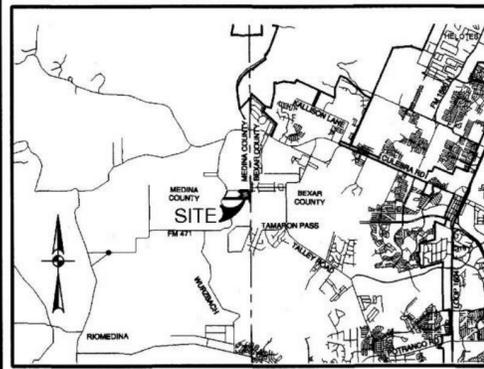


SUBDIVISION PLAT
ESTABLISHING
MANGOLD TRACT UNIT-1

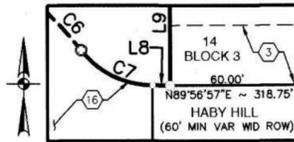
BEING A 39.318 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-15, 901, BLOCK 1, LOTS 1-18, 901, BLOCK 2, LOTS 1-14, 901, 902, BLOCK 3, LOTS 1-26, 902, BLOCK 4, AND LOTS 1-41, BLOCK 5, INCLUSIVE OF 3,863 ACRES OF RIGHT-OF-WAY DEDICATION, OUT OF A 102.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2023006060, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, OUT OF THE B. SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10228900
DATE OF PREPARATION: November 20, 2024



LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
SCALE: 1" = 20'
SEE THIS SHEET

TYPICAL BUILDING SET-BACKS

FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



CPS/SAWS/COSA UTILITY:

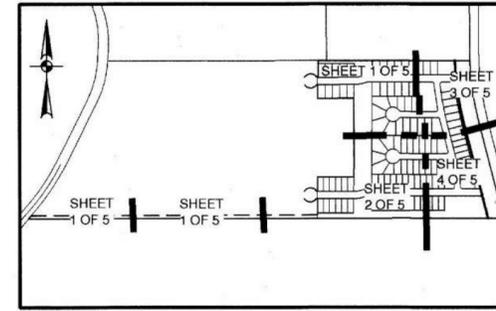
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 ENDOANGER 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:

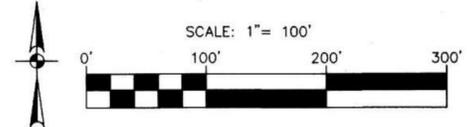
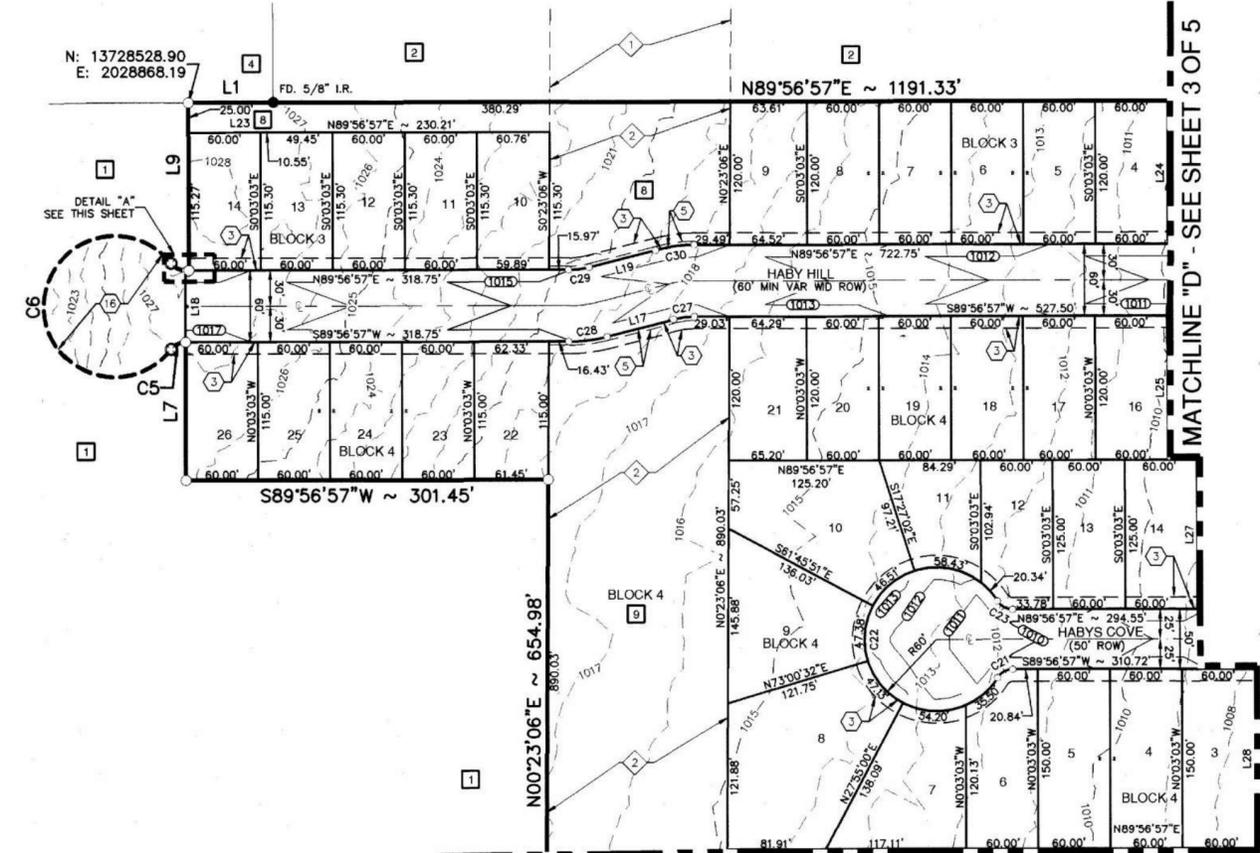
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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'



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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEN TEXAS 93, LLC
A TEXAS LIMITED LIABILITY COMPANY
8023 VANTAGE DRIVE, SUITE 220
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN HIS/HER CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF November, A.D. 2024.



THIS PLAT OF MANGOLD TRACT 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 MEDINA

THIS PLAT OF MANGOLD TRACT UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ JUDGE BY: _____ COMMISSIONER, PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____

AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____, SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND

AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

_____, COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

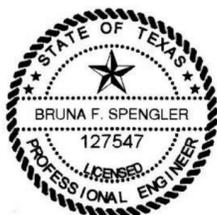
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED.

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.

Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE AND LINE DATA
ON SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

Civil Job No. 12537-08; Survey Job No. 12537-02 & 04

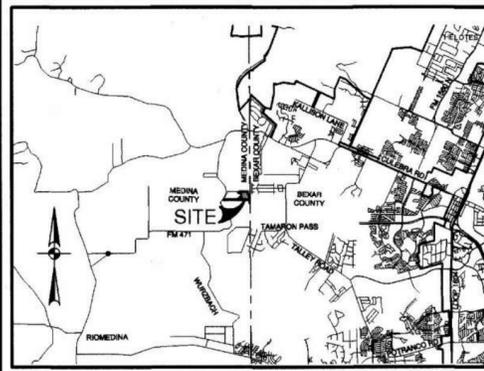
PLAT NO. 23-11800392

SUBDIVISION PLAT
ESTABLISHING
MANGOLD TRACT UNIT-1

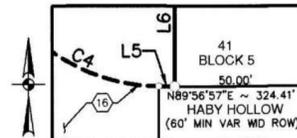
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**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #476 | TEXAS SURVEYING FIRM #10029800
DATE OF PREPARATION: November 20, 2024



LOCATION MAP
NOT-TO-SCALE

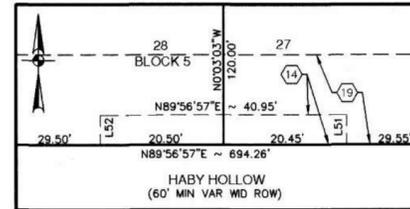


DETAIL "B"
SCALE: 1" = 20'
SEE THIS SHEET

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.
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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.

