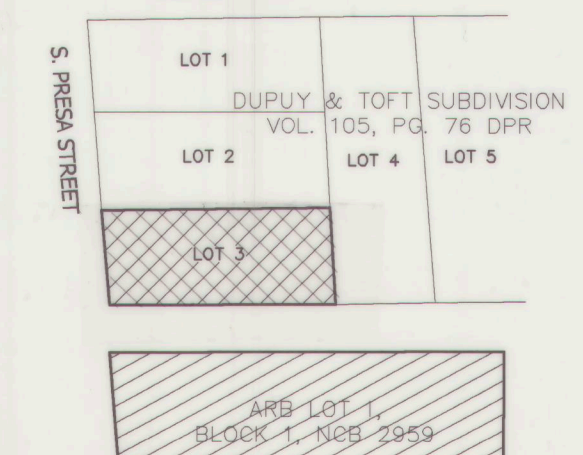


### LEGEND

- PLATTED BOUNDARY
- EXISTING BOUNDARY
- CENTERLINE
- - - - - EXISTING CONTOUR
- - - - - EASEMENT
- FOUND IRON ROD
- ⊙ FOUND IRON ROD
- SET IRON ROD
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- ARB = ARBITRARY
- DPR = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- NCB = NEW CITY BLOCK
- ROW = RIGHT-OF-WAY
- BLK = BLOCK

### LOTUS STREET



### AREA BEING REPLATTED AND SUBJECT AREA THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 3, BLOCK 30, NCB 3036 OF THE DUPUY AND TOFT SUBDIVISION PLAT, AN ANTIQUATED PLAT DATED DECEMBER 30, 1905, RECORDED IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; AND ARBITRARY LOT 1, BLOCK 1, NCB 2959 OF THE DEED RECORDED IN VOLUME 17250, PAGE 1648, OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.

**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 YELLOW PLASTIC CAP STAMPED "DAM 5348 PROP. COR." UNLESS OTHERWISE NOTED.

### STATE OF TEXAS COUNTY OF BEAR

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

### STATE OF TEXAS COUNTY OF BEAR

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.

*Robert R. Delgado*  
ROBERT R. DELGADO, P.E.  
LICENSED PROFESSIONAL ENGINEER  
NO. 95644 - STATE OF TEXAS

### NOTES:

- 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.
- 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

### SAWS NOTES:

THE DEVELOPER DEDICATED THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

### 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 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.

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 1,500 GPM AT 25 PSI 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 SAN ANTONIO FIRE DEPARTMENT MARSHALL.

### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 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.

- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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.
- 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. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### MAINTENANCE NOTE:

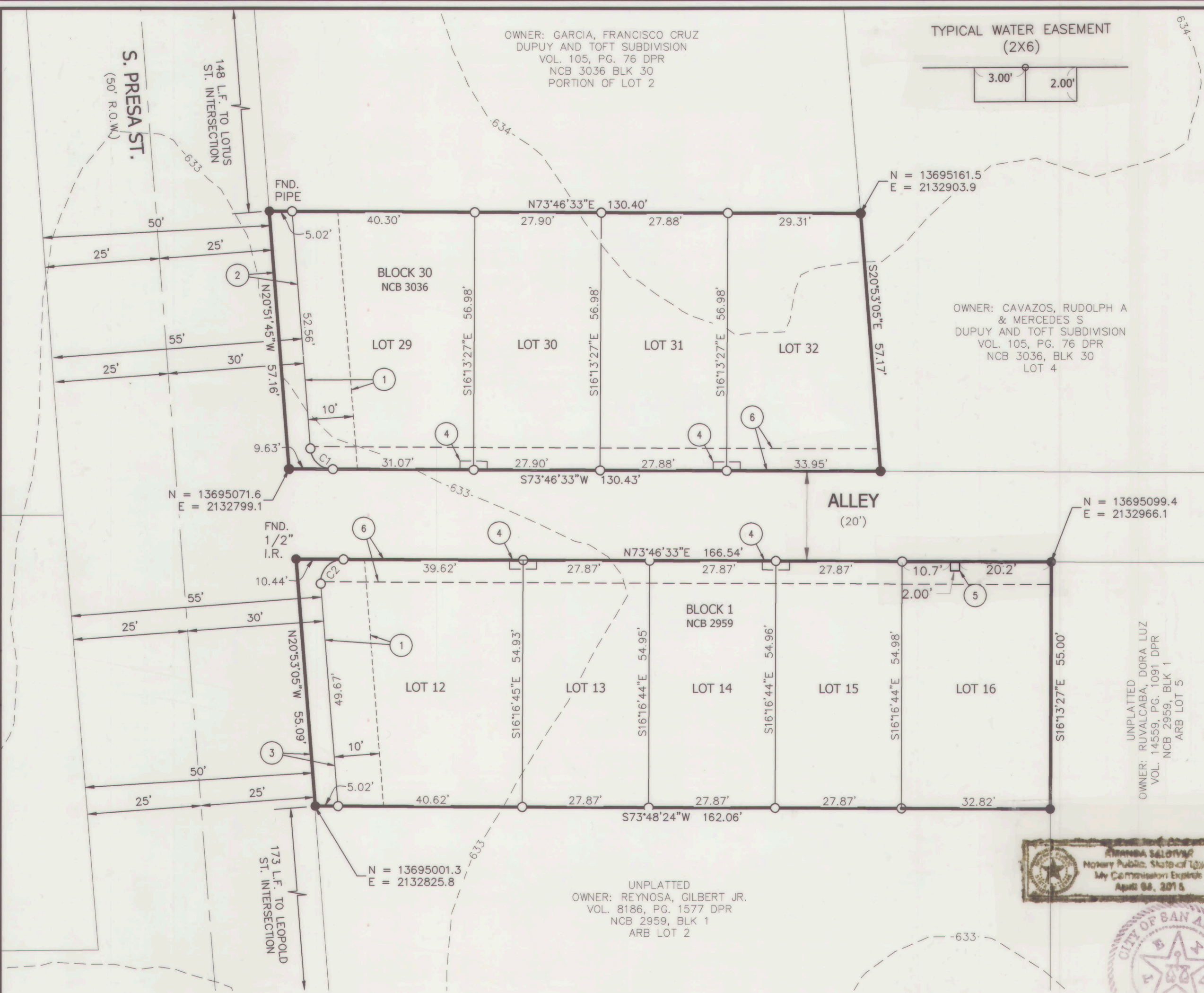
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LOTUS URBAN TOWNHOMES WEST IDZ SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 12-19, AND LOT 901 BLOCK 2.

