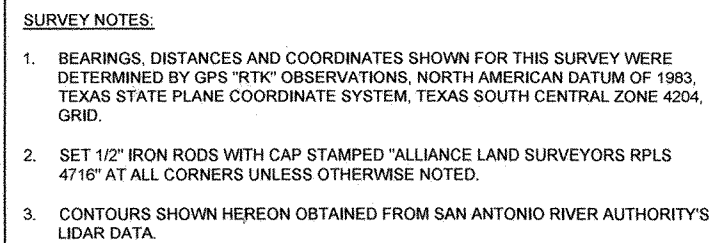


(TREE-APP-HF23-5682943) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE.



STATE OF TEXAS
COUNTY OF BEKAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF: STREETS; LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Jose Villagomez, P.E. 8-07-2007

LICENSED PROFESSIONAL ENGINEER, NO. 105199
JOSE VILLAGOMEZ, P.E.
FIRM REGISTRATION NO. F13698

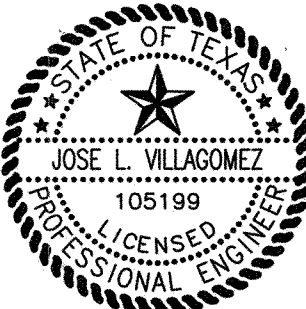
LINE TABLE		
LINE #	LENGTH	CHORD BEARING
L1	5.86'	S 82°26'10" E
L2	2.75'	S 24°08'08" W
L3	74.79'	N 66°11'38" W
L4	63.29'	N 68°00'17" W
L5	15.00'	S 24°51'23" W
L6	5.45'	S 24°51'23" W
L7	27.03'	N 74°41'17" E
L8	91.74'	N 65°15'46" E
L9	44.44'	N 24°56'03" E
L10	8.08'	N 24°56'03" E
L11	58.34'	N 24°56'03" E
L12	86.89'	S 73°13'46" E
L13	111.77'	N 76°14'06" E
L14	28.43'	N 24°00'00" W
L15	56.89'	S 66°11'38" E

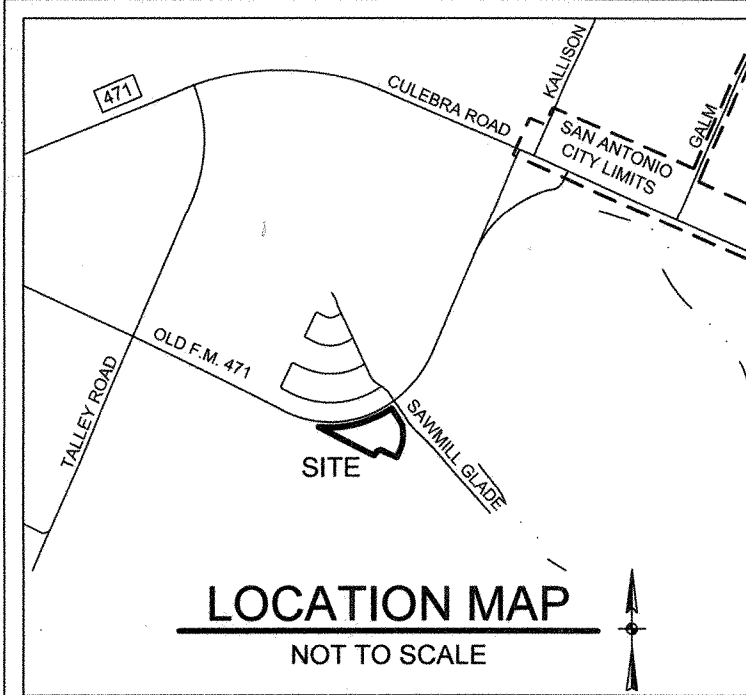
LINE TABLE		
LINE #	LENGTH	CHORD BEARING
L16	60.33'	N 68°00'17" W
L17	29.67	N 66°00'00" E
L18	21.75'	N 24° 00'00" W
L19	107.26'	N 76°14'06" E
L20	90.22	S 73°13'46" E
L21	10.00'	S 26°13'48" E
L22	16.22'	S 07°35'11" W
L23	18.05'	S 07°35'11" W
L24	25.50'	N 0°00'00" W
L25	0.78'	S 90°00'00" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	175.82'	1186.30'	8°29'31"	S 88°23'1" E	175.66'
C2	423.18'	1186.30'	20°26'19"	N 77°02'34" E	420.94'
C3	159.19'	1190.30'	7°39'46"	N 61°42'11" E	159.08'
C4	12.15'	1190.30'	0°35'06"	N 57°34'45" E	12.15'
C5	230.17'	344.20'	38°18'48"	N 04°53'28" E	225.90'
C6	120.35'	60.30'	114°21'27"	S 81°52'50" W	101.35'
C7	93.17'	35.00'	152°31'29"	S 10°59'59" W	68.00'
C8	228.42'	1186.30'	11°01'57"	N 81°44'45" E	228.07'
C9	194.75'	1186.30'	9°24'22"	N 71°31'36" E	194.53'
C10	50.97'	50.00'	58°24'41"	S 56°41'48" E	48.79'
C11	9.66'	74.30'	7°27'10"	N 47°23'36" W	9.66'
C12	16.29'	14.50'	64°21'20"	S 57°48'39" E	15.44'
C13	27.81'	1186.30'	1°20'35"	N 75°33'29" E	27.81'

SHEET 1 OF 2

COUNTY CLERK, BEXAR COUNTY, TEXAS





- 1 10' PRIVATE SANITARY SEWER EASEMENT
- 2 TEMP. GRADING EASEMENT
DOC. NO. 20210011360 D.P.R.B.C.
- 3 25' DRAINAGE EASEMENT
DOC. NO. 20190025590 D.P.R.B.C.
- 4 14' ELECTRIC, GAS, TELE., & CA.TV. EASEMENT
- 5 20' BUILDING SETBACK

LEGEND

D.P.R.B.C.	DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
C.B.	COUNTY BLOCK
R.O.W.	RIGHT OF WAY
TELE.	TELEPHONE
CA.TV.	CABLE TELEVISION
ELEC.	ELECTRIC
V.N.A.	VEHICLE NON ACCESS
—	STREET CENTERLINE
—	1/2" IRON ROD SET WITH CAP
—	1/2" IRON ROD FOUND
—	STREET CENTERLINE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	EASEMENT LINE
—	MINOR CONTOUR
—	MAJOR CONTOUR

- SURVEY NOTES.
- BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
 - SET 1/2" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Gary A. Gibbons
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716
GARY A. GIBBONS, R.P.L.S.
FIRM REGISTRATION NO. 10194244

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.

Jose L. Villagomez, P.E. 8-07-24
LICENSED PROFESSIONAL ENGINEER NO. 105199
JOSE VILLAGOMEZ, P.E.
FIRM REGISTRATION NO. F13698

SETBACK NOTE:
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.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 1 & 2, BLOCK 58, C.B. 4408, 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.

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 REVISION THEREOF.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C01950, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 1 & 2, BLOCK 58, C.B. 4408, IN ACCORDANCE WITH UDC 35-506(R)(3).

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

FIRE PROTECTION NOTE:
FIRE PROTECTION ON THIS COMMERCIAL LOT WILL BE REVIEWED DURING PERMITTING BY FIRE MARSHAL.

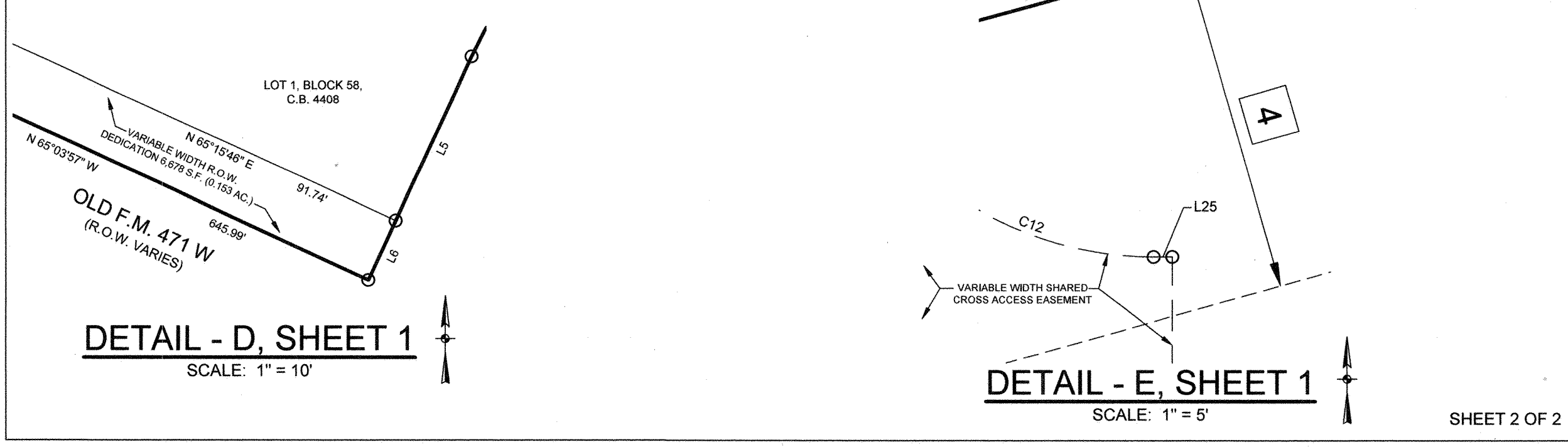
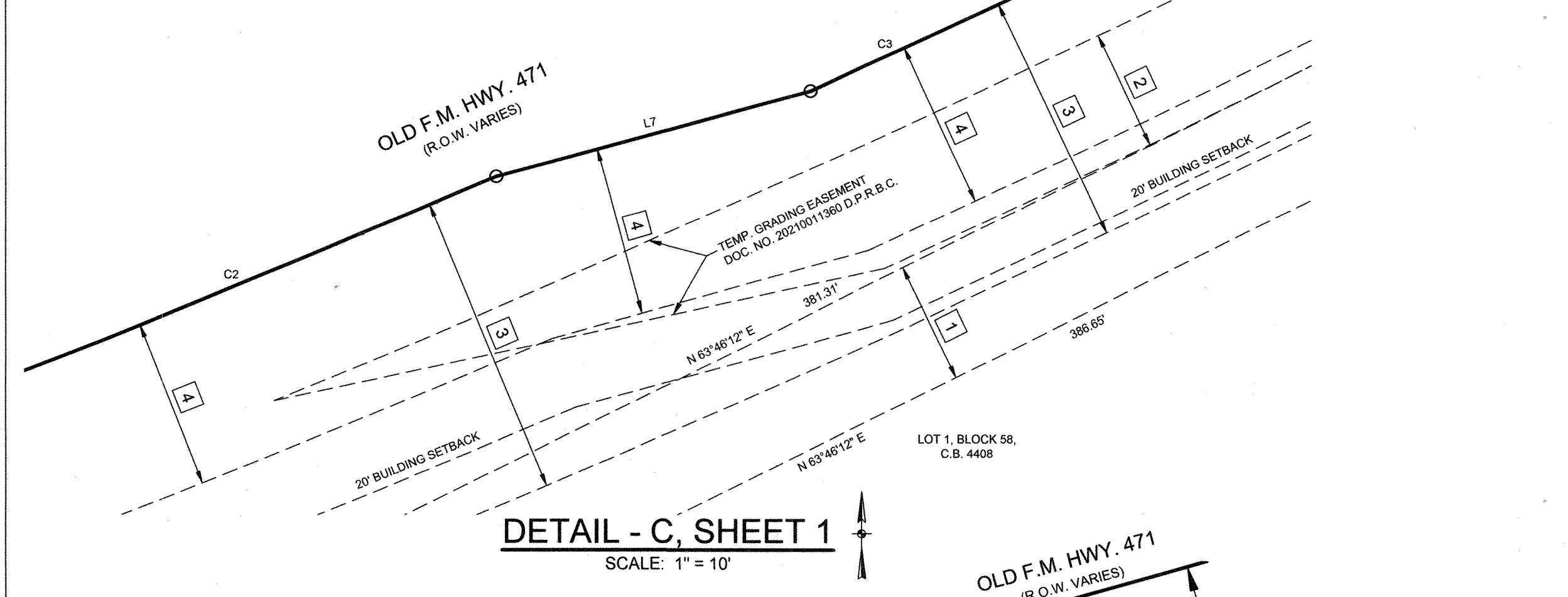
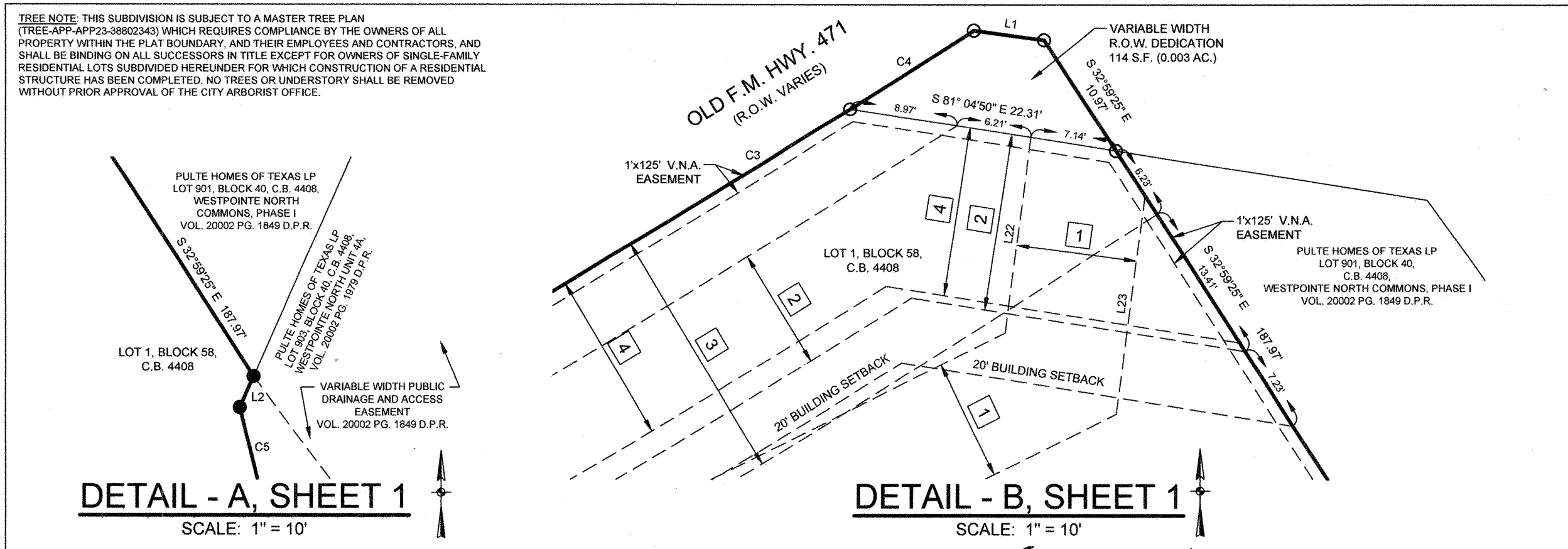
DETENTION & MAINTENANCE NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:
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.

CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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," 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, 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.

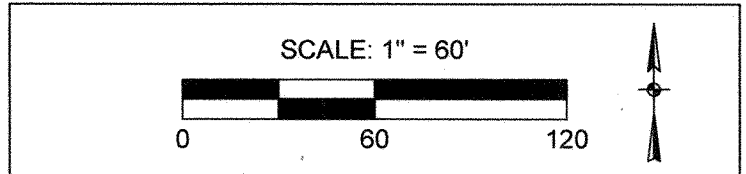
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



PLAT NO.: 23-11800182

SUBDIVISION PLAT OF
SAWMILL GLADE DEVELOPMENT

BEING A TOTAL OF 4.537 ACRE TRACT OF LAND
RECORDED IN DOCUMENT NO. 20230040938 OF THE
OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS,
ESTABLISHING LOTS 1 & 2, BLOCK 58, C.B. 4408, WITH
A R.O.W. DEDICATION OF 0.156 ACRES.



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: 23-020
PREPARATION DATE: August 7, 2024

ALLIANCE
LAND SURVEYORS

TBPELS FIRM No. 10194244
10410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

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.

Misty Baker
OWNER/DEVELOPER: SG INVESTORS, LLC (MISTY BAKER)
238 SABINAS CREEK RANCH ROAD
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *MISTY BAKER*, 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 17 DAY OF August, A.D. 2024

J. J. Baker
J. J. Baker, Notary Public, State of Texas
My Comm. Expires September 14, 2027
NOTARY PUBLIC

THIS PLAT OF SAWMILL GLADE DEVELOPMENT 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 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

