

CPS NOTES: 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.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS COUPMENT, 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.

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 OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

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

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 GMP 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

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 LOCATION, 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.

BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

SURVEY CONTROL:

ALL SET IRON PINS ARE 1" DIAMETER REBAR UNLESS OTHERWISE NOTED.

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.

IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT NOTE: LOT 902, BLOCK 2, NCB 3081 IS AN IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT AND IS DESIGNATED AS AN EASEMENT FOR PUBLIC WATER AND PRIVATE WASTEWATER MAINS, AND ELECTRIC, GAS, TELECOM AND CABLE TV.

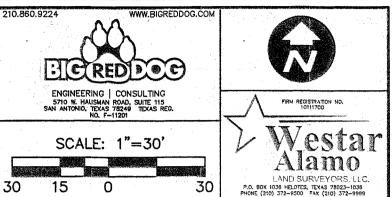
CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D) (5).

PLAT NUMBER: 160584

RE-PLAT ESTABLISHING

MUSEUM SINGLE FAMILY, IDZ

BEING A TOTAL OF 0.517 ACRES ESTABLISHING LOT 15, 20-25 AND 902, BLOCK 2, NEW CITY BLOCK 3081, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



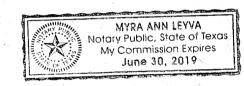
STATE OF TEXAS COUNTY OF BEXAR

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 TO CONSIDERATION THEREIN

OWNER/DEVELOPER MS410 PARTNERS, LLC 13750 SAN PEDRO AVE., SUITE B10 SAN ANTONIO TX 78232 (210) 490-7272

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR ANDONIE. 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 THE CAPACITY THEREIN STATED.



THIS PLAT OF <u>MUSEUM SINGLE FAMILY, IDZ</u> 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 ___

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 _ DAY OF ______ A.D. _____ AT _____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. ____ AT _____M. IN THE OFFICIAL PUBLIC 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 __ DEPUTY

SHEET 1 OF 1

SWORN AND SUBSCRIBED BEFORE ME
THIS DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 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. BIG RED DOG -STEPHEN S. LIN, P.E.

NOT TO SCALE

STATE OF TEXAS COUNTY OF BEXAR

PER LOT, OR THAT

(2) RESIDENTIAL

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 16-19 AND 901, BLOCK 2, NEW CITY BLOCK 3081, RECORDED IN VOLUME 9680, PAGE 36 OF THE DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS, AND LOT 5 AND REMAINING PORTIONS OF LOTS 6-7, BLOCK 2, NEW CITY BLOCK 3081, RECORDED IN VOLUME 105, PAGE 102, AN ANTIQUATED PLAT DATED APRIL 9, 1907, OF

THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

COUNTY, TEXAS, AND PARK GROVE ADDITION PLAT, AN ANTIQUATED PLAT DATED APRIL 9, 1907, WHICH WAS RECORDED IN VOLUME 105, PAGE 102, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT

HÈREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE

(5) YEARS BY ANY INTERIM OR PERMANENT ZONING DISTRICT TO

RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS

ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY

ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPORT WAS LIMITED DURING THE PRECEDING FIVE

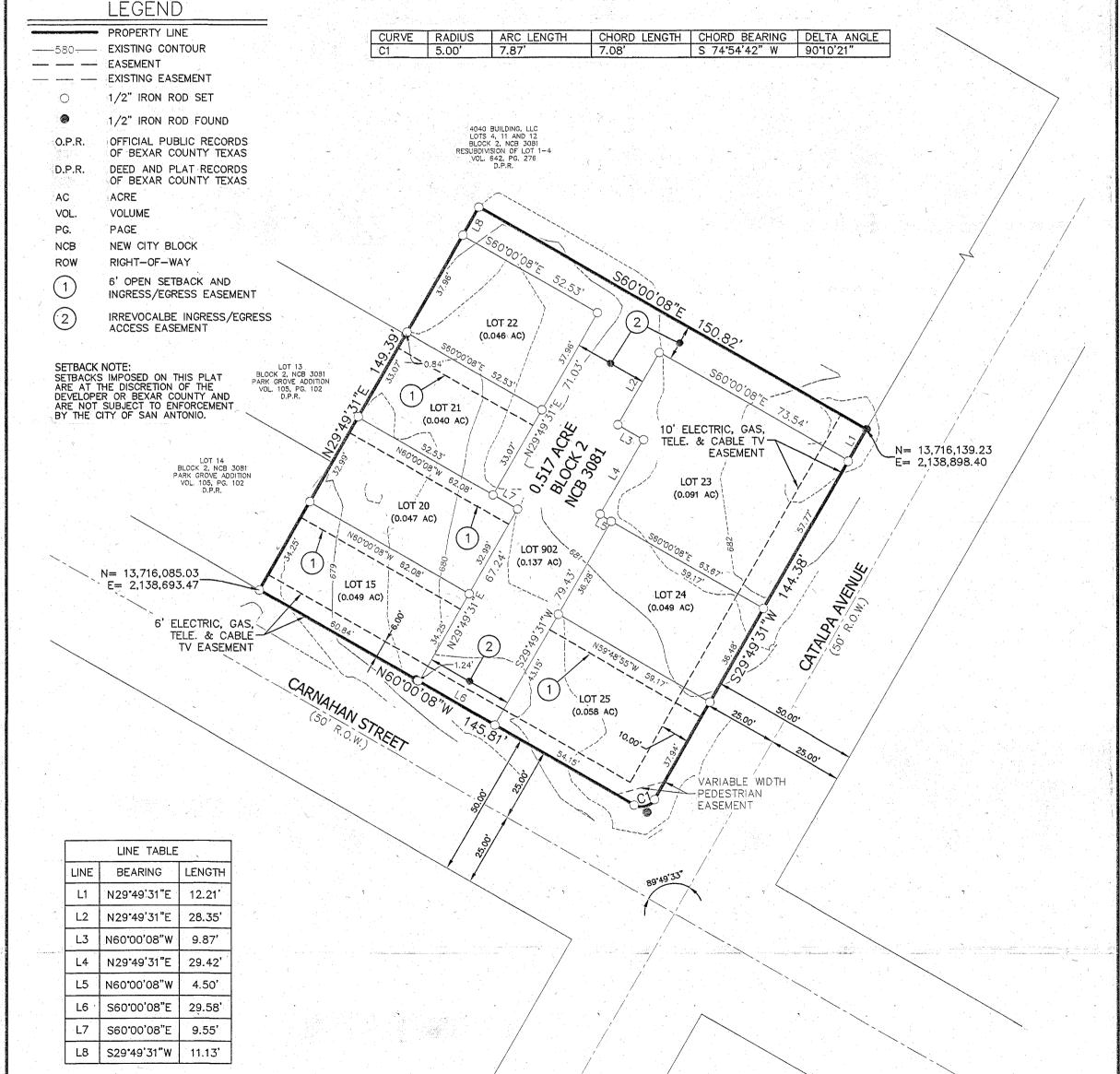
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN TOWNHOMES AT THE WITTE, IDZ PLAT WHICH WAS RECORDED IN VOLUME 9680, PAGE 36, DEED AND PLAT RECORDS OF BEXAR

STATE OF TEXAS

I HEREBY CERTIFY THAT THIS 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:

WESTAR ALAMO LAND SURVEYORS MARK J. EWALD, R.P.L.S.

Model REGISTERED PROFESSIONAL LAND SURVEYOR



MYRA ANN LEYVA Notary Public, State of Texa June 30, 2019

