

SUBDIVISION REPLAT AND SUBDIVISION PLAT ESTABLISHING
MORGAN MEADOWS UNIT 1C

A 21.32 ACRE TRACT OF LAND SITUATED IN THE EMANUEL ESCALERA SURVEY NO. 239, ABSTRACT 225, COUNTY BLOCK 4405, AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, AND BEING A PORTION OF THAT CALLED 222.70 ACRE TRACT OF LAND AS CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20190002433 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, ESTABLISHING LOTS 21-56 AND 901-907, BLOCK 72, LOTS 12-15, BLOCK 73, LOTS 9-19, BLOCK 74, AND LOTS 4-28 AND 902-903, BLOCK 75.

KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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: GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC.
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT
GORDON HARTMAN

STATE OF TEXAS
COUNTY OF BEXAR

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 _____ DAY OF _____ A.D. _____

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 ON _____ 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. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

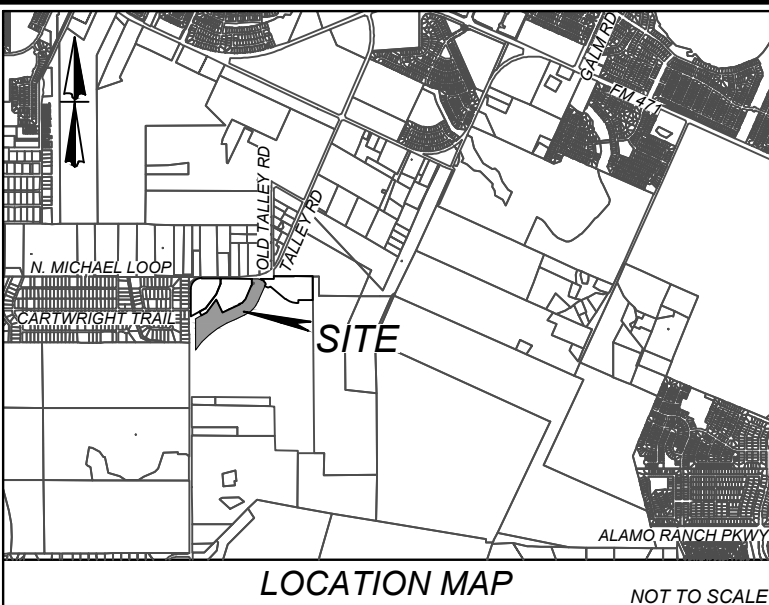
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ MORGAN MEADOWS UNIT 1C _____ 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 _____

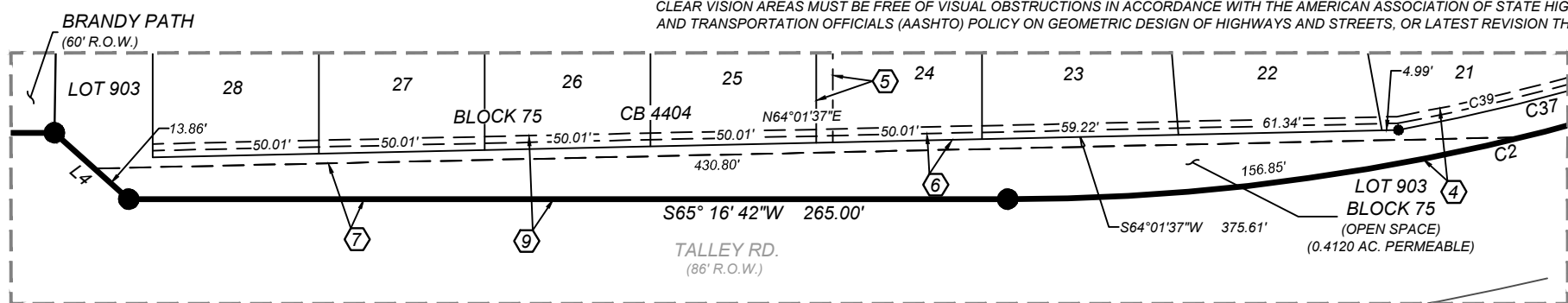
BY: _____
CHAIRMAN

BY: _____
SECRETARY



SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).



KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

Parcel Line Table		
Line #	Length	Direction
L1	34.37'	S42° 20' 47"E
L2	40.26'	S50° 57' 09"E
L3	39.67'	S13° 27' 09"E
L4	30.04'	N72° 58' 53"W
L5	60.01'	S65° 16' 42"W
L6	24.63'	S16° 35' 07"W
L7	7.49'	S53° 42' 34"W
L8	96.59'	S65° 16' 42"W
L9	101.21'	S28° 53' 30"E
L10	8.61'	N24° 43' 18"W
L11	71.19'	N65° 16' 42"E
L12	71.21'	N43° 59' 14"E
L13	54.45'	N37° 19' 05"E
L14	12.99'	S89° 55' 30"E
L15	100.85'	S89° 55' 30"E
L16	95.28'	S23° 41' 40"E
L17	94.75'	N23° 41' 40"W
L18	106.88'	S65° 16' 42"W
L19	106.54'	N65° 16' 42"E
L20	82.06'	N20° 40' 13"W

Parcel Line Table		
Line #	Length	Direction
L21	82.06'	S28° 46' 23"E
L22	90.00'	N24° 43' 18"W
L23	89.76'	S24° 43' 18"E
L24	79.87'	N89° 55' 30"W
L25	59.72'	N00° 39' 56"W
L26	36.70'	N86° 53' 08"W
L27	21.71'	N28° 26' 36"W
L28	16.07'	S62° 32' 15"E
L29	45.31'	S35° 38' 21"W
L30	40.20'	N17° 28' 10"E
L31	94.28'	N65° 16' 42"E
L32	29.51'	S78° 50' 50"E

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	65.34'	435.00'	8°36'21"	65.28'
C2	472.79'	657.00'	41°13'51"	462.65'
C3	872.32'	1843.00'	27°07'08"	864.20'
C4	81.06'	1843.00'	2°31'13"	81.06'
C5	11.23'	15.00'	42°53'02"	10.97'
C6	174.31'	50.00'	199°44'25"	98.52'
C7	11.23'	15.00'	42°53'02"	10.97'
C8	379.24'	527.00'	41°13'51"	371.11'
C9	23.29'	15.00'	88°58'22"	21.02'
C10	23.83'	15.00'	91°01'38"	21.40'
C11	369.34'	1973.00'	10°43'33"	368.80'
C12	10.88'	15.00'	41°33'34"	10.64'
C13	152.06'	51.00'	170°49'40"	101.67'
C14	10.68'	15.00'	40°48'07"	10.46'
C15	14.44'	15.00'	55°09'00"	13.89'
C16	278.67'	55.00'	290°18'01"	62.86'
C17	14.44'	15.00'	55°09'00"	13.89'
C18	38.66'	25.00'	88°36'04"	34.92'
C19	204.53'	2023.00'	5°47'33"	204.44'
C20	23.27'	15.00'	88°52'31"	21.00'
C21	14.44'	15.00'	55°09'00"	13.89'
C22	278.67'	55.00'	290°18'01"	62.86'
C23	14.44'	15.00'	55°09'00"	13.89'
C24	23.27'	15.00'	88°52'31"	21.00'
C25	99.52'	2023.00'	2°49'07"	99.51'
C26	22.50'	15.00'	85°56'55"	20.45'
C27	9.21'	139.09'	3°47'34"	9.21'
C28	9.21'	139.09'	3°47'34"	9.21'
C29	22.50'	15.00'	85°56'55"	20.45'
C30	23.56'	15.00'	90°00'00"	21.21'
C31	24.05'	15.00'	91°51'38"	21.55'
C32	327.77'	477.00'	39°22'13"	321.36'
C33	49.73'	25.00'	113°58'21"	41.93'
C34	61.39'	647.00'	5°26'10"	61.36'
C35	61.39'	647.00'	5°26'10"	61.36'
C36	101.84'	743.00'	7°51'12"	101.76'
C37	347.13'	647.00'	30°44'26"	342.98'
C38	61.39'	647.00'	5°26'10"	61.36'
C39	56.45'	647.00'	4°59'57"	56.43'
C40	106.32'	1853.00'	3°17'15"	106.31'
C41	87.45'	1853.00'	2°42'14"	87.44'

TOTAL RESIDENTIAL LOTS = 76

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

S.A.W.S. NOTES:

- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 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.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- THE OWNER 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TCI DETENTION AND MAINTENANCE:

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

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.

TREE NOTE:

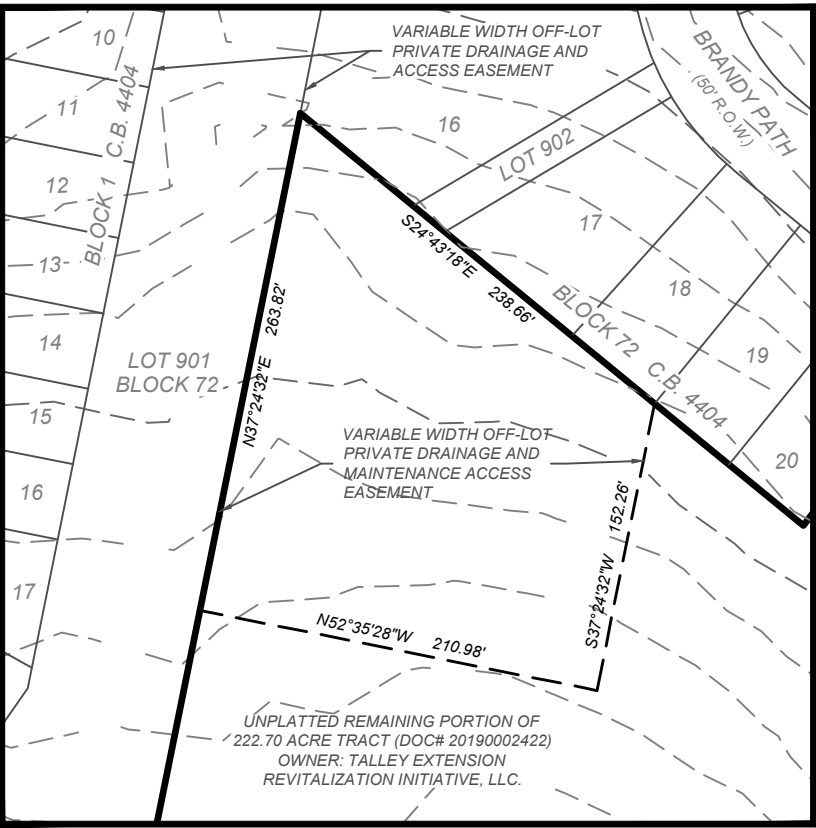
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2547328) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN THE TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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(I).

FLOODPLAIN NOTE:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 480280335F, DATED 9/29/2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOTS 901 & 902 BLOCK 72 ARE DESIGNATED AS ELECTRIC, GAS, CABLE T.V., TELEPHONE, & PRIVATE DRAINAGE EASEMENTS. LOTS 903, 904, & 907 BLOCK 72 ARE DESIGNATED AS OPEN SPACE AND PRIVATE DRAINAGE EASEMENTS. LOT 905 BLOCK 72 IS DESIGNATED AS PRIVATE DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS. LOT 906 BLOCK 72 & LOT 903 BLOCK 75 ARE DESIGNATED AS OPEN SPACE AND SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND LANDSCAPE EASEMENT. LOT 902 BLOCK 75 IS DESIGNATED AS A SANITARY SEWER EASEMENT.



AREA TO BE REPLATTED THROUGH A PUBLIC HEARING
WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 1.00 ACRE PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT PREVIOUSLY PLATTED IN MORGAN MEADOWS UNIT 1A WHICH IS RECORDED IN VOLUME 20002, PAGES 1605-1606 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF MORGAN MEADOWS UNIT 1A, WHICH IS RECORDED IN VOLUME 20002, PAGES 1605-1606, BEXAR COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC.
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TX 78233

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

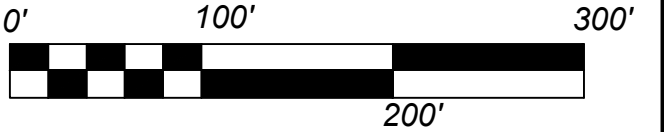
Curve Table				
Curve #	Length	Radius	Delta	Chord
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C43	50.00'	1853.00'	1°32'46"	50.00'
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C45	327.56'	1853.00'	10°07'42"	327.14'
C46	50.00'	1853.00'	1°32'46"	50.00'
C47	50.00'	1853.00'	1°32'46"	50.00'
C48	50.00'	1853.00'	1°32'46"	50.00'
C49	50.00'	1853.00'	1°32'46"	50.00'
C50	5.72'	1853.00'	0°10'37"	5.72'
C51	81.50'	1853.00'	2°31'13"	81.50'
C52	877.05'	1853.00'	27°07'08"	868.89'
C53	45.14'	647.00'	3°59'51"	45.13'
C54	61.39'	647.00'	5°26'10"	61.36'

PLAT NO. 21-11800502

SUBDIVISION REPLAT AND SUBDIVISION PLAT ESTABLISHING MORGAN MEADOWS UNIT 1C

A 21.32 ACRE TRACT OF LAND SITUATED IN THE EMANUEL ESCALERA SURVEY NO. 239, ABSTRACT 225, COUNTY BLOCK 4405, AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, AND BEING A PORTION OF THAT CALLED 222.70 ACRE TRACT OF LAND AS CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20190002433 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, ESTABLISHING LOTS 21-56 AND 901-907, BLOCK 72 LOTS 12-15, BLOCK 73, LOTS 9-19, BLOCK 74, AND LOTS 4-28 AND 902-903, BLOCK 75.

SCALE : 1"=100'



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER: GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC.
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DULY AUTHORIZED AGENT
GORDON HARTMAN

STATE OF TEXAS
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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D. _____

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 ON _____ 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. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

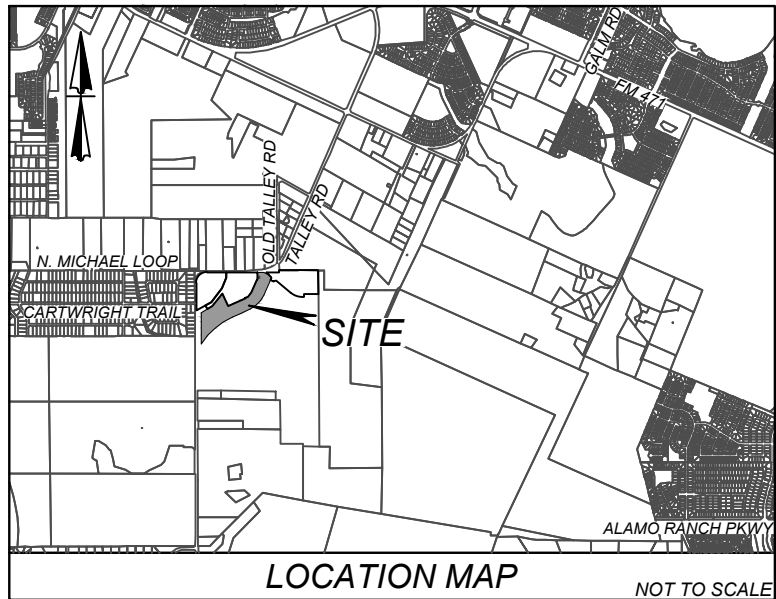
COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF _____ MORGAN MEADOWS UNIT 1C _____ 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



LEGEND

- R.O.W. = RIGHT - OF - WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- AC = ACRE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- CL = CENTER LINE
- 1% AC ULTIMATE FLOODPLAIN PREPARED BY KFW ENGINEERS
- 100 YEAR FLOODPLAIN PANEL NO.48029C0355F
- MAJOR PROPOSED CONTOUR
- MINOR PROPOSED CONTOUR
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"

KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 20' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 6 1' VEHICULAR NON-ACCESS EASEMENT
- 7 VARIABLE WIDTH CLEAR VISION EASEMENT
- 8 16' SANITARY SEWER EASEMENT
- 9 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:

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.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,800 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

S.A.W.S. NOTES:

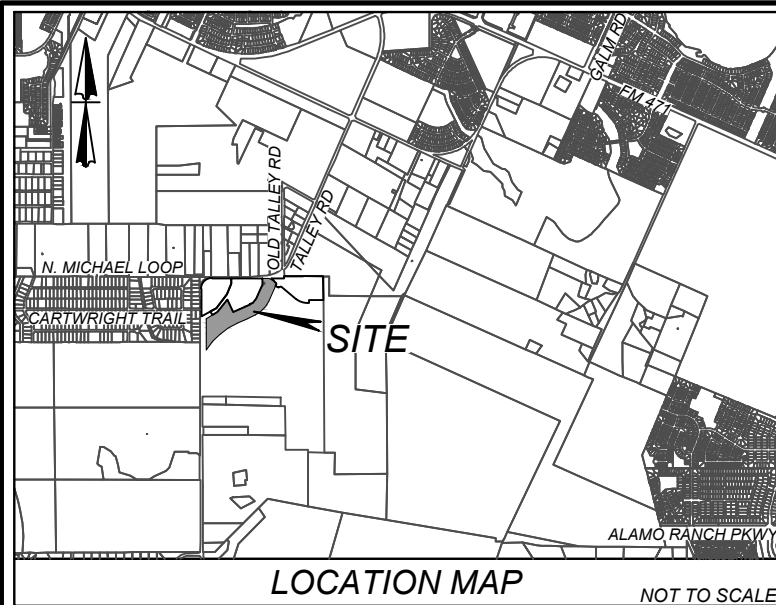
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4. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
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TOTAL RESIDENTIAL LOTS = 76

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



LEGEND

R.O.W.	=	RIGHT-OF-WAY
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R.	=	PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOL.	=	VOLUME
PG.	=	PAGE
C.B.	=	COUNTY BLOCK
E.G.T. & T.V.E.	=	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
AC	=	ACRE
V.N.A.E.	=	VEHICULAR NON-ACCESS EASEMENT
CL	=	CENTER LINE
1% AC ULTIMATE FLOODPLAIN PREPARED BY KFW ENGINEERS	=	
100 YEAR FLOODPLAIN PANEL NO. 48029C0355F	=	
MAJOR PROPOSED CONTOUR	=	
MINOR PROPOSED CONTOUR	=	
SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"	=	

KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

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SURVEYOR NOTES:

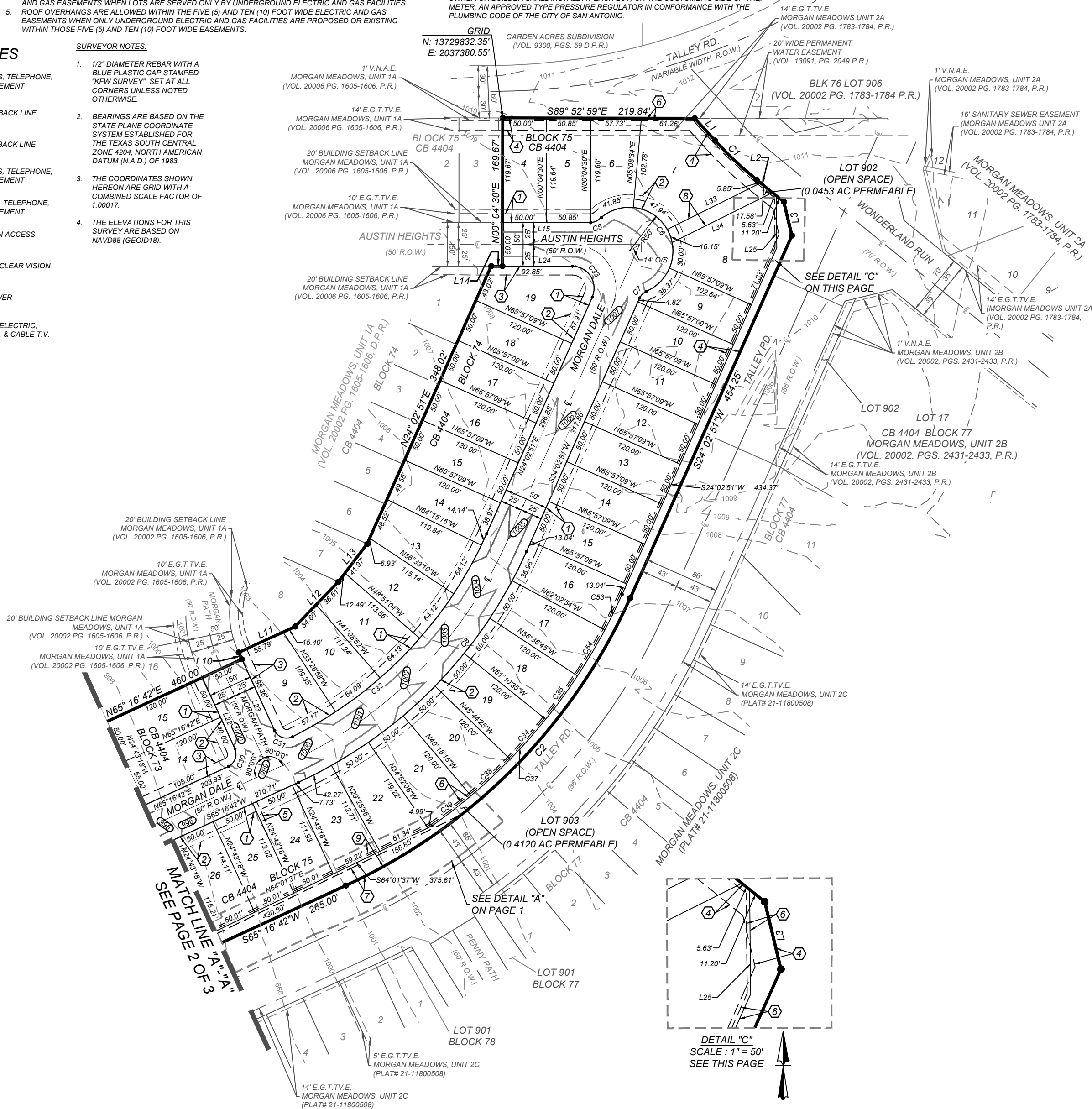
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4004, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).

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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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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TOTAL RESIDENTIAL LOTS = 76
SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

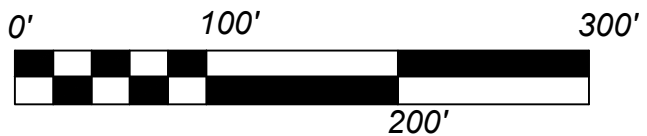
PLAT NO. 21-11800502

SUBDIVISION REPLAT AND SUBDIVISION PLAT ESTABLISHING
MORGAN MEADOWS UNIT 1C

A 21.32 ACRE TRACT OF LAND SITUATED IN THE EMANUEL ESCALERA SURVEY NO. 239, ABSTRACT 225, COUNTY BLOCK 4405, AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, AND BEING A PORTION OF THAT CALLED 222.70 ACRE TRACT OF LAND AS CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC AND RECORDED IN DOCUMENT NUMBER 20190002433 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

ESTABLISHING LOTS 21-56 AND 901-907, BLOCK 72
LOTS 12-15, BLOCK 73, LOTS 9-19, BLOCK 74, AND LOTS 4-28 AND 902-903, BLOCK 75.

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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: GORDON V. HARTMAN
TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC
5210 THOUSAND OAKS, SUITE 1318
SAN ANTONIO, TX 78233

DULY AUTHORIZED AGENT
GORDON HARTMAN

STATE OF TEXAS
COUNTY OF BEXAR

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 _____ DAY OF _____ A.D. _____

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 ON _____ 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. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF MORGAN MEADOWS UNIT 1C 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

DRAWN BY:

DATE: July 6, 2023 USER ID: BELSETH
FILE P:\2054\1107\DESIGN\CIVIL\PLAT\2054107.DWG