

LEGEND NOT TO SCALE

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.----

BUILDING SETBACK LINE-

B. COUNTY BLOCK——

10. VOLUME--

11. PAGE--

12. EASEMENT-

16. ACRE--

18. BLOCK-

15. LINEAR FEET-

17. SQUARE FEET-

GAS & FIBER EASEMENT——————
VEHICULAR NON—ACCESS EASEMENT—

14. STREET CENTERLINE-----

29. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL

30. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO

CAP UPON COMPLETION OF CONSTRUCTION.

11. BEARING REFERENCE SOURCE IS THE SOUTHEAST BOUNDARY LINE OF THE ROAD "SOUTHTON"

POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017

MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC

MEADOWS" FROM SOUTHTON MEADOWS SUBDIVISION UNIT 1, PLAT ID 19-11800005 BETWEEN THE TWO FOUND MONUMENTS SHOWN NORTH OF LOT 901, BLOCK 57 AND CALLED N35'57'24"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:

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 UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAN ANTONIO WATER SYSTEM.

3. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

4. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE REFLECTED DUE TO THE SCALE OF THE PLAT.

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

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 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 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, RES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF 2) ANT GPS 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 THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND

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

<u>CPS/SAWS/COSA UTILITY GENERAL NOTES:</u>

AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

24. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN--

25. 1/2" IRON ROD FOUND W/ CEC CAP----26. 1/2" IRON ROD SET W/ CEC CAP----

19. EXTRA-TERRITORIAL JURISDICTION---

27. CITY OF SAN ANTONIO CITY LIMITS--28. EDGE OF ASPHALT PAVEMENT-

21 PROPOSED FINISHED CONTOUR -

RESIDENTIAL FINISHED FLOOR NOTE:

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

FINISHED FLOOR RELATIVE TO FLOODPLAIN NOTE: 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

OPEN SPACE NOTE:

PUBLIC WORKS FOR MORE INFORMATION.

LOT 901, BLOCK 57, CB 4007 IS DESIGNATED AS OPEN SPACE, DRAINAGE, AND UTILITY EASEMENT. LOT 904, BLOCK 57, CB 4007 IS DESIGNATED AS OPEN SPACE AND PUBLIC DRAINAGE EASEMENT. LOT 905, BLOCK 57, CB 4007 IS DESIGNATED AS OPEN SPACE, PUBLIC DRAINAGE EASEMENT, AND PARTIAL TREE SAVE AREA.

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

G.F. ESM'T

G.E.T.TV.F.E.

- C.B.

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.

EASEMENTS FOR FLOODPLAINS NOTE:

SAWS IMPACT FEE PAYMENT NOTE:

SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION:

BY THE SAN ANTONIO WATER SYSTEM.

SAWS WASTEWATER EDU 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

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 57, CB 4007, SOUTHTON MEADOWS UNIT 1, RECORDED IN VOLUME 20001, PGS 2365-2369

SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN LESSER OF THE BOUNDARY OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0595F, DATED 02/16/2021; 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, PORTION OF THE FORCE MAIN EASEMENT, AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOMR WITH FEMA APPROVAL NOTE:

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 MAESTAS AND APPROVED BY FEMA ON FEBRUARY 16, 2021 (CASE NO. 20-06-1037P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

Curve Table Curve Length Radius Chord Length Chord Direction Delta C1 39.27' 25.00' 35.36' S80°57'24"W 090°00'00 C2 39.27' 25.00' 35.36' S09°02'36"E 090°00'00 39.27' 25.00 35.36' N80°57'24"E 090°00'00 C4 18.72' 29.00 18.40' S17°27'43"W 036°59'23 C5 145.96' 51.00 101.00 S80°57'24"W 163°58'46 C6 18.72' 29.00' 18.40' N35°32'54"W 036°59'23 C7 18.72' 29.00' 18.40' N72°32'17"W 036°59'23 145.96' 51.00' 101.00 N09°02'36"W 163°58'46 C9 18.72' 29.00' 18.40' N54°27'06"E 036°59'23 C10 18.72' 29.00' 18.40' N17°27'43"E 036°59'23

101.00'

18.40'

N80°57'24"E

S35°32'54"E

163°58'46

036°59'23"

C11

145.96'

C12 18.72' 29.00'

51.00'

1	Line	Length	Direction					
	L1	5.00'	N54°02'36"W					
	L2	120.00'	N35°57'24"E					
	L3	100.00'	N54°02'36"W					
	L4	25.00'	S35°57'24"W					
	L5	21.21'	N80°57'24"E					
	L6	30.00'	N35°57'24"E					
	L7	95.00'	N35°57'24"E					
	L8	86.97'	S35°57'24"W					
	L9	145.00'	S35°57'24"W					
	L10	14.00'	N09°02'36"W					
	L11	14.00'	N80°57'24"E					
	L12	14.00'	S09°02'36"E					
	L13	12.14'	N78°15'36"E					
	L14	15.03'	N80°57'24"E					
	L15	13.54'	N54°02'36"W					
	L16	15.00'	N54°02'36"W					
	L17	19.20'	N54°02'36"W					
	L18	20.03'	S35°57'24"W					
	L19	30.73'	N54°00'20"W					
	L20	31.05'	N35°57'24"E					
	L21	31.92'	S54°02'36"E					
- 4	L22	49.93'	S54°02'36"E					
4	L23	15.00'	S54°02'36"E					
	L24	11.00'	N35°57'24"E					

L25 11.00' N35°57'24"E

Line Table

BUILDING SETBACK NOTE:

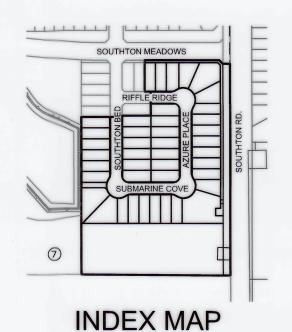
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801100) 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).

<u>MAINTENANCE NOTE:</u>

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. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 904, AND 905, BLOCK 57; DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE SOUTHTON MEADOWS UNIT 6 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.



	PLAT REFERENCE
1	SOUTHTON MEADOWS SUBDIVISION UNIT 1 (VOL. 20001, PAGES 2365-2369, D.P.R.) AMENDING PLAT OF SOUTHTON MEADOWS SUBDIVISION UNIT 1 (VOL. 20002, PAGES 591-596, D.P.R.)
2	SOUTHTON MEADOWS SUBDIVISION UNIT 2 (VOL. 20002, PAGES 581-584, D.P.R.)
7	SOUTHTON MEADOWS SUBDIVISION UNIT 7 (VOL. 20002, PAGES 1312-1315, D.P.R.)

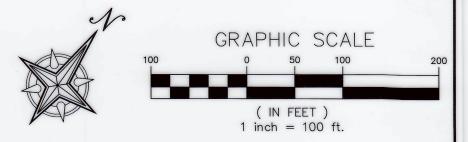
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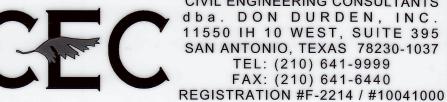


PLAT NO. 21-11800392 SUBDIVISION PLAT ESTABLISHING

SOUTHTON MEADOWS **SUBDIVISION UNIT 6**

BEING A TOTAL OF 11.191 ACRE TRACT OF LAND, INCLUDING 0.604 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE REMAINDER OF A 209.96 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190106687 O.P.R., OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4407, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 6-30, 32-33, 36-37, LOT 901, 904 AND 905, BLOCK 57; LOTS 2-14, BLOCK 58;





CIVIL ENGINEERING CONSULTANTS dba. DON DURDEN, INC. 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 TEL: (210) 641-9999 FAX: (210) 641-6440

DATE OF PREPARATION: 4/2022

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

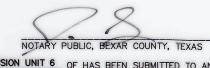


DULY AUTHORIZED AGENT

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 5 DAY OF APCIL



THIS PLAT SOUTHTON MEADOWS SUBDIVISION UNIT 6 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)

DATED THIS	DAY OF	A.D., 20
	BY:	
		CHAIRMAN
	BY:	
		SECRETARY
THE COMMISSIONER ATTACHED PLAT W TEXAS AND THAT . WITH THE STATUTE	COUNTY JUDGE OF BEX S COURT OF BEXAR CO AS DULY FILED WITH TH AFTER EXAMINATION IT	XAR COUNTY, TEXAS AND PRESIDING OFFICER OF DUNTY, DOES HEREBY CERTIFY THAT THE HE COMMISSIONERS COURT OF BEXAR COUNTY, APPEARED THAT SAID PLAT IS IN CONFORMITY HONS GOVERNING SAME, AND THIS PLAT WAS COURT.
DATED THIS	DAY OF	A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS



GARY B. NEILL

3964

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

EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

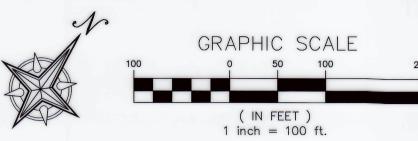
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SOUTHTON MEADOWS **SUBDIVISION UNIT 6**

BEING A TOTAL OF 11.191 ACRE TRACT OF LAND, INCLUDING 0.604 ACRE ROW DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE REMAINDER OF A 209.96 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190106687 O.P.R., OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4407, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 6-30, 32-33, 36-37, LOT 901, 904 AND 905, BLOCK 57; LOTS 2-14, BLOCK 58;



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DATE OF PREPARATION: 4/2022

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

RICHARD MOTT, VICE PRESIDENT OF LAND DEVELOPMENT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TX 78216

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 PLAT SOUTHTON MEAD CONSIDERED BY THE PLANNIN HEREBY APPROVED BY SUCH CE(S)

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING

ID#129847013 My Comm. Exp. June 9, 2022

AND REGULATIONS: AND /OR DATED THIS A.D., 20____

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.

REGISTRATION #F-2214 / #10041000 STATE OF TEXAS COUNTY OF BEXAR (210) 403-6200 DULY AUTHORIZED AGENT

LEGEND

HERMAN WILLIE HARTL, et al

41.98 ACRES (CALLED) VOL. 17532, PG. 2431 O.P.R.

SOUTHTON MEADOWS UNIT (VOL. 20001, PGS. 2365-2369, D.P.R.) (VOL. 20002, PGS. 591-596, D.P.R.)

1

1' V.N.E. -

SOUTHTON MEADOWS UNIT

(VOL. 20001, PGS. 2365-2369, D.P.R.) (VOL. 20002, PGS. 591-596, D.P.R.)

1

LOT 31 BLK 57 CB 4007

RECREATIONAL CENTER (VOL. 20001, PGS. 2365-2369 D.P.R.)

(VOL. 20002, PGS. 591-596, D.P.R)

1

LOT 902 BLK 57 CB 4007

DRAINAGE ESM'T (PERMEABLE)

(VOL. 20001, PGS. 2365-2369 D.P.R. (VOL. 20002, PGS. 591-596, D.P.R.)

LOT 904 (0.053 AC.) OPEN SPACE (PERMEABLE),

PUBLIC DRAINAGE ESM'T

SOUTHTON MEADOWS UNIT 1, PGS. 2365-2369 D.P.R.)

CONCURRENT (PLAT No. 20-11800480

LOT 901 BLK 81 CB 4007

OPEN SPACE (PERMEABLE). PUBLIC DRAINAGE ESM'T 8

PARTIAL TREE SAVE AREA

(12.837 AC.)

7

28' G.E.T.TV.

15' G.E.T.TV.F.E.-

SOUTHTON MEADOWS

1

1' V.N.E.

N35°57'24"E 170.00'

N35°57'24"E 120.00'

14' G.E.T.TV.F.E -

17.59'-

LOT 905 BLK 57 CB 4007

OPEN SPACE (PERMEABLE)

PUBLIC DRAINAGE ESM'T & PARTIAL TREE SAVE AREA

(2.908 AC.)

N=13,653,122

E= 2,159,490

-(536)-LOT 904-

LOT 902

OPEN SPACE (PERMEABLE)

BUILDING SETBACK LINE ---VARIABLE----- VAR. 16. ACRE—————— 17. SQUARE FEET— 18. BLOCK ---20. EXISTING CONTOUR-----PROPOSED FINISHED CONTOUR ----26. 1/2" IRON ROD SET W/ CEC CAP----

27. CITY OF SAN ANTONIO CITY LIMITS-----28. EDGE OF ASPHALT PAVEMENT----29. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017
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MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

ELECTRIC AND GAS FACILITIES.

(VOL. 20001, PGS. 2365-2369, D.P.R.) (VOL. 20002, PGS. 591-596, D.P.R)

LOT 901

1

RIFFLE RIDGE

10' G.E.T.TV.F.E. & B.S.I

10' B.S.L. & G.E.T.TV.F.I

1% ANNUAL CHANCE ULTIMATE FLOODPLAIN

- PER FLOOD STUDY

SUBMARINE COVE N35°57'24"E 290.00'

1% ANNUAL CHANCE

FLOODPLAIN

PER FEMA MAP

EFFECTIVE DATE: FEB. 16, 2021

≥ 28' G.E.T.TV.E.

OPEN SPACE (PERMEABLE)

SQUTHTON MEADOWS

1

RIFFLE RIDGE

10' B.S.L. & G.E.T.TV.F.E

BEARING REFERENCE N35°57'24"E 311.00'

1

L 1' V.N.E.

S35°57'24"W 105.7

14'GETTVEE

-23.53

LIFT STATION

0.44 AC)

CB 4007

MIN. FFE = 534.61'

OPEN SPACE (PERMEABLE), PUBLIC DRAINAGE ESM'T &

PARTIAL TREE SAVE AREA

S54°02'36"E

HERMAN WILLIE HARTL, et al

41.98 ACRES (CALLED) VOL. 17532, PG. 2431 O.P.R.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

A

876.58

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 AND RIGHTS—OF—WAY FOR UTILITY, TRANSMISSION

(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," AND "TRANSFORMER EASEMENT" "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND "RECYCLED WATER EASEMENT" "WATER 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 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 SHILLDINGS.

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

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

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

-19.23'

(0.719 AC.)

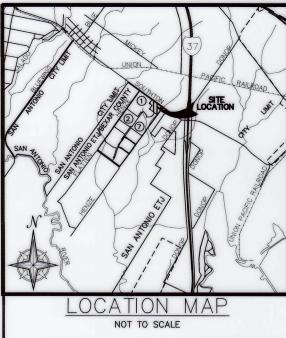
(0.604 AC.)

20' 12' 12'

5' SEWER ESM"

N=13,654,137 E= 2,159,148

SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLES



1=1	PLAT REFERENCE
1	SOUTHTON MEADOWS SUBDIVISION UNIT 1 (VOL. 20001, PAGES 2365-2369, D.P.R.) AMENDING PLAT OF SOUTHTON MEADOWS SUBDIVISIO UNIT 1 (VOL. 20002, PAGES 591-596, D.P.R.)
2	SOUTHTON MEADOWS SUBDIVISION UNIT 2 (VOL. 20002, PAGES 581-584, D.P.R.)
7	SOUTHTON MEADOWS SUBDIVISION UNIT 7 (VOL. 20002, PAGES 1312-1315, D.P.R.)

& UTILITY FASEMENT (0.248 AC.)

LOT 901 BLK 57 OPEN SPACE, DRAINAGE, $\langle A \rangle$

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

OTHER NOTES:

1. 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 PERMEABLE AREAS UNLESS NOTED OTHERWISE

OTHERWISE.
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY.
GUTTER ELEVATIONS AND CENTERLINE PAVEMENT 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 COMPLIENCE WITH THE
FLOODPLAIN REGULATION IN EFFECT AT TIME OF OTHERWISE. CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS

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

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 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.

STATE OF TEXAS COUNTY OF BEXAR

MARY P. STEWART

OF

GARY B. NEILL

3964

OF TEXT

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. CENSE CONSTRUCTION OF THE PARTY OF THE PARTY



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:

REGISTERED PROFESSIONAL LAND SURVEYOR

JOSHUA C SCATES **Notary Public** STATE OF TEXAS

THIS 5 DAY OF APRIL

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