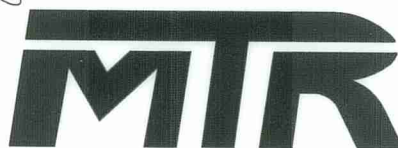
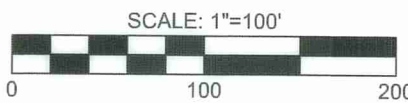


PLAT NO. 21-11800166

SUBDIVISION PLAT ESTABLISHING ABBOTT PLACE PHASE 2 UNIT 2A

BEING A TOTAL OF 15.745 ACRES OF LAND OUT OF THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193, BEING A PORTION OF A 42.401 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200241553, AND A PORTION OF A 49.646 ACRE TRACT OF LAND AS CONVEYED TO 1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD. BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20190130576 BOTH OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297 / SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MAY, 2022

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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Brian Otto

OWNER/DEVELOPER:
BRIAN OTTO
MERITAGE HOMES OF TEXAS, LLC
2722 WEST BITTERS ROAD, SUITE 200
SAN ANTONIO, TEXAS, 78231
(855-588-6374)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Otto 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 4th DAY OF May, A.D. 2022

Paxton Jay Weidner
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ABBOTT PLACE PHASE 2 UNIT 2A 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



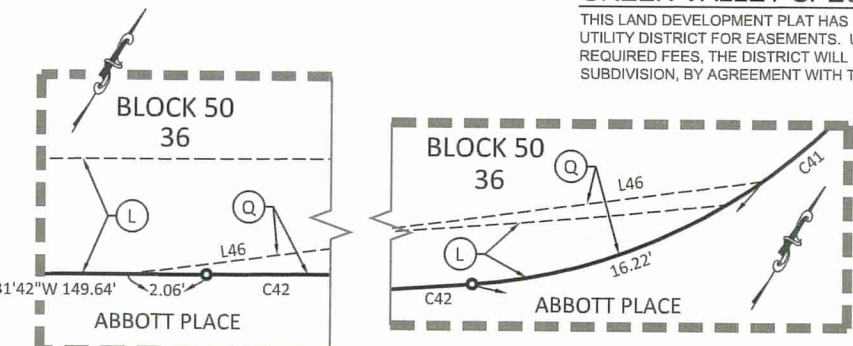
LEGEND

---1250---	EXISTING CONTOUR
---637---	PROPOSED CONTOUR
"	REPETITIVE DISTANCE & BEARING
Ac.	ACRES
B.S.L.	BUILDING SETBACK LINE
CB	COUNTY BLOCK
C	CENTERLINE
E.G.T.C.A.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
ESM'T.	EASEMENT
F.I.R.-BLS	FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED BLS 2024
L.F.	LINEAR FEET
N.T.S.	NOT TO SCALE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
R	RADIUS
R.O.W.	RIGHT OF WAY
VAR.	VARIABLE
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT

KEY NOTES:

- 10' E.G.T.C.A.E.
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE & 10' E.G.T.C.A.E.
- LOT 902 BLOCK 50 (0.341 Ac.) VAR. WIDTH DRAINAGE ESM'T. (PERMEABLE)
- LOT 903 BLOCK 50 (0.089 Ac.) 16' SANITARY SEWER ESM'T. (PERMEABLE)
- 5' BUILDING SETBACK LINE
- LOT 904 BLOCK 52 (0.463 Ac.) CPS AND PRIVATE DRAINAGE ESM'T. (PERMEABLE)
- LOT 901 BLOCK 54 (0.219 Ac.) E.G.T.C.A.E. & DRAINAGE ESM'T. (PERMEABLE)
- LOT 902 BLOCK 54 (0.223 Ac.) E.G.T.C.A.E. & DRAINAGE ESM'T. (PERMEABLE)
- TEMPORARY TURNAROUND, E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.233 Ac.)
- 1' VEHICULAR NON-ACCESS ESM'T.
- 10' E.G.T.C.A.E.
- VAR. WIDTH E.G.T.C.A.E. (0.232 Ac.)
- 50'X50' E.G.T.C.A., SANITARY SEWER, WATER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.057 Ac.) (PERMEABLE)
- VAR. WIDTH E.G.T.C.A.E., SANITARY SEWER, WATER & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.069 Ac.) (PERMEABLE)
- VAR. WIDTH CLEAR VISION ESM'T. (0.002 Ac.)
- VAR. WIDTH CLEAR VISION ESM'T. (0.0002 Ac.)
- 5' E.G.T.C.A.E.
- 16' E.G.T.C.A.E.

- 10' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.
- 1' V.N.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.
- 10' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1A SUBDIVISION (VOLUME 20002, PAGES 963-964) O.P.R.B.C.T.
- NOT USED
- 15' B.S.L. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.
- 12' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.
- 16' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.
- 10' B.S.L. & 10' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1A SUBDIVISION (VOLUME 20002, PAGES 963-964) O.P.R.B.C.T.



DETAIL "A"

N.T.S.

UNPLATTED
VERNON JOSEPH LUZA AND WIFE, BELINDA KAY LUZA
25.666 ACRES
VOLUME 5547 PAGES 1869-1871
O.P.R.B.C.T.

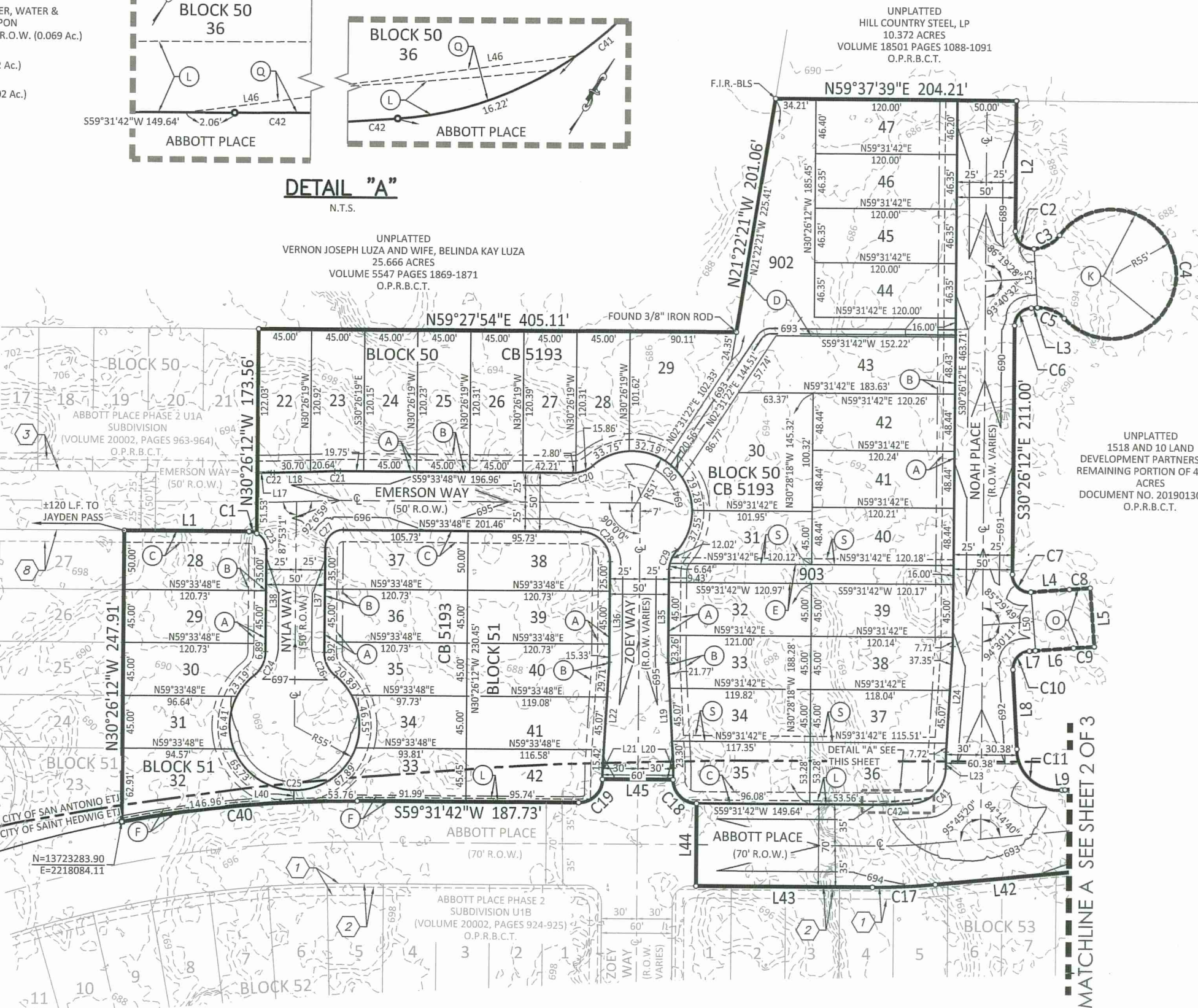
GREEN VALLEY SUD NOTES: "EASEMENT CERTIFICATE"

- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.
- ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USABLE CONDITION BUT IT NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.
- THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE:

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

UNPLATTED
HILL COUNTRY STEEL, LP
10.372 ACRES
VOLUME 18501 PAGES 1088-1091
O.P.R.B.C.T.



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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RW McDonald
OWNER/DEVELOPER: RW McDONALD
FM1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.
10101 REUNION PLACE, STE. 500
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RW McDonald 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 5th DAY OF May, A.D. 2022

Josefina B. Esquivel
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

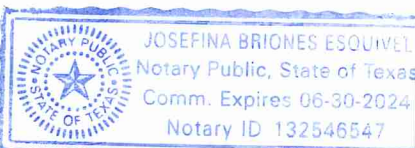
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Stephanie L. James
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

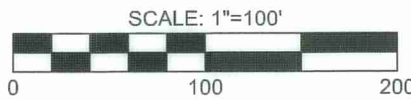
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051



SUBDIVISION PLAT
ESTABLISHING
ABBOTT PLACE PHASE 2 UNIT 2A

BEING A TOTAL OF 15.745 ACRES OF LAND OUT OF THE ELGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193, BEING A PORTION OF A 42.401 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200241553, AND A PORTION OF A 49.646 ACRE TRACT OF LAND AS CONVEYED TO 1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD. BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20190130576 BOTH OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.



MIR
• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297 / SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MAY, 2022

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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Brian Otto

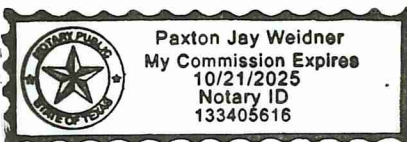
OWNER/DEVELOPER:
BRIAN OTTO

MERITAGE HOMES OF TEXAS, LLC
2722 WEST BITTERS ROAD, SUITE 200
SAN ANTONIO, TEXAS, 78231
(855-588-6374)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Brian Otto**, 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 4th DAY OF May, A.D. 2022



Paxton Weidner
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF, ABBOTT PLACE PHASE 2 UNIT 2A, 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LEGEND

- 1250 --- EXISTING CONTOUR
- 637 --- PROPOSED CONTOUR
- " --- REPETITIVE DISTANCE & BEARING
- Ac. ACRES
- B.S.L. BUILDING SETBACK LINE
- CB COUNTY BLOCK
- CL CENTERLINE
- E.G.T.C.A.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ESM'T. EASEMENT
- F.I.R.-BLS FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED BLS 2024
- L.F. LINEAR FEET
- N.T.S. NOT TO SCALE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- R RADIUS
- R.O.W. RIGHT OF WAY
- VAR. VARIABLE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Raymond Tarin, Jr.
OWNER/DEVELOPER: RWMCDONALD
FM1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.
10101 REUNION PLACE, STE. 500
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Raymond Tarin, Jr.**, 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 5th DAY OF May, A.D. 2022

Josefina Briones Esquivel
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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:

Stephanie L. James
STEPHANIE L. JAMES, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (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.

