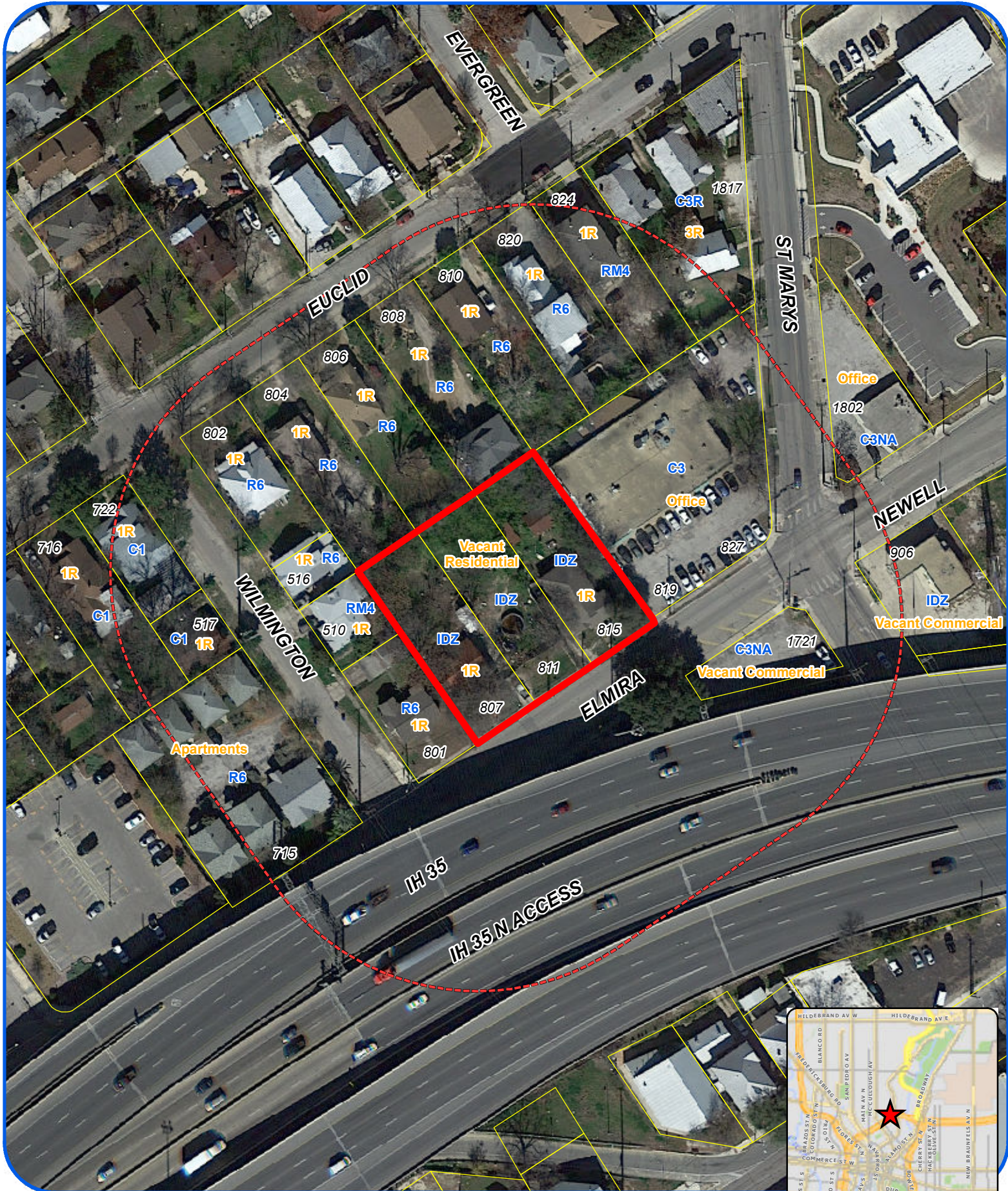
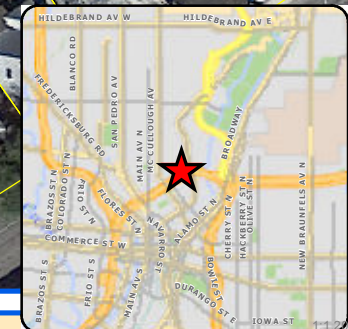




