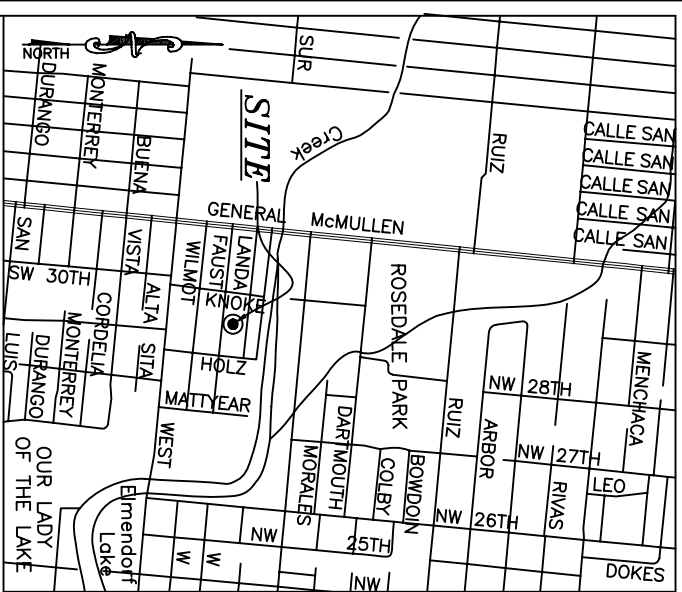


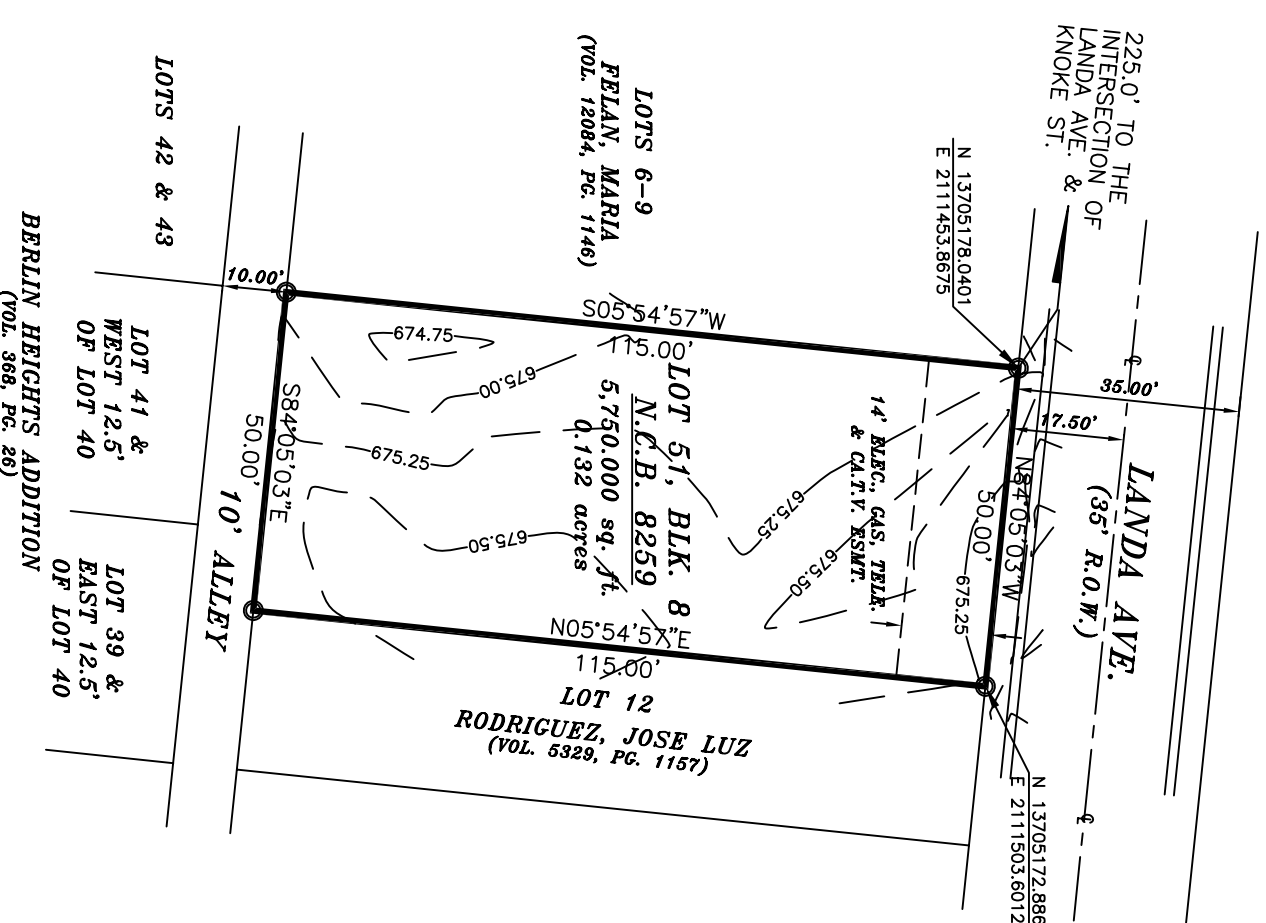
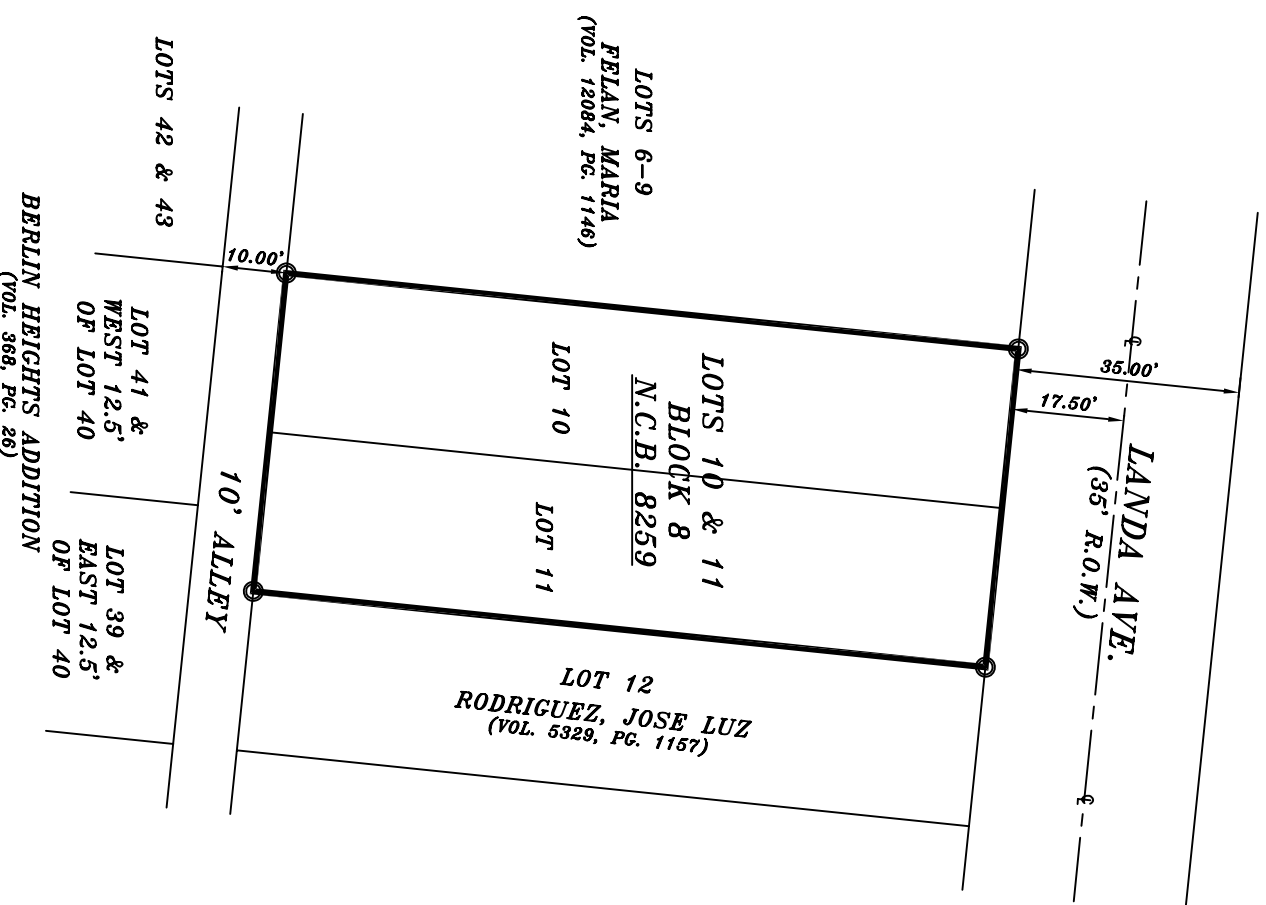
OWNER/SUBDIVIDER:
IVSTE, INC.
 ATTN: VIRGIL ANDREU
 102 E. EDGEWOOD PLACE
 SAN ANTONIO, TEXAS 78209
 (210) 872-8257

