

LOCATION MAP
NOT-TO-SCALE

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DOC#	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	VAR WID	VARIABLE WIDTH
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		REPETITIVE BEARING AND/OR DISTANCE
INT	INTERSECTION (SURVEYOR)		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
LF	LINEAR FOOT		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ETJ	EASEMENT POINT OF INTERSECTION EXTRATERRITORIAL JURISDICTION

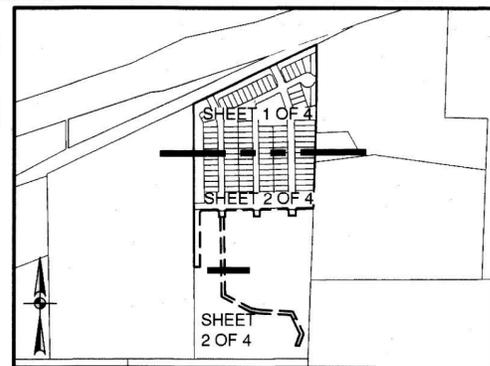
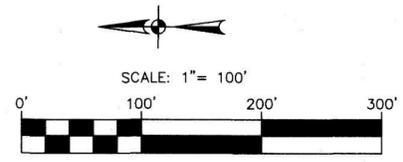
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
1% AC EFFECTIVE FLOODPLAIN PER PANEL 48029C0510F
1% AC ULTIMATE ATLAS 14 FLOODPLAIN PER FLOOD STUDY
PREPARED BY PAPE-DAWSON ENGINEERS

- | | | | |
|----|---|----|--|
| 1 | 14' GETCTV ESMT | 1 | 30' PERMANENT WATER ESMT (DOC# 2023028253 OPR) |
| 2 | 10' GETCTV ESMT (0.192 ACRES TOTAL OFF-LOT) | 2 | 40' SANITARY SEWER ESMT (DOC# 20220250048 OPR) |
| 3 | 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) | 3 | 25'X25' PERMANENT TURNAROUND ESMT (DOC# 20230047014 OPR) |
| 4 | 20' BUILDING SETBACK LINE | 4 | EXISTING 30' WIDE INGRESS-EGRESS ESMT (VOL 10971, PG 2268 OPR) |
| 5 | 10' GETCTV ESMT AND BUILDING SETBACK LINE | 5 | 16' PERMANENT WATER ESMT (DOC# 20220250050 OPR) |
| 6 | VAR WID PRIVATE DRAINAGE, MAINTENANCE, ACCESS ESMT (0.544 ACRES TOTAL OFF-LOT) | 6 | 16' PERMANENT WATER ESMT (DOC# 20230108099 OPR) |
| 7 | 30' SANITARY SEWER ESMT (0.169 ACRES TOTAL OFF-LOT) | 7 | LOT 901, BLOCK 206 0.484 ACRES OPEN SPACE, PERMEABLE, PRIVATE DRAINAGE ESMT |
| 8 | 30' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.903 ACRES TOTAL OFF-LOT) | 8 | LOT 901, BLOCK 204 1.663 ACRES OPEN SPACE, PERMEABLE, PRIVATE DRAINAGE ESMT |
| 9 | 60'X50' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.114 ACRES TOTAL OFF-LOT) | 9 | LOT 901, BLOCK 205 0.744 ACRES OPEN SPACE, PERMEABLE, PRIVATE DRAINAGE ESMT |
| 10 | VAR WID PRIVATE DRAINAGE, MAINTENANCE, ACCESS ESMT (0.544 ACRES TOTAL OFF-LOT) | 10 | UNPLATTED M11 HOMES OF SAN ANTONIO LLC, A REMAINING PORTION OF 53.928 ACRES (DOC# 20230218066 OPR) |
| 11 | 60'X50' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.069 ACRES TOTAL OFF-LOT) | 11 | UNPLATTED GARY C. MUTZ & WIFE SHARON D. MUTZ 32.406 ACRES (VOL 10971, PG 2268 OPR) |
| 12 | 5' WATER ESMT | 12 | UNPLATTED CLIFFORD W. MUTZ SUZANNE M. MUTZ 1.730 ACRES (DOC# 20100214787 OPR) |
| 13 | 4' GAS ESMT | 13 | UNPLATTED FRANK MECHLER 52.5489 ACRES (VOL 7260, PG 500 OPR) |
| 14 | 15' GETCTV ESMT | 14 | UNPLATTED LINDA S. MECHLER & CAROL JEAN MECHLER 98.69 ACRES (VOL 6786, PG 1356 OPR) |
| 15 | 28' ELECTRIC ESMT (0.032 ACRES TOTAL OFF-LOT) | | |
| 16 | 24' GETCTV ESMT | | |

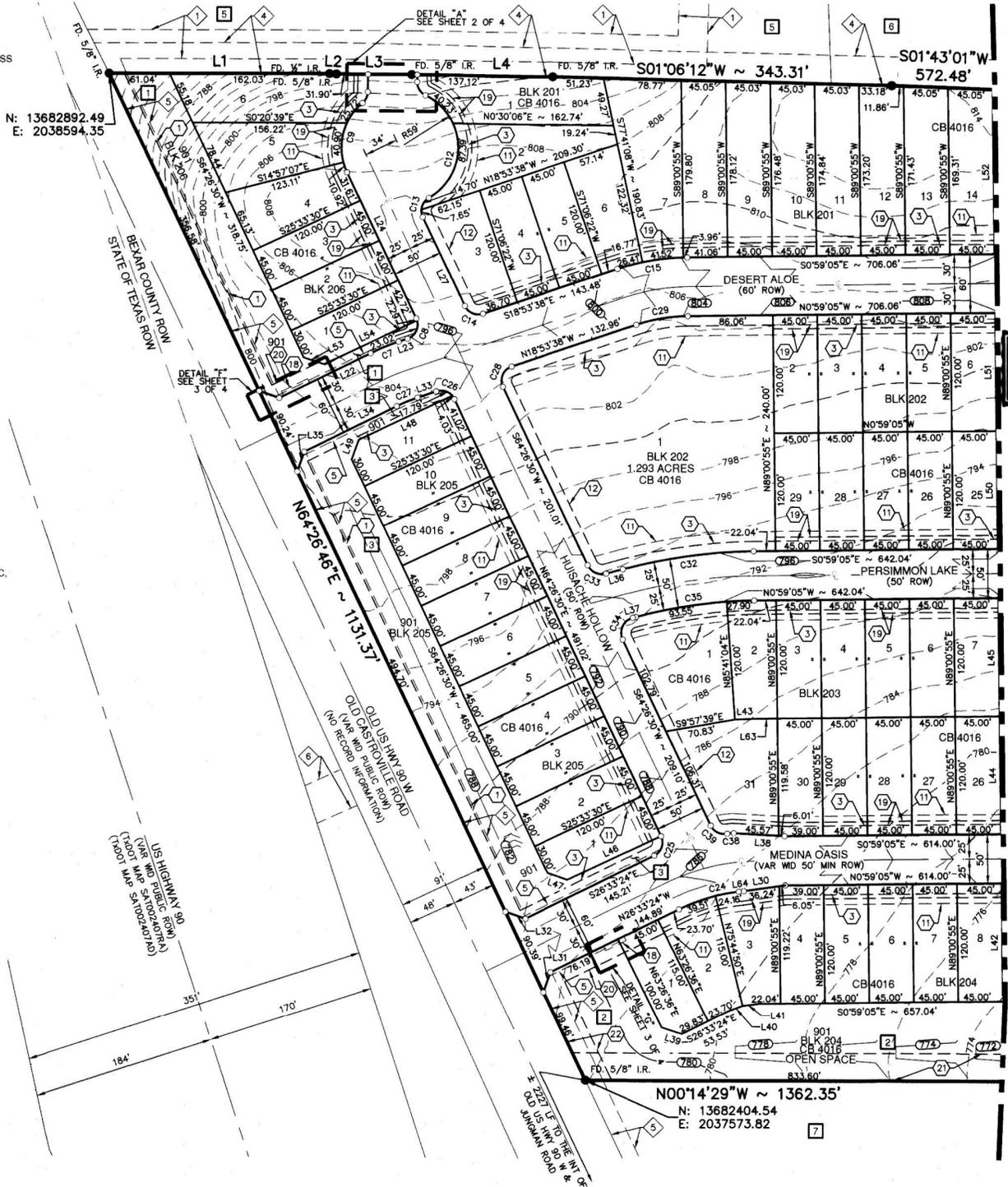
CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS), IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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 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 BUILDING, STRUCTURE, 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.



