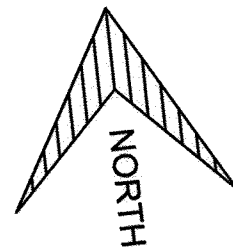


PLAT NO. 19-11800403

REPLAT & SUBDIVISION PLAT ESTABLISHING ALAZAN LOFTS - IDZ

BEING A TOTAL OF 2.856 ACRES OF LAND ESTABLISHING LOT 7, BLOCK 5, NEW CITY BLOCK 2417, LOT 7, BLOCK 6, NEW CITY BLOCK 2416, LOT 7, BLOCK 7, NEW CITY BLOCK 2415, LOT 15, BLOCK 3, NEW CITY BLOCK 2439, AND LOT 20, BLOCK 2, NEW CITY BLOCK 2440, RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (0.167 ACRES), BEING COMPRISED OF LOTS 16, 17 & 18, BLOCK 2, NEW CITY BLOCK 2440, AVENIDA GUADALUPE EL PASO SUBDIVISION, AS PREVIOUSLY RECORDED IN VOLUME 9561, PAGE 119, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND A 0.191 ACRE TRACT OF LAND BEING OUT OF BLOCK 5, NEW CITY BLOCK 2417, RECORDED IN VOLUME 19052, PAGE 1222; A 0.680 ACRE TRACT OF LAND BEING OUT OF BLOCK 6, NEW CITY BLOCK 2416, RECORDED IN VOLUME 19052, PAGE 1222; A 0.225 ACRE TRACT OF LAND BEING OUT OF BLOCK 7, NEW CITY BLOCK 2415, RECORDED IN VOLUME 19052, PAGE 1222; A 0.026 ACRE TRACT OF LAND BEING OUT OF BLOCK 7, NEW CITY BLOCK 2415, RECORDED IN VOLUME 19052, PAGE 1304; A 0.104 ACRE TRACT OF LAND BEING OUT OF BLOCK 7, NEW CITY BLOCK 2415, RECORDED IN VOLUME 19052, PAGE 765; A 0.347 ACRE TRACT OF LAND BEING OUT OF BLOCK 3, NEW CITY BLOCK 2439, RECORDED IN VOLUME 19052, PAGE 427; AND A 0.879 ACRE TRACT OF LAND OUT OF BLOCK 3, NEW CITY BLOCK 2439, RECORDED IN VOLUME 19052, PAGE 1222; ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'



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

03/23/2020

JOB NO.: 32300/1270

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: DAVID NISIVOCIA, PRESIDENT & CEO
SAN ANTONIO HOUSING AUTHORITY
818 SOUTH FLORES
SAN ANTONIO, TEXAS 78204
TEL. NO. (210) 477-6791

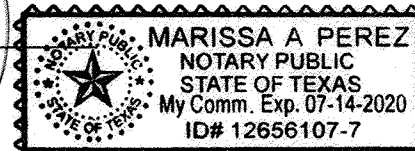
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID NISIVOCIA, 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 3 DAY OF April, 2020

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF ALAZAN LOFTS - 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., 2020.

BY: CHAIRMAN

BY: SECRETARY



LOCATION MAP
NOT TO SCALE

LEGEND:

- | | | |
|-----------|---|---|
| ARB. | — | ARBITRARY |
| ELEC. | — | ELECTRIC |
| TEL. | — | TELEPHONE |
| CATV | — | CABLE TELEVISION |
| ESMT. | — | EASEMENT |
| R.O.W. | — | RIGHT-OF-WAY |
| N.C.B. | — | NEW CITY BLOCK |
| VOL. | — | VOLUME |
| PG. | — | PAGE |
| VAR. WD. | — | VARIABLE WIDTH |
| OPR. | — | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS |
| DPR. | — | DEED PLAT RECORDS OF BEXAR COUNTY TEXAS |
| DOC. N.O. | — | DOCUMENT NUMBER |
| ℄ | — | CENTERLINE |
| A | — | VAR. WD. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.026 ACRES) |
| B | — | VAR. WD. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.049 ACRES) |
| C | — | VAR. WD. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.053 ACRES) |
| D | — | VAR. WD. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.039 ACRES) |
| E | — | 10' ELEC., GAS, TEL. & CATV ESMT. |
| F | — | 5' ELEC., GAS, TEL. & CATV ESMT. |
| G | — | 10'x20' WATER ESMT. |
| H | — | 25' PUBLIC DRAINAGE ESMT. (0.048 ACRES) |
| A | — | 14' GAS, ELEC., TEL. & CATV ESMT. (VOL. 9561, PG. 119 DPR) |
| B | — | APPROXIMATE LIMITS OF ZONE AE, 100-YEAR FLOODPLAIN, BASED ON A MAP TO MAP TRANSFER OF FEMA FIRM PANEL NO. 48029C0395G, DATED SEPTEMBER 29, 2010 |
| C | — | 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MBC ENGINEERS |

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT AVENIDA GUADALUPE EL PASO SUBDIVISION PLAT No. 040168, WHICH IS RECORDED IN VOLUME 9561, PAGE 119, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE OR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 3 DAY OF April, 2020

SWORN TO AND SUBSCRIBED BEFORE ME BY David Nisivocia ON THIS THE 3 DAY OF April, 2020 TO CERTIFY WHICH WITNESS BY HAND AND SEAL OF OFFICE.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 7-14-2020

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

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

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 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.

LICENSED PROFESSIONAL ENGINEER NO. 66073

CPS/SAWS/COSA UTILITY NOTES:

1. 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.

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.

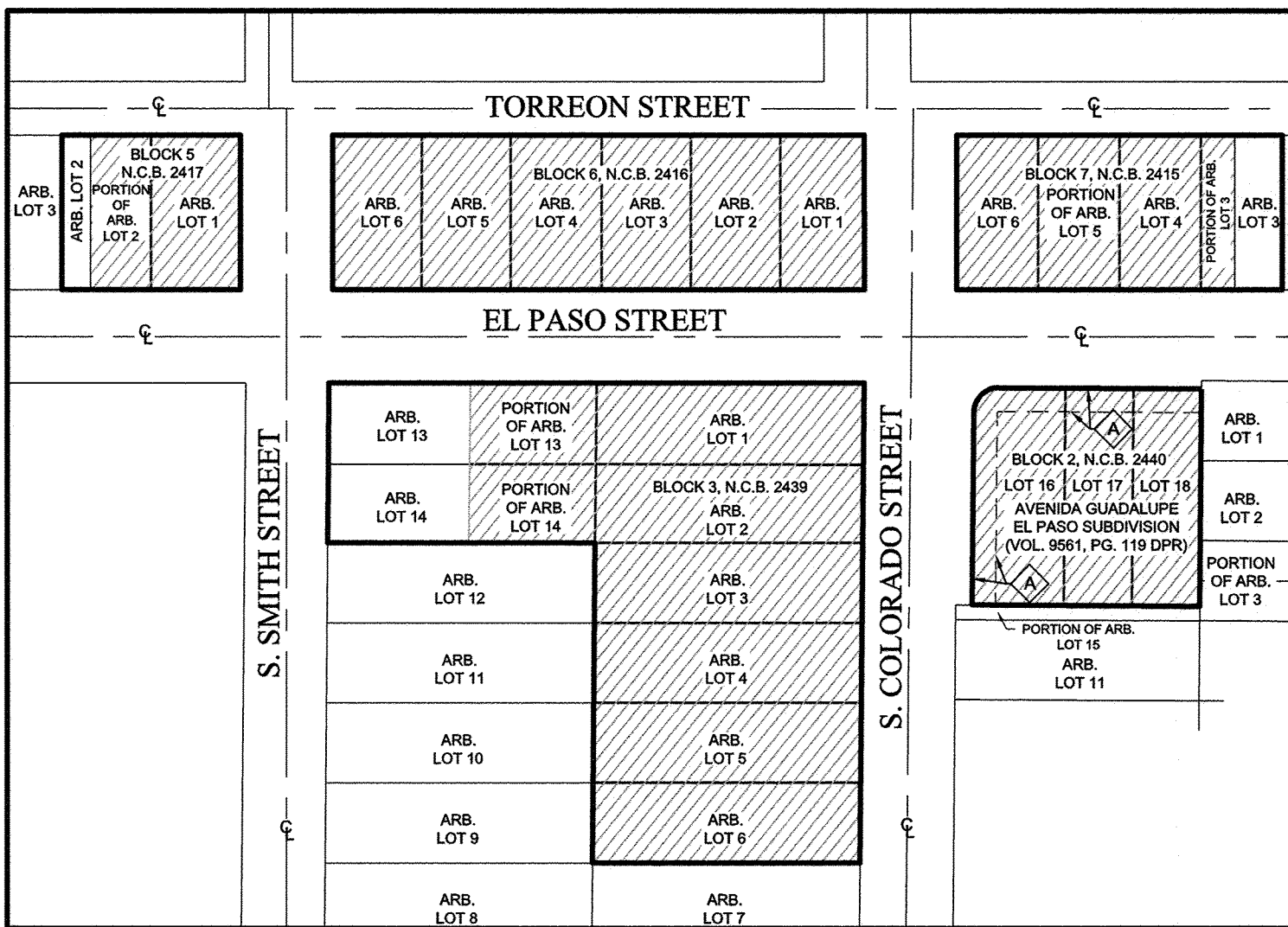
SAWS WASTEWATER EDU NOTE:

