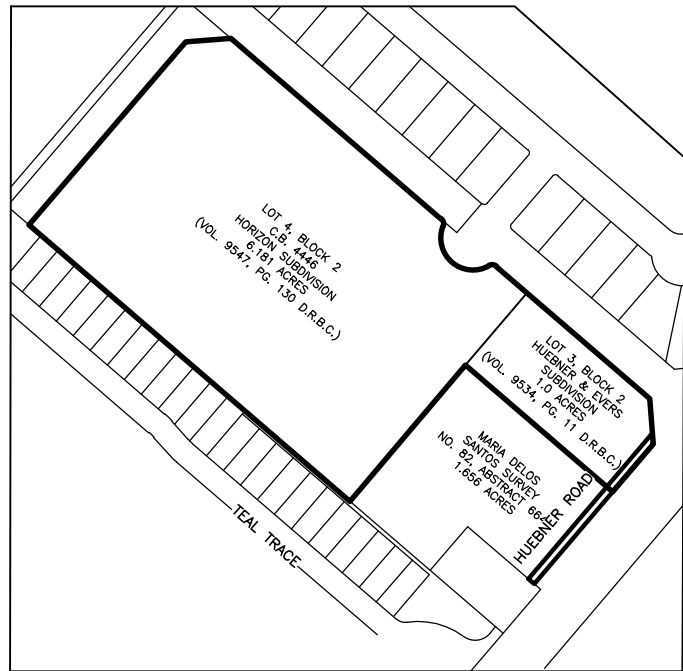


LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
SCALE: 1"= 300'

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AND CONSISTS OF 6.181 ACRES OF LOT 4, BLOCK 2, C.B. 4446 HORIZON CHURCH SUBDIVISION AS RECORDED IN VOLUME 9547, PG. 130 OF D.P.R.B.C., AND 1.0 ACRE LOT 3, BLOCK 2 HUEBNER & EVERS SUBDIVISION AS RECORDED IN VOL. 9534, PG. 11 D.P.R.B.C. INCLUDING THE REMOVAL OF A PORTION OF THE 16' GAS, TELE, CATV, WATER, & SIDEWALK EASEMENT AND THE 25' BUILDING SETBACK LINE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS SUBDIVISION PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

KEVIN ETHRIDGE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 155429
CDS MUERY
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216
PHONE: 210-581-1111

SWORN TO AND SUBSCRIBED

BEFORE ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609
CDS MUERY
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216
PHONE: 210-581-1111

SWORN TO AND SUBSCRIBED

BEFORE ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CPS/SAN ANTONIO UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

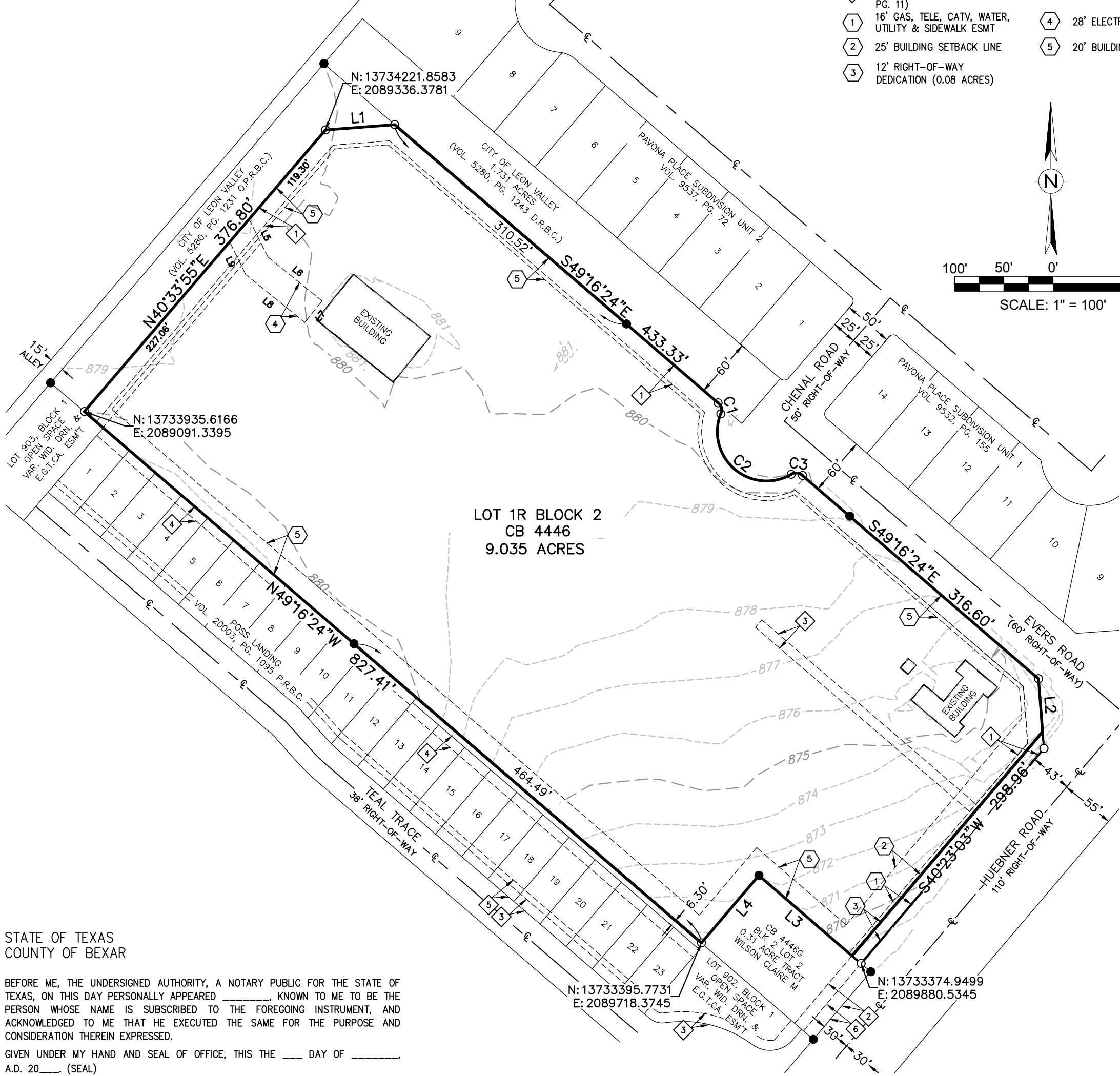
SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED SURVEYOR'S NAME UNLESS NOTED OTHERWISE;

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;

3. DIMENSIONS SHOWN ARE SURFACE; AND

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

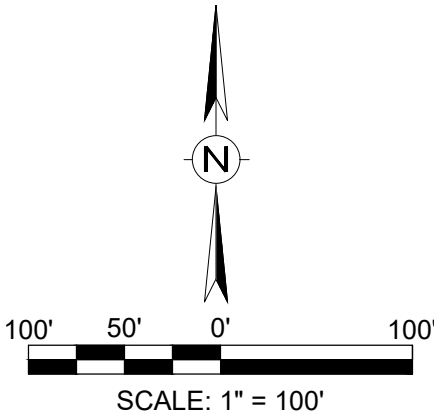


LINE TABLE			
Line #	Length	Direction	
L1	70.64	N85° 37' 23.58"E	
L2	53.91	S4° 25' 53.44"E	
L3	125.01	N49° 12' 17.32"W	
L4	90.02	S40° 23' 02.83"W	
L5	42.90	N26° 21' 17.70"W	
L6	71.02	N50° 57' 27.82"W	
L7	28.00	N39° 02' 32.18"E	
L8	77.13	S50° 57' 27.82"E	
L9	37.08	S26° 21' 17.70"E	

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	12.31'	10.00'	70.5498	S14°00'28"E	11.55'
C2	123.09'	50.00'	141.0545	S49°16'24"E	94.28'
C3	12.31'	10.00'	70.5498	S84°32'20"E	11.55'