INDEX MAP
SCALE: 1" = 1000'



VANESSA KLUS
Notary Public, State of Texas
Comm. Expires 03-05-2026
Notary ID 131476286

MATCHLINE "A" - SEE SHEET

LAND-PLAT-23-11800491
SUBDIVISION PLAT
OF
MESQUITE RIDGE UNIT 1

BEING A TOTAL OF 27.995 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-23 BLOCK 201, LOTS 1-29, BLOCK 202, LOTS 1-31, BLOCK 203, LOTS 1-17, 901, BLOCK 204, LOTS 1-11, 901, BLOCK 205, AND LOTS 1-8, 901, BLOCK 206 OUT OF A CALLED 53.928 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230218066 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900
DATE OF PREPARATION: October 22, 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: AUTHORIZED AGENT DAVE MCGOWEN
M11 HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1604 W, SUITE 220
SAN ANTONIO, TX 78249
(210) 721-6020

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVE 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 24th DAY OF October, A.D. 2024.

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, TEXAS 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

THIS PLAT OF MESQUITE RIDGE UNIT 1 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

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.

Bruna Spengler
BRUNA F. SPENGLER
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
ERIC J. SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 4 OF 4

SHEET 1 OF 4



MESQUITE RIDGE UNIT 1
Civil Job No. 12498-03; Survey Job No. 12498-02

Date: Oct 22, 2024, 10:55am User: dj_rimmer File: P:\24\108\03\Design\Civil\Plat\PL-249802.dwg

LAND-PLAT-23-11800491
SUBDIVISION PLAT
OF
MESQUITE RIDGE UNIT 1

BEING A TOTAL OF 27.995 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-23 BLOCK 201, LOTS 1-29, BLOCK 202, LOTS 1-31, BLOCK 203, LOTS 1-17, 901, BLOCK 204, LOTS 1-11, 901, BLOCK 205, AND LOTS 1-6, 901, BLOCK 206 OUT OF A CALLED 53.929 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230218066 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1022800
 DATE OF PREPARATION: October 22, 2024

STATE OF TEXAS
 COUNTY OF BEXAR

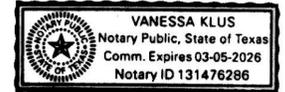
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: AUTHORIZED AGENT, DAVE MCGOWEN
 MI HOMES OF SAN ANTONIO, LLC
 4949 N LOOP 1604 W, SUITE 220
 SAN ANTONIO, TX 78249
 (210) 721-6020

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVE 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 FULL FAITH THEREOF, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF October, A.D. 2024.

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.

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

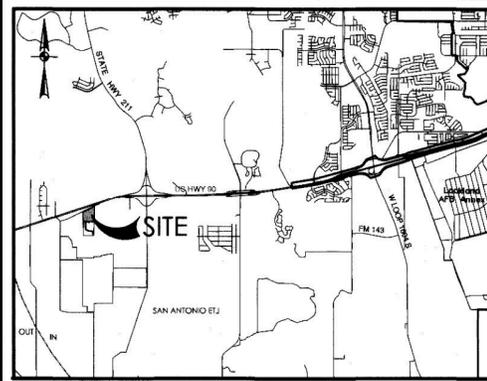
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
 THIS PLAT OF MESQUITE RIDGE UNIT 1 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.

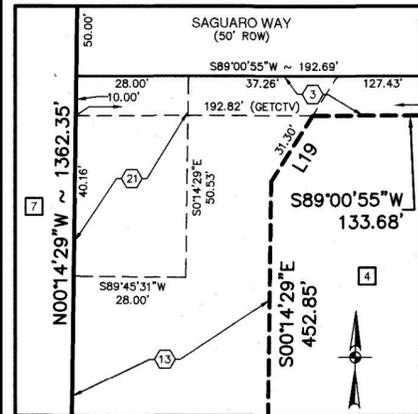
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



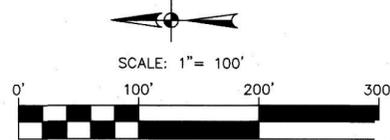
LOCATION MAP
 NOT-TO-SCALE



DETAIL "B"
 SCALE: 1" = 30'
 SEE THIS SHEET

MATCHLINE "B" - SEE THIS SHEET

S00°59'05"E ~ 648.41'
 N00°59'05"W ~ 666.21'

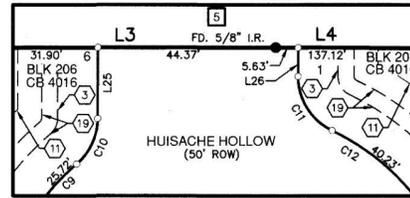


SAWS IMPACT FEE:

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.



