

LOCATION MAP NOT TO SCALE

LEGEND

EXISTING CONTOUR PROPOSED CONTOUR --- 637 ----REPETITIVE DISTANCE & BEARING

ACRES B.S.L. BUILDING SETBACK LINE CB COUNTY BLOCK CENTERLINE

E.G.T.CA.E ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT ESM'T. EASEMENT

FOUND IRON ROD WITH YELLOW F.I.R.-BLS PLASTIC CAP STAMPED BLS 2024 LINEAR FEET N.T.S. NOT TO SCALE

0.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS RADIUS

VEHICULAR NON-ACCESS EASEMENT

RIGHT OF WAY

VARIABLE

TEMPORARY TURNAROUND. E.G.T.CA., SANITARY EWER, WATER, ACCESS & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.(0.233 Ac.)

LOT 904 BLOCK 52 (0.463 Ac.) CPS AND

LOT 901 BLOCK 54 (0.219 Ac.) E.G.T.CA.E. &

LOT 902 BLOCK 54 (0.223 Ac.) E.G.T.CA.E. &

10' BUILDING SETBACK LINE & 10' E.G.T.CA.E.

LOT 903 BLOCK 50 (0.089 Ac.) 16' SANITARY SEWER ESM'T.

(L) 1' VEHICULAR NON-ACCESS ESM'T.

M 12' E.G.T.CA.E.

KEY NOTES

(A) 10' E.G.T.CA.E.

(B) 15' BUILDING SETBACK LINE

F) 5' BUILDING SETBACK LINE

(PERMEABLE)

PRIVATE DRAINAGE ESM'T

DRAINAGE ESM'T. (PERMEABLE)

DRAINAGE ESM'T. (PERMEABLE)

N VAR. WIDTH E.G.T.CA.E. (0.232 Ac.)

50'X50' E.G.T.CA., SANITARY SEWER, WATER & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.057 Ac.)(PERMEABLE)

VAR. WIDTH E.G.T.CA.E., SANITARY SEWER, WATER & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (0.069 Ac.)

VAR. WIDTH CLEAR VISION ESM'T. (0.002 Ac.)

(R) VAR. WIDTH CLEAR VISION ESM'T. (0.0002 Ac.)

S 5' E.G.T.CA.E.

(T) 16' E.G.T.CA.E.

STATE OF TEXAS

R.O.W.

V.N.A.E.

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.

> - mum -LOPER: RW McDONALD FM1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD. 10101 REUNION PLACE, STE, 500

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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. 20 22.

STATE OF TEXAS

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, R.P.L.S. STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

STATE OF TEXAS

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

unmend /alla

RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC

CPS/GVSUD/COSA/UTILITY NOTE:

E CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND GREEN VALLEY SPECIAL JTILITY 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

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 AN 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.

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.

1' V.N.A.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.

(VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.

10' E.G.T.CA.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION

LOT 902 BLOCK 50 (0.341 Ac.) VAR. WIDTH DRAINAGE ESM'T. (PERMEABLE) 10' E.G.T.CA.E. ABBOTT PLACE PHASE 2 UNIT 1A SUBDIVISION VOLUME 20002, PAGES 963-964) O.P.R.B.C.T.

5 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.CA.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION

(VOLUME 20002, PAGES 924-925) O.P.R.B.C.T. 16' E.G.T.CA.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION OLUME 20002, PAGES 924-925) O.P.R.B.C.T.

10' B.S.L. & 10' E.G.T.CA.E. ABBOTT PLACE PHASE 2 UNIT 1A UBDIVISION (VOLUME 20002, PAGES 963-964) O.P.R.B.C.T.

BLOCK 50

36

UNPLATTED

VOLUME 5547 PAGES 1869-1871 O.P.R.B.C.T.

VERNON JOSEPH LUZA AND WIFE, BELINDA KAY LUZA 25.666 ACRES

3 22 [8] 23 [8] 24 [8] 25 [8] 26 [8] 27

EMERSON WAY

(50' R.O.W.)

(A)

ABBOTT PLACE

N59°27'54"E 405.11'

CB 5193

BLOCK 50

ABBOTT PLACE

28

S59°31'42"W 149.64' 2.06'

JAYDEN PASS

(524)

BLOCK 5

NOTES: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL PANEL NO. 480200455G, 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.

6) 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

LOCATED WITHIN 36" PARALLEL TO WATER LINES.

GRANTEE OWNS IT, WHICHEVER IS LONGER.

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 VIOL

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

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE:

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL

F.I.R.-BLS-

BLOCK 50 E

31 31 8

√CB 5193

∠-N59°31'42"E-120.12

A 32 E

B) 33,11

(S) 34

REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF

-FOUND 3/8" IRON ROD-

29

9) THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE WATER

GVSUD ELECTRICITY - CPS

10) THIS SUBDIVISION WILL BE SERVED BY GREEN VALLEY SPECIAL UTILITIES DISTRICT AND THE SAN ANTONIO RIVER AUTHORITY

11) THE PUBLIC WATER MAIN HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE FIRE FLOW REQUIREMENTS FOR THIS RESIDENTIAL SINGLE-FAMILY DEVELOPMENT, AS ANALYZED BY TRIHYDRO CORPORATION FOR GREEN VALLEY SPECIAL UTILITY DISTRICT. THE FIRE HYDRANTS ARE DESIGNED A MAXIMUM DISTANCE OF 500 FEET FROM A SINGLE-FAMILY RESIDENTIAL LOT.

12) LOTS 902 & 903, BLOCK 50, LOT 904, BLOCK 52 AND LOTS 901 & 902 BLOCK 54 ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND AS A DRAINAGE EASEMENT.

CLEAR VISION NOTE:

UNPLATTED

HILL COUNTRY STEEL, LP

10.372 ACRES VOLUME 18501 PAGES 1088-1091

N59°37'39"E 204.21

47

46

45

44 N59°31'42"E 120.00

43

N59°31'42"E 183.63'

N59°31'42"E 120.26

42

41

(s)-40/> 4-N59°31'42"E 120.18'-

39

538

37

N59°31'42"E 115.51'

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

SHEET 1 OF 3 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, SHEET 2 OF 3 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 INDEX MAP 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLES

-£C6:

L7 L6 C9

-C10

UNPLATTED

DEVELOPMENT PARTNERS, LTD.

REMAINING PORTION OF 49.646

ACRES

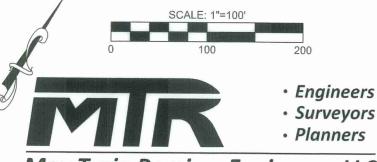
DOCUMENT NO. 20190130576,

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.



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

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

OWNER/DEVELOPER

MERITAGE HOMES OF TEXAS, LLC 2722 WEST BITTERS ROAD, SUITE 200 SAN ANTONIO, TEXAS, 78231

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROOM 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 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

BY:	
	CHAIRMAN
BY:	

SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE 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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

29 A 39 8 X X 688 40 B X X 59 33 48 E 35 ⁶⁹⁰ \ **30** . 31 347

BLOCK 51 S59°31'42"W 187.73' ABBOTT PLACE

(70' R.O.W.) ABBOTT PLACE PHASE 2

ABBOTT PLACE

(VOLUME 20002, PAGES 924-925)

COUNTY OF BEXAR ΟF *

SEFINA BRIONES ESQUIV

otary Public, State of Ter

omm. Expires 06-30-20:

MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH STE. 100 SAN ANTONIO, TEXAS 78249

COUNTY OF BEXAR

CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING

12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE:(210)698-5051





LOCATION MAP NOT TO SCALE

LEGEND

EXISTING CONTOUR PROPOSED CONTOUR ---- 637 ----

REPETITIVE DISTANCE & BEARING Ac. ACRES

B.S.L. BUILDING SETBACK LINE COUNTY BLOCK CB

E.G.T.CA.E ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

ESM'T. F.I.R.-BLS FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED BLS 2024 L.F. LINEAR FEET

N.T.S. NOT TO SCALE OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS O.P.R.B.C.1

R.O.W. RIGHT OF WAY VARIABLE VAR.

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

UNDER MY HAND AND SEAL OF OFFICE

VEHICULAR NON-ACCESS EASEMENT V.N.A.E.

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

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

THIS 5th DAY OF May

16mm -

FM1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD.

DWNER/DEVELOPER: RW McDONALD

10101 REUNION PLACE, STE. 500

SAN ANTONIO, TEXAS 78216

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

MOY TARIN RAMIREZ ENGINEERS, LLC

Konmind /an

MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249

LICENSED PROFESSIONAL ENGINEER NO. 87060

12770 CIMARRON PATH STE, 100

SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

COUNTY OF BEXAR

STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

CPS/GVSUD/COSA/UTILITY NOTE

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 LITH ITY 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 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.

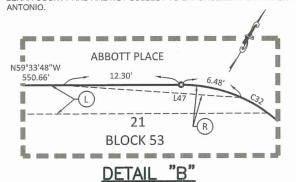
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

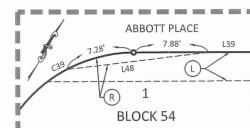
CLECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND 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





DETAIL "C"

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL PANEL NO. 4802902455G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS OR AMENDMENTS

- 2) 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL ROPERTY 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 SASEMENTS 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.
- 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 6) 72 RESIDENTIAL LOTS ESTABLISHED
- 7) 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 INCRESS 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.

2. 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.

3. 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 THEETO 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.

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.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE:

UNPLATTED

(A)

17/

M

18

19

CB 5193

45.85' 45.85' 45.85' 45.85' 45.95'

DOCUMENT NO. 20190130576.

N59°33'48"E 550.71'

ABBOTT PLACE (70' R.O.W.)

15

BLOCK 53

13

45.85' 45.85' 45.85' 45.85' 45.85' 45.85' 45.85'

BLOCK 52

45.85' 45.85' 45.85'

N59°33'48"E 600.22'

(11)

S59°31'42"W 261.65

UNPLATTED

CHARLES ROBERT CARPENTER AND JILL L. CLARIDA 3.462 ACRES

VOLUME 13442 PAGES 2243-2245

10

C15-

BLOCK 52

ABBOTT PLACE PHASE

6

7

KEY NOTES:

A 10' E.G.T.CA.E.

B) 15' BUILDING SETBACK LINE

F 5' BUILDING SETBACK LINE

STREET R.O.W.(0.233 Ac.)

C 10' BUILDING SETBACK LINE & 10' E.G.T.CA.E.

LOT 902 BLOCK 50 (0.341 Ac.) VAR. WIDTH DRAINAGE ESM'T.

LOT 904 BLOCK 52 (0.463 Ac.) CPS AND PRIVATE DRAINAGE ESM'T.

LOT 901 BLOCK 54 (0.219 Ac.) E.G.T.CA.E. & DRAINAGE ESM'T.

LOT 902 BLOCK 54 (0.223 Ac.) E.G.T.CA.E. & DRAINAGE ESM'T.

SEWER, WATER, ACCESS & DRAINAGE OFF-LOT ESM'T.
TO EXPIRE UPON INCORPORATION INTO PLATTED

TEMPORARY TURNAROUND, E.G.T.CA., SANITARY

LOT 903 BLOCK 50 (0.09 Ac.) 16' SANITARY SEWER ESM'T.

CB 5193

PAXTON BLVD

(50' R.O.W.)

904

M 12' E.G.T.CA.E.

(R)

S 5' E.G.T.CA.E.

(T) 16' E.G.T.CA.E.

1' VEHICULAR NON-ACCESS ESM'T.

(N) VAR. WIDTH E.G.T.CA.E. (0.232 Ac.)

PLATTED STREET R.O.W. (0.057 Ac.)(PERMEABLE)

DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON

VAR. WIDTH CLEAR VISION ESM'T. (0.002 Ac.)

VAR. WIDTH CLEAR VISION ESM'T. (0.0002 Ac.)

VAR. WIDTH E.G.T.CA.E., SANITARY SEWER, WATER &

INCORPORATION INTO PLATTED STREET R.O.W. (0.069 Ac.)

3'48"E 560.59'

1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD. REMAINING PORTION OF 49.646 ACRES

CURVE AND LINE TABLES

NOTE:

C13-

20

S59°36'58"W 538.52

UNPLATTED

CHARLES R. CARPENTER AND JILL L. CLARIDA

10.00 ACRES

O.P.R.B.C.T.

VOLUME 5352 PAGES 440-443

9) THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE

10) THIS SUBDIVISION WILL BE SERVED BY GREEN VALLEY SPECIAL UTILITIES

11) THE PUBLIC WATER MAIN HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW

DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE FIRE FLOW

REQUIREMENTS FOR THIS RESIDENTIAL SINGLE-FAMILY DEVELOPMENT, AS

ANALYZED BY TRIHYDRO CORPORATION FOR GREEN VALLEY SPECIAL UTILITY DISTRICT. THE FIRE HYDRANTS ARE DESIGNED A MAXIMUM DISTANCE OF 500

12) LOTS 902 & 903, BLOCK 50, LOT 904, BLOCK 52 AND LOTS 901 & 902 BLOCK 54 ARE

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR

dDETAIL "C" SEE

BLOCK 54

901

SHEET 2 OF 3

DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND AS A DRAINAGE EASEMENT.

GVSUD

- CPS

DISTRICT AND THE SAN ANTONIO RIVER AUTHORITY.

FEET FROM A SINGLE-FAMILY RESIDENTIAL LOT.

OF 3

INDEX MAP

SHEET

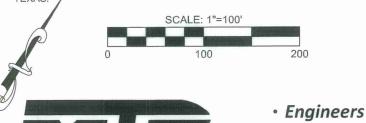
WATER

ELECTRICITY

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.



 Surveyors Planners

Moy Tarin Ramirez Engineers, LLC

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

DATE OF PREPARATION: MAY, 2022

STATE OF TEXAS

STATE OF TEXAS

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 LINIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN

OWNER/DEVELOPER MERITAGE HOMES OF TEXAS, LLC

2722 WEST BITTERS ROAD, SUITE 200 SAN ANTONIO, TEXAS, 78231 (855-588-6374

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 OF

Paxton Jay Weidner My Commission Expires 10/21/2025 Notary ID

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____.

CHAIRMAN

SECRETARY

SHEET 2 OF

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COLIRT OF BEXAR COLINTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS 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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

 $\langle 2 \rangle$ 1' v.n.a.e. abbott place phase 2 unit 1b subdivision VOLUME 20002, PAGES 924-925) O.P.R.B.C.T. 50'X50' E.G.T.CA., SANITARY SEWER, WATER & DRAINAGE OFF-LOT ESM'T. TO EXPIRE UPON INCORPORATION INTO (VOLUME 20002, PAGES 963-964) O.P.R.B.C.T.

> 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.CA.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION

1) 10' E.G.T.CA.E. ABBOTT PLACE PHASE 2 UNIT 1B SUBDIVISION

(VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.

(VOLUME 20002, PAGES 924-925) O.P.R.B.C.T.

16' E.G.T.CA.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.CA.E. ABBOTT PLACE PHASE 2 UNIT 1A

SUBDIVISION (VOLUME 20002, PAGES 963-964) O.P.R.B.C.T

JOSEFINA BRIONES ESQUI Notary Public, State of Te Comm. Expires 06-30-20 Notary ID 132546547











LOCATION MAP

LEGEND

FXISTING CONTOUR PROPOSED CONTOUR ---- 637 ---- REPETITIVE DISTANCE & BEARING

BUILDING SETBACK LINE

B.S.L. COUNTY BLOCK

ELECTRIC, GAS, TELEPHONE, & E.G.T.CA.E CABLE TELEVISION EASEMENT

ESM'T. EASEMEN'

Ac.

CB

VAR.

FOUND IRON ROD WITH YELLOW F.I.R.-BLS PLASTIC CAP STAMPED BLS 2024

LINEAR FEET N.T.S. NOT TO SCALE O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS

R.O.W. RIGHT OF WAY

VEHICULAR NON-ACCESS EASEMENT V.N.A.E.

VARIABLE

CPS/GVSUD/COSA/UTILITY NOTE

HE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER THE CITY OF SAN AN IONIO 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 DISTRICT (GVSUD) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-0-WAT 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

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

GREEN VALLEY SUD NOTES: "EASEMENT CERTIFICATE"

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.

- 2. ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS 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.
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GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE: THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL THIS LAND DESCRIPTION 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.

STATE OF TEXAS

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.

> Luur -FM1518 AND 10 LAND DEVELOPMENT PARTNERS, LTD 10101 REUNION PLACE, STE. 500 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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



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, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH STE, 100 SAN ANTONIO, TEXAS 78249

COUNTY OF BEXAR

PH# (210) 698-5051

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

Commad/w/2 RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC

SAN ANTONIO, TEXAS 78249 PHONE:(210)698-5051

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL PANEL NO. 48029C0455G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS OR AMENDMENTS.
- 2) 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL ROPERTY CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS
- 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 APPROVAD, 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.
- 5) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 6) 72 RESIDENTIAL LOTS ESTABLISHED

CURVE RADIUS DELTA

C2 15.00' 93°40'32"

29.00'

15.00'

15.00'

860.00'

15.00

35.00'

550.001

C16 670.00' 2°44'19"

C17 535.00' 5°43'13"

20.00

15.00'

26.00'

C31 670.00' 5°45'20"

C8 910.00'

C10

C13

C14

C15

C18

C19

C21

C22

C24

C25

C27

C32

C33

C35

C38

15.00' 26°05'59"

29.00' 49°59'41"

55.00' 279°59'23"

49°59'41"

86°19'28"

94°30'11"

1°04'57"

1°08'44"

88°40'37"

95°45'20"

0°33'50"

90°02'06"

15.00' 89°58'24"

15.00' 90°01'36"

20.00' 89°57'54"

26.00' 41°07'39"

125.00' 2°06'59"

75.00' 2°06'59"

26.00' 50°58'38"

55.00' 281°57'16"

26.00' 50°58'38"

15.00' 90°00'00"

25.00' 90°00'00"

51.00' 172°15'19"

15.00' 90°01'36"

10.00' 93°09'11'

550.00' 3°06'15"

500.00' 3°24'41"

17.00' 90°00'00"

C39 15.00' 89°58'24"

C40 1040.00' 11°03'29"

C41 30.00' 85°48'41"

C42 465.00' 4°09'13"

41°07'39"

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

15.99'

13.52

46.16

13.52

14.07

16.23

8.60

8.60

14.66

38.70

37.20'

14.99'

15.01'

2.71'

16.02

26.73

20.01

19.99'

9.75'

2.31'

1.39' 9.35'

12.40

44.57

12.40

15.00

25.00

753.44

33.68

10.57

14.90'

14.89

14.99

27.88

16.86'

C36 | 10.00' | 90°01'36" | 10.00' | 15.71' | 14.15'

C37 17.00' 90°00'00" 17.00' 26.70' 24.04'

TANGENT LENGTH CHORD CHORD BEARING

25.30' 24.51'

268.77' 70.71'

6.77'

21.88'

24.51

20.52

22.031

17.19'

17.19

20.97

51.92'

74.30'

21.21

21.22'

5.41'

32.02'

53.39

28.28

18.27'

4.62

2.77'

15.88'

22.38

69.26

21.21

35.36

18.27

101.77

67.27

21.22

14.53

29.79

21.21

40.85

23.13' 22.38'

S72°36'48"W

S77°16'28"E

N30°53'25"E

N34°06'44"W

S80°53'06"W

S12°43'32"W

S77°41'17"E

S55°36'06"W

S55°37'59"W

S10°43'19"W

S78°18'52"E

S56°41'08"W

N14°34'36"E

S75°25'24"E

S56°10'38"W

S55°10'38"W

N56°40'05"E

S75°27'15"E

N14°32'45"E

S38°59'58"W

S58°30'18"W

S58°30'18"W

S62°23'12"E

S04°56'53"E

N59°33'48"E

N55°55'31"W

N14°33'48"E

S75°26'12"E

N09°52'22"W

N75°26'12"W

S56°41'08"W

S75°25'24"E

S12°59'12"W

S58°00'40"W

N57°51'27"E

S75°25'24"E

N14°35'24"E

N14°34'36"E

S53°59'57"W

S57°27'06"W

6.831

24.52

25.30'

22.60

24.74'

17.19'

23.22

58.49

74.33'

23.55'

23.57

5.41'

32.03

53.41

31.43'

31.40'

18.66'

4.62'

2.77

16.73

23.13'

270.66

23.56'

39.27

18.66'

153.33'

67.30

23.57'

16.26

29.801

29.77

17.00' 26.70' 24.04'

100.67' 200.72' 200.41'

23.55'

44.93'

33.71' 33.70'

17.19'

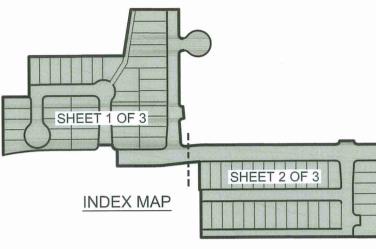
9) THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE

- GVSUD WATER GVSUD ELECTRICITY - CPS

10) THIS SUBDIVISION WILL BE SERVED BY GREEN VALLEY SPECIAL UTILITIES DISTRICT AND THE SAN ANTONIO RIVER AUTHORITY

11) THE PUBLIC WATER MAIN HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE FIRE FLOW REQUIREMENTS FOR THIS RESIDENTIAL SINGLE-FAMILY DEVELOPMENT, AS ANALYZED BY TRIHYDRO CORPORATION FOR GREEN VALLEY SPECIAL UTILITY DISTRICT. THE FIRE HYDRANTS ARE DESIGNED A MAXIMUM DISTANCE OF 500 FEET FROM A SINGLE-FAMILY RESIDENTIAL LOT.

12) LOTS 902 & 903, BLOCK 50, LOT 904, BLOCK 52 AND LOTS 901 & 902 BLOCK 54 ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND AS A DRAINAGE EASEMENT.

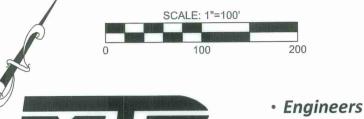


	LINE TA	BLE		LINE TA	BLE
LINE	LENGTH	BEARING	LINE	LENGTH	BEARIN
L1	105.73'	N59°33'48"E	L28	14.00'	S59°35'24'
L2	110.73'	S30°26'12"E	L29	42.00'	N30°24'36
L3	5.14'	S55°53'16"W	L30	14.00'	N59°35'24
L4	32.81'	N55°03'37"E	L31	32.01'	N30°24'36
L5	50.01	S34°56'23"E	L33	89.62'	S33°35'23
L6	32.81'	S55°03'37"W	L34	4.96'	S30°24'36
L7	5.08'	S55°03'37"W	L35	77.69'	N30°26'12
L8	67.86'	S33°36'59"E	L36	85.33'	S30°26'12
L9	2.62'	N53°48'28"E	L37	88.92'	N30°26'12
L11	34.11'	N30°24'36"W	L38	86.89'	S30°26'12
L12	15.95'	N27°45'34"W	L39	130.01'	N59°33'48
L13	58.43'	N59°35'24"E	L40	10.08'	N30°26'12
L14	15.85'	S33°25'26"E	L41	120.20'	N30°28'18
L15	34.17'	S30°24'36"E	L42	116.85'	S53°48'28
L16	129.99'	N59°33'48"E	L43	149.64'	S59°31'42
L17	11.55'	S59°33'48"W	L44	70.00'	N30°28'18
L18	51.34'	S57°26'49"W	L45	60.00'	S59°30'18
L19	90.14'	N33°36'59"W	L46	51.26'	N52°07'20
L20	10.00'	N30°26'12"W	L47	18.64'	N63°48'28
L21	10.00'	S30°26'12"E	L48	14.98'	S52°55'05
L22	90.20'	S27°15'32"E	L49	17.65'	N30°28'18
L23	14.45'	S30°26'12"E	L50	50.00'	N34°56'23
L24	90.14'	S27°15'25"E	L51	60.00'	S59°33'00
L25	50.00'	N34°06'44"W			
L26	5.00'	N30°24'36"W			
L27	90.14'	N27°13'49"W	1		

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.



 Surveyors Planners

Moy Tarin Ramirez Engineers, LLC

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

DATE OF PREPARATION: MAY, 2022

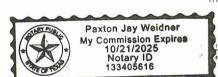
STATE OF TEXAS

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



OWNER/DEVELOPER: MERITAGE HOMES OF TEXAS, LLC 2722 WEST BITTERS ROAD, SUITE 200 SAN ANTONIO, TEXAS, 78231

COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CAN 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 OSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OI





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_____.

DT.	
	CHAIRMAN

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

ON THIS	DAY OF	A.D. 20
100 NO. 100 NO. 100 NO.	_	

NTY JUDG	E, BEXAR COUNTY,	TEXAS	

COUNTY CLERK, BEXAR COUNTY, TEXAS



SHEET 3 OF 3



