

PLAT NO. 23-11800431

SUBDIVISION PLAT ESTABLISHING
J STREET IDZ SUBDIVISION

BEING A TOTAL OF 0.23 ACRE TRACT OF LAND, INCLUSIVE OF AN 0.0001 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO. SITUATED IN THE I. PEREZ SURVEY, ABSTRACT NO. 570, NEW CITY BLOCK 1567, BEXAR COUNTY, TEXAS, SAID 0.23 ACRE TRACT BEING THE NORTH 100' OF LOT 1 AND THE NORTH 100' OF LOT 2, BLOCK 9, GRAND VIEW ADDITION, SECTION 1, ACCORDING TO THE ANTIQUATED PLAT RECORDED IN VOLUME 72, PAGE 519, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND CONVEYED TO ION HOMES AND RESORT USA, LLC. BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 20230140152, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 35 THRU 40 AND LOT 901, BLOCK 9, NEW CITY BLOCK 1567, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION:
FEBRUARY 29, 2024.



ENGINEER:
URBANE ENGINEER, LLC.
TBELS REGISTRATION NO. F-18361
84 NE LOOP 410, #129
SAN ANTONIO, TEXAS 78216
[W]: URBANEENGINEER.COM
[T]: 210.687.4180

SURVEYOR:
MDS LAND SURVEYING COMPANY, INC.
TBELS REGISTRATION NO. F-10019600
874 HARPER RD, #104
KERRVILLE, TEXAS 78028
[W]: MDS-SURVEYING.COM
[T]: 830.816.1818



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: ION HOMES & RESORT USA, LLC.
AUTHORIZED AGENT: MS. IDOWU NTOKA, MANAGER
22906 US HIGHWAY 281 N., SUITE 106-203
SAN ANTONIO, TEXAS 78258
[T]: 210.540.6000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDOWU NTOKA, 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 ____ DAY OF ____, 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF J STREET IDZ SUBDIVISION 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 WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____, A.D., 20__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

FEMA FLOODPLAIN VERIFICATION NOTE:

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

SAWS WASTEWATER EDU NOTE:

1. 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:

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

SAWS HIGH PRESSURE NOTE:

1. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF XXX FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED XX PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE COSTUMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR NOTE:

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

RESIDENTIAL FIRE FLOW NOTE:

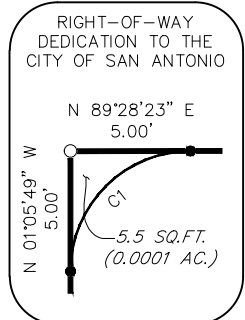
1. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

CLEAR VISION NOTE:

1. CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

CURB DATA TABLE					
CURB	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.00'	7.80'	89°25'49"	N 44°11'17" E	7.04'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 88°54'11" E	38.00'
L2	N 88°54'11" E	38.00'
L3	N 88°54'11" E	38.00'
L4	N 88°54'11" E	38.00'



CPS/SAWS/COSA UTILITY NOTES:

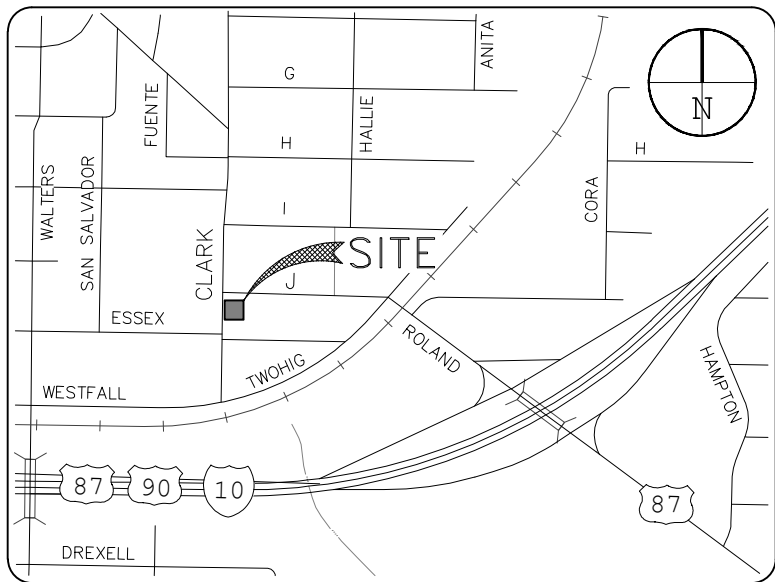
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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) 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.

COMMON AREA MAINTENANCE NOTE:

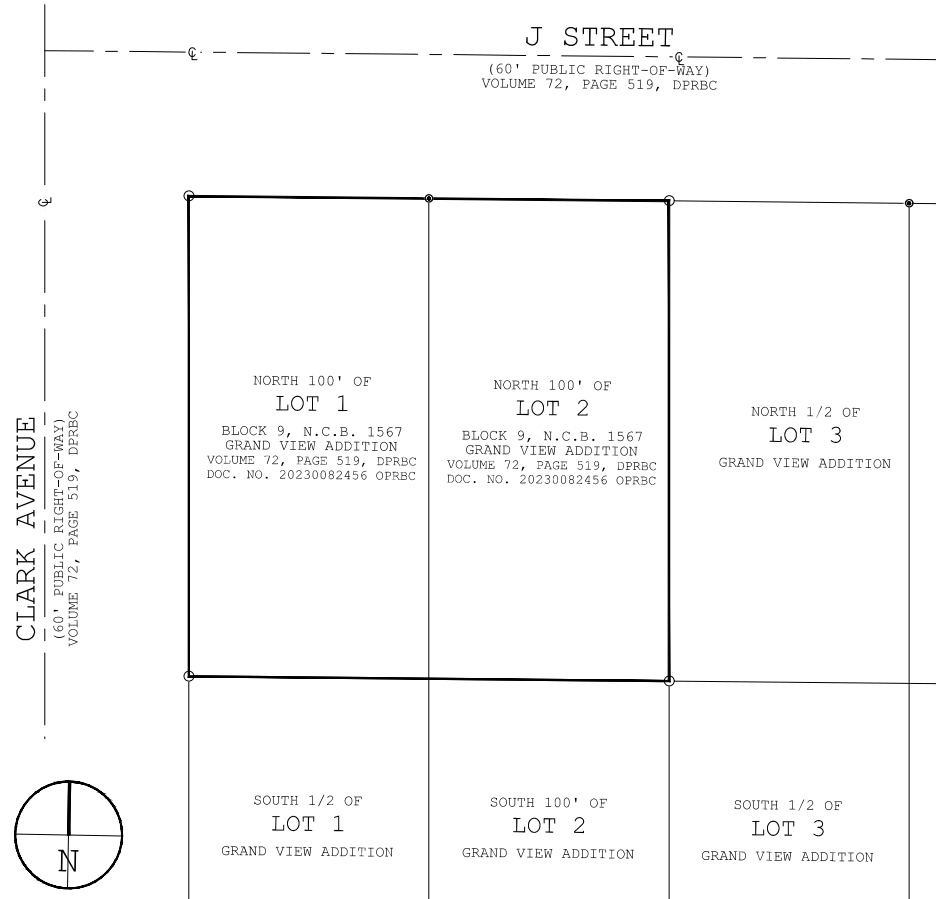
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 9, NCB 1567, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

INGRESS/EGRESS NOTE:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.



LOCATION MAP
SCALE: N.T.S.



SUBJECT AREA MAP - (SCALE: 1"=40')

A ±0.23 ACRE TRACT OF LAND PREVIOUSLY KNOWN AS PORTIONS OF LOTS 1 AND 2 OF THE GRAND VIEW ADDITION (AN ANTIQUATED PLAT), AS RECORDED IN VOLUME 72, PAGE 519, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED 8-17-2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
6. ACCORDING TO COMMUNITY PANEL NO. 48029C0415G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BEXAR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF SEPTEMBER 28, 2010, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. CONTOUR LINES SHOWN HEREON ARE IN CONJUNCTION WITH GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY. (CONTOUR INTERVALS = 0.5 FOOT).
8. BEING A PROPOSED 0.0001 OF AN ACRE (5.5 SQUARE FEET) RIGHT-OF-WAY DEDICATION OUT OF LOT 10, BLOCK 9, NEW CITY BLOCK 1567, SAN ANTONIO, BEXAR COUNTY, TEXAS.

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 SAN ANTONIO PLANNING COMMISSION.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MDS LAND SURVEYING COMPANY, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

KEYNOTES:

- 1 LOT 901: NON-PERMEABLE, UTILITY AND IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT.
- 2 LOT 901, BLOCK 9, NEW CITY BLOCK 1567, AREA = ±0.055 AC. (2,400.00 S.F.).
- 3 LOT 35, BLOCK 9, NEW CITY BLOCK 1567, AREA = ±0.030 AC. (1,286.72 S.F.).
- 4 LOT 36, BLOCK 9, NEW CITY BLOCK 1567, AREA = ±0.029 AC. (1,252.10 S.F.).
- 5 LOT 37, BLOCK 9, NEW CITY BLOCK 1567, AREA = ±0.029 AC. (1,255.69 S.F.).
- 6 LOT 40, BLOCK 9, NEW CITY BLOCK 1567, AREA = ±0.029 AC. (1,279.12 S.F.).
- 7 LOT 39, BLOCK 9, NEW CITY BLOCK 1567, AREA = ±0.029 AC. (1,252.10 S.F.).
- 8 LOT 38, BLOCK 9, NEW CITY BLOCK 1567, AREA = ±0.029 AC. (1,268.78 S.F.).
- 9 10-FOOT AERIAL ELECTRIC EASEMENT COMMENCING AT 28-FOOT ABOVE EXISTING GRADE ELEVATION.

LEGEND & ABBREVIATIONS

- PROPERTY CORNER (CALCULATED)
- IRON ROD FOUND
- 1/2" IRON ROD SET W/"MDS" CAP
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING CONTOUR
- DEED PLAT RECORDS OF BEXAR COUNTY
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- NEW CITY BLOCK
- NOT TO SCALE
- DOCUMENT
- NUMBER
- 1/2" IRON ROD FOUND
- CALCULATED POINT