

SHARED CROSS ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r)(3)

CLEAR VISION NOTE: ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5). FLOODPLAIN NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100—YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL:

48029C0405G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS FIRE FLOW NOTE: SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

SURVEY NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)

SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

5. CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

72 S

TREE

27.8

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) CPS/ SAWS/ COSA UTILITY NOTES: PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE

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.

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 1,500 GPM AT 25 PSI RESIDUAL BY THE CITY OF SAN ANTONIO DIRECTOR OR PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

2. 1/2" DIAMETER IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 19–21 AND 902, BLOCK 3, NCB 771, DRAINAGE EASEMENTS AND 3. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE 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

CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

PRIVATE VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS,

VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, PRIVATE

 \langle 1 \rangle WATER, SEWER, AND DRAINAGE EASEMENT

20' G.E.T.TV. EASEMENT

4 20' G.E.T.TV. EASEMENT

· 10' G.E.T.TV. EASEMENT

VOLUME 20001, PAGE 1592, D.P.R.B.C.

VOLUME 20001, PAGE 1592, D.P.R.B.C.

WATER, SEWER, AND DRAINAGE EASEMENT

VOLUME 20001, PAGE 1592, D.P.R.B.C.

LOT 26, BLOCK 3, NCB 771

LOT 25, BLOCK 3, NCB 771

LOT 24, BLOCK 3, NCB 771

LOT 22, BLOCK 3, NCB 771

(0.036 ACRES)

(0.036 ACRES)

(0.036 ACRES)

(0.039 ACRES)

UNPLATTED

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 DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL

FOR THE PURPOSE OF ACCESSING SOUTH INFRASTRUCTIVES AND SERVICE FACILITIES AND THE RIGHT TO REMOVE

PRESSURE. THE 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 OR PLANNING AND DEVELOPMENT SERVICES AND

THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FOR THE PURPOSE OF ACCESSING SOUTH INFRASTRUCTIVE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE

FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY LINEARIZED

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> 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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

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.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE

MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE

THE DIRECTOR OF (TCI) OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO

INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID

DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

LINE BEARING DISTANCE

S35°14'07"W

S54°45'53"E 31.33'

6.00'

DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF

EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF

SCALE: 1"=20'

LAND-PLAT-20-11800103

REPLAT AND SUBDIVISION

PLAT ESTABLISHING

LEWIS ST.

TOWNHOMES (IDZ)

BEING A TOTAL OF 0.472 ACRES, ESTABLISHING

LOTS 19-26, BLOCK 3, NCB 771, AS DESCRIBED

IN A SUBDIVISION PLAT RECORDED IN VOLUME 20001, PAGE 1952 OF THE DEED AND PLAT

RECORDS, BEXAR COUNTY, TEXAS, AND DOCUMENT NUMBER 20200026623, O.P.R. AND 0.169 ACRES

BEING AN UNPLATTED PORTION OF ARBITRARY LOTS

1 AND 2 RECORDED IN DOCUMENT NUMBER

20200026623, O.P.R.

VILLAGOMEZ ENGINEERING CO.



24165 IH-10W, SUITE 217-708 SAN ANTONIO, TEXAS 78257 PH. (210) 724-0816 FAX (210) 853-0232 TBPE FIRM REGISTRATION NO. F13698 VEC JOB NO 20-011

STATE OF TEXAS:

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

OWNER/DEVELOPER 3547 BENT HOLLOW SAN ANTONIO, TEXAS 78259

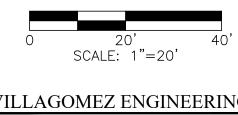
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF <u>LEWIS ST. TOWNHOMES (IDZ)</u> 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

SECRETARY



STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MITRA VENTURES, LLC (ANU ATLURI)

COUNTY OF BEXAR

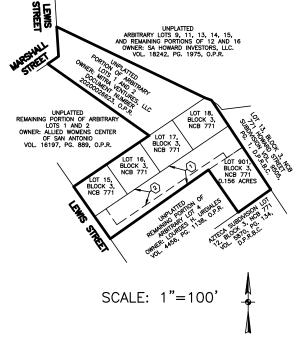
THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF _____, A.D. 20__

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

TED	THIS	 DAY	OF	 	A.D.	2
:	INIRMA	 		 		

PAGE 1 OF 1



NOT TO SCALE

SUBJECT AREA AND AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN **NOTIFICATION**

BEING A TOTAL OF 0.472 ACRES, WITH 0.303 ACRES BEING LOT 15-19 AND LOT 901, BLOCK 3, NCB 771, AS DESCRIBED IN A SUBDIVISION PLAT RECORDED IN VOLUME 20001, PAGE 1952 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND 0.169 ACRES BEING AN UNPLATTED PORTION OF ARBITRARY LOTS 1 AND 2 RECORDED IN DOCUMENT NUMBER 20200026623, O.P.R.

LFG	END
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
G.E.T.TV.	GAS, ELECTRIC, TELEPHONE AND TELEVISION
NCB	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
ESM'T	EASEMENT
ဓ	STREET CENTERLINE
•	FOUND 1/2-INCH IRON ROD
•	SET 1/2" IRON ROD CAPPED WALS
×	X FND. ON CONCRETE WALL
\triangle	CALCULATED POINT
	(NOT SET DUE TO EXISTING BUILDING)
$ \hspace{.05cm} $	X SET ON CONCRETE SLAB
	STREET CENTERLINE
	PROPERTY LINE
	— ADJACENT PROPERTY LINE
l	— BUILDING SETBACK LINE
704	- — EASEMENT LINE
1	- MINOR CONTOUR
	— MAJOR CONTOUR

STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF

MADE ON THE GROUND BY: WESTAR ALAMO LAND SURVEYORS, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5095 MARK J. EWALD, R.P.L.S.
FIRM REGISTRATION NO. 10111700

STATE OF TEXAS

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.

LICENSED PROFESSIONAL ENGINEER NO. 105199 JOSE VILLAGOMEZ, P.E.

