



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**  
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON MUSEUM SINGLE FAMILY, IDZ, WHICH WAS RECORDED ON VOLUME 9721, PAGE 75 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AS A TOTAL OF 0.517 ACRES ESTABLISHING LOT 15, 20-25 AND LOT 902, BLOCK 2, NEW CITY BLOCK 3081, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

- LEGEND:**
- PROPERTY LINE
  - 1/2" IRON ROD SET
  - ▲ MAG NAIL SET WITH WASHER WALS
  - U.T.S. UNABLE TO SET
  - O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
  - D.P.R. DEED PUBLIC RECORDS OF BEXAR COUNTY
  - AC. ACRES
  - VOL. VOLUME
  - PG. PAGE
  - N.C.B. NEW CITY BLOCK
  - R.O.W. RIGHT-OF-WAY
  - XXX --- EXISTING CONTOURS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN MUSEUM SINGLE FAMILY, IDZ, PLAT WHICH WAS RECORDED IN VOLUME 9721, PAGE 75, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: VICTOR ANDONIE  
 MS410 PARTNERS, LLC  
 13750 SAN PEDRO AVE., SUITE B10  
 SAN ANTONIO, TEXAS 78232

SWORN AND SUBSCRIBED BEFORE ME  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

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.

BLUESITE ENGINEERING, LLC  
 GABRIEL ANDONIE SEGURA, P.E.  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 137018

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

WESTAR ALAMO LAND SURVEYORS  
 MARK J. EWALD, R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5095

- 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.

- NOTES:**
1. SAWS IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION
  2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- FIRE NOTE:**  
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE CITY OF SAN ANTONIO FIRE DEPARTMENT MARSHAL.
- SAWS HIGH PRESSURE NOTE:**  
 A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 745 WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATION, 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.
- BEARING BASIS:**  
 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83 AND NAVD88. COORDINATES ARE SHOWN ARE GRID COORDINATES.
- SURVEY CONTROL:**  
 ALL IRON PINS ARE 1/2" DIAMETER REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.
- EDU NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- CLEAR VISION EASEMENT:**  
 ALL ACCESS DRIVEWAYS AND INTERSECTION SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D) (5).

**SETBACK NOTE:**  
 SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

**MAINTENANCE NOTE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FLOODPLAIN NOTE:**  
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THE PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0404H, EFFECTIVE JUNE 19, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS OR AMENDMENTS.

**TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TR-APP-APP21-3880028) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

PLAT NUMBER 21-11800197

**REPLAT ESTABLISHING MUSEUM RESIDENCES, IDZ**  
 BEING A TOTAL OF 0.517 ACRES ESTABLISHING LOTS 26-30, BLOCK 2, NEW CITY BLOCK 3081, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. PREVIOUS PLAT WAS RECORDED AS MUSEUM SINGLE FAMILY, IDZ ON VOLUME 9721, PAGE 75 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

**BLUESITE ENGINEERING**  
 NO. F-22528  
 13750 SAN PEDRO, SUITE B10  
 SAN ANTONIO, TEXAS 78232  
 210.469.4414



FIRM REGISTRATION NO. 10111700  
 P.O. BOX 1645  
 HELOTES, TEXAS 78023-1036  
 210.372.9500

**KEYNOTE:**

1	14' ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
2	5' SANITARY SEWER EASEMENT
3	VARIABLE WIDTH PEDESTRIAN EASEMENT

**Line Table**

Line #	Length	Direction
L1	36.83'	N60° 00' 08"W
L2	7.00'	S60° 00' 08"E
L3	8.42'	N60° 00' 08"W
L4	4.14'	N29° 49' 31"E
L5	22.06'	N60° 00' 08"W
L6	5.75'	S30° 28' 12"E

**Curve Table**

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	5.00'	7.87'	7.08'	S74° 54' 41"W	090° 10' 10"

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE PART OF AN ENCLAVE OR PLANNED UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: MANAGER  
 MS410 PARTNERS, LLC  
 VICTOR ANDONIE  
 13750 SAN PEDRO AVE., SUITE B10  
 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR ANDONIE, 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 THEN EXPRESSED AND IN THE CAPACITY THIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

NOTARY PUBLIC BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF BEXAR

THIS PLAT OF MUSEUM RESIDENCES, 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 EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_  
 CHAIRMAN

BY: \_\_\_\_\_  
 SECRETARY

