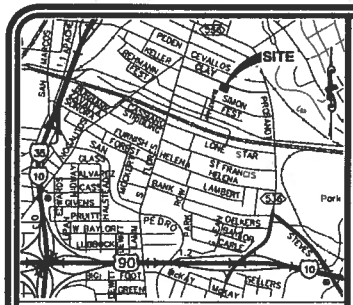
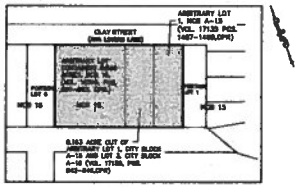
PLAT NO. 170570

SUBDIVISION PLAT ESTABLISHING
7 STONES ON CLAY, IDZ

BEING A TOTAL OF 0.867 ACRES OF LAND, IN THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 16–30, BLOCK 1, NCB A–15, OUT OF THE WEST 50 FEET OF THE EAST 171 FEET OF ARBITRARY LOT 1, NCB A–15, AS CONVEYED IN WARRANTY DEED, RECORED IN VOL. 17135 PGS. 1487–1488, AND 0.163 ACRE OUT OF ARBITRARY LOT 1, CITY BLOCK A–15 AND LOT 3, CITY BLOCK A–16, AS CONVEYED IN WARRANTY DEED, RECORED IN VOL. 17155, PGS. 842–846, OPR AND WEST 164.90 FEET OF ARBITRARY LOT 8 CONTAINING 0.540 ACRES, NCB 18 AS CONVEYED IN SPECIAL WARRANTY DEED, RECORED IN VOL. 18516, PGS. 660–663, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



NOT TO SCALE

SUBJECT AREA

THE AREA BEING PLATTED IS WEST 50 FEET OF THE EAST 171 FEET OF ARBITRARY LOT 1, NCB A–15, AS CONVEYED IN WARRANTY DEED, RECORED IN VOL. 17135 PGS. 1487–1488, OPR AND 0.163 ACRE OUT OF ARBITRARY LOT 1, CITY BLOCK A–15 AND LOT 3, CITY BLOCK A–16, AS CONVEYED IN WARRANTY DEED, RECORED IN VOL. 17155, PGS. 842–846, OPR AND WEST 164.90 FEET OF ARBITRARY LOT 8 CONTAINING 0.540 ACRES, NCB 18 AS CONVEYED IN SPECIAL WARRANTY DEED, RECORED IN VOL. 18516, PGS. 660–663, OPR.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS–OF–WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT–OF–WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

DRAINAGE NOTES:
1. NO STRUCTURES, 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 AND RIGHTS–OF–WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR NOTE:
1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100–YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

WASTEWATER EDU NOTE:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

MAINTENANCE NOTE:
1. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, AND DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN 7 STONES ON CLAY SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE 7 STONES ON CLAY HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:
1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FIRE FLOW NOTE:
1. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

GENERAL NOTES:
1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35–506(d)(5).
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93).
3. THE VALUE OF THE TWO BETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
4. IRON PINS FOUND OR SET AT EACH CORNER.

CLEAR VISION NOTE:
1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE STREET PAVEMENT, AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISIONS THEREOF. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35–506 (d) (5).

SAME HIGH PRESSURE NOTE:
1. 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.

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

TOWNHOUSE NOTE:
1. LOTS 16–30 WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

FINISHED FLOOR NOTE:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

① 14' ELEC., GAS, TELEPHONE, AND CABLE TELEVISION ESM'T.

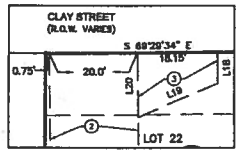
② 20' IRREVOCABLE INGRESS/EGRESS, DRAINAGE, ELEC., GAS, TELEPHONE AND CABLE TELEVISION ESM'T., PRIVATE WATER AND SEWER ESM'T FOR THE BENEFIT OF LOTS 16–30, AND TO BE MAINTAINED BY THE OWNER OF LOTS 16–30.

③ VARIABLE WIDTH PRIVATE WATER ESM'T. FOR THE BENEFIT OF LOTS 23–30, AND TO BE MAINTAINED BY THE OWNER OF LOTS 23–30.

