

LOCATION MAP
NOT TO SCALE

LEGEND:

ELEC.	--- ELECTRIC
TEL.	--- TELEPHONE
CATV	--- CABLE TELEVISION
SAN. SWR.	--- SANITARY SEWER
ESMT.	--- EASEMENT
R.O.W.	--- RIGHT-OF-WAY
N.C.B.	--- NEW CITY BLOCK
VOL.	--- VOLUME
P.S.	--- PAGE
VAR. WD.	--- VARIABLE WIDTH
OPR.	--- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
DPR.	--- DEED PLAT RECORDS OF BEXAR COUNTY TEXAS
C.B.	--- COUNTY BLOCK
O.C.L.	--- OUTSIDE CITY LIMITS
CL	--- CENTERLINE
(A)	--- 14" ELEC., GAS, TEL & CATV ESMT.
(B)	--- 16" SAN. SWR. ESMT.
(C)	--- 15" X 35" WATER ESMT. (SEE DETAIL "A")
(A)	--- VAR. WD. DRAINAGE & ACCESS ESMT. (VOL. 9696, PGS. 82-85 DPR)
(1)	--- LOT 1, BLOCK 2, C.B. 4295 SWISD LEGACY SUBDIVISION (VOL. 9696, PGS. 82-85 DPR)
(2)	--- OWNER: TMM INVESTMENTS LTD. PORTION OF A 306.391 ACRES TRACT (VOL. 14039, PG. 153 OPR)
(3)	--- OWNER: TMM INVESTMENTS LTD. REMAINING PORTION OF A 0.753 ACRE TRACT (DOC. No. 20200252127 OPR)
(4)	--- OWNER: TMM INVESTMENTS LTD. REMAINING PORTION OF A 1.48 ACRE TRACT (DOC. No. 20200252127 OPR)
(5)	--- OWNER: DHP INVESTMENTS LTD. 67.798 ACRE TRACT (DOC. No. 20200179291 OPR)
(●)	--- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
(•)	--- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
(- - -)	--- EXISTING CONTOURS

Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
L1	S 09°31'06" W	323.92'	L16	S 09°31'14" W	79.07'
L2	N 80°29'05" W	90.00'	L17	S 80°28'46" E	444.73'
L3	N 09°31'06" E	323.93'	L18	N 09°31'06" E	745.87'
L4	N 09°31'06" E	60.02'	L19	N 80°28'54" W	9.00'
L5	N 03°46'35" W	119.59'	L20	N 09°31'06" E	25.00'
L6	N 09°31'14" E	186.39'	L21	S 80°28'54" E	25.00'
L7	N 80°28'46" W	281.53'	L22	S 09°31'06" W	766.87'
L8	N 09°31'14" E	83.11'	L23	N 80°28'46" W	179.21'
L9	N 64°01'25" W	271.27'	L24	S 09°31'14" W	184.53'
L10	N 25°58'27" E	774.97'	L25	S 03°46'35" E	119.59'
L11	S 64°01'33" E	25.00'	L26	S 09°31'06" W	61.88'
L12	S 25°58'27" W	25.00'	L27	N 09°32'09" E	35.00'
L13	N 64°01'33" W	9.00'	L28	S 80°29'05" E	15.00'
L14	S 25°58'27" W	733.97'	L29	S 09°32'09" W	35.00'
L15	S 64°01'25" E	267.22'	L30	N 80°29'05" W	15.00'

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:

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, BLOCK 2, NCB 14570, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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:

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.

