

SUBJECT AREA:
AREA BEING PLATTED ARE ARBITRARY LOTS 8 AND 16, BLOCK 2, NCB 1029, SUBDIVISION OF LOT 106 R.4 D.1, ORIGINALLY DATED NOVEMBER, 1870, CITY OF SAN ANTONIO PLAT BOOK 2, PAGE 28, BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN VOLUME 19019, PAGE 1860, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

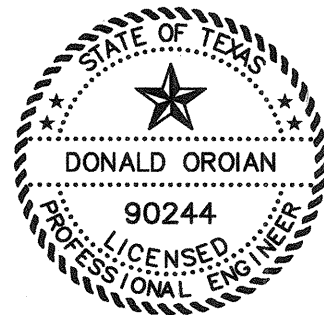
- FOUND 2" METAL POST
- SET 1/2" IRON ROD
- 887 --- CONTOUR LINE (FT)
- C --- RIGHT-OF-WAY CENTERLINE
- ARB = ARBITRARY
- N.T.S. = NOT TO SCALE
- DOC. = DOCUMENT NUMBER
- R.O.W. = RIGHT OF WAY
- E.G.T.C. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- NCB = NEW CITY BLOCK
- COSA = CITY OF SAN ANTONIO

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.

[Signature]
DONALD OROIAN, M.S., P.E.
c/o ADA CONSULTING GROUP, INC.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 90244

3-6-2019



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:

[Signature]
STEPHEN G. COOK, P.E., R.P.L.S.
c/o STEPHEN G. COOK ENGINEERING, INC.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293
TBPS FIRM NO. 10005400



LARRY G. CANNON
VOL. 6857, PG. 1747, O.P.R.
ARB LOT 7
BLOCK 2, NCB 1029
(UNPLATTED)

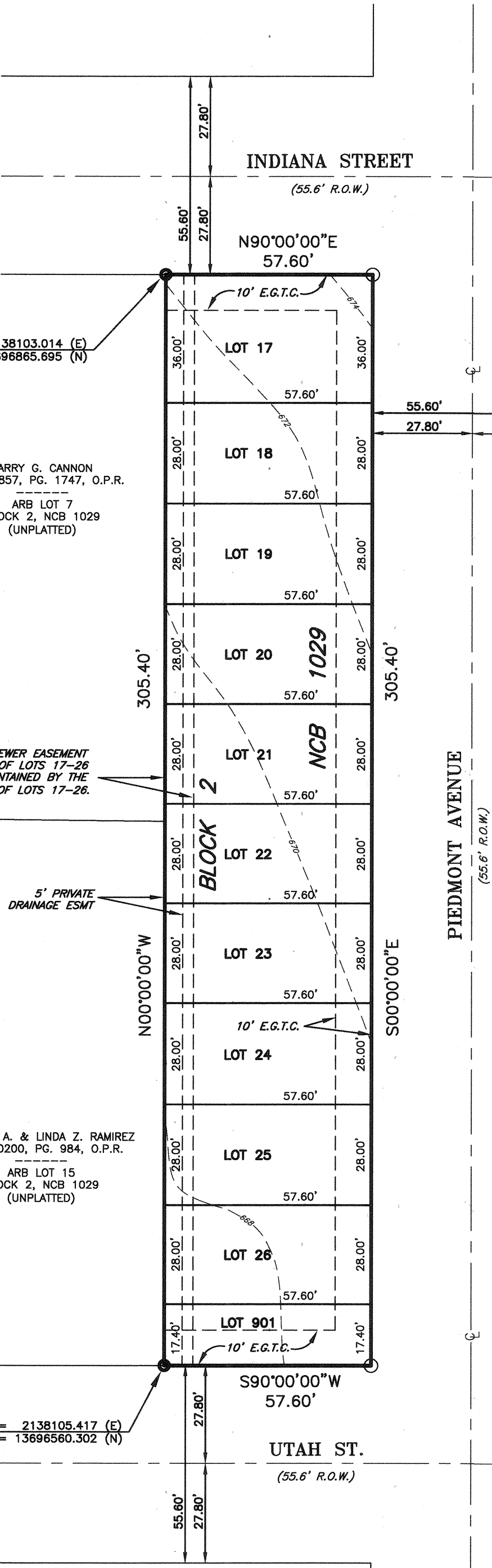
8' PRIVATE SANITARY SEWER EASEMENT
FOR THE BENEFIT OF LOTS 17-26
AND TO BE MAINTAINED BY THE
OWNER(S) OF LOTS 17-26.

