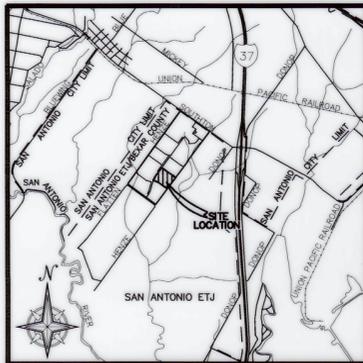


PLAT NO. 21-11800029  
 SUBDIVISION PLAT ESTABLISHING  
**SOUTHTON MEADOWS**  
**SUBDIVISION UNIT 9**



LOCATION MAP  
 NOT TO SCALE

**LEGEND**

- |  |     |                |
|--|-----|----------------|
| 1. BUILDING SETBACK LINE   | --- | B.S.L.         |
| 2. ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT  | --- | E.T.T.V.F.E.   |
| 3. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION & FIBER EASEMENT   | --- | G.E.T.T.V.F.E. |
| 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS   | --- | D.P.R.         |
| 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS  | --- | D.P.R.         |
| 6. COUNTY BLOCK  | --- | C.B.           |
| 7. CLEAR VISION EASEMENT   | --- | C.V.E.         |
| 8. VOLUME  | --- | VOL.           |
| 9. PAGE  | --- | PG.            |
| 10. EASEMENT   | --- | ESMT           |
| 11. RIGHT OF WAY   | --- | R.O.W.         |
| 12. STREET CENTERLINE  | --- | CL             |
| 13. LINEAR FEET  | --- | L.F.           |
| 14. VEHICLE NON-ACCESS EASEMENT  | --- | V.N.A.E.       |
| 15. BLOCK  | --- | BLK            |
| 16. ACRE   | --- | AC             |
| 17. SQUARE FOOT  | --- | SQ. FT.        |
| 18. EXISTING CONTOUR   | --- | CONTOUR        |
| 19. PROPOSED FINISHED CONTOUR  | --- | CONTOUR        |
| 20. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN  | --- | IRON ROD       |
| 21. 1/2" IRON ROD FOUND W/ CEC CAP   | --- | IRON ROD       |
| 22. 1/2" IRON ROD SET W/ CEC CAP   | --- | IRON ROD       |
| 23. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE COMBINED SCALE FACTOR IS 1.00017 |     |                |
| 24. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.         |     |                |
| 25. BEARING REFERENCE SOURCE IS THE NORTHEAST BOUNDARY LINE OF THE SOUTHTON MEADOWS SUBDIVISION UNIT 10, VOL. 20002, PGS. 546-547, D.P.R., BETWEEN THE TWO FOUND MONUMENTS SHOWN, AND CALLED S54°02'36"E.              |     |                |

**DRAINAGE EASEMENT NOTE:**

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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

**OTHER NOTES:**

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAYMENT ARE REFLECTED DUE TO THE SCALE OF THE PLAT.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

**CPS/SAWS/COSA UTILITY GENERAL NOTES:**

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 DEDICATING 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 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.

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.

*Mary P. Stewart*  
 LICENSED PROFESSIONAL ENGINEER  
 MARY P. STEWART

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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Gary B. Neill*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 GARY B. NEILL

**RESIDENTIAL FINISHED FLOOR NOTE:**

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

**OPEN SPACE NOTE:**

LOT 901, BLOCK 46, AND LOTS 902-903, BLOCK 53, CB 4007; ARE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENT.

**CLEAR VISION:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASTHO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

**RESIDENTIAL FIRE FLOW NOTE:**

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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**RESIDENTIAL FIRE FLOW NOTE:**

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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**SAWS IMPACT FEE PAYMENT 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 SERVICE CONNECTION.

**SAWS WASTEWATER EDU NOTE:**

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.

**SAWS DEDICATION:**

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.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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 CONSUMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR ON CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**FLOODPLAIN VERIFICATION NOTE:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS ON THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0595F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**BUILDING 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 (TRE-APP-APP21-38800226) 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 HERE UNDER 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 ARBORISTS OFFICE PER 35477(h).

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 46, AND LOTS 902-903, BLOCK 53; DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SOUTHTON MEADOWS UNIT 9 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.

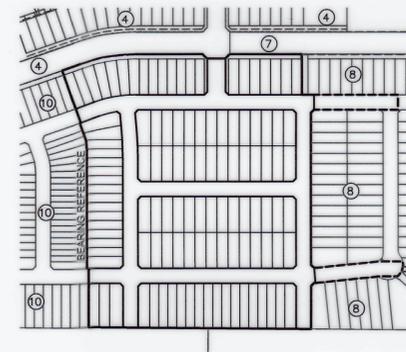
**DETENTION POND NOTE:**

STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 52, CB 4007, SOUTHTON MEADOWS UNIT 10, RECORDED IN VOL. 20002, PGS. 546-547 (PLAT #20-11800092).

Curve Table					
Curve	Length	Radius	Chord Length	Chord Direction	Delta
C1	187.73'	561.00'	186.86'	N26°22'12"E	019°10'24"
C2	182.38'	545.00'	181.53'	N26°22'12"E	019°10'24"
C3	61.07'	375.00'	61.00'	S21°26'55"W	009°19'48"
C4	102.49'	400.00'	102.21'	N24°07'25"E	014°40'50"
C5	142.22'	425.00'	141.58'	N26°22'12"E	019°10'24"
C6	31.37'	400.00'	31.36'	N33°42'37"E	004°29'34"
C7	76.45'	975.00'	76.43'	N56°17'23"W	004°29'34"
C8	78.41'	1000.00'	78.39'	N56°17'23"W	004°29'34"
C9	80.37'	1025.00'	80.35'	N56°17'23"W	004°29'34"
C10	13.33'	425.00'	13.33'	S30°54'29"W	001°47'48"
C11	8.13'	375.00'	8.13'	N30°37'53"E	001°14'34"
C12	32.84'	400.00'	32.83'	N33°36'17"E	004°42'15"
C13	55.75'	51.00'	53.02'	S34°55'59"E	062°38'15"

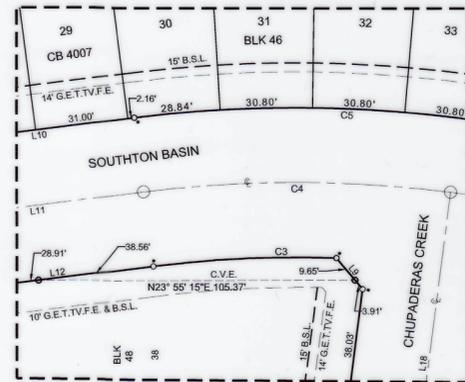
Line Table		
Line	Length	Direction
L1	64.02'	N16°47'00"E
L2	64.02'	N16°47'00"E
L3	21.21'	N80°57'24"E
L4	60.00'	N35°57'24"E
L5	21.21'	N09°02'36"W
L6	14.14'	N80°57'24"E
L7	14.14'	N09°02'36"W
L8	13.58'	N11°17'23"W
L9	13.56'	S74°10'15"W
L10	64.02'	N16°47'00"E
L11	64.02'	N16°47'00"E
L12	64.02'	S16°47'00"W
L13	50.00'	N73°13'00"W
L14	3.45'	N16°47'00"E
L15	60.39'	N73°13'00"W
L16	36.23'	N58°32'10"W
L17	79.64'	N58°32'10"W
L18	115.45'	N58°32'10"W
L19	79.61'	N58°32'10"W
L20	60.35'	N54°02'36"W
L21	14.14'	S80°57'24"W
L22	14.14'	N09°02'36"W
L23	14.14'	S80°57'24"W
L24	14.14'	N09°02'36"W
L25	5.38'	S35°57'24"W

Line Table		
Line	Length	Direction
L26	50.00'	N54°02'36"W
L27	104.62'	N35°57'24"E
L28	14.14'	S80°57'24"W
L29	14.14'	S09°02'36"E
L30	14.14'	S80°57'24"W
L31	50.00'	N58°44'50"W
L32	14.56'	S10°46'53"E
L33	67.26'	S35°38'13"W
L34	87.36'	N35°38'13"E
L35	13.65'	N78°59'12"E
L36	14.14'	S09°02'36"E
L37	14.14'	N80°57'24"E
L38	14.14'	S09°02'36"E
L39	14.14'	N80°57'24"E
L40	35.00'	N35°57'24"E
L41	50.00'	N54°02'36"W
L42	14.14'	S09°02'36"E
L43	50.00'	S54°02'36"E
L44	4.22'	N35°57'24"E



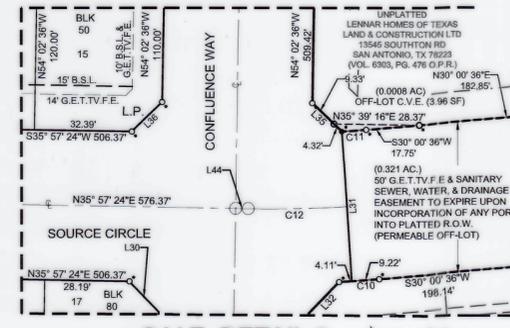
INDEX MAP  
 1"=400'

PLAT REFERENCE	
4	SOUTHTON MEADOWS SUBDIVISION UNIT 4 (VOL. 20002, PAGES 794-795, D.P.R.)
7	SOUTHTON MEADOWS SUBDIVISION UNIT 7 CONCURRENT (PLAT NO 20-11800480)
10	SOUTHTON MEADOWS SUBDIVISION UNIT 10 (VOL. 20002, PGS. 546-547, D.P.R.)
8	SOUTHTON MEADOWS SUBDIVISION UNIT 8 CONCURRENT (PLAT NO 21-11800300)



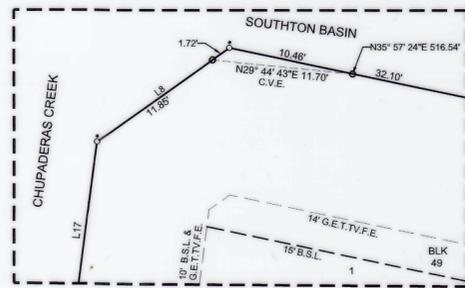
C.V.E. DETAIL 1  
 1"=40'

SEE SHEET 2 OF 2



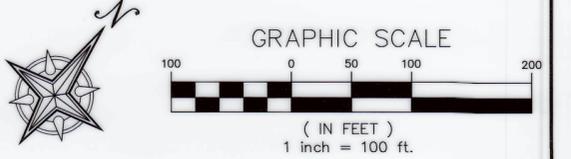
C.V.E. DETAIL 2  
 1"=40'

SEE SHEET 2 OF 2



C.V.E. DETAIL 3  
 1"=10'

SEE SHEET 2 OF 2



**CEC** CIVIL ENGINEERING CONSULTANTS  
 d.b.a. DON DURDEN, INC.  
 11550 IH 10 WEST, SUITE 395  
 SAN ANTONIO, TEXAS 78230-1037  
 TEL: (210) 641-9999  
 FAX: (210) 641-6440  
 REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 08/2021

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: *Richard Mott*  
 RICHARD MOTT, VICE PRESIDENT OF LAND DEVELOPMENT  
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD  
 1922 DRY CREEK WAY, SUITE 101  
 SAN ANTONIO, TX 78259  
 (210) 403-6200

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard Mott*, 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 & SEAL OF OFFICE

THIS 3 DAY OF August A.D., 2021

*Joshua C. Scates*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT SOUTHTON MEADOWS SUBDIVISION UNIT 9 OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS; IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

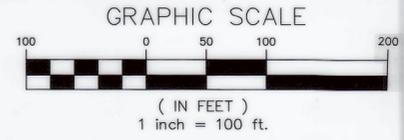
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SOUTHTON MEADOWS SUBDIVISION UNIT 9

PLAT REFERENCE table with 4 rows and 2 columns listing previous subdivisions.

BEING A TOTAL OF 16.434 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A 209.96 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190106687 O.P.R., OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS...



CIVIL ENGINEERING CONSULTANTS d/b/a. DON DURDEN, INC. 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037

DATE OF PREPARATION: 08/2021

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...

OWNER: RICHARD MOTT, VICE PRESIDENT OF LAND DEVELOPMENT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259 (210) 403-6200

DULY AUTHORIZED AGENT: STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT 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 & SEAL OF OFFICE THIS 31 DAY OF August A.D., 2021



PLAT SOUTHTON MEADOWS SUBDIVISION UNIT 9 OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS; IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

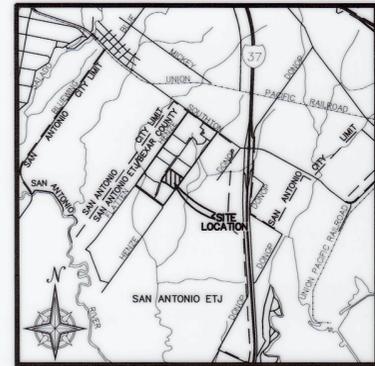
BY: \_\_\_\_\_ CHAIRMAN

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

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT...

OTHER NOTES: 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS. 2. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM...

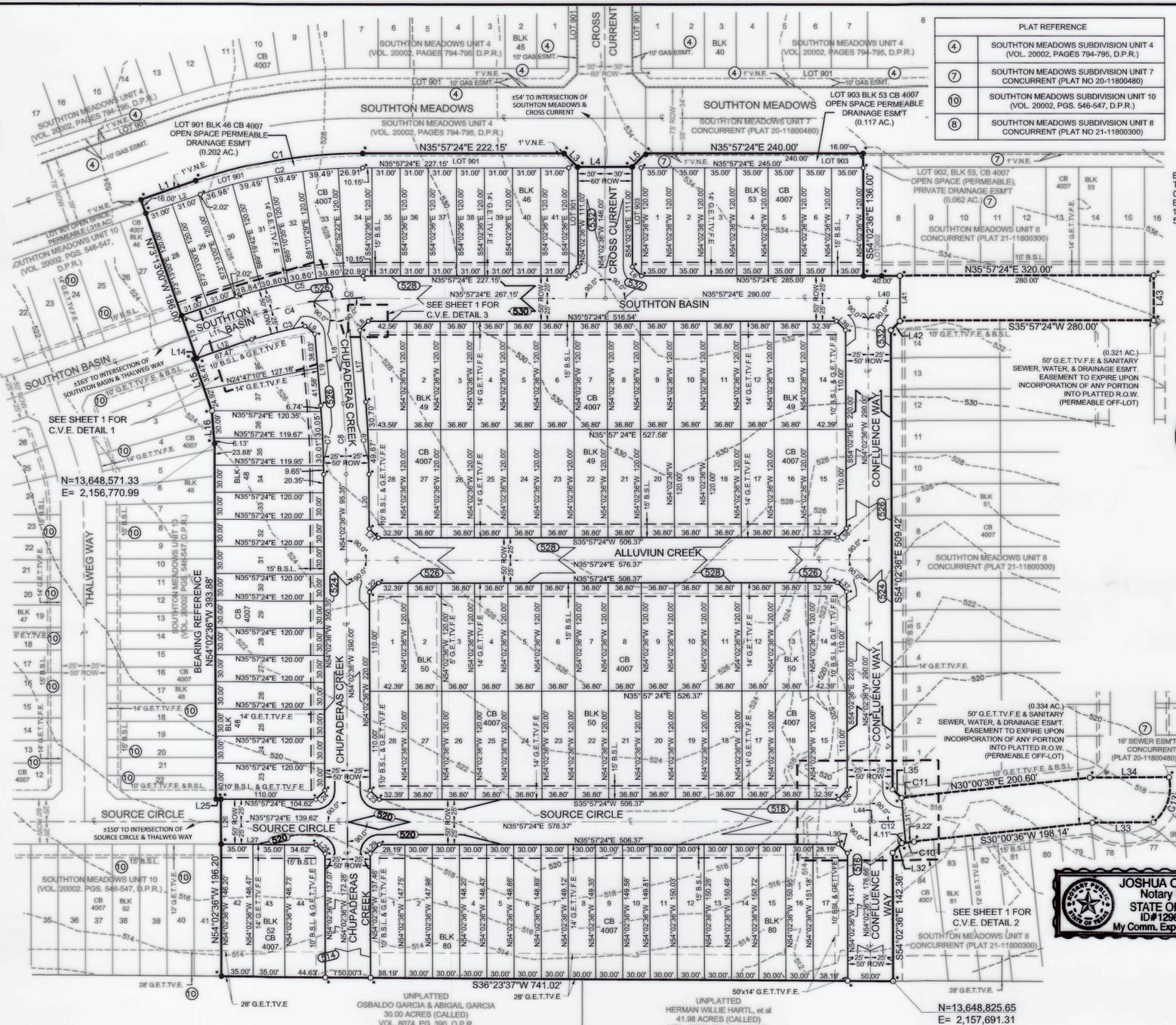
SAWS IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION: 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.

SAWS HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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 ON CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

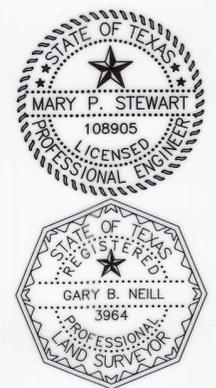
RESIDENTIAL FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE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



- LEGEND 1. BUILDING SETBACK LINE - B.S.L. 2. ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT - E.T.T.V.E. 3. GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION & FIBER EASEMENT - G.E.T.T.V.F.E. 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS - O.P.R. 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS - D.P.R. 6. COUNTY BLOCK - C.B. 7. CLEAR VISION EASEMENT - C.V.E. 8. VOLUME - VOL. 9. PAGE - PG. 10. EASEMENT - ESMT 11. RIGHT OF WAY - R.O.W. 12. STREET CENTERLINE - C 13. LINEAR FEET - L.F. 14. VEHICLE NON-ACCESS EASEMENT - V.A.E. 15. BLOCK - BLK 16. ACRE - AC 17. SQUARE FEET - SF 18. EXISTING CONTOUR - C 19. PROPOSED FINISHED CONTOUR - C 20. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN - 1/2" 21. 1/2" IRON ROD FOUND W/ CEC CAP - 1/2" 22. 1/2" IRON ROD SET W/ CEC CAP - 1/2" 23. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 24. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION. 25. BEARING REFERENCE SOURCE IS THE NORTHEAST BOUNDARY LINE OF THE SOUTHTON MEADOWS SUBDIVISION UNIT 10, VOL. 20002, PGS. 546-547, D.P.R., BETWEEN THE TWO FOUND MONUMENTS SHOWN, AND CALLED S54'02'36"E.

- CPS/SAWS/COSA UTILITY GENERAL NOTES: 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 DEDICATING 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," AND "TRANSFORMER EASEMENT" "WATER EASEMENT" "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSES OF INSTALLING, 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 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES



MARY P. STEWART LICENSED PROFESSIONAL ENGINEER



GARY B. NEILL REGISTERED PROFESSIONAL LAND SURVEYOR