

LEGEND

5' SQUARE FEET	ESMT	EASEMENT
BLK BLOCK	REPETITIVE BEARING	AND/OR DISTANCE
NCB NEW CITY BLOCK	VOL VOLUME	PAGE(S)
DPR DEED AND PLAT RECORDS OF	PG RIGHT-OF-WAY	FOUND 1/2" IRON ROD
BEXAR COUNTY, TEXAS	ROW	(UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS OF	SET 1/2" IRON ROD	COMMON TOWNHOUSE LOT LINE
BEXAR COUNTY, TEXAS		
CL CENTER LINE		
1140 EXISTING CONTOURS		
1140 PROPOSED CONTOURS		

1. 16' UTILITY EASEMENT (VOL. 4400, PG. 201, D.P.R.)
2. REMAINING PORTION OF 16' UTILITY EASEMENT (VOL. 4400, PG. 201, D.P.R.)
3. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
4. 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5. 4' PRIVATE WATER EASEMENT
6. 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
7. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
8. IRREVOCABLE INGRESS/EGRESS PRIVATE 20' ACCESS, WATER & SEWER ESMT. SEE GENERAL NOTE 2
9. IRREVOCABLE INGRESS/EGRESS PRIVATE 22' ACCESS, WATER & SEWER ESMT. SEE GENERAL NOTE 3
10. 10' PRIVATE WATER AND SANITARY SEWER EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.58'	15.00'	15.02'	90°03'32"	21.22'	S44°30'16"W

SAWS WASTEWATER EDU:
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:**
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. 35-504 (a)(5)
 2. LOT 901, BLOCK 20 IS AN IRREVOCABLE INGRESS/EGRESS PRIVATE 20' ACCESS AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 28 - 35, BLOCK 20.
 3. LOT 902, BLOCK 20 IS AN IRREVOCABLE INGRESS/EGRESS PRIVATE 20' ACCESS AND SEWER EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SOLE USE OF LOTS 36 - 37, BLOCK 20.
 4. 35-515 (c) (4) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT. ALL WATER AND SANITARY SEWER WITHIN THIS LOT IS PRIVATE.

TOWNHOUSE NOTE:
ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE, EXCEPT LOTS 36 & 37, BLOCK 20, N.C.B. 13035

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2532194) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H)

SAWS IMPACT FEE:
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.

FIRE FLOW NOTE:
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 1,000 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.

MAINTENANCE NOTE:
THE MAINTENANCE OF IRREVOCABLE INGRESS/EGRESS, PRIVATE ACCESS, WATER & SEWER EASEMENTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PRIVATE DRIVE NOTE:
LOT 901 AND LOT 902, BLOCK 20, N.C.B. 13035 ARE INGRESS/EGRESS AND UTILITY EASEMENTS (IMPERMEABLE).

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

FLOODPLAIN NOTE:
NO PORTION OF THE FEMA 1% CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0265G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEY NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83
2. COORDINATES SHOWN HEREON ARE GRID.
3. DISTANCES SHOWN HEREON ARE SURFACE.
4. SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "MMES RPLS 6490" AT ALL PROPERTY/LOT CORNERS UNLESS OTHERWISE NOTED.

C.P.S. / SAWS / UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS W
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MINIMUM FINISHED FLOOR NOTE:
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

LAND-PLAT-19-11800397

REPLAT ESTABLISHING QUARRY PLACE (IDZ) A TOWNHOUSE SUBDIVISION

BEING A 0.791 ACRE TRACT OF LAND CONSISTING OF LOTS 19, 23, AND 24, BLOCK 20 OF ALAMO HEIGHTS GARDENS, NEW CITY BLOCK 13035, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4400, PAGE 201, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 28 - 37, 901 & 902, BLOCK 20, N.C.B. 13035, SAN ANTONIO, BEXAR COUNTY, TEXAS.

CDS muery
ENGINEERS • SURVEYORS
3411 MAGIC DR. SAN ANTONIO, TEXAS • (210) 581-1111 • TSP# NO. F-1733 • TPLS NO. 100495-00

DATE OF PREPARATION: JANUARY 24, 2020
CDS MUERY JOB 119160T302

MM MEALS★MYERS
ENGINEERING & SURVEYING LLC

MMES JOB# 19052
TPLS #10194291
TSP# #18576
7711 ECKHART RD, SUITE 108
SAN ANTONIO, TX 78240
(210)236-7382

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: ARMANDO SAIDE, PRESIDENT
SAMA DEVELOPERS, LLC
116842 SHOWNOWN PATH, UNIT 4
SELMA, TEXAS 78154

OWNER: ARMANDO SAIDE, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ARMANDO SAIDE 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 27 DAY OF January, A.D. 2020

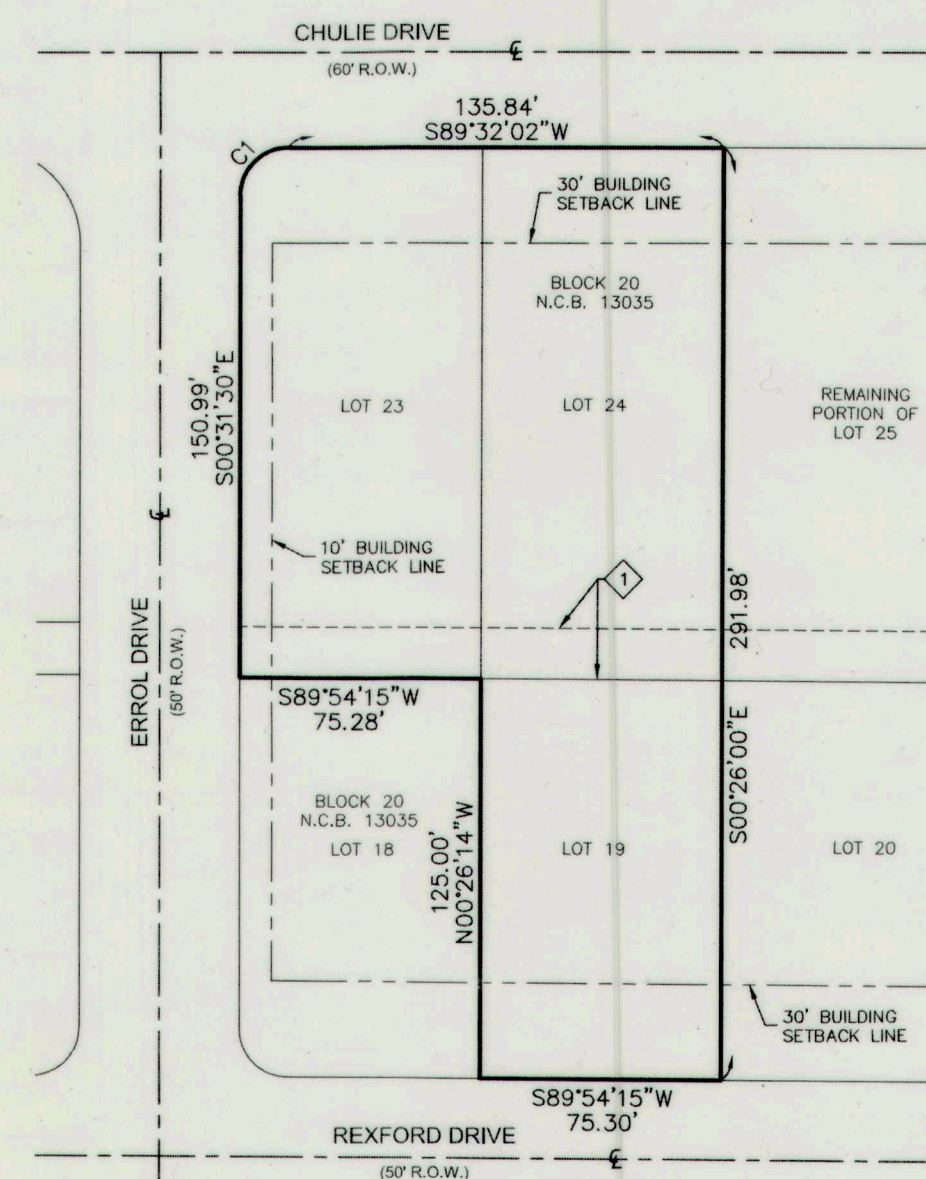
Adalia Rios
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
ADALIA RIOS
Notary Public, State of Texas
Comm. Expires 02-12-2022
Notary ID 129710179

THIS PLAT OF QUARRY PLACE (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



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

0.791 ACRE BEING REPLATTED WAS PLATTED AS LOTS 19, 23 AND 24, BLOCK 20, N.C.B. 13035, A PORTION OF TWO (2) 30' BUILDING SETBACKS LINES, A PORTION OF A 10' BUILDING SETBACK LINE AND A PORTION OF A 16' UTILITY EASEMENT ON A PLAT KNOWN AS "ALAMO HEIGHTS GARDENS" RECORDED IN VOLUME 4400, PAGE 201, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF BEXAR §

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS "ALAMO HEIGHTS GARDENS", RECORDED IN VOLUME 4400, PAGE 201 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

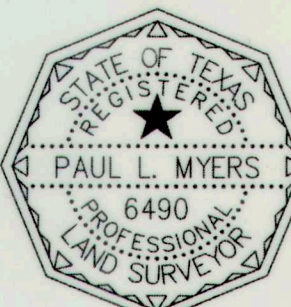
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

SWORN AND SUBSCRIBED BEFORE ME THIS 27 DAY OF January 2020

Adalia Rios
ADALIA RIOS
Notary Public, State of Texas
Comm. Expires 02-12-2022
Notary ID 129710179

CDS Muery F-1733



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 THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Brian A. Crowell 01/27/2020
LICENSED PROFESSIONAL ENGINEER

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:

Paul L. Myers 1/27/2020
REGISTERED PROFESSIONAL LAND SURVEYOR

10 RESIDENTIAL LOTS

SHEET 1 OF 1