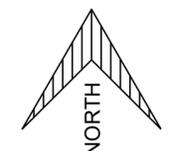


**PLAT NO. 19-11800398**

**SUBDIVISION PLAT  
ESTABLISHING**

**E. PARK & EVERGREEN ST. IDZ**

BEING A TOTAL OF 1.281 ACRES OF LAND, ESTABLISHING LOTS 14-33 AND 901, BLOCK 30, NEW CITY BLOCK 392, AND RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.017 ACRES), COMPRISED OF ARBITRARY LOT 2, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN VOLUME 13936, PAGE 1974; ARBITRARY LOTS 3 & 4, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN VOLUME 12723, PAGE 380; AND ARBITRARY LOTS 8, 9 & 10, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN DOCUMENT NO. 20190010772, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 50'



**MACINA • BOSE • COPELAND & ASSOC., INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 01/14/2020 JOB NO.: 32408/1370

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 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 / DEVELOPER: JAMES BASTONI  
IMAGINE HOMES, LTD  
11467 HUEBNER ROAD, SUITE 225  
SAN ANTONIO, TEXAS 78230  
TEL.: (210) 867-8792

OWNER \_\_\_\_\_

DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES BASTONI, 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF E. PARK & EVERGREEN ST. IDZ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2020.

BY: \_\_\_\_\_ CHAIRMAN

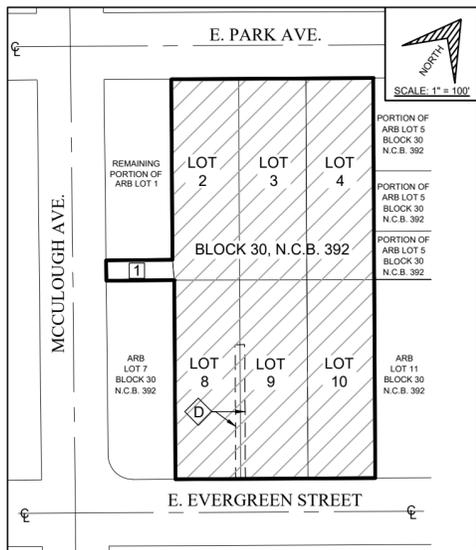
BY: \_\_\_\_\_ SECRETARY



LOCATION MAP NOT TO SCALE

- LEGEND:**
- ARB. --- ARBITRARY
  - ELEC. --- ELECTRIC
  - TEL. --- TELEPHONE
  - CATV. --- CABLE TELEVISION
  - ESMT. --- EASEMENT
  - R.O.W. --- RIGHT-OF-WAY
  - N.C.B. --- NEW CITY BLOCK
  - VOL. --- VOLUME
  - PG. --- PAGE
  - OPR. --- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DOC. No. --- DOCUMENT NUMBER
  - ☒ --- CENTERLINE

- (A) --- LOT 901, BLOCK 30, N.C.B. 392 IS AN IRREVOCABLE INGRESS/EGRESS ESMT. AND IS DESIGNATED AS AN ELEC., GAS, TEL., CATV., PRIVATE DRAINAGE, WATER, PEDESTRIAN AND SANITARY SEWER ESMT. (0.285 ACRES)
- (B) --- 5' UTILITY & MAINTENANCE ESMT.
- (C) --- 10' ELEC., GAS, TEL., & CATV ESMT.
- (D) --- WALK, DRIVEWAY AND PASSAGEWAY ESMT. (VOL. 390, PG. 361 DPR)
- 1 --- PORTION OF ARBITRARY LOT 1, BLOCK 30, N.C.B. 392 (VOL. 13936, PG. 1974 OPR)
- 2 --- PORTION OF ARBITRARY LOT 5, BLOCK 30, N.C.B. 392 (VOL. 12723, PG. 380 OPR)
- 3 --- PORTION OF ARBITRARY LOT 5, BLOCK 30, N.C.B. 392 (VOL. 12723, PG. 380 OPR)
- 4 --- PORTION OF ARBITRARY LOT 5, BLOCK 30, N.C.B. 392 (VOL. 12723, PG. 380 OPR)
- ▲ --- ZERO LOT LINE
- --- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- --- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- Z --- LAND TIE/HOOK
- 685 --- CONTOURS



