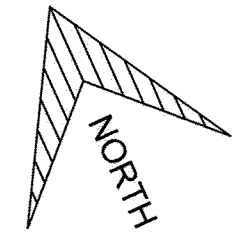
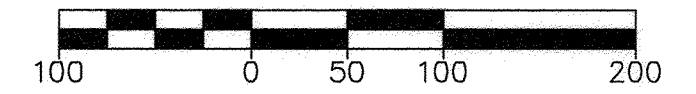


SUBDIVISION PLAT  
ESTABLISHING  
WEST CEVALLOS APARTMENTS-IDZ

BEING A TOTAL OF 10.159 ACRES SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 50 AND 999, NEW CITY BLOCK 1009, AND RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.037 ACRES), BEING COMPRISED OF A 2.739 ACRE TRACT OF LAND AND A 1.470 ACRE TRACT OF LAND, RECORDED IN VOLUME 8169, PAGE 707, A 2.254 ACRE TRACT OF LAND RECORDED IN VOLUME 8267, PAGE 1600, A CALLED 274 SQUARE FOOT TRACT OF LAND RECORDED IN VOLUME 14220, PAGE 1045, A 0.225 ACRE TRACT OF LAND RECORDED IN VOLUME 18883, PAGE 414, A 0.215 ACRE TRACT AND ALL OF A CALLED 1,996 SQUARE FOOT TRACT RECORDED IN VOLUME 18883, PAGE 418, A 0.897 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 18917, PAGE 348, A 0.099 ACRE TRACT OF LAND RECORDED IN VOLUME 17888, PAGE 970 AND A 2.276 ACRE TRACT OF LAND RECORDED IN VOLUME 17852, PAGE 293, ALL OF THE OFFICIAL PUBLIC RECORDS, OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



**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.mboengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 04/18/2019 JOB NO.: 31990/1269

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: SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION,  
A TEXAS NONPROFIT PUBLIC FACILITY CORPORATION  
2515 BLANCO ROAD  
SAN ANTONIO, TX 78212  
TEL. NO. (210) 755-2772

BY: *Nicole Collazo*  
NAME: NICOLE COLLAZO  
TITLE: ASSISTANT SECRETARY

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
NICOLE COLLAZO 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 17 DAY OF  
June, 2019.

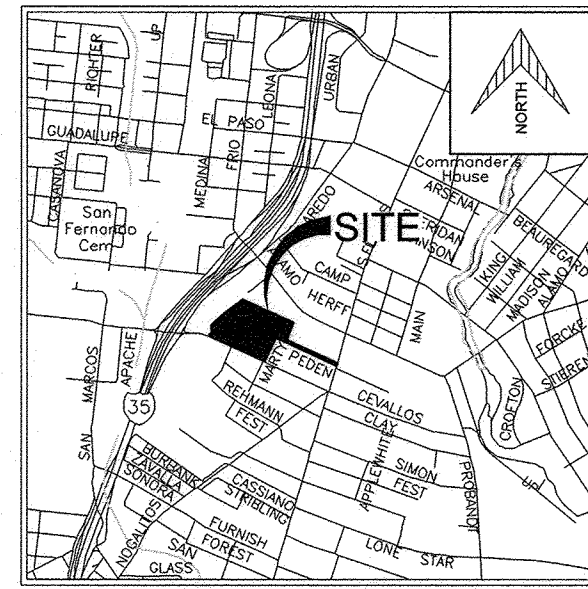
*John Hernandez*  
JOHN HERNANDEZ  
Notary Public, State of Texas  
Comm. Expires 01-31-2023  
Notary ID: 131874505

THIS PLAT OF WEST CEVALLOS APARTMENTS - 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., 2019

