

LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "LJA SURVEYING"
1190	EXISTING CONTOURS
1190	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
V.N.A.	VEHICULAR NON-ACCESS
ESMT	EASEMENT
CB	COUNTY BLOCK
BLK	BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION ACRES
AC	NOT TO SCALE
N.T.S.	LINEAR FEET
LF	CENTER LINE
CL	VARIABLE
VAR.	PLAT BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	OFF-LOT EASEMENT LINE
---	CITY LIMITS

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 OF MADE ON THE GROUND BY:

GORDON N. ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194533

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.

TORRY LAYNE HURT
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO.

BEARINGS AND COORDINATES:

1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HERON ARE SURFACE USING A SCALE FACTOR OF 1.00013.

CPS ENERGY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N54° 17' 05"W	1358.23'
L2	N35° 31' 50"E	506.88'
L3	N89° 18' 21"E	209.25'
L4	N9° 22' 51"W	242.80'
L5	N89° 47' 35"E	613.90'
L6	N89° 34' 05"E	976.57'
L7	S13° 42' 25"E	94.05'
L8	N17° 04' 59"W	114.02'
L9	N20° 40' 17"W	61.00'
L10	N59° 28' 13"W	54.33'
L11	S30° 31' 47"W	343.45'
L12	S59° 28' 13"E	120.00'
L13	S89° 28' 13"E	72.92'
L14	S89° 30' 39"W	754.93'
L15	N89° 30' 39"E	580.26'
L16	N0° 29' 21"W	130.00'
L17	N46° 27' 00"E	66.81'
L18	N89° 30' 39"E	547.12'
L19	N35° 35' 50"E	148.49'
L20	N89° 30' 39"E	580.26'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N59° 28' 13"W	40.00'
L22	S30° 31' 47"W	132.81'
L23	N30° 31' 47"E	136.00'
L24	N33° 03' 49"E	60.27'
L25	N30° 31' 47"E	8.74'
L26	N59° 28' 13"W	40.00'
L27	N54° 24' 10"W	191.62'
L28	N30° 31' 47"E	17.61'
L29	N59° 28' 13"W	50.00'
L30	S30° 31' 47"W	27.26'
L31	S54° 24' 10"E	477.53'
L32	S52° 06' 44"E	125.10'
L33	S54° 24' 10"E	248.00'
L34	S8° 16' 22"E	20.81'
L35	N35° 30' 04"E	89.99'
L36	S82° 56' 44"W	22.12'
L37	N54° 24' 10"W	121.00'
L38	N35° 35' 50"E	747.09'
L39	S54° 24' 24"E	121.00'
L40	S9° 20' 14"E	21.21'

LINE TABLE		
LINE	DIRECTION	LENGTH
L41	N35° 30' 04"E	89.84'
L42	N54° 07' 20"W	200.00'
L43	S80° 35' 50"W	20.98'
L44	N54° 24' 10"W	121.00'
L45	N35° 35' 50"E	0.43'
L46	S35° 35' 50"W	0.43'
L47	N54° 24' 10"W	5.54'
L48	S89° 30' 39"W	43.48'
L49	S0° 29' 21"E	50.00'
L50	N89° 30' 39"E	23.25'
L51	S54° 24' 10"E	16.00'
L52	S35° 35' 50"W	282.51'
L53	N54° 24' 10"W	31.71'
L54	S89° 30' 39"W	252.58'
L55	S35° 35' 50"W	151.43'
L56	N89° 30' 39"E	81.98'
L57	S54° 24' 10"E	31.71'
L58	S35° 35' 50"W	384.59'
L59	S54° 24' 10"E	16.00'
L60	N54° 24' 10"W	23.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L61	N54° 25' 55"W	16.00'
L62	S35° 35' 50"W	156.76'
L63	S35° 35' 50"W	75.00'
L64	S54° 24' 10"E	17.75'
L65	N0° 29' 21"W	50.00'
L66	N54° 24' 10"W	25.00'
L67	N56° 41' 36"W	125.10'
L68	N35° 35' 50"E	151.43'
L69	N54° 24' 10"W	205.00'
L70	N59° 28' 13"W	121.76'
L71	N33° 03' 49"E	180.18'
L72	N30° 31' 47"E	250.41'
L73	N54° 24' 10"W	16.00'
L74	N35° 35' 50"E	30.11'
L75	N89° 28' 13"W	91.32'
L76	N35° 30' 04"E	373.51'
L77	S35° 35' 29"W	388.48'
L78	S35° 35' 50"W	600.76'
L79	S35° 35' 50"W	384.15'
L80	S35° 35' 50"W	371.30'