DETAIL "A"
 SCALE: 1" = 30'
 SEE SHEET 1 OF 4

CPS/SAWS/COSA UTILITY:

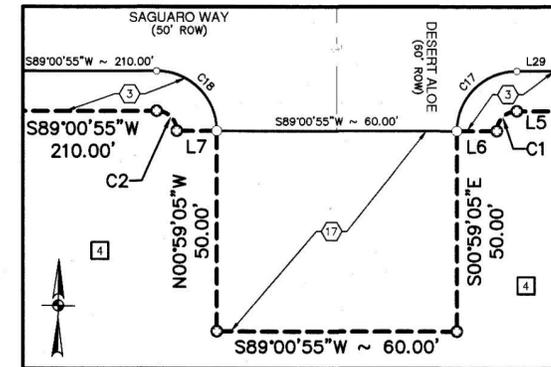
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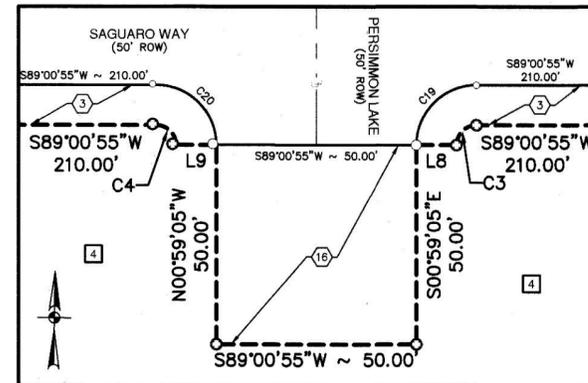
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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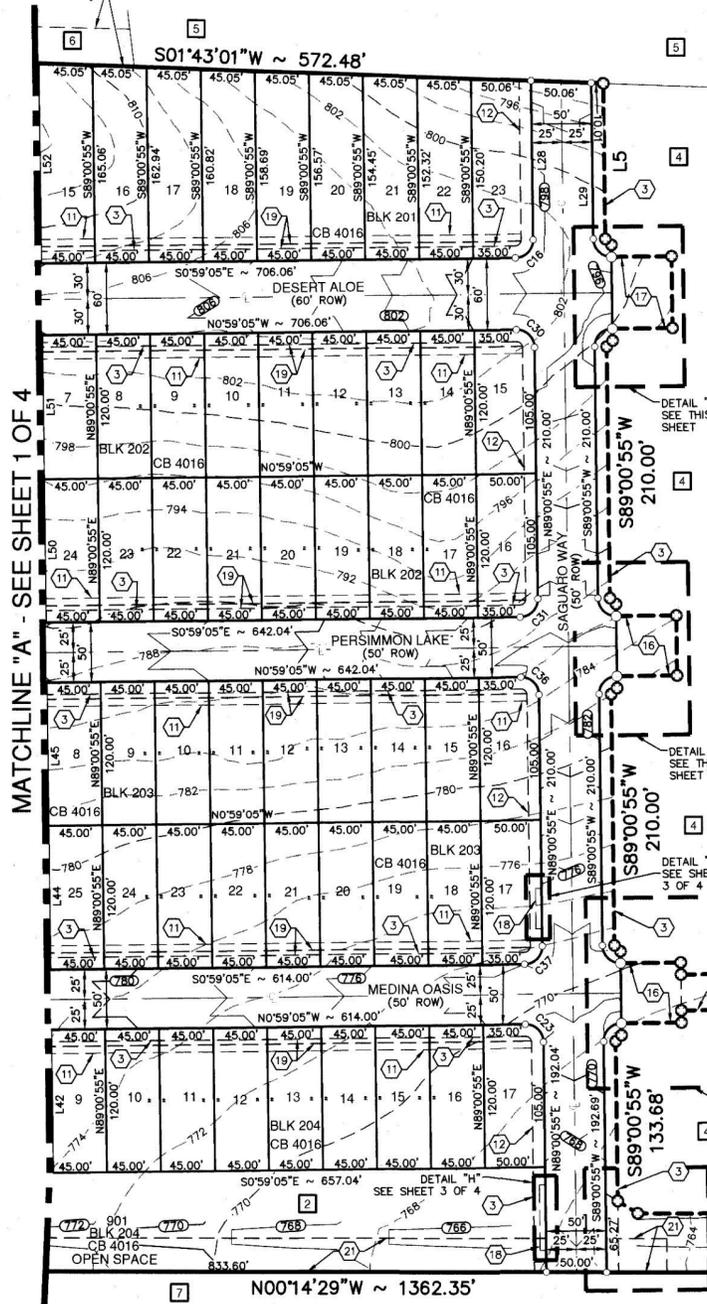
DETAIL "C"
 SCALE: 1" = 30'
 SEE THIS SHEET



DETAIL "D"
 SCALE: 1" = 30'
 SEE THIS SHEET

MATCHLINE "B" - SEE THIS SHEET

MATCHLINE "A" - SEE SHEET 1 OF 4



STATE OF TEXAS
 COUNTY OF BEXAR

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Bruna F. Spengler
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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Eric J. Snell 10-25-24
 REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

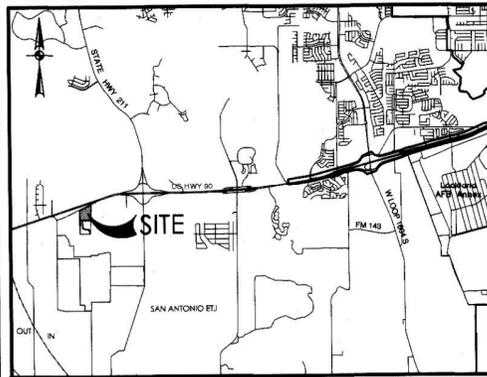
CURVE AND LINE DATA ON SHEET 4 OF 4

SHEET 2 OF 4

MESQUITE RIDGE UNIT 1

Civil Job No. 12498-03; Survey Job No. 12498-02

Date: Oct 22, 2024, 10:55am User: ID: jammora File: P:\12498\03\Design\Civil\Plot\F1_1249803.dwg



LOCATION MAP
NOT-TO-SCALE

SAWS IMPACT FEE:

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CPS/SAWS/COSA UTILITY:

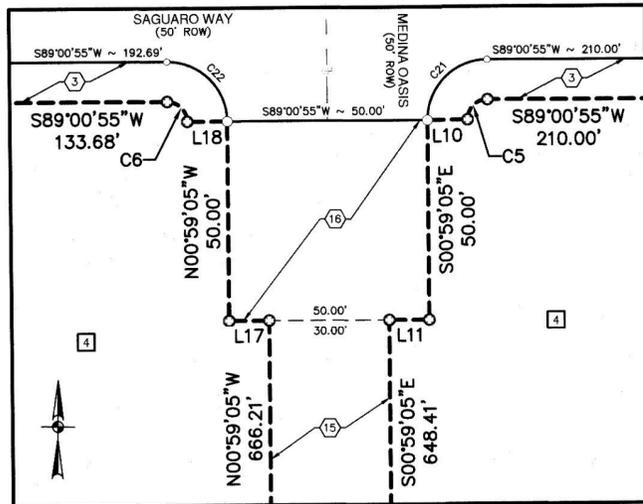
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE 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.

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.

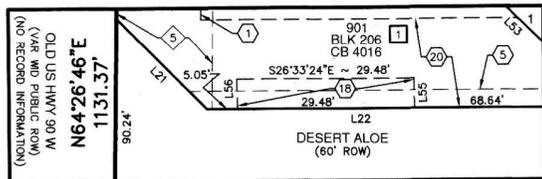
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



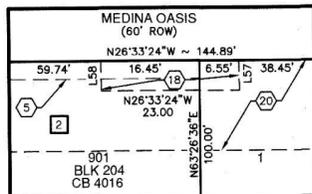
DETAIL "E"

SCALE: 1" = 30'
SEE SHEET 2 OF 4



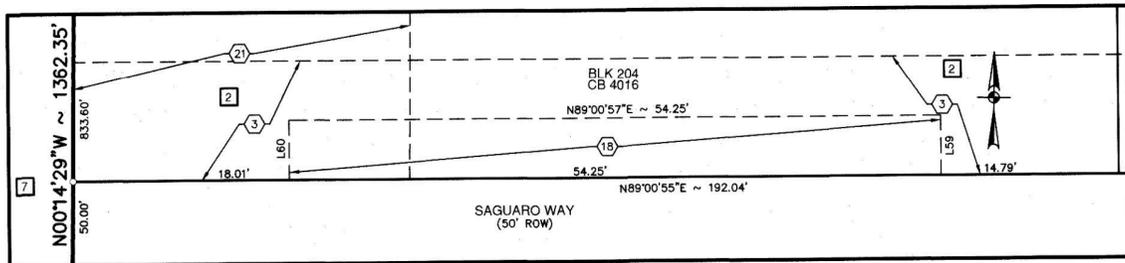
DETAIL "F"

SCALE: 1" = 20'
SEE SHEET 1 OF 4



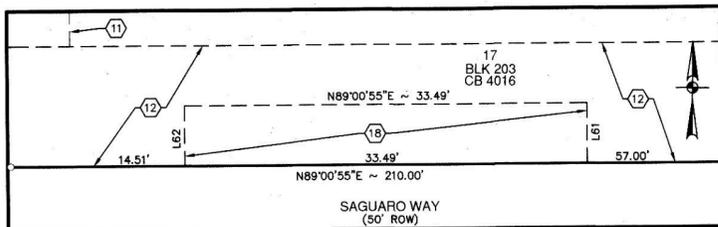
DETAIL "G"

SCALE: 1" = 20'
SEE SHEET 1 OF 4



DETAIL "H"

SCALE: 1" = 10'
SEE SHEET 2 OF 4



DETAIL "I"

SCALE: 1" = 10'
SEE SHEET 2 OF 4

LAND-PLAT-23-11800491

**SUBDIVISION PLAT
OF
MESQUITE RIDGE UNIT 1**

BEING A TOTAL OF 27.995 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-23 BLOCK 201, LOTS 1-29, BLOCK 202, LOTS 1-31, BLOCK 203, LOTS 1-17, 901, BLOCK 204, LOTS 1-11, 901, BLOCK 205, AND LOTS 1-6, 901, BLOCK 206 OUT OF A CALLED 53.928 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230218066 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #475 1 TEXAS SURVEYING FIRM #110528900
DATE OF PREPARATION: October 22, 2024

STATE OF TEXAS
COUNTY OF BEXAR

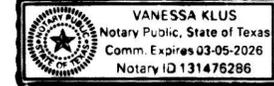
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: AUTHORIZED AGENT, DAVE MCGOWEN
M/I HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1604 W, SUITE 220
SAN ANTONIO, TX 78249
(210) 721-6020

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVE 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 22nd DAY OF October, A.D. 2024.

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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MESQUITE RIDGE UNIT 1 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



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.

Bruna Spengler
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 10-25-24
REGISTERED PROFESSIONAL LAND SURVEYOR

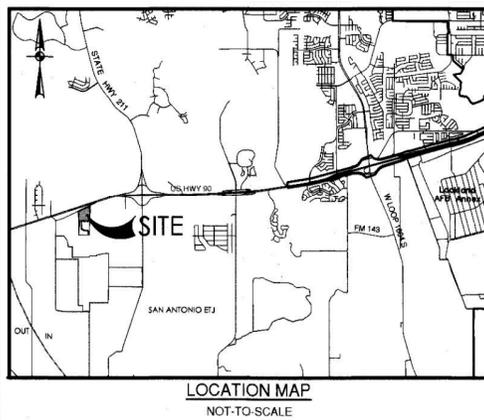
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 4 OF 4

SHEET 3 OF 4

Civil Job No. 12498-03; Survey Job No. 12498-02

Date: Oct 22, 2024, 10:56am User: JD: jannone File: P:\12498\03\Design\Cont\Plat\PL 249803.dwg