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.

RESIDENTIAL FINISHED FLOOR NOTE:

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

- | | | |
|-----------|---|--|
| 1 | — | UNPLATTED - OWNER: DE LEON DAVID V. PORTION OF LOT 2, BLOCK 5, N.C.B. 2417 (VOL. 4789, PG. 1776 OPR) |
| 2 | — | UNPLATTED - OWNER: TMA REALTY SERVICE INC. PORTION OF LOT 2, BLOCK 5, N.C.B. 2417 (VOL. 16993, PG. 1820 OPR) |
| 3 | — | UNPLATTED - OWNER: A & P TRADERS PORTION OF ARB. LOT 3, BLOCK 7, N.C.B. 2415 (DOC. No. 20180253044 OPR) |
| 4 | — | UNPLATTED - OWNER: NGUYEN A. NGOC & TRANS VAN THANH PORTION OF ARB. LOT 3 (DOC. No. 20180215559 OPR) |
| 5 | — | UNPLATTED - OWNER: NGUYEN A. NGOC & TRANS VAN THANH PORTION OF ARB. LOT 3 (DOC. No. 20180215560 OPR) |
| ⊙ | — | 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET |
| • | — | 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) |
| —Z— | — | LAND TIE/HOOK |
| -1310 | — | CONTOURS |
| — — — — — | — | 100-YEAR FLOODPLAIN |
| — — — — — | — | 100-YEAR ULTIMATE FLOODPLAIN BOUNDARY BY MBC ENGINEERS |



AREA BEING REPLATTED THROUGH A PUBLIC HEARING AND SUBJECT AREA

THE AREA BEING REPLATTED ARE LOTS 16, 17 & 18, BLOCK 2, NEW CITY BLOCK 2440 AND A 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT, BEING OUT OF THE AVENIDA GUADALUPE EL PASO SUBDIVISION, AS PREVIOUSLY RECORDED IN VOLUME 9561, PAGE 119, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT AREAS: ARBITRARY LOT 1 AND A PORTION OF ARBITRARY LOT 2, BLOCK 5, NEW CITY BLOCK 2417, RECORDED IN VOLUME 19052, PAGE 1222; ARBITRARY LOTS 1-6, BLOCK 6, NEW CITY BLOCK 2416, RECORDED IN VOLUME 19052, PAGE 1222; PORTION OF ARBITRARY LOT 3, ALL OF ARBITRARY LOT 4 AND A PORTION OF ARBITRARY LOT 5, BLOCK 7, NEW CITY BLOCK 2415, RECORDED IN VOLUME 19052, PAGE 1222; A PORTION OF ARBITRARY LOT 5, BLOCK 7, NEW CITY BLOCK 2415, RECORDED IN VOLUME 19052, PAGE 1304; ARBITRARY LOT 6, BLOCK 7, NEW CITY BLOCK 2415, RECORDED IN VOLUME 19052, PAGE 765; ARBITRARY LOT 1 AND PORTIONS OF ARBITRARY LOTS 13 & 14, BLOCK 3, NEW CITY BLOCK 2439, RECORDED IN VOLUME 19052, PAGE 427; ARBITRARY LOTS 2-6, BLOCK 3, NEW CITY BLOCK 2439, RECORDED IN VOLUME 19052, PAGE 1222; ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS;

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

