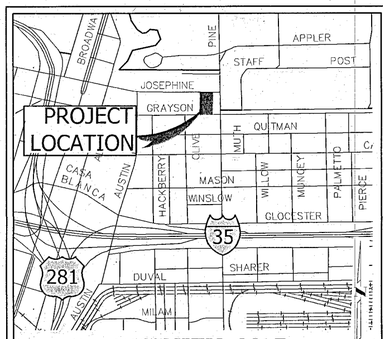


VICINITY MAP

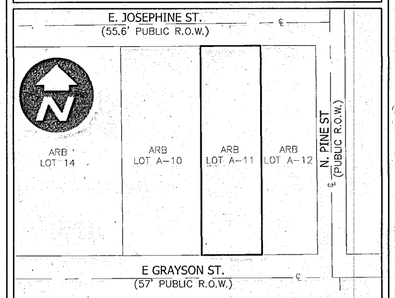
NOT TO SCALE

LEGEND

	PROPERTY LINE
—580—	EXISTING CONTOUR
	EASEMENT
○	FOUND 1/2" REBAR WITH NO NOTIFICATION
●	SET 1/2" REBAR WITH PLASTIC CAP "TXLMS #10164600"
OPRRPBCT	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS
AC	ACRE
NCB	NEW CITY BLOCK
ROW	RIGHT-OF-WAY
ARB.	ARBITRARY LOT
VOL.	VOLUME
PG.	PAGE
℄	CENTERLINE
(1)	19' WIDE IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.



SUBJECT AREA

BEING ARBITRARY LOT A-11, BLOCK A-46, IN THE FORT SAM HOUSTON GATEWAY, RECORDED IN VOLUME 17225, PAGE 162 OF THE DEED 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 PERSONS UNDER MY SUPERVISION:

12/7/2017

ROBERT S. RUGLOSKI, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6002 – STATE OF TEXAS
JOB# 11512071

STATE OF TEXAS
REGISTERED
ROBERT S. RUGLOSKI
6002
PROFESSIONAL
LAND SURVEYOR

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.

12/4/2017

PETER RUSSELL YEAGER, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 113399 – STATE OF TEXAS

STATE OF TEXAS
PETER RUSSELL YEAGER
113399
LICENSED
PROFESSIONAL ENGINEER

NOTES:

1. 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.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN GRAYSON TOWNHOMES, IDZ SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. ALL LOTS WITHIN THIS SUBDIVISION ARE LIMITED TO TOWNHOUSE USE.
4. 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 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 WITHIN SAID DRAINAGE EASEMENTS.
5. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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 AND 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 ALTERATIONS.
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 OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.

SURVEY CONTROL:

ALL SET CORNERS ARE 1/2" REBAR WITH PLASTIC CAP STAMPED "TXLMS #10164600".

TOWNHOUSE NOTE:

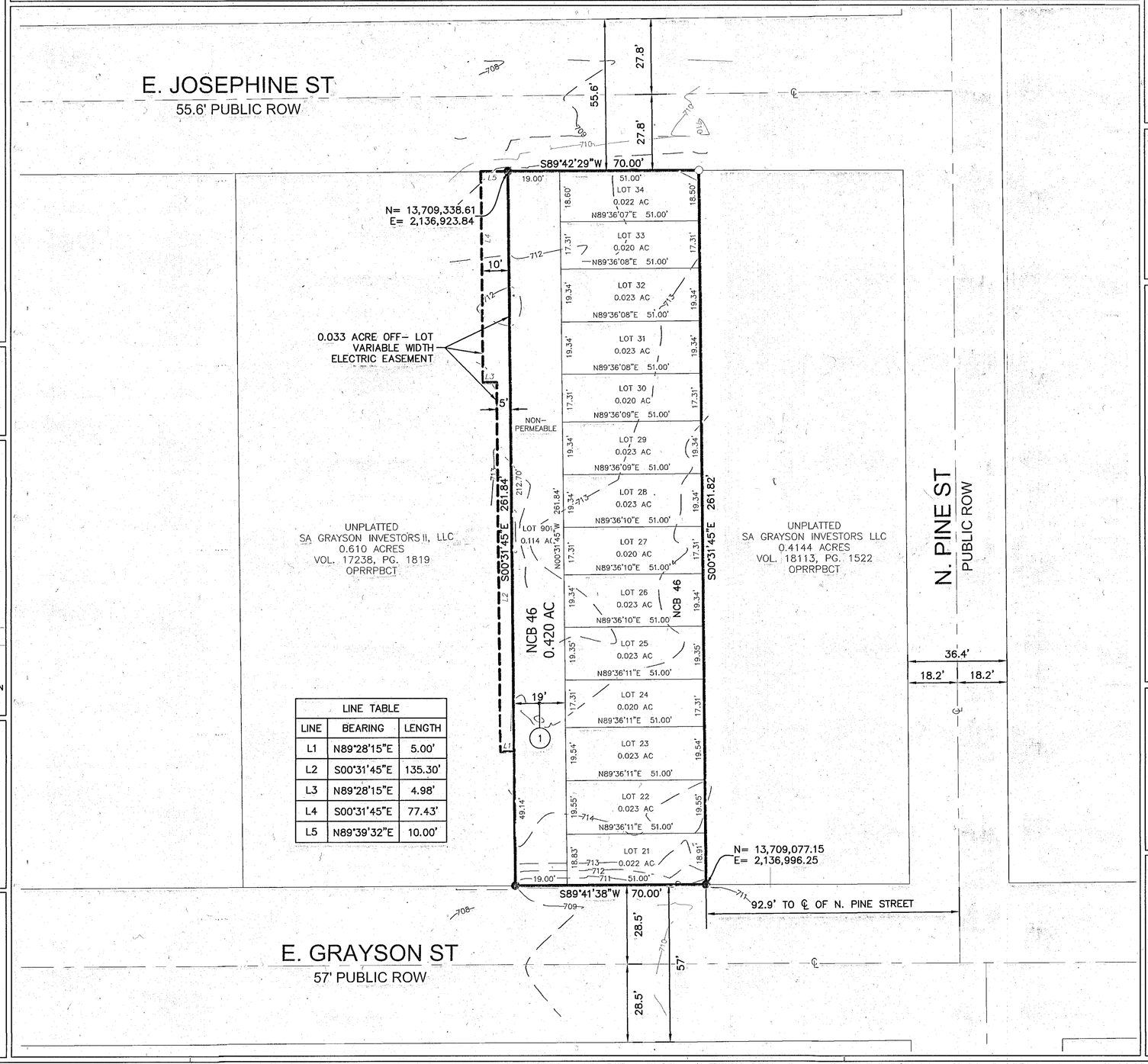
35-515(f) ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

FIRE NOTE:

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 1,000 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 CITY OF SAN ANTONIO FIRE DEPARTMENT MARSHAL.

IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT NOTE:

LOT 901, BLOCK 1, NCB 3097 IS AN IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT AND IS DESIGNATED AS AN EASEMENT FOR PUBLIC WATER AND PRIVATE WASTEWATER MAINS, AND ELECTRICAL, GAS, TELECOM AND CABLE TV.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°28'15"E	5.00'
L2	S00°31'45"E	135.30'
L3	N89°28'15"E	4.98'
L4	S00°31'45"E	77.43'
L5	N89°39'32"E	10.00'

PLAT NO. 160195

SUBDIVISION PLAT ESTABLISHING

GRAYSON TOWNHOMES, IDZ

BEING A TOTAL OF A 0.453 ACRE TRACT OF LAND ESTABLISHING LOTS 21-34 (0.306 ACRES), AND LOT 901 (0.114 ACRES), OUT OF ARBITRARY LOT A-11, BLOCK A-46, IN THE FORT SAM HOUSTON GATEWAY, RECORDED IN VOLUME 17225, PAGE 162 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. AND A 0.033 ACRE OFF-LOT EASEMENT LOCATED ON LOT 3, BLOCK 22, NCB 46, RECORDED IN VOLUME 17238, PAGE 1819 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

0 15' 30' 60'
SCALE: 1" = 30'

TEXAS LANDMARK SURVEYING
39350 Interstate 10 West, Suite 1, Boerne, TX 78006
info@landmarksurveying.net (830) 428-0290
"Do not move the ancient landmark..." (Proverbs 22:28)

210.860.9224 WWW.BIGREDDOG.COM
BIG RED DOG
ENGINEERING | CONSULTING
5710 W. HAUSMAN ROAD, SUITE 115
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201

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:
825 GRAYSON, LLC
801 EAST QUINCY
SAN ANTONIO, TX 78215-1437
(708)-421-9335

OWNER/DEVELOPER (FOR OFF-LOT EASEMENT):
SA GRAYSON INVESTORS II, LLC
7334 BLANCO ROAD, SUITE 300
SAN ANTONIO, TX 78216-4350
(708)-421-9335

BY: _____
PATRICK BIERNACKI

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT PATRICK BIERNACKI, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS DIRECTOR OF REAL ESTATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY ON BEHALF OF MEASUREMENT SERVICES ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 6 DAY OF DECEMBER, 2017.

NOTARY PUBLIC,

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TEXAS
VICKI NOVAK
Notary ID # 4700470
My Commission Expires
April 1, 2020

THIS PLAT OF GRAYSON TOWNHOMES, 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 EXCEPTIONS AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D., 2017.

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. 2017 AT _____M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2017 AT _____M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2017.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY