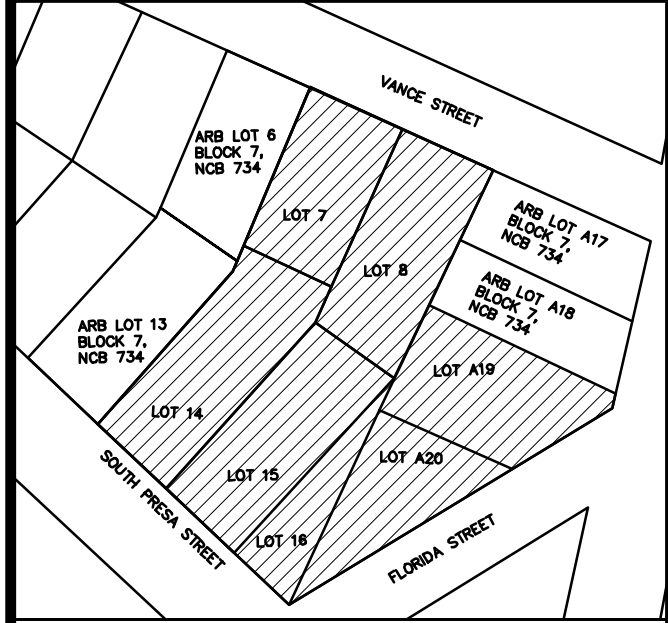


LEGEND	
—	PROPERTY LINE
---745---	CONTOUR LINE
—FLOOD PLAIN LINE	
---	EASEMENT
○	1/2" IRON ROD WITH "DAM" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
*	CALCULATED POINT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.P.R.B.C.T.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
E.G.T.C.E.	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
ARB	ARBITRARY LOT
ROW	RIGHT-OF-WAY
NTS	NOT TO SCALE



THE AREA BEING PLATTED CONSISTS OF UNPLATTED ARBITRARY LOTS 7, 8, 14, 15, 16, A19, AND A20, BLOCK 7, NCB 734 AS RECORDED IN VOLUME 18077, PAGE 1237 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



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:

DREW A. MAWYER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5348 - STATE OF TEXAS

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.

JEREMY DOEGE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
NO. 97269 - STATE OF TEXAS

- GPS 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 AND 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 GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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 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 (NONE)
  - 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.

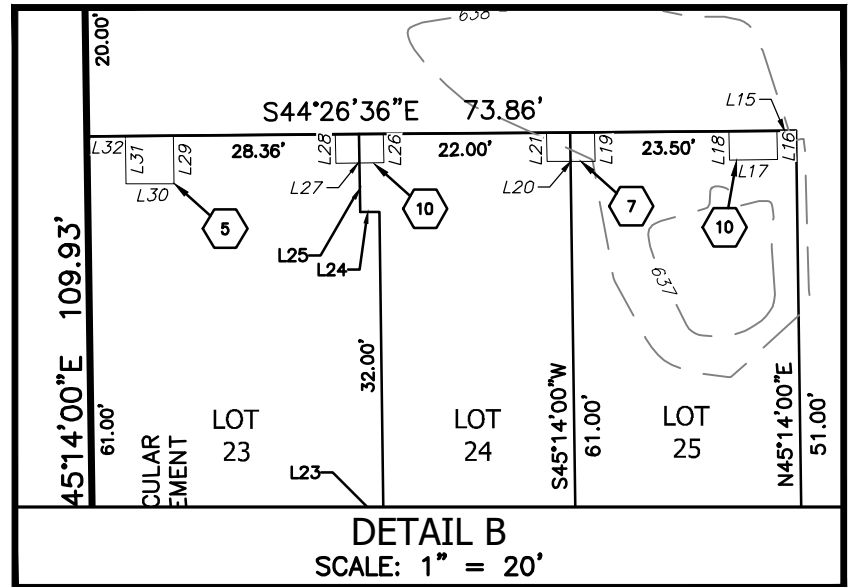
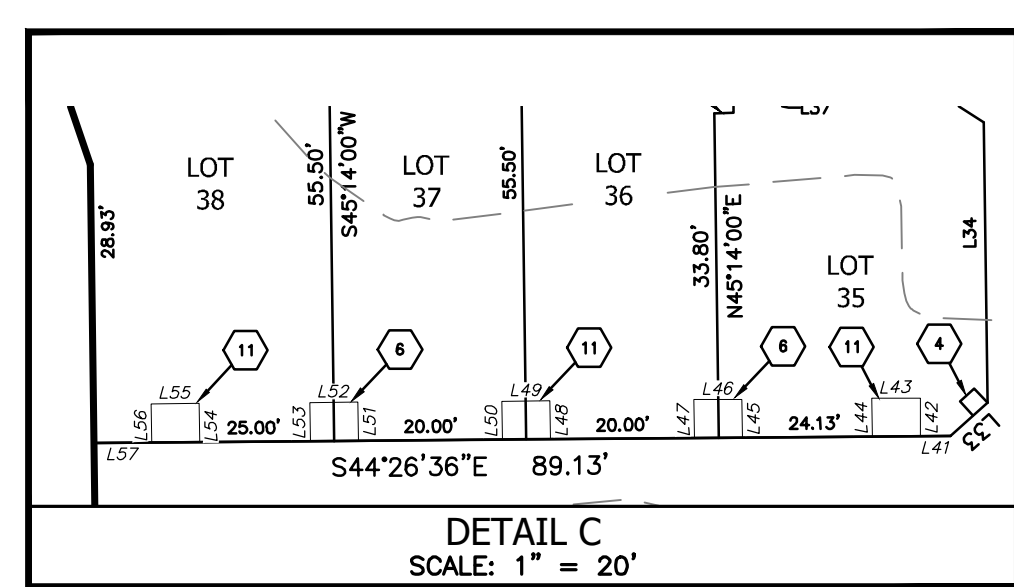
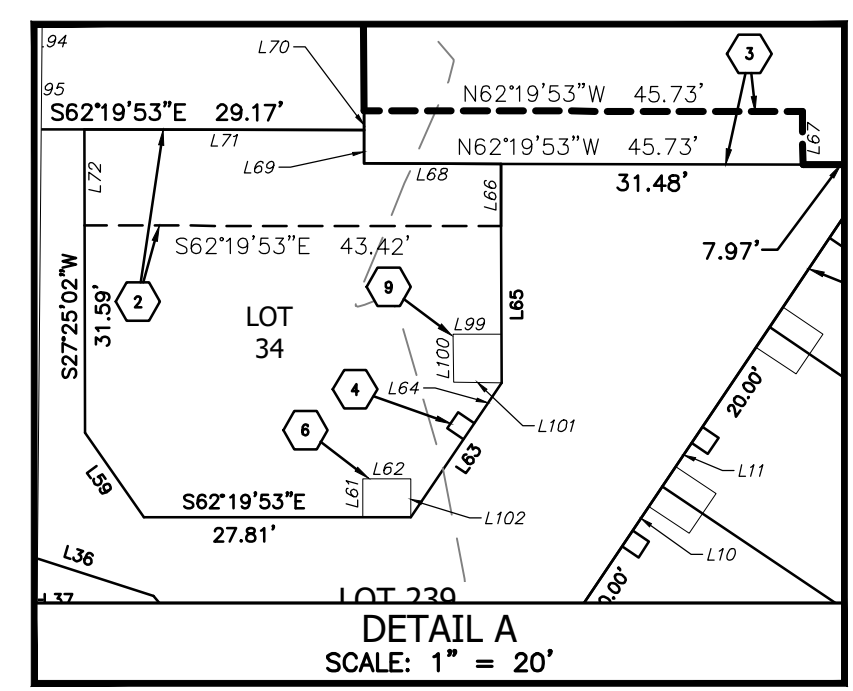
LINE TABLE		
LINE	BEARING	LENGTH
L1	S15°45'00"W	6.69'
L2	N44°53'06"E	24.00'
L3	N44°26'36"W	12.15'
L4	N61°31'26"E	3.03'
L5	N61°31'26"E	1.50'
L6	N61°31'26"E	3.00'
L7	N61°31'28"E	3.00'
L8	N61°31'26"E	3.00'
L9	N61°31'26"E	3.00'
L10	N61°31'26"E	3.00'
L11	N61°31'26"E	3.00'
L12	N61°31'26"E	1.50'
L13	N61°31'26"E	0.75'
L14	N45°14'00"E	10.00'
L15	S44°26'36"E	1.98'
L16	S45°14'00"W	3.00'
L17	N44°26'36"W	5.00'
L18	N45°14'00"E	3.00'
L19	S45°14'00"W	3.00'
L20	N44°26'36"W	5.00'
L21	N45°14'00"E	3.00'
L22	N45°14'00"E	20.92'
L23	S44°26'36"E	2.00'
L24	S44°26'36"E	2.00'
L25	N45°14'00"E	8.08'
L26	S45°14'00"W	3.00'
L27	N44°26'36"W	5.00'
L28	N45°14'00"E	3.00'
L29	S45°33'24"W	5.00'
L30	N44°26'36"W	5.00'
L31	N45°33'24"E	5.00'
L32	S44°26'34"E	4.00'
L33	N86°06'59"W	5.19'
L34	S45°14'00"W	29.19'
L35	S10°27'59"E	9.94'

LINE TABLE		
LINE	BEARING	LENGTH
L36	S44°26'36"E	17.81'
L37	N45°14'00"E	4.39'
L38	S44°26'36"E	2.00'
L39	S45°14'00"W	11.84'
L40	S03°24'41"E	8.32'
L41	S44°26'36"E	3.11'
L42	S45°33'30"W	4.00'
L43	S44°26'36"E	5.00'
L44	N45°33'30"E	4.00'
L45	S45°14'00"W	4.00'
L46	S44°26'36"E	5.00'
L47	N45°14'00"E	4.00'
L48	N45°14'00"E	4.00'
L49	S44°26'36"E	5.00'
L50	N45°14'00"E	4.00'
L51	S45°14'00"W	4.00'
L52	S44°26'36"E	5.00'
L53	N45°14'00"E	4.00'
L54	S45°14'00"W	4.00'
L55	S44°26'36"E	5.00'
L56	N45°14'00"E	4.00'
L57	S44°26'35"E	6.00'
L58	N27°09'14"E	3.36'
L59	N07°27'21"W	10.69'
L60	S27°25'02"W	4.00'
L61	S27°25'02"W	4.00'
L62	N62°19'53"W	5.00'
L63	N61°31'26"E	16.93'
L64	S61°31'26"W	5.11'
L65	S27°25'02"W	16.27'
L66	N27°25'02"E	6.49'
L67	S27°25'01"W	5.50'
L68	N62°19'53"W	14.25'
L69	N27°25'01"E	3.51'
L70	N27°25'01"E	1.99'
L71	S62°19'53"E	29.17'

LINE TABLE		
LINE	BEARING	LENGTH
L72	N27°25'02"E	10.00'
L73	N27°09'07"E	2.11'
L74	N27°09'07"E	1.50'
L75	N27°09'07"E	1.50'
L76	N27°09'07"E	15.00'
L77	N27°09'07"E	2.92'
L78	N27°09'07"E	1.50'
L79	N62°50'53"W	3.00'
L80	N27°09'07"E	5.00'
L81	S62°50'53"E	3.00'
L82	N62°19'53"W	3.00'
L83	N27°09'07"E	5.00'
L84	S62°19'53"E	3.00'
L85	N27°09'07"E	1.50'
L86	N27°09'07"E	14.42'
L87	S62°19'53"E	5.00'
L88	S27°09'07"W	5.00'
L89	N62°19'53"W	5.00'
L90	N62°19'53"W	7.00'
L91	N27°09'07"E	7.00'
L92	S62°19'53"E	7.00'
L93	S62°19'53"E	5.00'
L94	S27°09'07"W	5.00'
L95	N62°19'53"W	5.00'
L96	N62°19'53"W	5.00'
L97	N27°09'07"E	5.00'
L98	S62°19'53"E	5.00'
L99	N62°19'53"W	5.00'
L100	S27°25'02"W	5.00'
L101	S62°19'53"E	5.00'
L102	N27°25'02"E	4.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	5.00'	3.99'	45°44'25"	3.89'	S38°39'06"W
C2	10.00'	12.92'	74°02'03"	12.04'	N81°27'35"W

