

PLAT NO. 22-11800212

SUBDIVISION PLAT
OF
AGAVE UNIT-2

A TOTAL OF 24.101 ACRES, INCLUDING OF A 0.130 ACRE RIGHT-OF-WAY DEDICATION, BEING ALL OF THAT 23.256 ACRE TRACT IN DEED RECORDED IN DOCUMENT 20240055416, AND INCLUDING 0.70 ACRE OFFSITE EASEMENTS LOCATED ON A 15.773 ACRE TRACT RECORDED IN DOCUMENT 20230212482, AND 0.049 ACRE OFFSITE EASEMENT LOCATED ON A REMAINING PORTION OF 100.11 ACRE TRACT IN DEED RECORDED IN DOCUMENT 20210087536, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800

DATE OF PREPARATION: April 04, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ROB WASYLW
DAVIDSON HOMES, LLC
2745 KATY FREEWAY, SUITE 225
PARK ROW, TEXAS 77494
TEL. NO. 210-765-9998

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROB WASYLW 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 4 DAY OF April, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMANBY: _____
SECRETARY

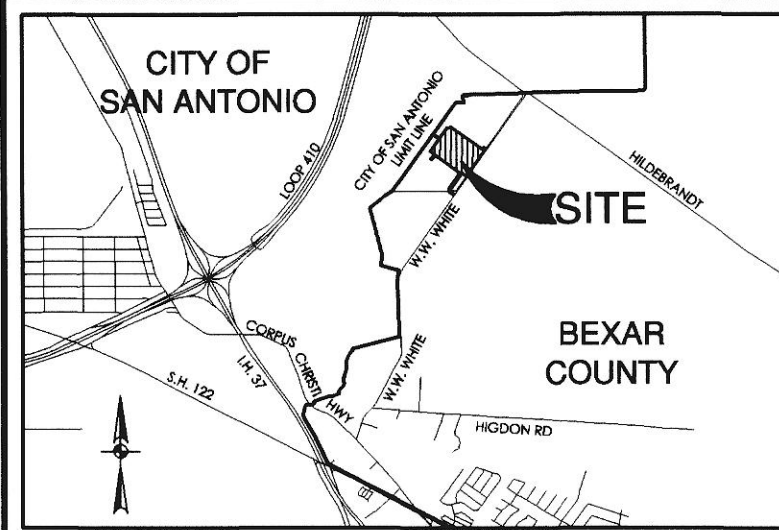
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

LEGEND

- | | | | |
|------------|--|----|---|
| CB | COUNTY BLOCK | 5 | 10' GETCTV ESMT |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | 6 | 1" VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) |
| ESMT | EASEMENT | 7 | 16' SANITARY SEWER ESMT |
| INT | INTERSECTION | 8 | 10' WATER ESMT |
| LF | LINEAR FEET | 9 | 20' BUILDING SETBACK LINE |
| PG | PAGE(S) | 10 | 10' BUILDING SETBACK LINE, GETCTV ESMT |
| PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS | 11 | VARIABLE WIDTH CONSTRUCTION, TEMPORARY SECONDARY ACCESS, DRAINAGE, WATER, SANITARY SEWER, AND GETCTV ESMT |
| ROW | RIGHT-OF-WAY | 12 | ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ROW |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | 13 | VARIABLE WIDTH SANITARY SEWER ESMT (ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ROW) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | 14 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| " | REPETITIVE BEARING AND/OR DISTANCE | 15 | INCORPORATION INTO PLATTED STREET ROW |
| VOL | VOLUME | 16 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| AC | ACRE(S) | 17 | INCORPORATION INTO PLATTED STREET ROW |
| DOC | DOCUMENT NUMBER | 18 | VARIABLE WIDTH SANITARY SEWER ESMT (ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ROW) |
| (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | 19 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| | SET 1/2" IRON ROD (PD) | 20 | INCORPORATION INTO PLATTED STREET ROW |
| | SET 1/2" IRON ROD (PD)-ROW | 21 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| | ESMT P.I. POINT | 22 | INCORPORATION INTO PLATTED STREET ROW |
| | CENTERLINE | 23 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| | EXISTING CONTOURS | 24 | INCORPORATION INTO PLATTED STREET ROW |
| | PROPOSED CONTOURS | 25 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| | CITY OF SAN ANTONIO LIMITS | 26 | INCORPORATION INTO PLATTED STREET ROW |
| | VARIABLE WIDTH DRAINAGE ESMT (PLAT #22-11800444) (CONCURRENT PLATTING) | 27 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| | VARIABLE WIDTH PERMANENT WATER ESMT (DOC NO 20210173966 OPR) | 28 | INCORPORATION INTO PLATTED STREET ROW |
| | 25' PERMANENT SANITARY SEWER ESMT (DOC NO 20210173966 OPR) | 29 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| | DRAINAGE EASEMENT (VOL 5185 PG 854 OPR) | 30 | INCORPORATION INTO PLATTED STREET ROW |
| | ACCESS EASEMENT (DOC NO 20240051644 OPR) | 31 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |
| | DRAINAGE AND UTILITY EASEMENT (DOC NO 20240051644 OPR) | 32 | INCORPORATION INTO PLATTED STREET ROW |
| | 16' SANITARY SEWER EASEMENT (DOC NO 20240051644 OPR) | 33 | 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV ESMT |

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DAVID A. MCGOWEN
M/I HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1804 WEST, SUITE 220
SAN ANTONIO, TEXAS 78249
TEL. NO. 210-996-3185

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID A. MCGOWEN 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 4 DAY OF April, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

STATE OF TEXAS
COUNTY OF BEXAR

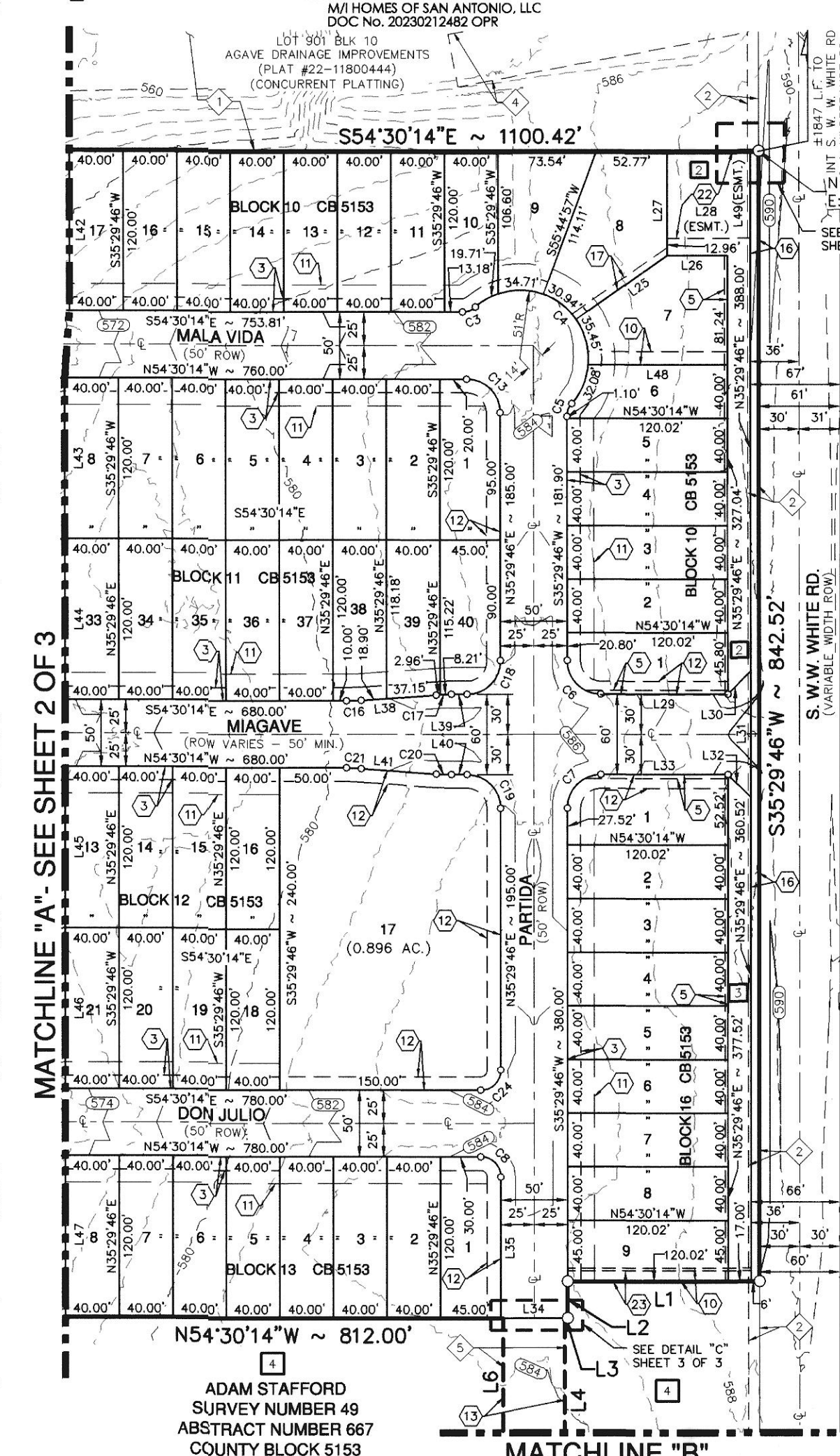
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

CPS/SAWS/COSA UTILITY:

- 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 EFFECTING 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING 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 BUILDING, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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 AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

LEGEND

- | | | | |
|----|--|---|---|
| 15 | 6' RIGHT-OF-WAY DEDICATION (0.116 AC.) | 1 | UNPLATTED PORTION OF 100.11 ACRES (PARCEL 2) AND PORTION OF 55.323 ACRES (PARCEL 3) |
| 16 | 5' GETCTV ESMT | 2 | LOT 902, BLK 10, CB 5153 (OPEN SPACE) (0.235 AC) (PERMEABLE) |
| 17 | 16' DRAINAGE ESMT | 3 | LOT 901, BLK 16, CB 5153 (OPEN SPACE) (0.144 AC) (PERMEABLE) |
| 18 | 16' SANITARY SEWER ESMT (0.049 AC OFF-LOT) | 4 | UNPLATTED PORTION OF 15.773 ACRES (M/I HOMES OF SAN ANTONIO, LLC DOC NO. 20230212482 OPR) |
| 19 | 5' WATER ESMT | | |
| 20 | 15' GETCTV ESMT | | |
| 21 | 62'X45' GETCTV ESMT (0.092 AC OFF-LOT) | | |
| 22 | 8' GETCTV ESMT | | |



SAWS IMPACT FEE:

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.

SAWS 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.

STATE OF TEXAS
COUNTY OF COMAL

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

OWNER/DEVELOPER: LEE BAKER, III
MAXLAND ENTERPRISES LLC
301 MAIN PLAZA, #305
NEW BRAUNFELS, TEXAS 78130
TEL. NO. 830-643-0501

STATE OF TEXAS
COUNTY OF COMAL

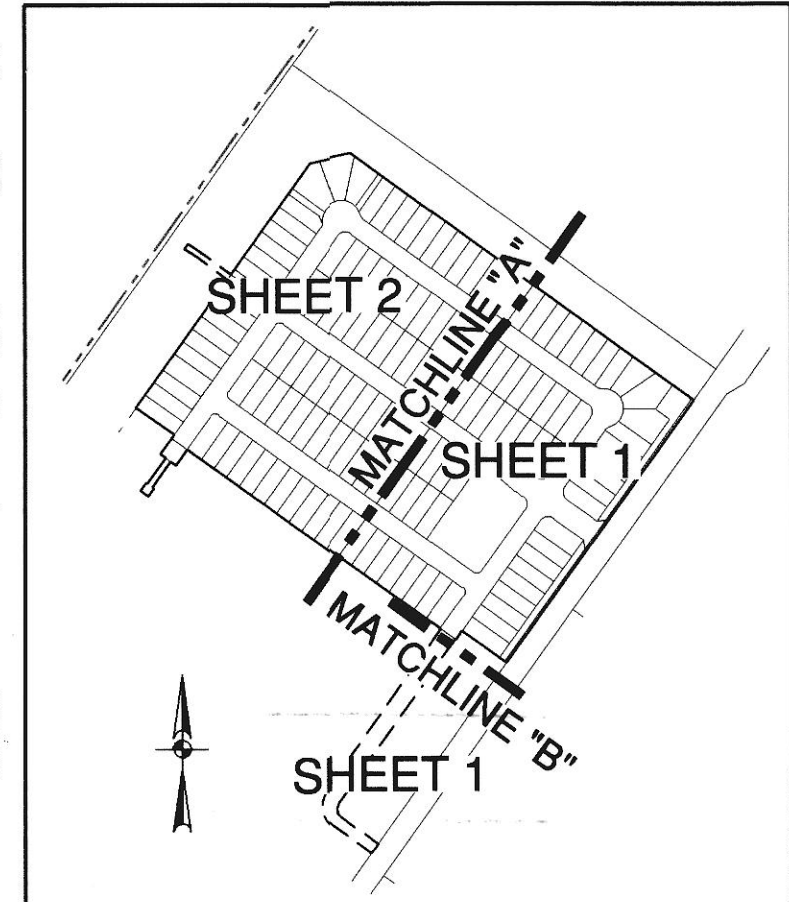
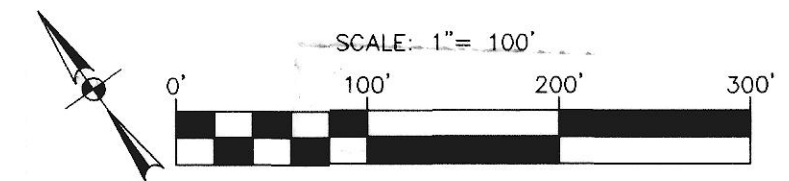
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEE BAKER, III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 10 DAY OF April, A.D. 2024.

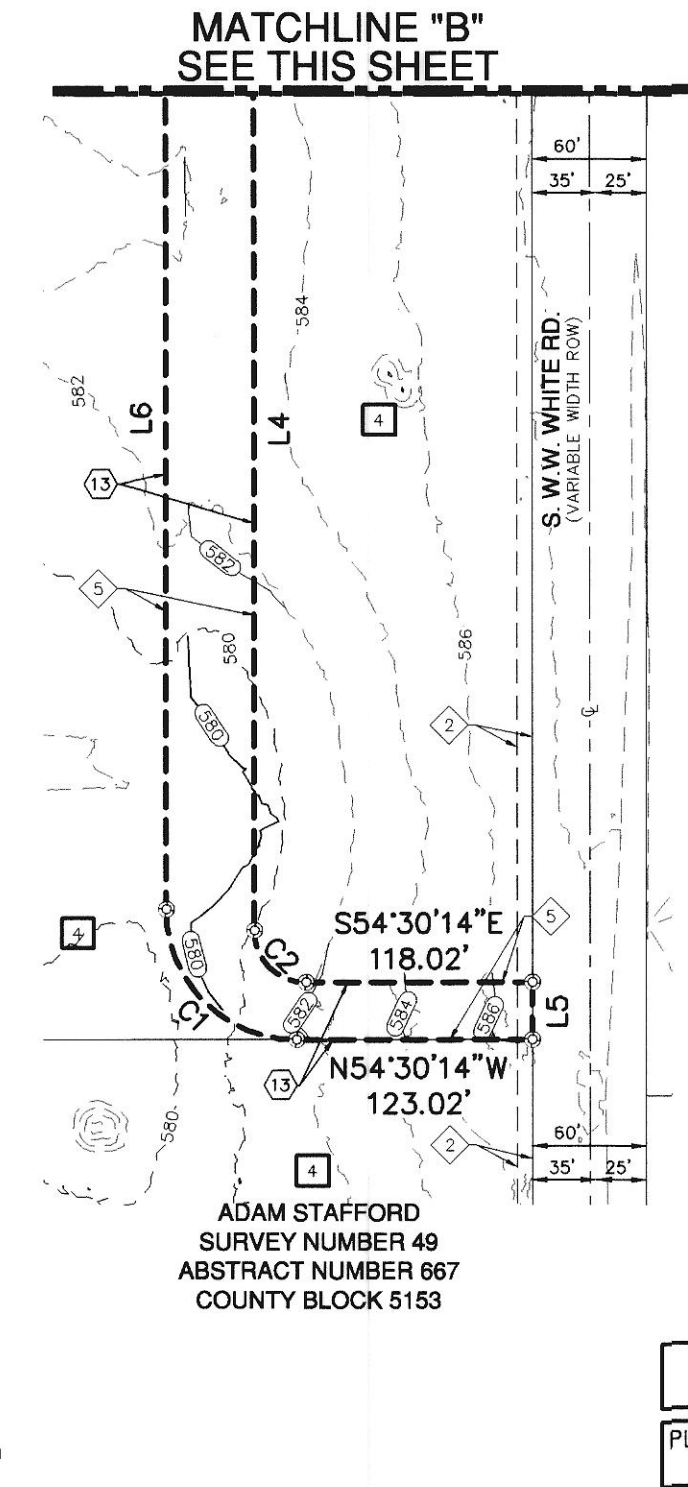
Bridget Butts

NOTARY PUBLIC, COMAL COUNTY, TEXAS

BRIDGET BUTTS
Notary ID #131239765
My Commission Expires
August 9, 2025

INDEX MAP
NOT TO SCALE

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891



PLAT NO. 22-11800212

SUBDIVISION PLAT
OF
AGAVE UNIT-2

A TOTAL OF 24.101 ACRES, INCLUSIVE OF A 0.130 ACRE RIGHT-OF-WAY DEDICATION, BEING ALL OF THAT 23.256 ACRE TRACT IN DEED RECORDED IN DOCUMENT 20240055416, AND INCLUDING 0.70 ACRE OFFSITE EASEMENTS LOCATED ON A 15.773 ACRE TRACT RECORD IN DOCUMENT 20230212482, AND 0.049 ACRE OFFSITE EASEMENT LOCATED ON A REMAINING PORTION OF 100.11 ACRE TRACT IN DEED RECORDED IN DOCUMENT 20210087536, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: April 04, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: ROB WASYLW
DAVIDSON HOMES, LLC
27245 KATY FREEWAY, SUITE 225
PARK ROW, TEXAS 77494
TEL. NO. 210-765-9998

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROB WASYLW 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 10 DAY OF April, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF AGAVE UNIT-2 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

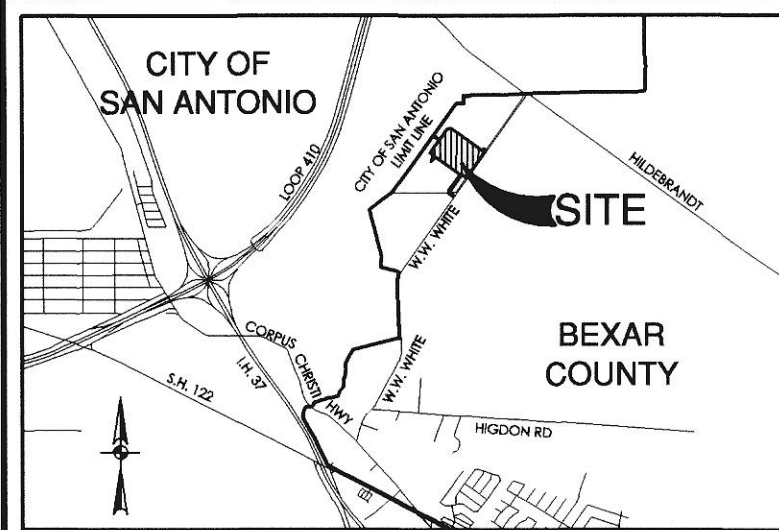
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

LEGEND

- | | |
|--|---|
| CB COUNTY BLOCK | 10' GETCTV ESMT |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS | 1" VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) |
| ESMT EASEMENT | 16' SANITARY SEWER ESMT |
| INT INTERSECTION | 10' WATER ESMT |
| LF LINEAR FEET | 20' BUILDING SETBACK LINE, GETCTV ESMT |
| PG PAGE(S) | 10' BUILDING SETBACK LINE, GETCTV ESMT |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS | 1" VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) |
| ROW RIGHT-OF-WAY | 16' SANITARY SEWER ESMT |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | 10' WATER ESMT |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION REPEATING BEARING AND/OR DISTANCE | 20' BUILDING SETBACK LINE, GETCTV ESMT |
| VOL VOLUME | 10' BUILDING SETBACK LINE, GETCTV ESMT |
| AC ACRE(S) | 1" VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) |
| DOC DOCUMENT NUMBER | 16' SANITARY SEWER ESMT |
| FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | 10' WATER ESMT |
| SET 1/2" IRON ROD (PD) | 20' BUILDING SETBACK LINE, GETCTV ESMT |
| SET 1/2" IRON ROD (PD)-ROW | 10' BUILDING SETBACK LINE, GETCTV ESMT |
| ESMT P.I. POINT | 1" VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) |
| CENTERLINE | 16' SANITARY SEWER ESMT |
| EXISTING CONTOURS | 10' WATER ESMT |
| PROPOSED CONTOURS | 20' BUILDING SETBACK LINE, GETCTV ESMT |
| CITY OF SAN ANTONIO LIMITS | 10' BUILDING SETBACK LINE, GETCTV ESMT |
-
- | | |
|--|--|
| 1 VARIABLE WIDTH DRAINAGE ESMT (PLAT #22-11800444) (CONCURRENT PLATTING) | 5 ACCESS EASEMENT (DOC NO 20240051644 OPR) |
| 2 VARIABLE WIDTH PERMANENT WATER ESMT (DOC NO 20210173966 OPR) | 6 DRAINAGE AND UTILITY EASEMENT (DOC NO 20240051645 OPR) |
| 3 25' PERMANENT SANITARY SEWER ESMT (DOC NO 20210173965 OPR) | 7 16' SANITARY SEWER EASEMENT (DOC NO 20240051646 OPR) |
| 4 DRAINAGE EASEMENT (VOL 5185 PG 854 OPR) | |

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: DAVID A. MCGOWEN
M/I HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1604 WEST, SUITE 220
SAN ANTONIO, TEXAS 78249
TEL. NO. 210-996-3185

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID A. MCGOWEN 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 4 DAY OF April, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE ADJUSTMENT FACTOR: 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS
COUNTY OF BEXAR

CPS/SAWS/COSA UTILITY:

- 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 DEDICATING 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 EFFECTING 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 GRANTORS 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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 AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

SAWS IMPACT FEE:

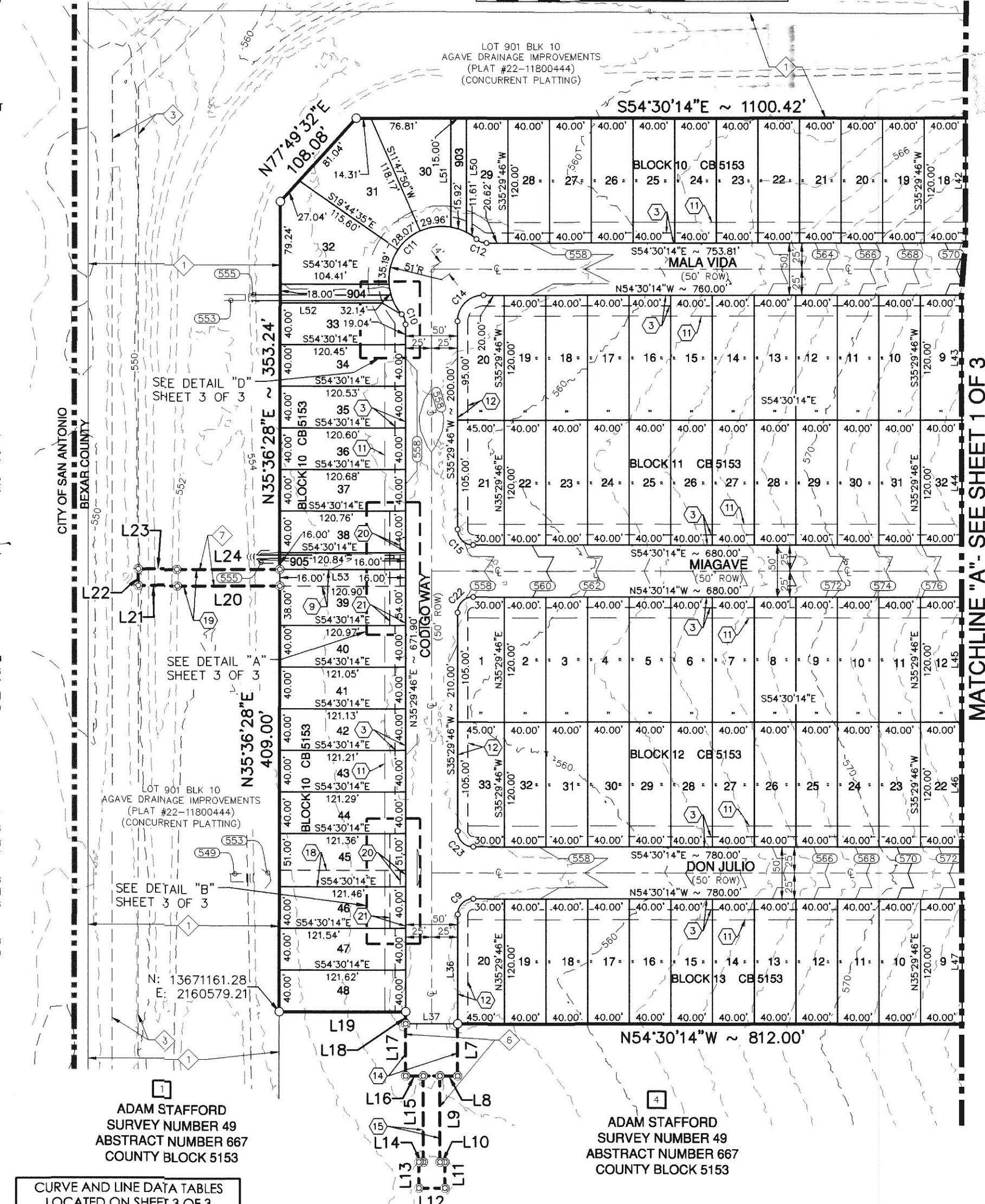
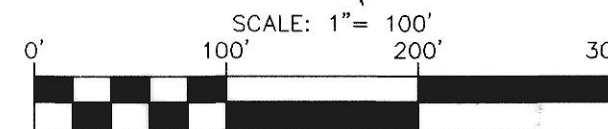
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS 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.

LEGEND

- | | |
|--|--|
| 16' RIGHT-OF-WAY DEDICATION (0.116 AC.) | UNPLATTED PORTION OF 100.11 ACRES (PARCEL 2) AND PORTION OF 55.235 ACRES (PARCEL 3) MAXLAND ENTERPRISES, LLC DOC NO. 20210087536 OPR |
| 5' GETCTV ESMT | LOT 902, BLK 10, CB 5153 (OPEN SPACE) (0.235 AC) (PERMEABLE) |
| 16' DRAINAGE ESMT | LOT 901, BLK 16, CB 5153 (OPEN SPACE) (0.144 AC) (PERMEABLE) |
| 16' SANITARY SEWER ESMT (0.049 AC OFF-LOT) | UNPLATTED PORTION OF 15.773 ACRES M/I HOMES OF SAN ANTONIO, LLC DOC NO. 20230212482 OPR |
| 5' WATER ESMT | |
| 15' GETCTV ESMT | |
| 62'X65' GETCTV ESMT (0.092 AC OFF-LOT) | |
| 8' GETCTV ESMT | |



CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

ADAM STAFFORD
SURVEY NUMBER 49
ABSTRACT NUMBER 667
COUNTY BLOCK 5153

ADAM STAFFORD
SURVEY NUMBER 49
ABSTRACT NUMBER 667
COUNTY BLOCK 5153

PLAT NO. 22-11800212

SUBDIVISION PLAT
OF
AGAVE UNIT-2

A TOTAL OF 24.101 ACRES, INCLUSIVE OF A 0.130 ACRE RIGHT-OF-WAY DEDICATION, BEING ALL OF THAT 23.256 ACRE TRACT IN DEED RECORDED IN DOCUMENT 20240055416, AND INCLUDING 0.70 ACRE OFFSITE EASEMENTS LOCATED ON A 15.773 ACRE TRACT RECORDED IN DOCUMENT 20230212482, AND 0.049 ACRE OFFSITE EASEMENT LOCATED ON A REMAINING PORTION OF 100.11 ACRE TRACT IN DEED RECORDED IN DOCUMENT 20210087536, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10025800

DATE OF PREPARATION: April 04, 2024

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **ROB WASYLW** 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 4 DAY OF April, A.D. 2024.

OWNER/DEVELOPER: **ROB WASYLW**
DAVIDSON HOMES, LLC
27245 KATY FREEWAY, SUITE 225
PARK ROW, TEXAS 77494
TEL. NO. 210-765-9998

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **ROB WASYLW** 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 4 DAY OF April, A.D. 2024.

OWNER/DEVELOPER: **ROB WASYLW**
DAVIDSON HOMES, LLC
27245 KATY FREEWAY, SUITE 225
PARK ROW, TEXAS 77494
TEL. NO. 210-765-9998

THIS PLAT OF AGAVE UNIT-2 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

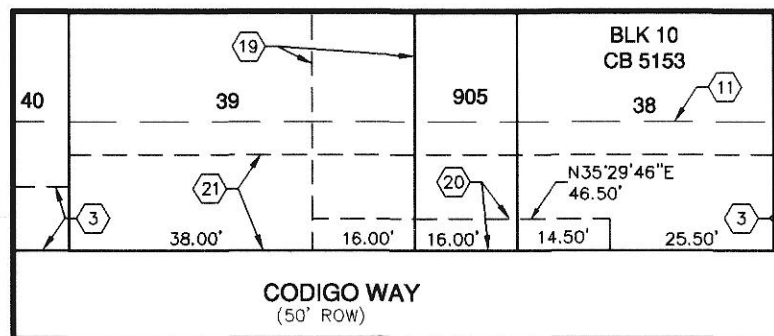
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: **DAVID A. MCGOWEN**
M/I HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1804 WEST, SUITE 220
SAN ANTONIO, TEXAS 78249
TEL. NO. 210-996-3185

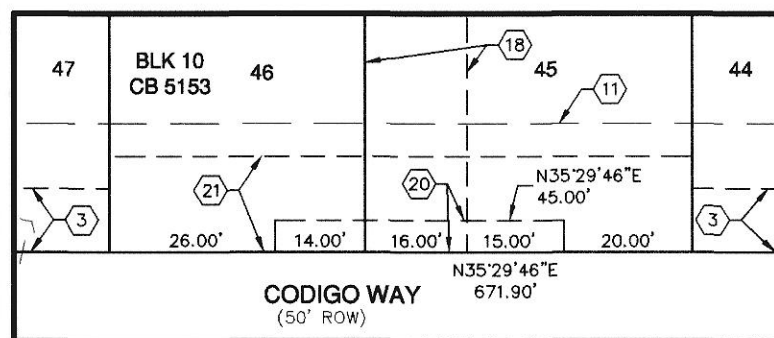
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DAVID A. MCGOWEN** 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 4 DAY OF April, A.D. 2024.

OWNER/DEVELOPER: **DAVID A. MCGOWEN**
M/I HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1804 WEST, SUITE 220
SAN ANTONIO, TEXAS 78249
TEL. NO. 210-996-3185



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

Matthew Geistweidt
4-13-2024
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

Eric J. Snell
4-16-24
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- 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 PRETECTING 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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 AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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 WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR

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

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SAWS IMPACT FEE:

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.

SAWS 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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, 903, 904, AND 905, BLOCK 10, AND LOT 901, BLOCK 16, CB 5153, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE, WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800560) 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).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0385H, EFFECTIVE DATE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

OPEN SPACE:

LOT 903, 904, AND 905 BLOCK 10, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA, AND A DRAINAGE AND MAINTENANCE ACCESS EASEMENT. LOT 902, BLOCK 10, AND LOT 901, BLOCK 16 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

STATE OF TEXAS

COUNTY OF COMAL

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

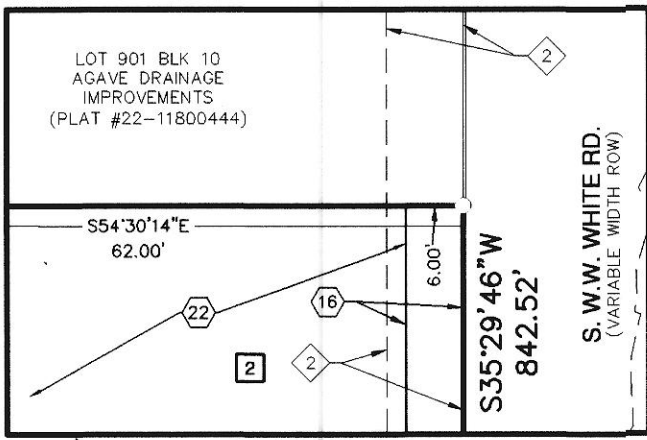
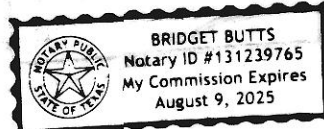
LEE BAKER, III
MAXLAND ENTERPRISES LLC
301 MAIN PLAZA, #385
NEW BRAUNFELS, TEXAS 78130
TEL. NO. 830-643-0501

OWNER/DEVELOPER: **LEE BAKER, III**
MAXLAND ENTERPRISES LLC
301 MAIN PLAZA, #385
NEW BRAUNFELS, TEXAS 78130
TEL. NO. 830-643-0501

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **LEE BAKER, III** 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 10 DAY OF April, A.D. 2024.

Bridget Butts
NOTARY PUBLIC, COMAL COUNTY, TEXAS



DETAIL "E"
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N54°30'14"W	143.02'
L2	S35°29'46"W	27.48'
L3	N54°30'14"W	2.00'
L4	S35°29'46"W	523.00'
L5	S35°29'46"W	30.00'
L6	N35°29'46"E	512.00'
L7	S35°29'46"W	50.00'
L8	N54°30'14"W	17.00'
L9	S35°29'46"W	82.50'
L10	S54°30'14"E	4.50'
L11	S35°29'46"W	25.00'
L12	N54°30'14"W	25.00'
L13	N35°29'46"E	25.00'
L14	S54°30'14"E	4.50'
L15	N35°29'46"E	82.50'
L16	N54°30'14"W	17.00'
L17	N35°29'46"E	50.00'
L18	N35°29'46"E	11.86'
L19	N54°30'14"W	121.70'
L20	N54°30'14"W	98.74'
L21	N55°45'12"W	37.61'
L22	N35°31'50"E	16.00'
L23	S55°45'12"E	37.43'
L24	S54°30'14"E	98.95'
L25	N89°29'35"W	83.17'
L26	S54°30'14"E	45.00'
L27	S35°29'46"W	77.96'
L28	S54°30'14"E	62.00'
L29	S54°30'14"E	95.02'
L30	N80°29'46"E	24.04'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S35°29'46"W	94.00'
L32	N9°30'14"W	24.04'
L33	N54°30'14"W	95.02'
L34	N54°30'14"W	50.00'
L35	N35°29'46"E	105.00'
L36	S35°29'46"W	105.00'
L37	N54°30'14"W	50.00'
L38	S58°48'11"E	56.05'
L39	S54°30'14"E	11.79'
L40	N54°30'14"W	11.79'
L41	N50°14'18"W	56.05'
L42	S35°29'46"W	120.00'
L43	S35°29'46"W	120.00'
L44	N35°29'46"E	120.00'
L45	N35°29'46"E	120.00'
L46	S35°29'46"W	120.00'
L47	N35°29'46"E	120.00'
L48	N54°30'14"W	104.10'
L49	N35°29'46"E	65.00'
L50	S35°29'46"W	109.80'
L51	S35°29'46"W	104.67'
L52	S54°30'14"E	98.47'
L53	S54°30'14"E	120.87'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	68.00'	90°00'00"	N9°30'14"W	96.17'
C2	27.00'	90°00'00"	S9°30'14"E	38.18'
C3	15.00'	40°52'57"	S74°56'43"E	10.48'
C4	51.00'	171°45'54"	S9°30'14"E	101.74'
C5	15.00'	40°52'57"	S55°56'14"W	10.48'
C6	25.00'	90°00'00"	S9°30'14"E	35.36'
C7	25.00'	90°00'00"	S80°29'46"W	35.36'
C8	15.00'	90°00'00"	N9°30'14"W	21.21'
C9	15.00'	90°00'00"	S80°29'46"W	21.21'
C10	15.00'	40°52'57"	N15°03'17"E	10.48'
C11	51.00'	171°45'54"	N80°29'46"E	101.74'
C12	15.00'	40°52'57"	S34°03'46"E	10.48'
C13	25.00'	90°00'00"	N9°30'14"W	35.36'
C14	25.00'	90°00'00"	S80°29'46"W	35.36'
C15	15.00'	90°00'00"	S9°30'14"E	21.21'
C16	150.00'	4°15'56"	S56°38'13"E	11.16'
C17	150.00'	4°15'56"	S56°38'13"E	11.16'
C18	25.00'	90°00'00"	N80°29'46"E	35.36'
C19	25.00'	90°00'00"	N9°30'14"W	35.36'
C20	150.00'	4°15'56"	N52°22'16"W	11.16'
C21	150.00'	4°15'56"	N52°22'16"W	11.16'
C22	15.00'	90°00'00"	S80°29'46"W	21.21'
C23	15.00'	90°00'00"	S9°30'14"E	21.21'
C24	15.00'	90°00'00"	N80°29'46"E	21.21'