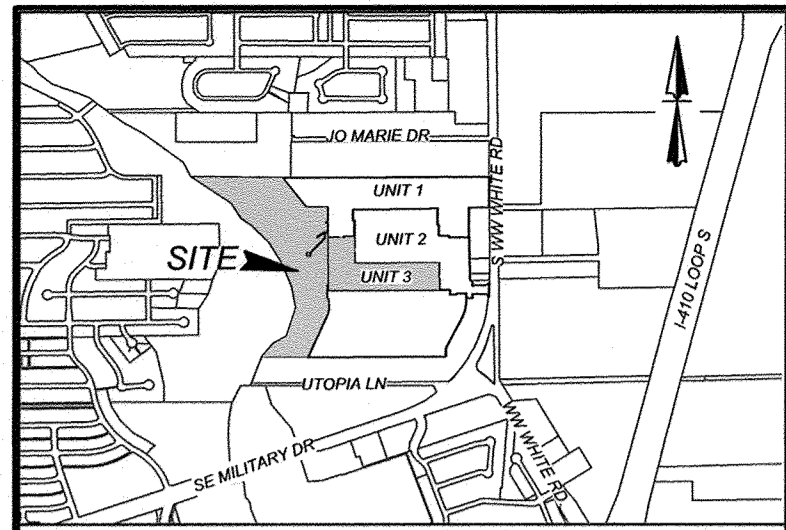


SUBDIVISION PLAT ESTABLISHING  
THEA MEADOWS, UNIT 3

BEING 31.90 ACRES, OUT OF 88.86 ACRE TRACT OF LAND SITUATED IN THE MARIA GERTRUDIS DE ALANIZ SURVEY NO. 20, ABSTRACT NO. 22, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, AND A PORTION OF THE CALLED 49.33 ACRE TRACT AND CONVEYED TO GARVAR DEVELOPMENT CORPORATION AND DESCRIBED IN DOCUMENT NO. 20180251311, A PORTION OF THAT CALLED 24.16 ACRE TRACT OF LAND CONVEYED TO GARVAR DEVELOPMENT CORPORATION DESCRIBED IN DOCUMENT NO. 20180251307, AND A PORTION OF THAT CALLED 21.3794 ACRE TRACT OF LAND CONVEYED TO BORALIS, INC. AND DESCRIBED IN VOLUME 7864, PAGE 1429, AND INCLUDING A PORTION OF LOT 4 OF THE GILLETT SUBDIVISION RECORD IN VOLUME 9100, PAGE 209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO SA KOSTA BROWNE, LTD. IN DOCUMENT NO. 20190087073 RECORDED MARCH 10, 2019 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE #204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- ⊥ = CENTERLINE
- ▬ = FLOODPLAIN
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- = PROPOSED CONTOURS
- = EXISTING CONTOURS

**C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:**  
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," "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.

**TREE SAVE AREA NOTE:**  
PORTIONS OF LOT 907 IS DESIGNATED AS TREE SAVE AREA.

**S.A.W.S. IMPACT FEE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**S.A.W.S. 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.

**S.A.W.S. 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 NOTE (PRVS REQUIRED):**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

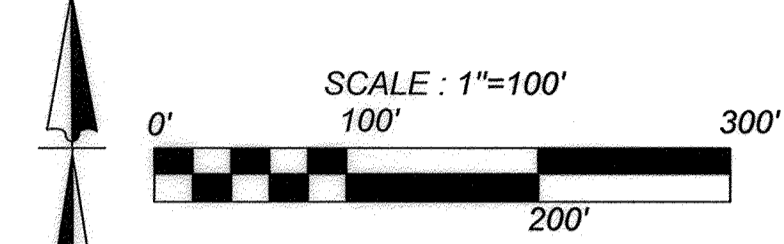
**FIRE FLOW DEMAND NOTE:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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.

**OPEN SPACE NOTE:**  
LOTS 905, 906, BLOCK 1, ARE DESIGNATED AS LANDSCAPE EASEMENTS, OPEN SPACE, COMMON AREA, PRIVATE DRAINAGE, WATER AND ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS. THE LOTS 907 BLOCK 1, ARE DESIGNATED AS LANDSCAPE EASEMENTS, OPEN SPACE, COMMON AREA, PUBLIC DRAINAGE, WATER AND ELECTRIC, GAS, TELEPHONE, CABLE TV, AND GREENBELT EASEMENTS.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2514259) 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 35-47(14).

NOTES:

- 1 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 905, 906, & LOT 907 BLOCK 1, N.C.S. 10843, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 2 THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0585H, DATED 9/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 1% 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.
- 3 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)
- 4 RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FIRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
- 5 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 OR 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 6 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 7 INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



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.

BLAKE YANTIS, MOSAIC DEVELOPMENT, LLC.  
6912 WEST AVENUE, SUITE 100  
SAN ANTONIO, TX 78213

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis, 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 22 DAY OF April, A.D. 2022

Michelle Thi Hoang  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



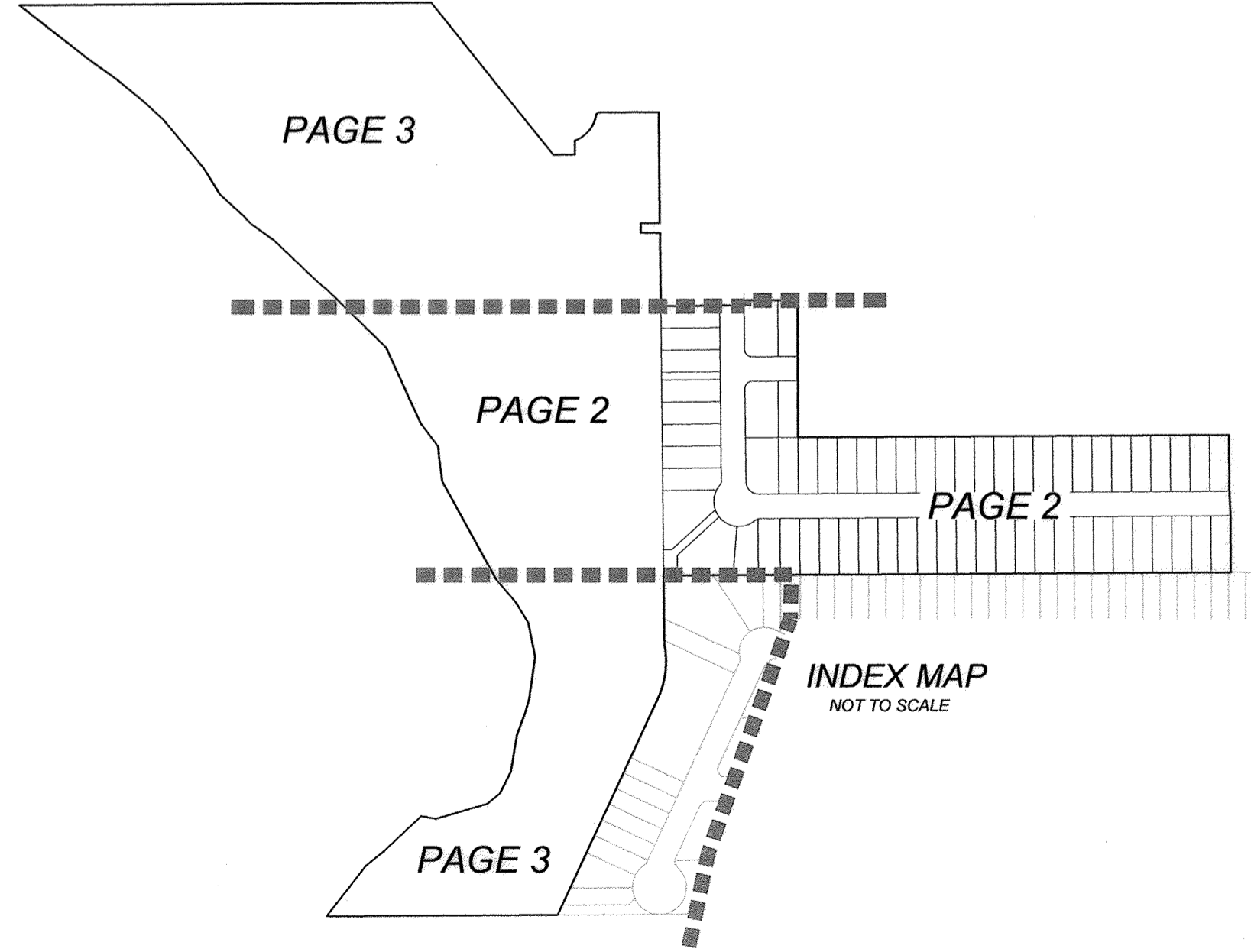
THIS PLAT OF THEA MEADOWS UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

Parcel Line Table			Parcel Line Table			Parcel Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord	Chord Bearing
L1	44.26'	N89° 17' 34"E	L15	47.29'	N20° 30' 44"E	L29	55.63'	N47° 31' 04"W	C1	70.44'	65.00'	62°05'33"	67.04'	N40°18'32"E
L2	28.71'	N00° 42' 26"W	L16	30.36'	N15° 22' 39"E	L30	69.30'	N50° 29' 56"W	C2	9.82'	7.00'	80°23'49"	9.04'	N49°27'32"E
L3	39.00'	S89° 17' 33"W	L17	87.12'	N08° 00' 39"E	L31	73.36'	N54° 51' 23"W	C3	112.64'	186.43'	34°37'00"	110.93'	S07°27'56"W
L4	19.99'	S00° 44' 34"E	L18	70.83'	N11° 16' 56"W	L32	93.65'	N89° 39' 26"E	C4	23.47'	15.00'	89°38'08"	21.15'	S45°31'30"E
L5	39.00'	N89° 18' 07"E	L19	48.77'	N31° 35' 36"W	L33	93.14'	S89° 39' 26"W	C5	23.66'	15.00'	90°21'52"	21.28'	S44°28'30"W
L6	9.52'	N00° 42' 26"W	L20	61.32'	N40° 56' 16"W	L34	17.54'	S89° 17' 34"W	C6	39.11'	25.00'	89°38'08"	35.24'	S45°31'30"E
L7	50.01'	S02° 49' 29"E	L21	49.48'	N07° 50' 46"W	L35	41.25'	S00° 20' 34"E	C7	11.87'	475.00'	1°25'55"	11.87'	N88°56'29"E
L8	10.36'	S01° 19' 35"E	L22	21.75'	N04° 46' 28"W	L36	90.58'	S00° 42' 26"E	C8	14.04'	512.66'	1°34'08"	14.04'	S88°53'29"W
L9	4.48'	N22° 57' 47"E	L23	60.15'	N37° 00' 54"W				C9	10.69'	15.00'	40°50'27"	10.47'	S69°14'13"W
L10	48.88'	N50° 52' 08"E	L24	29.15'	N50° 03' 58"W				C10	152.49'	51.00'	171°19'02"	101.71'	N45°31'30"W
L11	30.45'	S79° 44' 53"E	L25	55.68'	N54° 04' 31"W				C11	10.69'	15.00'	40°50'27"	10.47'	N19°42'48"E
L12	34.19'	N51° 03' 33"E	L26	26.79'	N44° 53' 50"W				C12	6.73'	15.00'	25°42'48"	6.68'	N61°40'23"E
L13	49.34'	N26° 52' 47"E	L27	62.39'	N48° 05' 31"W									
L14	75.29'	N09° 07' 28"E	L28	63.46'	N31° 51' 32"W									



TOTAL RESIDENTIAL LOTS = 63

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

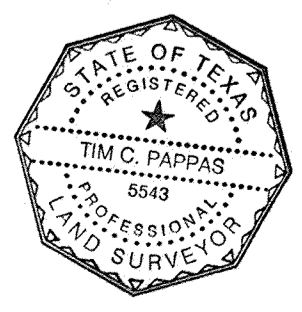
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



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.