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

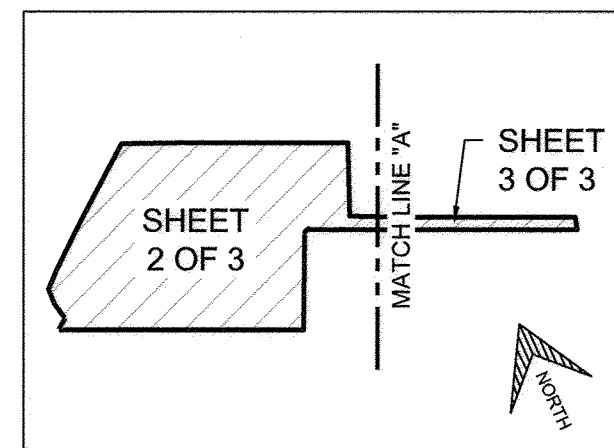
BY: \_\_\_\_\_  
SECRETARY



LOCATION MAP  
NOT TO SCALE

LEGEND:

- ELEC. --- ELECTRIC
- TEL. --- TELEPHONE
- CATV --- CABLE TELEVISION
- SAN. SWR. --- SANITARY SEWER
- 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
- DPR. --- DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
- ABR. --- ARBITRARY
- ☐ --- CENTERLINE
- (A) --- 16" ELECTRIC, GAS, TELEPHONE & CATV ESMT.
- (B) --- 14" ELECTRIC, GAS, TELEPHONE & CATV ESMT.
- (C) --- 16" WATER ESMT.
- (D) --- 24" COMMUNICATION ESMT.
- (E) --- 14" ELECTRIC, GAS, TELEPHONE, CATV & PEDESTRIAN ESMT.
- 1 --- LOT 45, NCB 1009, 319 PEDEN STREET SUBDIVISION (VOL. 9593, PG. 153 DPR)
- 2 --- OWNER: GALLERY LOFT LLC (DOC. No. 20190027558 OPR)
- 3 --- OWNER: PEDEN STREET PARTNERS, LTD. (VOL. 8169, PG. 707 OPR)
- 4 --- OWNER: SCHULER, JOHN (VOL. 17852, PG. 239 OPR) (VOL. 18566, PG. 1346 OPR)
- 5 --- OWNER: PEDEN STREET PARTNERS, LTD. (VOL. 18883, PG. 414 OPR)
- 6 --- OWNER: PEDEN STREET PARTNERS, LTD. (VOL. 18917, PG. 348 OPR)
- 7 --- OWNER: PEDEN STREET PARTNERS, LTD. (VOL. 18883, PG. 418 OPR)
- 1 --- 14" ELEC., GAS, TEL., & CATV ESMT. (VOL. 9583, PG. 153 DPR)
- 2 --- 4.2' RIGHT-OF-WAY DEDICATION TO CITY OF SAN ANTONIO (VOL. 9583, PG. 153 DPR)
- 3 --- INGRESS/EGRESS ESMT. (VOL. 12512, PG. 69 OPR)
- 4 --- 12" ELEC. & GAS ESMT. (VOL. 3403, PG. 2094 OPR)
- 5 --- 16" ELEC. & GAS ESMT. (VOL. 3403, PG. 2094 OPR)
- 6 --- 1/2" IRON ROD WITH 1" CAP STAMPED "MBO ENGINEERS" SET
- 7 --- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)



INDEX MAP

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.

*Joel Christian Johnson*  
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.

*David L. Allen*  
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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LID - MANDATORY AREAS NOTE:

LOW IMPACT DEVELOPMENT (LID) AND/OR NATURAL CHANNEL DESIGN (NCD) IS REQUIRED ON LOT 50, NCB 1009. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY LID/NCD PLANS APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE FOR CREDIT AND OFFSET INCENTIVES AND/OR FEE INCENTIVES WHEN APPROVED BY THE CITY OF SAN ANTONIO.

SAWS DEDICATION NOTE:

WATER AND/OR WASTEWATER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY 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 DEVELOPER 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.

