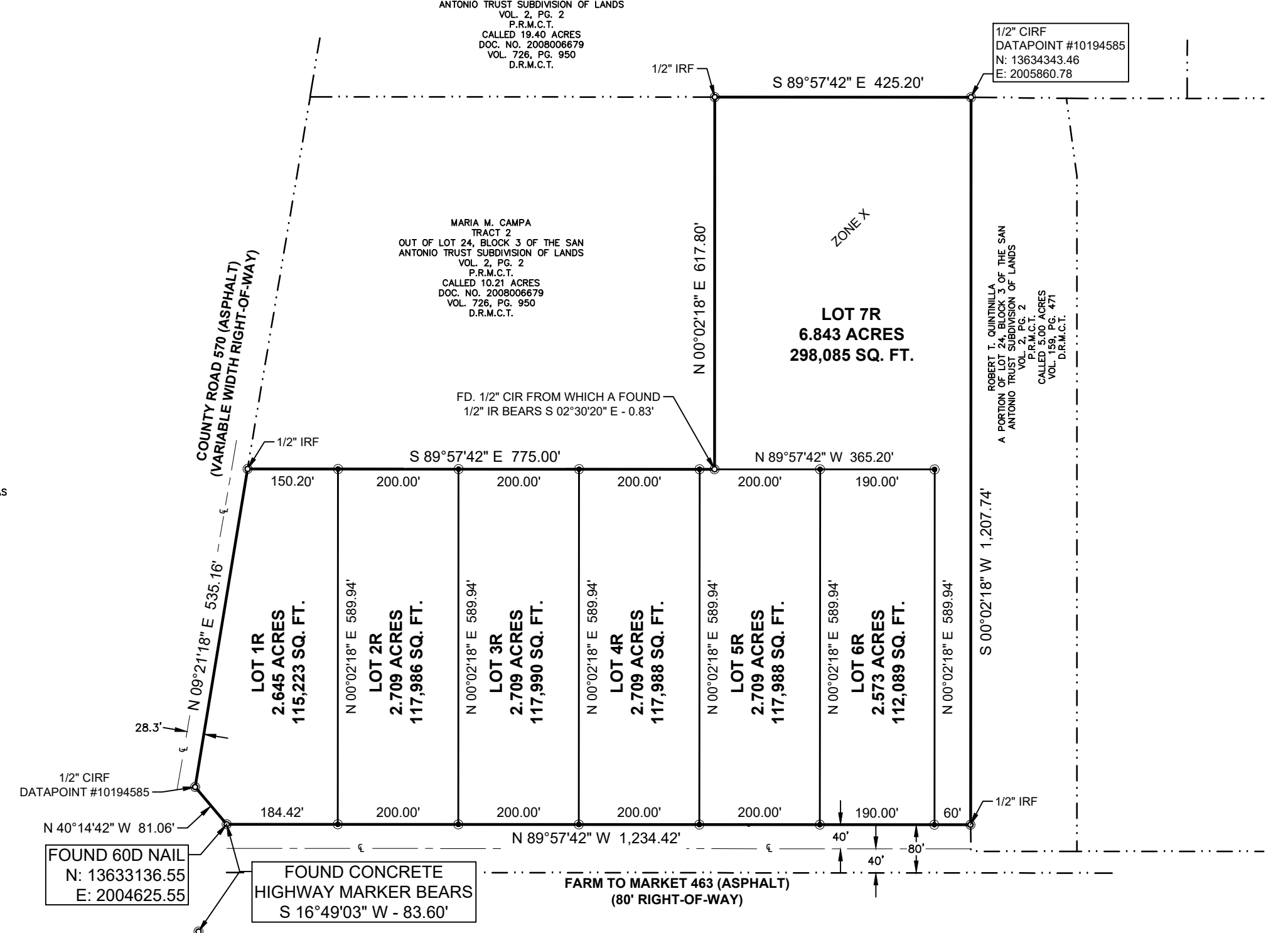
Datapoint Surveying & Mapping **PRELIMINARY (NOT TO BE RECORDED)**

MATTHEW TOMERLIN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503

### AREA FOR VACATE



### AREA FOR REPLAT



PLAT PREPARED: MARCH 27, 2023



### STATE OF TEXAS COUNTY OF

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates 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: JESUS COVARRUBIAS  
1024 Lovett Avenue  
San Antonio, TX 78211  
Phone # 210-286-4870

### STATE OF TEXAS COUNTY OF

Before me, the undersigned authority on this day personally appeared Jesus Covarrubias known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_, 2023

NOTARY PUBLIC

### STATE OF TEXAS COUNTY OF MEDINA

The county judge of Medina County certifies that this subdivision plat has been considered and approved.

Dated this \_\_\_ day of \_\_\_\_\_, 2023

COUNTY JUDGE

### STATE OF TEXAS COUNTY OF MEDINA

The county commissioner of Medina County Precinct \_\_\_\_\_ hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations of the county as to which his approval is required.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

COUNTY COMMISSIONER

### STATE OF TEXAS COUNTY OF MEDINA

I, \_\_\_\_\_ County Clerk of Medina County, do hereby certify that this plat was filed for record in my office on the \_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ at \_\_\_\_\_ M, and duly recorded the \_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ at \_\_\_\_\_ M, in the Deed and Plat Records of Medina County, Book/Volume \_\_\_\_\_ on Page \_\_\_\_\_ in testimony whereof, given under my hand and seal of office this \_\_\_ day of \_\_\_\_\_ A.D. 20\_\_.

COUNTY CLERK, MEDINA COUNTY, TEXAS

DEPUTY