



LOCATION MAP

SCALE: 1"=100'

LOT ACREAGE = 12.756 ACRES
DEDICATION = 2.470 ACRES
15.226 ACRES

--- 672 --- EXISTING CONTOUR
--- 680 --- FINAL FILL CONTOUR

The City of San Antonio as a part of its electric and gas system, City Public Service Corporation, has been granted a franchise by the City of San Antonio to install, maintain, operate and use the electric and gas lines in the area designated in this plat as "Public Right of Way". The City of San Antonio has granted a franchise to the City of San Antonio to install, maintain, operate and use the electric and gas lines in the area designated in this plat as "Public Right of Way". The City of San Antonio has granted a franchise to the City of San Antonio to install, maintain, operate and use the electric and gas lines in the area designated in this plat as "Public Right of Way".

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, AND THAT THE PLAT IS TRUE AND CORRECT AND WARRANTEES THE SAME.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF February A.D. 1981

D.R. Frazier, Jr.
REGISTERED PROFESSIONAL ENGINEER
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING AS SHOWN THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOR EVER ALL STREETS FOR THE PURPOSE AND CONSTRUCTION THEREIN, AND HEREBY AGREES TO MAINTAIN AND REPAIR THE SAME AT ALL TIMES.

J.H. Frazier, Jr.
J.H. FRAZIER & ASSOCIATES, INC.
ONE ELMORE R. ADAMS VICE-PRESIDENT

DEUT. NOTARIAL AGENT

STATE OF TEXAS
COUNTY OF BEXAR

I, BEING THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SHOWN AS THE AGENT OF THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND I HAVE READ THE PLAT AND THE DECLARATION THEREON, AND I HAVE BEEN SATISFIED THAT THE SAME CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE, AND THAT THE PLAT IS TRUE AND CORRECT AND WARRANTEES THE SAME.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF February A.D. 1981

Alan A. Frazier
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

PREPARED BY:
D.R. FRAZIER & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
AUGUST, 1980

- NOTES: IRON PINS SET AT ALL CORNERS.
2. STATE PLANE COORDINATES FROM C.W.B. MAPS.
3. 10' STREET DEDICATION AND 24' DRAINAGE EASEMENT FROM THE CENTERLINE OF SEABOARD DRIVE TO THE CENTERLINE OF COTTON BELT DRIVE.
4. THERE IS A BUILDING SETBACK LINE OF 25' EITHER SIDE OF THE CENTERLINE OF VALERO GAS LINE.
10' R.O.W. DEDICATED TO CITY OF SAN ANTONIO FOR STREET WIDENING.

TABLE OF CURVE DATA

NO.	Δ	R	T	L
1	42°54'32"	150.00'	98.95'	12.34'
2	42°54'32"	210.00'	82.53'	157.27'
3	89°48'22"	70.00'	69.72'	09.68'
4	200°04'22"	75.00'	—	261.89'
5	48°54'39"	70.00'	31.95'	59.35'
6	40°57'48"	1300.0'	48.56'	92.94'
7	90°00'00"	25.00'	25.00'	39.27'
8	55°09'00"	30.00'	15.67'	26.87'
9	83°54'46"	300.0'	26.97'	43.94'
10	89°48'22"	25.00'	24.90'	35.17'
11	90°13'38"	25.00'	25.10'	39.37'
12	90°00'00"	10.00'	10.00'	15.71'

RESUBDIVISION PLAT
OF
PONDEROSA PARK SUBDIVISION
BEING LOTS 1-6, BLOCK 2, N.C.B. 18010 AND LOTS 1-6, BLOCK 2, N.C.B. 18011, SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 2 OF 2

THE RESUBDIVISION PLAT OF PONDEROSA PARK SUBDIVISION, SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE PLANNING COMMISSION, DATED THIS 10th DAY OF February, A.D. 1981.

William J. Frazier
CITY CLERK

Alan A. Frazier
NOTARY PUBLIC

COUNTY CLERK OF BEXAR COUNTY, TEXAS
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10th DAY OF February, A.D. 1981, AT 10:00 A.M. IN THE RECORDS OF BEXAR COUNTY, IN BOOK VOLUME 10, PAGE 226, IN TESTIMONY WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 10th DAY OF February, A.D. 1981.

VOL 9100
226