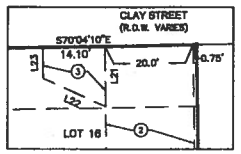
④ 7'x7' ELEC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	81.83'	S20° 05' 54"W
L2	81.81'	S20° 05' 54"W
L3	81.38'	S20° 05' 54"W
L4	81.15'	S20° 05' 54"W
L5	81.10'	S20° 05' 54"W
L6	81.19'	S20° 05' 54"W
L7	268.64'	S89° 54' 06"E
L8	58.72'	S20° 05' 54"W
L9	58.25'	S20° 05' 54"W
L10	58.79'	S20° 05' 54"W
L11	60.33'	S20° 05' 54"W
L12	60.86'	S20° 05' 54"W
L13	61.40'	S20° 05' 54"W
L14	61.94'	S20° 05' 54"W
L15	74.37'	S20° 05' 54"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	73.58'	S20° 05' 40"W
L17	223.14'	S89° 54' 08"E
L18	6.98'	N20° 33' 07"E
L19	18.58'	N87° 47' 51"E
L20	14.53'	N20° 05' 54"E
L24	263.14'	S89° 54' 08"E
L25	84.31'	S20° 05' 54"W
L26	63.84'	S20° 05' 40"W

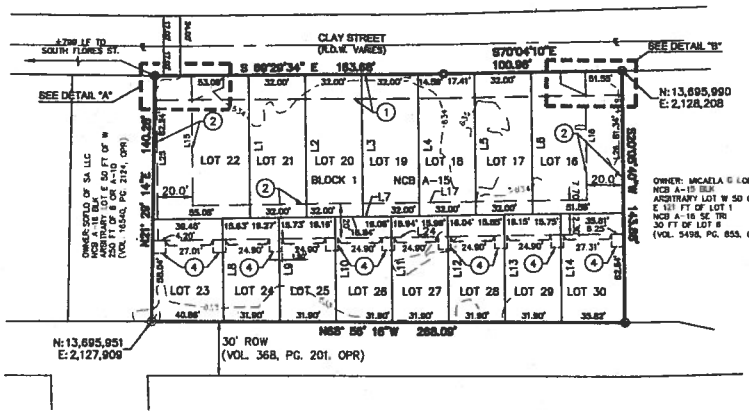


DETAIL "A"
SCALE: 1"=20'



DETAIL "B"
SCALE: 1"=20'

SCALE: 1"=50'
50 25 0 50



LEGEND

---608---	EXISTING CONTOUR
AC.	ACRES
BSL	BUILDING SETBACK LINE
℄	CENTER LINE
DPR	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
EDTCA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESM'T	EASEMENT
NCB	NEW CITY BLOCK
NTS	NOT TO SCALE
OPR	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
ROW	RIGHT–OF–WAY
RPR	REAL PROPERTY RECORDS
VAR.	VARIABLE
VNAE	VEHICULAR NON–ACCESS EASEMENT
VOL.	VOLUME
PG.	PAGE
PGS.	PAGES
———	PROPERTY LINE
- - - - -	EXISTING EASEMENT
- - - - -	PROPOSED BUILDING SETBACK LINE
- - - - -	PROPOSED EASEMENT
○	FOUND 1/2" IRON REBAR
●	SET 1/2" IRON ROD

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.

1/23/18
LICENSED PROFESSIONAL ENGINEER NO. 93563

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: GIBBONS SURVEYING & MAPPING, INC, 150 WEST RHAPSODY DRIVE, SAN ANTONIO, TX 78216, (210) 366–4600

Gary A. Gibbons
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

STATE OF TEXAS
KEVIN WILLIAM LOVE
93563
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
GARY A. GIBBONS
4716
REGISTERED PROFESSIONAL LAND SURVEYOR

K Love ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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:
R3 DEVELOPMENTS, LLC
DAVID ROBERTSON
302 E. HANDMA
SAN ANTONIO, TEXAS 78218

OWNER: DAVID ROBERTSON
(318 AND 320 CLAY ST.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID ROBERTSON 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 24 DAY OF January A.D. 2018

GENEVIE DANIELLE RAMIREZ
Notary Public, State of Texas
Notary ID#130926122
My Commission Expires
12-08-2020

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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:
CLAY STREET VENTURES, LLC
MICAH HARPER
13326 GEORGE RD.
SAN ANTONIO, TEXAS 78230–3002
(LOT 302)

OWNER: MICAH HARPER
(302 CLAY ST.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICAH HARPER 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 24 DAY OF January A.D. 2018

GENEVIE DANIELLE RAMIREZ
Notary Public, State of Texas
Notary ID#130926122
My Commission Expires
12-08-2020

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF 7 STONES ON CLAY, IDZ HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIENCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, 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 DEED AND AND PLAT 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

Date: Dec 19, 2017, 12:04pm User ID: Owner
File: K:\Projects\1176 R3 Development\07 7 Stones\Plats\Drawings\170570 - 7 Stones on Clay.dwg