

### LEGEND

- CB COUNTY BLOCK  
DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
ESMT EASEMENT  
INT INTERSECTION  
LF LINEAR FEET  
BLK BLOCK  
PG PAGE(S)  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
ROW RIGHT-OF-WAY  
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION  
VOL VOLUME  
AC ACRE(S)  
DOC NO DOCUMENT NUMBER  
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
SET 1/2" IRON ROD (PD)  
SET 1/2" IRON ROD (PD)-ROW  
EASEMENT P.I. POINT  
CENTERLINE  
EXISTING CONTOURS  
PROPOSED CONTOURS  
CITY OF SAN ANTONIO LIMITS
- 1 VARIABLE WIDTH DRAINAGE EASEMENT (PLAT #22-11800444) (CONCURRENT PLATTING)  
2 30' SANITARY SEWER EASEMENT (VOL 6621, PG 875 OPR)  
3 VARIABLE WIDTH PERMANENT WATER EASEMENT (DOC NO 20210173966 OPR)  
4 10' GETCTV EASEMENT (VOL 20003, PG 1366-1368 PR)  
5 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY)  
6 20' BUILDING SETBACK LINE (CONCURRENT PLATTING)  
7 10' GETCTV EASEMENT (PLAT NO 23-11800497) (CONCURRENT PLATTING)  
8 10' BUILDING SETBACK LINE, GETCTV EASEMENT (PLAT NO 23-11800497) (CONCURRENT PLATTING)  
9 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (PLAT NO 23-11800497) (CONCURRENT PLATTING)  
10 14' GETCTV EASEMENT (VOL 20003, PG 1366-1368 PR)  
11 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20003, PG 1366-1368 PR)  
12 20' BUILDING SETBACK LINE (DOC NO 20230188400 OPR)  
13 50'X150' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (PERMEABLE)(0.268 AC)  
14 46' WIDTH CONSTRUCTION, TEMPORARY SECONDARY ACCESS, DRAINAGE, WATER, SANITARY SEWER, AND GETCTV ESMT (ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ROW) (OFF-LOT 0.69 AC, PERMEABLE)  
15 6' RIGHT-OF-WAY DEDICATION (0.077 AC.)  
16 15' GETCTV EASEMENT  
17 5' WATER EASEMENT  
18 16' PUBLIC DRAINAGE EASEMENT

### SURVEYOR'S NOTES:

1. 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.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

### CPS/SAWS/COSA UTILITY:

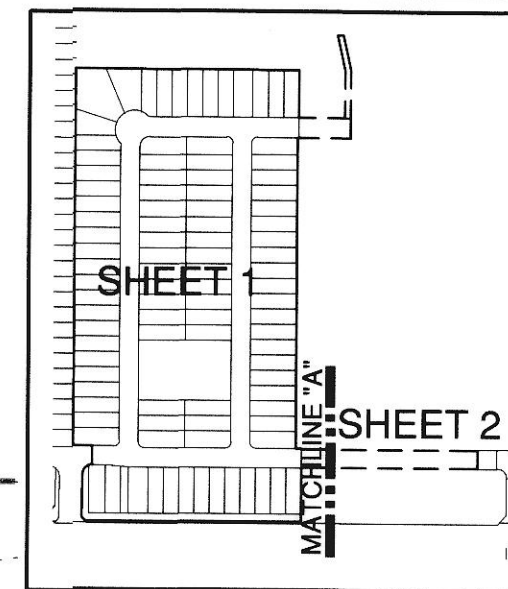
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "WASTEWATER EASEMENT," "UTILITY EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "TRANSFORMER 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN EASEMENT 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.

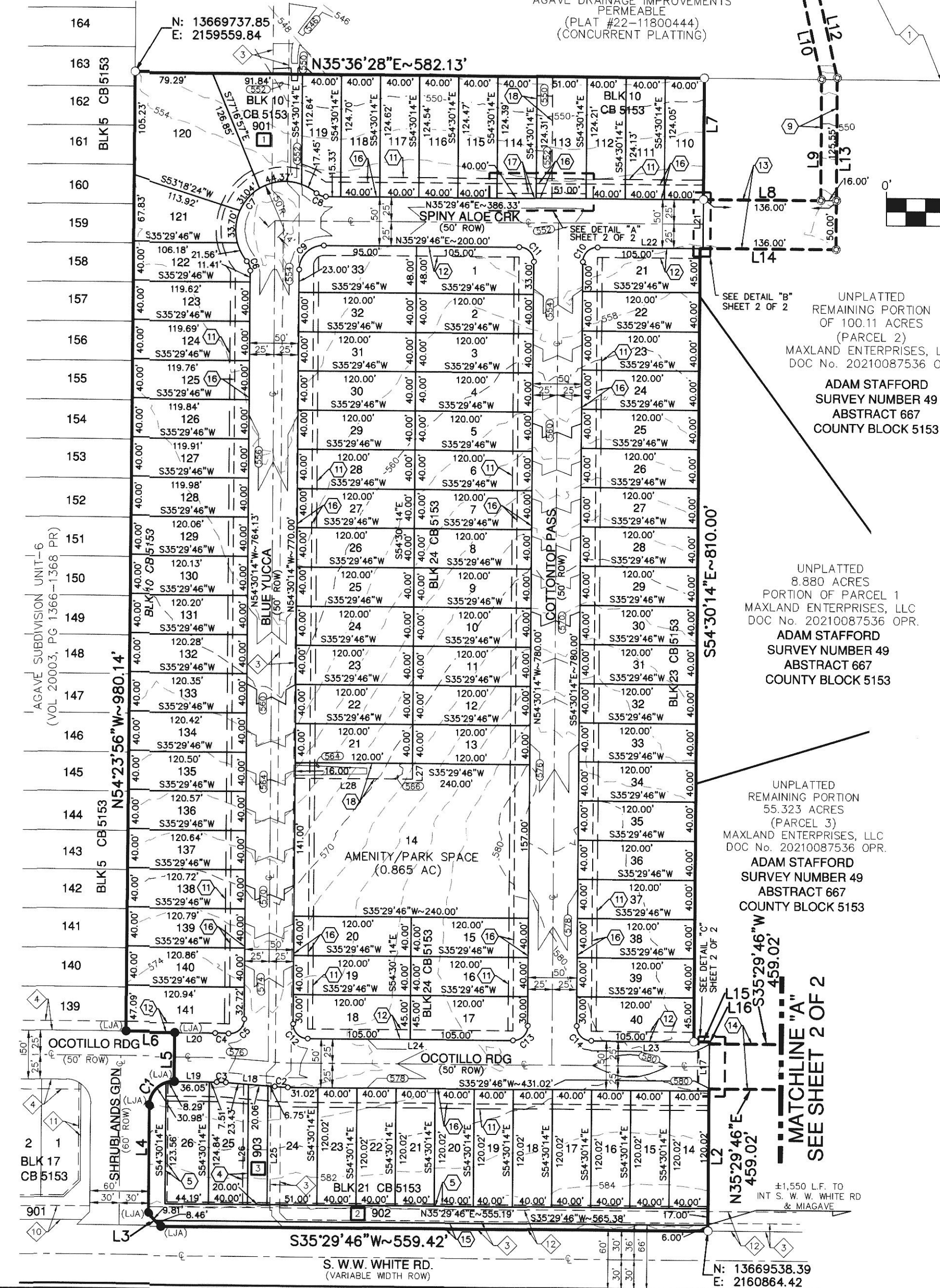
### SAWS WASTEWATER EDU:

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

NOT TO SCALE



CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 2 OF 2

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2

PLAT NO. 24-11800349

SUBDIVISION PLAT  
OF  
AGAVE UNIT-5

BEING A 16.342 ACRE TRACT OF LAND, INCLUSIVE OF A 0.077 ACRE RIGHT-OF-WAY DEDICATION, A PORTION OF A 100.11 ACRE TRACT OF LAND (DESCRIBED AS PARCEL 2), AND A PORTION OF A 55.323 ACRE TRACT OF LAND (DESCRIBED AS PARCEL 3), A PORTION OF AN 8.880 ACRE TRACT OF LAND (PORTION OF PARCEL 1), ALL CONVEYED UNTO MAXLAND ENTERPRISES, LLC BY DEED AND RECORDED IN DOCUMENT NO. 20210087536, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADAM STAFFORD SURVEY NUMBER 49, ABSTRACT 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 16, 2024

STATE OF TEXAS  
COUNTY OF COMAL

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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

THIS 17th DAY OF December, A.D. 2024  
Theresa L. Aposolo  
NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF AGAVE UNIT-5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

### CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





PLAT NO. 24-11800349

SUBDIVISION PLAT  
OF  
AGAVE UNIT-5

BEING A 16.342 ACRE TRACT OF LAND, INCLUSIVE OF A 0.077 ACRE RIGHT-OF-WAY DEDICATION, A PORTION OF A 100.11 ACRE TRACT OF LAND (DESCRIBED AS PARCEL 2), AND A PORTION OF A 55.323 ACRE TRACT OF LAND (DESCRIBED AS PARCEL 3), A PORTION OF AN 8.880 ACRE TRACT OF LAND (PORTION OF PARCEL 1), ALL CONVEYED UNTO MAXLAND ENTERPRISES, LLC BY DEED AND RECORDED IN DOCUMENT NO. 20210087536, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADAM STAFFORD SURVEY NUMBER 49, ABSTRACT 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS.

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COUNTY OF COMAL

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OWNER/DEVELOPER: LEE BAKER, III  
MAXLAND ENTERPRISES LLC  
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STATE OF TEXAS  
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THIS 16th DAY OF December, A.D. 2024  
*Theresa L. Apostolo*  
NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF AGAVE UNIT-5 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

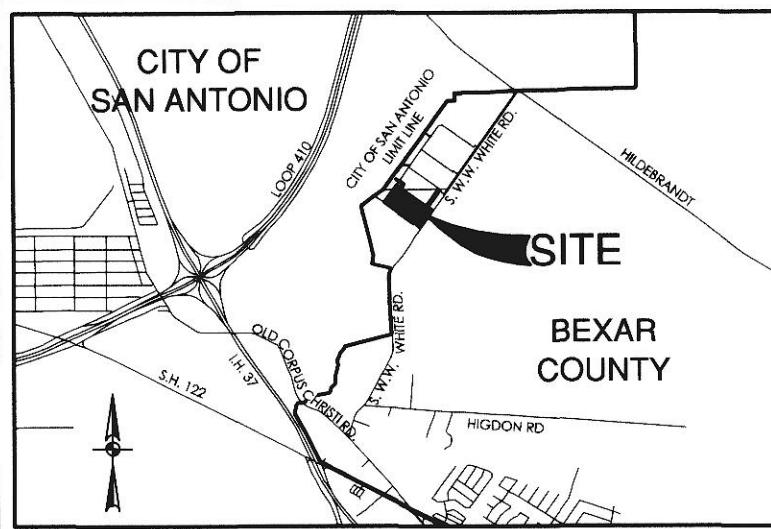
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT INTERSECTION
- LF LINEAR FEET
- BLK BLOCK
- PG PAGE(S)
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- VOL VOLUME
- AC ACRES
- DOC NO DOCUMENT NUMBER
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- ⊙ EASEMENT P.I. POINT
- CENTERLINE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- - - CITY OF SAN ANTONIO LIMITS
- 4 5' GETCTV EASEMENT
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 9 16' SANITARY SEWER EASEMENT (OFF-LOT 0.079 AC.)
- 11 20' BUILDING SETBACK LINE
- 12 10' BUILDING SETBACK LINE, GETCTV EASEMENT
- 13 50'x136' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (OFF-LOT 0.156 AC. PERMEABLE)
- 14 46' WIDTH CONSTRUCTION, TEMPORARY SECONDARY ACCESS, DRAINAGE, WATER, SANITARY SEWER, AND GETCTV ESM (ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ROW) (OFF-LOT 0.69 AC. PERMEABLE)
- 15 6' RIGHT-OF-WAY DEDICATION (0.077 AC.)
- 16 5' GETCTV EASEMENT
- 17 5' WATER EASEMENT
- 18 16' PUBLIC DRAINAGE EASEMENT
- 1 VARIABLE WIDTH DRAINAGE EASEMENT (PLAT #22-11800444) (CONCURRENT PLATTING)
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- 10 14' GETCTV EASEMENT (VOL 20003, PG 1366-1368 PR)
- 11 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20003, PG 1366-1368 PR)
- 12 20' GAS & ELECTRIC EASEMENT (DOC NO 20230188400 OPR)
- 1 LOT 901, BLK 10, CB 5153 (OPEN SPACE)
- 2 LOT 902, BLK 21, CB 5153 (OPEN SPACE)
- 3 LOT 903, BLK 21, CB 5153 (OPEN SPACE) (PERMEABLE)(0.056 AC.)

SURVEYOR'S NOTES:

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

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

*Matthew Geistweidt* 12-16-2024  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Eric J. Snell* 12-18-24  
REGISTERED PROFESSIONAL LAND SURVEYOR

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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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.

DRAINAGE EASEMENT ENCROACHMENTS:

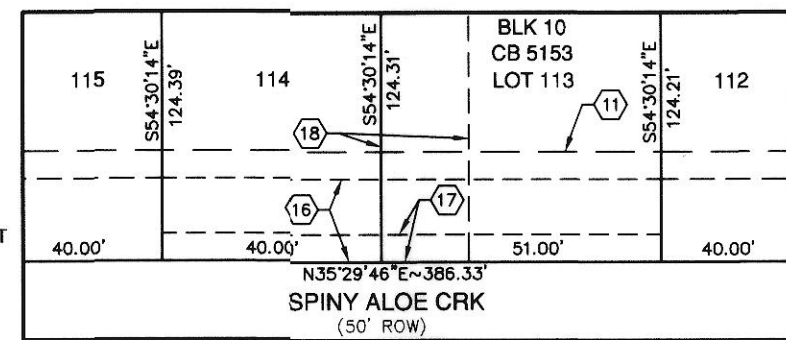
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR

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

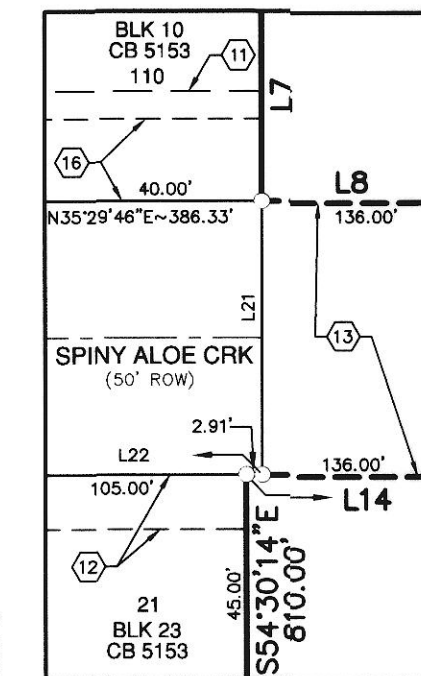
SETBACK:

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



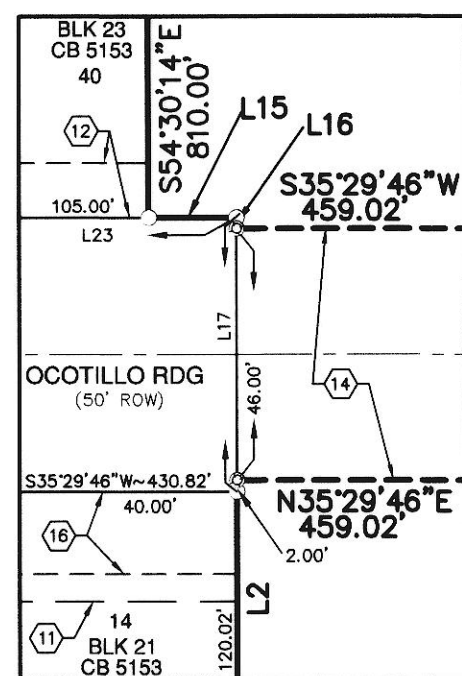
DETAIL "A"

NOT-TO-SCALE  
SEE SHEET 1 OF 2



DETAIL "B"

NOT-TO-SCALE  
SEE SHEET 1 OF 2



DETAIL "C"

NOT-TO-SCALE  
SEE SHEET 1 OF 2

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS DEDICATION:

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

RESIDENTIAL FIRE FLOW:

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	90°00'00"	N9°23'56"W	35.36'	39.27'
C2	170.00'	4°28'13"	S37°43'52"W	13.26'	13.26'
C3	120.00'	4°21'54"	S37°47'01"W	9.14'	9.14'
C4	225.00'	3°27'37"	N37°19'53"E	13.59'	13.59'
C5	15.00'	93°33'56"	S7°43'17"E	21.86'	24.50'
C6	15.00'	39°51'13"	N74°25'51"W	10.22'	10.43'
C7	50.00'	169°44'07"	N9°29'24"W	99.60'	148.12'
C8	15.00'	39°52'54"	N55°26'13"E	10.23'	10.44'
C9	25.00'	90°00'00"	N9°30'14"W	35.36'	39.27'
C10	15.00'	90°00'00"	S9°30'14"E	21.21'	23.56'
C11	15.00'	90°00'00"	N80°29'46"E	21.21'	23.56'
C12	15.00'	90°00'00"	S80°29'46"W	21.21'	23.56'
C13	15.00'	90°00'00"	S9°30'14"E	21.21'	23.56'
C14	15.00'	90°00'00"	N80°29'46"E	21.21'	23.56'

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0585H, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

OPEN SPACE:

LOT 901, BLOCK 10, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA, AND AS A DRAINAGE AND MAINTENANCE ACCESS EASEMENT, AND AS A ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOTS 902 AND 903, BLOCK 21, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA, AND AS A ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 10, 902 AND 903, BLOCK 21, CB 5153, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800560) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S54°30'14"E	46.00'
L2	S54°30'14"E	145.02'
L3	S80°41'29"W	18.26'
L4	N54°23'56"W	109.99'
L5	N54°23'56"W	50.00'
L6	S35°36'04"W	50.00'
L7	S54°30'14"E	123.98'
L8	N35°29'46"E	120.00'
L9	N54°30'14"W	123.74'
L10	N67°24'59"W	89.97'
L11	N25°48'02"E	16.03'
L12	S67°24'59"E	90.89'
L13	S54°30'14"E	125.55'
L14	S35°29'46"W	138.91'
L15	N35°29'46"E	15.98'
L16	S54°30'14"E	2.00'
L17	S54°30'14"E	50.00'
L18	S39°57'58"W	50.25'
L19	S35°36'04"W	43.55'
L20	N35°36'04"E	41.46'
L21	S54°30'14"E	50.00'
L22	S35°29'46"W	107.91'
L23	N35°29'46"E	120.98'
L24	S35°29'46"W	210.00'
L25	N54°30'14"W	121.07'
L26	N54°30'14"W	122.63'
L27	S54°30'14"E	16.00'
L28	N35°29'46"E	120.00'

