

LOCATION MAP

LEGEND:

VOL.

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1

2

3

4

---- ARBITRARY ELEC. ---- ELECTRIC ---- TELEPHONE CATV.

---- CABLE TELEVISION ---- EASEMENT R.O.W. ---- RIGHT-OF-WAY N.C.B. ---- NEW CITY BLOCK ---- VOLUME

---- PAGE ---- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS DOC. No ---- DOCUMENT NUMBER

---- CENTERLINE

---- LOT 901, BLOCK 30, N.C.B. 392 IS AN IRREVOCABLE INGRESS/EGRESS ESM'T. AND IS DESIGNATED AS AN ELEC., GAS, TEL., CATV., PRIVATE DRAINAGE, WATER, PEDESTRIAN AND SANITARY SEWER ESM'T. (0.285 ACRES)

---- 5' UTILITY & MAINTENANCE ESM'T ---- 10' ELEC., GAS, TEL., & CATV ESM'T

---- WALK, DRIVEWAY AND PASSAGEWAY ESM'T. (VOL. 390, PG. 361 DPR)

---- PORTION OF ARBITRARY LOT 1, BLOCK 30, N.C.B. 392 (VOL. 13936, PG. 1974 OPR)

----- PORTION OF ARBITRARY LOT 5, BLOCK 30, N.C.B. 392 (VOL. 12723, PG. 380 OPR)

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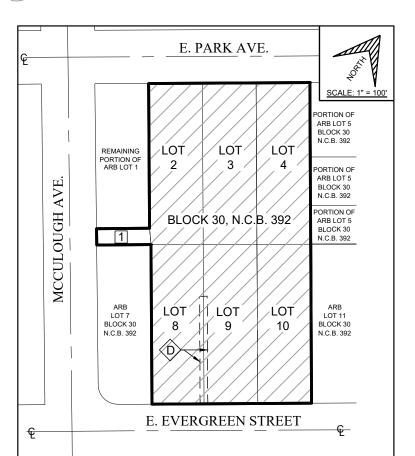
---- ZERO LOT LINE

---- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET

---- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

---- LAND TIE/HOOK

---- CONTOURS



SUBJECT AREA

BEING ARBITRARY LOT 2, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN VOLUME 13936, PAGE 1974; ARBITRARY LOTS 3 & 4, BLOCK 30, NEW CITY BLOCK 392, RECORDED IN VOLUME 12723, PAGE 380; AND ARBITRARY LOTS 8, 9 & 10, BLOCK 30. NEW CITY BLOCK 392, RECORDED IN DOCUMENT No. 20190010772, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

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: MACINA, BOSE, COPELAND, & ASSOCIATES, INC. UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

LICENSED PROFESSIONAL ENGINEER NO. 66073

STATE OF TEXAS COUNTY OF BEXAR

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE 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.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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 SERVICE 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 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.

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 WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC

ND GAS FACILITIES ARE PROPOSED OR EXISTINĠ WITHIN THOŚÉ FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

SAWS 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.

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.

Line #

Line Table

Bearing

N 05°34'02" W

Length

17.08'

INGRESS & EGRESS (WATER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

56.00' ± TO THE INTERSECTION OF EAST PARK AVE.

& McCULLOUGH AVE

UNPLATTED

LOPEZ JOHN

PORTION OF

ARB LOT 1 BLOCK 30

N.C.B. 392

(VOL. 16362, PG.

196 OPR)

UNPLATTED

RODRIGUEZ

MARIA ANTONIA

LOT 7

BLOCK 30

N.C.B. 392

(VOL. 15613,

PG. 32 OPR)

2.2' ROW DEDICATION (TO THE CITY OF SAN ANTONIO)

(0.008 ACRES)

McCULLOUGH &

N 13709252.52' E 2130307.62' FLOODPLAIN VERIFICATION:

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

PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE

2. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAZ011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED

RESIDENTIAL FINISHED FLOOR NOTE:

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS. PARKS, TREE SAVE AREAS. INCLUDING LOT 901, BLOCK 30, NCB 392, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

DRAINAGE EASEMENT ENCROACHMENTS:

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 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 OF INGRESS AND EGRESS OVER THE GRANTOR'S 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.

SAWS DEDICATION NOTE

LOT

24

LOT

25

N89°41'31"F

LOT

26

N89°41'31"E

LOT

27

LOT

28

LOT

29

LOT

30

LOT

31

N89°41'31"E

LOT

32

LOT

33

99 71.59

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angle$

N89°41'31"E

N89°41'31"E

THE OWNER DEDICATES 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.

RESIDENTIAL FIRE FLOW NOTE:

EAST PARK AVE. ∞

(55.6' R.O.W.)

N 89°41'31" E 167.96'

30

S 89°42'23" W 166.31

E. EVERGREEN STREET

(55.6' R.O.W.)

LOT

23

LOT

22

LOT

21

N89°41'31"

LOT

20

LOT

19

-14.41'\ N89°41'31"E /T

-2.67' 69.97' / J

LOT

18

LOT

17

LOT

B LOT

N89°41'31"E

<u>69</u>.7<u>2'</u>

N89°41'31"E

69.72' LOT

14

RES

N89°41'31"E <u>69</u>.7<u>2'</u> _______

 $\langle B \rangle_h$

 $\langle B \rangle$

N89°41'31"E

 $\langle B \rangle_n$

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR MINIMUM FIRE FLOW DEMAND OF 100 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 MARSHA

2.2' ROW DEDICATION

(TO THE CITY OF SAN ANTONIO)

(0.008 ACRES)

UNPLATTED

TEXAS PN

NVESTMENTS LP

2

UNPLATTED

TEXAS PN

INVESTMENTS LP

UNPLATTED

TEXAS PN

IVESTMENTS LP

Z

UNPLATTED

EVERGREEN

TOWN HOMES LLC

ARB LOT 11

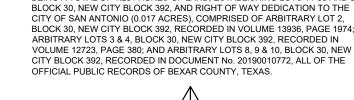
BLOCK 30

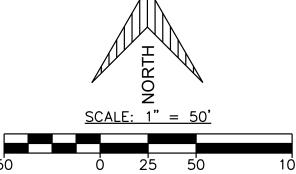
N.C.B. 392

(DOC. No. 20180223898 OPR

N 13708919.53'

E 2130477.31'





PLAT NO. 19-11800398

SUBDIVISION PLAT

ESTABLISHING

E. PARK & EVERGREEN ST. IDZ

BEING A TOTAL OF 1.281 ACRES OF LAND, ESTABLISHING LOTS 14-33 AND 901,

MACINA • BOSE • COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 01/14/2020 JOB NO.: 32408/1370

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

OWNER / DEVELOPER: JAMES BASTONI IMAGINE HOMES, LTD SAN ANTONIO TEXAS 78230 TEL.: (210) 867-8792

OWNER

STATE OF TEXAS

COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES BASTONI 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

DAY OF

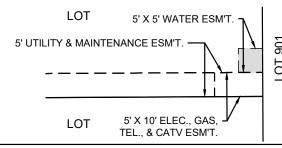
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS					
, 2020.					

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

SECRETARY



TYPICAL EASEMENTS ALONG FRONT PROPERTY LINE