CPS/SAWS/COSA UTILITY:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE 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.
 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.
OPEN SPACE NOTE:
 LOT 901, BLOCK 204, LOT 901, BLOCK 205, AND LOT 901, BLOCK 206, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FINISHED FLOOR NOTE:
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
SETBACK NOTE:
 SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 204, LOT 901, BLOCK 205, AND LOT 901, BLOCK 206, OR 4016, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

LAND-PLAT-23-11800491
 SUBDIVISION PLAT
 OF
MESQUITE RIDGE UNIT 1

BEING A TOTAL OF 27.995 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-23 BLOCK 201, LOTS 1-29, BLOCK 202, LOTS 1-31, BLOCK 203, LOTS 1-17, 901, BLOCK 204, LOTS 1-11, 901, BLOCK 205, AND LOTS 1-6, 901, BLOCK 206 OUT OF A CALLED 53.928 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230218066 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
 DATE OF PREPARATION: October 22, 2024

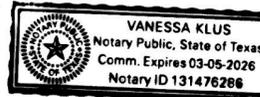
STATE OF TEXAS
 COUNTY OF BEAR

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.

Signature
 OWNER/DEVELOPER: AUTHORIZED AGENT, DAVE MCGOWEN
 MI HOMES OF SAN ANTONIO, LLC
 4949 N LOOP 1604 W, SUITE 220
 SAN ANTONIO, TX 78249
 (210) 721-6020

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVE 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 22nd DAY OF October, A.D. 2024.



NOTARY PUBLIC, BEAR COUNTY, TEXAS

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C00510F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

EASEMENTS FOR FLOODPLAINS:

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 DFIRM PANEL 48029C00510F, DATED SEPTEMBER 29, 2010; 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 BEAR COUNTY.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP 23-38802493) 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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

FIRE FLOW DEMAND 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 PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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.

SAWS ACCESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 U.S. SURVEY FEET IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. 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 BEAR

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.

Bruna F. Spengler
 BRUNA F. SPENGLER
 127547
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 COUNTY OF BEAR

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
 ERIC J. SNELL
 6527
 REGISTERED PROFESSIONAL LAND SURVEYOR
 10-25-24

LINE #	BEARING	LENGTH
L1	S02°0'39"E	223.07'
L2	S2°0'27"W	7.01'
L3	S01°4'25"W	76.27'
L4	S0°3'06"W	142.75'
L5	S89°00'55"W	130.01'
L6	S89°00'55"W	10.00'
L7	S89°00'55"W	10.00'
L8	S89°00'55"W	10.00'
L9	S89°00'55"W	10.00'
L10	S89°00'55"W	10.00'
L11	S89°00'55"W	10.00'
L12	S78°31'42"E	64.78'
L13	S19°44'31"W	107.59'
L14	N89°54'13"W	31.85'
L15	N19°44'31"E	105.73'
L16	N78°31'42"W	71.21'
L17	S89°00'55"W	10.00'
L18	S89°00'55"W	10.00'
L19	S31°03'36"W	19.50'
L20	S89°45'31"W	49.00'
L21	S18°56'41"W	21.35'
L22	S26°33'24"E	103.17'
L23	S18°53'38"E	9.50'
L24	N64°26'30"E	164.33'
L25	S89°29'54"E	17.79'
L26	N89°29'54"W	7.18'
L27	S64°26'30"W	99.92'
L28	N89°00'55"E	132.84'
L29	S89°00'55"W	130.48'
L30	N8°23'49"W	42.28'
L31	N71°03'19"W	21.40'
L32	S18°56'41"W	21.55'
L33	N18°53'38"W	20.01'

LINE #	BEARING	LENGTH
L34	N26°33'24"W	104.45'
L35	N71°03'19"W	21.40'
L36	S15°28'54"E	17.58'
L37	N15°28'54"W	3.01'
L38	S3°01'53"W	51.58'
L39	S18°07'11"W	21.33'
L40	N20°29'32"W	14.79'
L41	N7°42'23"W	16.39'
L42	N89°00'55"E	120.00'
L43	N2°39'00"W	20.93'
L44	N89°00'55"E	120.00'
L45	N89°00'55"E	120.00'
L46	N25°33'30"W	105.00'
L47	S19°26'30"W	21.22'
L48	S25°33'30"E	104.46'
L49	S70°33'30"E	21.21'
L50	N89°00'55"E	120.00'
L51	N89°00'55"E	120.00'
L52	S89°00'55"W	167.19'
L53	S17°53'27"W	21.81'
L54	N25°33'30"W	103.99'
L55	S62°27'31"W	5.00'
L56	N62°27'31"E	5.00'
L57	S62°27'40"W	5.00'
L58	N62°27'40"E	5.00'
L59	S0°59'05"E	5.00'
L60	N0°59'05"W	5.00'
L61	S0°59'05"E	5.00'
L62	N0°59'05"W	5.00'
L63	N0°59'05"W	22.04'
L64	N6°50'17"W	5.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5.00'	90°00'00"	S44°00'55"W	7.07'	7.85'
C2	5.00'	90°00'00"	N45°59'05"W	7.07'	7.85'
C3	5.00'	90°00'00"	S44°00'55"W	7.07'	7.85'
C4	5.00'	90°00'00"	N45°59'05"W	7.07'	7.85'
C5	5.00'	90°00'00"	S44°00'55"W	7.07'	7.85'
C6	5.00'	90°00'00"	N45°59'05"W	7.07'	7.85'
C7	230.00'	7°39'46"	S22°43'31"E	30.74'	30.76'
C8	15.00'	96°39'52"	S67°13'34"E	22.41'	25.31'
C9	59.00'	75°18'22"	S77°54'19"E	72.08'	77.55'
C10	15.00'	49°14'46"	S64°52'31"E	12.50'	12.89'
C11	15.00'	64°38'32"	S58°10'50"W	16.04'	16.92'
C12	59.00'	123°55'53"	S87°49'31"W	104.15'	127.62'
C13	15.00'	85°20'57"	N72°53'01"W	20.34'	22.34'
C14	15.00'	83°20'08"	S22°46'26"W	19.94'	21.82'
C15	230.00'	17°54'33"	S9°56'21"E	71.60'	71.89'
C16	15.00'	90°00'00"	S45°59'05"E	21.21'	23.56'
C17	15.00'	90°00'00"	S44°00'55"W	21.21'	23.56'
C18	15.00'	90°00'00"	N45°59'05"W	21.21'	23.56'
C19	15.00'	90°00'00"	S44°00'55"W	21.21'	23.56'
C20	15.00'	90°00'00"	N45°59'05"W	21.21'	23.56'
C21	15.00'	90°00'00"	S44°00'55"W	21.21'	23.56'
C22	15.00'	90°00'00"	N45°59'05"W	21.21'	23.56'
C23	15.00'	90°00'00"	N44°00'55"E	21.21'	23.56'
C24	185.00'	19°43'07"	N16°41'51"W	63.35'	63.67'
C25	15.00'	89°00'06"	S71°03'27"E	21.03'	23.30'
C26	15.00'	83°20'08"	N22°46'26"E	19.94'	21.82'
C27	170.00'	7°39'46"	N22°43'31"W	22.72'	22.74'
C28	15.00'	96°39'52"	N67°13'34"W	22.41'	25.31'
C29	170.00'	17°54'33"	N9°56'21"W	52.92'	53.14'
C30	15.00'	90°00'00"	N44°00'55"E	21.21'	23.56'
C31	15.00'	90°00'00"	S45°59'05"E	21.21'	23.56'
C32	530.00'	14°29'50"	S81°33'59"E	133.74'	134.10'
C33	16.00'	79°55'24"	S24°28'48"W	20.55'	22.32'
C34	16.00'	100°04'36"	N65°31'12"W	24.53'	27.95'
C35	480.00'	14°29'50"	N81°33'59"W	121.13'	121.45'
C36	15.00'	90°00'00"	N44°00'55"E	21.21'	23.56'
C37	15.00'	90°00'00"	S45°59'05"E	21.21'	23.56'
C38	25.00'	15°20'32"	S4°38'23"E	6.67'	6.69'
C39	15.00'	76°45'09"	S26°03'56"W	18.62'	20.09'
C40	59.00'	29°45'28"	N56°12'20"E	30.30'	30.64'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4



MESQUITE RIDGE UNIT 1 Civil Job No. 12498-03; Survey Job No. 12498-02

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