**SUBJECT AREA**

BEING ARBITRARY LOT 2, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN VOLUME 13936, PAGE 1974; ARBITRARY LOTS 3 & 4, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN VOLUME 12723, PAGE 380; AND ARBITRARY LOTS 8, 9 & 10, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN DOCUMENT NO. 20190010772, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 66073

**CPS/SAWS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - 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 AND SAWS 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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.
- 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE NOTE:**

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

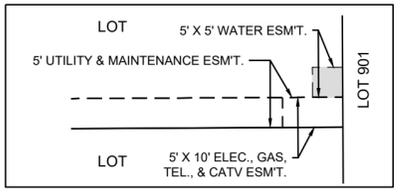
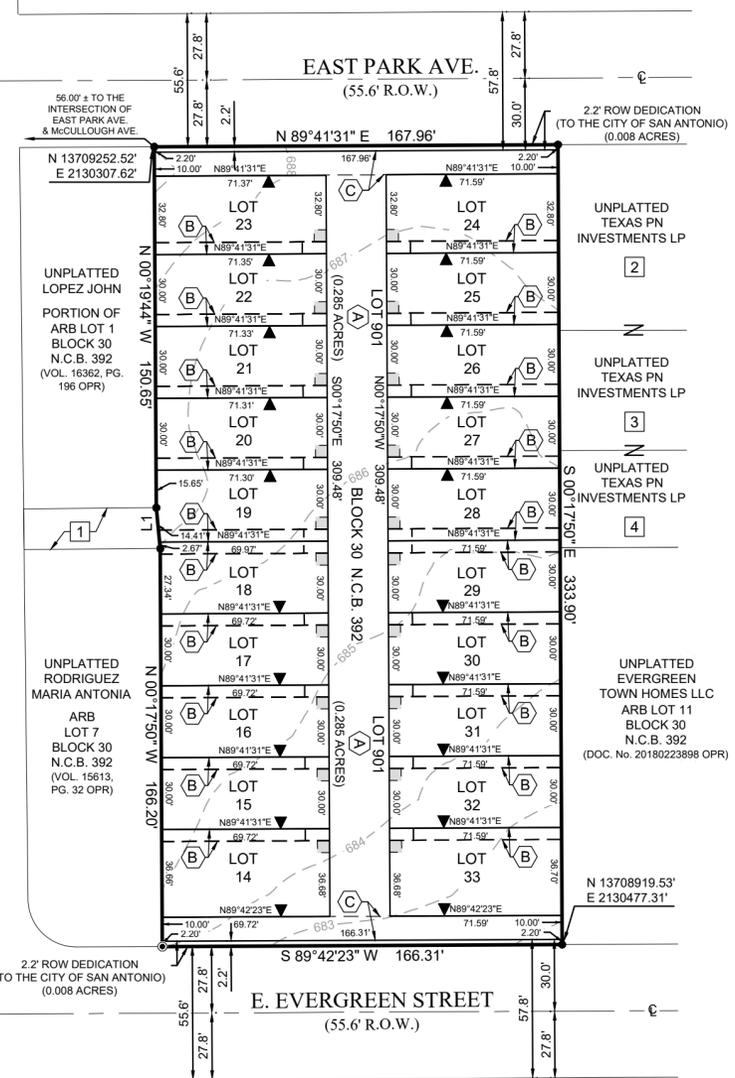
**SAWS HIGH PRESSURE NOTE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**INGRESS & EGRESS (WATER):**

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

Line #	Bearing	Length
L1	N 05°34'02" W	17.08'



TYPICAL EASEMENTS  
ALONG FRONT PROPERTY LINE