EASEMENT KEY NOTES	
1	VARIABLE WIDTH WATER, WASTEWATER, ELECTRICAL, GAS, TELECOM, CABLE TV AND IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT.
2	VARIABLE WIDTH WATER EASEMENT. REFERENCE DETAIL "A"
3	OFF-SITE VARIABLE WIDTH WATER EASEMENT, 0.0058 ACRES (251.5 SQ. FT.) REFERENCE DETAIL "A"
4	2' x 2' WATER EASEMENT.
5	5' x 5' ELECTRIC, TELEPHONE, COMMUNICATION AND CABLE EASEMENT.
6	5' x 4' ELECTRIC, TELEPHONE, COMMUNICATION AND CABLE EASEMENT.
7	5' x 3' ELECTRIC, TELEPHONE, COMMUNICATION AND CABLE EASEMENT.
8	7' x 7' ELECTRIC, TELEPHONE, COMMUNICATION AND CABLE EASEMENT.
9	5' x 5' GAS EASEMENT.
10	5' x 3' GAS EASEMENT.
11	5' x 4' GAS EASEMENT.
12	6' x 2' WATER EASEMENT.



- TOWNHOME NOTE:**  
ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.
- IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT NOTE:**  
LOT 901 AND LOT 902, BLOCK 7, NCB 734 IS AN IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND WASTEWATER MAINS, AND ELECTRICAL, GAS, TELECOM AND CABLE TV.
- IMPACT FEE PAYMENT NOTE:**  
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.
- PRIVATE DRIVE DESIGNATION NOTE:**  
LOT 901, BLOCK 7, NCB 734 ARE PRIVATE DRIVES AND DESIGNATED AS UNDERGROUND EASEMENTS FOR PUBLIC WATER, WASTEWATER MAINS, ELECTRIC, COMMUNICATIONS, AND IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENTS.
- FIRE 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 COTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- RESIDENTIAL FINISHED FLOOR NOTE:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- MAINTENANCE NOTE:**  
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 COUNTY.

- EDU NOTE:**  
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.
- BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.
- SURVEY CONTROL:**  
ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "DAM #5438 PROP. COR." UNLESS OTHERWISE NOTED.
- SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OF 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.
- 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 MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, 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 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.

PLAT NO. 170113

SUBDIVISION PLAT ESTABLISHING  
S. PRESA TOWNHOMES IDZ  
SUBDIVISION

BEING A 0.882 ACRE TRACT OF LAND AND BEING LOTS 7,8,14,15,16,A19,A20, BLOCK 7, NCB 734, LOCATED IN THE CITY OF SAN ANTONIO, TEXAS, AS RECORDED IN VOLUME 18077 PAGE 1237 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

0 15' 30' 60'

SCALE: 1" = 30'

N

**D-A MAWYER**  
LAND SURVEYING

5151 W. STATE HIGHWAY 46  
NEW BRAUNFELS, TX. 78132  
PH: (210) 325-0858

210.860.9224 WWW.BIGREDDOG.COM

**BIG RED DOG**

ENGINEERING | CONSULTING  
5710 W. HAUSMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201

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:  
SOUTHTOWN ONE, LTD.  
3303 OAKWELL COURT, SUITE 110  
SAN ANTONIO, TEXAS 78218

OWNER:  
MARIO GONZALEZ

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARIO GONZALEZ, 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 \_\_\_\_ DAY OF \_\_\_\_, 2018.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF S. PRESA TOWNHOMES IDZ SUBDIVISION 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., 2018.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 2018 AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 2018 AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_ AND \_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_ ON PAGE \_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., 2018.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PAGE 2 OF 2