

REPLAT & SUBDIVISION PLAT ESTABLISHING MIRO MEADOWS UNIT 2 BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

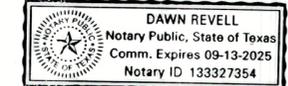


STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS,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

RICHARD MOTT, P.E. AUTHORIZED AGENT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 100 NE LOOP 410, STE 1155 SAN ANTONIO, TX 78216

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. 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 21st DAY OF October A.D. 2024 Dawn Revell NOTARY PUBLIC BEXAR COUNTY TEXAS



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.

ON THIS _____ DAY OF _____ A.D. 20_____

COUNTY JUDGE, BEXAR COUNTY, TX

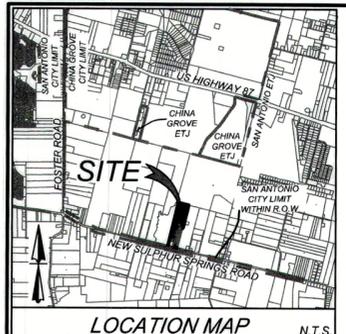
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS 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



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.

WASTE WATER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS... THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN... ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES... ROOF OVERHANGS ARE ALLOWED WITHIN 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.

- SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 18)

RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2) 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 THE DIRECTOR OF PUBLIC WORKS...

CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISIONS THEREOF (35-506(d)(5)).

FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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 MARSHALL.

FIRE NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

COMMERCIAL FIRE NOTE: FIRE PROTECTION ON COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHALL.

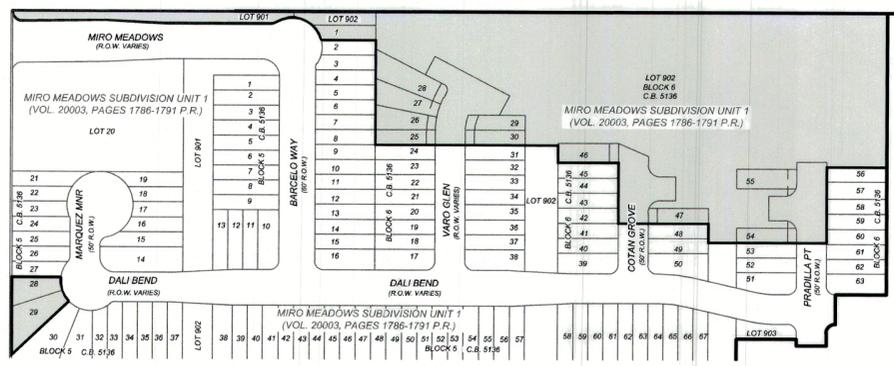
BUILDING SETBACK NOTE: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801913) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-477(h).

COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENT AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION, INCLUDING LOT 904 BLOCK 5, LOTS 903, 904, 905, 906 BLOCK 6 C.B. 5136, LOT 901, BLOCK 7 C.B. 5136 & LOT 901, BLOCK 8 C.B. 5136, 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. OPEN SPACE NOTE: LOT 904 BLOCK 5, LOTS 903, 904, 905, 906 BLOCK 6 C.B. 5136, LOT 901, BLOCK 7 C.B. 5136 & LOT 901, BLOCK 8 C.B. 5136, IS DESIGNATED AS A VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, MAINTENANCE ACCESS & EMERGENCY SECONDARY ACCESS EASEMENT. COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN 'F') SHALL BE IN COMPLIANCE WITH THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142(a) & (b)(1))

EASEMENTS FOR FLOODPLAINS NOTE: THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFORM PANEL 48029C0605G, DATED 7/19/2023; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. UNPLATTED CLINTON C. BRINKOETER AND WIFE LILLIAN M. BRINKOETER CALLED 42.8 ACRES (VOLUME 4775, PAGE 2086, O.P.R.)

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT SEE PAGE 2 OF 6 FOR LINE AND CURVE TABLES

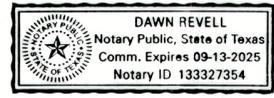


AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

6.1804 ACRES OF AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 28 & 29 BLOCK 5, LOT 1, 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136, 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT AND 15' BUILDING SETBACK LINE OF THE MIRO MEADOWS UNIT 1, RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=200'

SCALE: 1"=50'



STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MIRO MEADOWS UNIT 1 (PLAT # 22-11800554) WHICH IS RECORDED IN VOLUME 20003, PAGES 1786-1791 P.R.

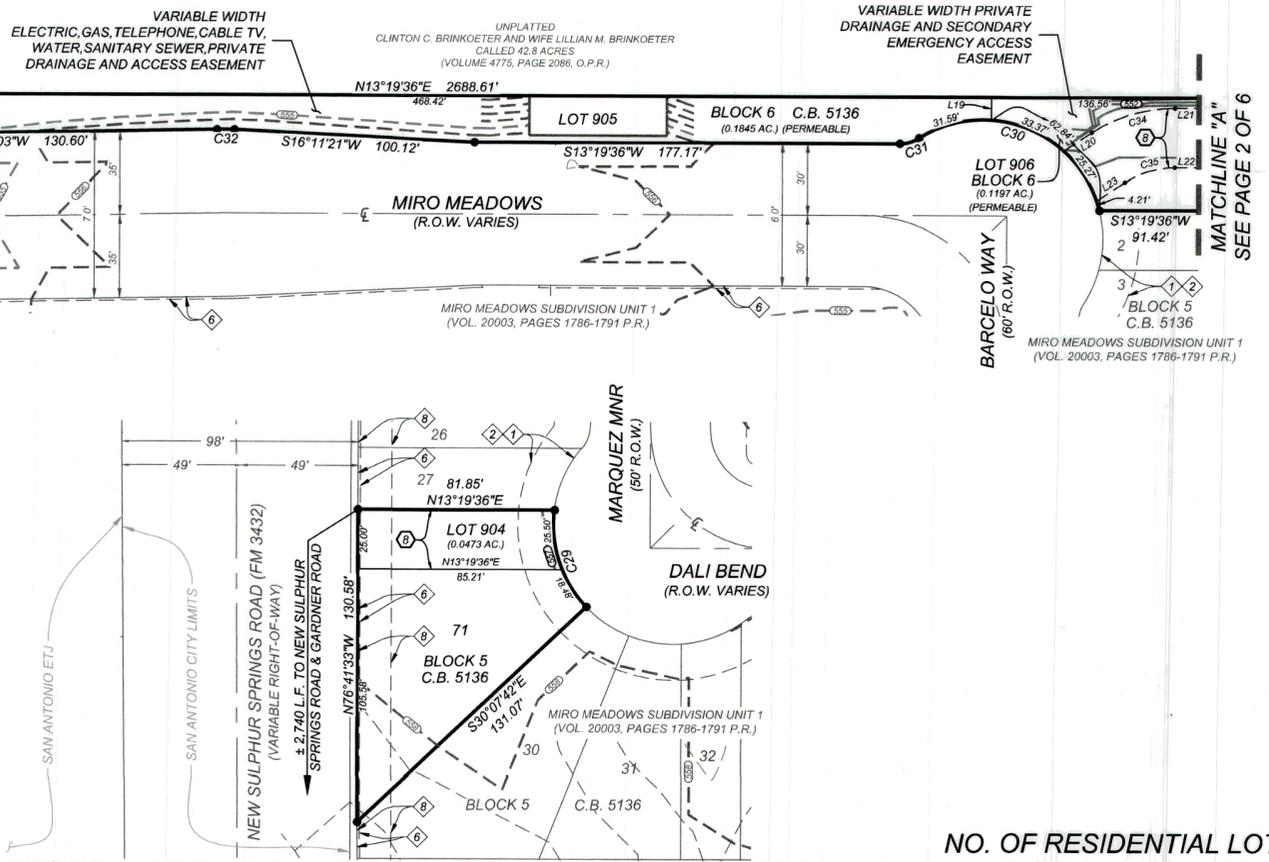
THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

RICHARD MOTT, P.E. AUTHORIZED AGENT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 100 NE LOOP 410, STE 1155 SAN ANTONIO, TX 78216

SWORN AND SUBSCRIBED BEFORE ME THIS 21st DAY OF October 2024 Dawn Revell NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

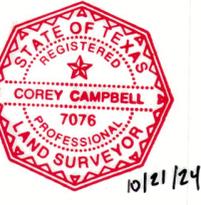
MY COMMISSION EXPIRES: 9-13-2025



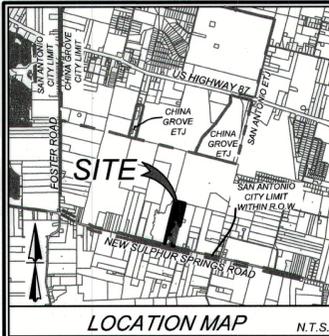
NO. OF RESIDENTIAL LOTS = 98



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. Travis R. Elseth, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS & SURVEYING, INC.



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: Corey Campbell, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076 COLLIER'S ENGINEERING & DESIGN 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441



LEGEND

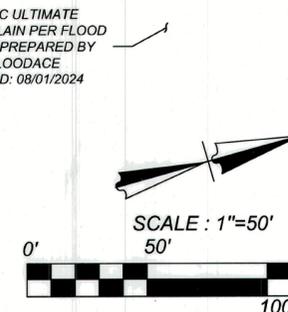
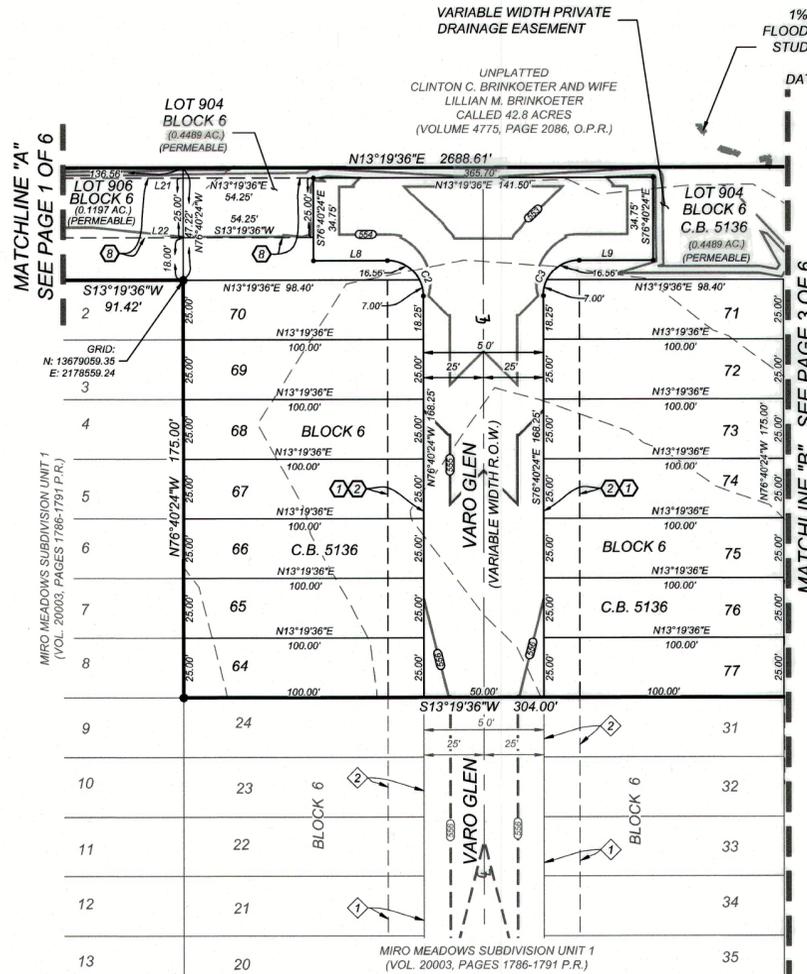
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS.
- E. G. T. V. E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- N.T.S. = NOT TO SCALE
- C.B. = COUNTY BLOCK
- LF = LINEAR FOOTAGE
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- N.T.S. = NOT TO SCALE
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
- 972--- = PROPOSED CONTOURS
- - -970 - - - = EXISTING MAJOR CONTOURS
- - - - - = EXISTING MINOR CONTOURS
- Ⓜ = PROPOSED EASEMENT
- Ⓝ = EXISTING EASEMENT
- +— = CENTERLINE OF ROAD
- +—+— = FEMA FLOODPLAIN

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.

WASTE WATER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
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.

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 THE 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" 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 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.



REPLAT & SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 2
BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.
AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



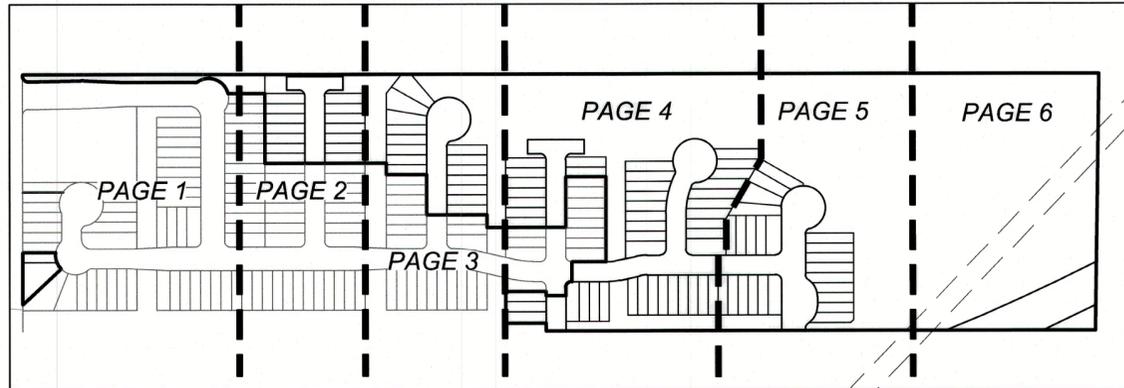
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS,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

RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, STE 1155
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., 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 21st DAY OF October A.D. 2024
Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS

DAWN REVELL
Notary Public, State of Texas
Comm. Expires 09-13-2025
Notary ID 133327354



PAGE INDEX
NTS

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.
TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:
COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

- KEY NOTES
1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 2. 15' BUILDING SETBACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
 3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 4. 10' BUILDING SETBACK (VOL. 20003, PAGES 1786-1791 P.R.)
 5. 96' R.O.W. DEDICATION (0.6134 AC.) (PERMEABLE)
 6. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.5461 AC.)
 7. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.0945 AC.) (PERMEABLE)
 8. 25' EMERGENCY SECONDARY ACCESS EASEMENT
 9. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 10. BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
 11. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 12. 10' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
 13. OFF-LOT 20' SANITARY SEWER EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 14. 1' VEHICLE NON-ACCESS EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 15. 25'X25' SANITARY SEWER AND TURNAROUND EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 16. 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 17. 50' WIDE EASEMENT TO UNITED GAS PIPELINE COMPANY (VOLUME 4183, PAGE 277, D.R.)

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°19'36"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°40'24"E
C4	251.30'	55.00'	63.51'	261°47'18"	83.15'	N54°13'10"E
C5	21.41'	15.00'	12.99'	81°47'12"	19.64'	S35°46'48"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°19'36"W
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°40'24"E
C8	16.40'	75.00'	8.26'	12°34'32"	16.43'	N7°02'20"E
C9	27.44'	125.00'	13.77'	12°34'32"	27.38'	N7°02'20"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C11	100.59'	225.00'	51.15'	25°36'54"	99.75'	N63°51'57"W
C12	12.83'	15.00'	6.84'	49°00'20"	12.44'	N75°33'40"W
C13	278.07'	55.00'	38.75'	289°40'25"	63.35'	N44°46'22"E
C14	16.65'	15.00'	9.30'	63°36'09"	15.81'	S22°11'30"E
C15	69.27'	175.00'	35.10'	22°40'49"	68.82'	S65°19'59"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°19'36"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°40'24"W
C18	243.25'	55.00'	73.79'	253°23'54"	88.20'	N50°01'33"E
C19	19.22'	15.00'	11.18'	73°23'54"	17.93'	S39°58'27"E
C20	15.03'	15.00'	8.22'	57°25'16"	14.41'	N74°36'58"E
C21	50.11'	50.00'	27.39'	57°25'16"	48.04'	N74°36'58"E
C22	50.11'	50.00'	27.39'	57°25'16"	48.04'	S47°57'46"E
C23	15.03'	15.00'	8.22'	57°25'16"	14.41'	S47°57'46"E
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°19'36"W
C25	16.40'	75.00'	8.26'	12°34'32"	16.43'	S7°02'20"W
C26	27.44'	125.00'	13.77'	12°34'32"	27.38'	S7°02'20"W
C27	414.26'	4402.00'	207.28'	5°23'31"	414.10'	N11°13'12"W
C28	146.80'	4498.00'	73.41'	1°52'12"	146.79'	S12°19'49"E
C29	43.96'	50.00'	23.53'	50°23'41"	42.57'	N85°04'09"E
C30	94.43'	50.00'	69.08'	108°12'26"	81.01'	S35°03'37"W
C31	8.47'	15.00'	4.35'	32°22'12"	8.36'	S2°51'30"E
C32	7.28'	435.00'	3.64'	0°57'34"	7.28'	S12°50'49"W
C33	23.81'	15.00'	15.25'	90°56'25"	21.39'	S57°50'15"W
C34	36.50'	62.50'	18.79'	33°27'51"	35.99'	N3°24'19"W
C35	21.90'	37.50'	11.27'	33°27'51"	21.59'	S3°24'19"E

LINE	LENGTH	BEARING
L1	19.32'	N76°40'24"W
L2	10.78'	S76°40'24"E
L3	50.00'	N13°19'36"E
L4	20.75'	N76°40'24"W
L5	50.00'	N76°40'24"W
L6	32.17'	N76°40'24"W
L7	29.09'	N76°40'24"W
L8	30.75'	S13°19'36"W
L9	30.75'	S13°19'36"W
L10	30.75'	S13°19'36"W
L11	30.75'	S13°19'36"W
L12	8.00'	N13°19'36"E
L13	25.00'	S76°40'24"E
L14	5.50'	S76°40'24"E
L15	25.00'	S76°40'24"E
L16	6.72'	N77°30'13"W
L17	10.75'	S29°12'29"E
L18	1.81'	N76°41'33"W
L19	9.57'	N76°40'24"W
L20	14.08'	N20°08'15"W
L21	60.22'	N13°19'36"E
L22	60.22'	S13°19'36"W
L23	14.08'	S20°08'15"E

REFER TO PAGE 1 OF 6 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

NO. OF RESIDENTIAL LOTS = 98

REPLAT & SUBDIVISION PLAT ESTABLISHING
MIRO MEADOWS UNIT 2
 BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
 COUNTY OF BEXAR

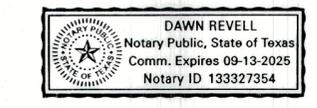
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

Richard Mott, P.E.
 AUTHORIZED AGENT
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
 100 NE LOOP 410, STE 1155
 SAN ANTONIO, TX 78216

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. 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 21st DAY OF October A.D. 2024
Dawn Revell
 NOTARY PUBLIC BEXAR COUNTY TEXAS



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.

ON THIS _____ DAY OF _____ A.D. 20____

 COUNTY JUDGE, BEXAR COUNTY, TX

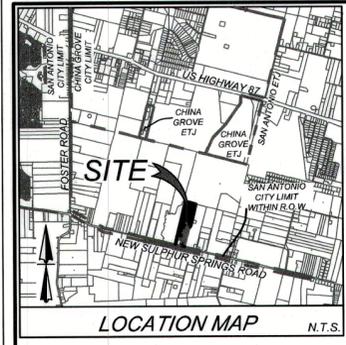
 COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS 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



- LEGEND**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - ESMT = EASEMENT
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
 - P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS.
 - E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - N.T.S. = NOT TO SCALE
 - C.B. = COUNTY BLOCK
 - LF = LINEAR FOOTAGE
 - ETJ = EXTRA-TERRITORIAL JURISDICTION
 - N.T.S. = NOT TO SCALE
 - AC. = ACRE
 - VOL. = VOLUME
 - PG. = PAGE
 - * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
 - 97.2 — = PROPOSED CONTOURS
 - - - 97.0 - - - = EXISTING MAJOR CONTOURS
 - - - - - = EXISTING MINOR CONTOURS
 - ⬢ = PROPOSED EASEMENT
 - ⬢ = EXISTING EASEMENT
 - +— = CENTERLINE OF ROAD
 - - - - - = FEMA FLOODPLAIN

- KEY NOTES**
- 1 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 2 15' BUILDING SETBACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
 - 3 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 4 10' BUILDING SETBACK
 - 5 96' R.O.W. DEDICATION (0.61 AC.) (PERMEABLE)
 - 6 VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.5461 AC.)
 - 7 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.0945 AC.) (PERMEABLE)
 - 8 25' EMERGENCY SECONDARY ACCESS EASEMENT
 - 9 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 10 15' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
 - 11 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 12 10' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.)
 - 13 OFF-LOT 20' SANITARY SEWER EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 14 1" VEHICLE NON-ACCESS EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 15 25X25' SANITARY SEWER AND TURNAROUND EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 16 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.)
 - 17 50' WIDE EASEMENT TO UNITED GAS PIPELINE COMPANY (VOLUME 4183, PAGE 277, D.R.)

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.

Travis R. Elseth
 TRAVIS R. ELSETH, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 99254
 KFW ENGINEERS & SURVEYING, INC.

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:

Corey Campbell
 COREY CAMPBELL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
 COLLIER ENGINEERING & DESIGN
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441

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

WASTE WATER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
 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.

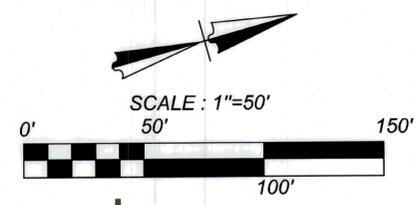
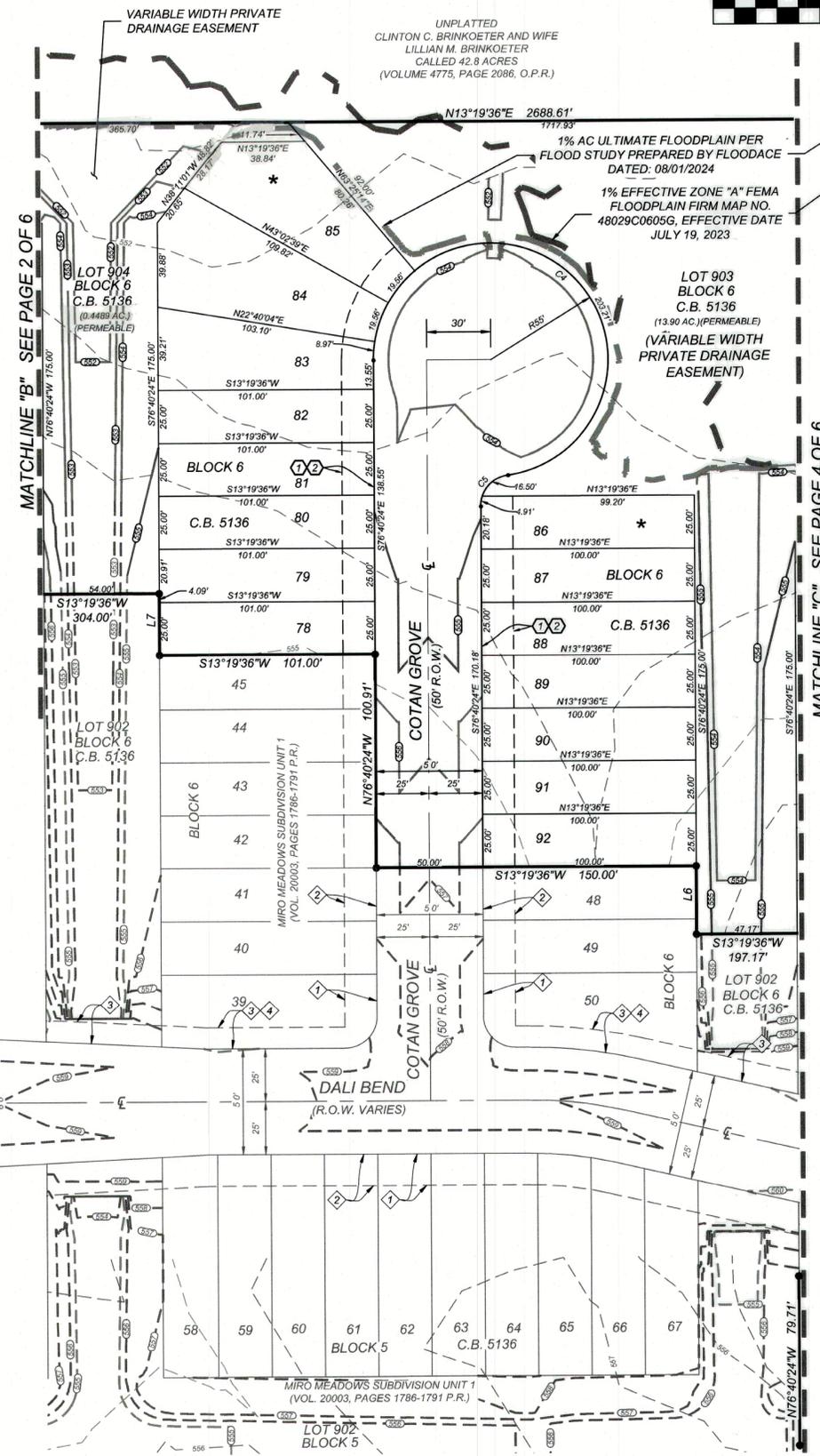
CPS/SAWS/COSA UTILITY NOTES:

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 THE 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" 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 GRANITOR'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. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

REFER TO PAGE 2 OF 6 FOR PAGE INDEX

REFER TO PAGE 1 OF 6 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 2 OF 6 FOR LINE AND CURVE TABLES



NO. OF RESIDENTIAL LOTS = 98

REPLAT & SUBDIVISION PLAT ESTABLISHING MIRO MEADOWS UNIT 2 BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, L.T.D., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBP Firm #: 9513 • TBLPS Firm #: 10122300

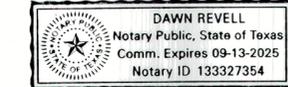
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RICHARD MOTT, P.E. AUTHORIZED AGENT LENNAR HOMES OF TEXAS LAND & CONSTRUCTION L.T.D. 100 NE LOOP 410, STE 1155 SAN ANTONIO, TX 78216

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. 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 21st DAY OF October A.D. 2024

Dawn Revell Notary Public BEXAR COUNTY TEXAS



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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

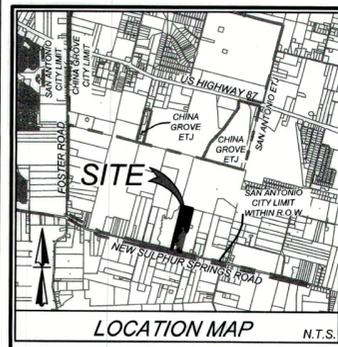
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS 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__

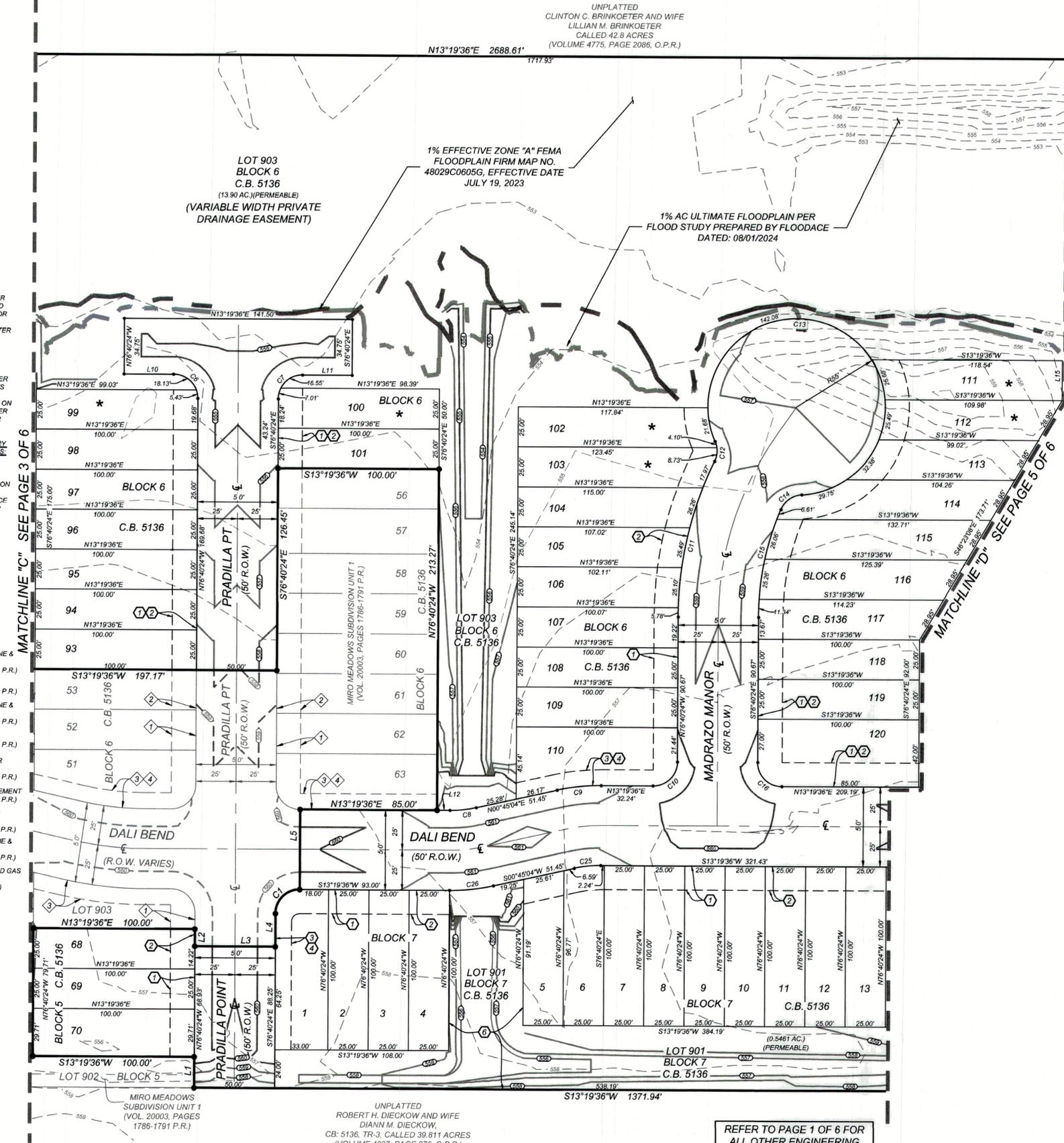
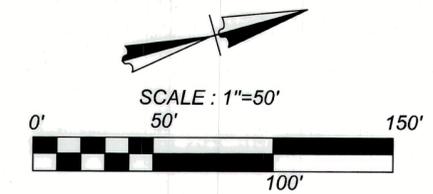
BY: _____ CHAIRMAN

BY: _____ SECRETARY



- LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", R.O.W. RIGHT-OF-WAY, ESMT EASEMENT, O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, P.R. PLAT RECORDS OF BEXAR COUNTY TEXAS, E.G.T.V.E. PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT, N.T.S. NOT TO SCALE, C.B. COUNTY BLOCK, LF LINEAR FOOTAGE, ETJ EXTRA-TERRITORIAL JURISDICTION, N.T.S. NOT TO SCALE, AC ACRE, VOL. VOLUME, PG. PAGE, * REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1, PROPOSED CONTOURS, -97.0- EXISTING MAJOR CONTOURS, - EXISTING MINOR CONTOURS, PROPOSED EASEMENT, EXISTING EASEMENT, CENTERLINE OF ROAD, FEMA FLOODPLAIN, KEY NOTES: 1 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT, 2 15' BUILDING SETBACK LINE, 3 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT, 4 10' BUILDING SETBACK, 5 96' R.O.W. DEDICATION (0.6134 AC.) (PERMEABLE), 6 VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.5461 AC.), 7 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.0445 AC.) (PERMEABLE), 8 25' EMERGENCY SECONDARY ACCESS EASEMENT, 9 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 10 15' BUILDING SETBACK LINE (VOL. 20003, PAGES 1786-1791 P.R.), 11 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 12 10' BUILDING SETBACK LINE (VOL. 20003, PAGES 1786-1791 P.R.), 13 OFF-LOT 20' SANITARY SEWER EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 14 25'X25' SANITARY SEWER AND TURNAROUND EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 15 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 16 50' WIDE EASEMENT TO UNITED GAS PIPELINE COMPANY (VOLUME 4183, PAGE 277, D.R.).

- 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 THE 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" 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 UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.



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. TRAVIS R. ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS & SURVEYING, INC. 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. COREY CAMPBELL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076 COLLIER'S ENGINEERING & DESIGN 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441



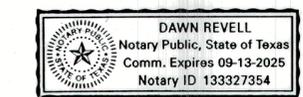
REPLAT & SUBDIVISION PLAT ESTABLISHING MIRO MEADOWS UNIT 2 BEING A TOTAL OF 24.996 ACRES, BEING LOT 28 & 29 BLOCK 5, LOT 25-30, 46, 47, 54, 55, 901 & LOT 902 BLOCK 6, C.B. 5136 RECORDED IN VOLUME 20003, PAGES 1786-1791 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND BEING A PORTION OF A 39.83 ACRE TRACT OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT 20220164016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. 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 21st DAY OF October A.D. 2024 DAWN REVELL NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

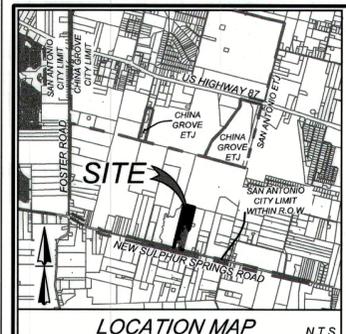
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MIRO MEADOWS 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



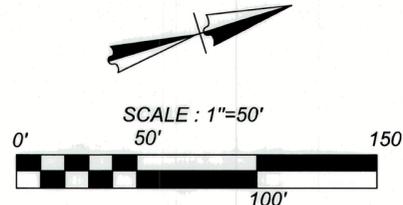
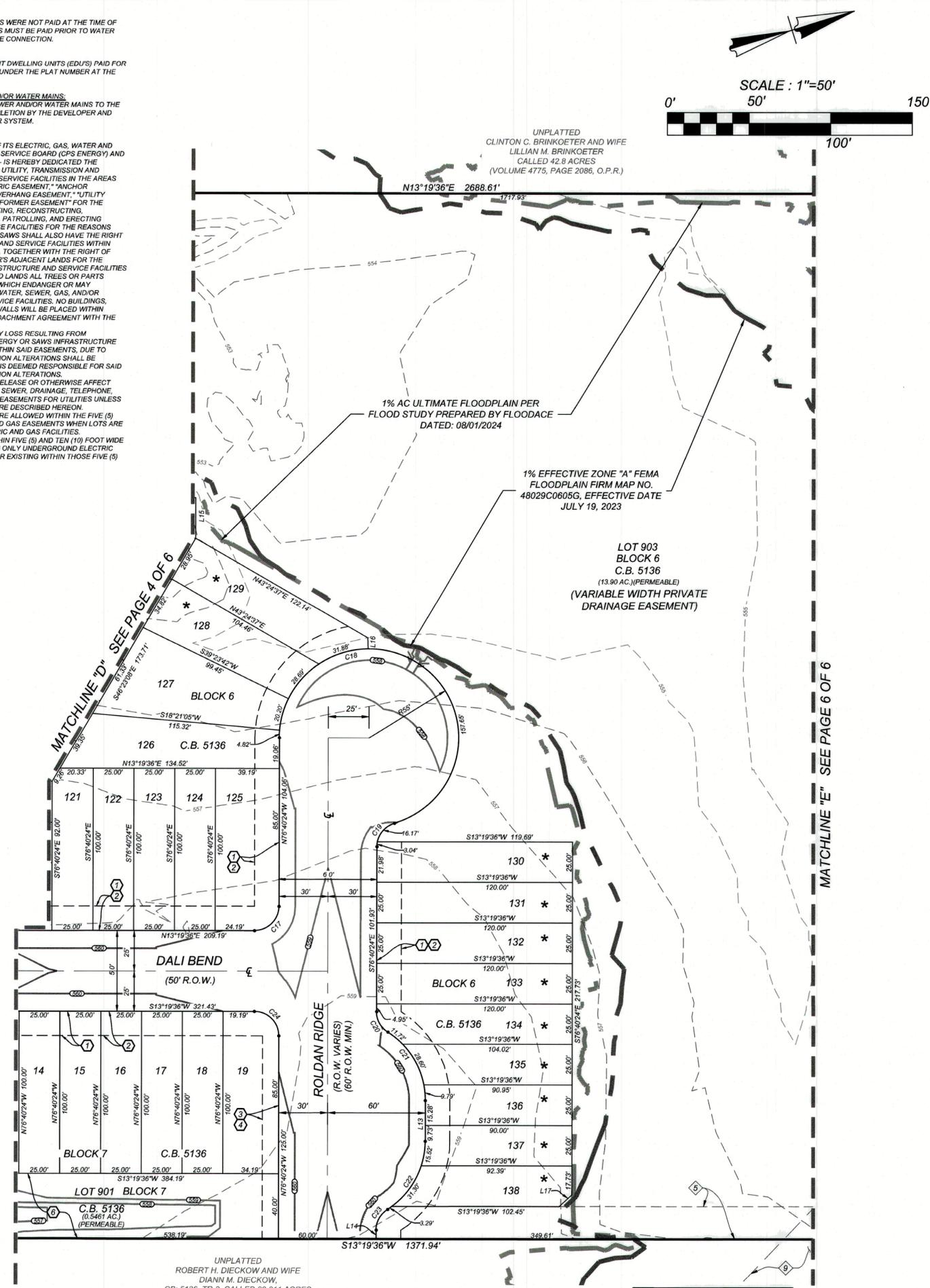
- LEGEND: SET IRON ROD WITH BLUE CAP STAMPED 'KFW SURVEYING', R.O.W. = RIGHT-OF-WAY, ESMT = EASEMENT, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS, E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT, N.T.S. = NOT TO SCALE, C.B. = COUNTY BLOCK, LF = LINEAR FOOTAGE, ETJ = EXTRA-TERRITORIAL JURISDICTION, N.T.S. = NOT TO SCALE, AC = ACRE, VOL. = VOLUME, PG. = PAGE, * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1, -970- = PROPOSED CONTOURS, -970- = EXISTING MAJOR CONTOURS, -970- = EXISTING MINOR CONTOURS, (H) = PROPOSED EASEMENT, (H) = EXISTING EASEMENT, E = CENTERLINE OF ROAD, F = FEMA FLOODPLAIN

- KEY NOTES: 1. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 2. 15' BUILDING SETBACK LINE (VOL. 20003, PAGES 1786-1791 P.R.), 3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 4. 10' BUILDING SETBACK (VOL. 20003, PAGES 1786-1791 P.R.), 5. 96' R.O.W. DEDICATION (0.8134 AC.) (PERMEABLE), 6. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.5461 AC.), 7. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE AND ACCESS EASEMENT (0.0945 AC.) (PERMEABLE), 8. 25' EMERGENCY SECONDARY ACCESS EASEMENT, 9. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 10. 15' BUILDING SET BACK LINE (VOL. 20003, PAGES 1786-1791 P.R.), 11. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 12. OFF-LOT 20' SANITARY SEWER EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 13. 1' VEHICLE NON-ACCESS EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 14. 25'X25' SANITARY SEWER AND TURNAROUND EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 15. 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20003, PAGES 1786-1791 P.R.), 16. 50' WIDE EASEMENT TO UNITED GAS PIPELINE COMPANY (VOLUME 4183, PAGE 277, D.R.)

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. TRAVIS R. ELSBETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS & SURVEYING, INC.

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: COREY CAMPBELL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076 COLLIER'S ENGINEERING & DESIGN 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

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. WASTE WATER 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. DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: 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. 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 THE 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" 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 UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.



REFER TO PAGE 1 OF 6 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES SEE PAGE 2 OF 6 FOR LINE AND CURVE TABLES

REFER TO PAGE 2 OF 6 FOR PAGE INDEX

NO. OF RESIDENTIAL LOTS = 98



