CLAY STREET

AREA BEING REPLATTED THE AREA BEING REPLATTED IS A PORTION OF LOTS 1 &

2, IN THE SUBDIVISION OF F.A. GUTZEITS HOMESTEAD, AN

FOUND 1/2" REBAR WITH NO IDENTIFICATION

SET MAG NAIL WITH WASHER MARKED "RPLS 5578"

RDS OF BEXAR COUNTY, TEXAS

ANTIQUATED PLAT DATED MARCH 13, 1906, AND RECORDED IN VOL. 105, PG. 86 DPRBCT

LEGEND

EXISTING CONTOUR

EASEMENT

VOLUME

RIGHT-OF-WAY

PROPERTY LINE

EXISTING EASEMENT

CALCULATION POINT

NEW CITY BLOCK

NOT TO SCALE

LINEAR FEET

DEED AND PLAT RECORDS

CITY OF SAN ANTONIO

PROPOSED EASEMENT

ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION

OFFICIAL PUBLIC RECORDS

REAL PROPERTY RECORDS

—*609*— —

EGTCA

ESM'T

ROW

VOL.

COSA

NCB

NTS

LOT 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 PICHT OF INCORPS AND ECCESS AND ECCESS. 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 TRESS OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR

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.

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.

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 (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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:

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:

LOT 4

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" 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.

EDU NOTE:

NTS

LOT 2

LOT 3

THE NUMBER OF 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.

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:

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

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 1,750 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:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93). THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM 4. IRON PINS FOUND OR SET AT ÉACH CORNER.

CLEAR VISION NOTE:

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).

SAWS 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.

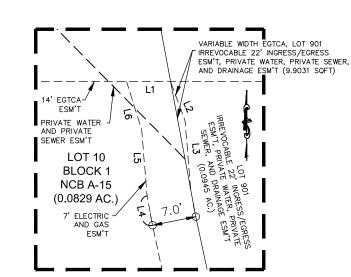
1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LINE TABLE

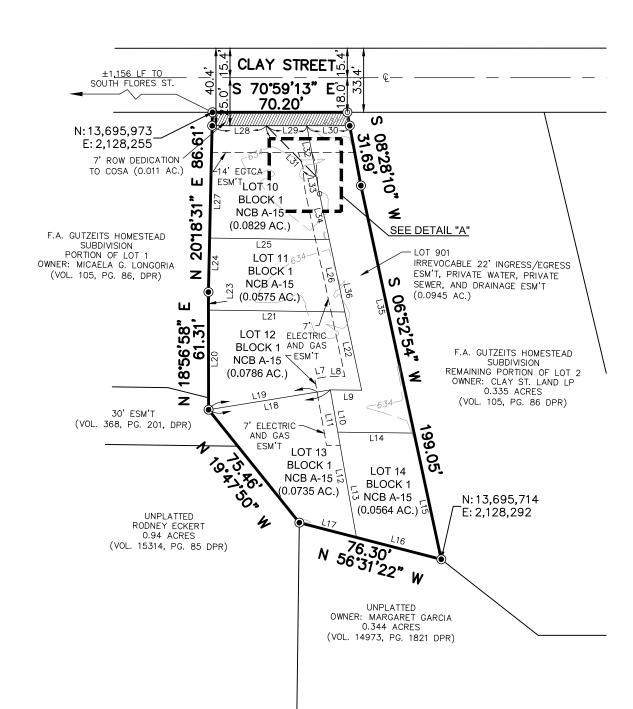
DIRECTION

LINE # | LENGTH |

1. LOTS 10-14 WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.



DETAIL "A"



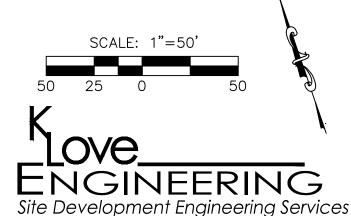
L1	7.00'	S70° 59' 13"E
L2	6.64	S1° 20' 00"E
L3	11.05'	S14° 20' 29"W
L4	4.78'	N8° 28' 10"E
L5	10.57	N14° 20' 29"E
L6	8.03'	N0° 43' 54"E
L7	7.70'	S80° 16' 54"E
L8	8.14	S70° 17' 31"E
L9	16.30'	N70° 17' 31"W
L10	22.36'	N8° 58' 50"E
L11	29.48'	S8* 58' 50"W
L12	48.57	S8* 58' 50"W
L13	55.69'	N8° 58' 50"E
L14	39.72	S70° 14' 07"E
L15	67.21	S6° 52' 54"W
L16	45.58'	N56° 31' 22"W
L17	30.72	N56° 31' 22"W
L18	64.29'	S80° 16' 54"E
L19	57.29'	N80° 16′ 54″W
L20	51.92'	N18° 56' 58"E
L21	71.04'	S70° 13′ 46″E
L22	41.73	S6° 52' 54"W
L23	9.39'	N18° 56' 58"E
L24	28.11'	N20° 18′ 31″E
L25	62.33'	S70° 13′ 46″E
L26	38.47	S6* 52' 54"W
L27	58.50'	N20° 18′ 31″E
L28	28.22'	S70° 59′ 13″E
L29	21.06'	S70° 59' 13"E
L30	22.38'	S70° 59' 13"E
L31	36.94	N25° 37' 08"W
L32	26.74	S8° 28' 10"W
L33	9.35'	S8° 28' 10"W
L34	24.37	S6° 52' 54"W
L35	131.84'	S6° 52' 54"W
L36	104.57	N6° 52' 54"E

PLAT NO. 150167

SUBDIVISION REPLAT ESTABLISHING

CLAY STREET TOWNHOMES IDZ

BEING A TOTAL OF 0.4434 ACRES OF LAND, IN THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 10-14, AND 901, BLOCK 1, NCB A-15, SAN ANTONIO, BEXAR COUNTY, TEXAS.



Firm No. 11042 22610 US HIGHWAY 281 N., STE. 204, SAN ANTONIO, TEXAS 78258

www.kloveengineering.com (210) 485-5683

STATE OF TEXAS

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: DAVID ROBERTSON OWNER/DEVELOPER: R3 DEVELOPMENTS, LLC 302 E. NAKOMA SAN ANTONIO, TEXAS 78216

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 A.D. _

> NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF _____CLAY STREET TOWNHOMES 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)

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

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 ___ 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 _____ ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS _____ DAY OF ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY



E OF KEVIN WILLIAM LOVE 93563 CENSE .. YONAL ENGIN STATE OF TEXAS

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

STATE OF TEXAS

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. 93563