

PLAT NO. 23-11800388  
SUBDIVISION PLAT  
ESTABLISHING  
LEGACY AT GREEN ENCLAVE  
UNIT 1

BEING A TOTAL OF 26.726 ACRE TRACT OF LAND PARTIALLY SITUATED IN THE ANDREW JF PHELAN SURVEY NUMBER 45, ABSTRACT NUMBER 580, COUNTY BLOCK 5107, AND PARTIALLY IN THE JEFFREY B. HILL SURVEY NUMBER 103, ABSTRACT NUMBER 308, COUNTY BLOCK 5088, BOTH OF BEXAR COUNTY, TEXAS, BEING A PORTION OF A 106.955 ACRE TRACT DESIGNATED AS TRACT "A", AS CONVEYED TO FOUR BROTHERS CAPITAL, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230173829, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



MBELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 12, 2025

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 INDICATED 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: MIKE MEGHANI  
FOUR BROTHERS CAPITAL, LLC  
85 N.E. LOOP 410, SUITE 203  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MIKE MEGHANI  
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 20th DAY OF MARCH, A.D. 2025

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF, LEGACY AT GREEN ENCLAVE 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

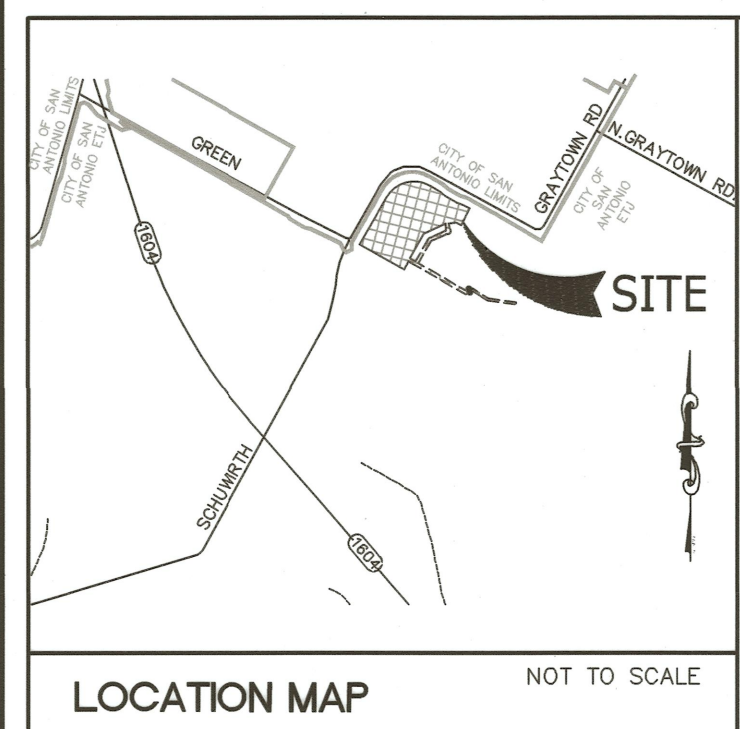
BY: CHAIRMAN  
BY: SECRETARY

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



NOT TO SCALE

LEGEND

---	CITY OF SAN ANTONIO LIMITS
---	1% ANNUAL CHANCE EFFECTIVE FEMA FLOODPLAIN PER LOMR CASE NO. 22-06-1722P EFFECTIVE JULY 3, 2023
---	1% ANNUAL CHANCE ULTIMATE FLOODPLAIN (ATLAS 14) PER MTR STUDY
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
AC.	ACRES
E.T.CATV	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W	RIGHT OF WAY
R	RADIUS
CL	CENTERLINE
●	IRON ROD SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOLUME
PAGE(S)	PAGE(S)
I.P. FOUND	IRON ROD FOUND
"	REPETITIVE BEARING AND/OR DISTANCE
CB.	COUNTY BLOCK
BLK.	BLOCK

LINE	LENGTH	BEARING
L1	161.62'	S80°25'56"E
L2	102.21'	S48°26'50"E
L3	102.15'	S72°09'56"E
L4	103.93'	S60°18'12"E
L5	89.81'	N64°45'57"W
L6	95.00'	S82°58'12"W
L7	49.20'	S07°01'48"E
L8	14.14'	S15°02'44"E
L9	11.93'	S07°51'03"W
L10	24.14'	S49°41'55"W
L11	409.00'	N60°02'44"W
L12	135.31'	S29°57'16"W
L13	28.23'	N54°11'12"E
L14	81.74'	N07°01'48"W
L15	14.14'	N74°57'16"E
L16	85.00'	S60°02'45"E
L17	105.12'	N57°19'10"W
L18	105.12'	N62°46'19"W
L19	22.13'	S01°53'34"W
L20	22.80'	S45°37'44"E

LINE	LENGTH	BEARING
L21	58.75'	S30°53'37"E
L22	20.10'	S72°58'11"E
L23	19.94'	S07°01'48"E
L24	50.00'	S82°58'12"W
L25	19.94'	N07°01'48"W
L26	51.77'	N25°02'44"W
L27	7.07'	N70°02'44"W
L28	14.14'	S15°02'44"E
L29	96.00'	S60°02'44"E
L30	5.54'	N34°18'21"E
L31	60.00'	S29°57'16"W
L32	40.22'	N27°45'57"E
L33	96.00'	N60°02'44"W
L34	14.14'	S74°57'16"W
L35	45.43'	S74°57'16"W
L36	14.14'	N15°02'44"W
L37	21.21'	N15°02'44"W
L38	75.00'	N60°02'44"W
L39	21.21'	S74°57'16"W
L40	90.00'	N29°57'16"E

- CPS/SAWS/COSA/UTILITY NOTE:
- 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
  - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. ANY OVERHANGS OR ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

FLOODPLAIN VERIFICATION NOTE:  
A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029004356, 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 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 DFIRM PANEL 48029004356, 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 BEXAR COUNTY.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):  
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.

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.

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

OPEN SPACE NOTE:  
LOTS 801-802, BLOCK 51, LOTS 801-802, BLOCK 52, LOT 801, BLOCK 53, LOT 801, BLOCK 54, LOT 801, BLOCK 55, & LOT 801, BLOCK 56, IS/ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

COMMON AREA MAINTENANCE NOTE:  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 801-802, BLOCK 51, LOTS 801-802, BLOCK 52, LOT 801, BLOCK 53, LOT 801, BLOCK 55, & LOT 801, BLOCK 56, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

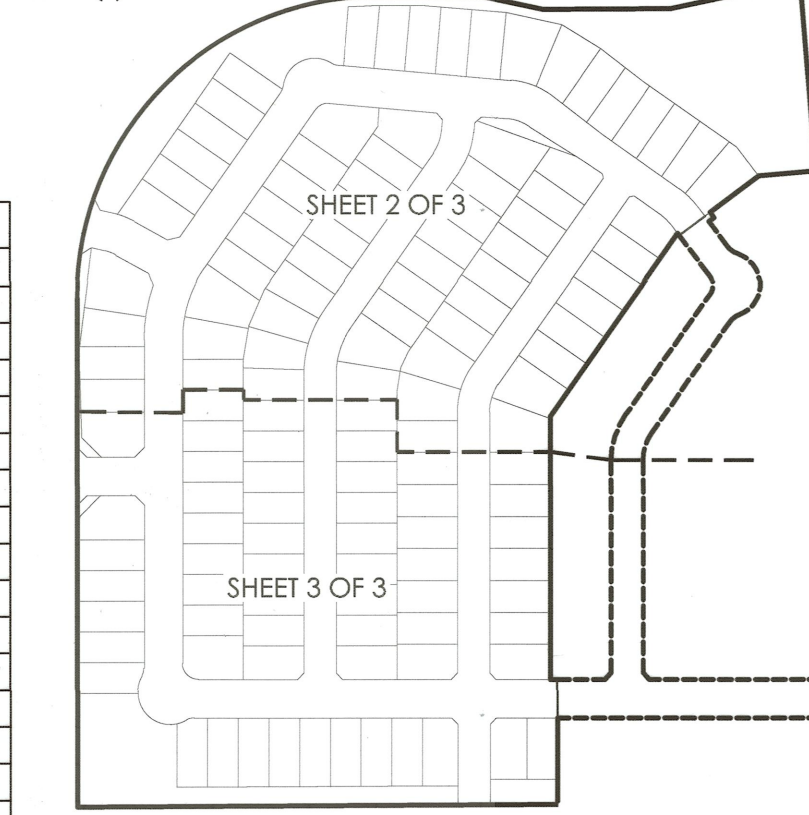
- TOTAL OF 128 RESIDENTIAL LOTS ESTABLISHED.
- LOTS IDENTIFIED FOR DRAINAGE, OPEN SPACE, PARKS, GREENBELT EASEMENTS, LANDSCAPING, AND CONSERVATION MUST BE LABELED AS PERMEABLE OR IMPERMEABLE

