

SAN ANTONIO WATER SYSTEM NOTES:

DU'S NOTES:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE
KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT

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

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 A MINIMUM FIRE FLOW DEMAND OF 1500 G.P.M. AT 25 P.S.I. 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 AND THE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE 7. MAINTENANCE NOTE WILL NORMALLY EXCEED 80 P.S.I. 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.

W GRAYSON ST

3

N66°00'42"W 98.04

28

N66°00'42"W 97.97

N66°00'36"W 115.27

16

17

18

21.50

15

5' E.G.T.CA. ESM'T

└N = 13709719 71

E = 2132390.58

S65°59'22"E 137.29'

IS 8 THRU 13 & PART OF LOTS A2 & HG PROPERTY MANAGEMENT, L.P.

N.C.B. 3029

BLOCK 3

INGRESS & EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

NOT TO SCAL

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

SHARED CROSS ACCESS NOTE:

HALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (R)(3).

.. $\frac{1}{2}$ " IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED. 2. E.G.T.CA. ESM'T. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

3. LOTS 1 - 27 . BLOCK 2. N.C.B. 6789 ARE LIMITED TO TOWNHOME USE ONLY.

4. LOT 901, BLOCK 2, N.C.B. 6789 IS A COMMON USE AREA. 5. LOT 901 IS A PUBLIC WATER, PRIVATE SANITARY SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION

6. IRREVOCABLE INGRESS/EGRESS EASEMENT DESIGNATION NOTE:

LOT 901, BLOCK 2, N.C.B. 6789 IS AN IRREVOCABLE INGRESS/EGRESS EASEMENT AND IS DESIGNATED AS AN UNDERGROUND PUBLIC WATER AND PRIVATE SANITARY SEWER EASEMENT. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON 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

$8. \ \ COORDINATES \ SHOWN \ ARE \ BASED \ ON \ THE \ TEXAS \ STATE \ PLANE \ COORDINATE \ SYSTEM, SOUTH \ CENTRAL \ ZONE$ (4204), NAD 83(93).

- 9. BASIS OF BEARINGS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204)
- 10. 1/2" IRON RODS WITH "CUDE" CAP SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

LOT 6 5

LOT 901 NON PERMEABLE UTILITY AND IRREVOCABLE

INGRESS/EGRESS ACCESS EASEMENT N.C.B. 6789 BLOCK 2

N.C.B. 6789

BLOCK 2

19

20

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 UDG 35-506 (D)(5).

E 26.75' OF LOT 7 & W 15.1' OF LOT 8 ROSA & ANTONIO PEREZ (VOL. 17706, PG. 799 O.P.R.B.C.)

BLOCK 3

N66°00'36"W 110.12'

21

_E LOCUST ST___

N66°12'34"W 102.17

22

N66°00'36"W 408.21

193 O.P.R.B.C.

N.C.B. 3029

23

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, CABES, 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.

- 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHII 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.
- 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 EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ELECTRIC, GAS, TELEPHONE, OR CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5)

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND

DRAINAGE EASEMENT NOTES:

LOT 10

10

N66°00'36"W 111.24'

26

25

LOT 9

LOTS 9 & 10 WEST RIVER URBAN PROPERTIES LLC. (VOL. 17647, PG. 998 O.P.R.B.C.)

S66°12'34"E |271.21'

24

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 CLEAR VISION NOTE:

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND EMPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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 PLACED WITHIN THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

WITHIN SAID DRAINAGE EASEMENTS.

LOT 11

11

LOTS 11 & 12 DANIEL RYNERO (VOL. 15551, PG. 1806 O.P.R.B.C.)

12

27

LOT 12

13

5' x 10' E.G.T.CA. ESM'T.

E = 2132763.47

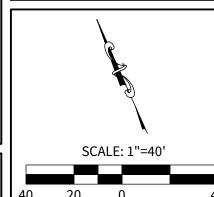
LOT 14

MPII, INC. (VOL. 11179, PG. 846 O.P.R.B.C.)

N.C.B. 6789

BLOCK 1

± 210 L.F. TO THE NORTHWEST R.O.W. LINE OF E. EUCLID AVE.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS



M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE #455 • TBPLS #10048500 [MWC: JEFFREY MCKINNIE, P.E. PRJ. NO.: 03112.00

STATE OF TEXAS

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.

PLAT NUMBER: 170475

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

SOJO COMMONS, PHASE 1, IDZ

Townhome

BEING A TOTAL OF 1.304 ACRES OF LAND, ESTABLISHING LOTS 1-28, 901, BLOCK 2, N.C.B

6789, BEING ALL OF LOTS 15-30 AND A PORTION OF LOT 14, BLOCK 1, N.C.B. 6789,

MYRTLELAWN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 642, PAGE 323. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND ALL OF ARBITRARY LOTS

3-5 AND PORTIONS OF ARBITRARY LOT A-2 AND ARBITRARY LOT 6, N.C.B. 3029, AS

DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 18490, PAGE 1811, OF

OWNER/DEVELOPER CEDAR SOJO, LP 774 EAST LOCUS STREET OWNER SAN ANTONIO, TEXAS 78212 PHONE: (210) 246-3223 CONTACT PERSON: FRANK PAKUSZEWSKI DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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

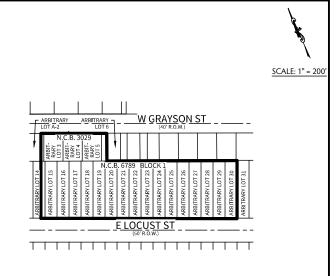
URPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

E.G.T.CA. ESM'T. G.P.M. L1	= ACRES = CURVE NUMBER = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION = EASEMENT = GALLONS PER MINUTE = LINE NUMBER = NORTH AMERICAN DATUM
N.C.B. O.P.R.B.C. PG. P.S.I. R.O.W. VOL	= NEW CITY BLOCK = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS = PAGE = POUNDS PER SQUARE INCH = RIGHT-OF-WAY
•	= $\frac{1}{2}$ " IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

THE PLANNING COMMISS SUCH COMMISSION IN A	ON OF THE CITY OF SAN ANTON	EEN SUBMITTED TO AND CONSIDERED BY IO, TEXAS, AND IS HEREBY APPROVED BY AL LAWS AND REGULATIONS; AND/OR WHERE AVE BEEN GRANTED.
DATED THISDAY C	, A.D	·
	F	3Y:CHAIRMAN
	E	SECRETARY

TATE OF TEXAS OUNTY OF BEXAR					
		, COUNTY CLERK OF S	SAID COUNTY, DO HEREBY CERTIFY		
HAT THIS PLAT W	AS FILED FOR RECORD IN	MY OFFICE ON THE	DAY OF		
.D. 2018 AT	M. AND DUI	Y RECORDED THE	DAY OF		
a.D. 2018 AT	M. IN THE	DEED AND PLAT RECO	ORDS OF SAID COUNTY, IN BOOK /		
OLUME	ON PAGE	IN TESTIN	MONY WHEREOF, WITNESS MY HAND		
ND OFFICIAL SEAL	OF OFFICE, THIS	DAY OF	A.D. 2018.		
		COUNTY CLERK, BEXAR COUNTY, TEXAS			
		BY:	, DEPUTY		
	FEE	BRUARY 2018	SHEET 1 OF 1		



AREA BEING REPLATTED

BEING A TOTAL OF 1.304 ACRES, THE AREAS BEING RE-PLATTED ARE ALL OF LOTS 15-30 AND A PORTION OF LOT 14, BLOCK 1, N.C.B. 6789, MYRTLELAWN, ACCORDING TO THE ANTIQUATED PLAT DATED APRIL 15, 1927 AND RECORDED IN VOLUME 642, PAGE 323, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND ALL OF ARBITRARY LOTS 3-5 AND PORTIONS OF ARBITRARY LOT 6 AND LOT A-2, N.C.B. 3029, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF MYRTLE LAWN B.G. IRISH CO. WHICH IS RECORDED IN VOLUME 642, PAGE 323

BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF BEXAR

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.

M.W. CUDE ENGINEERS, L.L.C. JEFFREY MCKINNIE, P.E.

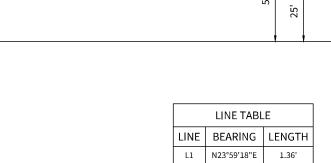
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY HE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON

M.W. CUDE ENGINEERS, L.L.C JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR



L2 N21°00'36"W

CURVE TABLE							
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	
C1	9.50'	90°00'00"	9.50'	14.92'	13.44'	N21°00'42"W	
C2	9.50'	90°00'00"	9.50'	14.92'	13.44'	N68°59'18"E	