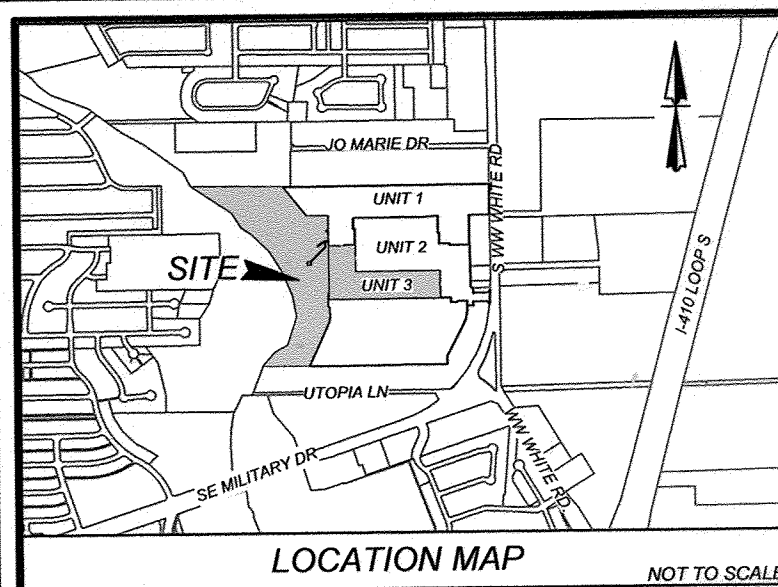
Michael B. Richards  
LICENSED PROFESSIONAL ENGINEER



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:

Tim C. Pappas  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

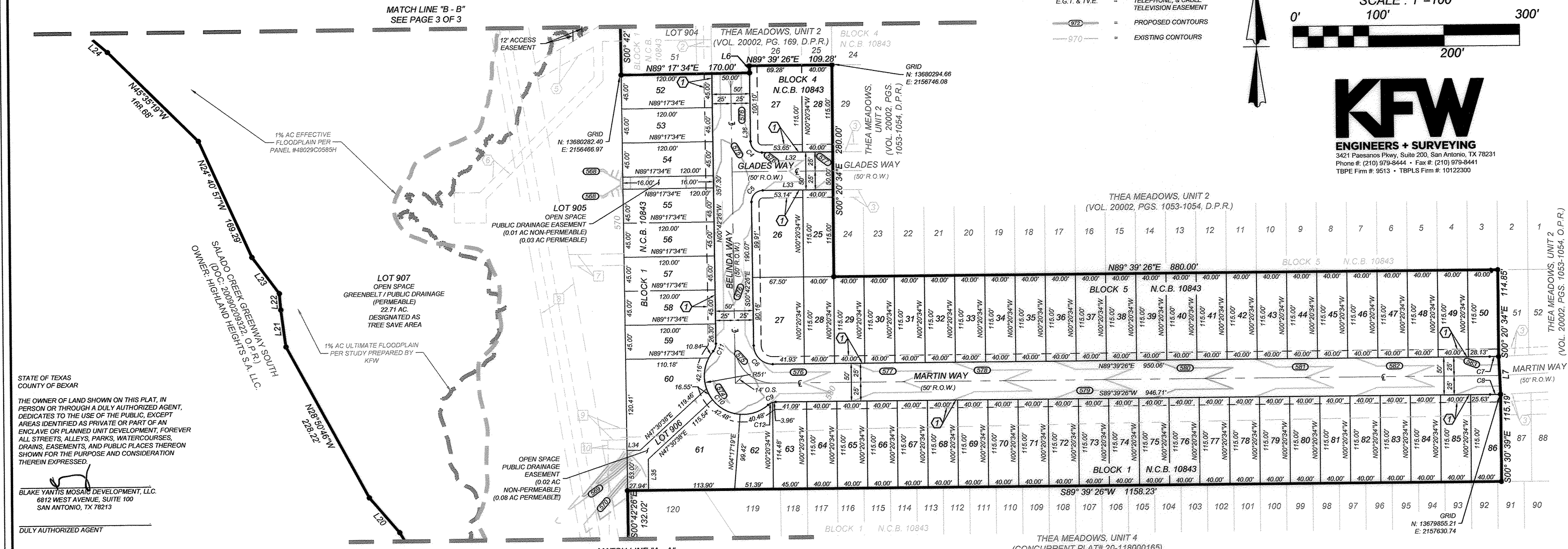
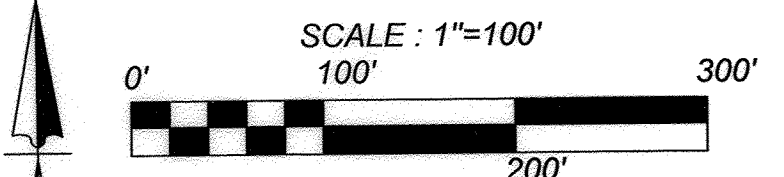


C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "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.

S.A.W.S. 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.
S.A.W.S. 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.

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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CL = CENTERLINE
F = FLOODPLAIN
E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
-072- = PROPOSED CONTOURS
-970- = EXISTING CONTOURS



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.

BLAKE YANTIS MOSART DEVELOPMENT, LLC
6812 WEST AVENUE, SUITE 100
SAN ANTONIO, TX 78213
DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Blake Yantis 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 22 DAY OF April A.D. 22

MICHELLE THI HOANG
Notary Public, State of Texas
Comm. Expires 01-05-2026
Notary ID 133517899

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.

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:
T.M.C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (THEA MEADOWS UNIT 1 VOL. 20002, PG. 158, D.P.R.)
3 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (THEA MEADOWS UNIT 2, VOL. 20002, PGS. 1053-1054, D.P.R.)
4 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (THEA MEADOWS UNIT 4 VOL. 20002, PGS. 1437-1438, D.P.R.)
5 20' SANITARY SEWER & ACCESS EASEMENT (0.08 AC. PERMEABLE)
6 VARIABLE WIDTH ACCESS EASEMENT (0.102 AC. PERMEABLE)
7 12' ELECTRIC & TELEPHONE EASEMENT (VOL. 9100, PG. 209, D.P.R.)
8 50' SANITARY SEWER EASEMENT (VOL. 9965, PG. 585, O.P.R.)
9 15' SANITARY SEWER EASEMENT (VOL. 7447, PG. 944, O.P.R.)
10 28' OFF-SITE SANITARY SEWER EASEMENT (THEA MEADOWS UNIT 4 VOL. 20002, PGS. 1437-1438, D.P.R.)
11 CITY OF SAN ANTONIO ELECTRIC TRANSMISSION LINE EASEMENT TRACT "A" (VOL. 4775, PG. 199, D.P.R.) (VOL. 9100, PGS. 209, D.P.R.)

TOTAL RESIDENTIAL LOTS = 63

SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

THIS PLAT OF THEA MEADOWS UNIT 3 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

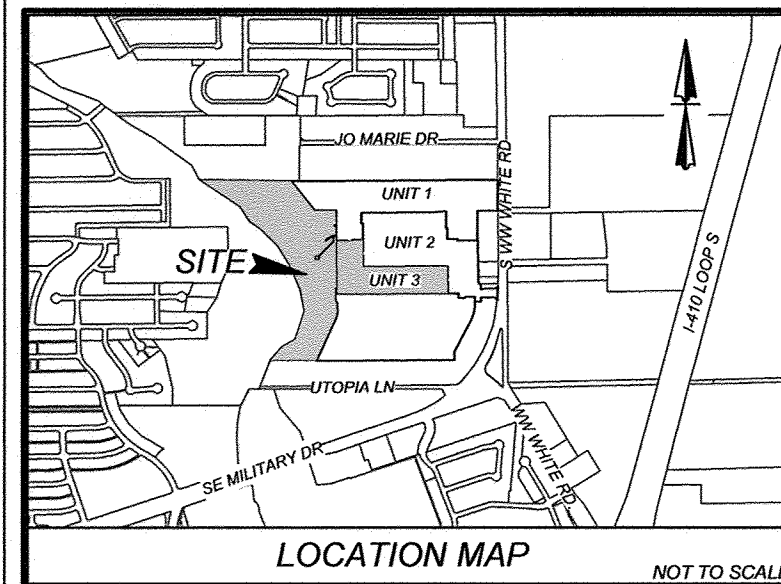
BY: CHAIRMAN

BY: SECRETARY



SUBDIVISION PLAT ESTABLISHING THEA MEADOWS, UNIT 3

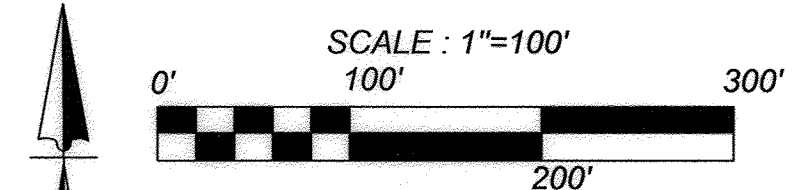
BEING 31.90 ACRES, OUT OF 88.86 ACRE TRACT OF LAND SITUATED IN THE MARIA GERTRUDIS DE ALANIZ SURVEY NO. 20, ABSTRACT NO. 22, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, AND A PORTION OF THE CALLED 49.33 ACRE TRACT AND CONVEYED TO GARVAR DEVELOPMENT CORPORATION AND DESCRIBED IN DOCUMENT NO. 20180251311, A PORTION OF THAT CALLED 24.16 ACRE TRACT OF LAND CONVEYED TO GARVAR DEVELOPMENT CORPORATION DESCRIBED IN DOCUMENT NO. 20180251307, AND A PORTION OF THAT CALLED 21.3794 ACRE TRACT OF LAND CONVEYED TO BORALIS, INC. AND DESCRIBED IN VOLUME 7864, PAGE 1429, AND INCLUDING A PORTION OF LOT 4 OF THE GILLETT SUBDIVISION RECORD IN VOLUME 9100, PAGE 209 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO SA KOSTA BROWNE, LTD. IN DOCUMENT NO. 20190087073 RECORDED MARCH 10, 2019 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

- S.A.W.S. IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... S.A.W.S. 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. SURVEYOR NOTES: 1. 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS... 2. 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... 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017... 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

LEGEND table with symbols for S.I.R., R.O.W., D.P.R., O.P.R., VOL., PG., N.C.B., CENTERLINE, FLOODPLAIN, E.G.T. & T.V.E., PROPOSED CONTOURS, and EXISTING CONTOURS.

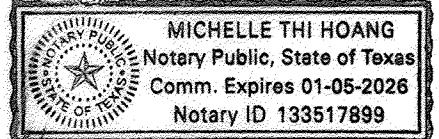


STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BLAKE YANTIS, MOSAIC DEVELOPMENT, LLC, 6812 WEST AVENUE, SUITE 100, SAN ANTONIO, TX 78213

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis, 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 22nd DAY OF April, A.D. 2022 NOTARY PUBLIC BEXAR COUNTY, TEXAS



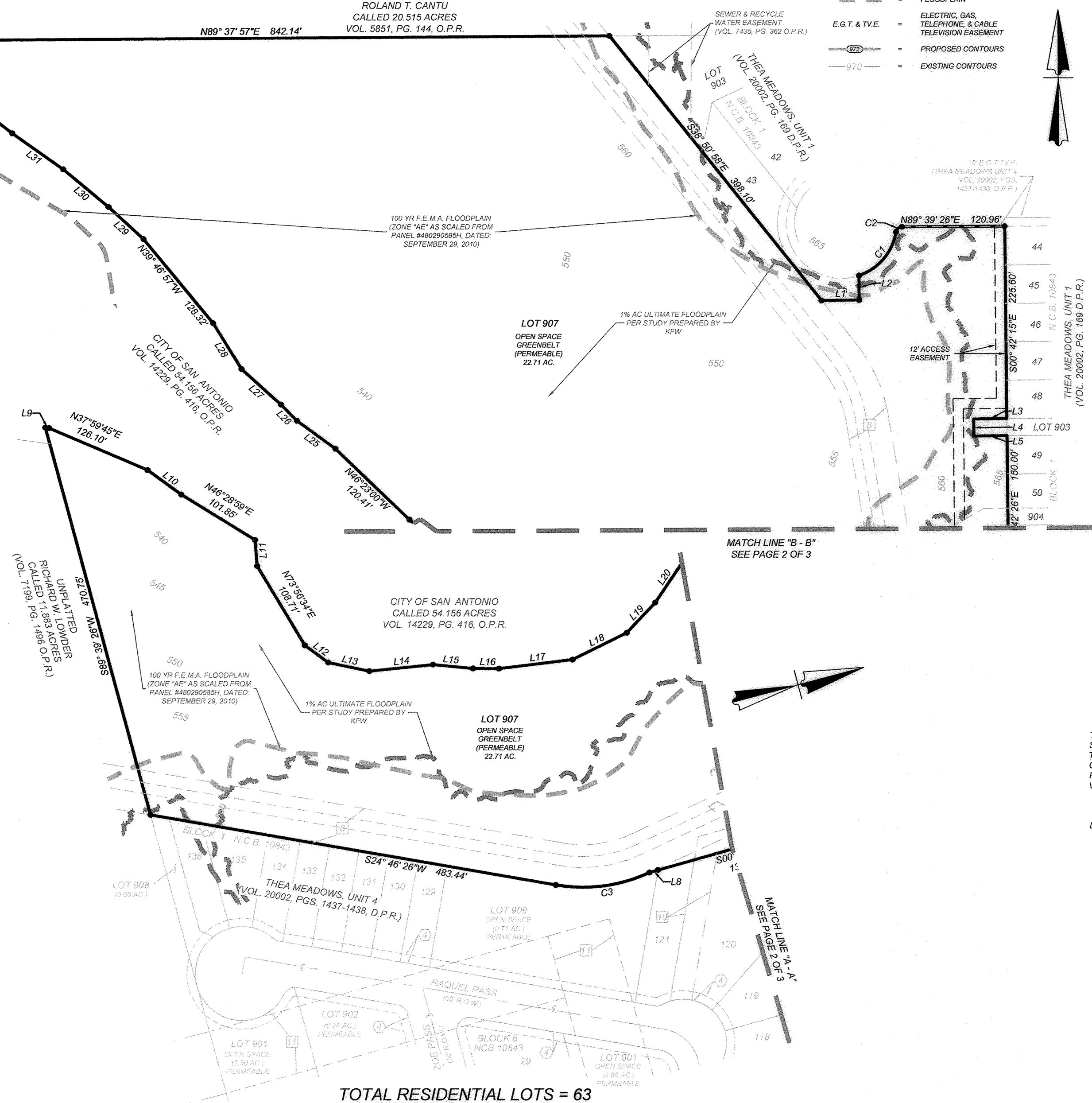
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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

- KEYNOTES 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 2. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (THEA MEADOWS UNIT 1, VOL. 20002, PG. 1437-1438, D.P.R.) 3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (THEA MEADOWS UNIT 2, VOL. 20002, PGS. 1437-1438, D.P.R.) 4. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (THEA MEADOWS UNIT 4, VOL. 20002, PGS. 1437-1438, D.P.R.) 5. 20' SANITARY SEWER & ACCESS EASEMENT (0.09 AC, PERMEABLE) 6. VARIABLE WIDTH ACCESS EASEMENT (0.102 AC, PERMEABLE) 7. 13' ELECTRIC & TELEPHONE EASEMENT (VOL. 9100, PG. 209, D.P.R.) 8. 50' SANITARY SEWER EASEMENT (VOL. 5955, PG. 585, O.P.R.) 9. 15' SANITARY SEWER EASEMENT (VOL. 7417, PG. 844, O.P.R.) 10. 25' OFF-SITE SANITARY SEWER EASEMENT (THEA MEADOWS UNIT 4 VOL. 20002, PGS. 1437-1438, D.P.R.) 11. CITY OF SAN ANTONIO ELECTRIC TRANSMISSION LINE EASEMENT TRACT "A" (VOL. 4773, PG. 159 D.P.R.; VOL. 9100, PG. 209, D.P.R.)



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. MICHAEL B. RICHARDS, LICENSED PROFESSIONAL ENGINEER, 4/25/22. 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. TIM C. PAPPAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543, KFW SURVEYING, LLC, 3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TEXAS 78231, PHONE: 210-979-8444, FAX: 210-979-8441.

TOTAL RESIDENTIAL LOTS = 63 SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

