

LOCATION MAP
NOT-TO-SCALE

DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

OPEN SPACE NOTE:

LOT 901, BLOCK 1, NCB 17700, (0.37 OF AN ACRE), IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE CABLE TV AND PEDESTRIAN EASEMENT. AREAS OF LOTS 901, BLOCK 1, NCB 17700 ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

TxDOT NOTES:

1. FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG LOOP 1604 FRONTAGE, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1007.52'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:

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.

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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE 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.

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.

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: PAPE-DAWSON ENGINEERS, INC.

DATE: Nov 27, 2017, 2:54pm
FILE: P:\11376-00\Design\Katie\1137600.dwg

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
NCB	NEW CITY BLOCK
ROW	RIGHT-OF-WAY (PUBLIC)
C	CENTERLINE
NTS	NOT-TO-SCALE
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
SET 1/2" IRON ROD	
EXISTING CONTOURS	
PROPOSED CONTOURS	
16" SANITARY SEWER EASEMENT	
16" SANITARY SEWER EASEMENT (OFF-LOT) (PERMEABLE) (0.01 OF AN ACRE)	
80'X30' WATER EASEMENT	
PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT	

14	VARIABLE WIDTH ACCESS EASEMENT
1	14" ELECTRIC AND GAS EASEMENT (VOLUME 13796, PAGE 389 OPR)
2	6" PERMANENT WATER EASEMENT (VOLUME 9704, PAGE 92 DPR)
3	15' ACCESS EASEMENT (VOLUME 9693, PAGE 85 DPR)
4	16" SANITARY SEWER EASEMENT (VOLUME 9693, PAGE 85 DPR)
5	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOLUME 9693, PAGE 85 DPR)
6	25' ACCESS EASEMENT (VOLUME 9693, PAGE 85 DPR)

NOTE:
SEE SHEET 2 OF 2 FOR LINE TABLE.

7	PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 9704, PAGE 92 DPR)
8	PRIVATE DRAINAGE EASEMENT (VOLUME 15203, PAGE 2258 OPR)

SCALE: 1" = 100'
0' 100' 200' 300'

SURVEYOR'S NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

VANTAGE AT SHAVANO PARK
(VOLUME 9649, PAGES 217-218 DPR)

LOT 4
BLOCK 1
NCB 17700

LOT 13
BLOCK 1
NCB 17700
(3.052 ACRES)

EMERUS
NW MILITARY
(VOLUME 9704,
PAGE 92 DPR)

LOT 16
BLOCK 1
NCB 17700
(1.75 ACRES)

LOT 18
BLOCK 1
NCB 17700
(1.64 ACRES)

CHARLES ANDERSON LOOP FM 1604
(VARIABLE WIDTH ROW)

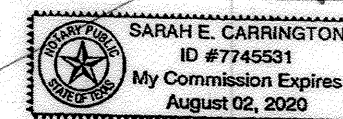
STATE OF TEXAS
COUNTY OF BEXAR

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 AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
ROGERS 1604 COMMERCIAL, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 27 DAY OF November, A.D. 2017.



Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LIVING SPACES 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 A.D. 20

BY: CHAIRMAN

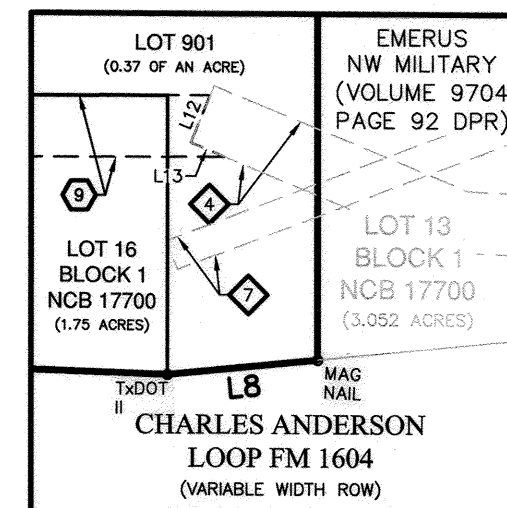
BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

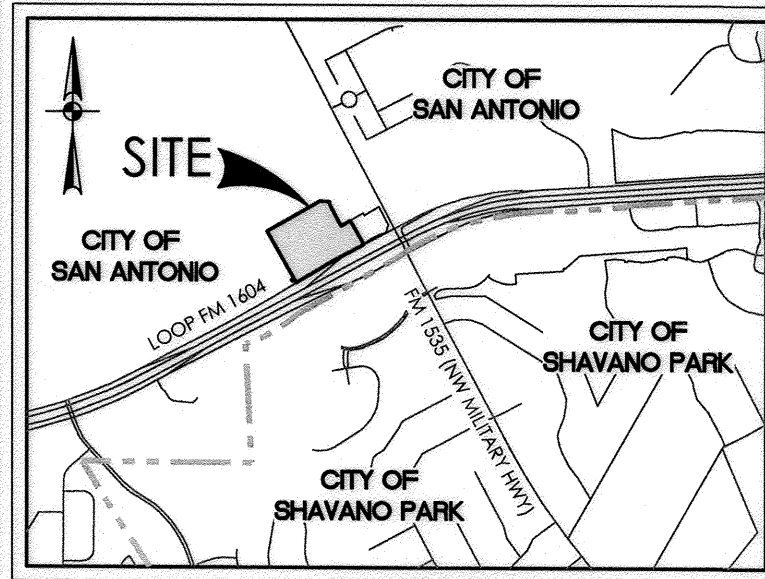


SEWER EASEMENT DETAIL "B"
SCALE: 1" = 50'

SHEET 1 OF 2

LIVING SPACES

Civil Job No. 11376-00; Survey Job No. 11376-00



LOCATION MAP
NOT-TO-SCALE

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N30°08'05"W	46.53'	L26	S29°45'29"E	244.58'
L2	S59°51'55"W	36.00'	L27	S60°14'31"W	4.50'
L3	N30°08'05"W	16.00'	L28	N30°08'05"W	123.08'
L4	N59°51'55"E	36.00'	L29	N46°08'12"W	149.43'
L5	S84°25'10"E	126.64'	L30	N60°14'31"E	128.17'
L6	S9°34'51"E	34.97'	L31	S59°51'55"W	127.74'
L7	N60°07'28"E	137.46'	L32	N30°42'46"W	30.00'
L8	S54°22'22"W	39.29'	L33	N59°17'14"E	40.30'
L9	S29°52'32"E	72.53'	L34	N59°17'14"E	39.70'
L10	N59°51'55"E	37.25'	L35	S30°42'46"E	30.00'
L11	S60°07'29"W	76.17'	L36	S59°17'14"W	80.00'
L12	S7°36'02"E	13.34'	L37	N27°57'43"W	30.00'
L13	N82°23'58"E	9.59'	L38	N62°02'17"E	39.00'
L14	N30°08'05"W	25.76'	L39	N62°02'17"E	41.00'
L15	N30°08'05"W	20.00'	L40	S27°57'43"E	30.00'
L16	N30°08'05"W	75.14'	L41	S62°02'17"W	80.00'
L17	N46°08'12"W	149.49'	L42	N29°45'29"W	36.12'
L18	N29°45'29"W	85.94'	L43	N30°08'05"W	30.00'
L19	S60°14'31"W	128.99'	L44	S29°52'32"E	25.00'
L20	N30°08'05"W	20.00'	L45	S29°52'32"E	25.00'
L21	N60°14'31"E	129.13'	L46	S29°45'29"E	35.58'
L22	N29°45'29"W	114.83'	L47	S59°17'14"W	32.00'
L23	S29°52'32"E	35.20'			
L24	S29°52'32"E	20.00'			
L25	S60°14'31"W	96.47'			

WASTEWATER EDU NOTE:

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C.P.S. NOTES:

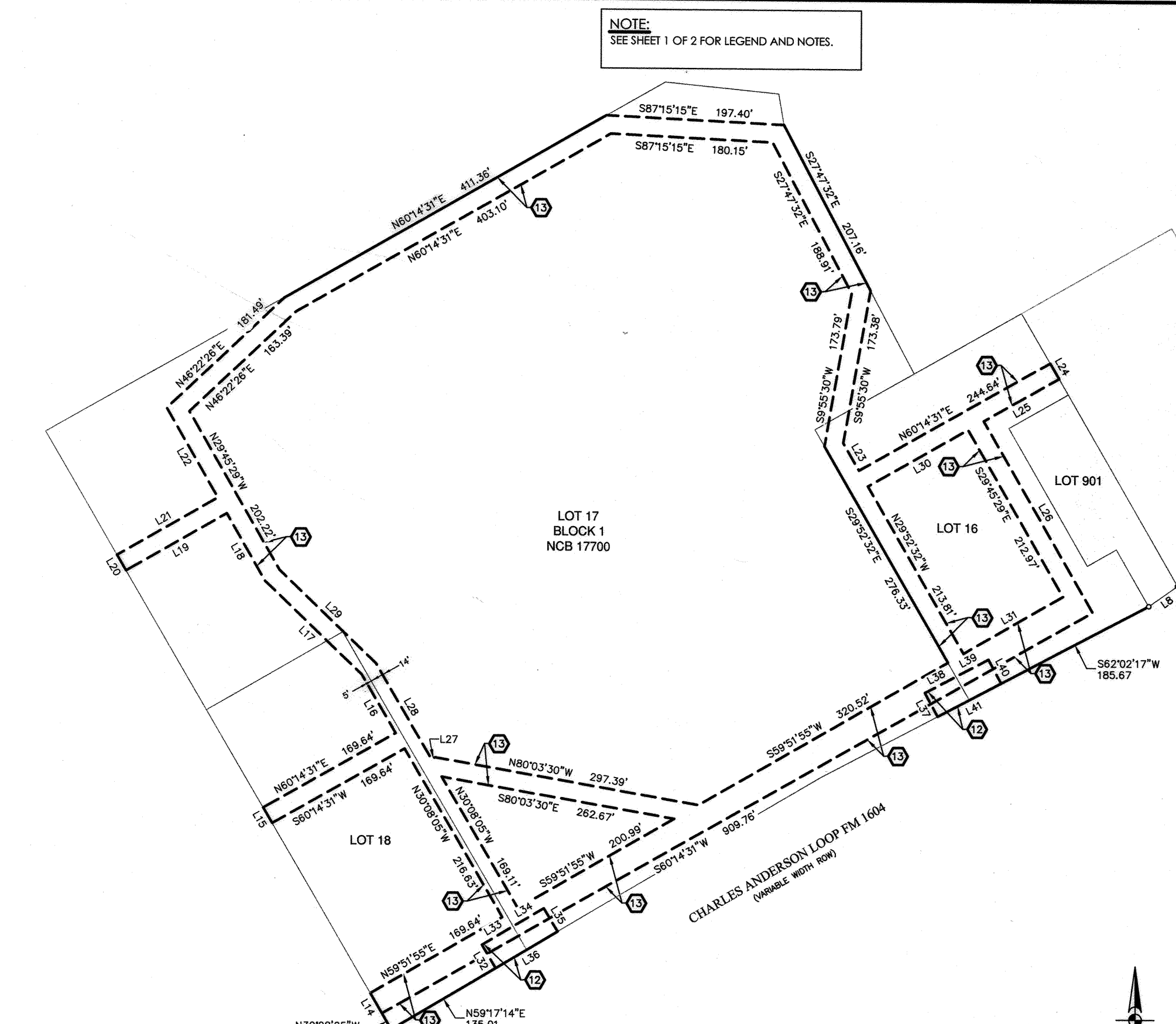
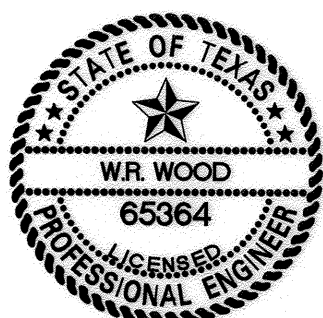
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STATE OF TEXAS
COUNTY OF BEXAR

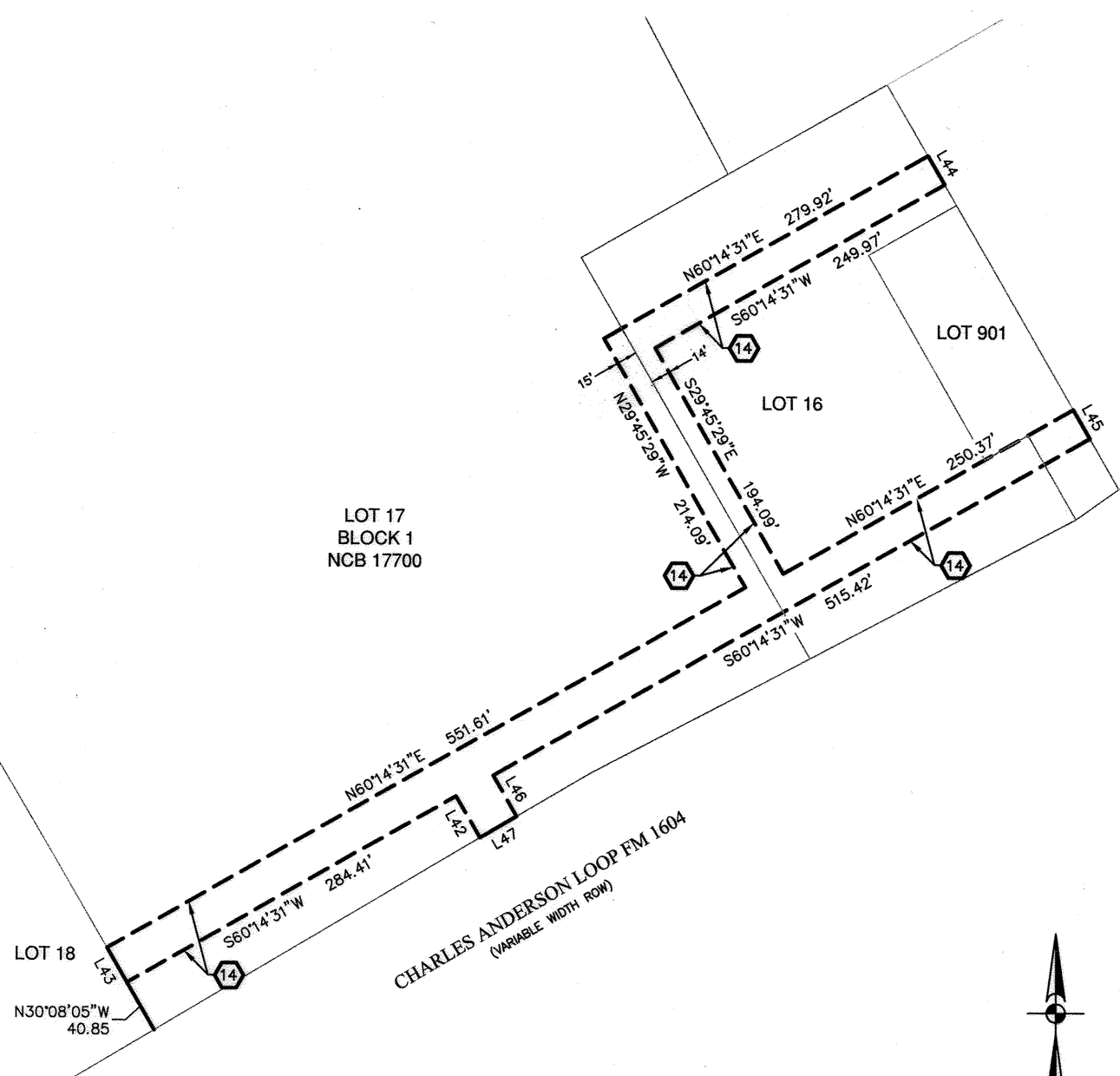
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STATE OF TEXAS
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DRAINAGE & WATER EASEMENT
SCALE: NTS



ACCESS EASEMENT
SCALE: NTS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 170493

**SUBDIVISION PLAT
OF
LIVING SPACES**

BEING A TOTAL OF 16.38 ACRE TRACT OF LAND ESTABLISHING LOT 16-18, & 901, BLOCK 1, NCB 17700, OUT OF THAT 95.620 ACRE TRACT CONVEYED TO ROGERS 1604 COMMERCIAL, LTD., IN DEED RECORDED IN VOLUME 15305, PAGE 492 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCCRAE SURVEY NUMBER 391, ABSTRACT 462, COUNTY BLOCK 4782, NOW IN NEW CITY BLOCK 14747 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 27, 2017

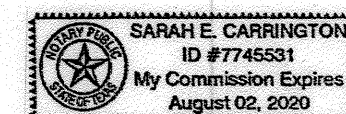
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: LLOYD A. DENTON, JR.
ROGERS 1604 COMMERCIAL, LTD.
11 LYNN BATTIS LANE, SUITE 100
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(210) 828-6131

STATE OF TEXAS
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Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY