

HDDEN COVE LAND FOR SALE

810 N Cherry St

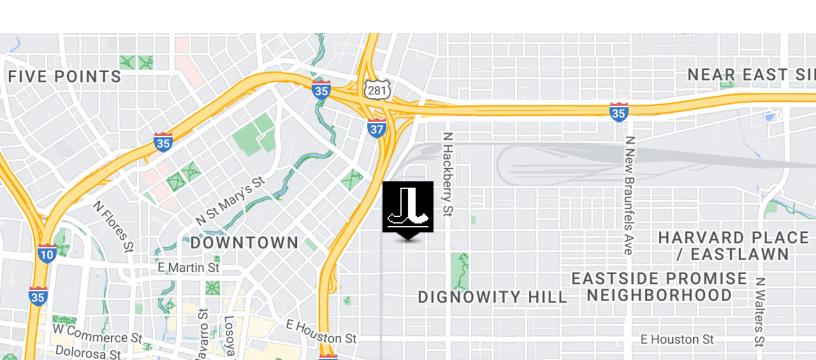
810 CHERRY

810 N CHERRY ST, SAN ANTONIO, TX 78202

Presented By JEREMY JESSOP 210.386.3970 ij@jjrealco.com

JJ REAL CO 1114 S St Mary's San Antonio, TX 78210 210.386.3970 jjrealco.com

Executive Summary



OFFERING SUMMARY

| Sale Price: | Subject To Offer |
|-------------|------------------|
| Lot Size: | 8,015 SF |
| Zoning: | NC CD |

PROPERTY OVERVIEW

Downtown location adjacent to the historic Hays Street Bridge.

LOCATION OVERVIEW

Downtown location adjacent to the historic Hays Street Bridge.

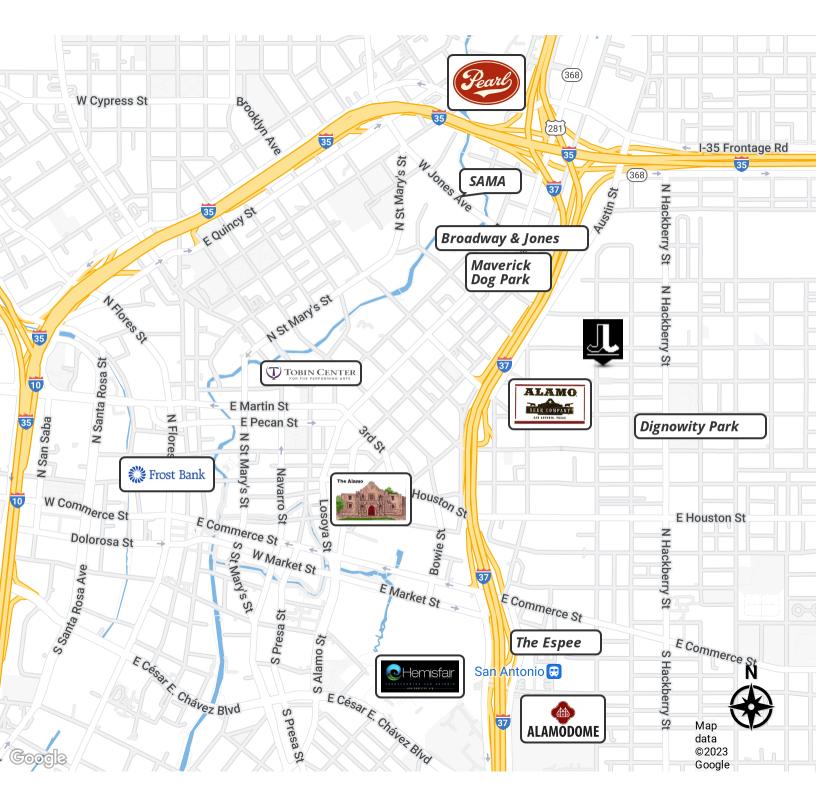
PROPERTY HIGHLIGHTS

- Shovel Ready
- Alley Access
- Close to River North and Downtown
- Walkable to Riverwalk
- Views of Downtown and Historic Hays Street Bridge
- New City Park Opening Soon Across the Street

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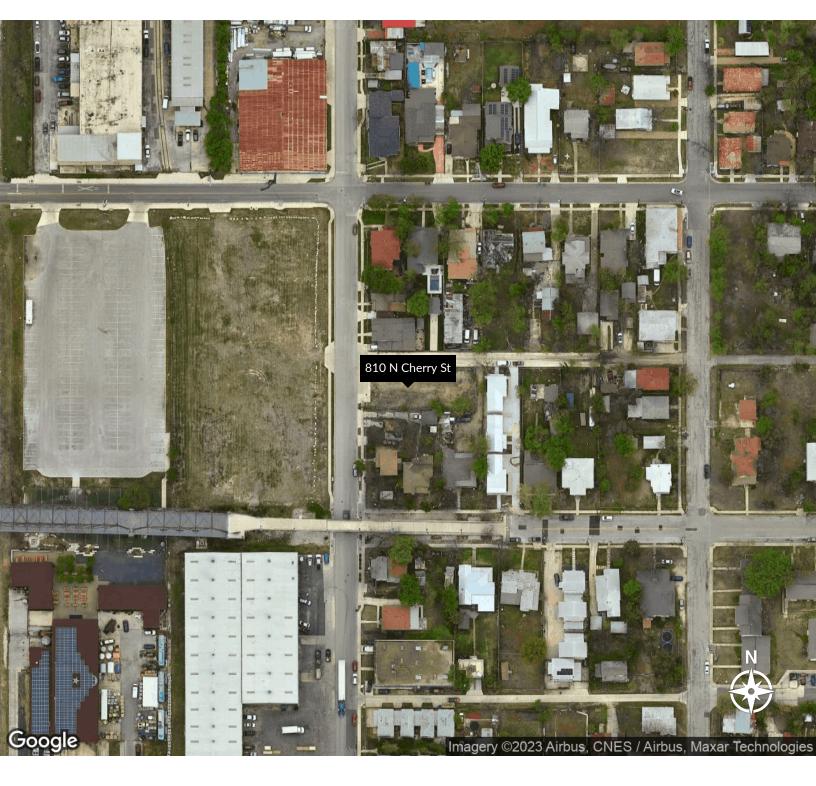
Map data ©2023 Google

Location & Retailer Map



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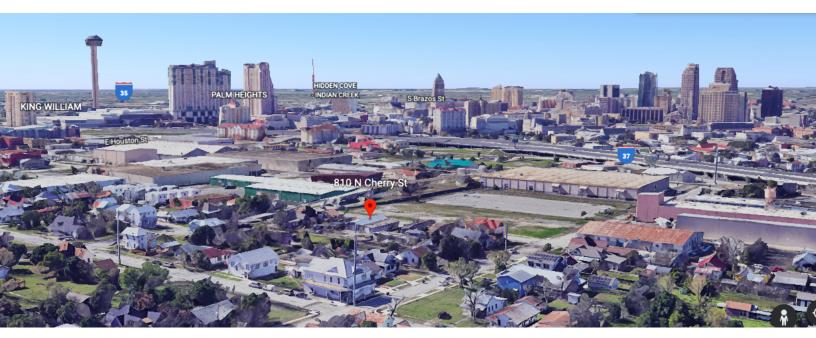




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Aerial Towards Downtown





810 N Cherry View Towards Downtown

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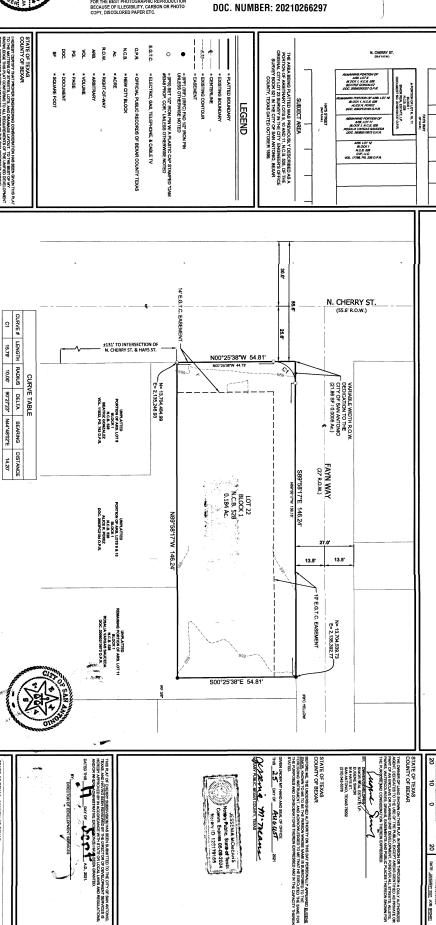
I HEREBY CERTIFY THAT THIS PLAT CON THE TEXAS BOARD OF PROFESSIONAL I AN ACTUAL SURVEY MADE ON THE GRO STATE OF TEXAS COUNTY OF COMAL

A MAWYER LAND SURVEYING, INC. REW A MAWYER, R.P.L.S.



I HEREBY CERTIFY THAT PROPER ENG TO THE MATTERS OF STREETS, LOTS, I KNOWLEDGE THIS PLAT CONFORMS TO CODE, EXCEPT FOR THOSE VARIANCES COMMISSION.

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADI
FOR THE BEST PHOTOGRAPHIC REPRO
BECAUSE OF ILLEGIBLITY, CARBON O
COPY, DISCOLORED PAPER ETC.



I PAPACT REE PAYMENT NOTE:

MATER ANDOR MASTEMATER MIPACT FEES METE NOT PAND ATTIME OF PLATTING FOR THIS PLAT. ALL MIPACT FEES MUST BE PAID PRIOR TO MATER MEDICA SELD NECTOWNERS METER SEL PAUDOR MASTEMATER SERVICE CONNECTION. IASTEWATER EDU NOTE: He number of wastewater equivalent dwelling units (edus) paid for this s Humber at the san antonio water system. ARE KEPT ON FILE UNDER THE PLAT

PLAT NO. 21-11800047

RTION OF THE TEAM 15 ANNUAL CHANCE (1907/EAR) FLOODFLAIN EXISTS WITHIN THIS PLAT AS YESTED BY TEAM MAP PANEL. CHAISE, EFFECTIVE 2020210, FLOODFLAIN RETORNATION IS SUBJECT TO CHANGES RESULT OF PUTURE TEAM MAP REVISIONS AND ON CHEMIS.

BEING A TOTAL OF 0.184 ACRES OF LAND, EXCLUDING ÂN 0.0005 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 22, BLOCK 1, NEW CITY BLOCK 528, STILATED IN THE CITY OF SAN

CHERRY SUBDIVISION SUBDIVISION PLAT ESTABLISHING

ANTONIO, BEXAR COUNTY, TEXAS AS RECORDED IN DOC. 20180104137 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FIRE NOTE (FOR RESIDENTIAL PLATS):
IN AN EFFORT TO MEET THE CITY OF SAN ANTO
PUBLIC WATER MAIN SYSTEM HAS BEEN DESIG

8. ROOF OVERHANDS ARE ALLOWED WITHIN THE FIVE (6) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (6) AND TEN (10) FOOT WIDE EASEMENTS. 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.

THE MARTENANCE OF ALL PROVINT STREETS, OPEN SPACE, GREERIET IS APARS, THEE SAVE AREAS, DOMANGE EASIENTS, EASIENTS, OF ANY OTHER NATURE MITHAN THE SUBDIVISION SPALL BE THE RESPONSEMENT OF THE THE OFFERT YOMERS OF THE PROPERTY OWNERS ASSOCIATION, OR TIS SUCCESSIONS OR ASSESSES AND NOT THE RESPONSEMENT OF THE CITY OF SAM ANTONIO OR BEDAY COUNTY. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. THE PROPERTY IS LOCATED WITHIN THE DIGNOMPY HALL HISTORIC DISTRICT, ANY FITTURE CONSTRUCTION WILL REQUIRE APPROVAL FROM THE HISTORIC AND DESIGN REPIRE COMMISSION, APPROVAL, OF PAIT DOES NOT SUPERSEDE ANY REQUIREMENTS FOR DESIGN REVIEW OUTLINED IN ARTICLE VI OF THE UNITED DEVELOPMENT CODE. THE PAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFRECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAWAGE, TELEPHONEL CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ANE DESCRIBED FERCON. ANY CRS BERGY OR SAMS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF DOS REMOTE OR SAMS INFRASTRICTURE AND OSERVICE PAGLITIES. LOCATED WITHIN SAM DESEMBERT DE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SAML BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAND GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

ENERAL NOTES:

LOCATION MAP

SWAM HIGH PRESSURE NOTE:
ANNER HIGH PRESSURE NOTE:
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COORDINATES AND BEARINGS SHOWN HEREON ARE GRID, AND ARE BASED ON THE TEXAS THE SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983.

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10 SCALE: 1"=20"



DAMMAWYER

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**REMONITORI

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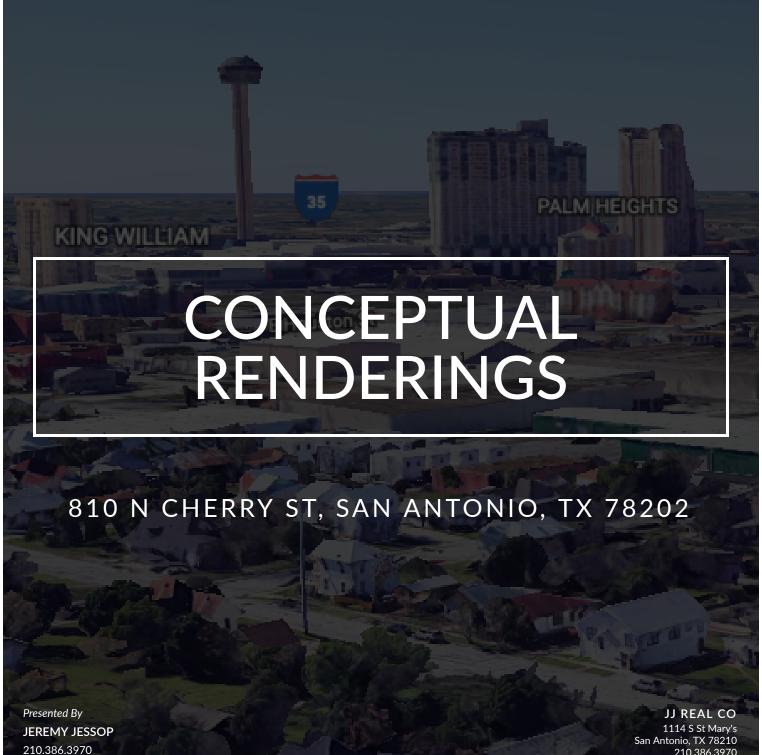
STATE OF TEXAS, COUNTY OF BEXAR I, LUCY ADAME – CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN

AD.

SHEET 1 OF 1

MY OFFICE AND DULY RECORDED IN THE PLAT RECORD
OF BEACH COUNTY OF SPAZICAZE SEZ: ZA MY
PLAT YOU,WIE: 2000Z PAGE: 1104
ANDUIT: SEZ 30
IN TESTINONIY WEREDEY WITHERS MY HAND
AND OFFICHAL SEAL OF OFFICE:
COUNTY CLERK, BEACH COUNTY, TEXAS DEPUTY



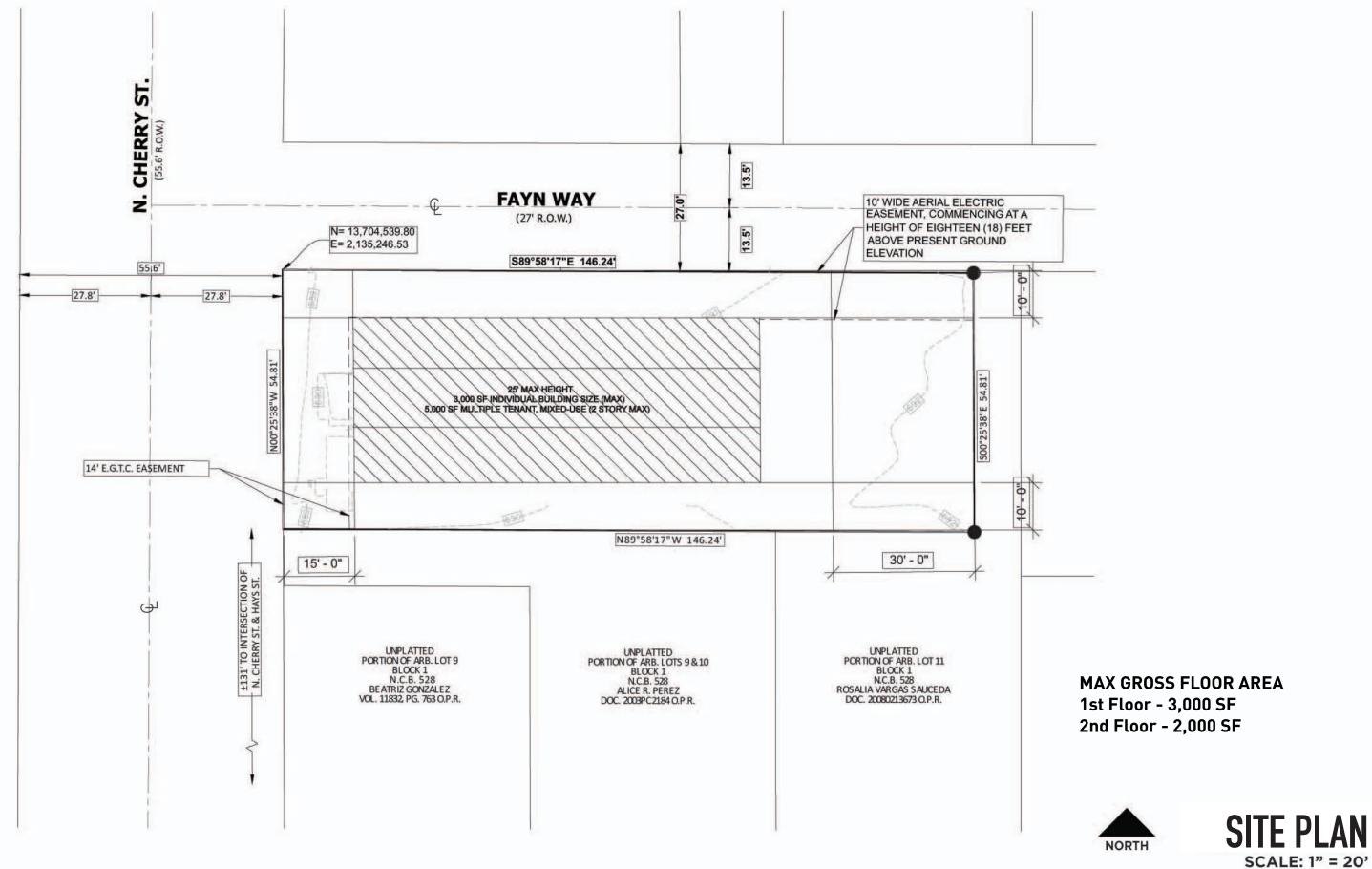


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HIDDEN COVE LAND FOR SALE INDIAN CREEK S Brazos St

CALL BROKER FOR MORE DETAILS 210.386.3970

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