

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-334
COMMON NAME: 915 E CROCKETT
LEGAL DESCRIPTION: NCB 576 BLK 15B LOT 18 (CROCKETT ST)
ZONING: R-3, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jennifer Park
OWNER: Jennifer Park
TYPE OF WORK: Construction of a 2-story, single family residential structure
APPLICATION RECEIVED: May 31, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, single-family residential structure on the vacant lot at 915 E Crockett, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. Building size—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.

ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.

New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining

wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be

found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract

from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 2-story, single-family residential structure on the vacant lot at 915 E Crockett, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on July 12, 2022. At that meeting committee members noted that the proposed massing was appropriate, recommended the applicant install aluminum clad wood windows, and recommended the applicant modify the proposed fenestration to feature more traditionally sized window openings.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic

examples found on the block. The applicant has proposed a setback 10' – 2" from the front property line; however, the applicant has not specified the front setback at this time. Staff finds that the proposed setback should be equal to or greater than those found historically on the block. Matching the setback of the new construction at 919 E Crockett would be appropriate.

- e. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The north side of this block currently features three, 1-story historic structure that front E Crockett. New construction featuring 2-stories in height is located at the corner, facing N Hackberry as well as mid-block, facing E Crockett on the adjacent lot. A 2-story, historic structure at the corner of E Crockett and N Mesquite was destroyed by fire in June 2022. The south side of this block features historic structures of various massing profiles, including both 1 and 2 story structures. The applicant has proposed to construct a 2-story residential structure to feature an overall height of approximately twenty-seven (27) feet; however, the applicant has proposed for 1-story massing the be featured on the southern half of the lot, providing a setback of the 2-story massing. Generally, staff finds this approach to be appropriate.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one (1) to two (2) feet in height. At this time the applicant has not specified a foundation height. Staff finds that a foundation height of at least one (1) foot should be incorporated into the design to be consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed for the new construction to feature a series of front facing gabled roofs. Front facing gabled roofs are found historically within the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate.
- i. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed lot features .07 acres in size, or approximately, 3,050 square feet. The applicant has proposed a building footprint of approximately 1,141 square feet. Staff finds the proposed building to lot ratio to be appropriate.
- j. MATERIALS – The applicant has not provided materials specifications at this time; however, staff finds that composite horizontal siding should feature a smooth finish and a four (4) inch exposure. Board and batten siding should feature smooth boards that are approximately 12 inches in width with battens that are approximately 1.5 inches in width. Metal and shingle roofing are both appropriate; however, metal roofing should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.
- k. WINDOW MATERIALS – The applicant has proposed to install vinyl windows. Generally, staff finds wood or aluminum clad windows that are consistent with staff's standards to be the most appropriate. Staff finds that all windows should feature true divided lites with no faux interior divisions.
- l. FENESTRATION PROFILE – The applicant has proposed a series of window sizes that typically feature proportions that are atypical for those found historically within the district in residential construction. Generally, staff finds all window locations to be appropriate; however, staff finds that windows should feature a traditional profile (including both heights and widths). Grouped windows should be separated by a mullion of at least six (6) inches in height.
- m. PORCH – The applicant has proposed a front porch that features distinct massing and form. Generally, staff finds the proposed porch to be appropriate and consistent with the Guidelines. Staff finds that columns should be six inches square with capital and base trim.
- n. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that the proposed fenestration profile should be amended, as noted in finding l.
- o. LANDSCAPING – The applicant has not provided landscaping information at this time. Staff finds that a detailed landscaping plan should be submitted when returning to the Commission for final approval. Front yard fencing should be included on the landscaping and site plan at this time.
- p. DRIVEWAY – The applicant has proposed to install a concrete driveway that would result in the driveway terminating in front of a portion of the massing of the historic structure. Historically, driveways within the Dignowity Hill Historic District are located completely to the side of the primary structure on the lot. Staff finds

the proposed location to be appropriate provided the applicant separate the concrete from the house via a landscaped area. The proposed driveway should not exceed ten (10) feet in width.

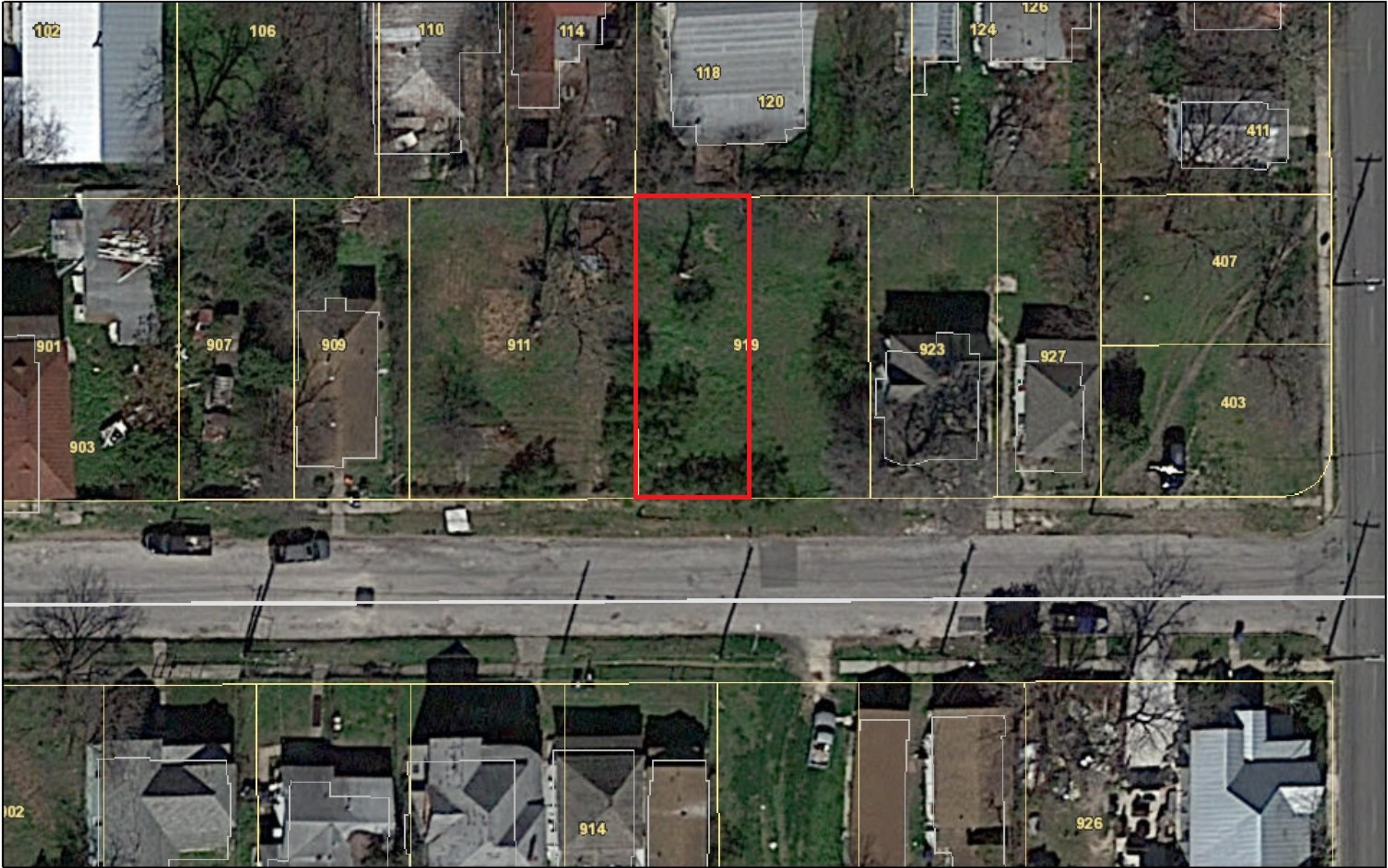
- q. WALKWAY – Historically, new construction within the Dignowity Hill Historic District features a front walkway leading from the front porch to the sidewalk at the right of way. Staff finds that a concrete walkway should be included that features a profile and materials that match those found historically on this block; concrete and approximately, 3 feet in width.

RECOMMENDATION:

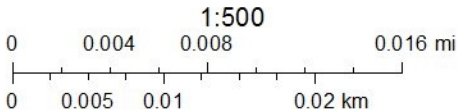
Staff recommends conceptual approval based on findings a through q with the following stipulations:

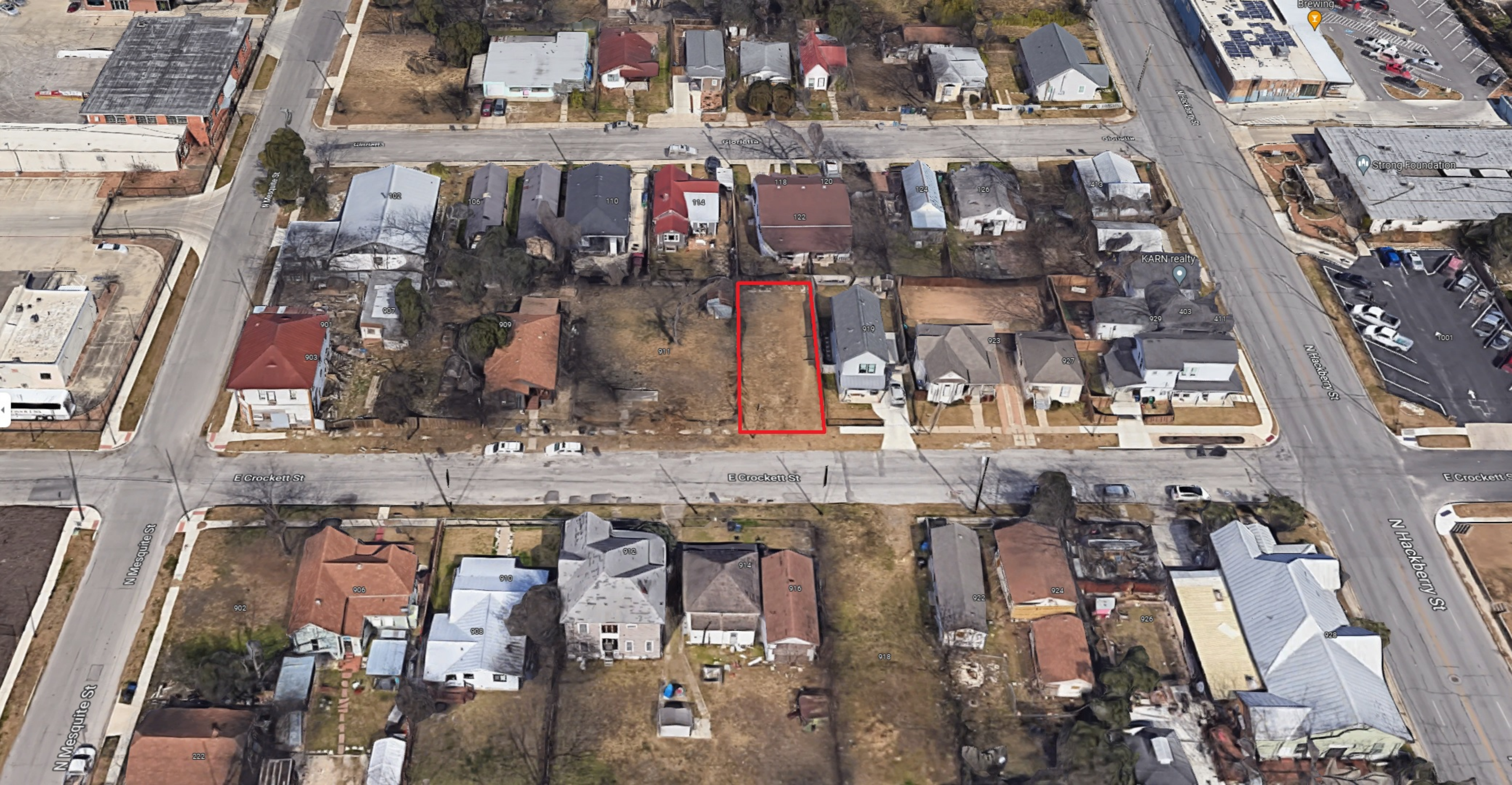
- i. That the applicant confirm that the proposed new construction will feature a setback that is equal to or greater than those found historically on this block, as noted in finding d. A setback that matches that of the new construction at 919 E Crockett would be appropriate, as this setback is consistent with the Guidelines.
- ii. That the applicant incorporate a foundation height of at least one (1) foot in height, as noted in finding g.
- iii. That if composite siding is installed, it feature a smooth finish and an exposure of four (4) inches. Board and batten siding should feature smooth boards that are approximately 12 inches in width with battens that are approximately 1.5 inches in width. Metal and shingle roofing are both appropriate; however, metal roofing should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.
- iv. That the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction, as noted in the applicable citations and finding k.
- v. That the applicant revise the proposed fenestration profile as noted in finding l. Windows and their openings should feature traditional sizes and profiles. Grouped windows should be separated by a mullion of at least six (6) inches in width.
- vi. That the proposed porch columns be six (6) inches square and feature capital and base trim.
- vii. That the applicant develop a detailed landscaping plan that notes the installation of landscaping materials, includes a front walkway, as noted in finding q, and includes any fencing plans, as noted in finding o.
- viii. That the proposed driveway be separated from the proposed new construction by a landscaping strip, and be no more than ten (10) feet in width.

City of San Antonio One Stop



July 8, 2022





Brewing

Strong Foundation

KARN realty

N Mesquite St

N Mesquite St

N Hackberry St

E Crockett St

E Crockett St

E Crockett St

N Mesquite St

N Hackberry St

N Mesquite St

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PLAT NO. 18-900023

CROCKETT STREET SUBDIVISION

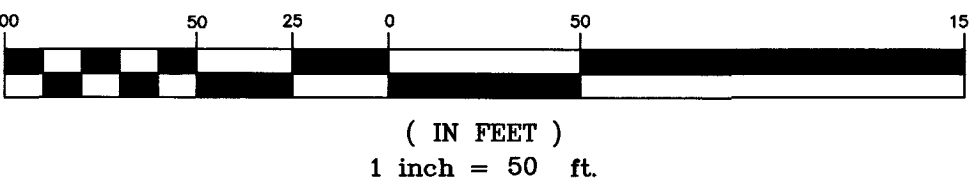
BEING A 0.146 OF AN ACRE TRACT OF LAND, ESTABLISHING LOTS 17 AND 18, BLOCK 15B, NCB 576, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 10, BLOCK 15B, NCB 576 AS CONVEYED IN THE WARRANTY DEED OF RECORD IN DOCUMENT #20190089896 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

RICKMAN LAND SURVEYING

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM

CIVIL ENGINEER:
NAME: A-1 ENGINEERING, LLC.
ADDRESS : 1006 VANCE JACKSON ROAD
SAN ANTONIO, TEXAS 78201
PH: (210) 591-8829

GRAPHIC SCALE



LEGEND

- 1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 2.) FOUND 1/2" IRON PIN ----- O.P.R.B.C.T.
- 3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION ----- D.P.R.B.C.T.
- 4.) OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS -----
- 5.) DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS -----
- 6.) EXISTING CONTOURS -----
- 7.) RIGHT-OF-WAY -----
- 8.) VOLUME -----
- 9.) PAGE -----
- 10.) NEW CITY BLOCK -----
- 11.) CENTERLINE -----
- 12.) EASEMENT -----
- 13.) NOT TO SCALE -----

FIRE FLOW DEMAND NOTE:

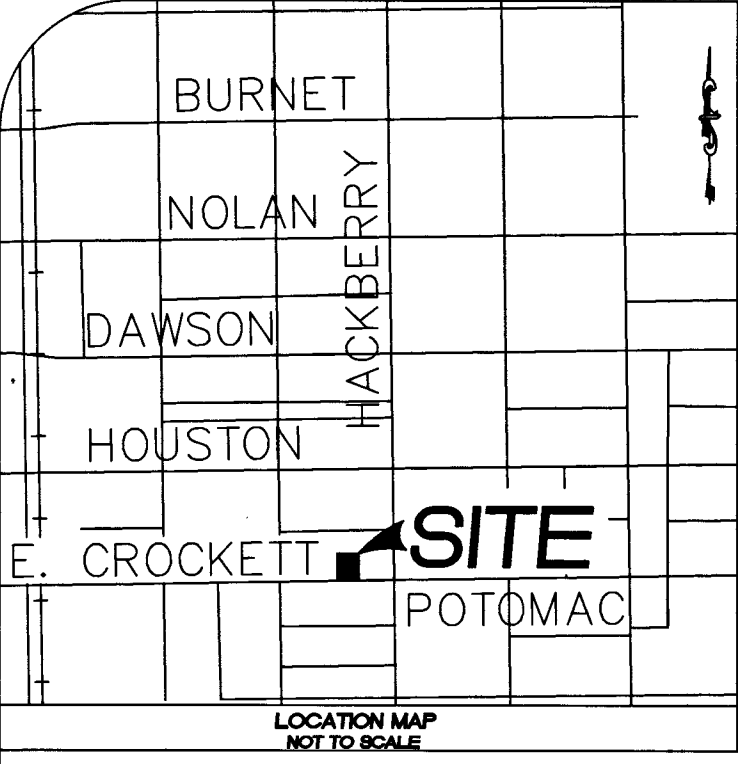
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

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.

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 SERVICES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) 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 745 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.

IMPACT FEE PAYMENT DUE: 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.

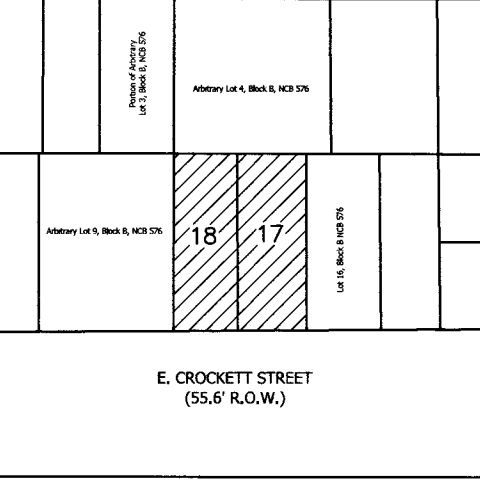
ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A ORANGE PLASTIC CAP STAMPED "RICKMAN RPLS 5826" ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 17 & 18, BLOCK 15B, NCB 576, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION 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.