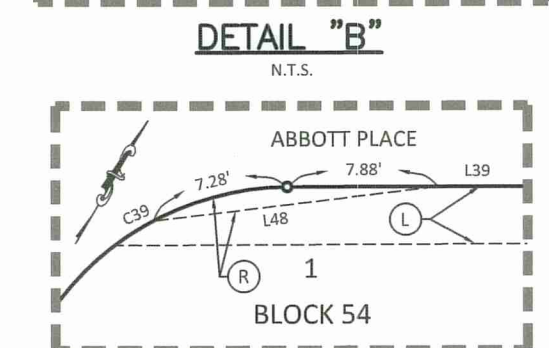
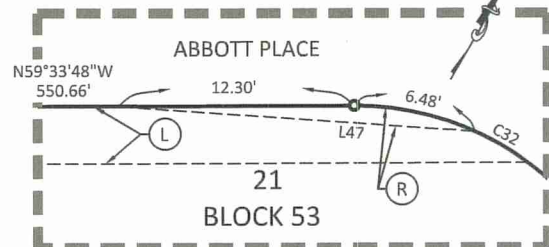
Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/GVSUD/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 GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) - 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 GVSUD MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR GVSUD 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.

SETBACK NOTE:

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



NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL PANEL NO. 4802204550, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS OR AMENDMENTS.
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 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-SECTION OF THE DRAINAGE EASEMENT, 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 TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 72 RESIDENTIAL LOTS ESTABLISHED
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902 & 903, BLOCK 50, CB 5193, LOT 904, BLOCK 52, CB 5193, AND LOTS 901 & 902, BLOCK 54, CB 5193, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

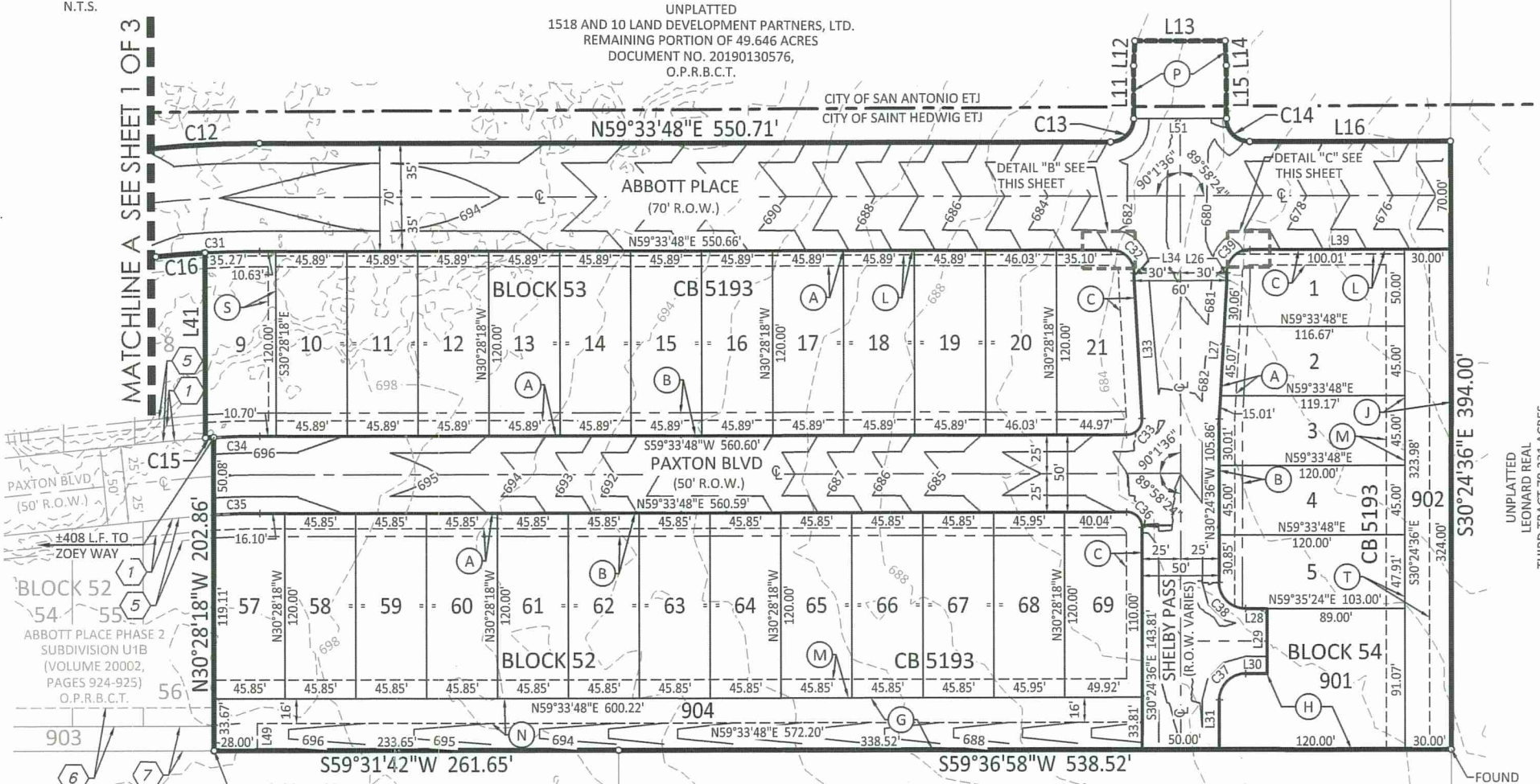
GREEN VALLEY SUD NOTES: "EASEMENT CERTIFICATE"

- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS, NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.
- ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT 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. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IT NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.
- THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE:

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

UNPLATTED
1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.
REMAINING PORTION OF 49.646 ACRES
DOCUMENT NO. 20190130576,
O.P.R.B.C.T.



KEY NOTES:

- | | | |
|---|--|---|
| (A) 10' E.G.T.C.A.E. | (L) 1' VEHICULAR NON-ACCESS ESM'T. | (1) 10' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T. |
| (B) 15' BUILDING SETBACK LINE | (M) 12' E.G.T.C.A.E. | (2) 1' V.N.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T. |
| (C) 10' BUILDING SETBACK LINE & 10' E.G.T.C.A.E. | (N) VAR. WIDTH E.G.T.C.A.E. (0.232 Ac.) | (3) 10' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1A SUBDIVISION (VOLUME 20002, PAGES 963-964) O.P.R.B.C.T. |
| (D) LOT 902 BLOCK 50 (0.341 Ac.) VAR. WIDTH DRAINAGE ESM'T. (PERMEABLE) | (O) 50'X50' E.G.T.C.A. SANITARY SEWER, WATER & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.057 Ac.) (PERMEABLE) | (4) NOT USED |
| (E) LOT 903 BLOCK 50 (0.09 Ac.) 16' SANITARY SEWER ESM'T. (PERMEABLE) | (P) VAR. WIDTH E.G.T.C.A.E., SANITARY SEWER, WATER & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.069 Ac.) (PERMEABLE) | (5) 15' B.S.L. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T. |
| (F) 5' BUILDING SETBACK LINE | (Q) VAR. WIDTH CLEAR VISION ESM'T. (0.002 Ac.) | (6) 12' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T. |
| (G) LOT 904 BLOCK 52 (0.463 Ac.) CPS AND PRIVATE DRAINAGE ESM'T. (PERMEABLE) | (R) VAR. WIDTH CLEAR VISION ESM'T. (0.0002 Ac.) | (7) 16' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION (VOLUME 20002, PAGES 924-925) O.P.R.B.C.T. |
| (H) LOT 901 BLOCK 54 (0.219 Ac.) E.G.T.C.A.E. & DRAINAGE ESM'T. (PERMEABLE) | (S) 5' E.G.T.C.A.E. | (8) 10' B.S.L. & 10' E.G.T.C.A.E. ABBOTT PLACE PHASE 2 UNIT 1A SUBDIVISION (VOLUME 20002, PAGES 963-964) O.P.R.B.C.T. |
| (J) LOT 902 BLOCK 54 (0.223 Ac.) E.G.T.C.A.E. & DRAINAGE ESM'T. (PERMEABLE) | (T) 16' E.G.T.C.A.E. | |
| (K) TEMPORARY TURNAROUND, E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.233 Ac.) | | |

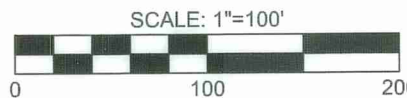
UNPLATTED
CHARLES ROBERT CARPENTER AND JILL L. CLARIDA
3.462 ACRES
VOLUME 13442 PAGES 2243-2245
O.P.R.B.C.T.

UNPLATTED
CHARLES R. CARPENTER AND JILL L. CLARIDA
10.00 ACRES
VOLUME 5352 PAGES 2440-2443
O.P.R.B.C.T.

PLAT NO. 21-11800166

SUBDIVISION PLAT
ESTABLISHING
ABBOTT PLACE PHASE 2 UNIT 2A

BEING A TOTAL OF 15.745 ACRES OF LAND OUT OF THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, COUNTY BLOCK 5193, BEING A PORTION OF A 42.401 ACRE TRACT OF LAND AS CONVEYED TO MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20200241553, AND A PORTION OF A 49.646 ACRE TRACT OF LAND AS CONVEYED TO 1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD. BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20190130576 BOTH OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.



MTR

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS ENGINEERING F-5297 / SURVEYING NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MAY, 2022

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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Otto 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 4th DAY OF May, A.D. 2022



Paxton Weidner
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ABBOTT PLACE PHASE 2 UNIT 2A 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

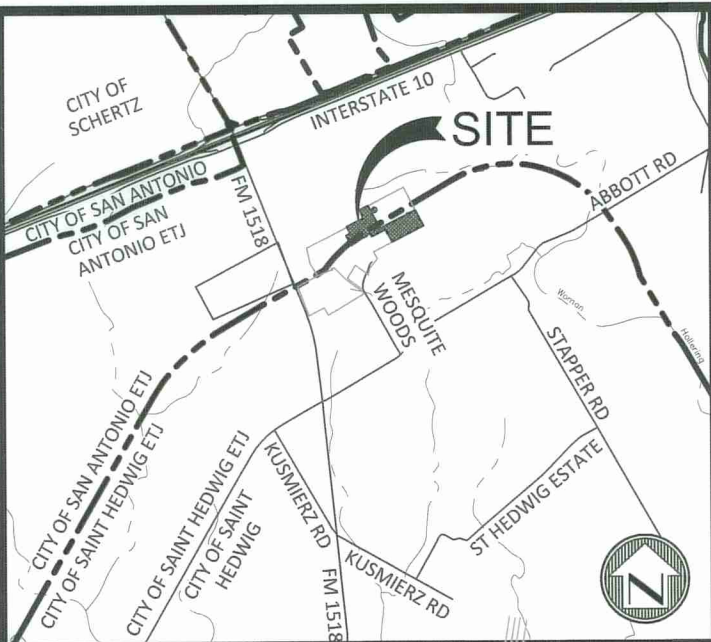
CERTIFICATE OF APPROVAL

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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LEGEND

- 1250 --- EXISTING CONTOUR
- 637 --- PROPOSED CONTOUR
- " --- REPETITIVE DISTANCE & BEARING
- Ac. ACRES
- B.S.L. BUILDING SETBACK LINE
- CB COUNTY BLOCK
- CL CENTERLINE
- E.G.T.C.A.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- ESM'T. EASEMENT
- F.I.R.-BLS FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED BLS 2024
- L.F. LINEAR FEET
- N.T.S. NOT TO SCALE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- R RADIUS
- R.O.W. RIGHT OF WAY
- VAR. VARIABLE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT

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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Stephanie L. James 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 5th DAY OF May, A.D. 2022

Stephanie L. James
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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:

Stephanie L. James
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.

Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

CPS/GVSUD/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 GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) - 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 SANS 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 GVSUD MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR GVSUD 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, DRINKABLE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.
- 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.

SETBACK NOTE:

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

GREEN VALLEY SUD NOTES: "EASEMENT CERTIFICATE"

- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.
- ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IT NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.
- THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

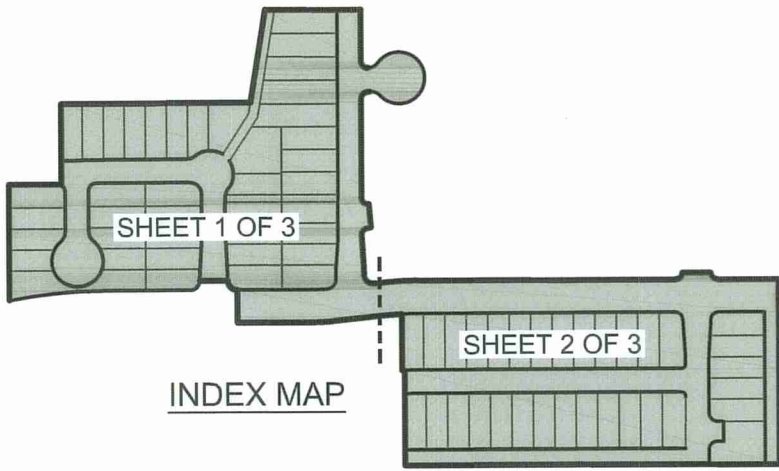
GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE:

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL, PANEL NO. 48020C04550, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS OR AMENDMENTS.
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 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-SECTION OF THE DRAINAGE EASEMENT, 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 TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 72 RESIDENTIAL LOTS ESTABLISHED
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902 & 903, BLOCK 50, CB 5193, LOT 904, BLOCK 52, CB 5193, AND LOTS 901 & 902, BLOCK 54, CB 5193, DRAINAGE EASEMENTS AND EASEMENT OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	26°05'59"	3.48'	6.83'	6.77'	S72°36'48"W
C2	15.00'	93°40'32"	15.99'	24.52'	21.88'	S77°16'28"E
C3	29.00'	49°59'41"	13.52'	25.30'	24.51'	N30°53'25"E
C4	55.00'	279°59'23"	46.16'	268.77'	70.71'	N34°06'44"W
C5	29.00'	49°59'41"	13.52'	25.30'	24.51'	S80°53'06"W
C6	15.00'	86°19'28"	14.07'	22.60'	20.52'	S12°43'32"W
C7	15.00'	94°30'11"	16.23'	24.74'	22.03'	S77°41'17"E
C8	910.00'	1°04'57"	8.60'	17.19'	17.19'	S55°36'06"W
C9	860.00'	1°08'44"	8.60'	17.19'	17.19'	S55°37'59"W
C10	15.00'	88°40'37"	14.66'	23.22'	20.97'	S10°43'19"W
C11	35.00'	95°45'20"	38.70'	58.49'	51.92'	S78°18'52"E
C12	740.00'	5°45'20"	37.20'	74.33'	74.30'	S56°41'08"W
C13	15.00'	89°58'24"	14.99'	23.55'	21.21'	N14°34'36"E
C14	15.00'	90°01'36"	15.01'	23.57'	21.22'	S75°25'24"E
C15	550.00'	0°33'50"	2.71'	5.41'	5.41'	S56°10'38"W
C16	670.00'	2°44'19"	16.02'	32.03'	32.02'	S55°10'38"W
C17	535.00'	5°43'13"	26.73'	53.41'	53.39'	N56°40'05"E
C18	20.00'	90°02'06"	20.01'	31.43'	28.29'	S75°27'15"E
C19	20.00'	89°57'54"	19.99'	31.40'	28.28'	N14°32'45"E
C20	26.00'	41°07'39"	9.75'	18.66'	18.27'	S38°59'58"W
C21	125.00'	2°06'59"	2.31'	4.62'	4.62'	S58°30'18"W
C22	75.00'	2°06'59"	1.39'	2.77'	2.77'	S58°30'18"W
C23	15.00'	63°54'01"	9.35'	16.73'	15.88'	S62°23'12"E
C24	26.00'	50°58'38"	12.40'	23.13'	22.38'	S04°56'53"E
C25	55.00'	281°57'16"	44.57'	270.66'	69.26'	N59°33'48"E
C26	26.00'	50°58'38"	12.40'	23.13'	22.38'	N55°55'31"W
C27	15.00'	90°00'00"	15.00'	23.56'	21.21'	N14°33'48"E
C28	25.00'	90°00'00"	25.00'	39.27'	35.36'	S75°26'12"E
C29	26.00'	41°07'39"	9.75'	18.66'	18.27'	N09°52'22"W
C30	51.00'	172°15'19"	753.44'	153.33'	101.77'	N75°26'12"W
C31	670.00'	5°45'20"	33.68'	67.27'	67.27'	S56°41'08"W
C32	15.00'	90°01'36"	15.01'	23.57'	21.22'	S75°25'24"E
C33	10.00'	93°09'11"	10.57'	16.26'	14.53'	S12°59'12"W
C34	550.00'	3°06'15"	14.90'	29.80'	29.79'	S58°00'40"W
C35	500.00'	3°24'41"	14.89'	29.77'	29.77'	N57°51'27"E
C36	10.00'	90°01'36"	10.00'	15.71'	14.15'	S75°25'24"E
C37	17.00'	90°00'00"	17.00'	26.70'	24.04'	N14°35'24"E
C38	17.00'	90°00'00"	17.00'	26.70'	24.04'	N75°24'36"W
C39	15.00'	89°58'24"	14.99'	23.55'	21.21'	N14°34'36"E
C40	1040.00'	11°03'29"	100.67'	200.72'	200.41'	S53°59'57"W
C41	30.00'	85°48'41"	27.88'	44.93'	40.85'	S12°28'09"W
C42	465.00'	4°09'13"	16.86'	33.71'	33.70'	S57°27'06"W



INDEX MAP

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	105.73'	N59°33'48"E	L28	14.00'	S59°35'24"W
L2	110.73'	S30°26'12"E	L29	42.00'	N30°24'36"W
L3	5.14'	S55°53'16"W	L30	14.00'	N59°35'24"E
L4	32.81'	N55°03'37"E	L31	32.01'	N30°24'36"W
L5	50.01'	S34°56'23"E	L33	89.62'	S33°35'23"E
L6	32.81'	S55°03'37"W	L34	4.96'	S30°24'36"E
L7	5.08'	S55°03'37"W	L35	77.69'	N30°26'12"E
L8	67.86'	S33°36'59"E	L36	85.33'	S30°26'12"E
L9	2.62'	N53°48'28"E	L37	88.92'	N30°26'12"W
L11	34.11'	N30°24'36"W	L38	86.89'	S30°26'12"E
L12	15.95'	N27°45'34"W	L39	130.01'	N59°33'48"E
L13	58.43'	N59°35'24"E	L40	10.08'	N30°26'12"W
L14	15.85'	S33°25'26"E	L41	120.20'	N30°28'18"W
L15	34.17'	S30°24'36"E	L42	116.85'	S93°48'28"W
L16	129.99'	N59°33'48"E	L43	149.64'	S59°31'42"W
L17	11.55'	S59°33'48"W	L44	70.00'	N30°28'18"W
L18	51.34'	S57°26'49"W	L45	60.00'	S59°30'18"W
L19	90.14'	N33°36'59"W	L46	51.26'	N52°07'20"E
L20	10.00'	N30°26'12"W	L47	18.64'	N63°48'28"E
L21	10.00'	S30°26'12"E	L48	14.98'	S52°55'05"W
L22	90.20'	S27°15'32"E	L49	17.65'	N30°28'18"W
L23	14.45'	S30°26'12"E	L50	50.00'	N34°56'23"W
L24	90.14'	S27°15'25"E	L51	60.00'	S59°33'00"W
L25	50.00'	N34°06'44"W			
L26	5.00'	N30°24'36"W			
L27	90.14'	N27°13'49"W			

