

LAND-PLAT-19-11800068

SUBDIVISION PLAT
OF
ST. MARY'S TOWNHOUSE
SUBDIVISION IDZ

BEING A TOTAL OF 0.558 ACRES TRACT OF LAND OUT OF ARBITRARY LOTS 13, 14, & 15, BLOCK 3, N.C.B. 829, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEED VOLUME 18464, PAGE 1295, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 32 THROUGH 51, BLOCK 3, NEW CITY BLOCK 829, SAN ANTONIO, BEXAR COUNTY, TEXAS.



GE REAVES ENGINEERING
5250 CALLAGHAN RD.
SAN ANTONIO, TX 78228
PH: (210) 490-4506 FAX: (210) 490-4812
TBPE FIRM REGISTRATION (F-4861)
TBLIS FIRM REGISTRATION (F-101337)
GRE JOB NO.: 18-0490
DATE: 6/1/18

SCALE: 1" = 50'

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.

Robert T. Melvin
OWNER/DEVELOPER: LEGACY LOFTS ON ST. MARY'S, L.L.C.
ROBERT MELVIN
210 W. PEDEN ALLEY
SAN ANTONIO, TX 78204
(517) 648-0268

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT MELVIN 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 25th DAY OF Sept., 2019.

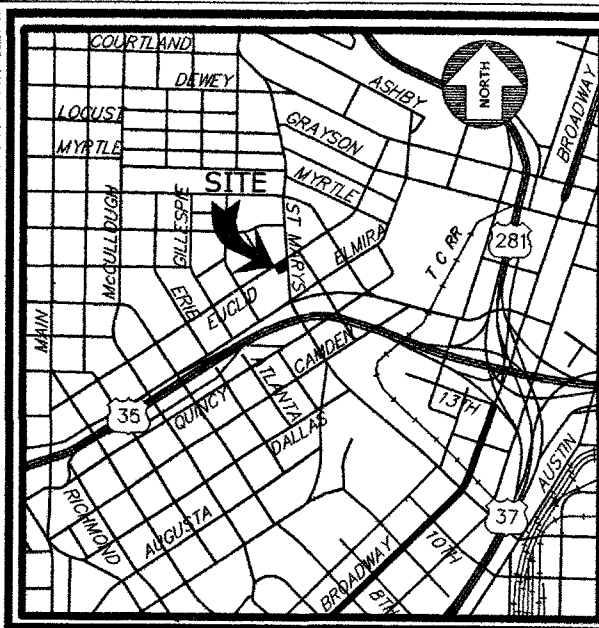
Janice Ann Little
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ST. MARY'S TOWNHOUSE SUBDIVISION IDZ 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.

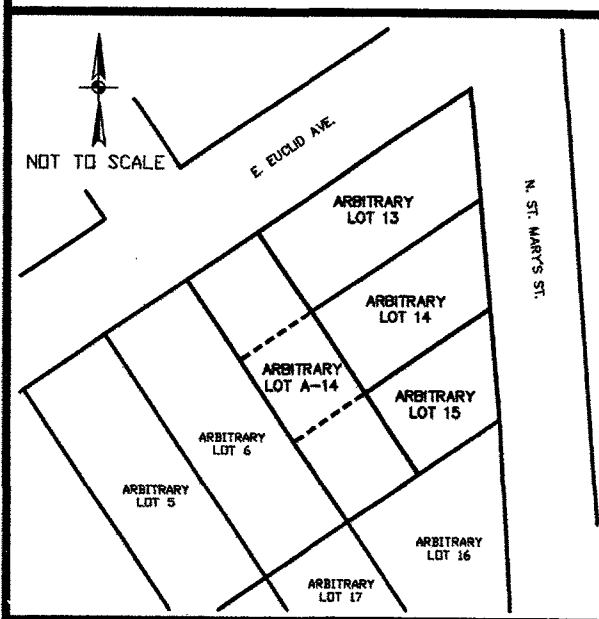
DATED THIS _____ DAY OF _____ A.D., 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
NOT TO SCALE



SUBJECT AREA MAP

THE AREA BEING PLATTED IS DESCRIBED AS ARBITRARY LOTS 13, 14, A-14, AND 15, BLOCK 3, NEW CITY BLOCK 829, IN THE SUBDIVISION OF BLOCK 3, N.C.B. 829 IN THE DEED RECORDED IN VOLUME 18464, PAGE 1295-1299 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

CPS/SAWS/COSA/UTILITY NOTES:

1. 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 DEDICATED 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 SERVICES FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO 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 GRANTOR'S 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.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATION 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 ALTERATION.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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.

Gustavo Gonzalez 9.24.19
GUSTAVO GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 65524

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:

Amibal A. Gutierrez Jr. 9-24-19
AMIBAL A. GUTIERREZ JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3275

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 32 THROUGH 51, BLOCK 3, N.C.B. 829, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0405G. EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR NOTE:

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

LEGEND KEY

- S.I.R.C. = SET 1/2" IRON ROD WITH CAP (GRE)
- S.M.W. = SET 1/2" MAG-WASHER (GRE)
- ESM.T. = EASEMENT
- ELEC. = ELECTRIC
- AC. = ACRES
- BLK. = BLOCK
- TELE. = TELEPHONE
- CAT.V. = CABLE TELEVISION
- D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT OF WAY
- -670- = MAJOR CONTOURS
- — = MINOR CONTOURS
- — = CENTERLINE
- — = PROPOSED EASEMENT LABEL NUMBER
- — = EXISTING B.S.L. LABEL NUMBER

DRAINAGE EASEMENT ENCROACHMENTS 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 TCI OR 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 WITHIN SAID DRAINAGE EASEMENTS.

INGRESS/EGRESS NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

TOWNHOUSE NOTE:

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

ZERO LOT LINE NOTE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS WASTEWATER EDU NOTE:

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

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.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "GRE" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NOS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE IN SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. LOT 902, BLOCK 3, N.C.B. 829, IS A COMMON USE AREA AND IS DESIGNATED AS AN IRREVOCABLE INGRESS/EGRESS EASEMENT, AND ELECTRIC, GAS, TELEPHONE, PEDESTRIAN, CABLE T.V., PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENTS. LOT 903 AND 904, BLOCK 3, N.C.B. 829, SHALL BE DESIGNATED AS A PRIVATE PARK.

LINE	LENGTH	BEARING
L1	43.80'	S05°14'18"E
L2	15.75'	S56°43'34"W
L3	16.30'	S16°07'06"E
L4	16.30'	S55°33'27"W
L5	17.16'	N10°22'21"W
L6	38.09'	N30°38'31"W
L7	49.02'	N56°00'36"E
L8	31.30'	S05°09'53"E
L9	9.94'	S56°00'36"W
L10	36.00'	N33°59'24"W
L11	4.49'	S56°00'36"W
L12	6.72'	N05°09'53"W

- ① 10' AERIAL ELECTRIC EASEMENT
- ② 20' FIRE LANE EASEMENT WITHIN LOT 902
- ③ 25' BUILDING SETBACK LINE (VOL.6600, PG.97, D.P.R.)