Board of Adjustment **Notification Plan for** **Case No A-17-031**

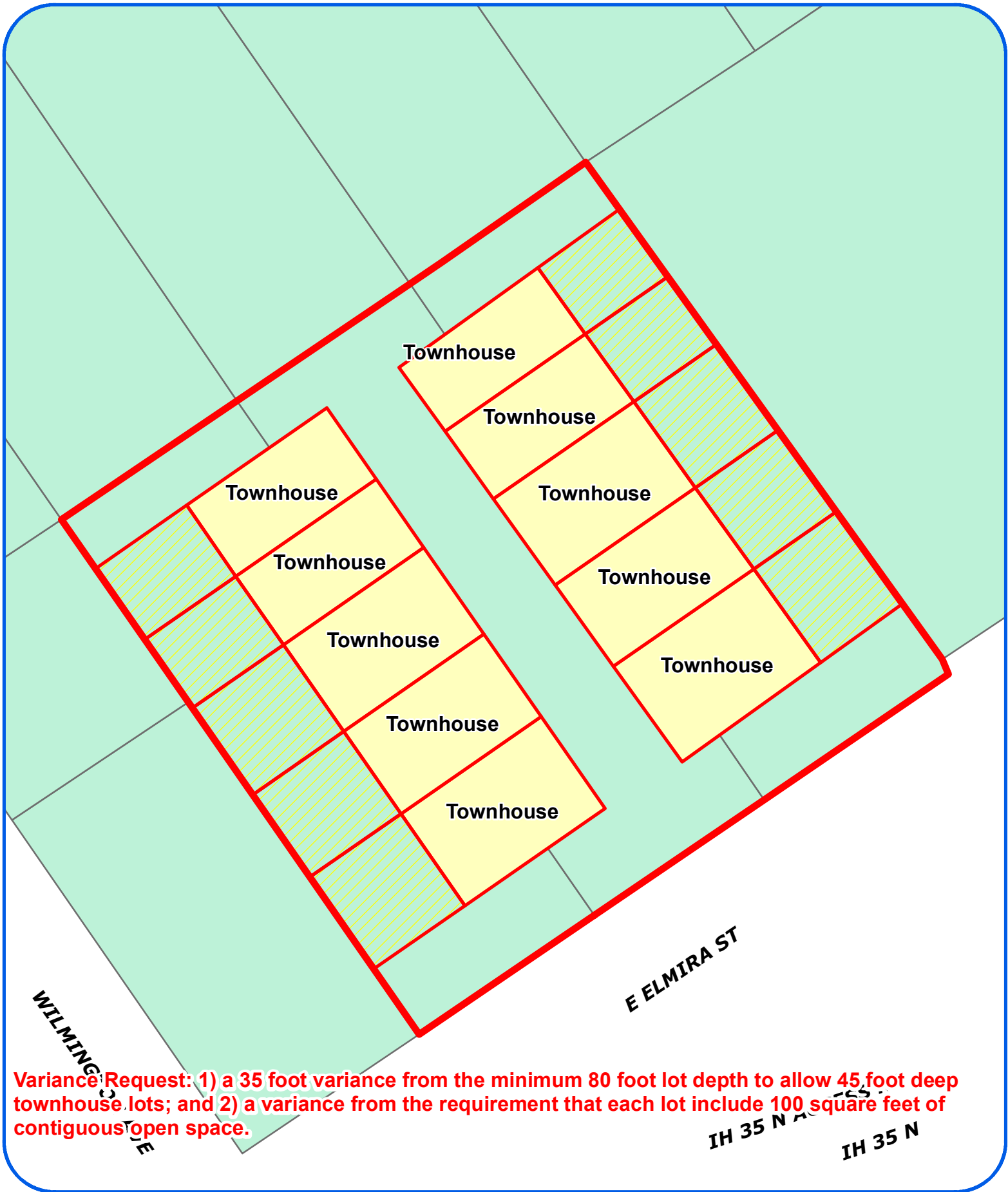


- San Antonio City Limits
- Subject Property
- 200' Notification Boundary
- Council District: 1



