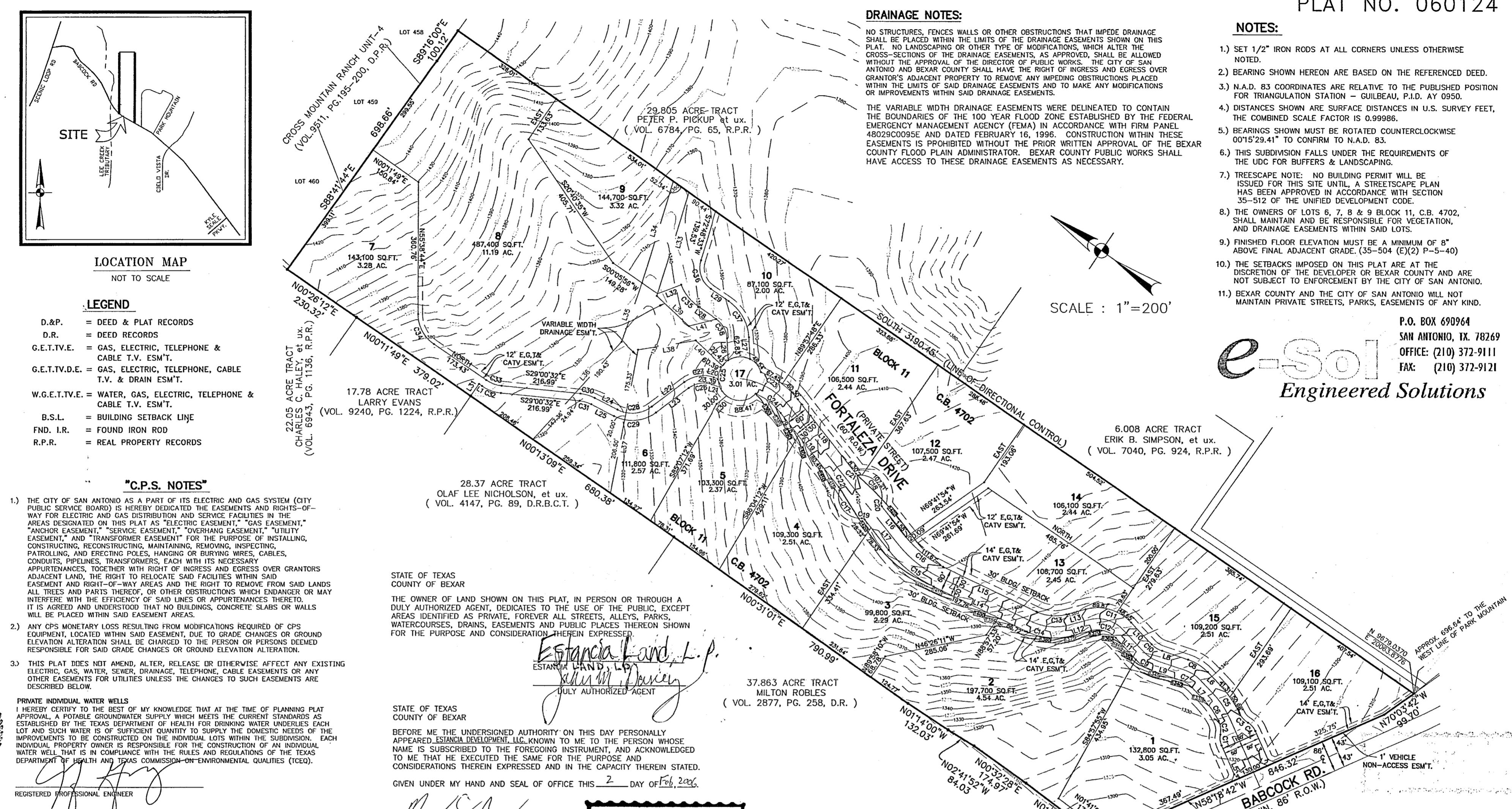
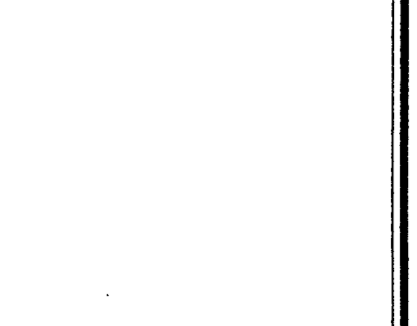


Book: 9570
Pages: 9193
Doc# 20060146546
Filed & Recorded
06/22/2006 1:45PM
GENY RICHOFF COUNTY CLERK

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE IN ACCORDANCE WITH THE BEST PHOTOGRAPHIC REPRODUCTION OF THE ORIGINAL INSTRUMENT, AND THE INSTRUMENT IS BEING RECORDED ON PHOTO COPY DISCOLORED PAPER ETC.



1.) 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3.) 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.

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

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ESTANCIA DEVELOPMENT, LLC, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF Feb, 2006.
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MARTIN GAFFNEY
Notary Public
My Commission Expires
May 7, 2006

AMENDING PLAT OF
ESTANCIA SUBDIVISION P.U.D.
THIS PLAT AMENDS THE PREVIOUSLY RECORDED PLAT CALLED ESTANCIA SUBDIVISION P.U.D., PLAT NO. 040311 AS RECORDED IN VOLUME 9565, PAGE 16 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

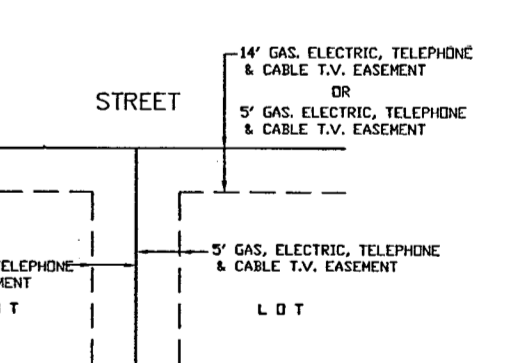
THIS PLAT OF ESTANCIA SUBDIVISION P.U.D. HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 15th DAY OF JUNE A.D., 2006
BY: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

REASON FOR AMENDMENT: SECTION 35-441, (A), (6): TO CORRECT ANY OTHER TYPE OF SCRIVENER OR CLERICAL ERROR OR OMISSION PREVIOUSLY APPROVED BY THE MUNICIPAL AUTHORITY RESPONSIBLE FOR APPROVING PLATS, INCLUDING LOT NUMBERS, ACREAGE, STREET NAMES, AND IDENTIFICATION OF ADJACENT RECORDED PLATS; SPECIFICALLY THIS PLAT AMENDS THE FOLLOWING:

- 1.) STREET NAME CORRECTION.

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GUILBEAU, P.I.D. AY 0950.
4.) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET, THE COMBINED SCALE FACTOR IS 0.99986.
5.) BEARINGS SHOWN MUST BE ROTATED COUNTERCLOCKWISE 00°15'29.41" TO CONFIRM TO N.A.D. 83.
6.) THIS SUBDIVISION FALLS UNDER THE REQUIREMENTS OF THE UDC FOR BUFFERS & LANDSCAPING.
7.) TREESCAPE NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
8.) THE OWNERS OF LOTS 6, 7, 8 & 9 BLOCK 11, C.B. 4702, SHALL MAINTAIN AND BE RESPONSIBLE FOR VEGETATION, AND DRAINAGE EASEMENTS WITHIN SAID LOTS.
9.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
10.) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
11.) BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, PARKS, EASEMENTS OF ANY KIND.



REGISTERED PROFESSIONAL ENGINEER
ARNULFO GONZALEZ P.E.
LICENSED PROFESSIONAL ENGINEER NO. 81956

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 ON GROUND UNDER MY SUPERVISION. BY: ARMANDO A. ARANDA SR.
ARMANDO A. ARANDA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398
ARMANDO A. ARANDA
2222 BEECHAVEN DR.
SAN ANTONIO, TX. 78207
(210) 434-1160