LEGEND

AC	ACRE(S)	CL	CENTER LINE
BLK	BLOCK	VAR WID	VARIABLE WIDTH
CB	COUNTY BLOCK	ESMT	EASEMENT
NCB	NEW CITY BLOCK	"	REPETITIVE BEARING
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	"	AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
1	16' GAS, TELE, CATV, WATER, UTILITY & SIDEWALK ESMT (PB. 9547, PG. 130)	ROW	RIGHT-OF-WAY
2	25' BUILDING SETBACK LINE (PB. 9547, PG. 130)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
3	10' UTILITY ESMT (PB. 9534, PG. 11)	○	SET 1/2" IRON ROD (CDS)
1	16' GAS, TELE, CATV, WATER, UTILITY & SIDEWALK ESMT	4	10' BUILDING SETBACK LINE (VOL. 20003, PG. 1095, P.R.B.C.)
2	25' BUILDING SETBACK LINE	5	16' BUILDING SETBACK LINE (VOL. 20003, PG. 1095 P.R.B.C.)
3	12' RIGHT-OF-WAY DEDICATION (0.08 ACRES)	6	13' OVERHANG EASEMENT (VOL. 9100, PG. 151, D.P.R.B.C.)
		4	28' ELECTRICAL EASEMENT
		5	20' BUILDING SETBACK LINE



PLAT NO: PZ-2025-12

A REPLAT AND SUBDIVISION
PLAT ESTABLISHING

ST. JOHN BAPTIST CHURCH SUBDIVISION

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AND CONSISTS OF ESTABLISHING 9.035 ACRES LOT 1R BLOCK 2 CB 4446 AND 0.08 ACRES RIGHT-OF-WAY DEDICATION TO LEON VALLEY. CONVEYED IN THE M.G. DE LOS SANTOS SURVEY NO. 82, AND 1.0 ACRE OF HUEBNER & EVERS SUBDIVISION OF THE M.G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK 4446, LEON VALLEY, BEXAR COUNTY, AND 1.656 ACRES OF AN UNPLATTED TRACT OF LAND SOUTH OF HUEBNER AND EVERS SUBDIVISION.

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00
DATE OF PREPARATION: June 04, 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS SUBDIVISION PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

HERMAN PRICE JR.:

FOR: ST. JOHN BAPTIST CHURCH OF SAN ANTONIO
6800 EVERS ROAD
SAN ANTONIO, TEXAS 78240

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS SUBDIVISION PLAT ESTABLISHING ST. JOHN BAPTIST CHURCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
PLANNING AND ZONING COMMISSION CHAIR

THE CITY ENGINEER OF THE CITY OF LEON VALLEY HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

VACATING DECLARATION
STATE OF TEXAS
COUNTY OF BEXAR

VACATING DECLARATION FOR HORIZON CHURCH SUBDIVISION PLAT

KNOW ALL MEN BY THESE PRESENTS THAT I (WE) THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE PROPRIETOR(S) OF ALL THE LAND EMBRACED BY THE SUBDIVISION PLAT KNOWN AS "HORIZON CHURCH SUBDIVISION", (A COPY OF WHICH IS ATTACHED HERETO), APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEON VALLEY ON 04/03/00, AND RECORDED IN VOLUME 9547, PAGE 130, BEXAR COUNTY DEED AND PLAT RECORDS. IN ACCORDANCE WITH CHAPTER 212.013 OF THE TEXAS LOCAL GOVERNMENT CODE AND SECTION 10.02204(B) OF THE CITY OF LEON VALLEY SUBDIVISION REGULATIONS, THE UNDERSIGNED HEREBY DECLARE SUCH SUBDIVISION PLAT KNOWN AS HORIZON CHURCH SUBDIVISION

SUBDIVISION TO BE VACATED. IT IS THE INTENT OF THE UNDERSIGNED TO NULLIFY THE FORCE AND EFFECT OF THE RECORDED OF THE ABOVE REFERENCED SUBDIVISION PLAT BY FILING THIS VACATION INSTRUMENT IN THE BEXAR COUNTY DEED AND PLAT RECORDS. IT IS UNDERSTOOD BY THE UNDERSIGNED THAT THE FILING OF THIS INSTRUMENT IN THE BEXAR COUNTY DEED AND PLAT RECORDS SHALL CAUSE THE BEXAR COUNTY CLERK TO WRITE THE WORD "VACATED" IN PLAIN, LEGIBLE LETTERS ACROSS THE SUBDIVISION PLAT SO VACATED.

EXECUTED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
SIGNATURE OF OWNER'S DULY AUTHORIZED AGENT

PRINTED NAME OF OWNER'S DULY AUTHORIZED AGENT

TITLE