GENERAL NOTES:

- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C0395G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 1/2" IRON ROD WITH "MBC" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
- LOT 999, N.C.B. 1009 (PRIVATE STREET) IS DESIGNATED AS A ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, PRIVATE DRAINAGE, PEDESTRIAN, WATER AND SANITARY SEWER EASEMENT (1.009 ACRES).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, NCB 1009, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR ELEVATION:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SHARED CROSS ACCESS NOTE:

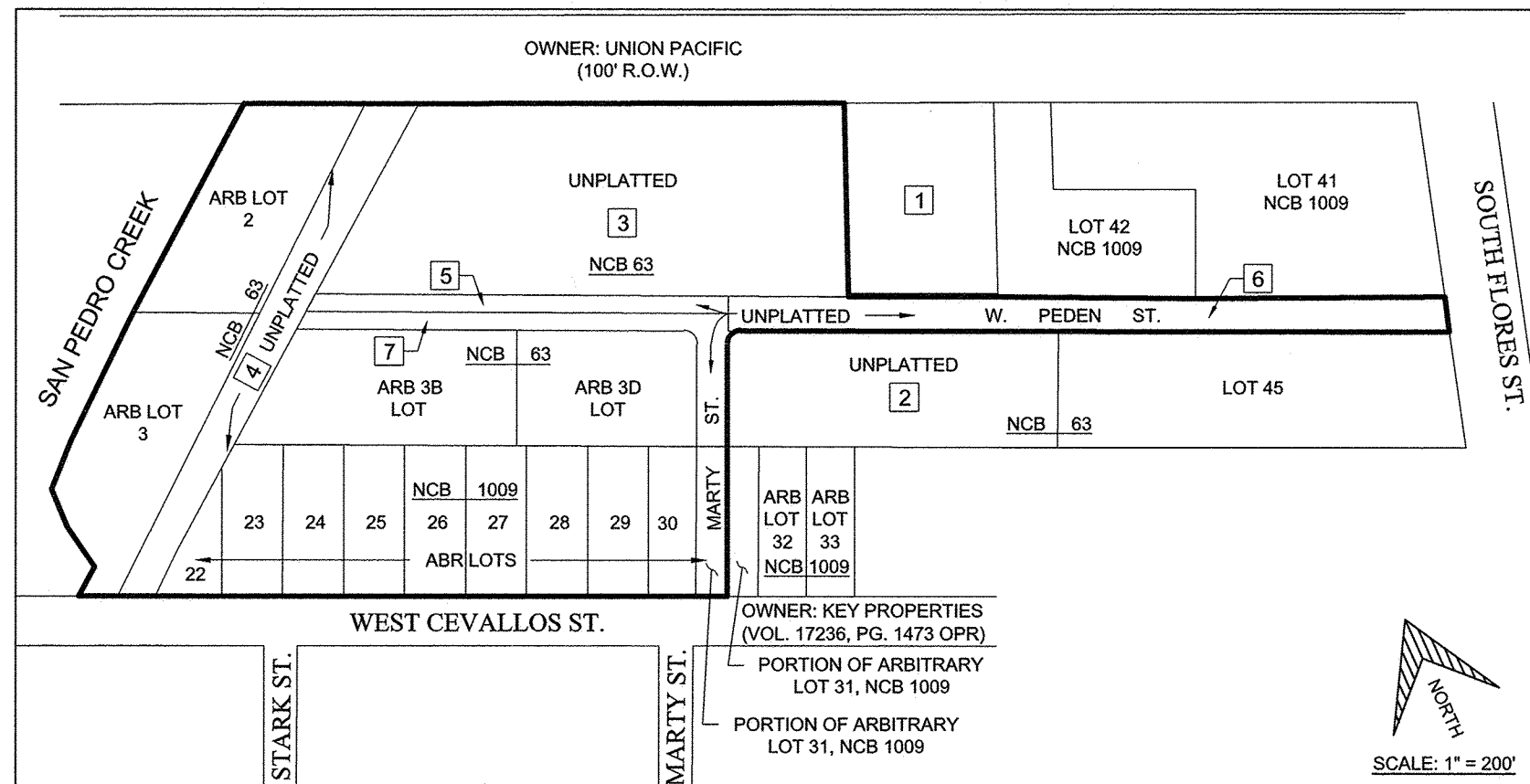
SHARED CROSS ACCESS UDC 35-506 (f)(3) LOT FRONTAGE 35-51 (c)(4)

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.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	37.87'	829.70'	2°36'55"	18.94'	N 53°03'36" E	37.87'
C2	23.65'	15.00'	90°20'37"	15.09'	S 69°39'04" W	21.28'

Line Table		
Line #	Bearing	Length
L1	N 10°47'41" W	54.57'
L2	N 02°40'46" E	46.43'
L3	N 46°21'46" E	58.93'
L4	S 61°52'52" E	1.16'
L5	S 65°22'13" E	169.91'
L6	S 16°09'12" W	40.11'
L7	N 52°27'39" E	273.63'
L8	N 38°36'40" W	105.66'
L9	N 07°17'29" E	17.98'
L10	N 38°36'40" W	37.91'
L11	N 65°26'33" W	280.89'
L12	S 24°33'27" W	17.00'
L13	N 65°26'33" W	10.00'
L14	N 24°33'27" E	17.00'
L15	N 65°26'33" W	129.38'
L16	S 69°33'27" W	7.51'
L17	S 24°33'27" W	126.11'
L18	N 65°19'16" W	27.55'
L19	S 24°14'11" W	21.38'
L20	N 65°45'49" W	16.00'
L21	N 24°14'11" E	21.51'
L22	N 65°19'16" W	8.29'
L23	S 65°19'16" E	35.83'
L24	N 24°33'27" E	116.71'

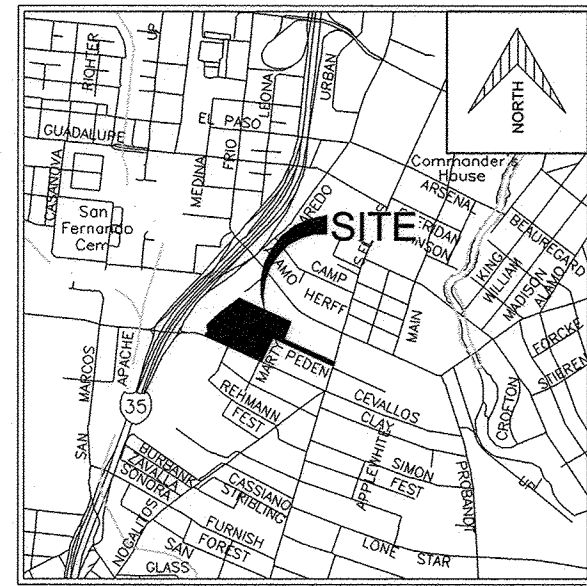


BEING A TOTAL OF 5.337 ACRES, BEING COMPRISED OF ARBITRARY LOTS 2 AND 3, NEW CITY BLOCK 63, RECORDED IN VOLUME 17852, PAGE 293, ARBITRARY LOTS 3B AND 3D, NEW CITY BLOCK 63, RECORDED IN VOLUME 8169, PAGE 707, ARBITRARY LOTS 22 THROUGH 28, LOT 30 AND A PORTION OF LOT 31, NEW CITY BLOCK 1009, RECORDED IN VOLUME 8267, PAGE 1600, ARBITRARY LOT 29, NEW CITY BLOCK 1009, RECORDED IN VOLUME 17888, PAGE 970, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

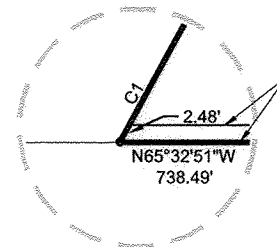
PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SUBDIVISION PLAT ESTABLISHING WEST CEVALLOS APARTMENTS-IDZ

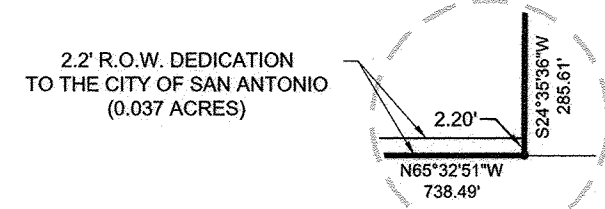
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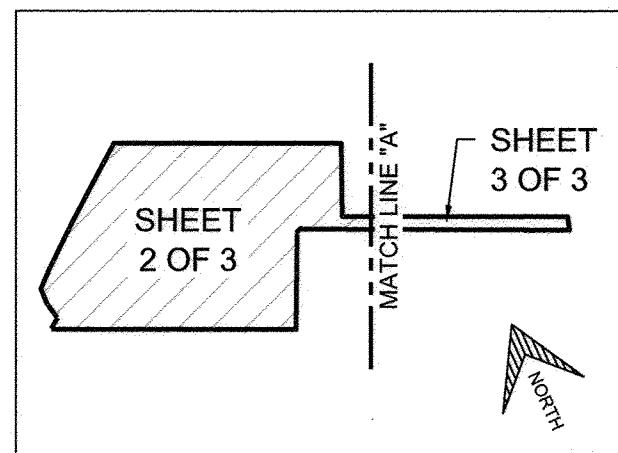
LOCATION MAP NOT TO SCALE



DETAIL "A" SCALE 1:50



DETAIL "B" SCALE 1:50



INDEX MAP

CPS/SAWS/COSA UTILITY NOTES:

- 1. 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.
2. 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.
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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.

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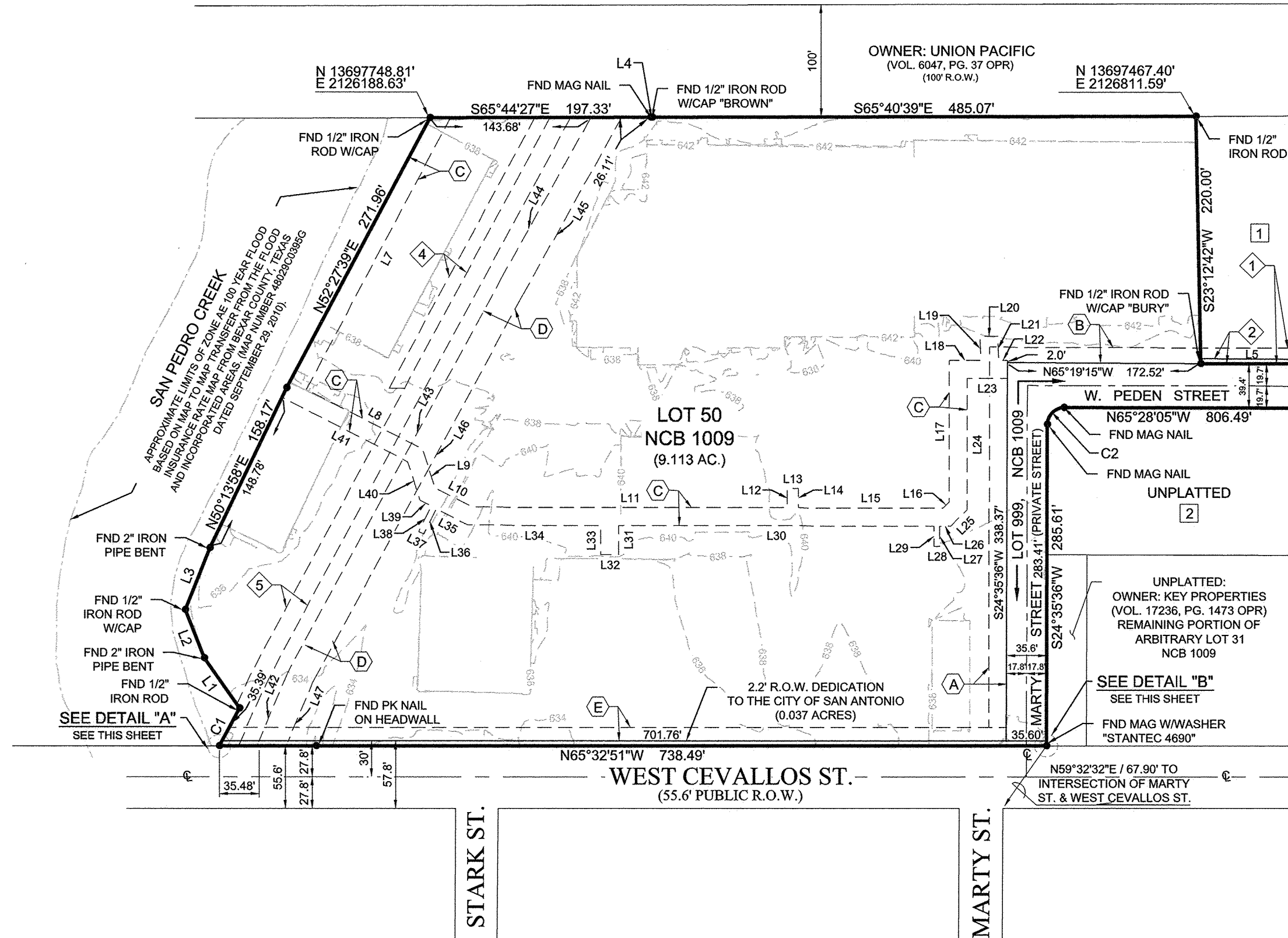
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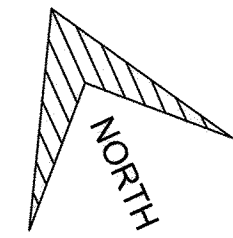
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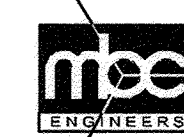
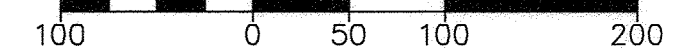
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.