AREA BEING AMENDED
 AMENDING PLAT OF BERLIN HEIGHTS ADDITION, THIS PLAT AMENDS A
 PORTION OF THE PLAT PREVIOUSLY RECORDED IN VOL. 368, PG. 28 OP
 THE DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

**AMENDING PLAT OF BERLIN HEIGHTS ADDITION, THIS PLAT AMENDS A
 PORTION OF THE PLAT PREVIOUSLY RECORDED IN VOL. 368, PG. 28 OP
 THE DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.**



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.



REASONS FOR AMENDMENT:
 TO COMBINE LOTS 10 & 11, BLK. 8, N.C.B. 8259 INTO ONE LOT.

**THIS PLAT IS BEING AMENDED IN ACCORDANCE
 WITH THE FOLLOWING LDC PROVISIONS:**
 1.) SECTION 36-441 (a) 1) To hold one or more lots fronting on an existing street, it: (a) The owners of all those lots join in the application for amendments or redivisions; (b) The amendment does not attempt to remove recorded covenants or restrictions; (c) The amendment does not increase the number of lots; and (d) The amendment does not decrease the area of the lots. The commission shall make necessary extension of municipal facilities.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC utility facilities and service facilities in the areas designated on this plat as electric easement, gas easement, or anchor easement. THE CITY OF SAN ANTONIO HAS AUTHORITY TO TAKE SUCH ACTION AS IS NECESSARY TO INSURE THE PROPER OPERATION OF SUCH UTILITIES. THE CITY OF SAN ANTONIO HEREBY GRANTS TO THE APPLICANT THE RIGHT TO INSTALL, CONSTRUCT, REPAIR, MAINTAIN, REMOVE, INSPECT, PAROLING, AND ERECTING POLES, HANGERS OR BERING WIRES, CABLES, CONDUITS, PIPES AND OTHER NECESSARY UTILITIES FOR THE PURPOSES OF THE UTILITIES DESCRIBED ABOVE IN THE AREAS DESIGNATED AS GAS EASEMENTS OR ELECTRIC EASEMENTS. THE CITY OF SAN ANTONIO HEREBY GRANTS TO THE APPLICANT THE RIGHT TO RELOCATE SAND FACILITIES WITH SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPLIANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GAS METERING LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GAS EQUIPMENT, LOCATED OR GROUND ELEVATION ALTERATION.

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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY OVERHEAD ELECTRICAL AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE EASEMENTS AND OVERHANGS ARE ALLOWED WITHIN FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY OVERHEAD ELECTRICAL AND GAS FACILITIES.

EDU NOTE: THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDU) AND FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (9) INCHES ABOVE FINAL ADJACENT GRADE.

○ ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

AMENDING PLAT

BERLIN HEIGHTS ADDITION

AMENDING PLAT OF BERLIN HEIGHTS ADDITION LOTS 10 & 11, BLOCK 8, N.C.B. 8259 THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN VOLUME 368, PAGE 26, DATED FEBRUARY 24, 1912 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ 20____

REGISTERED PROFESSIONAL LAND SURVEYOR

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: _____

THIS PLAT OF BERLIN HEIGHTS ADDITION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HERBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR DATED THIS _____ DAY OF _____ A.D., 20____.

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
 COUNTY OF BEXAR

COUNTY CLERK OF SAID 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 RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY