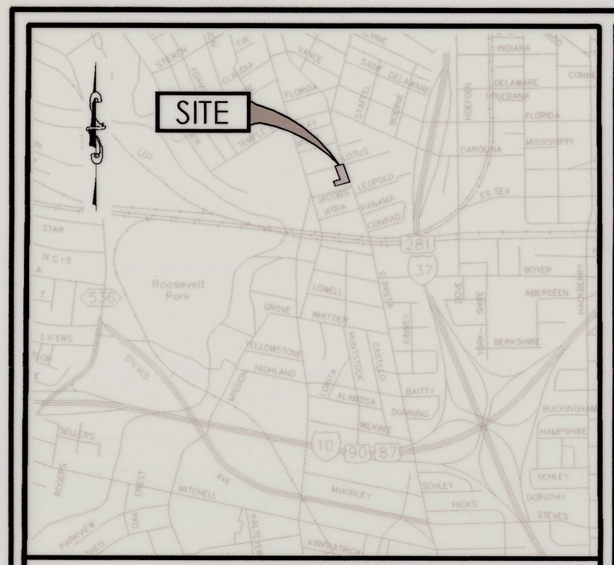
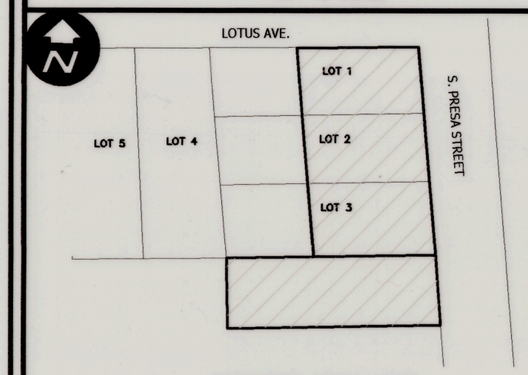


LOCATION MAP
NOT TO SCALE



SUBJECT AREA MAP
NOT TO SCALE

THE AREA BEING PLATTED WAS PREVIOUSLY PLATTED AS LOTS 1-3, BLOCK 2, N.C.B. 3097, OF THE ANTIQUATED D G & M ADDITION, RECORDED IN VOLUME 105, PAGE 116, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE ARBITRARY LOT 1, BLOCK 0 NCB 2979 AND PORTION OF LOT 4 OUT OF THE DEED RECORDED IN VOLUME 14217, PAGE 0121 OF THE DPRBCT.

LEGEND

———	= PLATTED BOUNDARY
—℄—	= CENTERLINE
---635---	= EXISTING CONTOUR
- - - -	= EASEMENT
●	= (IPF) (IRF) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
○	= (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
E.G.T.C.E.	= ELECTRIC, GAS, TELEPHONE, & CABLE/TELEVISION EASEMENT
OPRBCT	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
AC	= ACRE
R.O.W.	= RIGHT-OF-WAY
VOL.	= VOLUME
PG.	= PAGE
BLK	= BLOCK
NCB	= NEW CITY BLOCK
COSA	= CITY OF SAN ANTONIO
DPRBCT	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(1)	= 10' E.G.T.C.E
(2)	=5' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.02425 ACRE)
(3)	= 14' E.G.T.C.E
▼	= ZERO LOT LINE

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

WGI, INC.
AMANDA SALDIVAR, P.E.

LICENSED PROFESSIONAL ENGINEER
NO. 146190 - STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

D.A. MAWYER LAND SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5348 - STATE OF TEXAS

STATE OF TEXAS
AMANDA SALDIVAR
146190
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR

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 SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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," "GAS EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY 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 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 EASEMENT, 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) 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 THE 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.

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 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.

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 IMPACT FEE PAYMENT NOTE:

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

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON PINS WITH A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, FOR THE SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES.

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDENTIAL 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.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0415G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR ELEVATION NOTE:

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

INGRESS/EGRESS NOTE:

LOT 901, BLOCK 2 N.C.B. 3097 IS A VEHICLE AND/OR PEDESTRIAN INGRESS/EGRSS EASEMENT AND IS DESIGNATED AS AN UNDERGROUND AND AT GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR ELECTRIC, GAS, TELEPHONE/CABLE/TELEVISION, PRIVATE DRAINAGE, AND/OR PUBLIC WATER AND WASTEWATER SERVICES.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 2, NCB 3097, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

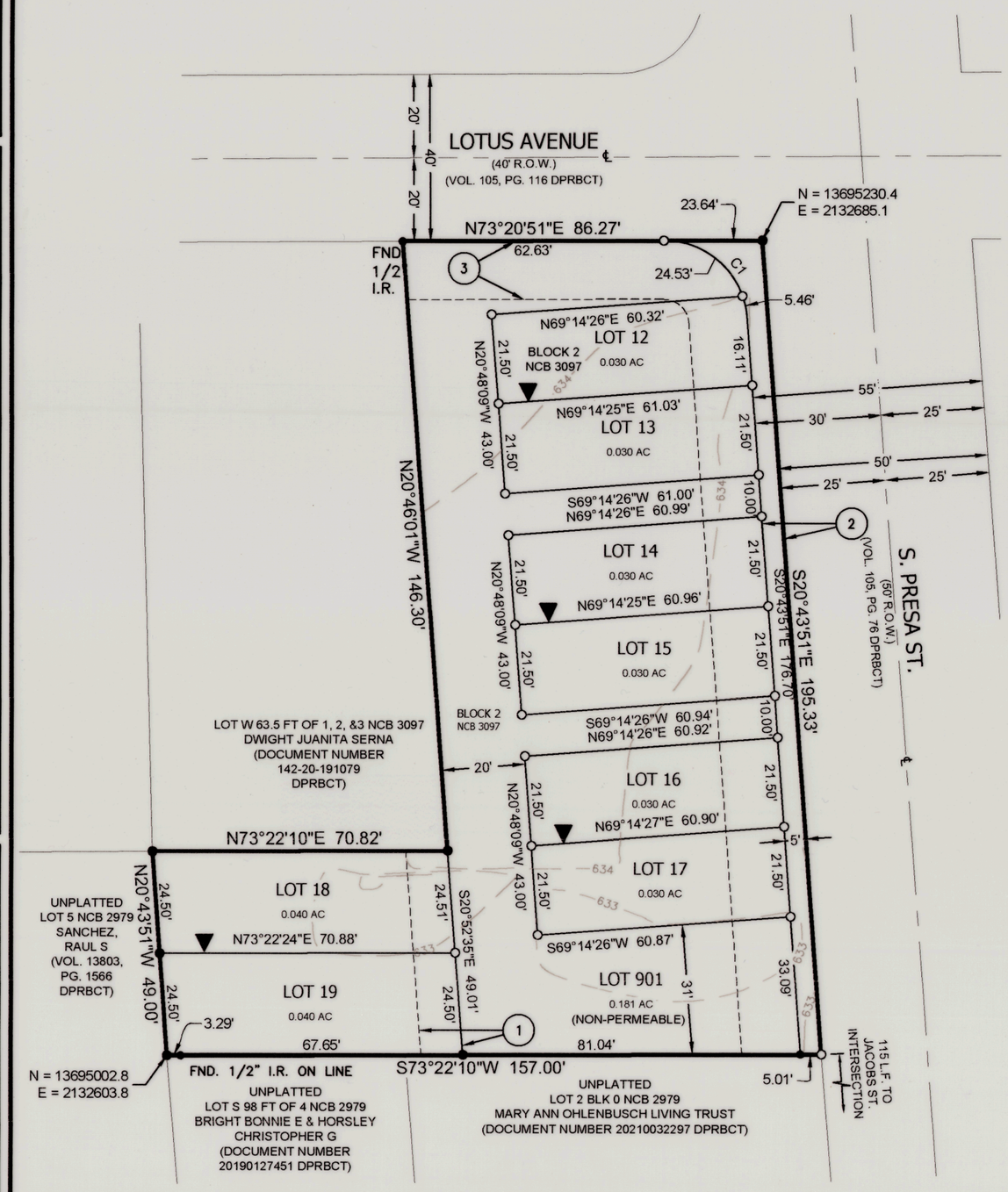
TOWNHOUSE NOTE:

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

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 LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	CHORD BEARING	LENGTH
C1	20.00'	85°55'21"	27.26'	S63°41'32"E	29.99'



SHEET 1 OF 1

PLAT NO. 23-11800054

SUBDIVISION PLAT ESTABLISHING

LOTUS URBAN TOWNHOMES WEST, IDZ

BEING A TOTAL OF 0.465 ACRES, INCLUSIVE OF A TOTAL OF 0.02408 ACRE OF RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, TEXAS; ESTABLISHING LOTS 12-19, AND LOT 901, BLOCK 2, NCB 3097. BEING LOTS 1-3, BLOCK 2, NCB 3097 OUT OF THE D.G.&M. ADDITION PLAT RECORDED IN VOLUME 105, PAGE 116 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND ARBITRARY LOT 1 AND THE NORTH 49 FEET OF LOT 4 IN THE DEED RECORDED IN DOCUMENT NUMBER 20200070834 IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY, TEXAS.

210.860.9224 FIRM NO: 15085
WGI.
WGInc.com
755 EAST MULBERRY AVE, SUITE 501 SAN ANTONIO, TEXAS 78212

SCALE: 1"=30'
30 15 0 30

D·A·MAWYER
LAND SURVEYING
5151 W SH-46
NEW BRAUNFELS, TX 78132
PH: (830) 730-4449
FIRM #10191500

DATE: AUGUST 2020 JOB: BRD507

DATE OF PREPARATION:
12/23/2024

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: MOON DEVELOPMENT, LLC
ANTONIO MENDEZ
(210) 797-9647
24918 ORCHARD ACRES
SAN ANTONIO, TEXAS 78261

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTONIO MENDEZ, 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 31 DAY OF December 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MARIA I. FUENTES
My Notary ID # 128573408
Expires April 5, 2027

THIS PLAT OF LOTUS URBAN TOWNHOMES WEST, 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 EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY