

PLAT NO. 20-11800396

SUBDIVISION PLAT OF  
LUCKEY RANCH SOUTH  
UNIT 1

A 62.08 ACRE TRACT OF LAND BEING A PORTION OF A 149.266 ACRE TRACT DESCRIBED IN DEED TO LGI HOMES - TEXAS, L.L.C., RECORDED IN DOCUMENT NO. 2020090153 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NO. 12, ABSTRACT 21, COUNTY BLOCK 4320, OUT OF THE GIL RODRIGUEZ SURVEY NO. 11, ABSTRACT 615, COUNTY BLOCK 4319 AND OUT OF THE ASA WIKSON SURVEY NO. 68, ABSTRACT 793, COUNTY BLOCK 4318, NOW ALL IN COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TBPIS FIRM REGISTRATION #10028900  
DATE OF PREPARATION: February 03, 2022

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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 EASEMENT OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC UTILITIES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Shannon Birt*  
OWNER/DEVELOPER: SHANNON BIRT  
LGI HOMES - TEXAS, L.L.C.  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8966

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON BIRT, 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 17 DAY OF February, A.D. 2022

*Meghan J. Grace*  
NOTARY PUBLIC, MONTGOMERY 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. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

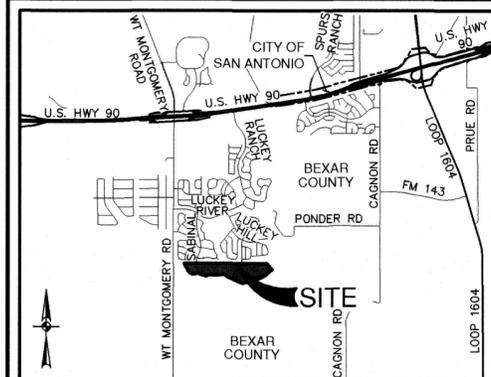
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH SOUTH UNIT 1, 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



LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**  
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.

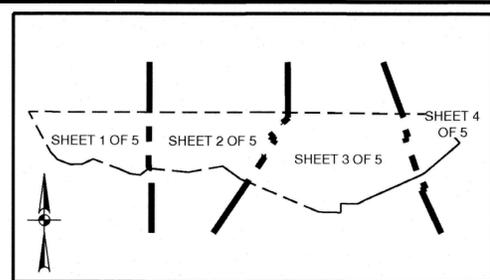
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

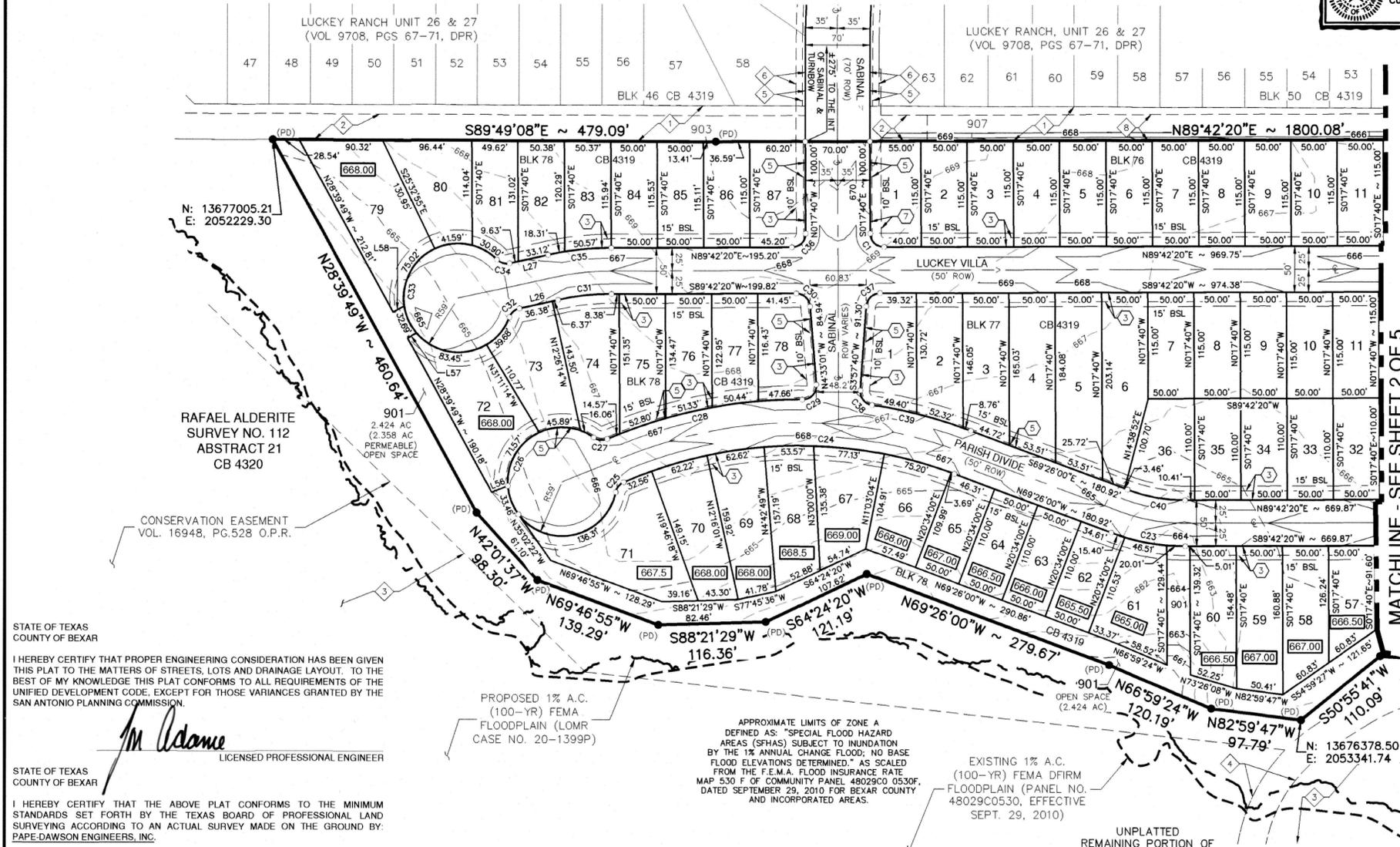
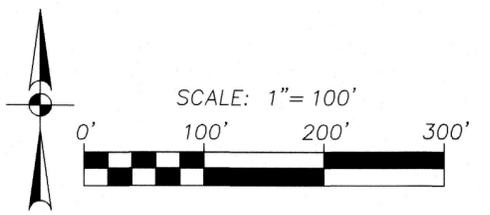
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**  
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:**  
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.



INDEX MAP  
NOT-TO-SCALE



PLAT NO. 20-11800396

SUBDIVISION PLAT OF LUCKEY RANCH SOUTH UNIT 1

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SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900
DATE OF PREPARATION: February 03, 2022

STATE OF TEXAS
COUNTY OF MONTGOMERY

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/DEVELOPER: SHANNON BIRT
LGI HOMES - TEXAS, LLC.
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON BIRT 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 COUNTY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF February, A.D. 2022



MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

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

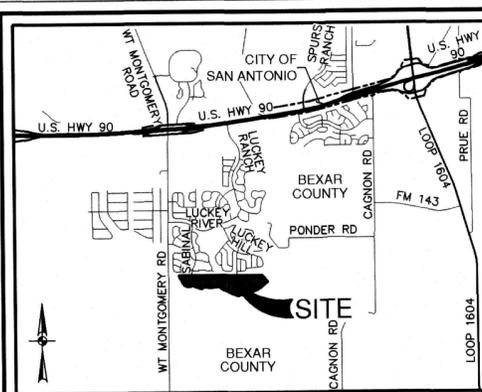
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DATED THIS DAY OF A.D. 20

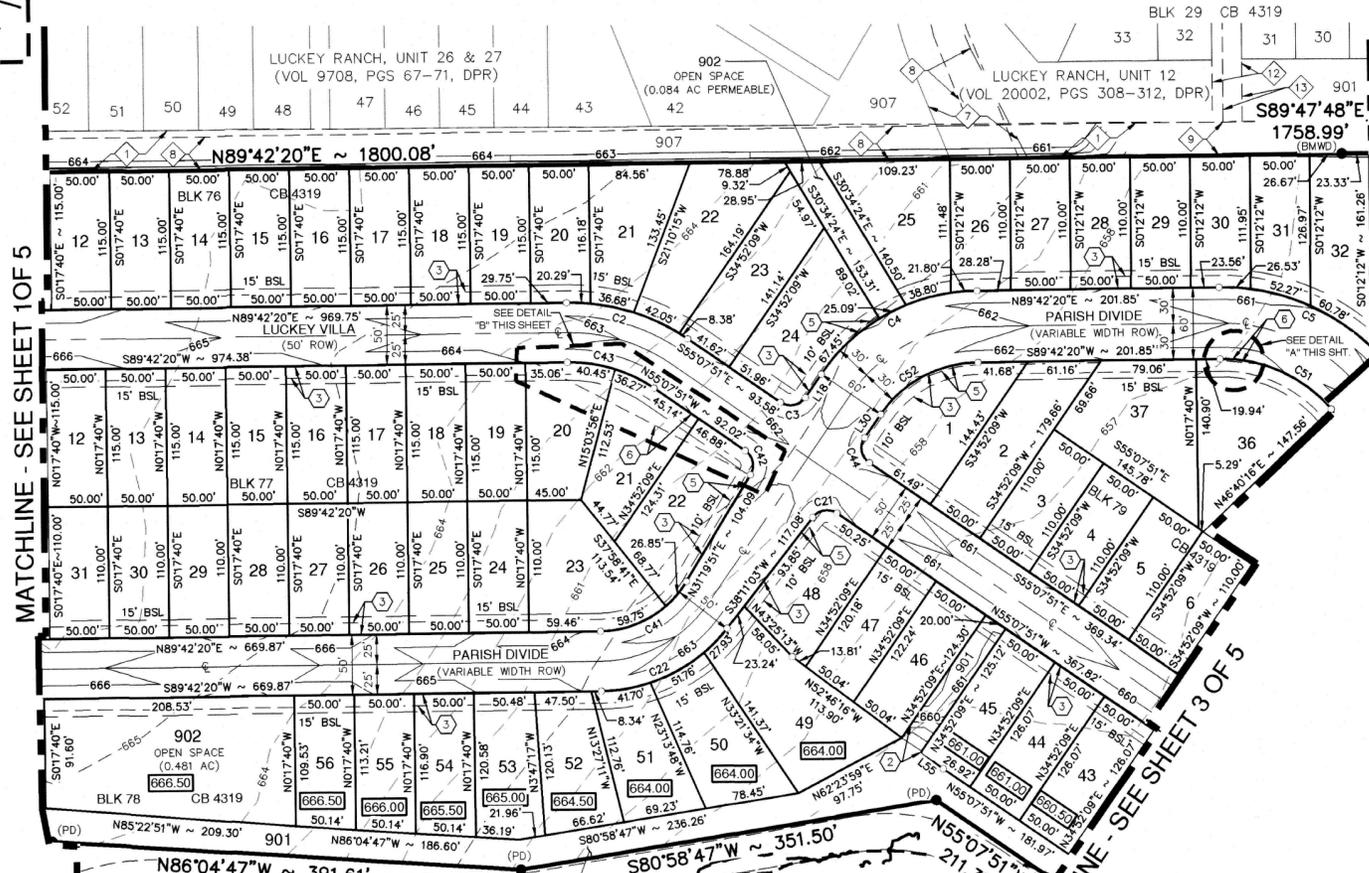
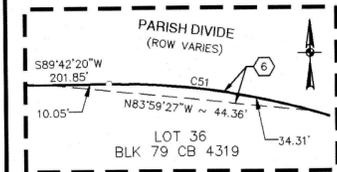
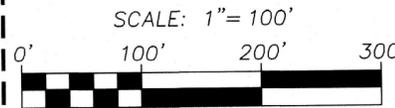
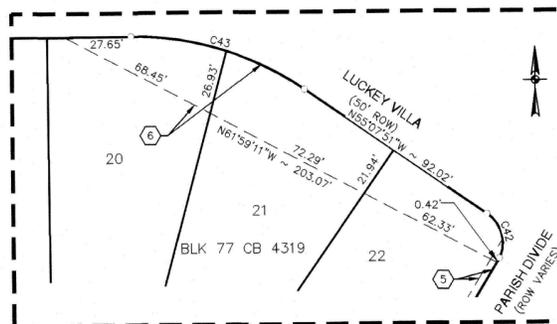
BY: CHAIRMAN

BY: SECRETARY



CPS/SAWS/COSA UTILITY: 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...
SAWS IMPACT FEE: 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: 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.

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MATCHLINE - SEE SHEET 10F 5

MATCHLINE - SEE SHEET 3 OF 5

UNPLATTED REMAINING PORTION OF 729.582 ACRES N: 13676421.11 E: 2053817.82 (VOL. 15212, PG. 1628 OPR)
APPROXIMATE LIMITS OF ZONE A DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP 530 F OF COMMUNITY PANEL 48029C0 0530F, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY AND INCORPORATED AREAS.

EXISTING 1% A.C. (100-YR) FEMA DFIRM FLOODPLAIN (PANEL NO. 48029C0530, EFFECTIVE SEPT. 29, 2010)

PROPOSED 1% A.C. (100-YR) FEMA FLOODPLAIN (LOMR CASE NO. 20-1399P)

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.

JON D. ADAME
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 BY: PAPE-DAWSON ENGINEERS, INC.

TOM H. MILO
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE: SEE SHEET 5 OF 5 FOR PLAT NOTES, CURVE AND LINE TABLE.



Civil Job No. 11164-32; Survey Job No. 9081-19

Date: Feb 03, 2022, 11:35am User: D: D89ym File: P:\11164\32\Design\Civil\Plat\PA-11164-32.dwg

SUBDIVISION PLAT OF LUCKEY RANCH SOUTH UNIT 1

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TSPE FIRM REGISTRATION #470 I TSPE'S FIRM REGISTRATION #10028900  
DATE OF PREPARATION: February 03, 2022

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COUNTY OF MONTGOMERY  
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*Meghan J. Grace*  
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS



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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

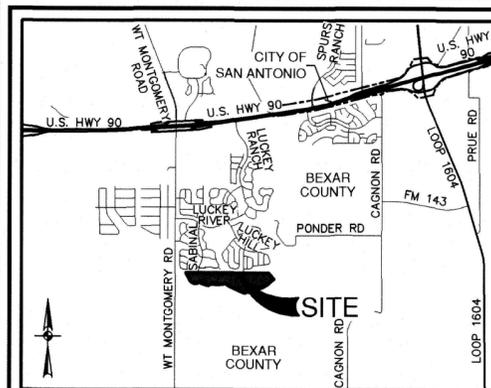
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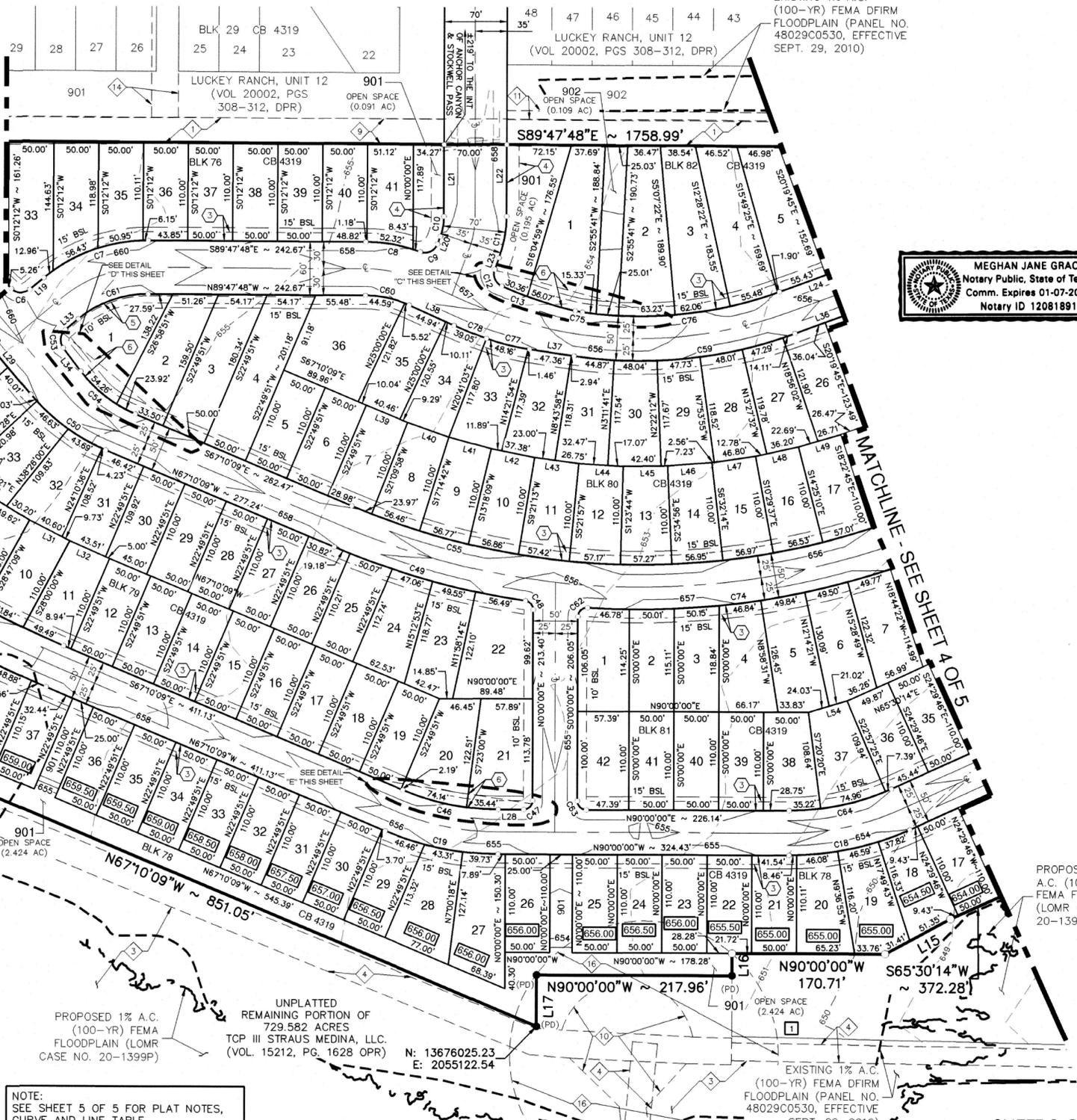
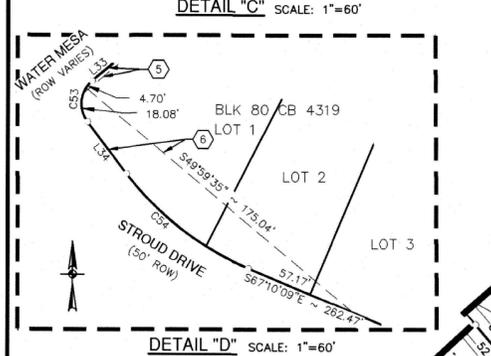
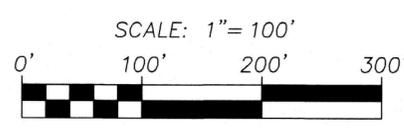
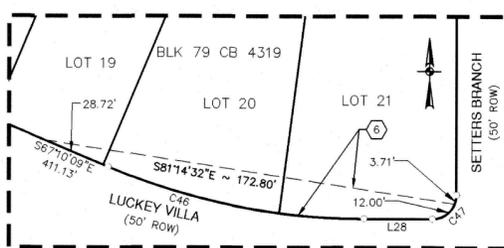
BY: \_\_\_\_\_ CHAIRMAN

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



**CPS/SAWS/COSA UTILITY:**  
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 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," "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 GRANTORS 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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**SAWS WASTEWATER EDU:**  
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.



EXISTING 1% A.C. (100-YR) FEMA DFIRM FLOODPLAIN (PANEL NO. 48029C0530, EFFECTIVE SEPT. 29, 2010)

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.

*J. D. Adame*  
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 BY: PAPE-DAWSON ENGINEERS, INC.

*T. H. Milo*  
REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED REMAINING PORTION OF 729.582 ACRES  
TCP III STRAUS MEDINA, LLC.  
(VOL. 15212, PG. 1628 OPR)  
N: 13676025.23  
E: 2055122.54

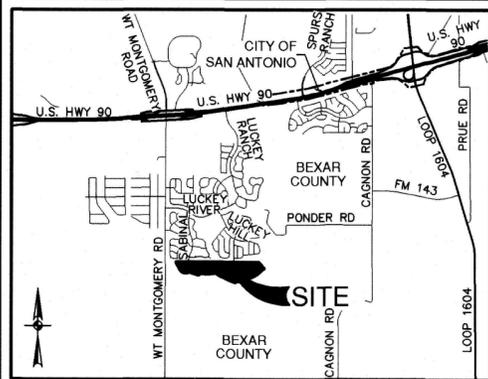
NOTE:  
SEE SHEET 5 OF 5 FOR PLAT NOTES,  
CURVE AND LINE TABLE.

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LUCKEY RANCH SOUTH, UNIT 1  
Civil Job No. 11164-32; Survey Job No. 9081-19



LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**

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," "SEWER 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, 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 GRANTORS 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.

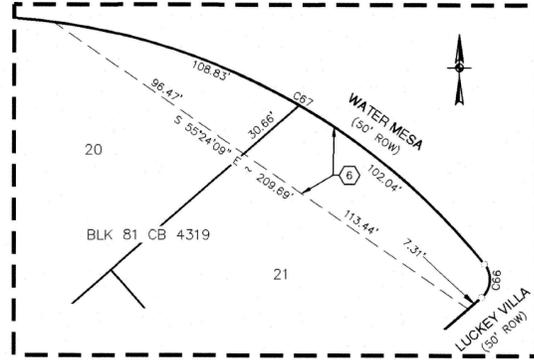
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**

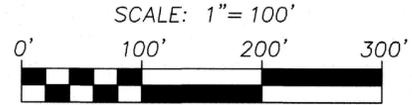
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU:**

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.



DETAIL "E"  
SCALE: 1"=50'



SCALE: 1"=100'

**PLAT NO. 20-11800396**

**SUBDIVISION PLAT OF  
LUCKEY RANCH SOUTH  
UNIT 1**

A 62.08 ACRE TRACT OF LAND BEING A PORTION OF A 149.266 ACRE TRACT DESCRIBED IN DEED TO LGI HOMES - TEXAS, L.L.C., RECORDED IN DOCUMENT NO. 2020090153 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE RAFAEL ALDERITE SURVEY NO. 12, ABSTRACT 21, COUNTY BLOCK 4320, OUT OF THE GIL RODRIGUEZ SURVEY NO. 11, ABSTRACT 615, COUNTY BLOCK 4319 AND OUT OF THE ASA WIKSON SURVEY NO. 68, ABSTRACT 793, COUNTY BLOCK 4318, NOW ALL IN COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800  
DATE OF PREPARATION: February 03, 2022

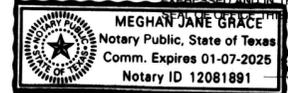
STATE OF TEXAS  
COUNTY OF MONTGOMERY

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 ENGINEER OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SHANNON BIRT  
LGI HOMES - TEXAS, L.L.C.  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON BIRT 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 PRESENCE OF ME AND MEGHAN JANE GRACE, NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS.



DAY OF February, A.D. 2022  
Meghan J. Grace  
NOTARY PUBLIC, MONTGOMERY 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. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

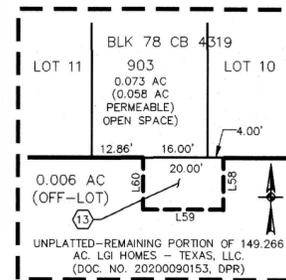
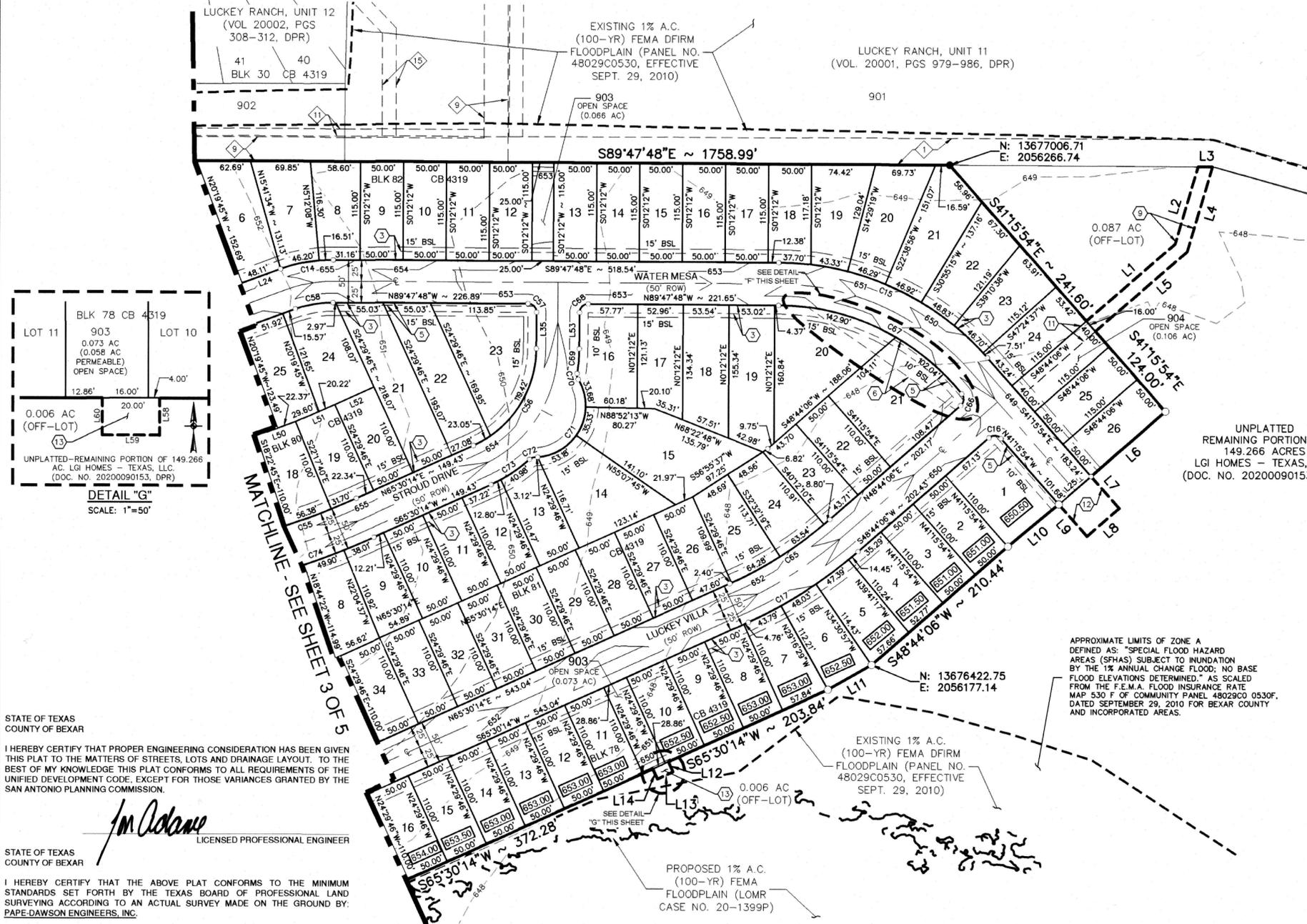
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH SOUTH UNIT 1, 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



DETAIL "G"  
SCALE: 1"=50'

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.

*Jon D. Adame*  
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 BY: PAPE-DAWSON ENGINEERS, INC.

*Tom H. Milo*  
REGISTERED PROFESSIONAL LAND SURVEYOR

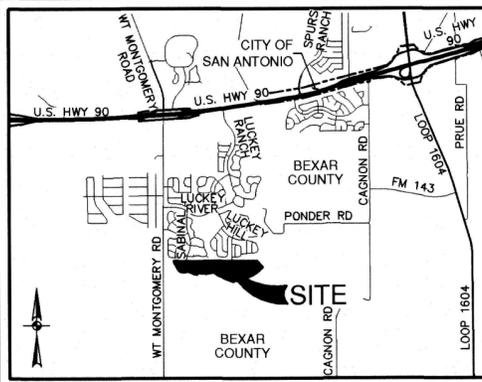
NOTE:  
SEE SHEET 5 OF 5 FOR PLAT NOTES,  
CURVE AND LINE TABLE.

UNPLATTED  
REMAINING PORTION OF  
149.266 ACRES  
LGI HOMES - TEXAS, L.L.C.  
(DOC. NO. 2020090153, DPR)

APPROXIMATE LIMITS OF ZONE A  
DEFINED AS: "SPECIAL FLOOD HAZARD  
AREAS (SFHAS) SUBJECT TO INUNDATION  
BY THE 1% ANNUAL CHANGE FLOOD; NO BASE  
FLOOD ELEVATIONS DETERMINED." AS SCALED  
FROM THE F.E.M.A. FLOOD INSURANCE RATE  
MAP 530 F OF COMMUNITY PANEL 48029C0530F,  
DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY  
AND INCORPORATED AREAS.



LUCKEY RANCH SOUTH, UNIT 1  
Civil Job No. 11164-32; Survey Job No. 9081-19



LOCATION MAP  
NOT TO SCALE

**LEGEND**

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
BSL BUILDING SETBACK LINE	PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
CB COUNTY BLOCK	ROW VARIABLE WIDTH RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR WID VARIABLE WIDTH
INT INTERSECTION	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)
	SET 1/2" IRON ROD (PD)-ROW
	SEE COUNTY FINISHED FLOOR ELEVATION NOTE

--- 1140 --- EXISTING CONTOURS  
 --- 1140 --- PROPOSED CONTOURS  
 --- 48029C0530 --- EXISTING 1% A.C. (100-YR) FEMA DFIRM FLOODPLAIN (PANEL 48029C0530, EFFECTIVE SEPT. 29, 2010)  
 --- --- PROPOSED 1% A.C. (100-YR) FEMA FLOODPLAIN (LOMRA CASE NO. 20-1399P)  
 --- --- ORIGINAL SURVEY/COUNTY LINE  
 --- --- CENTERLINE

- |  |   |
|--|---|
| 20' MAINTENANCE ACCESS EASEMENT  | 28' ELECTRICAL ACCESS EASEMENT (DOC. #20130215367) (CORRECTED D.O.C. #20140045268) (VOL. 16948, PG. 595, OPR) (DOC. #20140191664) |
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 1" VEHICULAR NON-ACCESS EASEMENT (VOL. 9708, PG. 67-71, DPR)  |
| 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9708, PG. 67-71, DPR)  |
| 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)  | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9695, PGS. 74-77, DPR)   |
| VARIABLE WIDTH CLEAR VISION EASEMENT   | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9695, PGS. 74-77, DPR)   |
| 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9695, PGS. 74-77, DPR)   |
| 16' SANITARY SEWER EASEMENT (OFF-LOT) (0.087 ACRE)   | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9695, PGS. 74-77, DPR)   |
| 16' SANITARY SEWER EASEMENT  | VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9695, PGS. 74-77, DPR)   |
| 50'x60' ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OFF-LOT) (PERMEABLE) (0.069 ACRE) | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PGS. 979-986, PR)   |
| 20' X 13' DRAINAGE EASEMENT (OFF-LOT) (0.006 AC.)  | WATER WELL PERMIT, W100-089, BE00046-002 (VOL. 9, PGS. 811-814, OPR)  |
| VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 12458, PGS. 2392-2396, OPR)   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PGS. 979-986, DPR)  |
| REMAINDER OF VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9685, PGS. 74-77, DPR)  | 25' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 308-312, PR)  |
| CONSERVATION EASEMENT (VOL. 16948, PG. 528, OPR)   | 16' SANITARY SEWER EASEMENT (VOL. 20002, PG. 308-312, PR)   |
| UNPLATTED REMAINING PORTION OF 729.582 ACRES TCP III STRAUS MEDINA, LLC. (VOL. 15212, PG. 1628 OPR)  | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PG. 308-312, PR)                                       |
|  | 16' SANITARY SEWER EASEMENT (VOL. 20001, PGS. 979-986, PR)  |
|  | SANITARY CONTROL 150' RADIUS EASEMENT (VOL. 9, PGS. 811-814, OPR)   |

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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*Tom H. Milo*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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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 APPROVED BY THE UTILITY. ANY OTHER UTILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**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 745 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.

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

**SETBACK:**

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.

**OPEN SPACE:**

LOT 903, BLOCK 78, CB 4319, LOT 904, BLOCK 78, CB 4319, LOT 902, BLOCK 82, CB 4319 AND LOT 903, BLOCK 82, CB 4319 ARE DESIGNATED AS OPEN SPACE AND AS A PRIVATE DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 902, BLOCK 78, CB 4319 IS DESIGNATED AS OPEN SPACE AND AS A BUFFER ZONE, PRIVATE DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 76, CB 4319, LOT 902, BLOCK 76, CB 4319, LOT 901, BLOCK 78, CB 4319, LOT 901, BLOCK 82, CB 4319 AND LOT 904, BLOCK 82, CB 4319 ARE DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. ALL OPEN SPACE LOTS TO BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION AT THE TIME OF RECORDATION.

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S45°17'40"E	21.21'	23.56'
C2	175.00'	35°09'49"	S72°42'46"E	105.72'	107.40'
C3	15.00'	90°00'00"	N79°52'09"E	21.21'	23.56'
C4	160.00'	54°50'11"	N62°17'14"E	147.35'	153.13'
C5	180.00'	48°06'11"	S67°14'35"E	140.96'	144.84'
C6	15.00'	85°52'00"	S87°07'29"E	20.43'	22.48'
C7	180.00'	40°15'41"	N70°04'21"E	123.90'	128.48'
C8	180.00'	19°42'43"	S79°56'27"E	61.62'	61.93'
C9	15.00'	89°47'45"	N65°01'02"E	21.18'	23.51'
C10	65.00'	20°07'09"	N10°03'35"E	22.71'	22.82'
C11	135.00'	20°07'09"	S10°03'35"W	47.16'	47.40'
C12	15.00'	86°18'23"	S23°02'03"E	20.52'	22.59'
C13	446.00'	11°06'12"	S71°44'20"E	86.30'	86.43'
C14	175.00'	20°31'57"	N79°56'13"E	62.38'	62.71'
C15	325.00'	48°31'55"	S65°31'51"E	267.13'	275.29'
C16	10.00'	90°00'00"	N86°15'54"W	14.14'	15.71'
C17	525.00'	16°46'07"	S57°07'10"W	153.10'	153.65'
C18	325.00'	24°29'46"	S77°45'07"W	137.89'	138.95'
C19	325.00'	22°49'51"	N78°35'05"W	128.65'	129.50'
C20	1025.00'	12°02'18"	N61°09'00"W	214.97'	215.36'
C21	15.00'	86°41'06"	S81°31'36"W	20.59'	22.69'
C22	135.00'	51°31'17"	S63°56'41"W	117.35'	121.39'
C23	225.00'	20°51'40"	N79°51'50"W	81.47'	81.92'
C24	475.00'	44°15'56"	S88°26'02"W	357.92'	366.98'
C25	15.00'	55°25'10"	S38°35'29"W	13.95'	14.51'
C26	59.00'	294°31'36"	N21°51'18"W	63.81'	303.29'
C27	15.00'	58°50'02"	S84°00'31"E	14.73'	15.40'
C28	525.00'	23°39'37"	N78°24'16"E	215.26'	216.80'
C29	15.00'	94°47'06"	N42°50'32"E	22.08'	24.81'
C30	15.00'	85°44'39"	N47°25'21"W	20.41'	22.45'
C31	275.00'	12°08'34"	S83°38'03"W	58.17'	58.28'
C32	15.00'	57°16'46"	S48°55'22"W	14.38'	15.00'
C33	59.00'	294°33'33"	N12°26'14"W	63.78'	303.32'
C34	15.00'	57°16'46"	S73°47'51"E	14.38'	15.00'
C35	325.00'	12°08'34"	N83°38'03"E	68.75'	68.88'
C36	15.00'	90°00'00"	N44°42'20"E	21.21'	23.56'
C37	15.00'	85°44'39"	S46°50'00"W	20.41'	22.45'
C38	15.00'	85°27'05"	S38°45'52"E	20.35'	22.37'
C39	525.00'	12°03'25"	S75°27'43"E	110.27'	110.48'

**SAWS IMPACT FEE:**

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:**

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.

**RESIDENTIAL FINISHED FLOOR:**

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

**COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN):**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

**LOMRS WITH FEMA APPROVAL:**

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY HALF ASSOCIATES AND CURRENTLY PENDING APPROVAL (CASE NO. 20-1399P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**EASEMENTS FOR FLOODPLAINS:**

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON JUNE 19, 2018 (CASE NO. 18-06-2600X); 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.

**CLEAR VISION:**

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

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 76, CB 4319, LOT 902, BLOCK 76, CB 4319, LOT 901, BLOCK 78, CB 4319, LOT 902, BLOCK 78, CB 4319, LOT 903, BLOCK 78, CB 4319, LOT 904, BLOCK 78, CB 4319, LOT 901, BLOCK 82, CB 4319, LOT 902, BLOCK 82, CB 4319, LOT 903, BLOCK 82, CB 4319, LOT 904, BLOCK 82, CB 4319, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**DRAINAGE EASEMENT ENCROACHMENTS:**

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 TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C40	175.00'	20°51'40"	S79°51'50"E	63.37'	63.72'
C41	85.00'	58°22'29"	N60°31'05"E	82.90'	86.60'
C42	15.00'	86°27'42"	N11°54'00"W	20.55'	22.64'
C43	125.00'	35°09'49"	N72°42'46"W	75.52'	76.72'
C44	15.00'	90°00'00"	S10°07'51"E	21.21'	23.56'
C45	975.00'	12°02'18"	S61°09'00"E	204.48'	204.86'
C46	275.00'	22°49'51"	S78°35'05"E	108.86'	109.58'
C47	10.00'	90°00'00"	N45°00'00"E	14.14'	15.71'
C48	10.00'	81°43'42"	N40°51'51"W	13.09'	14.26'
C49	875.00'	14°33'33"	N74°26'56"W	221.74'	222.34'
C50	221.00'	27°06'40"	N53°36'49"W	103.60'	104.57'
C51	120.00'	50°14'11"	N65°10'35"W	101.88'	105.21'
C52	100.00'	54°50'11"	S62°17'14"W	92.10'	95.71'
C53	15.00'	87°02'47"	S6°25'07"W	20.66'	22.79'
C54	149.00'	30°03'53"	S52°08'13"E	77.29'	78.18'
C55	825.00'	47°19'37"	N89°10'02"E	662.25'	681.46'
C56	125.00'	65°18'02"	N32°51'13"E	134.88'	142.46'
C57	10.00'	90°00'00"	N44°47'48"W	14.14'	15.71'
C58	125.00'	20°31'57"	S79°56'13"W	44.56'	44.79'
C59	500.00'	28°39'11"	S83°59'50"W	247.45'	250.04'
C60	120.00'	23°55'24"	N77°50'07"W	49.74'	50.10'
C61	120.00'	40°15'41"	S70°04'21"W	82.60'	84.32'
C62	10.00'	93°42'49"	S46°51'25"W	14.59'	16.36'
C63	10.00'	90°00'00"	S45°00'00"E	14.14'	15.71'
C64	275.00'	24°29'46"	N77°45'07"E	116.68'	117.57'
C65	475.00'	16°46'07"	N57°07'10"E	138.52'	139.02'
C66	10.00'	87°29'59"	N4°59'07"E	13.83'	15.27'
C67	275.00'	51°01'56"	N64°16'50"W	236.92'	244.94'
C68	10.00'	90°00'00"	S45°12'12"W	14.14'	15.71'
C69	175.00'	9°30'17"	S4°57'20"W	29.00'	29.03'
C70	10.00'	40°44'10"	S10°39'36"E	6.96'	7.11'
C71	60.00'	119°39'40"	S28°48'08"W	103.75'	125.31'
C72	10.00'	40°44'10"	S68°15'53"W	6.96'	7.11'
C73	175.00'	17°36'26"	S56°42'01"W	53.57'	53.78'
C74	875.00'	28°12'35"	S79°36'32"W	426.47'	430.81'
C75	100.00'	4°38'42"	S79°36'47"E	8.10'	8.11'
C76	450.00'	28°23'37"	N83°52'03"E	220.73'	223.00'
C77	250.00'	11°22'22"	N75°59'24"W	49.54'	49.62'
C78	505.00'	4°25'48"	N68°05'19"W	39.04'	39.05'

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800344) 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).

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N48°44'06"E	137.41'
L2	N16°22'51"E	93.75'
L3	S89°47'48"E	16.66'
L4	S16°22'51"W	103.04'
L5	S48°44'06"W	142.05'
L6	S48°44'06"W	115.00'
L7	S41°15'54"E	50.00'
L8	S48°44'06"W	50.00'
L9	N41°15'54"W	50.00'
L10	S49°59'03"W	77.15'
L11	S60°16'36"W	58.41'
L12	S24°29'46"E	13.00'
L13	S65°30'14"W	20.00'
L14	N24°29'46"W	13.00'
L15	S61°45'	