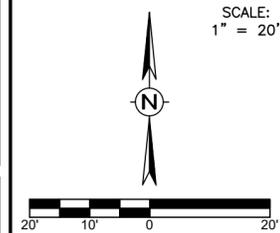


PLAT NUMBER: 23-11800432

REPLAT ESTABLISHING ESSENCE SHETLAND

ESTABLISHING LOT 24, BLOCK 6, NEW CITY BLOCK 10872, LYING IN THE JUSTO ESQUEDA SURVEY NUMBER 100, ABSTRACT 213, BEXAR COUNTY, TEXAS AND BEING A TOTAL OF A 0.154 OF AN ACRE TRACT OF LAND AS DESCRIBED IN A DEED AND CONVEYED TO ESSENCE HOMES, LLC, RECORDED IN DOCUMENT NUMBER 20230076215, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING ALL OF LOT 10, BLOCK 6, NEW CITY BLOCK 10872 OF THE HIGHLAND FOREST SUBDIVISION, RECORDED IN VOLUME 3025, PAGE 110, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



MEALS MYERS ENGINEERING & SURVEYING LLC logo and contact information: 10906 LAUREATE ROAD #101, SAN ANTONIO, TX 78249, (210) 740-2483, (830) 931-1269, TBPE No. F-18576, TBPLS No. 101942291, WWW.MEALSMYERS.COM, MMES PROJECT NO.: 23088

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE 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 ESSENCE HOMES LLC 128 W. ALEX JORDAN BLANCO, TX 78608 CONTACT PERSON: TYLER SCHLINKE

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TYLER SCHLINKE 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 ___ DAY OF ___ A.D. 20__

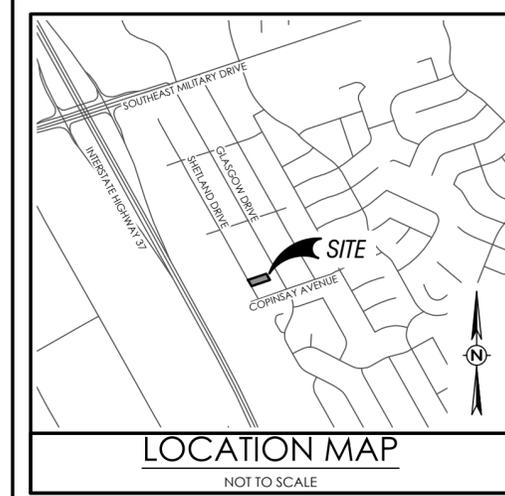
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF ESSENCE SHETLAND 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. ___

BY: CHAIRMAN

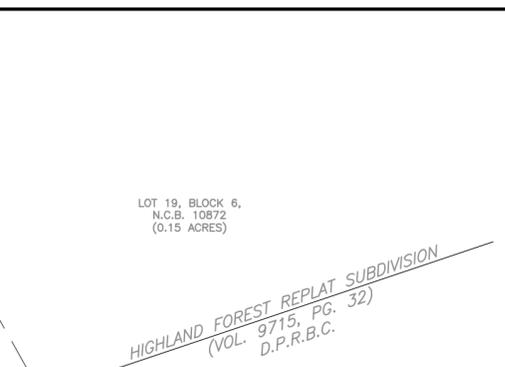
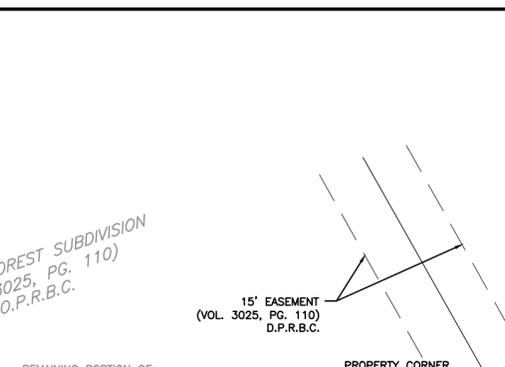
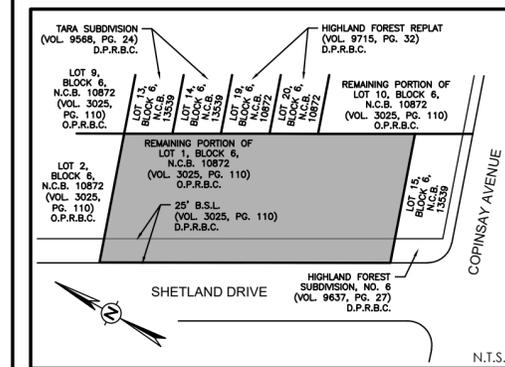
BY: SECRETARY



COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, 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.

CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS A 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.

SAWS IMPACT FEE NOTE: 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.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTICE

THE AREA BEING REPLATTED, AND FOR WHICH BUILDING SETBACK LINES ARE BEING REMOVED, IS COMPRISED OF A TOTAL OF 0.154 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 6, NEW CITY BLOCK 10872 OF THE HIGHLAND FOREST SUBDIVISION, RECORDED IN VOLUME 3025, PAGE 110, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN A DEED AND CONVEYED TO ESSENCE HOMES, LLC, RECORDED IN DOCUMENT NO. 20230076215, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

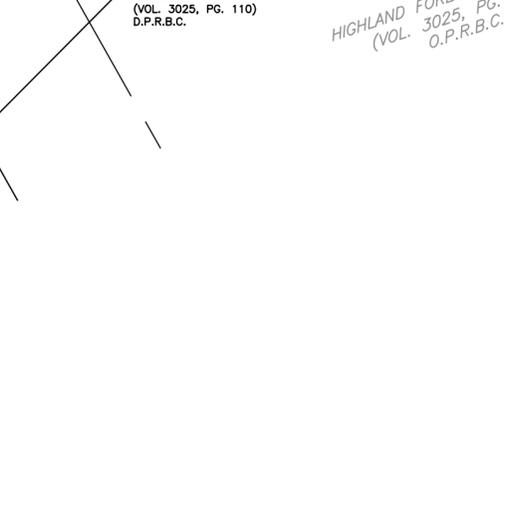
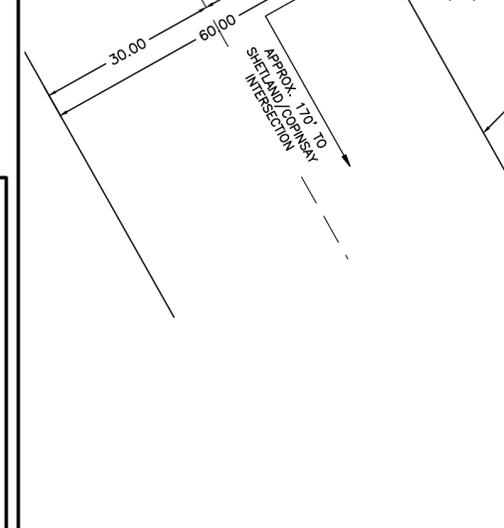
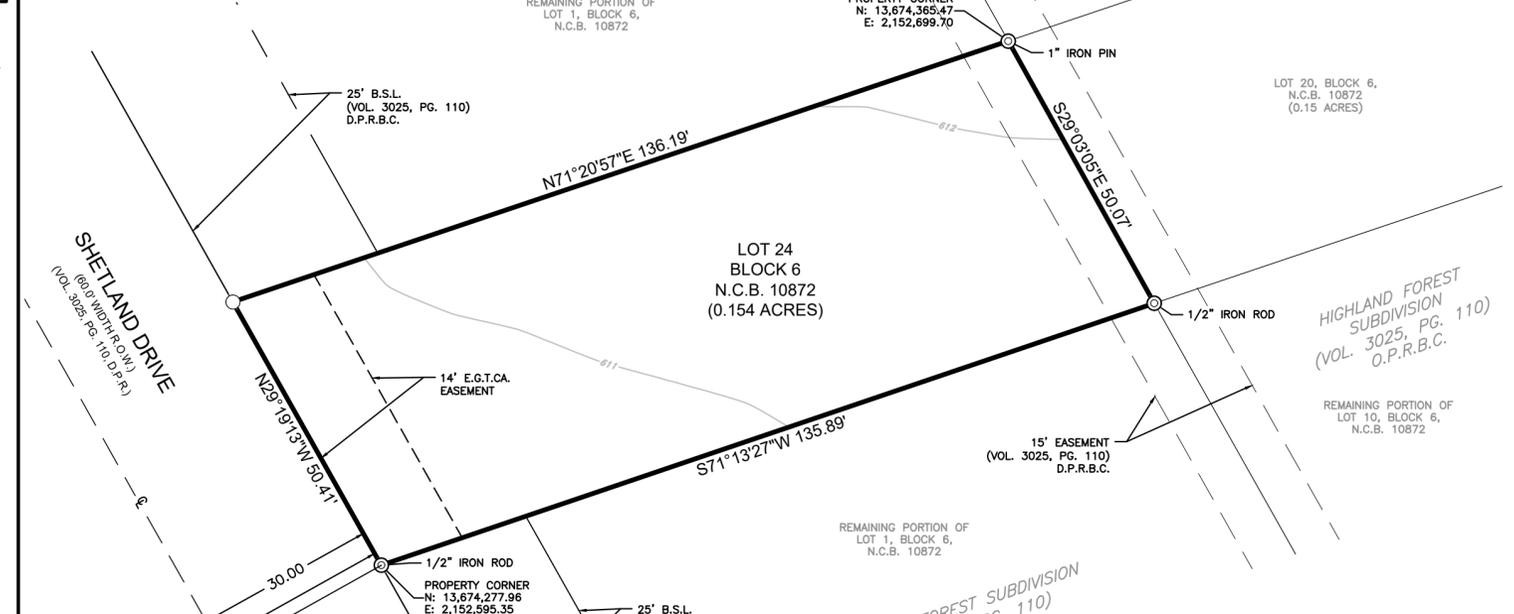
- LEGEND N.C.B. = NEW CITY BLOCK N.T.S. = NOT TO SCALE R.O.W. = RIGHT OF WAY D.P.R.B.C. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION EASEMENT ESM'T. = EASEMENT VOL. = VOLUME PG. = PAGE --- = EASEMENT LINE ---e--- = ROADWAY CENTERLINE ---615--- = EXISTING GROUND MAJOR CONTOUR ---611--- = EXISTING GROUND MINOR CONTOUR --- = PROPERTY BOUNDARY --- = ADJOINING PROPERTY LINE --- = RIGHT-OF-WAY LINE (o) = FOUND MONUMENT (O) = SET MONUMENT

SURVEYOR NOTES: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NAD83(2011). 1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490" SET AT ALL CORNERS UNLESS OTHERWISE NOTED. COORDINATES SHOWN HEREON ARE GRID. DISTANCES SHOWN HEREON ARE GRID.

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.

MEALS-MYERS ENGINEERING & SURVEYING LLC M. TYLER MEALS, P.E. LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: MEALS-MYERS ENGINEERING & SURVEYING LLC MEALS-MYERS ENGINEERING & SURVEYING LLC PAUL L. MYERS, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF HIGHLAND FOREST WHICH IS RECORDED IN VOLUME 3025, PAGE 110, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ___ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER ESSENCE HOMES LLC 128 W. ALEX JORDAN BLANCO, TX 78608 CONTACT PERSON: TYLER SCHLINKE

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TYLER SCHLINKE 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 ___ DAY OF ___ A.D. 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

