

LEGEND

SET1/s" IRON ROD WITH BLUE CAP STAMPED "KFW

RIGHT - OF - WAY

DEED AND PLAT RECORDS D.P.R. OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OPROF BEXAR COUNTY, TEXAS

VOL. VOLUME

PG. PAGE

A.C.

ELECTRIC, GAS, E.G.T. & TV.E.

> C.B. COUNTY BLOCK

> > MILE

PROPOSED CONTOURS

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BILLE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED
- 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
- 4. THE ELEVATIONS FOR THIS SURVEY ARE

C.P.S./S.A.W.S./C.O.S.A. UTILITY 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 FASEMENT." "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 HOUT 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 ONS DEFINED 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 LITH ITIES LINE FSS 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
- 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.

Parcel Line Table

N00° 00' 08"W

N24° 43' 18"W

S24° 43' 18"E

N24° 43' 18"W

S24° 43′ 18″E

N34° 45′ 14"M

N24° 43' 18"W

S24° 43' 18"E

N24° 43′ 18″N

S24° 43' 18"E

N89° 55' 30"W

N89° 55' 30"W

N89° 52' 59"V

N00° 04' 30"E

S00° 04' 30"V

N89° 55' 30"W

S89° 55' 30"E

N00° 04' 30"E

S89° 55′ 30″E

S00° 04' 30"W

N89° 55′ 30″V

N00° 04' 30"E

ine # | Length | Direction

16.00'

4.37'

4.24'

4.24'

20.24'

13.00'

5.89'

5.89'

5.89'

5.891

5.89'

5.89'

13.00'

51.70

51.70'

1.30'

26.96'

4.50'

25.00'

25.00'

25.00'

4.50'

L2

L6

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L22

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR THE DIRECTOR OF PUBLIC WORKS. 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 BLOCK 72 AND LOT 902 BLOCK 72, 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 COUNT
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OCL PLATS)

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
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

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES

CONNECTION FEE NOTE:
SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT, ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY

S.A.W.S. IMPACT FEE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

Curve #

C1

C2

C3

C4

C5

C6

C7

C9

C10

C11

C12

C13

C15

C16

C17

C18

C19

C22

C24

C26

C27

C28

C29

C30

C31

C32

C33

C35

<u>S.A.W.S. DEDICATION:</u> THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON

Parcel Line Table

Direction

N89° 55' 30"W

N89° 55' 30"W

S65° 16' 42"W

S43° 59' 14"VI

S37° 19' 05"VI

N89° 55' 30"W

N59° 39' 08"W

N70° 39' 39"E

S44° 40' 43"E

S89° 52' 59"E

S00° 04' 30"W

S65° 16' 42"W

S65° 16' 42"VI

S89° 59' 38"E

N24° 43' 18"W

S24° 43' 18"E

S24° 43' 18"E

N44° 46' 19"E

S65° 16' 42"V

N00° 04' 30"E

S00° 04' 30"W

N89° 59' 38"M

Line # | Length

26.96'

1.30'

71.19'

71.21'

54.45'

12.99"

11.79"

12.70'

28.18'

50.00'

50.00"

50.00'

50.00'

64.96'

11.54'

11.54'

8.61'

28.12"

50.00'

104.82'

84.79

69.17'

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L35

L36

L37

L38

L39

L40

L41

L42

L43

COSA TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2547328) WHICH REQUIRES
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 FMPI OYFES 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

Radius

15.00'

51.00'

508.50'

495.50'

43.50

56.50'

50.00'

15.00'

55.00'

15.00'

100.00'

15.00'

15.00'

15.00'

55.00'

55.00'

55.00'

25.00'

55.00'

15.00'

15.00'

150.00'

100.00'

15.00°

55.00'

125.00'

55.00'

15.00'

15.00'

55.00"

150.00'

15.00'

55.00'

75.00'

55.00'

Length

23.56'

127.09

278.38'

271.30'

18.20'

23.64

14.20'

10.05'

131.31'

14.44

85.12'

23.56'

10.05'

14.44

131.31'

16.06

131.31'

28.81

131.31

14.44'

28.00'

127.68

85.12'

14.44

131.31'

36.63'

131.31'

14.44

21.68'

16.06'

127.68'

14.44

16.06'

9.17'

16.06

Curve Table

Delta

90°00'00"

142°47'00"

31°22'01

31°22'17"

23°58'21

23°58'21'

16°15'59'

38°22'40"

136°47′11"

55°09'00"

48°46'09'

90°00'00'

38°22'40"

55°09'00"

136°47'11"

16°43'38"

136°47'11"

66°01'39"

136°47'11"

55°09'00"

106°58'01"

48°46'09"

48°46'09"

55°09'00"

136°47'11"

16°47'17"

136°47'11"

55°09'00'

82°48'56"

16°43'38

48°46'09"

55°09'00

16°43'38"

7°00'21"

16°43'38"

Chord Bearing

S44°55'30"E

S57°03'40"W

S39°43'52"W

N39°44'00"E

N12°03'40"E

S12°03'40"VI

S66°50'25"V

S70°44'10"E

S76°49'54"VI

N62°21'00"W

S00°20'13"E

N45°04'30"E

N04°51'31"L

N62°29'59"E

S76°40'55"E

N65°16'42"E

S11°28'42"E

S57°03'40"W

N37°57'53"W

N02°51'12"E

N36°26'30"N

N00°20'13"W

S00°20'13"E

S52°17'48"E

S11°28'42"E

S15°39'13"W

N37°57'53"W

N02°51'12"E

S48°40'02"V

S00°04'30"W

S00°20'13"E

S52°17'48"E

S53°01'08"W N20°32'41"E

N65°16'42"E

Chord

21.21'

96.67

274.92

267.93'

18.07

23.47'

14.15'

9.86'

102.27

13.89"

82.57

21.21'

9.86

13.89'

102.27

16.00'

102.27

27.24

102.27'

24.11'

123.86'

82.57'

102.27'

36.50'

102.27'

19.84'

16.00"

123.86

16.00'

9.16'

16.00'

FIRE FLOW DEMAND 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

<u>OPEN SPACE NOTE:</u> LOTS 901 & 902 BLOCK 72 ARE DESIGNATED AS ELECTRIC, GAS, CABLE T.V., TELEPHONE, & PRIVATE DRAINAGE EASEMENTS, LOT 903 BLOCK 72 IS AND TELEVISION EASEMENT, LOT 901 BLOCK 75 IS DESIGNATED AS A LANDSCAPE, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, AND TELEVISION

EASEMENT.

FLOODPLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 483820400C, EFFECTIVE APRIL 3, 2012. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP

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.

DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH THE 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 (FILO) 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 NERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

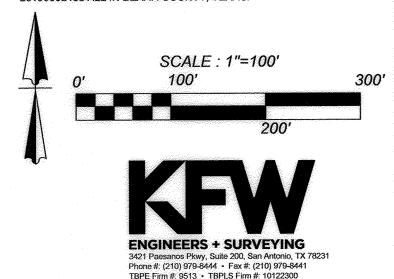
DETENTION POND MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE

SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION: THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

PLAT NUMBER 19-11800441

SUBDIVISION PLAT ESTABLISHING MORGAN MEADOWS, UNIT 1A

BEING 15.02 ACRES OF LAND OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404 OUT OF A 222.70 ACRE TRACT OF LAND CONVEYED TO TALLEY EXTENSION REVITALIZATION INITIATIVE, LLC IN DOCUMENT # 20190002433 ALL IN BEXAR COUNTY, TEXAS.



STATE OF TEXAS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN DERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENOUTIVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES DRITHE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

PANSION REVITALIZATION INITIATIVE, LLC TERS RD., BLDG. 1, STE. 1200, SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON HARTMAN 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

CERTIFICATE OF APPROVAL

Notary Public, State of Texas

Comm. Expires 03-06-2025 Notary ID 126828423

JAIME L. JOHNSON

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 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 TH | I IS | DAY OF | | A.D. 20 |
|----------|-----------------|--------|--|---------|
| | | - | ************************************** | |
| | | | | |

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

MORGAN MEADOWS UNIT 1A THIS PLAT OF 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.

| ATED THIS | DAY OF | A.D. 20 | |
|-----------|--------|---------|--|
| BY: | | | |
| CHA | IRMAN | | |

BY: SECRETARY

TOTAL RESIDENTIAL LOTS = 51

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT





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

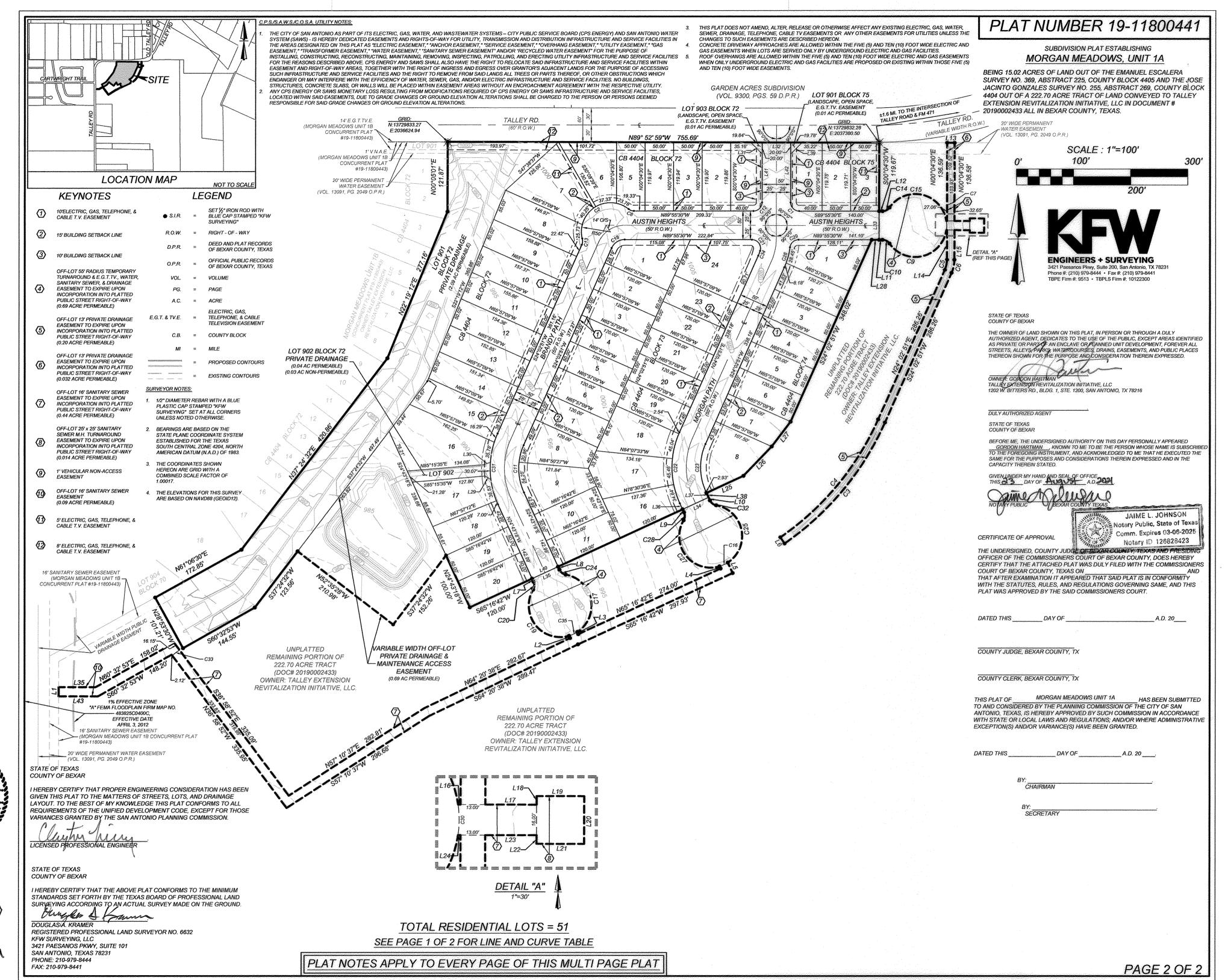
SAN ANTONIO, TEXAS 78231

PHONE: 210-979-8444

FAX: 210-979-8441

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.

DOUGLAS A KRAMER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101





CLAYTON J. LINNEY