### 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.

### TOWNHOME NOTE:

ALL LOTS IN THE SUBDIVISION TO BE LIMITED TO TOWNHOUSE USE.



### EASEMENT TABLE

- |  |   |
|--|---|
| 1 = 10' E.G.T.C. EASEMENT  | 4 = 2'x6' WATER EASEMENT                |
| 2 = 5' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.00653 ACRE) | 5 = 2'x2' WATER EASEMENT                |
| 3 = 5' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.00633 ACRE) | 6 = 5' WATER ACCESS & E.G.T.C. EASEMENT |

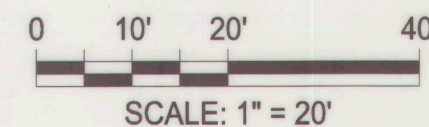
### CURVE TABLE

CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	LENGTH
C1	5.00'	85°21'42"	6.78'	N63°32'36"W	7.45'
C2	5.00'	94°39'38"	7.35'	N26°26'44"E	8.26'

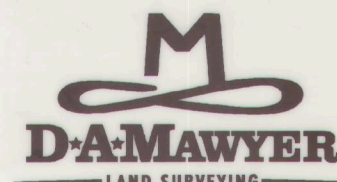
### PLAT NO. 160295

### RE-PLAT & SUBDIVISION PLAT ESTABLISHING LOTUS URBAN TOWNHOMES EAST IDZ

BEING A TOTAL OF 0.378 ACRES, INCLUSIVE OF A TOTAL OF 0.01313 ACRES OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS; ESTABLISHING LOTS 1-4, BLOCK 30, NCB 3036 AND LOTS 1-5, BLOCK 1, NCB 2959, BEING LOT 3, BLOCK 30, NCB 3036 OUT OF THE DUPUY AND TOFT SUBDIVISION PLAT RECORDED IN VOLUME 105, PAGE 76 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS; AND ARBITRARY LOT 1, BLOCK 1, NCB 2959 OF THE DEED RECORDED IN VOLUME 17250, PAGE 1648 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.



SCALE: 1" = 20'



132 CADDELL LANE  
NEW BRAUNFELS, TX 78130  
PH: (830) 632-5092 FIRM NO. 10191500

210.860.9224

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ENGINEERING | CONSULTING  
5710 W. HAUSMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-13847

### STATE OF TEXAS COUNTY OF BEAR

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:  
S. PRESA DEVELOPMENT, LLC.  
2719 GAINSBOROUGH DR.  
SAN ANTONIO, TEXAS 78230

OWNER: *Efraim Varga*  
EFRAIM VARGA

### STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Efraim Varga* 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 *19* DAY OF *December*, 2016.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF LOTUS URBAN TOWNHOMES EAST 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 *11* DAY OF *January*, A.D., 2017.

BY: *Efraim Varga*  
CHAIRMAN

BY: *Robert R. Delgado*  
SECRETARY

### STATE OF TEXAS COUNTY OF BEAR

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. 2016 AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016 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., 2016.

BY: \_\_\_\_\_, COUNTY CLERK, BEAR COUNTY, TEXAS

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

PAGE 1 OF 1