"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
 City of San Antonio



Board of Adjustment
Plot Plan for
Case No A-17-031



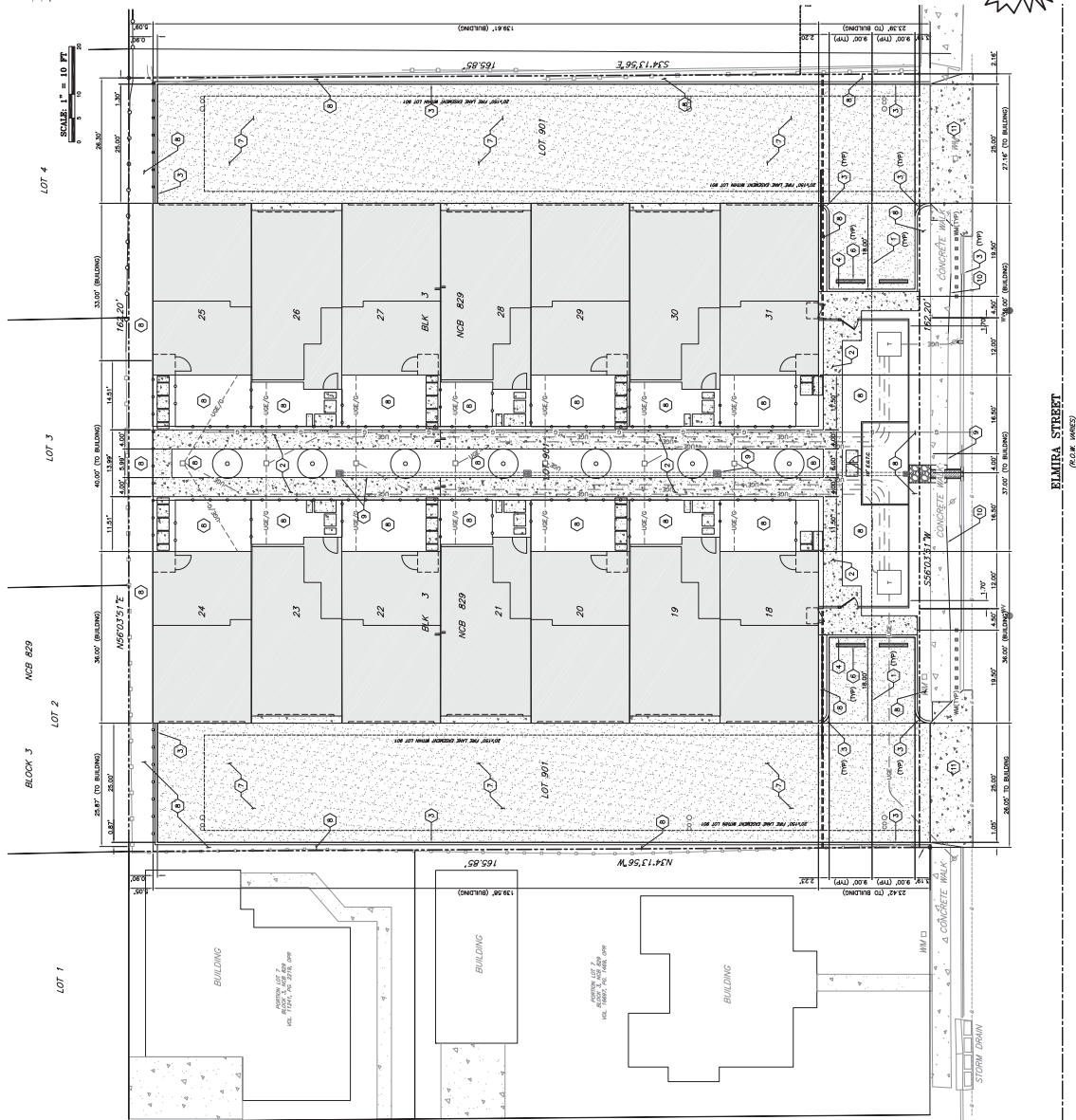
"NOT TO SCALE,
 FOR ILLUSTRATIVE PURPOSES ONLY"
 Council District: 1

807-815 E Elmira St

Development Services Department
 City of San Antonio

1:400

LEGEND

[illegible]

BENCHMARKS
TBM #1: TXDOT MONUMENT IN SIDEWALK ALONG SOUTH SIDE OF ELMIRA STREET.

NOTE: TIME'S (BENCHMARKS) ON THESE PLANS ARE BASED ON THE SURVEY INFORMATION PROVIDED TO ENGINEER BY OWNER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED TIME PRIOR TO CONSTRUCTION. IF DESIRED, THE PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTIONS:
PROPOSED LOTS 18-31 & 201, BLOCK 3, NGB
02/29/92 (0.626 ACRES), PROXIMATELY BY COURTESY RD.,
BEING THE SAME DESCRIBED BY DEED,
VOL. 19941, PG. 2071, 0.0 P. & IN
COURT CASE NO. 1400131,
(COURT PLAT NO. 1400131)

[illegible]

NOTE PLAN NOTES:

- TO CONTRACTOR TO
ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB.
ALL OTHER PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
CURB RADIUS EXPECTED ARE 5' TO FACE OF CURB UNLESS OTHERWISE
DIMENSIONED.
ALL SIDEWALKS SHALL HAVE 2% MAXIMUM CROSS SLOPE.
ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
BUILDING AND PARKING ARE PARALLEL TO THE SOUTH PROPERTY LINE (S
5613.51')
CURB RAMP(S) MUST NOT EXCEED THE MAXIMUM SLOPE OF 1V/12H (8.33%)
LENGTH CAN EXCEED 6 FEET TO TRANSITION TO A MAXIMUM
HIGH 200P/200P/200P

KEY NOTE LIST:

- [illegible]

STOPPIL DRAIN

SUBDIVISION PLAT ESTABLISHING:

PROXIMITY BY COUTURE

BEING 0.626 ACRES OF LAND INCLUSIVE OF 0.008 ACRES OF RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS, ESTABLISHING LOTS 18-31 AND 901, BLOCK 3, NCB 828 BEING THE SAME PROPERTY DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 17891, PAGE 77, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 30 FT

ADA CONSULTING GROUP, INC.
TEXAS REGISTERED ENGINEERING FIRM NO. F-3512
SAN ANTONIO, TEXAS (210) 340-5670
WWW.ADACG.COM

ADAMCG PROJECT No. 180-40 DATE: NOVEMBER 02, 2016

OWNER/DEVELOPER:
PROXIMITY BY COUTURE LP
8622 SPARTAN TERRACE
UNIVERSAL CITY, TX 78148

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, MULTICOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Robert L. Wilbur
BY: ROBERT L. WILBUR, MANAGING PARTNER
COUTURE DEVELOPMENT, LLC

STATE OF TEXAS,
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT L. WOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS SET FORTH AND THE CHARACTER THEREIN STATED.

2016
NOVEMBER 2nd DAY OF
GIVEN UNDER MY HAND AND SEAL OF OFFICE

DONALD ORGAIN
Mortuary Public
State of Texas
My Comm. Exp. 08-04-2018

THIS PLAN OF _____ PROMOTED BY COURTESY OF _____ HAS BEEN SUBMITTED TO
AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS, AND 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.

DATE: _____ DAY OF _____ A.D. 2014

1

る

1

STATE OF TEXAS
COUNTY OF BROWN

_____, COUNTY CLERK OF BEAUMONT COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS
FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M.
AND I HAVE RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS
OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY
A.D. _____

DEPUTY

SHEET 1 of 1

GENERAL NOTES:

BASIS OF REASONING: GRIND AND 83 TONS SOUTH CENTRAL ZONE AREA 4264 WEST ON D.P.A.
OBSERVATION TAKEN AT LAT 29°25'27.47"N NORTH, LONG 107°07'01.50"E
ON FEBRUARY 3, 2015. SOLUTION FROM A.G.S. DATA USED SURTER, D718668 AND D718672.
AT DATE OF PLATE APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAN EXISTS ON THIS
DATE. THEREFORE, THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP
REVIEWS AND/OR AMENDMENTS.

A. RESPECTED, INCHES GRADE ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE
RESPECTED, FINISHED GRADE.

D. LOT 101, BLOCK 3, NOS 809 IS A COMMON USE AREA AND IS DESIGNATED AS AN
UNIMPROVED PAVED DRIVEWAY, SIDEWALK, TRAIL, BIKEWAY, AND ELECTRIC, GAS TELEPHONE, PEDESTAL,
SHELTER, VEHICLE STOP, AND OTHER PUBLIC USE AREAS.

RESIDENTIAL FIRE FLOW NOTE:

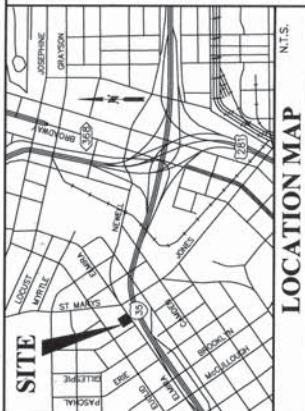
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO. THE DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL

DRAINAGE EASEMENT NOTE:

[illegible]

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERE ON 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.



LOCATION MAP



SUBJECT AREA:
AREA BEING PLATTED IS ARBITRARY LOTS 8-9, AND THE
REMAINING PORTION OF ARBITRARY LOT 10, BLOCK 3,
NGB 829, RECORDED IN VOLUME 17891, PAGE 77.
OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

- [illegible]

STATE OF TEXAS,
COUNTY OF LINCOLN:

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

11-2-2016

STATE OF TEXAS:
COUNTY OF BEXAR:

W. H. L.

for ACS SURVEYING, INC.
I WAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 4381