MATCHLINE "A" (SEE SHEET 3 OF 3)



SCALE: 1" = 100'



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: 04/18/2019

JOB NO.: 31990/1269

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: SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, A TEXAS NONPROFIT PUBLIC FACILITY CORPORATION 2515 BLANCO ROAD SAN ANTONIO, TX 78212 TEL. NO. (210) 735-2772

By: Nicole Collazo NAME: NICOLE COLLAZO TITLE: ASSISTANT SECRETARY

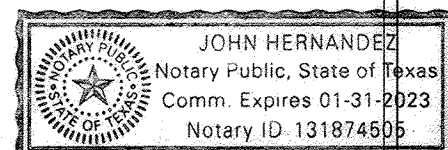
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NICOLE COLLAZO 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 11 DAY OF June, 2019.

John Hernandez NOTARY PUBLIC BEXAR COUNTY, TEXAS



THIS PLAT OF WEST CEVALLOS APARTMENTS - 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., 2019

By: CHAIRMAN

By: SECRETARY



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.

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



STATE OF TEXAS COUNTY OF BEXAR

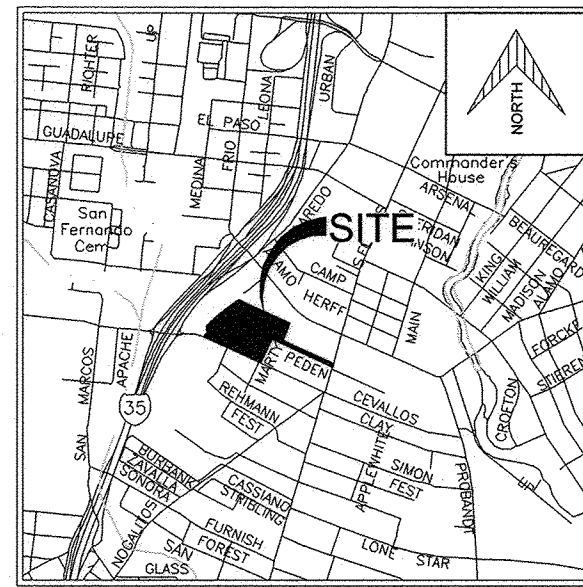
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

David L. Allen LICENSED PROFESSIONAL ENGINEER NO. 66073

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

SUBDIVISION PLAT ESTABLISHING WEST CEVALLOS APARTMENTS-IDZ

BEING A TOTAL OF 10.159 ACRES SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 50 AND 999, NEW CITY BLOCK 1009, AND RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.037 ACRES); BEING COMPRISED OF A 2.739 ACRE TRACT OF LAND AND A 1.470 ACRE TRACT OF LAND, RECORDED IN VOLUME 8169, PAGE 707, A 2.254 ACRE TRACT OF LAND RECORDED IN VOLUME 8267, PAGE 1600, A CALLED 274 SQUARE FOOT TRACT OF LAND RECORDED IN VOLUME 14220, PAGE 1045, A 0.225 ACRE TRACT OF LAND RECORDED IN VOLUME 18883, PAGE 414, A 0.215 ACRE TRACT AND ALL OF A CALLED 1,996 SQUARE FOOT TRACT RECORDED IN VOLUME 18883, PAGE 418, A 0.887 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 18917, PAGE 348, A 0.099 ACRE TRACT OF LAND RECORDED IN VOLUME 17888, PAGE 970 AND A 2.276 ACRE TRACT OF LAND RECORDED IN VOLUME 17852, PAGE 293, ALL OF THE OFFICIAL PUBLIC RECORDS, OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

CPS/SAWS/COSA UTILITY NOTES:

- 1. 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.
2. 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.
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.
4. 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.
5. 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 DEDICATION NOTE:

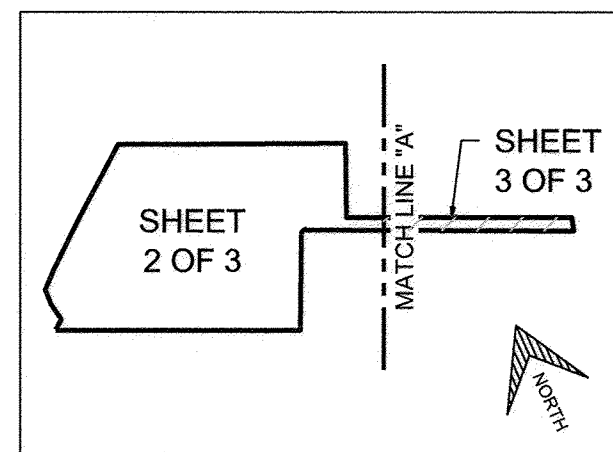
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

