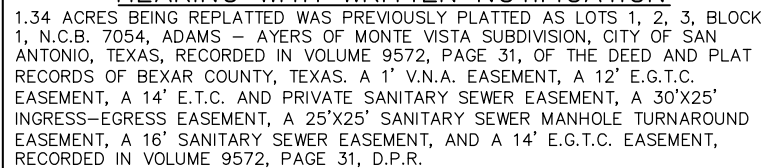




\_\_\_\_\_ = PROPERTY BOUNDARY  
 \_\_\_\_\_ = ADJOINER BOUNDARY  
 --- - C - --- = CENTERLINE  
 ○ = FOUND 1/2" IRON PIN  
     (UNLESS OTHERWISE NOTED)  
 ● = SET 1/2" IRON PIN WITH GREEN  
     CAP STAMPED "UP ENG. & SURVEYING"  
 ◎ = FOUND 1/2" IRON PIN WITH GREEN  
     CAP STAMPED "UP ENG. & SURVEYING"  
 O.P.R. = OFFICIAL PUBLIC RECORDS OF  
         BEXAR COUNTY TEXAS  
 D.P.R. = DEED AND PLAT RECORDS OF  
         BEXAR COUNTY TEXAS  
 N.C.B. = NEW CITY BLOCK  
 ROW = RIGHT OF WAY  
 E.G.T.C. = ELECTRIC, GAS, TELEPHONE,  
         AND CABLE TV  
 V.N.A. = VEHICULAR NON-ACCESS  
 E.T.C. = ELECTRIC, TELEPHONE, CABLE TV  
 1234/123 = VOLUME/PAGE  
 ---1160--- = EXISTING CONTOUR  
 --- --- = EASEMENT



I HEREBY CERTIFY THAT THE 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.

RICHARD L. NEUBAUER III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6897

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) - IS HEREBY DEDICATED EASEMENTS TO THE CITY OF SAN ANTONIO FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, REMOVING, RECONSTRUCTING, 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 AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR OTHER OBSTRUCTIONS TO THE PROPOSED UTILITY, INFRASTRUCTURE, AND SERVICE FACILITIES 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 OTHER OBSTRUCTIONS TO THE PROPOSED UTILITY, INFRASTRUCTURE, AND SERVICE FACILITIES. THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR OTHER OBSTRUCTIONS TO THE PROPOSED UTILITY, INFRASTRUCTURE, AND SERVICE FACILITIES WILL NOT 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.
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 ELEVATION CHANGES SHALL BE THE RESPONSIBILITY OF THE PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THE CITY OF SAN ANTONIO MAY 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. THE CITY OF SAN ANTONIO SHALL 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 FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE EXISTING OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

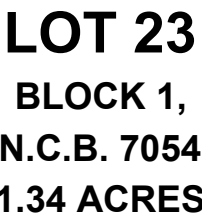
1. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
2. SLOPE OF THE FIRE FIGHTING PORTAL SHALL BE BELOW THE GRADE ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE SAN ANTONIO WATER SYSTEM REQUIREMENTS.
3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
4. INGRESS & EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
5. FIRE FLOW NOTE: THE FIRE FLOW REQUIREMENTS HAVE BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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. THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO DEPARTMENT FIRE MARSHAL.

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, EXCEPT THOSE SPECIFICALLY APPROVED BY THE CITY OF SAN ANTONIO, SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDED OBSTRUCTIONS PLACED WITHIN THE DRAINAGE EASEMENTS. THE GRANTOR SHALL MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

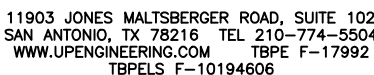


UNPLATTED  
2.714 ACRE TRACT  
WEST 5.00 FEET OF LOT 7,  
BLOCK 24, N.C.B. 7054  
ELIJAH HOMESTEAD, LLC  
VOL. 15203, PAGE 2217  
O.P.R.

FOUND 3 INCH  
METAL POST

BEING A TOTAL OF 1.34 ACRES, PREVIOUSLY PLATTED AS LOTS 1, 2,  
3, BLOCK 1, NEW CITY BLOCK 7054, OF THE ADAMS - AYERS OF  
MONTE VISTA SUBDIVISION, RECORDED IN VOLUME 9572, PAGE 31,  
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

A horizontal number line with tick marks at -40, -20, 0, 20, and 40. The line is divided into segments by these tick marks. The segments are colored in an alternating pattern: the segment from -40 to -20 is white, -20 to -10 is black, -10 to 0 is white, 0 to 10 is black, 10 to 20 is white, 20 to 30 is black, and 30 to 40 is white.



THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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 EXPRESSION

**OWNER**

BEFORE ME, THE UNDERSIGN AUTHORITY ON THIS DAY PERSONALLY APPEARED

ROBERT C. MAXHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXPECT 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 EXPRESSION

OWNER

BEFORE ME, THE UNDERSIGN AUTHORITY ON THIS DAY PERSONALLY APPEARED

MELANIE S. MAXHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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

THIS PLAT OF MAXHAM RESIDENCE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_ SECRETAR