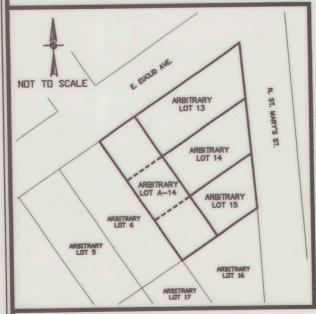


NOT TO SCALE



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.

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," "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

2. 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

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 GONZÁLEZ, P.E. LICENSED PROFESSIONAL ENGINEER NO. 65524

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:

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

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

OS.I.R.C. = SET 1/2" IRON ROD WITH CAP (GRE) OS.M.W. = SET 1/2" MAG-WASHER (GRE) ESM'T. = EASEMENT

ELEC. = ELECTRIC = ACRES AC. = BLOCK

TELE. = TELEPHONE CA.T.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 CONTORS

= MINOR CONTOURS E = 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

TOWNHOUSE NOTE: ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

1) 10' AERIAL ELECTRIC EASEMENT

(2) 20' FIRE LANE EASEMENT WITHIN LOT 902

(3) 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT

(4) 5' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT

(5)7' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT.

6 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT

(7)5' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT.

8 25' BUILDING SETBACK LINE (VOL.6600, PG.97, D.P.R.)

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
WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL
SUCH LOCATIONS, THE OWNER 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.

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.

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.

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "GRE" JNLESS NOTED OTHERWISE.

. 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 TEXAS. NGS 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

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, BLOCK 3, N.C.B. 829, SHALL BE DESIGNATED AS A PRIVATE PARK.

LINE LABLE			
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	35.65'	S05°14′18″E	
L9	13.18′	S56*01'05'W	
L10	41.11'	N33°59′15″W	
L11	2.02'	S56*00′52*W	
L12	6.95'	N05*09'44"W	

I TAIL TADIL

LAND-PLAT-19-11800068

SUBDIVISION PLAT

ST. MARY'S TOWNHOUSE SUBDIVISION IDZ

BEING A TOTAL OF 0.588 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,



GE REAVES ENGINEERING 5250 CALLAGHAN RD. SAN ANTONIO, TX 78228 PH: (210)490-4506 FAX: (210)490-4812 TBPE FIRM REGISTRATION (F-4861) TBLS FIRM REGISTRATION (F-101337) GRE JOB NO.: 18-0490 DATE: 5/1/18

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: 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

Janice Ann Little Notary Public, State of Texas

ID No. 10278059

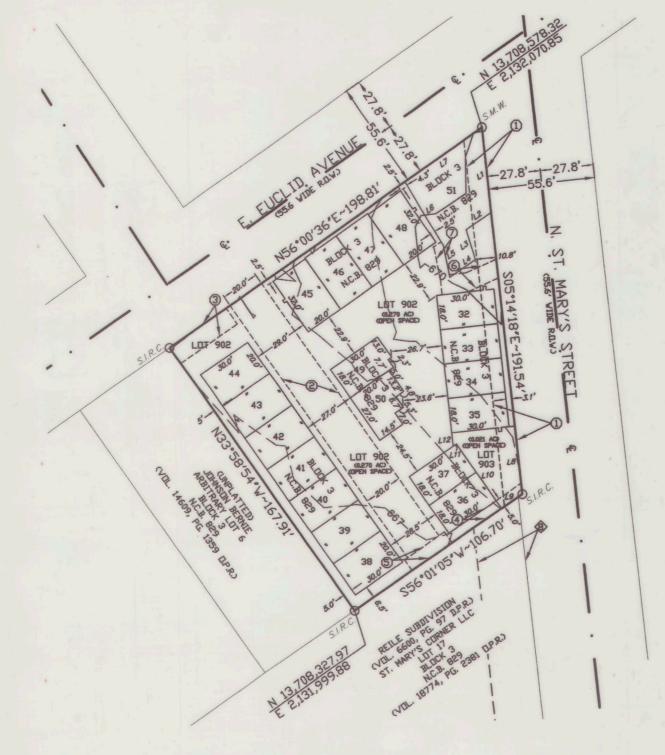
ember 14, 2023

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY ROBERT MELVIN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1366 DAY OF Dec. , 2029.

> mue Com, Tooks NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>ST. MARY'S TOWNHOUSE SUBDIVISION IDZ</u> 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 VARANCE(S) HAVE BEEN GRANTED.

DATED THIS _	DAY OF	A.D., 20_
	BY:CHAIRMAN	
	BY:	





ANIBAL A. GUTIERREZ JR

SURVE SURVE

ANIBAL A. GUTIERREZ JR., R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3275