LINE TABLE		
LINE	DIRECTION	LENGTH
L81	S13° 42' 25"E	69.04'
L82	S35° 35' 50"W	388.42'
L83	N54° 07' 20"W	200.13'

DRAINAGE NOTES

1. 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 TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 1, CB 5153 LOT 901, BLOCK 4, CB 5153, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN AGAVE SUBDIVISION UNIT 1A 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.

3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

WASTEWATER EDU NOTE:

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

IMPACT FEES PAYMENT DUE:

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.

NOTES:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL:48029C0585H, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SETBACK NOTE:

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

SAWS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS & EGRESS (WATER / SANITARY SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800560) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

TREE SAVE AREA NOTE:

PORTIONS OF LOT 901, BLOCK 1, CB 5153 (15.648 AC.) IS DESIGNATED AS TREE SAVE AREA.

MULTIPLE PAGE PLAT NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

OPEN SPACE NOTE:

LOT 901, BLOCK 1, CB 5153 IS DESIGNATED AS PERMEABLE OPEN SPACE AND AS A DRAINAGE ESM'T. (15.648 ACRES)

LOT 901, BLOCK 4, CB 5153 IS DESIGNATED AS PERMEABLE OPEN SPACE, G.E.T.CA. AND AS A DRAINAGE ESM'T. (0.573 ACRES)

PLAT NO. 21-11800390

SUBDIVISION PLAT ESTABLISHING AGAVE SUBDIVISION UNIT 1A

BEING 32.88 AC OUT OF A TRACT LYING IN AND BEING A PART OF A CALLED 182.335 ACRE TRACT OF LAND CONVEYED TO MAXLAND ENTERPRISES, LLC, DESCRIBED AND RECORDED IN DOCUMENT NO. 20210087536 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OPR, SITUATED IN THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

9830 Colonade Blvd.
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700

LJA.COM

FRN - F-1386

TBPLS NO. 10194382

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 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.

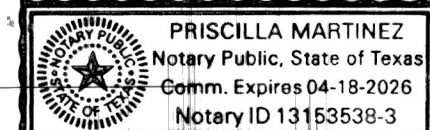
OWNER:
MI HOMES OF SAN ANTONIO, LLC
4849 N LOOP 1604 WEST, SUITE 220
SAN ANTONIO, TEXAS 78249
CONTACT: DAVID MCGOWEN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David McGowen KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 12 DAY OF July, 2023.

Priscilla Martinez
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D., 2023.

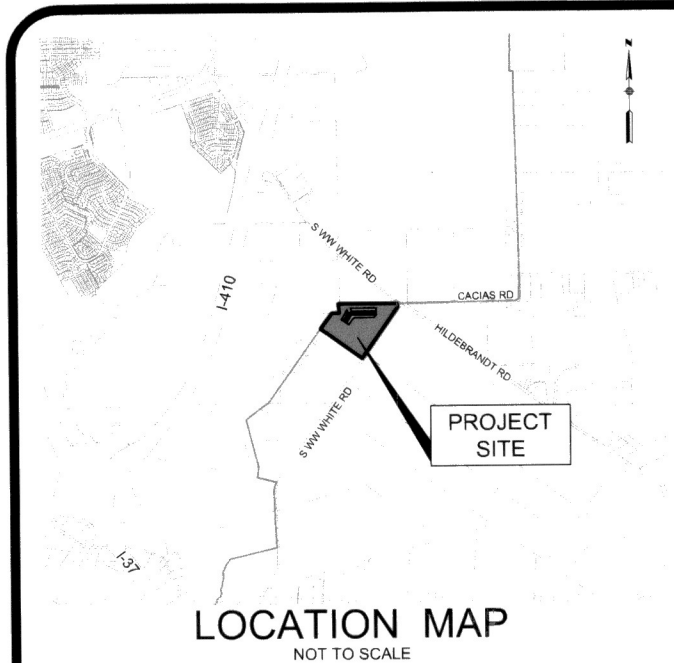
COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF AGAVE SUBDIVISION UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "LJA SURVEYING"
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RIGHT-OF-WAY VOLUME
 - PAGE
 - VEHICULAR NON-ACCESS EASEMENT
 - COUNTY BLOCK
 - BLOCK
 - GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION ACRES
 - NOT TO SCALE
 - LINEAR FEET
 - CENTER LINE
 - VARIABLE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EASEMENT LINE
 - OFF-LOT EASEMENT LINE
 - CITY LIMITS

- A 10' G.E.T.C.A. ESMT
- B OFF-LOT VAR. WIDTH WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (1.346 AC PERMEABLE)
- C 16' SANITARY SEWER EASEMENT
- D 28' G.E.T.C.A. ESMT
- E 1' V.N.A. ESMT
- F VAR. WIDTH CPS UTILITY ESMT
- G 25' SANITARY SEWER EASEMENT DOCUMENT # 20210173965, OPR
- H 8' WATER EASEMENT DOCUMENT # 20210173966, OPR
- I ELECTRIC EASEMENT AND R.O.W. VOLUME 7649, PAGE 225-232, OPR
- J 40' CHANNEL EASEMENT VOLUME 5185, PAGES 854, OPR

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 OF MADE ON THE GROUND BY:

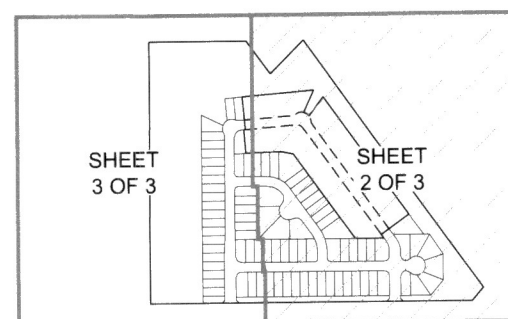
GORDON ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194533