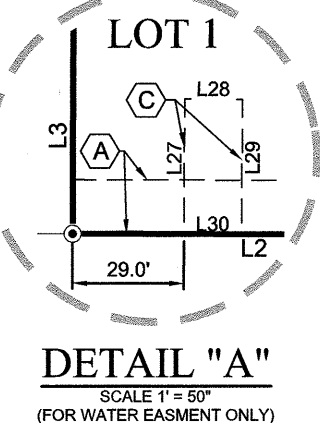
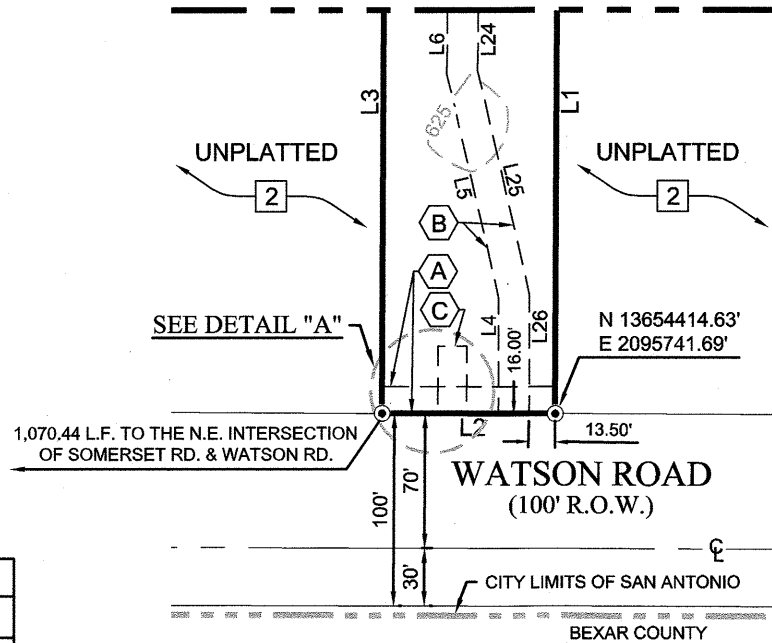
SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 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.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MATCHLINE "A"
SEE THIS SHEET



Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Bearing
C1	109.45'	273.34'	22°56'31"	55.47'	N 70°43'08" W
C2	103.34'	1444.05'	4°06'00"	51.69'	N 28°00'50" E

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0565F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

1. 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 FROM THE NGS COOPERATIVE CORNERS NETWORK.

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:

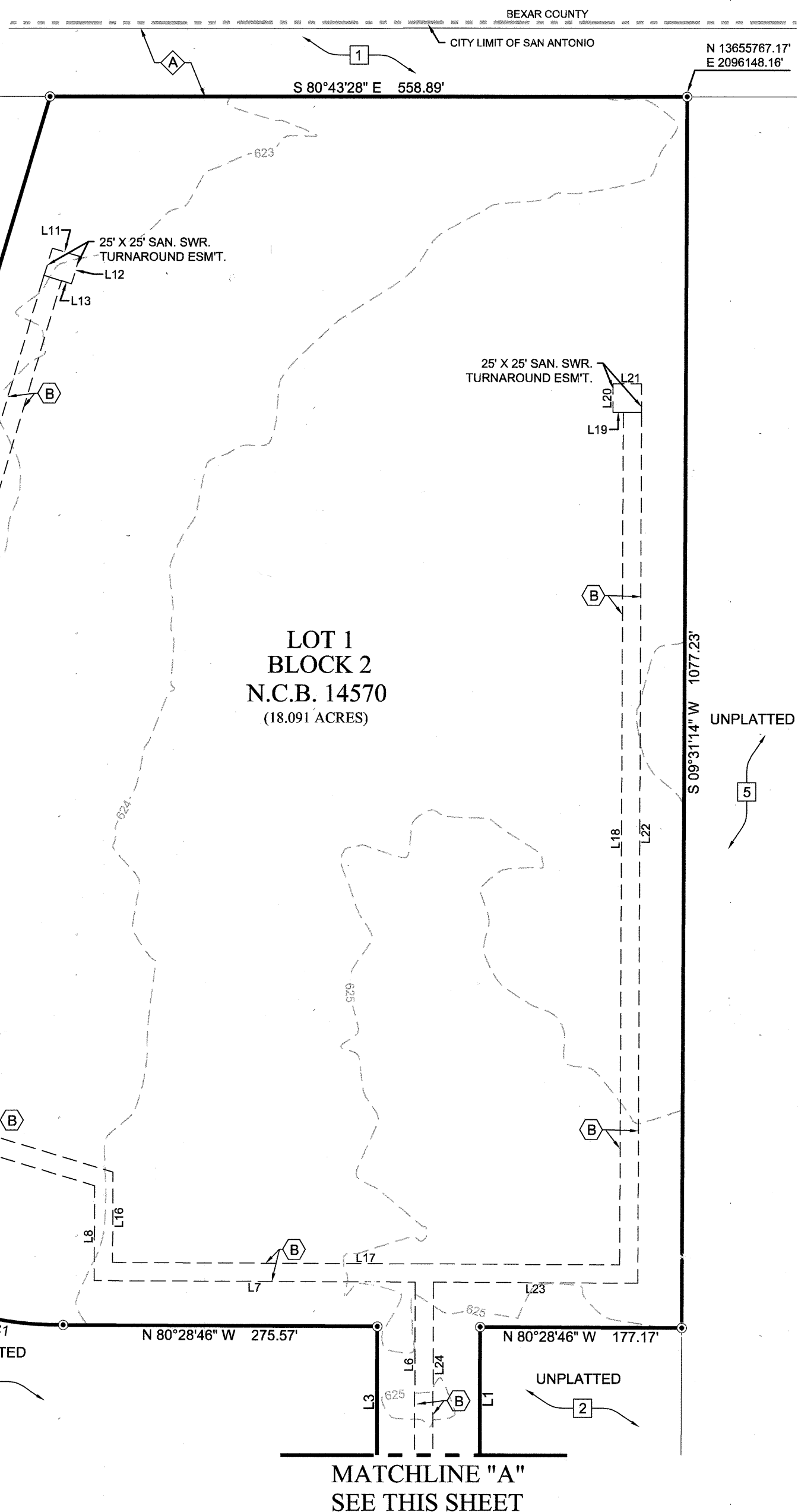
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DETENTION MAINTENANCE NOTE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR NOTE:

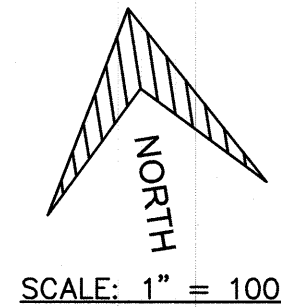
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.



PLAT NO. 20-11800493

SUBDIVISION PLAT
ESTABLISHING
WATSON APARTMENTS

BEING A TOTAL OF 18.091 ACRES, ESTABLISHING LOT 1, BLOCK 2, NEW CITY BLOCK 14570, OUT OF THE ANGEL NAVARRO SURVEY, ABSTRACT 12, SECTION NUMBER 5, AND IN THE FRANCISCO RECARDO HERNANDEZ SURVEY, ABSTRACT 6, SECTION NUMBER 6, COUNTY BLOCK 4301, BEXAR COUNTY, TEXAS; BEING OUT OF A 306.391 ACRE TRACT DESCRIBED IN CONFIRMATION WARRANTY DEED, RECORDED IN VOLUME 14039, PAGE 153, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING OUT OF P-31 A-P32 ABSTRACT 888, PROPERTY FORMERLY KNOWN AS 12910 SOMERSET ROAD, BEXAR COUNTY, TEXAS, AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 15109, PAGE 835, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS BEING A PORTION OF A 0.753 OF AN ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6933, PAGE 404, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING A PORTION OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 882, PAGE 273, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



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: 02/10/2021

JOB NO.: 32644/0965

STATE OF TEXAS
COUNTY OF SMITH

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.

EARL TOM PYLE
OWNER/DEVELOPER: EARL TOM PYLE, RESIDENT
TMM INVESTMENTS, LTD.
212 OLD GRANDE BLVD. STE. C100
TYLER, TEXAS 75703
TEL. NO. (817) 937-8110

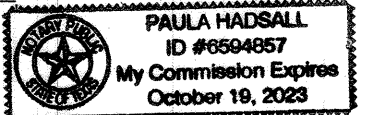
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF SMITH

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EARL TOM PYLE 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 3rd DAY OF March, 2021.

Paula Hadsall
NOTARY PUBLIC
SMITH COUNTY, TEXAS



THIS PLAT OF WATSON APARTMENTS 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., 2021.

BY: CHAIRMAN

BY: SECRETARY