5' PRIVATE
DRAINAGE ESMT

GONZALO A. & LINDA Z. RAMIREZ
VOL. 10200, PG. 984, O.P.R.

ARB LOT 15
BLOCK 2, NCB 1029
(UNPLATTED)

X = 2138105.417 (E)
Y = 13696560.302 (N)



CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

RESIDENTIAL FIRE FLOW NOTE:

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

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREEBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 2, NCB 1029, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

IMPACT FEE PAYMENT DUE:

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.

WASTEWATER EDU NOTE:

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

GENERAL NOTES / MONUMENTATION LEGEND:

- BEARING BASIS: RECORD PROPERTY CORNERS PER 2" METAL POSTS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS. R.O.W. WIDTH AND EXISTING LOT CONFIGURATION PER SUBDIVISION OF LOT 106 R.4 D.1 DATED NOVEMBER, 1870, RECORDED IN THE CITY OF SAN ANTONIO CITY CLERK RECORDS, PLAT BOOK 2, PAGE 28.
- ELEVATIONS SHOWN BASED ON GPS DATA COLLECTION (NAD 83).
- DISTANCES AND AREAS SHOWN HEREON ARE SURFACE.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0415G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- 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 EASEMENTS, AS PROVIDED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TO OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- LOT 901, BLOCK 2, NCB 1029 IS DESIGNATED AS A COMMON USE AREA AND AS A PRIVATE DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND PEDESTRIAN EASEMENT.

LOT ACREAGE

LOT 17	0.048 Ac
LOT 18	0.037 Ac
LOT 19	0.037 Ac
LOT 20	0.037 Ac
LOT 21	0.037 Ac
LOT 22	0.037 Ac
LOT 23	0.037 Ac
LOT 24	0.037 Ac
LOT 25	0.037 Ac
LOT 26	0.037 Ac
LOT 901	0.023 Ac

PLAT NO. 18-900061

SUBDIVISION PLAT ESTABLISHING:

URBAN CITY COTTAGES AT THE HEIGHTS (IDZ)

BEING 0.404 ACRES OF LAND ESTABLISHING LOTS 17-26 AND 901, BLOCK 2, NCB 1029, BEING THE SAME PROPERTY DESCRIBED BY DEED RECORDED IN VOLUME 19019, PAGE 1860, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 30 FT
0 15 30 60

ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F3512

ADACG PROJECT No. 749-01

DATE: FEBRUARY 07, 2019

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.

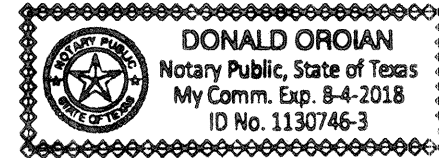
OWNER/DEVELOPER: ANAXOR INVESTMENTS, LLC
BY: ROXANA LOPEZ, ITS MANAGING MEMBER
5706 N. 6TH LANE
MCALLEN, TX 78504

STATE OF TEXAS:
COUNTY OF BEXAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROXANA LOPEZ, 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 13th DAY OF MARCH, 2019



[Signature]
DONALD OROIAN
Notary Public, State of Texas
My Comm. Exp. 8-4-2018
ID No. 1130746-3
NOTARY PUBLIC, STATE OF TEXAS

THIS PLAT OF URBAN CITY COTTAGES AT THE HEIGHTS (IDZ) 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.

DATED THIS _____ DAY OF _____ A.D. 2019.

BY: CHAIRMAN

BY: SECRETARY