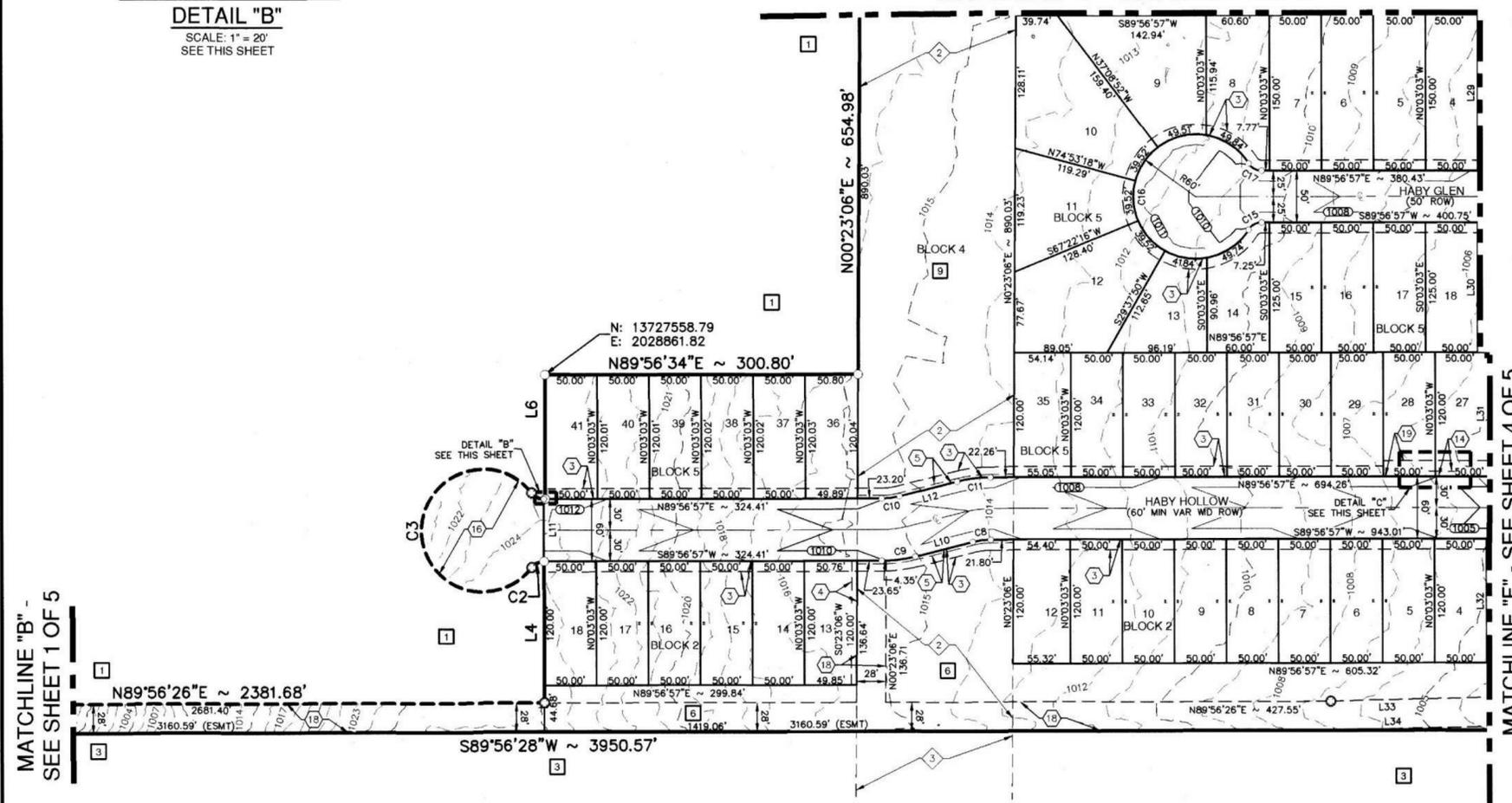
SAWS IMPACT FEE:
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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



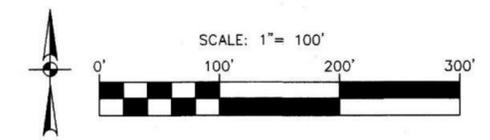
DETAIL "C"
SCALE: 1" = 20'
SEE THIS SHEET

MATCHLINE "C" - SEE SHEET 1 OF 5



MATCHLINE "B" -
SEE SHEET 1 OF 5

MATCHLINE "F" - SEE SHEET 4 OF 5



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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEN TEXAS 33, LLC
A TEXAS LIMITED LIABILITY COMPANY
8023 VANTAGE DRIVE, SUITE 220
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 20 DAY OF November, A.D. 2024.

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

THIS PLAT OF MANGOLD TRACT 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 MEDINA

THIS PLAT OF MANGOLD TRACT UNIT 1 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ JUDGE BY: _____ COMMISSIONER, PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____

AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____ SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

BY: _____ COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY



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 DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED.

Bruna Spengler
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

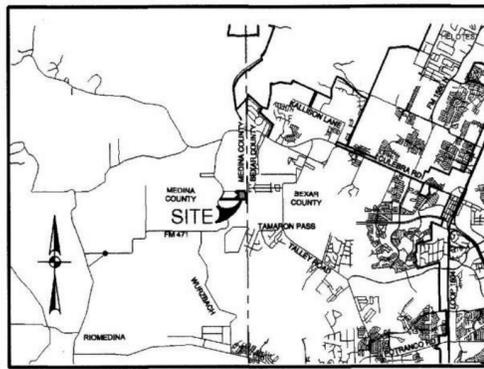


TYPICAL BUILDING SET-BACKS

FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA
ON SHEET 5 OF 5



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

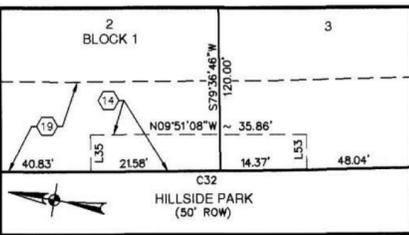
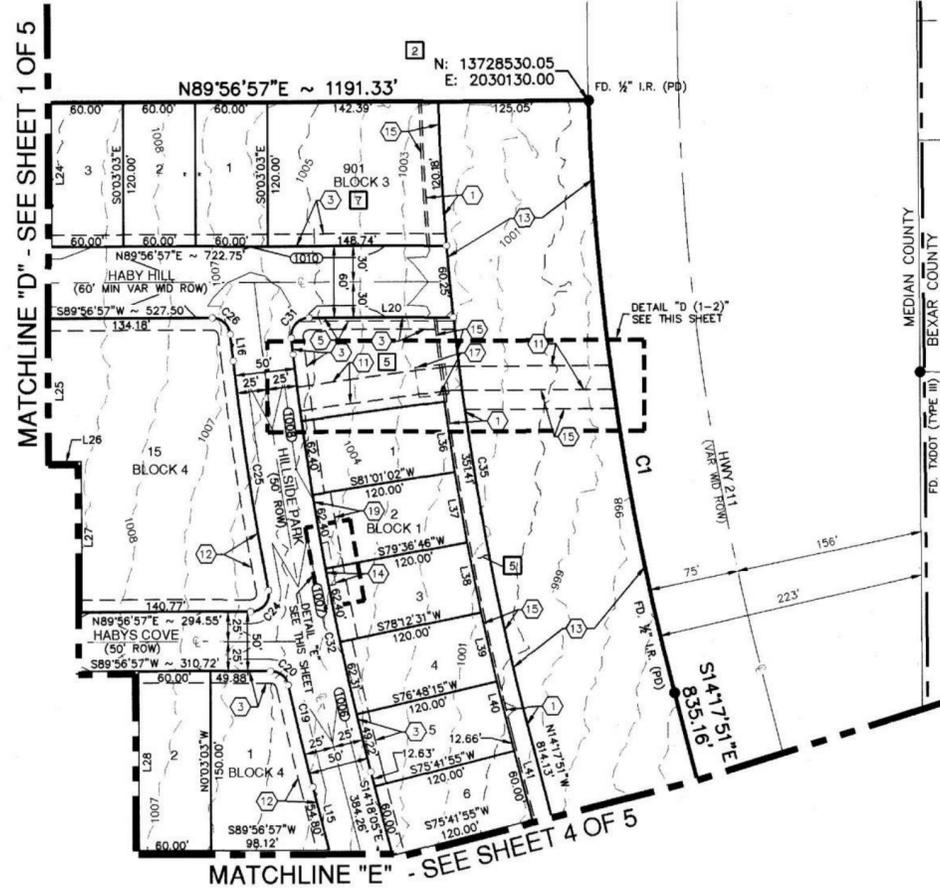
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SAWS IMPACT FEE:

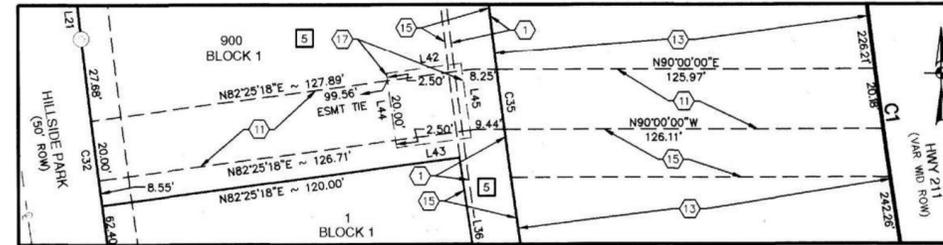
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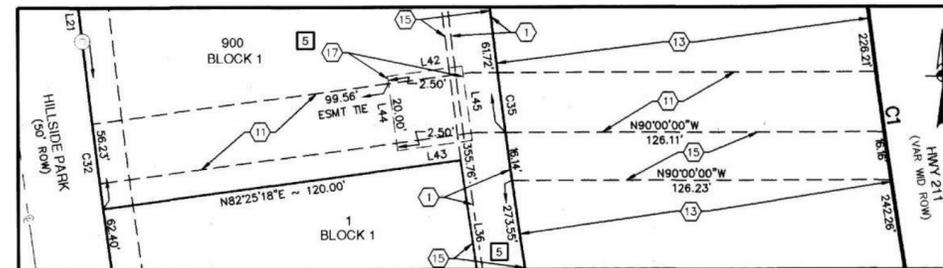
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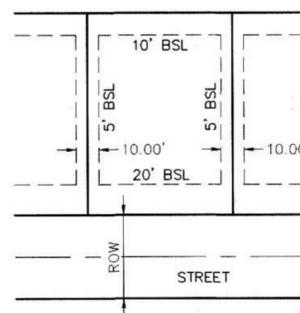
DETAIL "E"
SCALE: 1" = 20'
SEE THIS SHEET



DETAIL "D-1"
SCALE: 1" = 40'
20' SANITARY SEWER ESMT
SEE THIS SHEET



DETAIL "D-2"
SCALE: 1" = 40'
16' WATER ESMT
SEE THIS SHEET



TYPICAL BUILDING SET-BACKS
FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.

CURVE AND LINE DATA
ON SHEET 5 OF 5
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

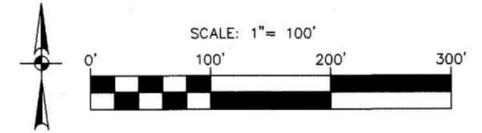
PLAT NO. 23-11800392

SUBDIVISION PLAT
ESTABLISHING
MANGOLD TRACT UNIT-1

BEING A 39.318 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-15, BLOCK 1, LOTS 1-18, 901, BLOCK 2, LOTS 1-14, 901, 902, BLOCK 3, LOTS 1-26, 902, BLOCK 4, AND LOTS 1-41, BLOCK 5, INCLUSIVE OF 3.863 ACRES OF RIGHT-OF-WAY DEDICATION, OUT OF A 102.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2023006060, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, OUT OF THE B. SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800
DATE OF PREPARATION: November 20, 2024



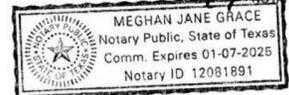
STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: JEN TEXAS 33, LLC
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8023 VANTAGE DRIVE, SUITE 220
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 20 DAY OF November, A.D. 2024.



THIS PLAT OF MANGOLD TRACT 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 MEDINA

THIS PLAT OF MANGOLD TRACT UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ JUDGE BY: _____ COMMISSIONER, PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____

AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____ SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY



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 DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED.

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.

Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

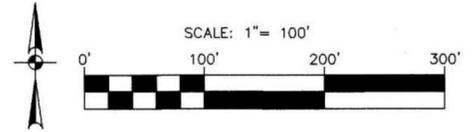
PLAT NO. 23-11800392

SUBDIVISION PLAT
ESTABLISHING
MANGOLD TRACT UNIT-1

BEING A 39.318 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-15, 901, BLOCK 1, LOTS 1-18, 901, BLOCK 2, LOTS 1-14, 901, 902, BLOCK 3, LOTS 1-26, 902, BLOCK 4, AND LOTS 1-41, BLOCK 5; INCLUSIVE OF 3.863 ACRES OF RIGHT-OF-WAY DEDICATION, OUT OF A 102.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2023006060, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, OUT OF THE B. SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900
DATE OF PREPARATION: November 20, 2024



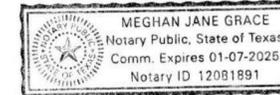
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JEN TEXAS 33, LLC
A TEXAS LIMITED LIABILITY COMPANY
8023 VANTAGE DRIVE, SUITE 220
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____ DAY OF _____, A.D. 2024.



MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

THIS PLAT OF MANGOLD TRACT 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 MEDINA

THIS PLAT OF MANGOLD TRACT UNIT 1 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ JUDGE BY: _____ COMMISSIONER, PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

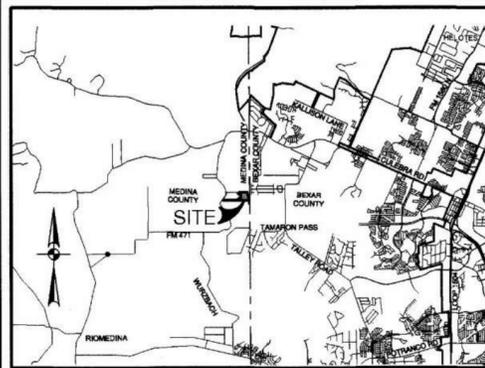
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____

AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____, SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND

AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

_____, COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

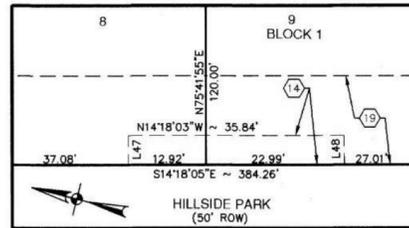
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS 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 ENLARGE 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:

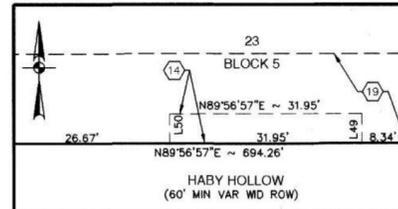
WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.



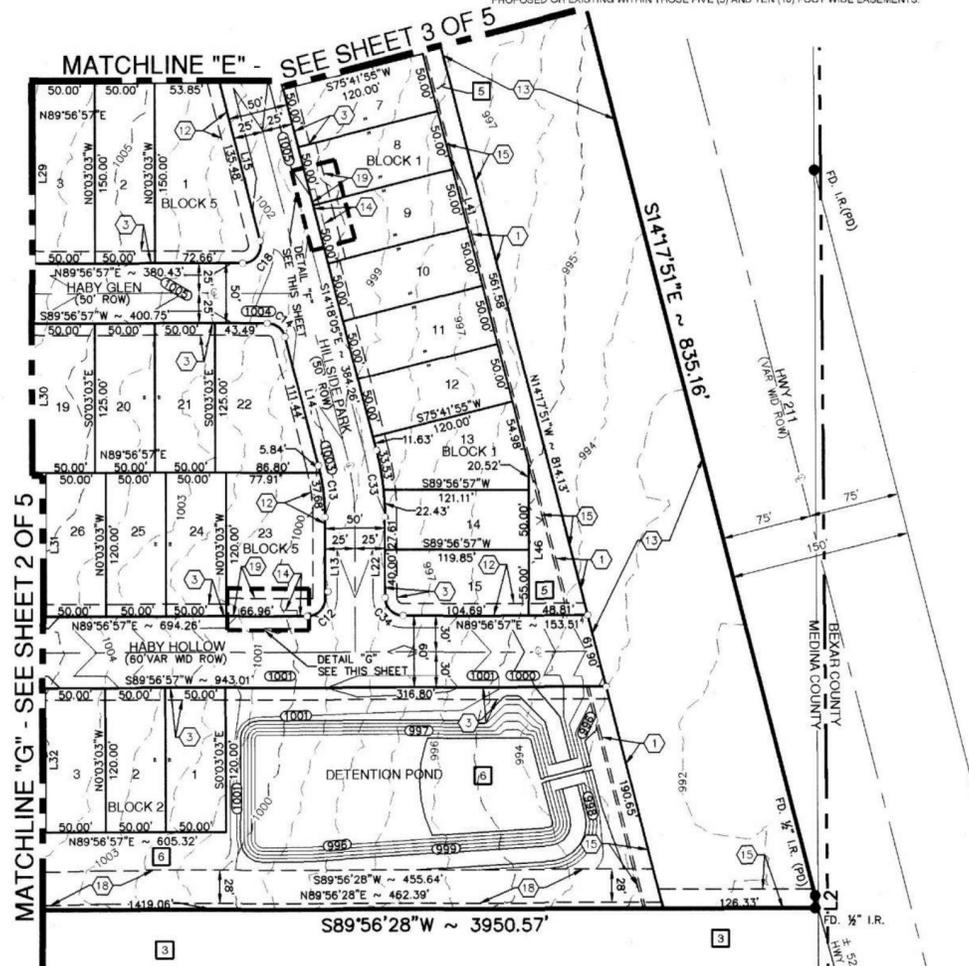
DETAIL "F"
SCALE: 1" = 20'
SEE THIS SHEET



DETAIL "G"
SCALE: 1" = 20'
SEE THIS SHEET

TYPICAL BUILDING SET-BACKS

FOR HIGH DENSITY CLASS LOTS SERVED BY BOTH A CENTRAL WATER SYSTEM AND CENTRAL SEWER SYSTEM IN THE CITY'S ETJ, THE MINIMUM SIDE SETBACK SHALL BE 5 FEET, THE MINIMUM FRONT SETBACK SHALL BE 20 FEET AND MINIMUM REAR SETBACK SHALL BE 10 FEET.



STATE OF TEXAS
COUNTY OF BEXAR

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Bruna Spengler
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE DATA
ON SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 5

Civil Job No. 12537-08; Survey Job No. 12537-02 & 04

Doc. No. 20, 2024, 1:30 PM - User: D. Cooper
File: P:\2023\11800392\Drawings\Plat\PLAT1253708.dwg



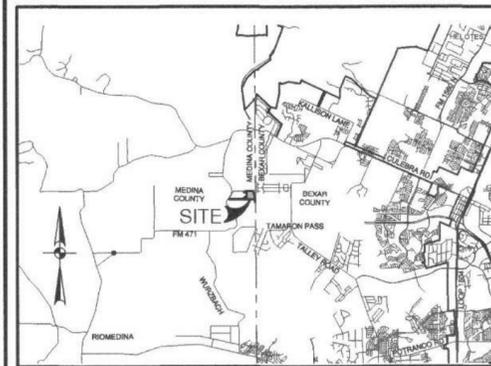
PLAT NO. 23-11800392

SUBDIVISION PLAT ESTABLISHING MANGOLD TRACT UNIT-1

BEING A 39.316 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-15, 901, BLOCK 1, LOTS 1-18, 901, BLOCK 2, LOTS 1-14, 901, 902, BLOCK 3, LOTS 1-26, 902, BLOCK 4, AND LOTS 1-41, BLOCK 5, INCLUSIVE OF 3.863 ACRES OF RIGHT-OF-WAY DEDICATION, OUT OF A 102.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2023006060, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, OUT OF THE B. SANDOVAL SURVEY NUMBER 40, ABSTRACT 840, MEDINA COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1029800
DATE OF PREPARATION: November 20, 2024



LEGEND

- AC ACRE(S)
- BLK BLOCK
- DOC DOCUMENT NUMBER (SURVEYOR)
- ETJ EXTRATERRITORIAL JURISDICTION
- ESMT EASEMENT
- OPRMC OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- VAR WID VARIABLE WIDTH
- 1140 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- ORIGINAL SURVEY/COUNTY LINE
- CENTERLINE
- LF LINEAR FEET
- INT INTERSECTION
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- MINIMUM INTERSECTION
- MIN HOW
- RIGHT-OF-WAY

- 14' GETCTV ESMT
- 10' GETCTV ESMT
- 5' GETCTV ESMT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 20' SANITARY SEWER ESMT
- 10' GETCTV & BUILDING SETBACK LINE
- 125' ROW DEDICATION (3.863 AC)
- 5' WATER ESMT
- 16' WATER ESMT
- TEMPORARY TURNAROUND PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, AND CABLE TELEVISION ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.510 TOTAL ACRES OFF-LOT)
- 25' X 25' PERMANENT TURNAROUND ESMT
- 28' GETCTV ESMT (1.538 TOTAL ACRES OFF-LOT)
- 15' GETCTV ESMT
- 150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL. 583, PG. 188-193 OPRMC)
- 150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL. 586, PG. 721-727 OPRMC)
- 150' WIDE ELECTRIC ESMT CITY PUBLIC SERVICE BOARD OF SAN ANTONIO (VOL. 591, PG. 1303-1310 OPRMC)
- UNPLATTED REMAINDER OF 102.486 ACRES OWNER: JEN TEXAS 33 LLC (DOC# 2023006060 OPRMC)
- UNPLATTED REMAINDER OF 55.018 ACRES OWNER: CLIFFORD MALCOLM HABY (VOL. 211, PG. 11, OPRMC)
- UNPLATTED 117.95 ACRES OWNER: HENRY PERSYN & FRANK G PERSYN JR. (VOL. 215, PG. 264, OPRMC)
- UNPLATTED 55.0180 ACRES OWNER: CLIFFORD MALCOLM HABY (VOL. 204, PG. 461, OPRMC) (VOL. 270, PG. 279-283 OPRMC)
- LOT 900, BLOCK 1 0.599 ACRES OPEN SPACE, PERMEABLE
- LOT 901, BLOCK 2 3.253 ACRES OPENSACE, PERMEABLE
- LOT 901, BLOCK 3 0.400 ACRES OPEN SPACE, PERMEABLE
- LOT 902, BLOCK 3 0.618 ACRES OPEN SPACE, PERMEABLE
- LOT 902, BLOCK 4 3.065 ACRES OPEN SPACE, PERMEABLE

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 3/4" 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 U.S. SURVEY FEET 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 (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 DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED.

Bruna F. Spengler
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Tom H. Milo
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 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 THEROP," "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.

PUBLIC WORKS DETENTION & MAINTENANCE:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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 (AP # TRE-APP-APP23-38802076) 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).

DETENTION POND:

DETENTION POND EXCAVATION AND/OR EMBANKMENT NECESSARY FOR PROVIDING STORAGE MUST BE SUBSTANTIALLY COMPLETE PRIOR TO CITY INSPECTION OF STREET CURB, CURB, FLEX BASE, AND PAVEMENT WITHIN THE WATERSHED DRAINING TO THE DETENTION POND.

CLEAR VISION:

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.

SAWS IMPACT FEE:

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.

WASTEWATER EDU:

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

OPEN SPACE:

LOT 900, BLOCK 1, LOT 901, BLOCK 2, LOTS 901, 902, BLOCK 3, AND LOT 902, BLOCK 4, ARE DESIGNATED AS A COMMON AREA. OPEN SPACE, DRAINAGE, MAINTENANCE, AND ACCESS FAREMINT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4804720400D, EFFECTIVE DATE MAY 15, 2020. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

INTERIM CONDITIONS:

CONTRACTOR SHALL PHASE CONSTRUCTION AND/OR PROVIDE NECESSARY BMPs TO MITIGATE INTERIM CONDITIONS RUNOFF DURING CONSTRUCTION DUE TO CLEARING, GRADING, SUBGRADE PREPARATION, PAVING, BUILDINGS, ETC., AND TO PREVENT ADVERSE IMPACTS TO OTHER PROPERTY, STRUCTURES, AND INFRASTRUCTURE DURING CONSTRUCTION.

SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER 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 1500 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.

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 MEDINA COUNTY. MEDINA 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.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY ACCESS MANAGEMENT MANUAL. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF TWO ACCESS POINT(S) ALONG STATE HIGHWAY 211, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1.305 LF.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°55'33"E	70.70'
L2	S0°02'15"E	10.35'
L3	N39°57'54"E	36.54'
L4	N0°03'08"W	136.68'
L5	N89°56'57"E	1.33'
L6	N0°03'03"W	120.00'
L7	N0°03'03"W	115.00'
L8	N89°56'57"E	2.90'
L9	N0°03'03"W	140.27'
L10	S75°38'54"W	57.10'
L11	N0°03'03"W	60.00'
L12	N75°38'54"E	57.10'
L13	N0°03'03"W	67.61'
L14	N14°18'05"W	111.44'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	N14°18'05"W	190.28'
L16	N6°18'47"W	22.78'
L17	S75°38'54"W	57.10'
L18	N0°03'02"W	60.00'
L19	N75°38'54"E	57.10'
L20	S89°56'57"W	120.20'
L21	S6°18'47"E	14.00'
L22	S0°03'03"E	67.61'
L23	S89°55'33"W	70.55'
L24	S0°03'03"E	120.00'
L25	S0°03'03"E	120.00'
L26	N89°56'57"E	24.29'
L27	S0°03'03"E	125.00'
L28	N0°03'03"W	150.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L29	N0°03'03"W	150.00'
L30	S0°03'03"E	125.00'
L31	N0°03'03"W	120.00'
L32	N0°03'03"W	120.00'
L33	S88°30'30"W	199.79'
L34	N88°30'30"E	200.00'
L35	N80°05'54"E	6.22'
L36	N8°16'50"W	59.46'
L37	N9°41'06"W	59.46'
L38	N11°05'21"W	59.46'
L39	N12°29'33"W	59.37'
L40	N13°44'50"W	46.87'
L41	S14°18'05"E	427.64'
L42	S82°25'14"W	25.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L43	N82°25'14"E	25.00'
L44	S7°34'46"E	25.00'
L45	N7°34'46"W	25.00'
L46	N0°06'52"E	125.52'
L47	N75°45'26"E	5.00'
L48	N74°56'54"E	5.00'
L49	S0°03'03"E	4.96'
L50	S0°03'03"E	4.96'
L51	N0°03'03"W	4.98'
L52	S0°03'03"E	4.98'
L53	N79°17'23"E	5.94'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2285.00'	12°33'24"	S8°01'11"E	499.77'
C2	15.00'	52°32'50"	S63°40'32"W	13.28'
C3	59.00'	285°05'40"	N0°03'03"W	71.76'
C4	15.00'	52°32'50"	S63°46'38"E	13.28'
C5	15.00'	52°32'45"	S63°40'30"W	13.28'
C6	59.00'	285°05'40"	N0°03'03"W	71.76'
C7	15.00'	52°32'50"	S63°46'38"E	13.28'
C8	70.00'	14°18'03"	S82°47'55"W	17.43'
C9	130.00'	14°18'03"	S82°47'55"W	32.36'
C10	70.00'	14°18'03"	N82°47'55"E	17.43'
C11	130.00'	14°18'03"	N82°47'55"E	32.36'
C12	15.00'	90°00'00"	N44°56'57"E	21.21'
C13	175.00'	14°15'02"	N7°10'34"W	43.41'
C14	15.00'	75°44'58"	N52°10'34"W	18.42'
C15	15.00'	57°46'09"	S61°03'53"W	14.49'
C16	60.00'	295°32'17"	N0°03'03"W	64.00'
C17	15.00'	57°46'09"	S61°09'59"E	14.49'
C18	15.00'	104°15'02"	N37°49'26"E	23.68'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	2596.00'	1°55'47"	N13°20'12"W	87.42'
C20	15.00'	77°40'45"	N51°12'41"W	18.81'
C21	15.00'	57°46'09"	S61°03'53"W	14.49'
C22	60.00'	295°32'17"	N0°03'03"W	64.00'
C23	15.00'	57°46'09"	S61°09'59"E	14.49'
C24	15.00'	100°31'47"	N39°41'03"E	23.07'
C25	2596.00'	4°16'04"	N8°26'49"W	193.32'
C26	15.00'	83°44'17"	N48°10'55"W	20.02'
C27	70.00'	14°18'03"	S82°47'55"W	17.43'
C28	130.00'	14°18'03"	S82°47'55"W	32.36'
C29	70.00'	14°18'03"	N82°47'55"E	17.43'
C30	130.00'	14°18'03"	N82°47'55"E	32.36'
C31	15.00'	96°15'43"	S41°49'05"W	22.34'
C32	2546.00'	7°59'19"	S10°18'26"E	354.69'
C33	225.00'	14°15'02"	S7°10'34"E	55.82'
C34	15.00'	90°00'00"	S45°03'03"E	21.21'
C35	2410.00'	12°38'38"	N7°58'32"W	530.76'



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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Charles Marsh
OWNER/DEVELOPER: JEN TEXAS 33, LLC
A TEXAS LIMITED LIABILITY COMPANY
8023 VANTAGE DRIVE, SUITE 220
SAN ANTONIO, TEXAS 78230

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN HIS/HER CAPACITY AS STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF November, A.D. 2024.
Notary Public, Bexar County, Texas

THIS PLAT OF MANGOLD TRACT 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 MEDINA

THIS PLAT OF MANGOLD TRACT UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ JUDGE BY: _____ COMMISSIONER, PRECINCT 2

STATE OF TEXAS
COUNTY OF MEDINA

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____

AT _____ M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____, SLIDE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK
MEDINA COUNTY, TEXAS

BY: _____ DEPUTY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