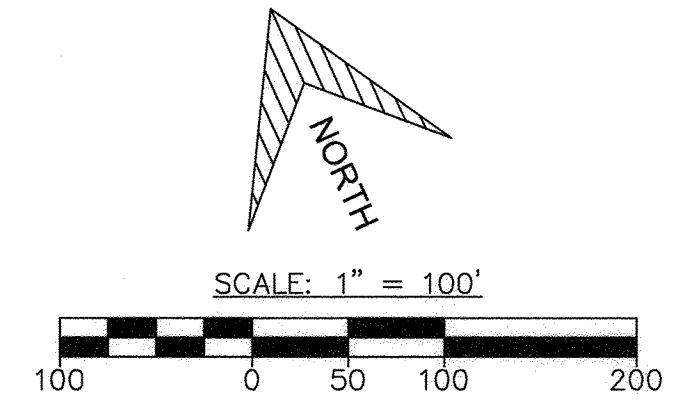
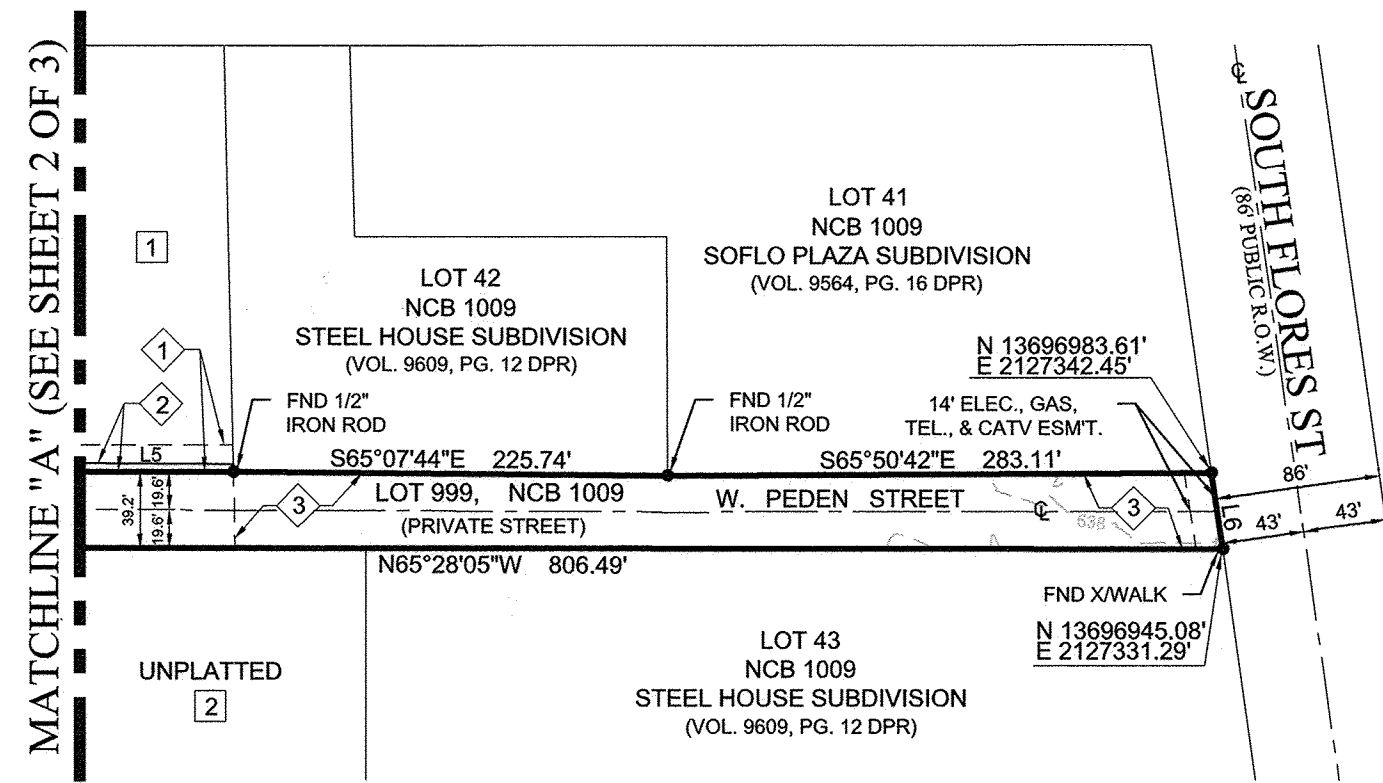
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING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



INDEX MAP



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BY: Nicole Collazo NAME: NICOLE COLLAZO TITLE: ASSISTANT SECRETARY

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NICOLE COLLAZO 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 17 DAY OF June, 2019.

JOHN HERNANDEZ Notary Public, State of Texas Comm Expires 01-31-2023 Notary ID 131874505

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DATED THIS DAY OF A.D., 2019 BY: CHAIRMAN BY: SECRETARY



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