STATE OF TEXAS
COUNTY OF BEXAR

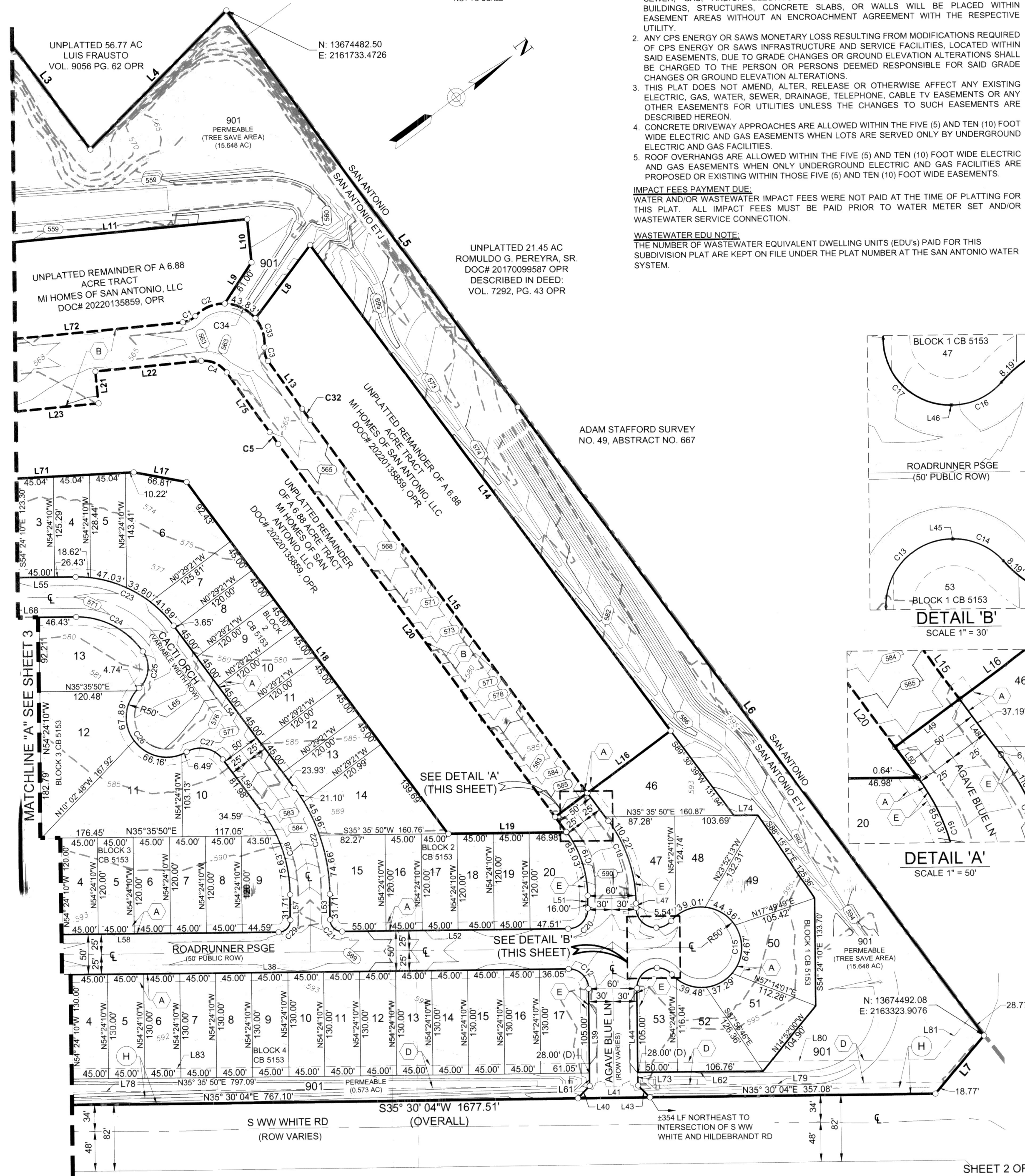
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TORRY HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO.

PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT
SEE SHEET 1 FOR LINE
AND CURVE TABLES



INDEX MAP
NOT TO SCALE



CPS ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

IMPACT FEES PAYMENT DUE:

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.

WASTEWATER EDU NOTE:

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

PLAT NO. 21-11800390

SUBDIVISION PLAT ESTABLISHING
AGAVE SUBDIVISION
UNIT 1A

BEING 32.88 AC OUT OF A TRACT LYING IN AND BEING A PART OF A CALLED 182.335 ACRE TRACT OF LAND CONVEYED TO MAXLAND ENTERPRISES, LLC, DESCRIBED AND RECORDED IN DOCUMENT NO. 20210087536 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OPR. SITUATED IN THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd. Phone 210.503.2700
Suite 300 LJA.COM
San Antonio, Texas 78230 FRN - F-1386
TBPLS NO. 10194382

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 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:
MI HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1604 WEST, SUITE 220
SAN ANTONIO, TEXAS 78249
CONTACT: DAVID MCGOWEN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David McGowen 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 21 DAY OF July, 2023.
Priscilla Martinez
NOTARY PUBLIC, STATE OF TEXAS
Comm. Expires 04-18-2026
Notary ID 13153538-3

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D., 2023.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF AGAVE SUBDIVISION UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

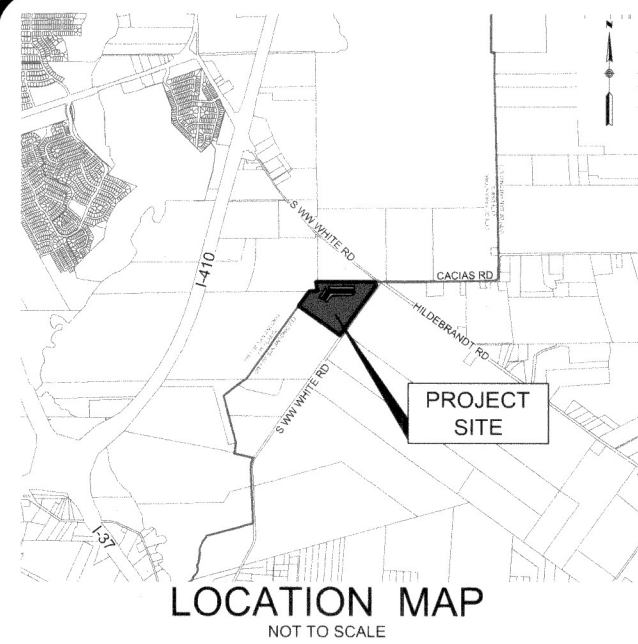
DATED THIS _____ DAY OF _____ A.D., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



7-6-2023



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "LJA SURVEYING"
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A. VEHICULAR NON-ACCESS EASEMENT
- CB COUNTY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- AC ACRES
- N.T.S. NOT TO SCALE
- LF LINEAR FEET
- C CENTER LINE
- VAR. VARIABLE
- PLAT BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- OFF-LOT EASEMENT LINE
- CITY LIMITS

- A 10' G.E.T.CA. ESM'T
- B OFF-LOT VAR. WIDTH WATER, SANITARY SEWER, DRAINAGE & TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (1.346 AC PERMEABLE)
- C 16' SANITARY SEWER EASEMENT
- D 28' G.E.T.CA. ESM'T
- E 1' V.N.A. ESM'T
- F VAR. WIDTH CPS UTILITY ESM'T
- G 25' SANITARY SEWER EASEMENT DOCUMENT # 20210173965, OPR
- H 8' WATER EASEMENT DOCUMENT # 20210173966, OPR
- I ELECTRIC EASEMENT AND R.O.W. VOLUME 7649, PAGE 225-232, OPR
- J 40' CHANNEL EASEMENT VOLUME 5185, PAGES 854, OPR

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 OF THE GROUND BY:

Gordon N. Anderson
GORDON ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194533

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.

Torry Layne Hurt
TOLLY LAYNE HURT
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO.

CPS ENERGY NOTES:

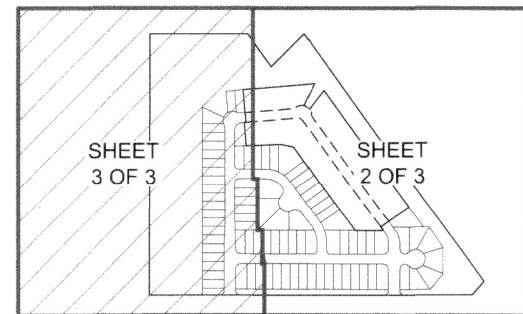
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

IMPACT FEES PAYMENT DUE:

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.

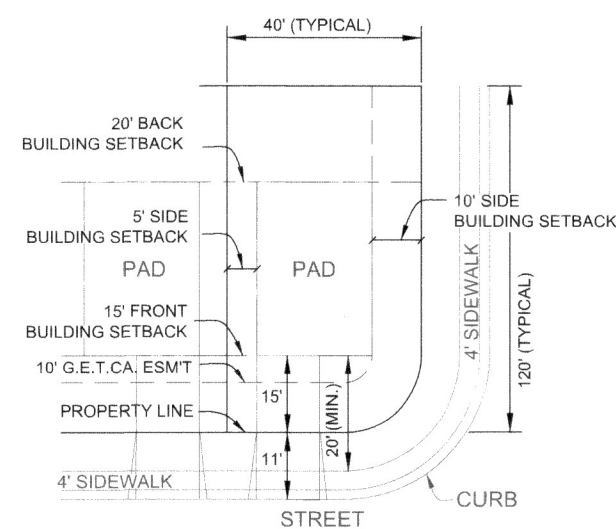
WASTEWATER EDU NOTE:

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

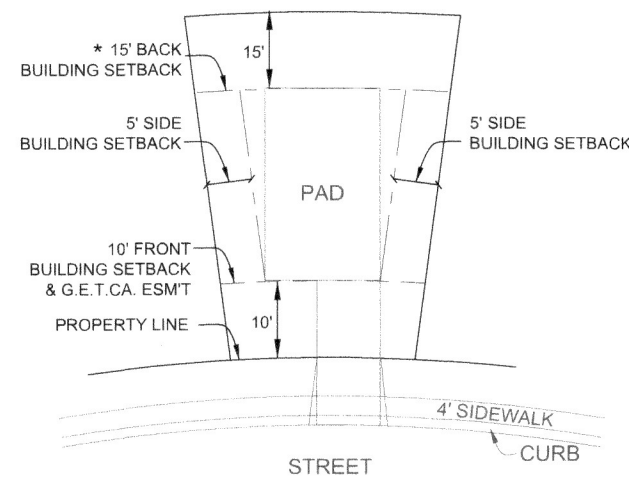


TYPICAL RESIDENTIAL LOT BUILDING SETBACK LINE

N.T.S.



NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE



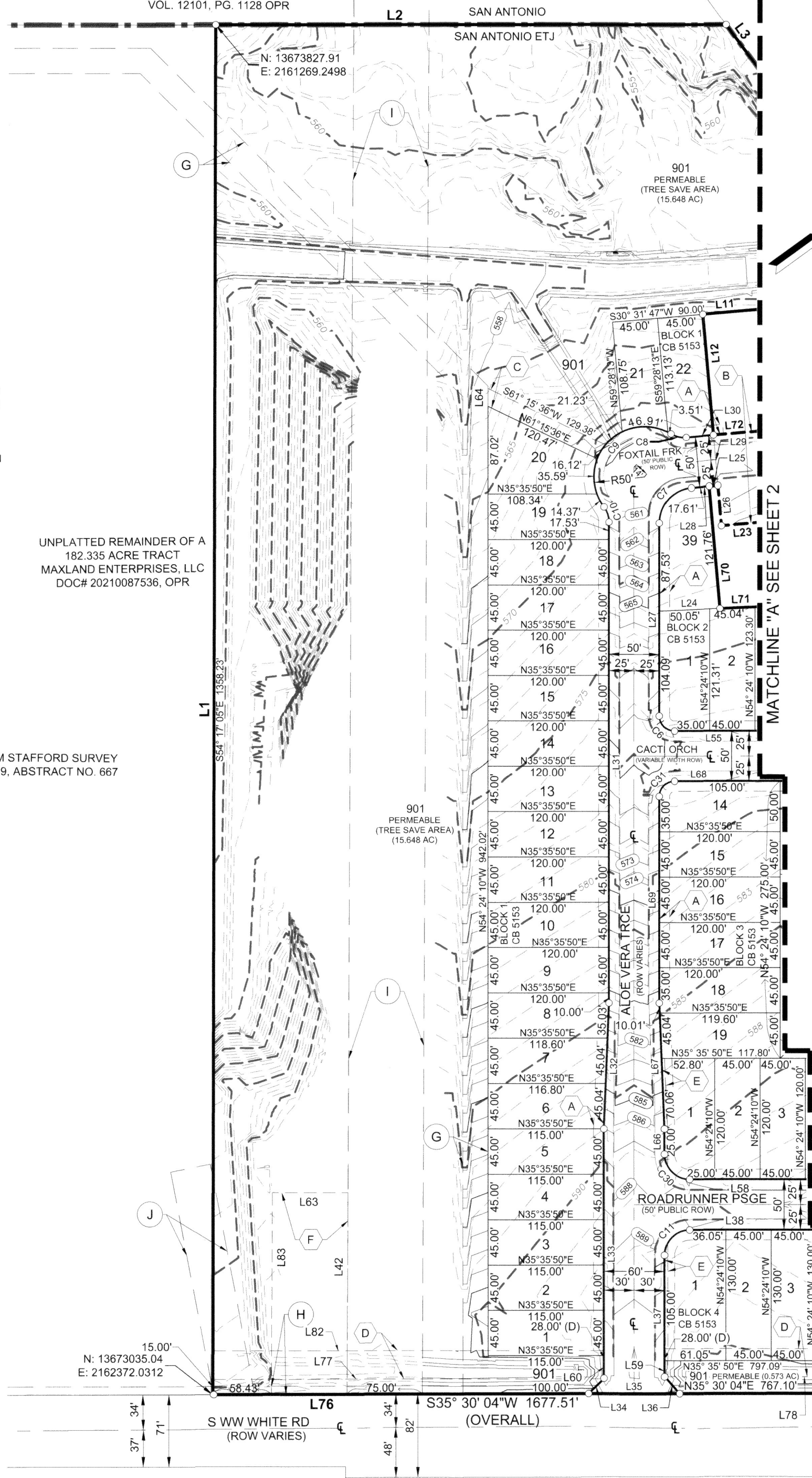
* IRREGULAR RESIDENTIAL LOT BUILDING SETBACK LINE (CUL-DE-SAC, KNUCKLE)

N.T.S.

UNPLATTED REMAINDER OF A
182.335 ACRE TRACT
MAXLAND ENTERPRISES, LLC
DOC# 20210087536, OPR

ADAM STAFFORD SURVEY
NO. 49, ABSTRACT NO. 667

UNPLATTED 133.739 ACRES
ASHOKA MALLADI REDDY,
GAUTHAM MALLADI REDDY, &
GITA SUSAN MALLADI REDDY
VOL. 12101, PG. 1128 OPR



PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT
SEE SHEET 1 FOR LINE
AND CURVE TABLES

PLAT NO. 21-11800390

SUBDIVISION PLAT ESTABLISHING AGAVE SUBDIVISION UNIT 1A

BEING 32.88 AC OUT OF A TRACT LYING IN AND BEING A PART OF A CALLED 182.335 ACRE TRACT OF LAND CONVEYED TO MAXLAND ENTERPRISES, LLC, DESCRIBED AND RECORDED IN DOCUMENT NO. 20210087536 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OPR. SITUATED IN THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.

9830 Colonnade Blvd. Phone 210.503.2700
Suite 300 LJA.COM
San Antonio, Texas 78230 FRN - F-1386
TBPELS NO. 10194382

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 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.

David McGowen
OWNER:
MI HOMES OF SAN ANTONIO, LLC
4949 N LOOP 1604 WEST, SUITE 220
SAN ANTONIO, TEXAS 78249
CONTACT: DAVID MCGOWEN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED David McGowen KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 1st DAY OF July, 2023.

Priscilla Martinez
PRISCILLA MARTINEZ
Notary Public, State of Texas
Comm. Expires 04-18-2026
Notary ID 13153538-3

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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DATED THIS _____ DAY OF _____ A.D., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY