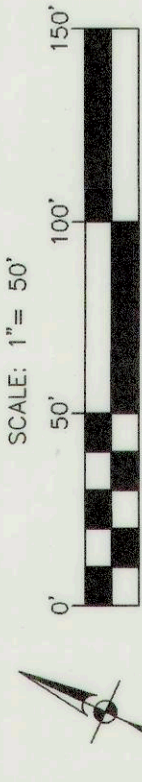


VICINIA U17 TOWNHOMES

BEING A TOTAL OF 12.70 ACRES OF TRACT OF LAND, ESTABLISHING LOTS 1-7 & 901.
BLOCK 1, LOTS 1-14, 901 & 902, BLOCK 2, LOTS 1-11 & 901, BLOCK 3, LOTS 1-8,
BLOCK 4, LOTS 1-18 & 901, BLOCK 5, LOTS 1-18 & 901, BLOCK 6, LOTS 1-9 &
BLOCK 7, LOTS 1-18 & 901, BLOCK 8, LOTS 1-18 & 901, BLOCK 9, LOTS 1-18 &
TO NCB 12989, INCLUDING A 0.237 ACRE OFF LOT EASEMENT A 0.363 ACRE OFF LOT
EASEMENT, AND A 0.015 ACRE OFF LOT EASEMENT OUT OF A 39.35 ACRE OFF LOT
LAND RECORDED IN VOLUME 18775, PAGE 1287 OF THE OFFICIAL PUBLIC RECORDS
IN COUNTY CLERK'S OFFICE, CITY OF SAN ANTONIO, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
22000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 18, 2023

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: ED CROSS
PMI 2016, LLC
999 E. BASSE,
PMB 475,
SAN ANTONIO

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ED CROSS 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 SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF April, A.D. 2013.

Charles J. Lee
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

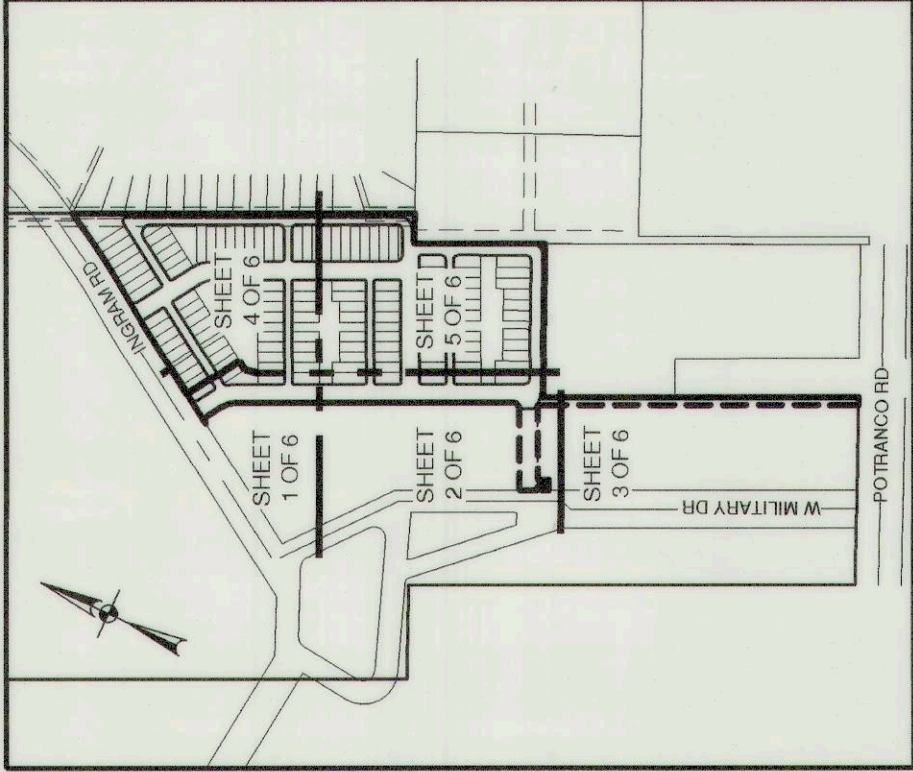
THIS PLAT OF VICINIA U17 TOWNHOMES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

BY: _____

BY: _____

BY: _____ SECRETARY



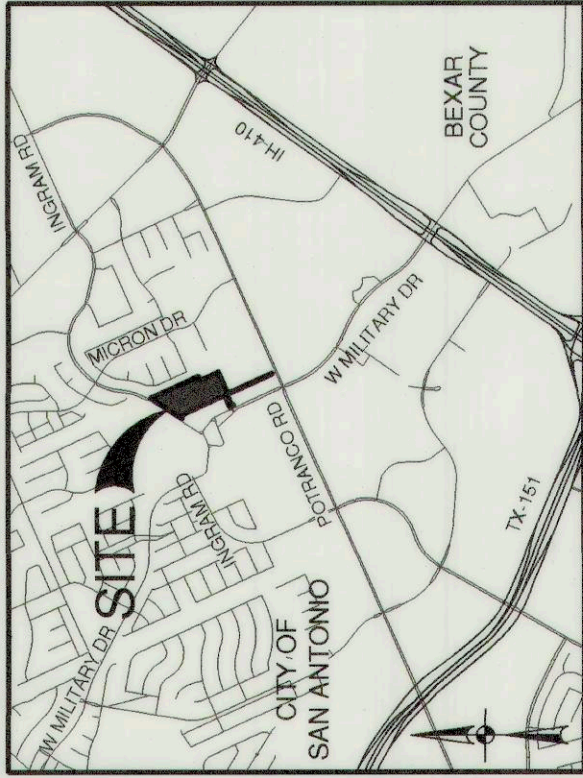
INDEX MAP
SCALE: 1" = 500'

SCALE: 1" = 500'

SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLANTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

[illegible]

LOCATION MAP

NOT-TO-SCALE

LEGEND

DOC	DOCUMENT NUMBER	AC	ACRE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	BLK	BLOCK
NCB	NEW CITY BLK	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
ROW	RIGHT OF WAY	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD) - ROW REPETITIVE BEARING AND/OR DISTANCE	

— 800 — —
EXISTING CONTOURS
— 800 —
PROPOSED CONTOURS
— 0 —
CENTERLINE

11	3 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	30' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9532, PG 221-223 DPR)
13	5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	12' DRAINAGE ROW
14	5 GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT	3	NOL 9532, PG 221-223 DPR)
15	20' GAS EASEMENT (0.393 AC OFF-LOT)	4	VARIABLE WIDTH PIPELINE EASEMENT (VOL. 11254, PG 2080 OPR)
16	48" DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (0.237 AC OFF-LOT) UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.237 AC OFF-LOT)	5	15' DRAINAGE ROW (VOL. 9532, PG 221-223 DPR)
17	16' DRAINAGE EASEMENT (0.015 AC OFF-LOT)	6	DRAINAGE EASEMENT (VOL. 9532, PG 221-223 DPR)
1	LOT 901, BLK 4, NCB 18289 OPEN SPACE (0.017 AC NON PERMEABLE)	7	SIGN VISIBILITY EASEMENT (VOL. 6205, PG 1799 OPR)
2	LOT 901, BLK 2, NCB 18289 OPEN SPACE (0.025 AC NON PERMEABLE)	8	25' WATER EASEMENT (VOL. 10170, PG 1499 OPR)
		9	12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9532, PG 221-223 DPR)
			VARYING WIDTH DRAINAGE EASEMENT (VOL. 9512, PG 222 DPR)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

10-19-23
REGISTERED PROFESSIONAL LAND SURVEYOR



FOR CURVE AND LINE TABLE
SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 6

STATE OF TEXAS
REGISTERED
★
ERIC J. SNELL
6521
PROFESSIONAL
LAND SURVEYOR