FLOOD STATEMENT:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C4156, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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



SUBJECT AREA

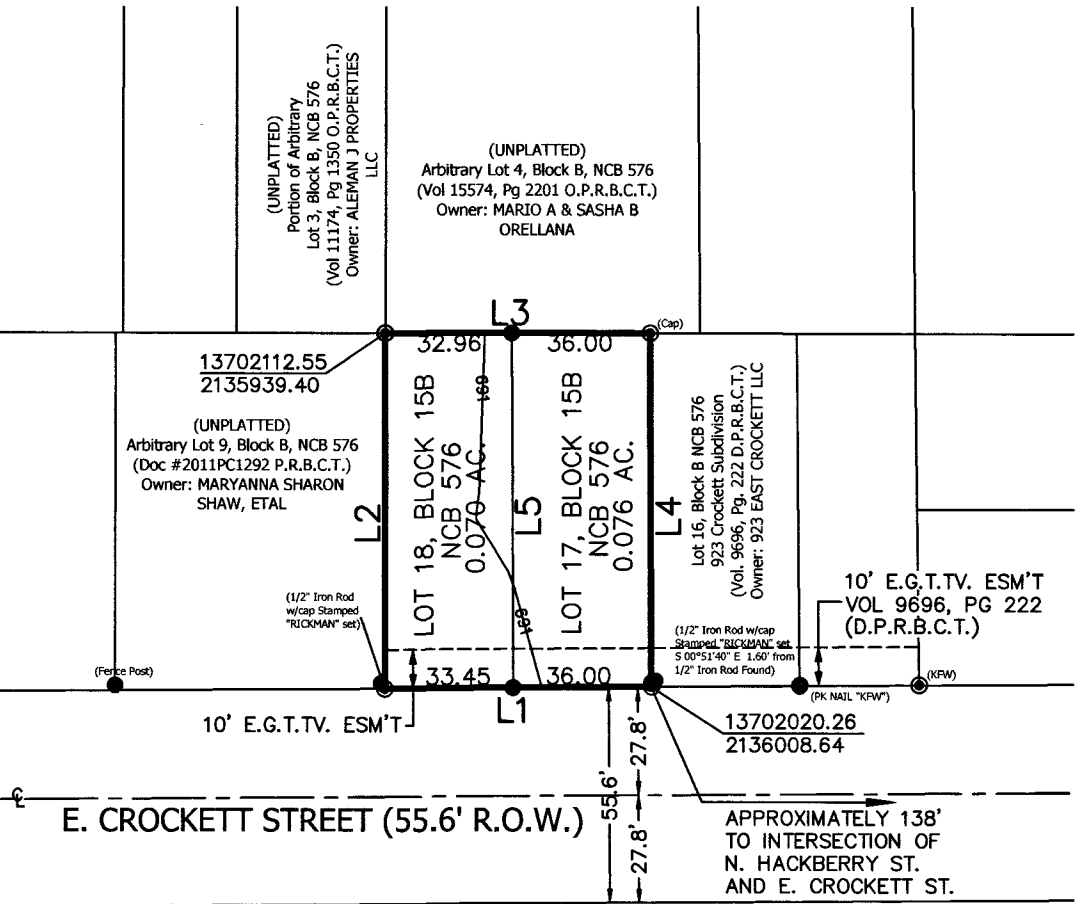
ARBITRARY LOTS 17 AND 18, BLOCK 15B, NCB 576, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 10, BLOCK 15B, NCB 576 AS CONVEYED IN THE WARRANTY DEED OF RECORD IN DOCUMENT #20190089896 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF COMAL)

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: EMPLOYEES OF RICKMAN LAND SURVEYING UNDER MY SUPERVISION.
Amil M. Baker, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

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.
Joseph E. Tobler
LICENSED PROFESSIONAL ENGINEER



LINE TABLE		
L1	S89°37'35"W	69.45'
L2	N00°07'28"E	92.24'
L3	S89°56'31"E	68.96'
L4	S00°10'52"E	91.72'
L5	N00°10'52"W	91.99'

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 AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
JEFFERY S. PARK
123 NORTH DRIVE
SAN ANTONIO, TEXAS 78201
PH: (210) 275-7841

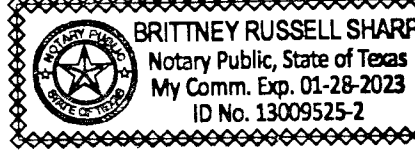
STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jeffery S. Park, 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 30th DAY OF August A.D., 2019.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



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 AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
JENNIFER S. PARK
123 NORTH DRIVE
SAN ANTONIO, TEXAS 78201
PH: (210) 275-7841

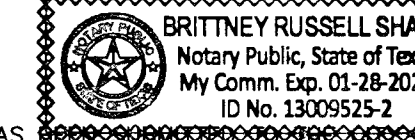
STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Jennifer S. Park, 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 30th DAY OF August A.D., 2019.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF CROCKETT STREET SUBDIVISION HAS BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 8 DAY OF October A.D., 2019.

BY: *Lucy Adame-Clark*
DIRECTOR OF DEVELOPMENT SERVICES



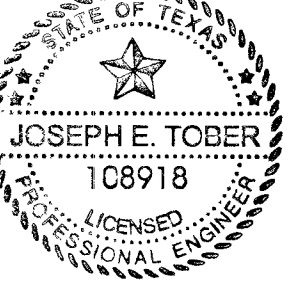
STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 10/11/2019 11:06:41 AM
PLAT VOLUME: 20001 PAGE: 1510
AMOUNT: \$82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS



BY: *Christopher Martinez* DEPUTY

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20190205586



G:\18-067 RICKMAN\DWG\18-067 RICKMAN - 919 E. CROCKETT ST. CURRENT AS OF 06-11-19

PLAT NO. 18-900023

SUBDIVISION PLAT ESTABLISHING

CROCKETT STREET SUBDIVISION

BEING A 0.146 OF AN ACRE TRACT OF LAND, ESTABLISHING LOTS 17 AND 18, BLOCK 15B, NCB 576, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 10, BLOCK 15B, NCB 576 AS CONVEYED IN THE WARRANTY DEED OF RECORD IN DOCUMENT #20190089896 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

RICKMAN LAND SURVEYING

TBPLS FIRM NO. 101919-00
419 BIG BEND
CANYON LAKE, TEXAS 78133
PHONE (830) 935-2457
WWW.RICKMANLANDSURVEYING.COM

CIVIL ENGINEER:
NAME: A-1 ENGINEERING, LLC.
ADDRESS : 1006 VANCE JACKSON ROAD
SAN ANTONIO, TEXAS 78201
PH: (210) 591-8829

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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
JEFFERY S. PARK
123 NORTH DRIVE
SAN ANTONIO, TEXAS 78201
PH. (210) 275-7841

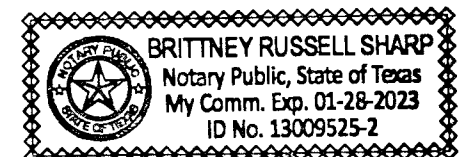
STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JEFFERY S. PARK, 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 30th DAY OF August A.D., 2019.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS)
COUNTY OF BEXAR)

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OWNER/DEVELOPER
JENNIFER S. PARK
123 NORTH DRIVE
SAN ANTONIO, TEXAS 78201
PH. (210) 275-7841

STATE OF TEXAS)
COUNTY OF BEXAR)

APPROVED
By Reid Cassidy at 3:24 pm, May 25, 2022

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.

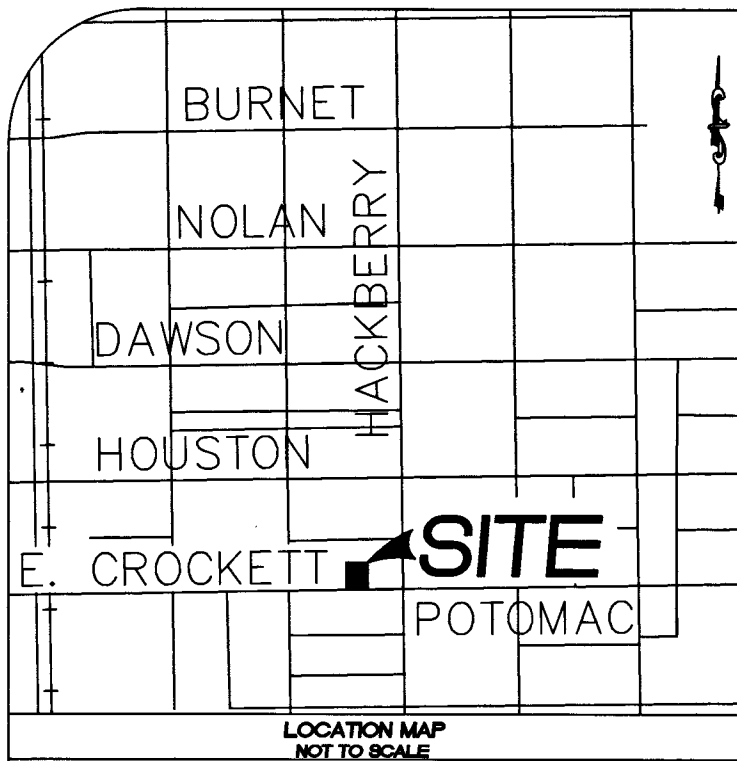
ADDR-AVAA-22-10100913

Parcel: 756631 & 756632

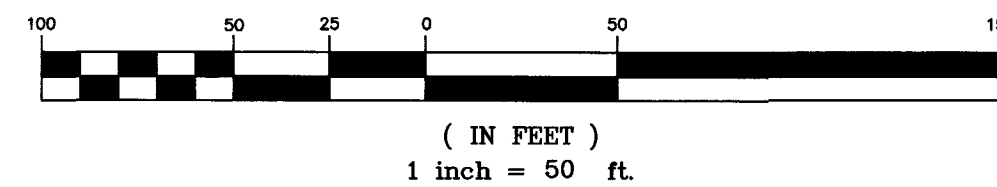
Please Note:

1. An address is subject to change in accordance with San Antonio Codes Section 29-51.
2. If multiple buildings are proposed on the property a site plan is required in order to assign building numbers per IB 501, prior to building permit submittal.
3. If suite numbers are required, a floor plan must be submitted showing hallways, doorways, access points, linear measurements, all existing suite numbers, and proposed suite numbers in a PDF format.

City of San Antonio
Development Services Dept
1901 S. Alamo St
San Antonio, Texas 78283-3966
(210) 207-1111
DSD.addressing@sanantonio.gov



- LEGEND**
- 1.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 2.) FOUND 1/2" IRON PIN
 - 3.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION
 - 4.) OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - 5.) DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - 6.) EXISTING CONTOURS
 - 7.) RIGHT-OF-WAY
 - 8.) VOLUME
 - 9.) PAGE
 - 10.) NEW CITY BLOCK
 - 11.) CENTERLINE
 - 12.) EASEMENT
 - 13.) NOT TO SCALE
- G.E.T.V.E.
O.P.R.B.C.T.
D.P.R.B.C.T.
R.O.W.
VOL
PG
NCB
C
ESM'T
N.T.S.

GRAPHIC SCALE**FIRE FLOW DEMAND NOTE:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

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.

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 SERVICES.
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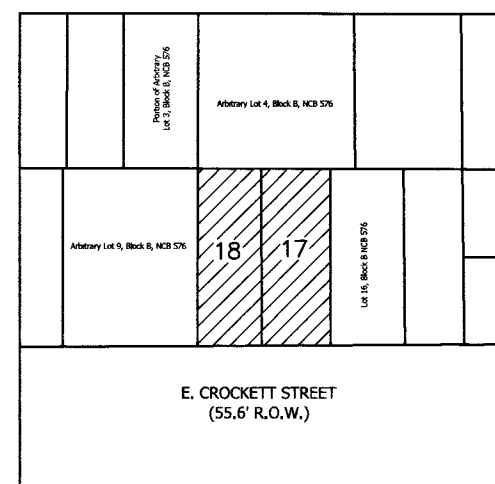
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**SUBJECT AREA**

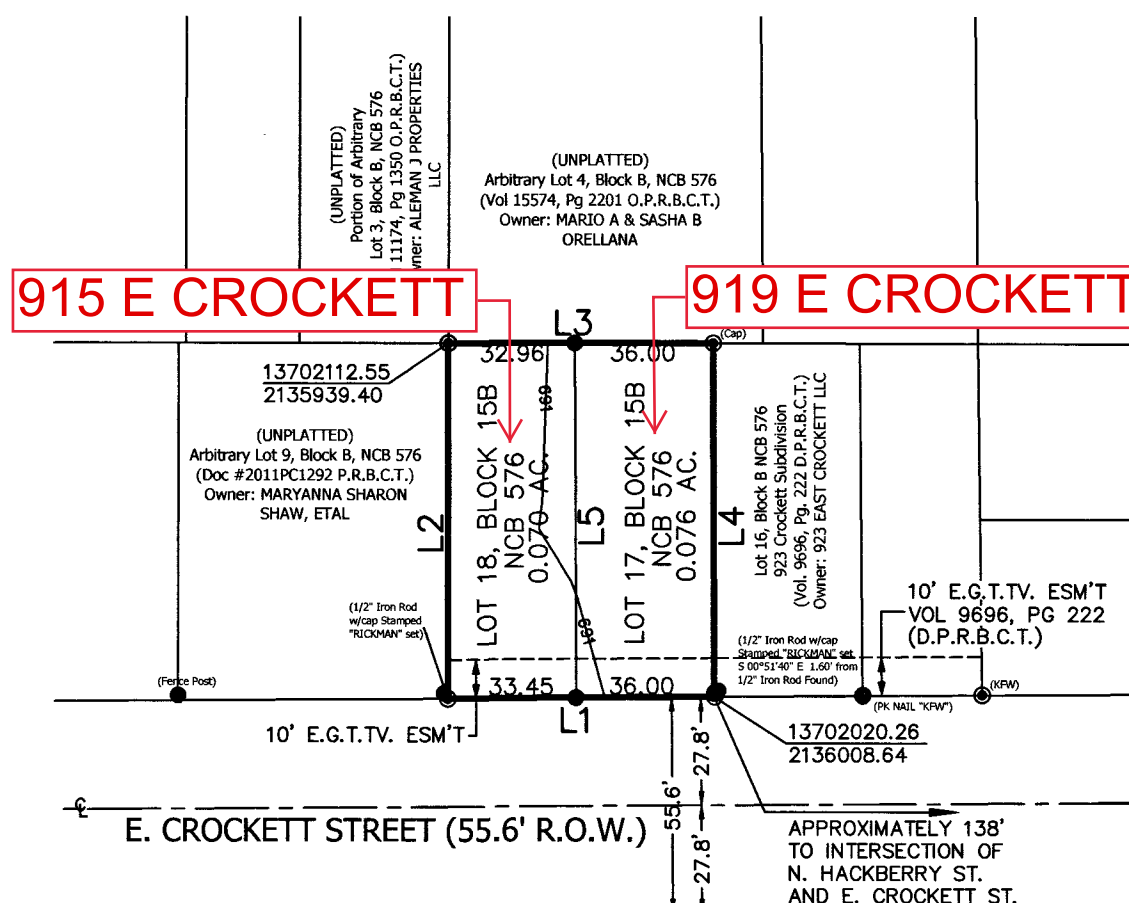
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STATE OF TEXAS)
COUNTY OF COMAL)

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Amil M. Baker, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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Joseph E. Tobler
LICENSED PROFESSIONAL ENGINEER

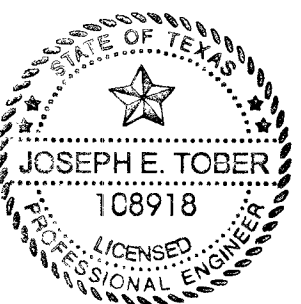
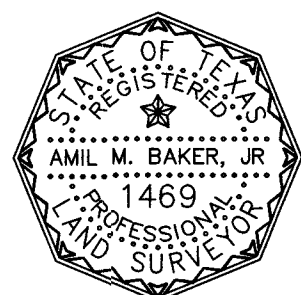


LINE TABLE		
L1	S89°37'35"W	69.45'
L2	N00°07'28"E	92.24'
L3	S89°56'31"E	68.96'
L4	S00°10'52"E	91.72'
L5	N00°10'52"W	91.99'

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20190205586

G:\18-067 RICKMAN\DWG\18-067 RICKMAN - 919 E. CROCKETT ST. CURRENT AS OF 06-11-19



JENNIFER & JEFFREY PARK
919 EAST CROCKETT STREET
SAN ANTONIO, TEXAS

Lot 4, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Lot 5, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Lot 6, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Lot A-13, Block B
NCB 576
City of San Antonio
Bexar County, Texas

Lot A-14, Block B
NCB 576
City of San Antonio
Bexar County, Texas

LEGEND

These standard symbols will
be found in the drawing.

- Edge of Asphalt
- PK Nail Found
- Utility Pole
- Overhead Electric
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- Fence Post
- Water Meter
- Bridge Spike Found
- Chainlink Fence
- Wood Fence
- Concrete



BOUNDARY, TOPOGRAPHICAL, AND TREE SURVEY OF
LOT 10, BLOCK B, NEW CITY BLOCK 576, CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO
DEED DESCRIBED IN DOCUMENT TO JENNIFER L.
PARK AND JEFFREY S. PARK IN DEED OF RECORD IN
DOCUMENT NO. 20180089896, OFFICIAL PUBLIC
RECORDS, BEXAR COUNTY, TEXAS.

Flood Statement: According to the Flood Insurance Rate Map (FIRM) No.
48029C0415G, dated September 29, 2010, this property is located in Zone X:
Areas determined to be outside the 0.2% annual chance floodplain.

- Survey Notes:
1. Bearings Based on NAD83, Texas South Central Zone (4204).
 2. Surveyor has not investigated the existence of Design Guidelines or other
unrecorded documents as may be promulgated by an Architectural Control
Committee.
 3. No title commitment provided at the time of survey.
 4. Per City of San Antonio Unified Development Code (COSA UDC):
 - RM-4 "Residential Mixed District" (Section 35-310.06)
 - 10' Building Setback - along Front and Rear lot lines
 - 5' Building Setback - along Side lot lines
 - H "Historic Districts" (Section 35-333)

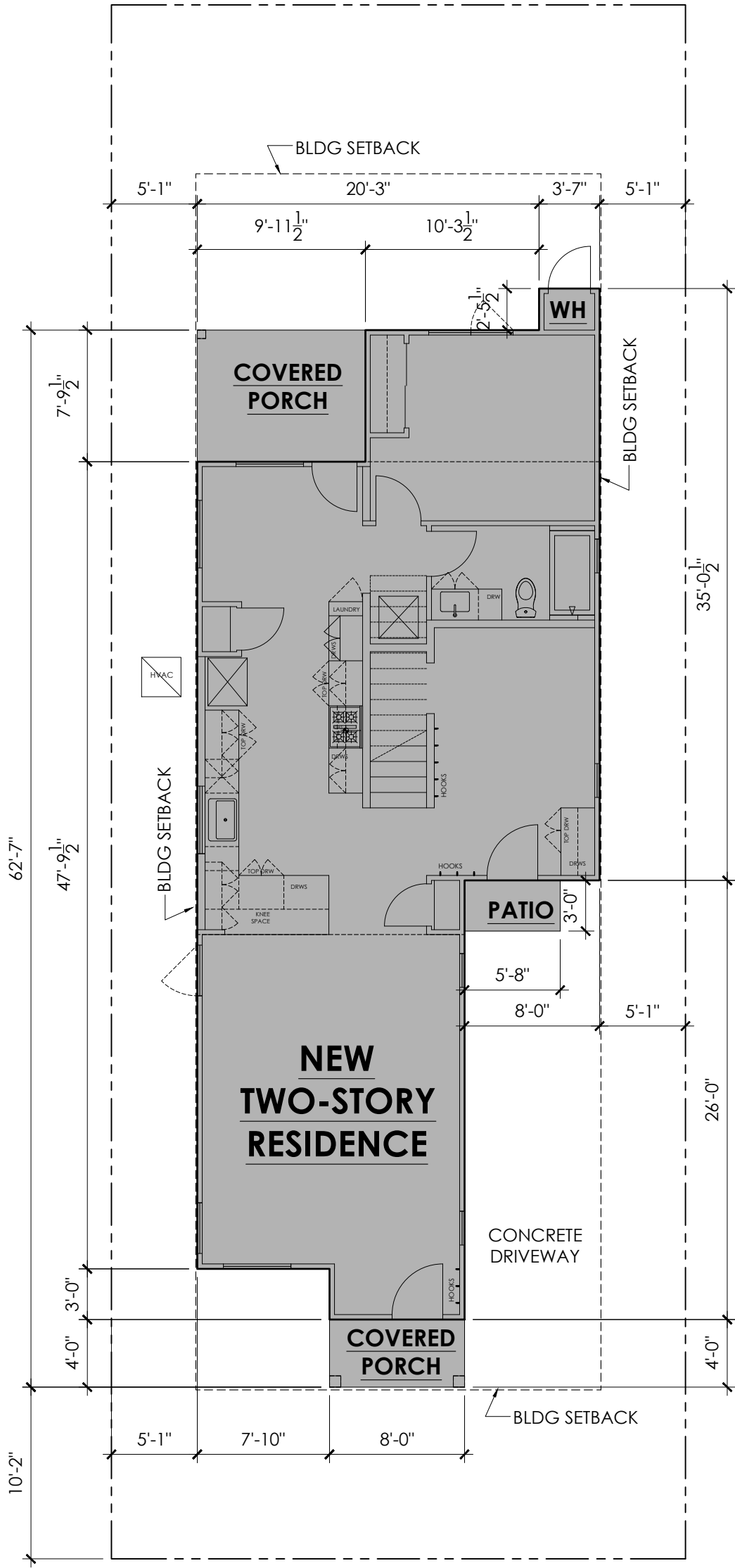
CERTIFICATION:
THE UNDERSIGNED DOES HEREBY
CERTIFY THAT THIS PLAT REPRESENTS A
SURVEY MADE ON THE GROUND ON JUNE
28, 2018, OF THE PROPERTY SHOWN
HEREON:

Amil M. Baker, Jr.
Amil M. Baker, Jr.,
Registered Professional Land Surveyor No. 1469
Job Number: 18-183



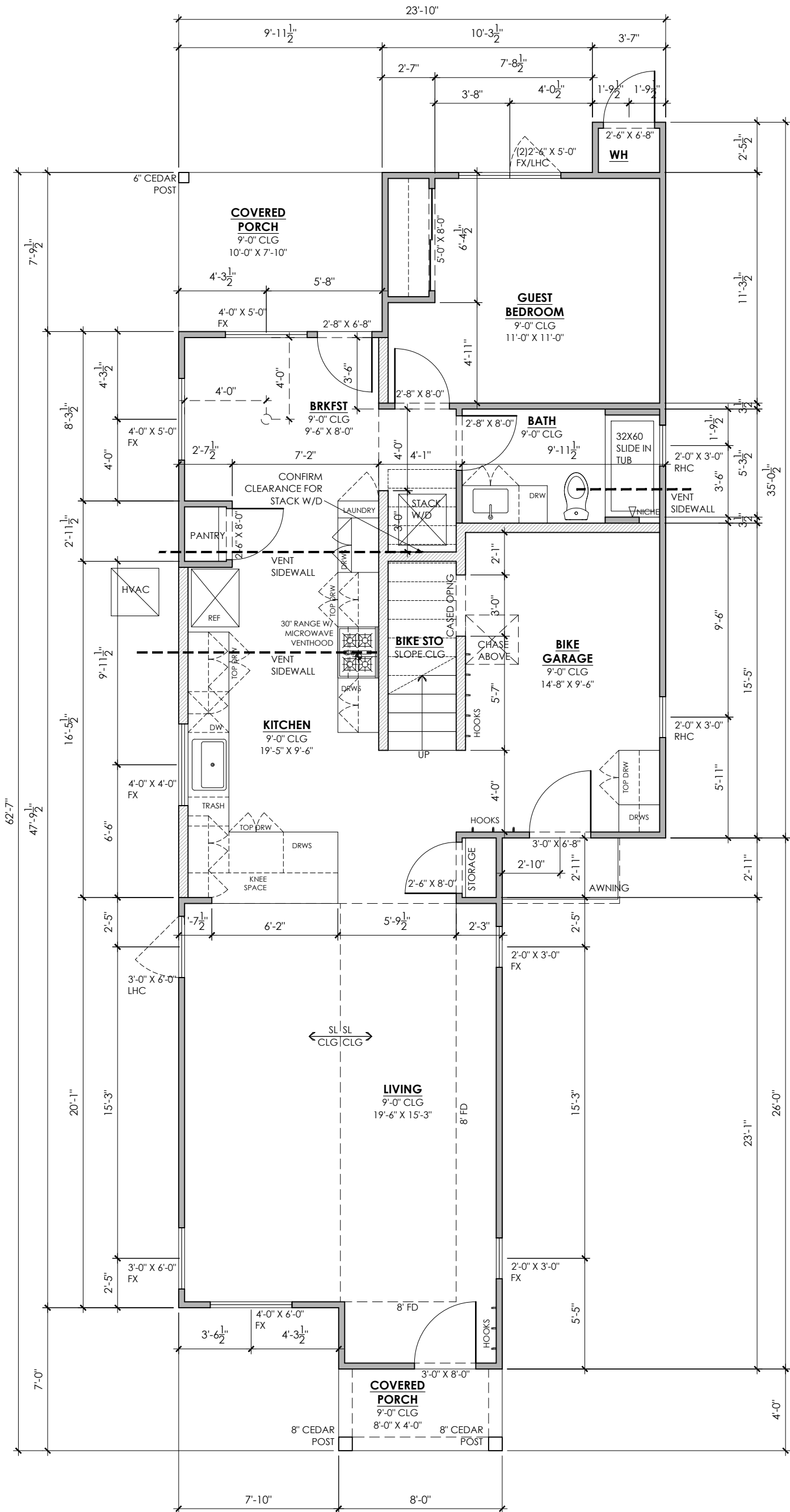
Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
www.rickmanlandsurveying.com TBPLS Firm No. 101919-00



1 SITE PLAN
Scale: 1/8"=1'-0"

FOR PERMIT



AREA CALCULATIONS

HVAC	1728 SF
PORCHES	110 SF
TOTAL	1838 SF

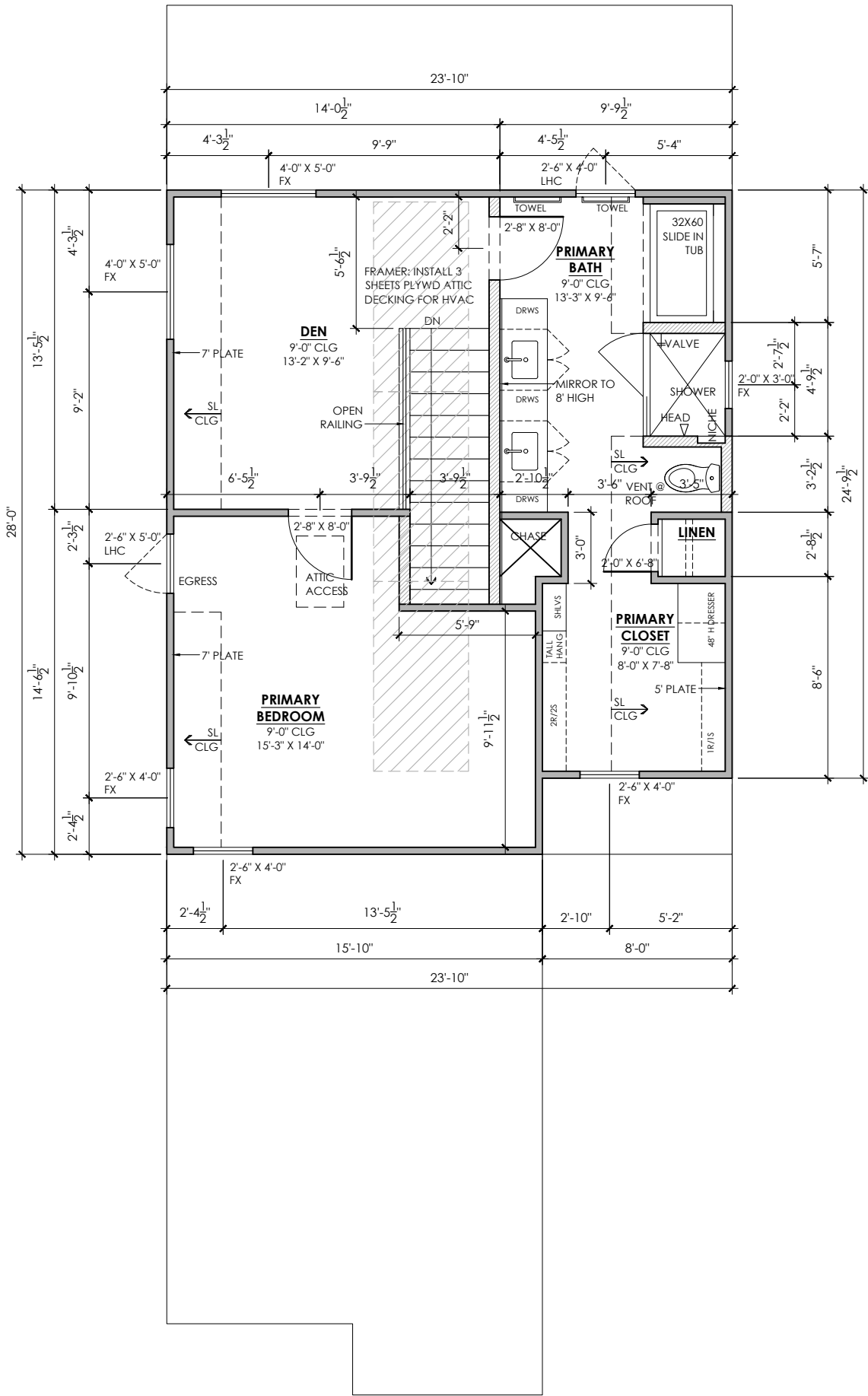
TOTAL BUILDING 1838 SF

1 FLOOR PLAN
Scale: 3/16"=1'-0"

917 E CROCKETT ST

SAN ANTONIO, TX
78202

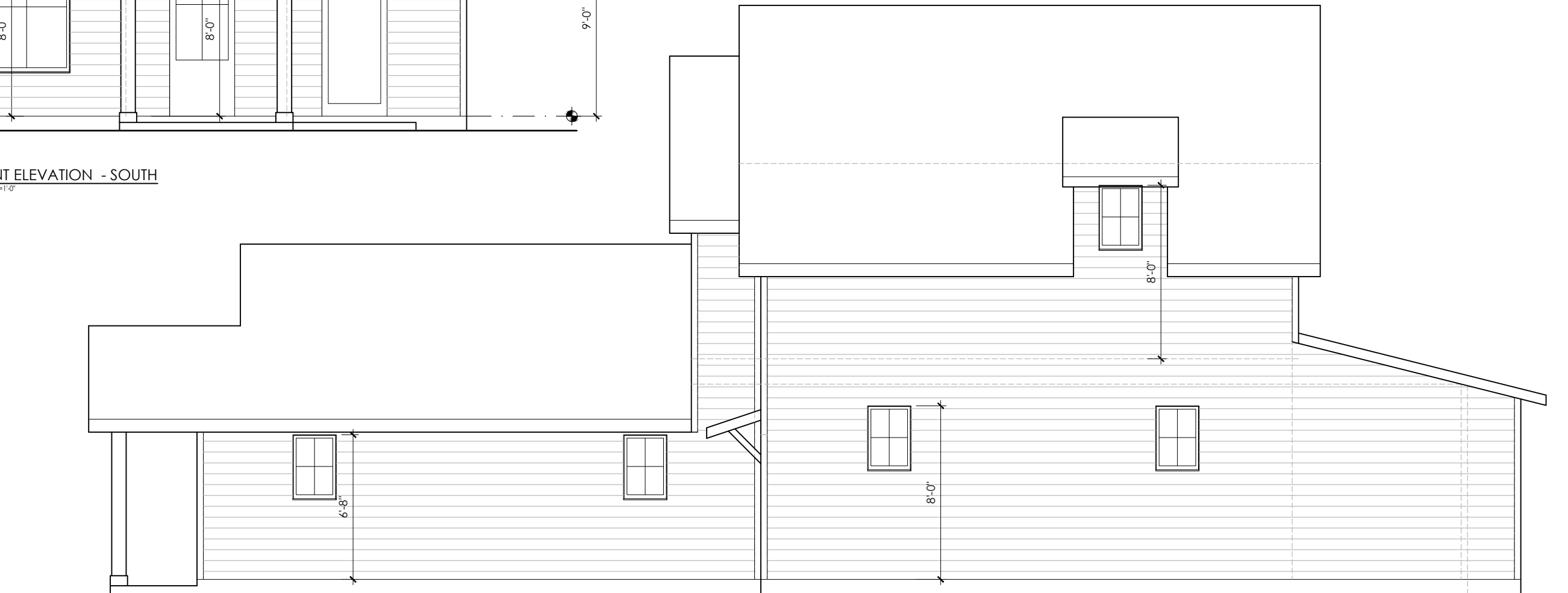
FOR PERMIT





1 FRONT ELEVATION - SOUTH

Scale: 3/16"=1'-0"



2 SIDE ELEVATION - EAST

Scale: 3/16"=1'-0"

917 E CROCKETT ST

SAN ANTONIO, TX
78202

FOR PERMIT



917 E CROCKETT ST
SAN ANTONIO, TX
78202

FOR PERMIT

5811 Trade Center Dr
Building 7 Suite 100
Austin, TX 78744
PH: 512-916-9354
FX: 512-912-0922

ORDER: 133858
ORDER DATE: 6/21/2022
ORDER CONTACT:

QUOTE

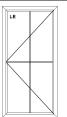

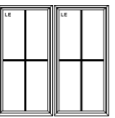
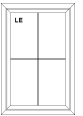
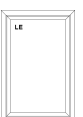
INVOICE INFORMATION


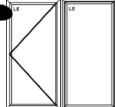


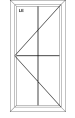
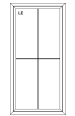
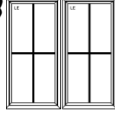
JACK BOOTHE
909 REDD
AUSTIN, TEXAS 78745

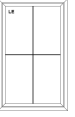
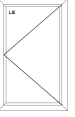

SHIPPING INFORMATION

JACK BOOTHE
CROCKET ST
SAN ANTONIO, TEXAS

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS	
133858	6/21/2022						
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL		
1	INSPIRE CASEMENT RO, LEFT HINGED, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], FULL SCREEN, SHIP SEPARATE, PROTECTIVE FILM LIVING	1	3060				
2	INSPIRE VINYL PW RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48] LIVING	1	EX: 35 1/2 W x 71 1/2 H RO: 36 W x 72 H CS: 3060				
3	INSPIRE VINYL TWIN PW WHITE, FACTORY MULL, LOW-E (CL/LE), ARGON LIVING	1	71 1/2 W X 71 1/2 H				
3.1	INSPIRE VINYL PW RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48]	1	3060				
3.2	INSPIRE VINYL PW RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48]	1	3060				
3.3	VERTICAL T-MULLION WHITE	1	1/2 W X 71 1/2 H				
4	INSPIRE VINYL PW RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48] LIVING	3	EX: 23 1/2 W x 35 1/2 H RO: 24 W x 36 H CS: 2030				
5	INSPIRE VINYL PW RO, WHITE, LOW-E (CL/LE), ARGON, PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE, SOLAR HEAT GAIN, U-FACTOR, VISIBLE TRANSMITTANCE BIKE GARAGE	1	EX: 23 1/2 W x 35 1/2 H RO: 24 W x 36 H CS: 2030				

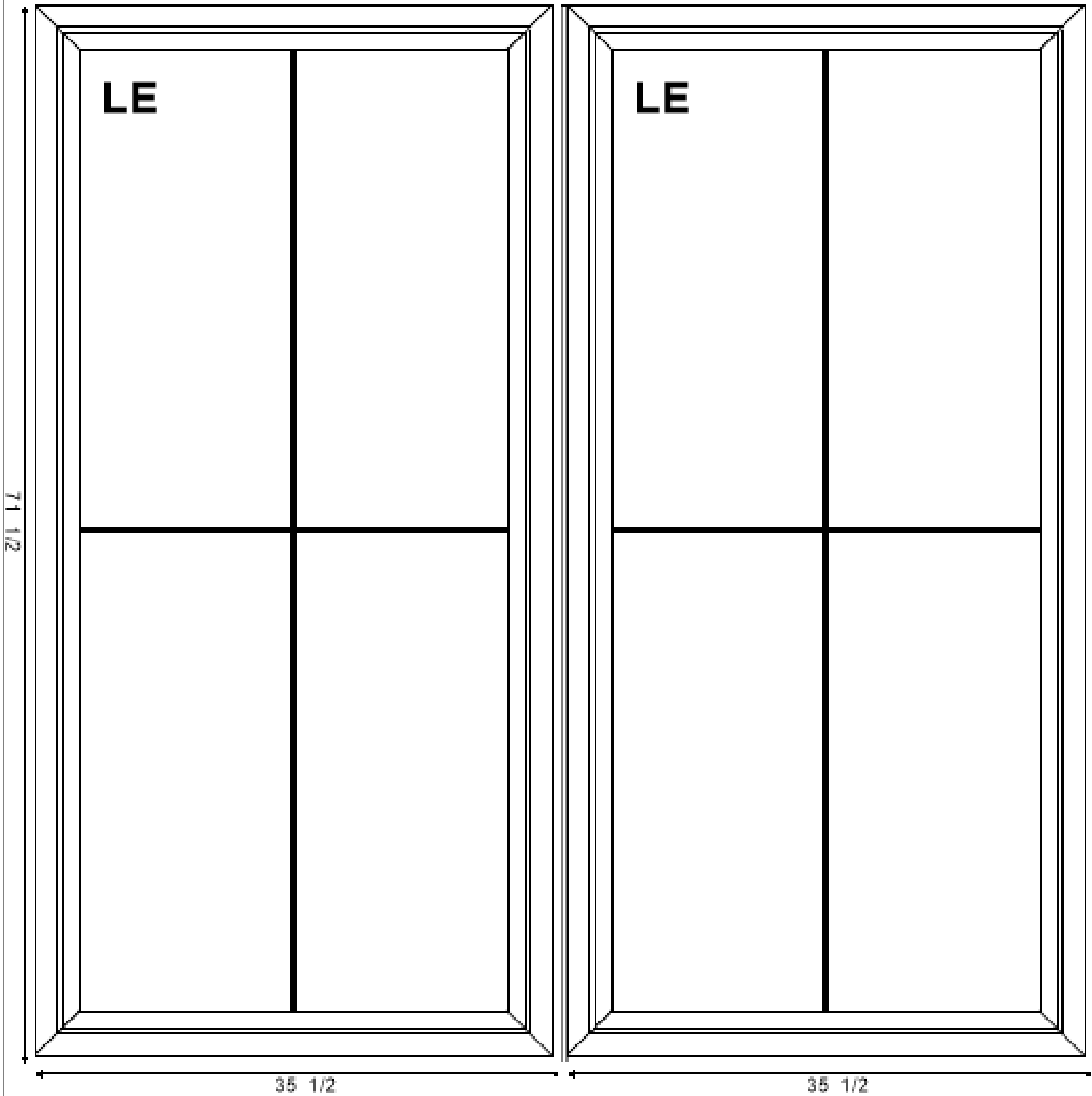
ORDER		ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS
133858		6/21/2022					
ITEM	DESCRIPTION		QTY	SIZE	PRICE	TOTAL	
6	INSPIRE VINYL PW		1	EX: 23 1/2 W x 35 1/2 H RO: 24 W x 36 H CS: 2030			
	RO, WHITE, LOW-E (CL/LE), ARGON, TEMPERED, PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.23], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.54]						
	BATH						
7	INSPIRE TWIN CASEMENT/FIXED CASEMENT		1	71 1/2 W X 71 1/2 H			
	WHITE, LOW-E (CL/LE), ARGON, FACTORY MULL						
	GUEST BED						
7.1	INSPIRE CASEMENT		1	3060			
	RO, LEFT HINGED, WHITE, LOW-E (CL/LE), ARGON, FULL SCREEN, SHIP SEPARATE, PROTECTIVE FILM						
7.2	INSPIRE FIXED CASEMENT		1	3060			
	RO, WHITE, LOW-E (CL/LE), ARGON, PROTECTIVE FILM						
7.3	VERTICAL T-MULLION		1	1/2 W X 71 1/2 H			
	WHITE						
8	INSPIRE VINYL PW		2	EX: 47 1/2 W x 71 1/2 H RO: 48 W x 72 H CS: 4060			
	RO, WHITE, LOW-E (CL/LE), ARGON, TEMPERED, PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.23], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.53]						
	DINING						
9	INSPIRE VINYL SH		1	EX: 35 1/2 W x 59 1/2 H RO: 36 W x 60 H CS: 3050			
	RO, WHITE, LOW-E (CL/LE), ARGON, HALF SCREEN, SHIP SEPARATE, CONSTANT FORCE (COIL) BALANCE, PROTECTIVE FILM, DP RATING=[50], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.22], U-FACTOR=[0.29], VISIBLE TRANSMITTANCE=[0.52]						
	KITCHEN						
10	INSPIRE CASEMENT		1	2650			
	RO, LEFT HINGED, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], FULL SCREEN, SHIP SEPARATE, PROTECTIVE FILM						
	PRM BED						
11	INSPIRE VINYL PW		1	EX: 29 1/2 W x 59 1/2 H RO: 30 W x 60 H CS: 2650			
	RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48]						
	PRM BED						
12	INSPIRE VINYL TWIN PW		1	59 1/2 W X 59 1/2 H			
	WHITE, FACTORY MULL, LOW-E (CL/LE), ARGON						
	PRM BED						
12.1	INSPIRE VINYL PW		1	2650			
	RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48]						
12.2	INSPIRE VINYL PW		1	2650			
	RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48]						

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF			TERMS	
133858	6/21/2022						
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL		
12.3	VERTICAL T-MULLION WHITE	1	1/2 W X 59 1/2 H				
13	INSPIRE VINYL PW RO, WHITE, LOW-E (CL/LE), ARGON, COL=[1H1V], COLPAT=[2x2], PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE=[0.3], SOLAR HEAT GAIN=[0.21], U-FACTOR=[0.28], VISIBLE TRANSMITTANCE=[0.48] PRM CLOSET	1	EX: 29 1/2 W x 47 1/2 H RO: 30 W x 48 H CS: 2640				
14	INSPIRE CASEMENT RO, LEFT HINGED, WHITE, LOW-E (CL/LE), ARGON, TEMPERED, FULL SCREEN, SHIP SEPARATE, PROTECTIVE FILM PRM BATH	1	2640				
15	INSPIRE VINYL PW RO, WHITE, LOW-E (CL/LE), ARGON, PROTECTIVE FILM, DP RATING=[60], AIR LEAKAGE, SOLAR HEAT GAIN, U-FACTOR, VISIBLE TRANSMITTANCE DEN	2	EX: 47 1/2 W x 59 1/2 H RO: 48 W x 60 H CS: 4050				
TOTALS:		19		SUBTOTAL:			
				TEXAS TAX 8.25%:			
				TOTAL:			

COMMENT:

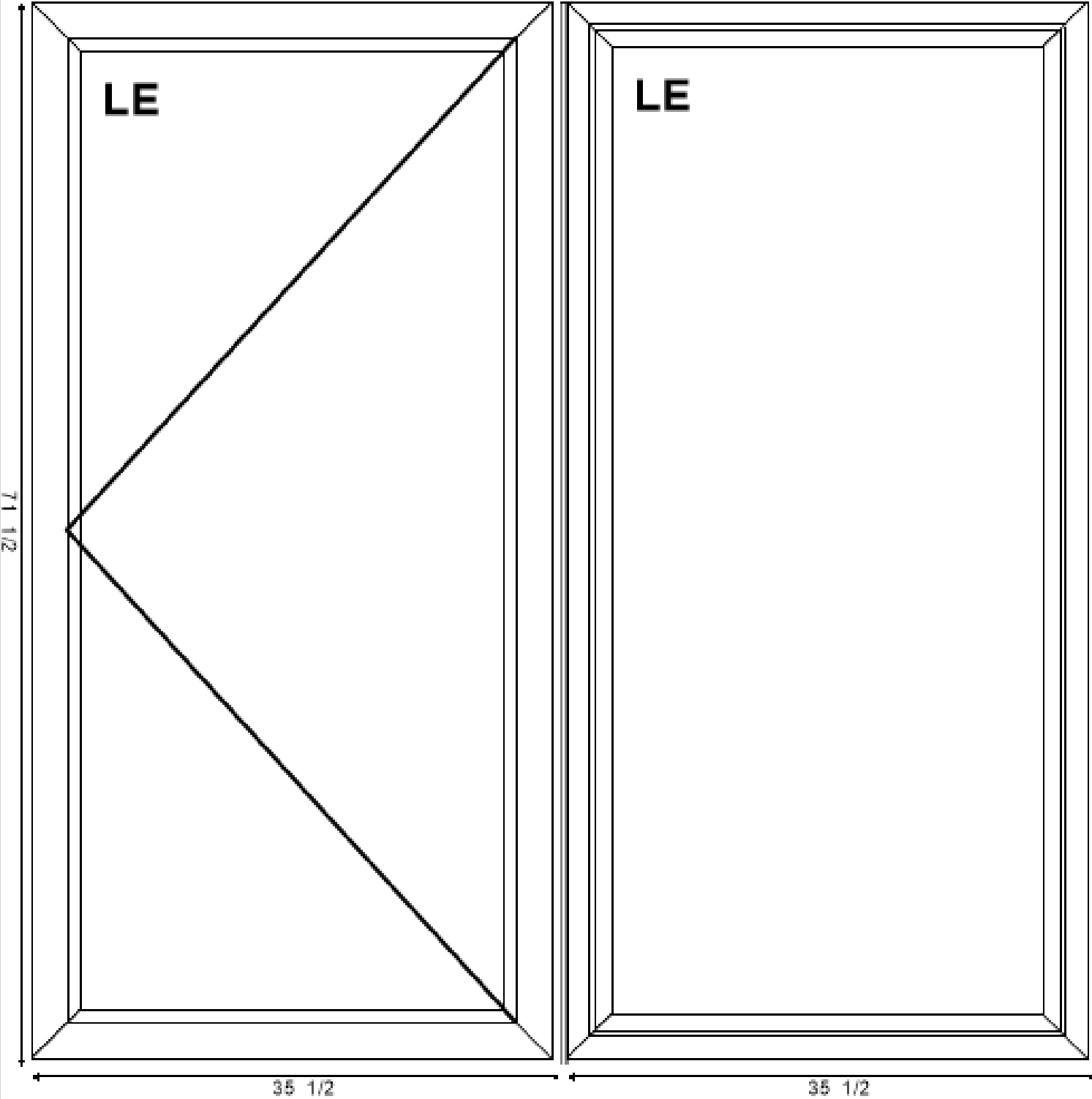
Thank you for this quote opportunity. Please check your quotes carefully. The prices are valid for 7 days from the original quote date. Elevate reserves the right to adjust all quoted prices in the event of material shortages, environmental impacts, freight increases, natural disasters, pandemics, or government regulations.

133858-3



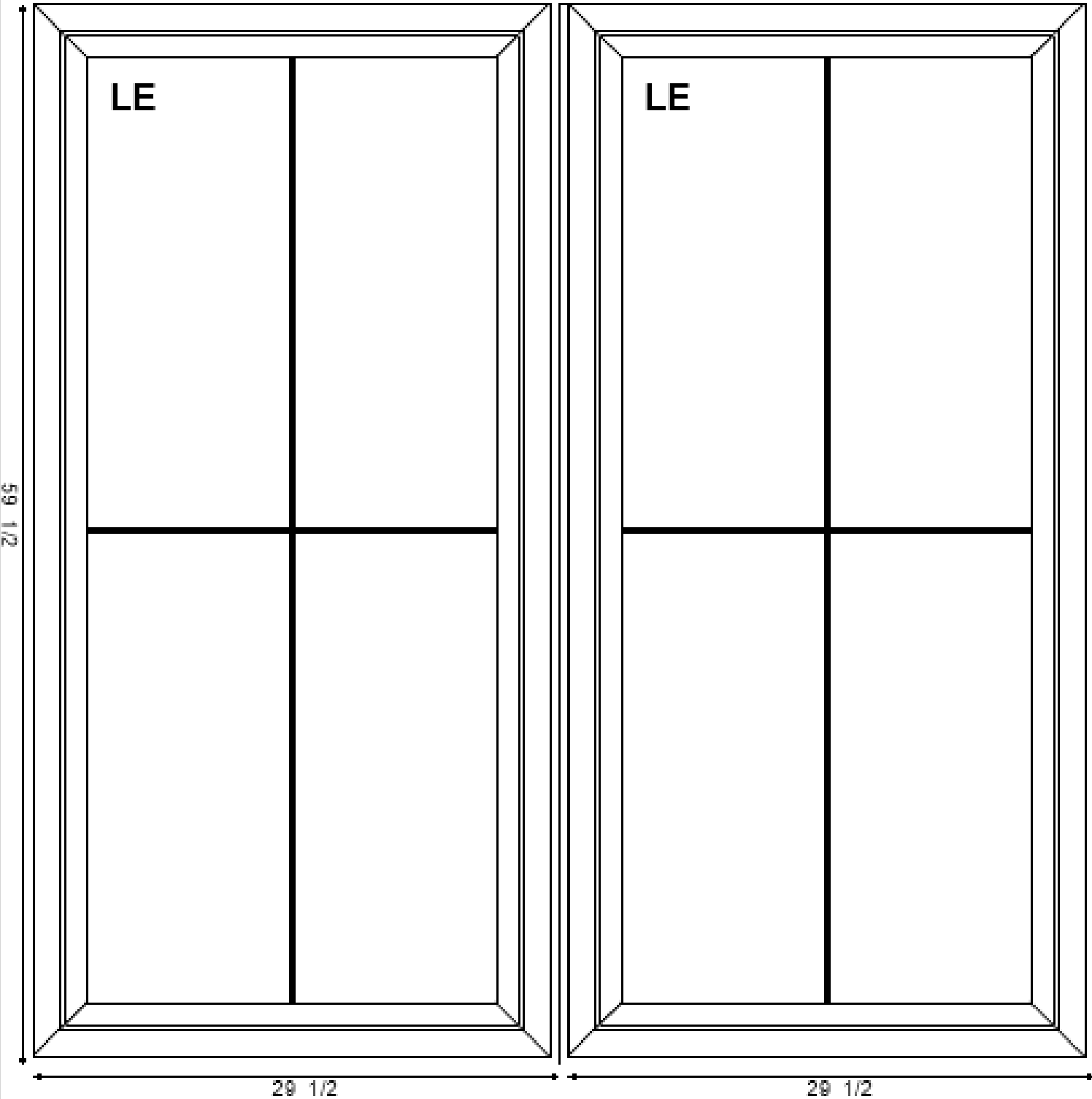
71 1/2 W X 71 1/2 H

133858-7



71 1/2 W X 71 1/2 H

133858-12



59 1/2 W X 59 1/2 H

Windows and Doors


JELD-WEN

USA

Design-Pro™ Fiberglass Exterior Door: 8ft Oak 6-Panel All Panel

Design-Pro™ Fiberglass Exterior Door: Oak Top View
Rectangle 4-Panel Glass Panel

Materials



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal


WARRANTY
Lifetime Warranty

COLORS & FINISHES
34 Paint Options

CONSTRUCTION
Design-Pro Construction
Fire Rated

MATERIALS
1 Woodgrain Option

Main Entry



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
34 Paint Options

GLASS
Energy efficient, tinted, direct glaze and privacy.

CONSTRUCTION
Design-Pro Construction
Impact Resistant Doors


Secondary Front Entry

JELD-WEN

USA

Smooth-Pro™ Fiberglass Exterior Door: Full View Blinds

Smooth-Pro™ Fiberglass Exterior Door: Flush



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

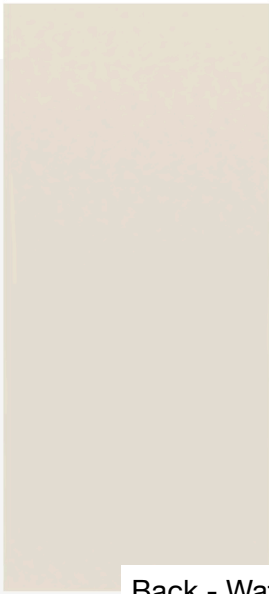
COLORS & FINISHES
1 Finish Option
34 Paint Options
11 Stain Options

GLASS
Energy efficient, tinted and privacy.

CONSTRUCTION
ADA Requirements
Impact Resistant Doors
Smooth-Pro Construction

PANEL OPTIONS
Panel options

Back Patio



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
1 Finish Option
34 Paint Options
11 Stain Options

CONSTRUCTION
ADA Requirements
Fire Rated
Smooth-Pro Construction

PANEL OPTIONS
Panel options

Back - Water Heater



W-2500™ Clad-Wood Window: Casement



Explore the options

On-screen colors/finishes vary from actual products.

Grille Design
No Grille

Interior Finish
Paint Desert

Exterior Color



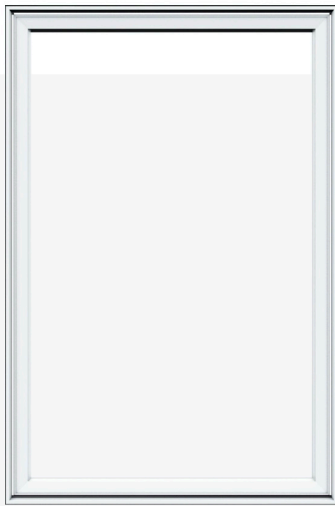
Black



French Vanilla

See a

W-2500™ Clad-Wood Window: Casement



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
7 Exterior Colors
13 Interior Finish Options

SCREEN & TRIM OPTIONS
3 Insect Screens

GLASS
Energy efficient, textured and protective.

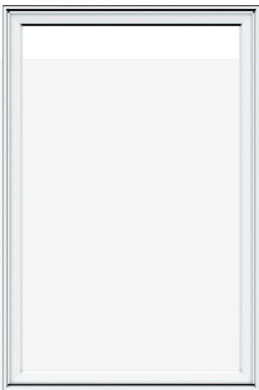
HARDWARE
1 Handle Option in 8 finishes

FRAME OPTIONS
Integral Nailing Fin
Block Frame/Replacement

DIVIDED LITES
Grilles between the glass.

MATERIALS
1 Wood Option

W-2500™ Clad-Wood Window: Fixed



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
7 Exterior Colors
13 Interior Finish Options

SCREEN & TRIM OPTIONS
4 Interior Trim Options

GLASS
Energy efficient, textured and protective.

MATERIALS
1 Wood Option

FRAME OPTIONS
Integral Nailing Fin
Block Frame/Replacement

DIVIDED LITES
Grilles between the glass.

Window and Door Schedule

	Number	Size	Type
Exterior Doors	1	2'8" X 6'8"	Back Door
	1	2'6" x 6'8"	Water Heater
	1	3'0" x 6'8"	Bike Entry
	1	3'0" x 8'0"	Entry
Interior Doors	2	2'8" x 8'0"	L1 bed & bath
	2	2'8" x 8'0"	L2 bed & Bath
Interior Storage Doors	2	2'6" x 8'0"	L1 pantry & coat
	1	2'0" x 6'8"	L2 Linen
Closet Doors	1	5'0" x 8'0"	L1 bed closet
Total Doors	12		
Windows	1	4'0" x 6'0" FX	L1 Living
	1	3'0" x 6'0" LHC	L1 Living
	1	3'0" x 6'0" FX	L1 Living
	1	4'0" x 4'0" FX	L1 Kitchen
	2	4'0" x 5'0" FX	L1 Dining
	1	2'6" x 5'0" FX	L1 Bed
	1	2'6" x 5'0" LHC	L1 Bed
	2	2'0" x 3'0" RHC	L1 Bath & Bike
	2	2'0" x 3'0" FX	L1 Living East
	3	2'6" x 4'0" FX	L2 bed
	1	2'6" x 5'0" LHC	L2 bed
	2	4'0" x 5'0" FX	L2 Den
	1	2'6" x 4'0" LHC	L2 Bath
	1	2'0" x 3'0" FX	L2 Bath
	1	2'6" x 4'0" FX	L2 Linen
Total Windows	21		

Exterior

- * shingles manufactor/style - certain teed landmark
- * Shingle color - Georgetown Gray
- * Column Color - cedar
- * Cement siding - 8 1/4" smooth fiber cement
- * Siding Color - white
- * Soffit Color - white
- * Trim/Fascia/Window trim color - white
- * Window frame color - black
- * Window grid pattern - clear