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN  
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, LOTS 7-19, BLOCK 55, SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

LOMRS WITH FEMA APPROVAL:  
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON JULY 3, 2023 (CASE NO. 22-06-1722P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

PRIVATE STREET DESIGNATION NOTE:  
LOT 999, BLOCK 58, CB.5107, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

TREE NOTE:  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38800187) 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 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).



LINE TABLE

LINE	LENGTH	BEARING
L61	467.90'	S29°57'16"W
L62	126.12'	N29°57'16"E
L63	125.86'	S29°57'16"W
L64	42.79'	N15°02'44"W
L65	81.25'	S22°11'00"E
L66	29.46'	S34°57'16"W
L67	70.91'	N68°44'48"E
L68	164.10'	S37°10'50"W
L69	38.59'	N68°44'48"E
L70	166.80'	S40°18'44"E
L71	61.38'	S53°40'40"W
L72	54.06'	N68°44'48"E
L73	46.69'	N68°44'48"E
L74	14.00'	N04°58'57"E
L75	14.00'	S74°57'16"W
L76	10.00'	S07°01'48"E
L77	10.00'	N82°58'12"E
L78	48.43'	S62°39'18"E
L79	48.17'	N34°43'05"E
L80	24.25'	N27°45'57"E

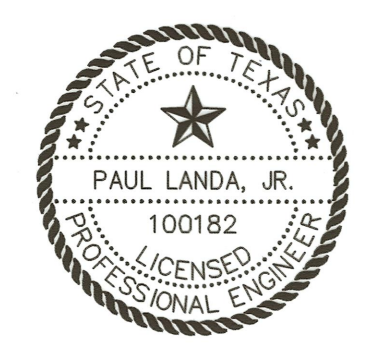
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	470.00'	89°49'57"	468.63'	736.90'	663.71'	N74°43'47"E
C2	30.00'	35°01'46"	9.47'	18.34'	18.06'	S24°32'42"E
C3	51.00'	142°02'37"	148.30'	126.44'	96.46'	S28°57'44"W
C4	30.00'	35°01'46"	9.47'	18.34'	18.06'	S82°28'09"W
C5	75.00'	35°00'00"	23.65'	45.81'	45.11'	S47°27'16"W
C6	25.00'	71°59'04"	18.16'	31.41'	29.38'	N28°57'44"E
C7	125.00'	35°00'00"	39.41'	76.36'	75.18'	N47°27'16"E
C8	130.00'	14°44'07"	16.81'	33.43'	33.34'	S38°51'41"E
C9	24.47'	27°04'24"	5.89'	11.56'	11.46'	N51°42'29"E
C10	50.00'	112°59'07"	75.52'	98.60'	83.38'	S85°02'44"E
C11	24.47'	27°04'24"	5.89'	11.56'	11.46'	S41°47'58"E
C12	130.00'	30°00'00"	34.83'	68.06'	67.29'	S40°02'44"E
C13	125.00'	18°00'56"	19.82'	39.30'	39.14'	S16°02'16"E
C14	75.00'	18°00'56"	11.89'	23.58'	23.49'	N16°02'16"W
C15	75.00'	35°00'00"	23.65'	45.82'	45.11'	S47°27'16"W
C16	24.47'	30°20'59"	6.72'	13.13'	12.97'	N75°05'08"W
C17	50.00'	150°09'36"	187.65'	131.04'	96.63'	S15°02'44"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C18	24.78'	30°20'59"	6.72'	13.13'	12.97'	N44°59'40"E
C19	255.00'	19°33'29"	43.95'	87.04'	86.62'	N39°44'00"E
C20	70.00'	14°44'07"	9.05'	18.00'	17.95'	N38°15'41"W
C21	470.00'	11°21'09"	46.72'	93.12'	92.97'	N43°44'18"E
C22	125.00'	35°00'00"	39.41'	76.35'	75.18'	N47°27'16"E
C23	70.00'	30°00'00"	18.76'	36.65'	36.23'	N40°02'44"W
C24	125.00'	30°00'00"	33.49'	65.45'	64.70'	S49°57'16"W
C25	125.00'	35°00'00"	39.41'	76.35'	75.18'	S47°27'16"W
C26	25.00'	60°00'00"	14.43'	26.18'	25.00'	N85°02'44"W
C27	195.00'	35°00'00"	61.48'	119.12'	117.28'	S47°27'16"W
C28	25.00'	90°00'00"	25.00'	39.27'	35.36'	S15°02'44"E
C29	175.00'	35°00'00"	55.18'	106.89'	105.25'	N47°27'16"E
C30	75.00'	30°00'00"	20.10'	39.27'	38.82'	N49°57'16"E
C31	55.00'	27°25'30"	13.42'	26.33'	26.08'	N09°08'07"W
C32	29.00'	9°32'58"	2.42'	4.83'	4.83'	S00°11'51"E
C33	29.00'	19°58'41"	5.11'	10.11'	10.06'	S14°57'40"E
C34	55.00'	10°30'25"	5.06'	10.09'	10.07'	N28°06'05"W



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:

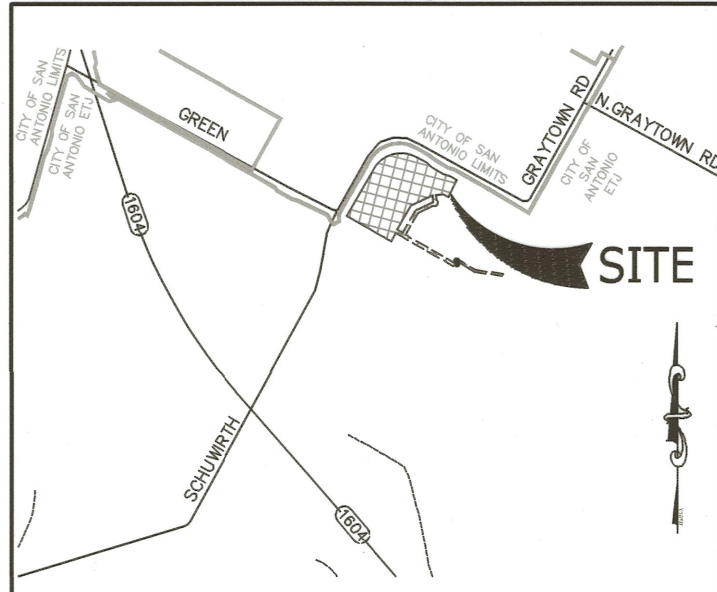
MOY TARIN RAMIREZ ENGINEERS, LLC  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

PAUL LAND, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100182  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051





## LOCATION MAP

NOT TO SCALE

### LEGEND

- CITY OF SAN ANTONIO LIMITS
- 1% ANNUAL CHANCE EFFECTIVE FEMA FLOODPLAIN PER LOMR CASE NO. 22-06-1722P EFFECTIVE JULY 3, 2023
- 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN (ATLAS 14) PER MTR STUDY
- 609 EXISTING CONTOUR
- 608 PROPOSED CONTOUR
- AC. ACRES
- E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- R. RADIUS
- C. CENTERLINE
- IRON ROD SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL. VOLUME
- PG(S). PAGE(S)
- I.P. FOUND IRON ROD FOUND
- " REPETITIVE BEARING AND/OR DISTANCE
- CB. COUNTY BLOCK
- BLK. BLOCK

**SAN ANTONIO RIVER AUTHORITY DEDICATION NOTE**  
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING, AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

**WASTEWATER EDU NOTE:** THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

**NOTE:**  
SEE SHEET 1 OF 3 FOR  
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

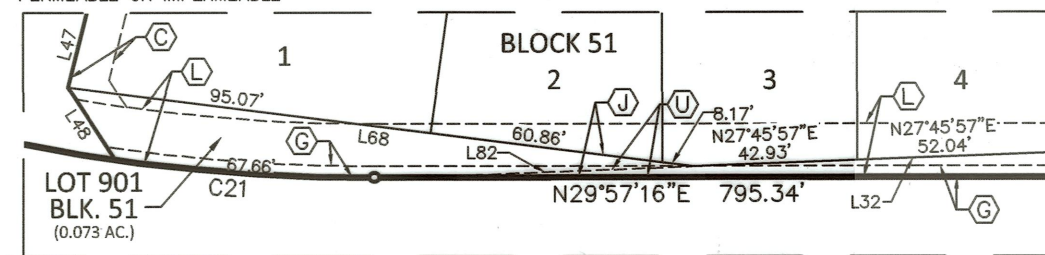
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION  
HAS BEEN GIVEN TO 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.

PAUL LANDA, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100182  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
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.

**GENERAL PLAT NOTE:**  
LOTS IDENTIFIED FOR DRAINAGE, OPEN SPACE, PARKS, GREENBELT  
EASEMENTS, LANDSCAPING, AND CONSERVATION MUST BE LABELED AS  
PERMEABLE OR IMPERMEABLE.



DETAIL "C"

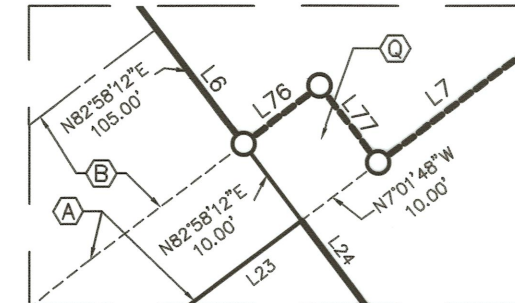
SCALE: 1"=50'

**CLEAR VISION AREA NOTE:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL  
OBSTRUCTIONS IN ACCORDANCE WITH THE  
AMERICAN ASSOCIATION OF STATE HIGHWAY AND  
TRANSPORTATION OFFICIALS (AASHTO) POLICY ON  
GEOMETRIC DESIGN OF HIGHWAYS AND STREETS,  
OR LATEST REVISION THEREOF.

**ECSUD DEDICATION NOTE:**  
THE OWNER DEDICATES THE WATER MAINS TO THE  
EAST CENTRAL SPECIAL UTILITY DISTRICT UPON  
COMPLETION BY THE DEVELOPER AND ACCEPTANCE  
BY EAST CENTRAL SPECIAL UTILITY DISTRICT.

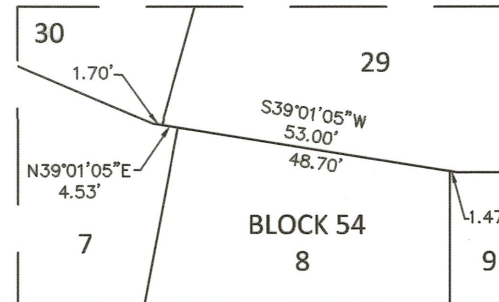
### CPS/SAWS/COSA/UTILITY NOTE:

- 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.



DETAIL "A"

SCALE: 1"=20'



DETAIL "D"

(NOT TO SCALE)

DAVID AGUILERA  
My Notary ID # 126543702  
Expires June 30, 2028

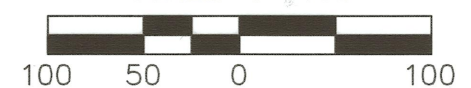
- KEYNOTES**
- A 10' E.G.T.CATV EASEMENT
  - B 25' BUILDING SETBACK LINE
  - C 10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT
  - D OFF-LOT VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, E.G.T.CATV & ACCESS EASEMENT, ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET (2.208 AC.)
  - E 20' WIDE WATERLINE EASEMENT
  - F VARIABLE WIDTH CLEAR VISION EASEMENT (0.398 AC.)
  - G 1' VEHICULAR NON-ACCESS EASEMENT
  - H 40' WIDE WATER & DRAINAGE EASEMENT
  - I LOT 901, BLOCK 51 MONUMENT EASEMENT (PERMEABLE)
  - J LOT 901, BLOCK 55 MONUMENT EASEMENT (PERMEABLE)
  - K LOT 901, BLOCK 55 MONUMENT EASEMENT (PERMEABLE)
  - L 14' E.G.T.CATV EASEMENT
  - M LOT 901, BLOCK 52 MONUMENT EASEMENT (PERMEABLE)
  - N LOT 902, BLOCK 52 OPEN SPACE (PERMEABLE)
  - O LOT 901, BLOCK 53 DRAINAGE EASEMENT (PERMEABLE)
  - P 10'X10' E.G.T.CATV EASEMENT
  - Q LOT 901, BLOCK 56 VARIABLE WIDTH CLEAR VISION EASEMENT
  - R OFF-LOT 30' WIDE SANITARY SEWER EASEMENT (0.498 AC.)
  - S 28' E.G.T.CATV EASEMENT
  - T VARIABLE WIDTH CLEAR VISION EASEMENT (0.023 AC.) (SEE CLEAR VISION DETAIL 2 ON SHEET 3 OF 3)
  - U VARIABLE WIDTH CLEAR VISION EASEMENT (0.005 AC.) (SEE CLEAR VISION DETAIL 1 ON SHEET 3 OF 3)
  - V 20' SEWER EASEMENT (VOL. 13624, PG. 277, O.P.R.B.C.T.)

## PLAT NO. 23-11800388

### SUBDIVISION PLAT ESTABLISHING LEGACY AT GREEN ENCLAVE UNIT 1

BEING A TOTAL OF 26.726 ACRE TRACT OF LAND PARTIALLY  
SITUATED IN THE ANDREW JF PHELAN SURVEY NUMBER 45,  
ABSTRACT NUMBER 580, COUNTY BLOCK 5107, AND PARTIALLY IN  
THE JEFFREY B. HILL SURVEY NUMBER 103, ABSTRACT NUMBER  
308, COUNTY BLOCK 5088, BOTH OF BEXAR COUNTY, TEXAS, BEING  
A PORTION OF A 106.955 ACRE TRACT DESIGNATED AS TRACT "A",  
AS CONVEYED TO FOUR BROTHERS CAPITAL, LLC, BY SPECIAL  
WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER  
20230173829, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR  
COUNTY, TEXAS.

SCALE: 1"=100'



**MTR**

**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 12, 2025

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 INDICATED  
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: MIKE MEGHANI  
FOUR BROTHERS CAPITAL, LLC  
85 N.E. LOOP 410, SUITE 203  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
MIKE MEGHANI  
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 20th DAY OF MARCH, A.D. 2025

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF, LEGACY AT GREEN ENCLAVE 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

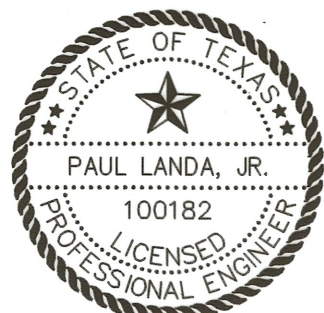
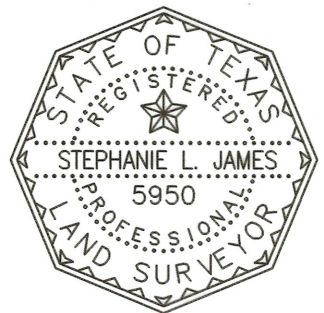
### CERTIFICATE OF APPROVAL

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

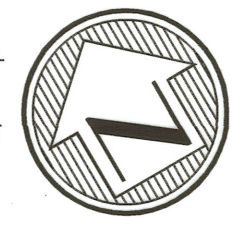
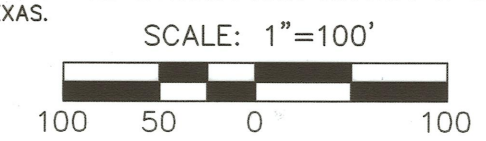
COUNTY CLERK, BEXAR COUNTY, TEXAS





PLAT NO. 23-11800388  
SUBDIVISION PLAT  
ESTABLISHING  
LEGACY AT GREEN ENCLAVE  
UNIT 1

BEING A TOTAL OF 26.726 ACRE TRACT OF LAND PARTIALLY SITUATED IN THE ANDREW JF PHELAN SURVEY NUMBER 45, ABSTRACT NUMBER 580, COUNTY BLOCK 5107, AND PARTIALLY IN THE JEFFREY B. HILL SURVEY NUMBER 103, ABSTRACT NUMBER 308, COUNTY BLOCK 5088, BOTH OF BEXAR COUNTY, TEXAS, BEING A PORTION OF A 106.955 ACRE TRACT DESIGNATED AS TRACT 'A', AS CONVEYED TO FOUR BROTHERS CAPITAL, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230173829, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**MTR**  
Moy Tarin Ramirez Engineers, LLC  
• Engineers  
• Surveyors  
• Planners

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MARCH 12, 2025

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 INDICATED 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: MIKE MEGHANI  
FOUR BROTHERS CAPITAL, LLC  
85 N.E. LOOP 410, SUITE 203  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MIKE MEGHANI  
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 20th DAY OF March, A.D. 2025

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LEGACY AT GREEN ENCLAVE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSIONERS COURT 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

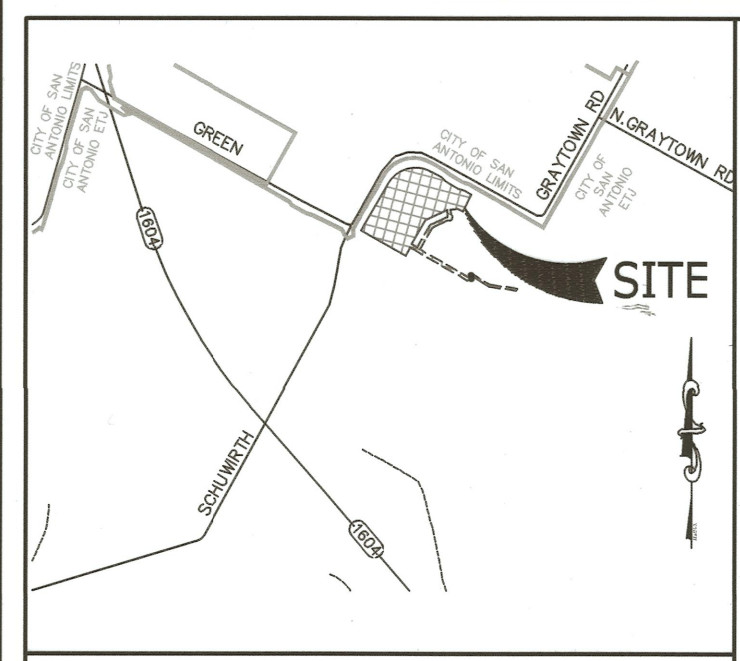
CERTIFICATE OF APPROVAL

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

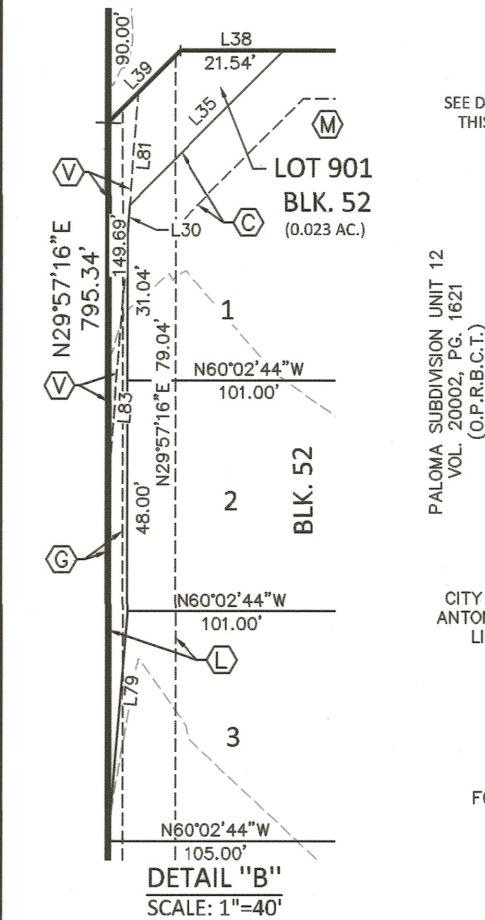
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE

- LEGEND**
- CITY OF SAN ANTONIO LIMITS
  - 1% ANNUAL CHANCE EFFECTIVE FEMA FLOODPLAIN PER LOMR CASE NO. 22-06-17226 EFFECTIVE JULY 3, 2023
  - 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN (ATLAS 14) PER MTR STUDY
  - EXISTING CONTOUR
  - 609 --- PROPOSED CONTOUR
  - AC. ACRES
  - E.G.T.CATV ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
  - R.O.W. RIGHT OF WAY
  - R. RADIUS
  - C. CENTERLINE
  - IRON ROD SET
  - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
  - VOL. VOLUME
  - PG(S). PAGE(S)
  - I.P. FOUND IRON ROD FOUND
  - " REPETITIVE BEARING AND/OR DISTANCE
  - CB. COUNTY BLOCK
  - BLK. BLOCK



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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
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PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

PAUL LANDA, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100182  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

- CPS/SAWS/COSA/UTILITY NOTE:**
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  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.

**KEYNOTES**

- |  |  |
|--|--|
| (A) 10' E.G.T.CATV EASEMENT  | (L) 14' E.G.T.CATV EASEMENT  |
| (B) 25' BUILDING SETBACK LINE  | (M) LOT 901, BLOCK 52 MONUMENT EASEMENT (PERMEABLE)  |
| (C) 10' BUILDING SETBACK LINE & E.G.T.CATV EASEMENT  | (N) LOT 902, BLOCK 52 OPEN SPACE (PERMEABLE)   |
| (D) OFF-LOT VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, E.G.T.CATV & ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET (2.208 AC.) | (P) LOT 901, BLOCK 53 DRAINAGE EASEMENT (PERMEABLE)  |
| (E) 20' WIDE WATERLINE EASEMENT  | (Q) 10'X10' E.G.T.CATV EASEMENT  |
| (F) VARIABLE WIDTH CLEAR VISION EASEMENT (0.398 AC.)   | (R) LOT 901, BLOCK 56 VARIABLE WIDTH CLEAR VISION EASEMENT                                       |
| (G) 1' VEHICULAR NON-ACCESSION EASEMENT  | (S) OFF-LOT 30' WIDE SANITARY SEWER EASEMENT (0.498 AC.)   |
| (H) 40' WIDE WATER & DRAINAGE EASEMENT   | (T) 28' E.G.T.CATV EASEMENT  |
| (J) LOT 901, BLOCK 51 MONUMENT EASEMENT (PERMEABLE)  | (U) VARIABLE WIDTH CLEAR VISION EASEMENT (0.023 AC.) (SEE CLEAR VISION DETAIL 2 ON SHEET 3 OF 3) |
| (K) LOT 901, BLOCK 55 PUBLIC DRAINAGE EASEMENT (PERMEABLE)   | (V) VARIABLE WIDTH CLEAR VISION EASEMENT (0.005 AC.) (SEE CLEAR VISION DETAIL 1 ON SHEET 3 OF 3) |
|  | (1) 20' SEWER EASEMENT (VOL. 13624, PG. 277, O.P.R.B.C.T.)                                       |

NOTE:  
SEE SHEET 1 OF 3 FOR  
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

