

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	5/8" YELLOW PLASTIC CAP STAMPED "LJA SURVEYING"
1190	EXISTING CONTOURS
1190	PROPOSED CONTOURS
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL	VOLUME
PG	PAGE
V.N.A.E.	VEHICULAR NON-ACCESS ESMT
ESMT	EASEMENT
NCB	NEW CITY BLOCK
CB	COUNTY BLOCK
BLK	BLOCK
G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
LF	LINEAR FEET
CL	CENTERLINE
AC	ACRE
---	EASEMENT LINE
---	OFF-LOT EASEMENT LINE
---	PROPERTY BOUNDARY LINE
---	FEMA 100-YEAR FLOODPLAIN PER FRM PANEL 48029C0585H DATED SEPTEMBER 29, 2010
---	1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY
---	1% AC EXISTING/PROPOSED FLOODPLAIN PER FLOOD STUDY

NOTES:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0585H, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS/SAWS/COSA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

OPEN SPACE NOTE:

- LOT 901, BLOCK 5, CB & NCB 5153 IS DESIGNATED AS PERMEABLE OPEN SPACE & DRAINAGE ESMT. (12.51 ACRES)
- LOT 902, BLOCK 5, CB 5153 IS DESIGNATED AS PERMEABLE OPEN SPACE, UTILITY, & DRAINAGE ESMT. (0.19 ACRES)
- LOT 901, BLOCK 17, CB 5153 IS DESIGNATED AS PERMEABLE OPEN SPACE & DRAINAGE ESMT. (0.19 ACRES)

DRAINAGE EASEMENT ENCROACHMENT:

- 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO 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.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 20, NCB 10881; LOT 901, BLOCK 17, CB 5153; LOT 901, BLOCK 5, CB 5153 & LOT 902, BLOCK 5, CB 5153 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN AGAVE SUBDIVISION 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 BEAR COUNTY.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED 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 REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

EASEMENTS FOR FLOODPLAINS

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 FRM PANEL 48029C0585H, DATED 9/29/2010, 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 OR THE CITY OF SAN ANTONIO OR BEAR COUNTY.

SETBACK NOTE:

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

CLEAR VISION NOTE:

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.

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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 20 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.

INGRESS & EGRESS (WATER / SANITARY SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800560) 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).

SAWS HIGH PRESSURE NOTE:

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 DEVELOPER 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.

SAWS WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION SHALL BE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

MULTIPLE PAGE PLAT NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

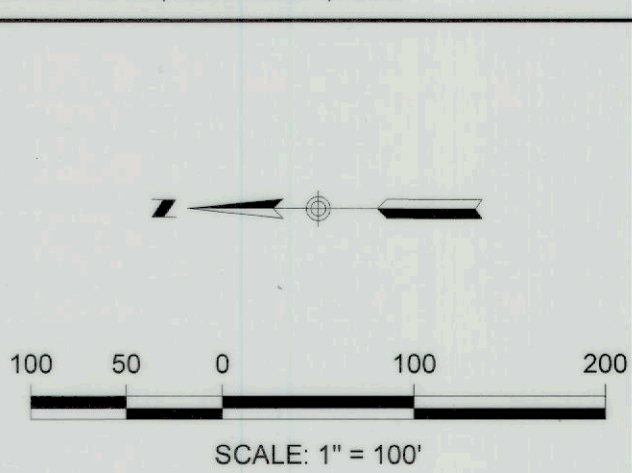
BEARINGS AND COORDINATES:

BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00013.

LAND PLAT 22-11800083

SUBDIVISION PLAT ESTABLISHING AGAVE SUBDIVISION UNIT 6

BEING A TOTAL 24.43 ACRE TRACT LYING IN AND BEING A PART OF A CALLED 100.11 ACRE, 55.323 ACRE, 8.880 ACRE, 8.364 ACRE, & 9.658 ACRE TRACT OF LAND CONVEYED TO MAXLAND ENTERPRISES, LLC, DESCRIBED AND RECORDED IN DEED NO. 20210087536, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS (O.P.R.B.C.TX), SITUATED IN THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, BEAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.

5630 COLONNADE BLVD
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
LJA.COM
FRN - F-1386

LJA SURVEYING
TBL'S FIRM NO. 10194382
5630 COLONNADE BLVD, SUITE 300 TX 78230
PHONE (210) 503-2700

STATE OF TEXAS
COUNTY OF BEAR

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 ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
LEE BAKER, III
MAXLAND ENTERPRISES, LLC.
301 MAIN PLAZA #305
NEW BRAUNFELS, TEXAS 78130

NOTARY PUBLIC,
BEAR COUNTY, TEXAS
THERESA L. APOSTOLO
ID #3175726
My Commission Expires
June 15, 2023

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEE BAKER, III 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 31 DAY OF May, 2023.

NOTARY PUBLIC,
BEAR COUNTY, TEXAS
THERESA L. APOSTOLO

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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.

ON THIS _____ DAY OF _____ A.D., 20____.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF AGAVE SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

BY: _____

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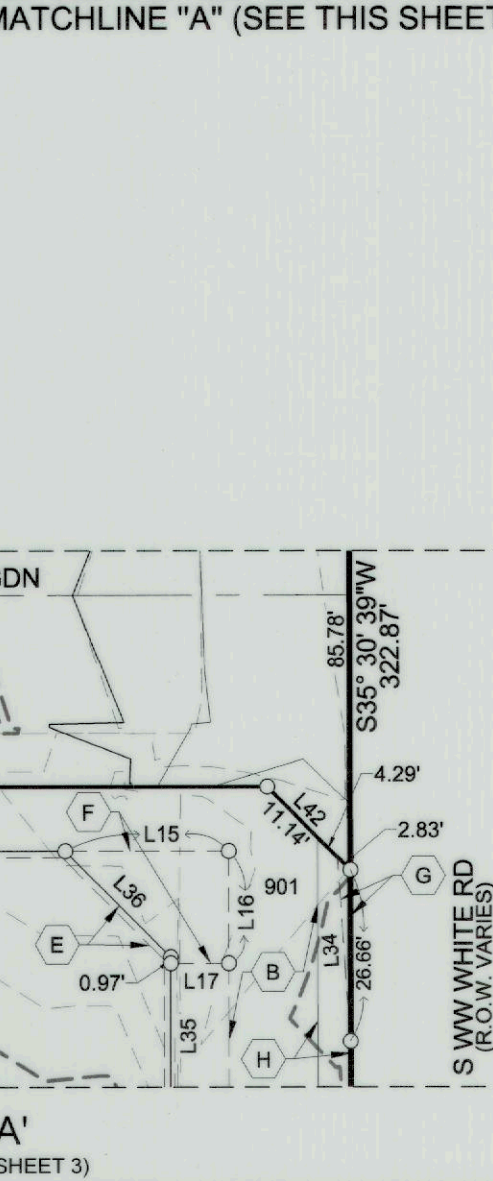
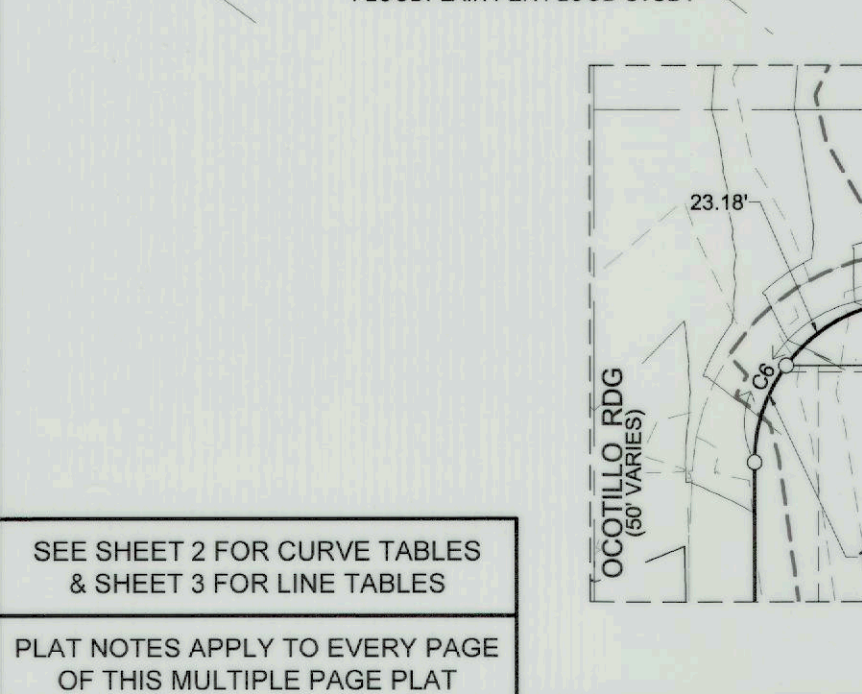
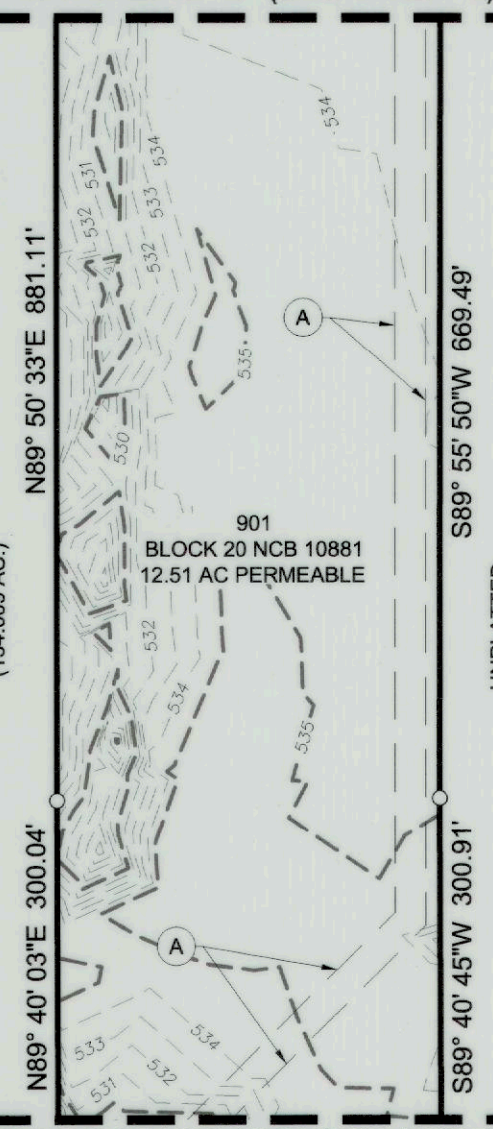
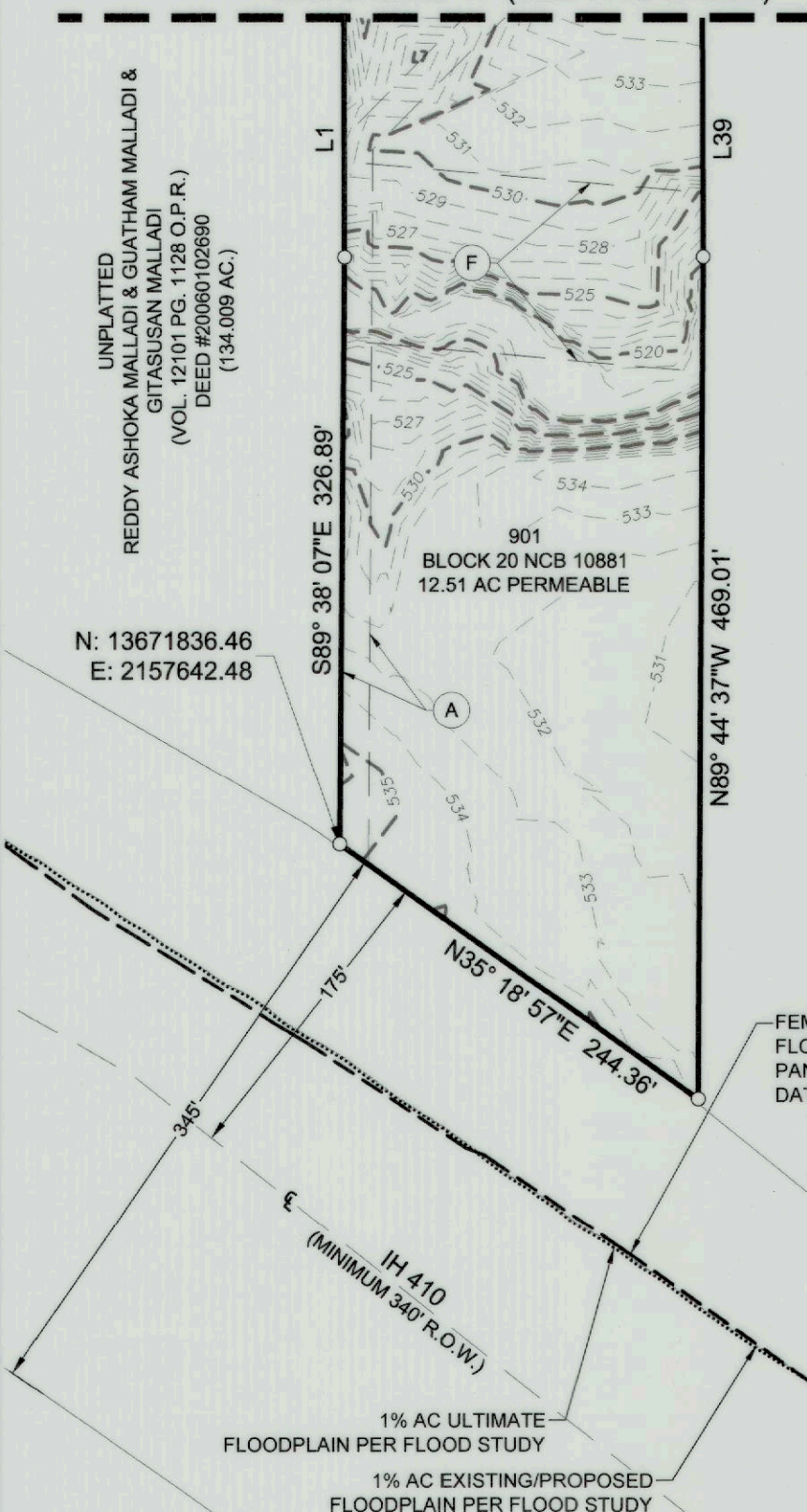
BY: _____

BY: _____

BY: _____

MATCHLINE "A" (SEE THIS SHEET)

MATCHLINE "B" (SEE SHEET 2)



- (A) 10' G.E.T.C.A. ESMT
- (B) 14' G.E.T.C.A. ESMT
- (C) OFF-LOT VARIABLE WIDTH PERMEABLE UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. (0.56 AC)
- (D) OFF-LOT VARIABLE WIDTH WATER, SEWER & TEMP. TURNAROUND ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. (0.25 AC)
- (E) 1' V.N.A. ESMT
- (F) VARIABLE WIDTH MONUMENT ESMT (0.004 AC)
- (G) VARIABLE WIDTH CLEAR VISION ESMT
- (H) 5' ROW DEDICATION (0.03 AC)
- (A) EXISTING 16' WATER ESMT DOCUMENT # 20210173965, OPR
- (B) VARIABLE WIDTH SANITARY SEWER LINES EASEMENT VOLUME 7612, PAGE 875 O.P.R.B.C.TX.
- (C) VARIABLE WIDTH SEWER EASEMENT VOLUME 7612, PAGE 100 O.P.R.B.C.TX.
- (D) SANITARY SEWER EASEMENT PER VOLUME 5921, PAGE 202 O.P.R.B.C.TX.
- (E) COMBINED USE EASEMENT DOC. #XXXXXXX O.P.R.B.C.TX.
- (F) 100' WIDE ELECTRIC EASEMENT DOC. #20220119534 O.P.R.B.C.TX.

STATE OF TEXAS
COUNTY OF BEAR

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 OF MADE ON THE GROUND BY:

LJA

GORDON ANDERSON, R.P.L.S. #6617
TBL'S FIRM NO. 10194382

STATE OF TEXAS
COUNTY OF BEAR

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.

Torry Layne Hurt

TORRY HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844

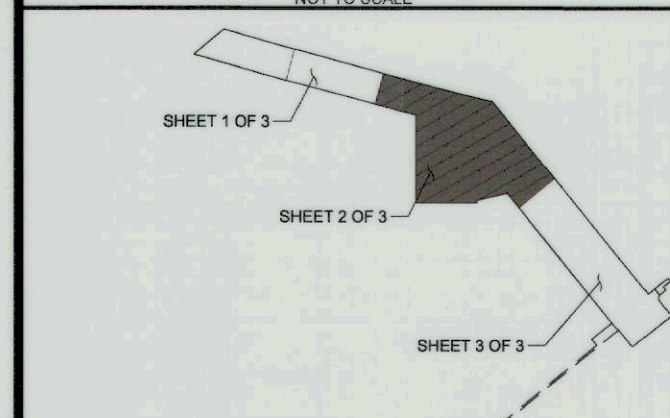
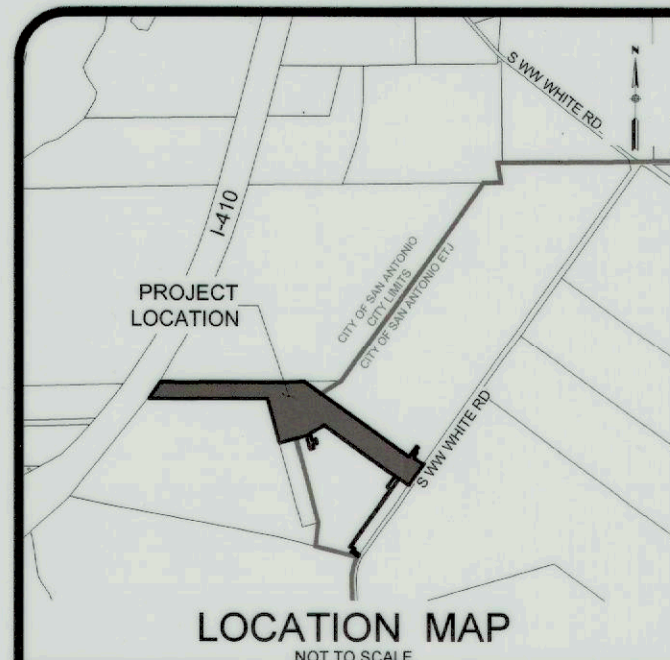
SEE SHEET 2 FOR CURVE TABLES
& SHEET 3 FOR LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

3/6/2023

3-06-2023



LEGEND

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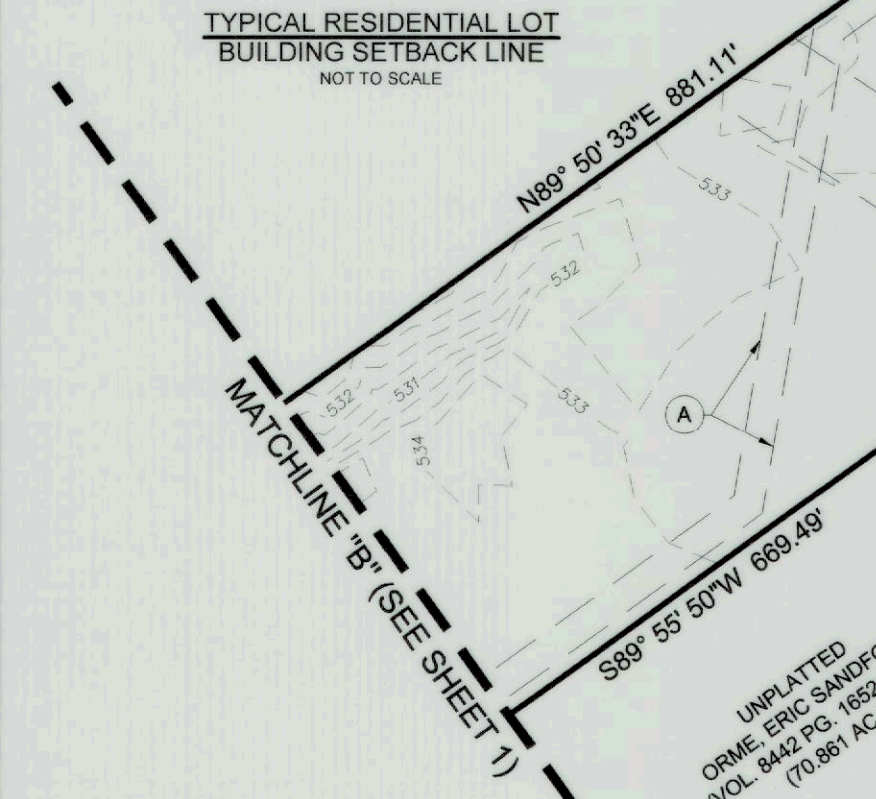
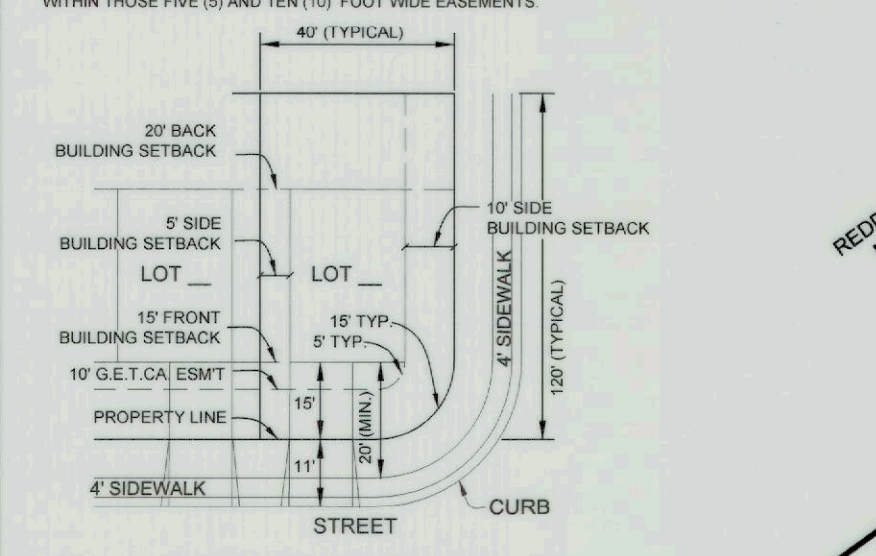
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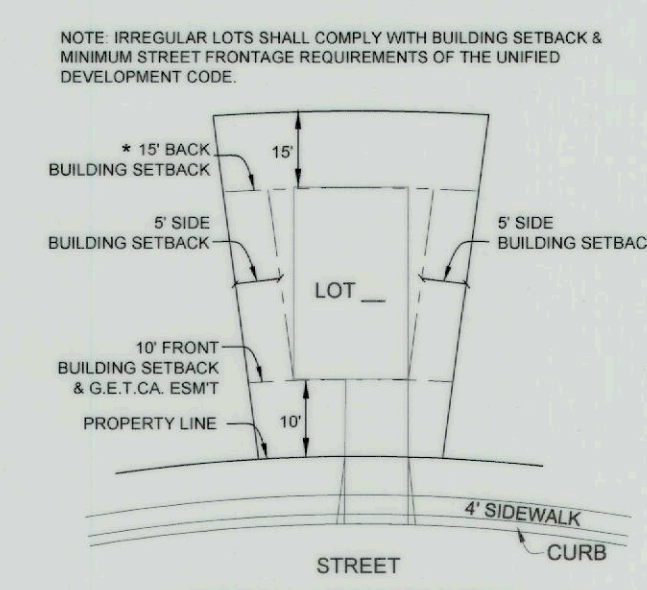
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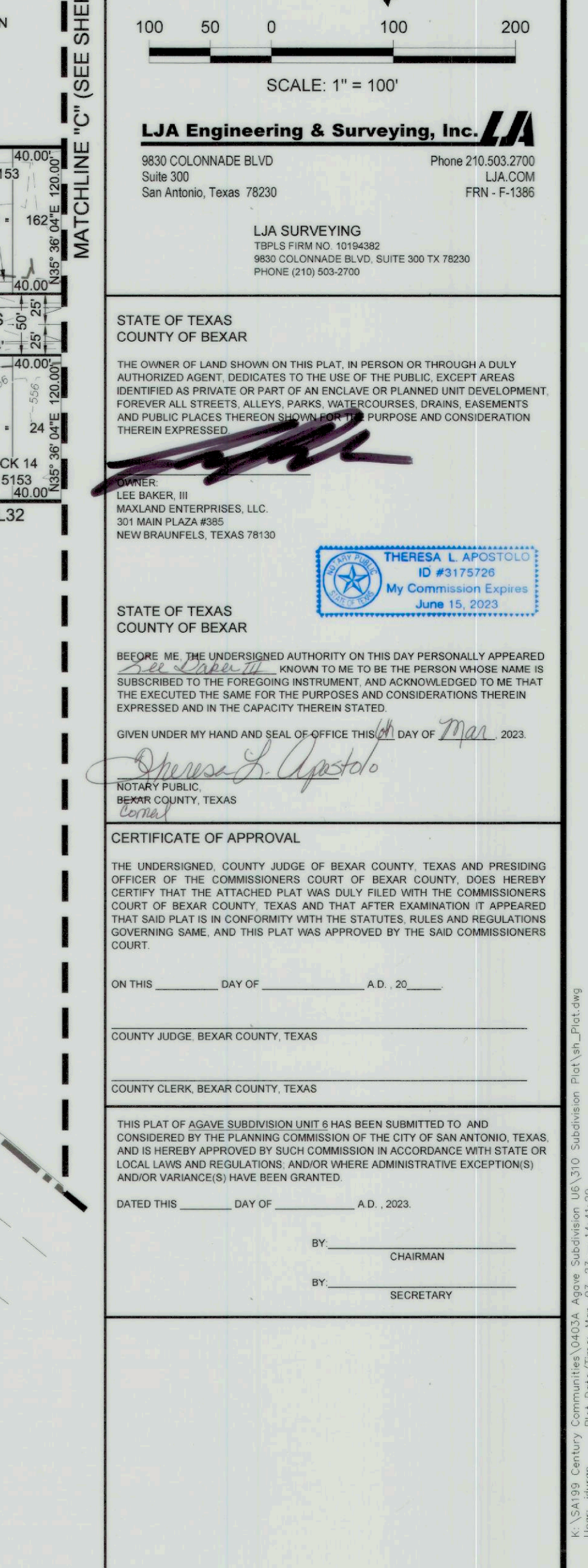
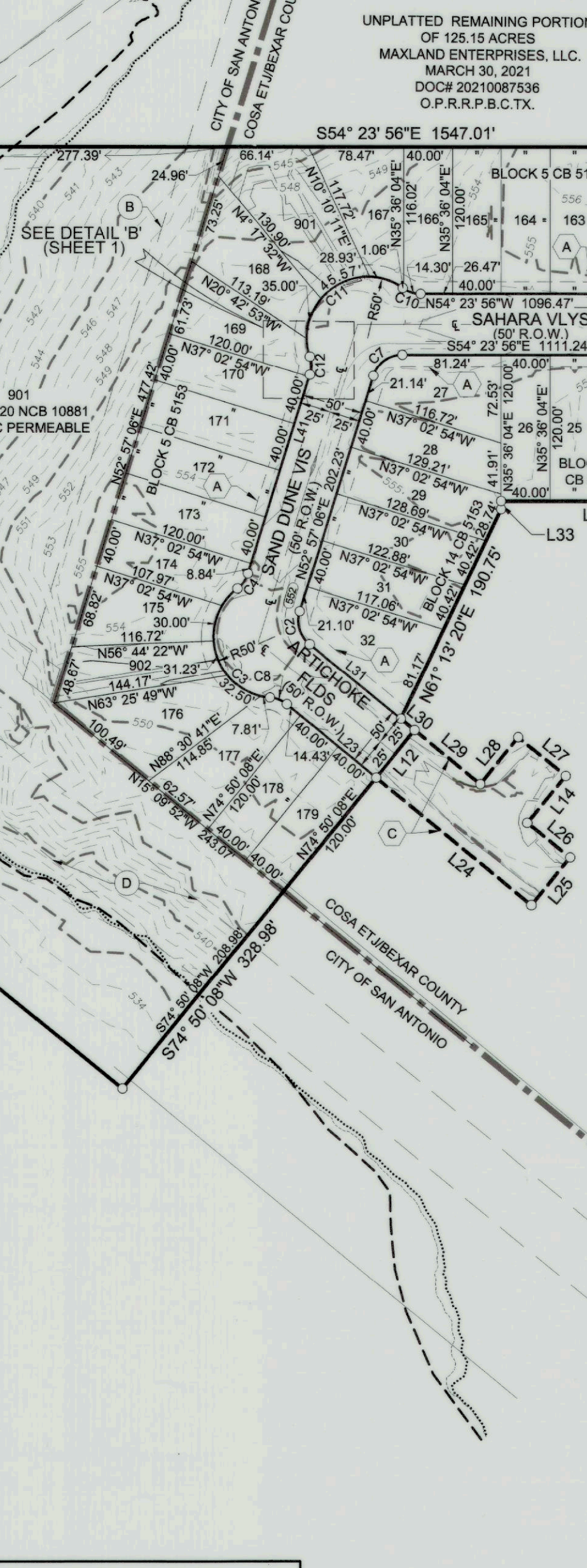
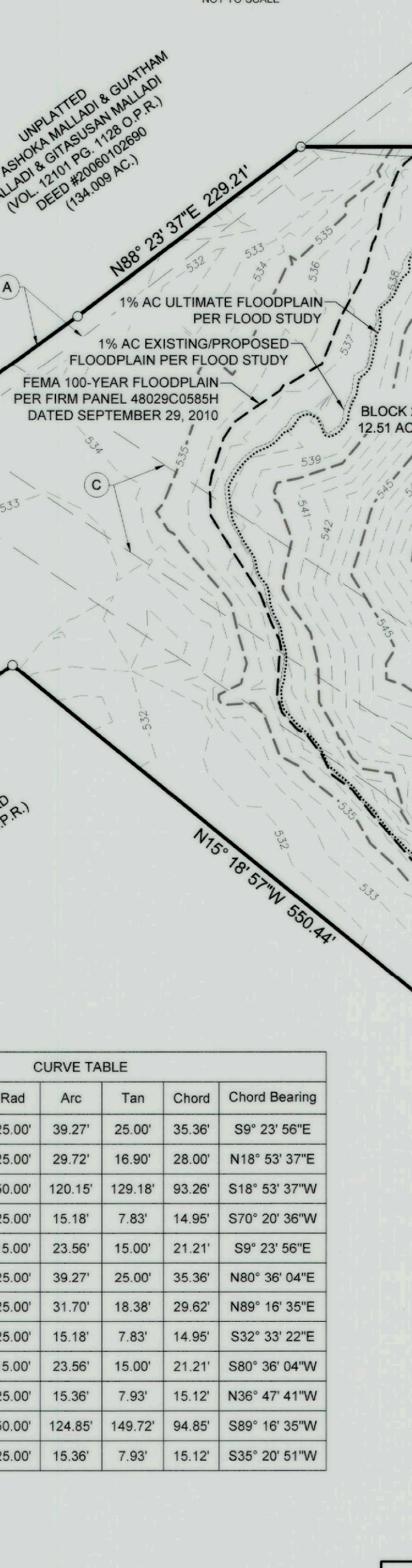
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- (F) 100' WIDE ELECTRIC EASEMENT DOC. #20220119534 O.P.R.B.C.TX

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



* IRREGULAR RESIDENTIAL LOT BUILDING SETBACK LINE (CUL-DE-SAC, KNUCKLE) NOT TO SCALE



LAND PLAT 22-11800083

SUBDIVISION PLAT ESTABLISHING AGAVE SUBDIVISION UNIT 6

BEING A TOTAL 24.43 ACRE TRACT LYING IN AND BEING A PART OF A CALLED 100.11 ACRE, 55.323 ACRE, 8.880 ACRE, 8.364 ACRE, & 9.658 ACRE TRACT OF LAND CONVEYED TO MAXLAND ENTERPRISES, LLC, DESCRIBED AND RECORDED IN DEED NO. 20210087536, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS (O.P.R.B.C.TX), SITUATED IN THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, BEAR COUNTY, TEXAS.

UNPLATTED REMAINING PORTION OF 125.15 ACRES
MAXLAND ENTERPRISES, LLC.
MARCH 30, 2021
DOC# 20210087536
O.P.R.B.C.TX.

LJA Engineering & Surveying, Inc.
9830 COLONNADE BLVD
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
FRN - F-1386

LJA SURVEYING
TBPLS FIRM NO. 10194382
9830 COLONNADE BLVD, SUITE 300 TX 78230
PHONE (210) 503-2700

STATE OF TEXAS
COUNTY OF BEAR

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:
LEE BAKER, III
MAXLAND ENTERPRISES, LLC.
301 MAIN PLAZA #305
NEW BRAUNFELS, TEXAS 78130

THERESA L. APOSTOLO
ID #3175726
My Commission Expires June 15, 2023

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Theresa L. Apostolo, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31 DAY OF Mar, 2023.

NOTARY PUBLIC,
BEAR COUNTY, TEXAS
Conrad

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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.

ON THIS _____ DAY OF _____ A.D., 20____

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF AGAVE SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2023.

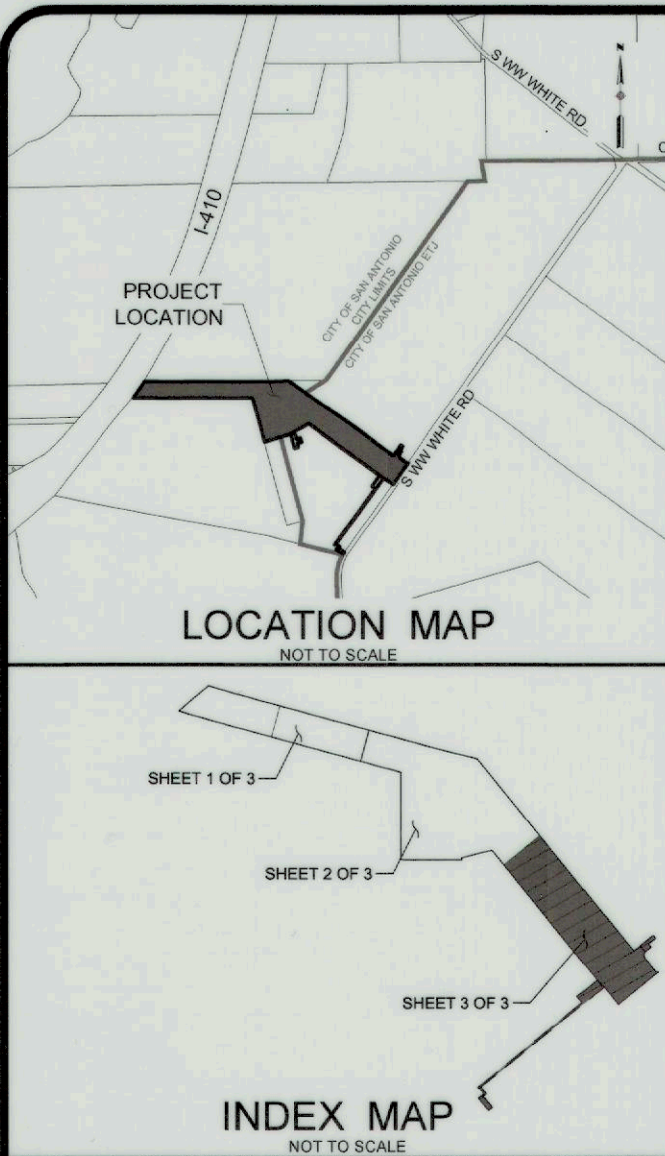
BY: _____ CHAIRMAN

BY: _____ SECRETARY



3/6/2023

3-06-2023



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" YELLOW PLASTIC CAP STAMPED "LJA SURVEYING"
- EXISTING CONTOURS
- PROPOSED CONTOURS
- O.P.R.B.C.TX. OFFICIAL PUBLIC RECORDS OF BEHAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS
- DPR DEED AND PLAT RECORDS OF BEHAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL VOLUME
- PG PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESMT.
- ESMT EASEMENT
- NCB NEW CITY BLOCK
- CB COUNTY BLOCK
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- LF LINEAR FEET
- CL CENTERLINE
- AC ACRE
- EASEMENT LINE
- OFF-LOT EASEMENT LINE
- PROPERTY BOUNDARY LINE
- FEMA 100-YEAR FLOODPLAIN PER FIRM PANEL 48029C0589H DATED SEPTEMBER 29, 2010
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY
- 1% AC EXISTING/PROPOSED FLOODPLAIN PER FLOOD STUDY

SAWS WASTEWATER EDU NOTE

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.

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.

CRS/SAWS/COSA UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

SEE SHEET 2 FOR CURVE TABLES
& SHEET 3 FOR LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

UNPLATTED REMAINING
PORTION OF 125.15 ACRES
MAXLAND ENTERPRISES, LLC.
MARCH 30, 2021
DOC# 20210087536
O.P.R.P.B.C.TX.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	300.04'	N89° 40' 03"E
L2	50.00'	N35° 36' 04"E
L3	105.08'	N35° 36' 04"E
L4	25.00'	S54° 23' 56"E
L5	55.08'	S35° 36' 04"W
L6	25.00'	S54° 23' 56"E
L7	50.00'	S35° 36' 04"W
L8	50.00'	S54° 23' 56"E
L9	110.11'	S54° 23' 56"E
L10	18.22'	N80° 41' 29"E
L11	138.52'	N54° 23' 56"W
L12	50.00'	N74° 50' 08"E
L13	28.53'	S54° 23' 56"E
L14	49.49'	S74° 50' 08"W
L15	25.54'	S54° 23' 56"E
L16	17.40'	S35° 30' 04"W
L17	9.14'	N54° 23' 56"W
L18	166.00'	S35° 36' 04"W
L19	60.00'	N54° 23' 56"W
L20	10.00'	N54° 23' 57"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L21	5.00'	S35° 36' 04"W
L22	50.00'	N54° 23' 56"W
L23	94.43'	S15° 09' 52"E
L24	164.68'	S15° 09' 52"E
L25	50.00'	S74° 50' 08"W
L26	45.00'	S15° 09' 52"E
L27	50.00'	S15° 09' 52"E
L28	49.49'	N74° 50' 08"E
L29	69.68'	S15° 09' 52"E
L30	14.58'	N15° 09' 52"W
L31	96.67'	N15° 09' 52"W
L32	1045.00'	N54° 23' 56"W
L33	6.54'	N35° 36' 04"E
L34	28.69'	N31° 34' 41"E
L35	223.57'	S35° 36' 04"W
L36	23.24'	S9° 23' 56"E
L37	98.57'	N54° 23' 56"W
L38	110.22'	S54° 23' 14"E
L39	300.91'	S89° 40' 45"W
L40	155.00'	S35° 36' 04"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L41	170.63'	S52° 57' 06"W
L42	18.26'	S9° 29' 56"E
L43	105.00'	S35° 36' 04"W

- 10' G.E.T.CA. ESMT
- 14' G.E.T.CA. ESMT
- OFF-LOT VARIABLE WIDTH PERMEABLE UTILITY ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. (0.56 AC)
- OFF-LOT VARIABLE WIDTH WATER, SEWER & TEMP. TURNAROUND ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. (0.25 AC)
- 1' V.N.A. ESMT
- VARIABLE WIDTH MONUMENT ESMT (0.004 AC)
- VARIABLE WIDTH CLEAR VISION ESMT
- 5' ROW DEDICATION (0.03 AC)

- EXISTING 16" WATER ESMT DOCUMENT # 20210173965, OPR
- VARIABLE WIDTH SANITARY SEWER LINES EASEMENT VOLUME 6621, PAGE 875 O.P.R.B.C.TX.
- VARIABLE WIDTH SEWER EASEMENT VOLUME 7612, PAGES 100 O.P.R.B.C.TX.
- SANITARY SEWER EASEMENT PER VOLUME 5921, PAGES 202 O.P.R.B.C.TX.
- COMBINED USE EASEMENT DOC. #XXXXXXXXXX O.P.R.B.C.TX.
- 100' WIDE ELECTRIC EASEMENT DOC. #20220119534 O.P.R.B.C.TX.

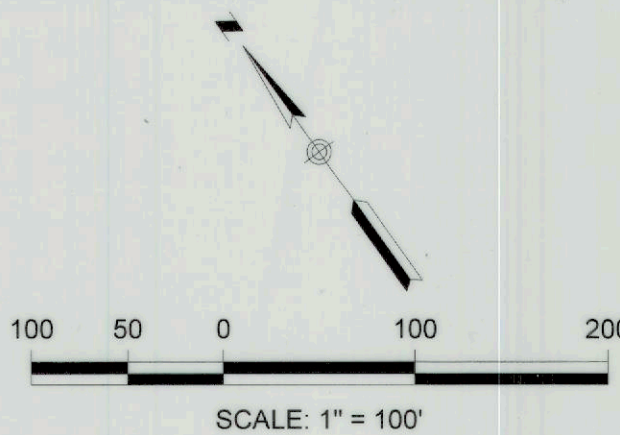
UNPLATTED REMAINING
PORTION OF 125.15 ACRES
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O.P.R.P.B.C.TX.

UNPLATTED
OMRE ERIC SANFORD
(125.866 AC)
(VOL. 8442, PG. 1652)

LAND PLAT 22-11800083

SUBDIVISION PLAT ESTABLISHING AGAVE SUBDIVISION UNIT 6

BEING A TOTAL 24.43 ACRE TRACT LYING IN AND BEING A PART OF A CALLED 100.11 ACRE, 55.323 ACRE, 8.880 ACRE, 8.364 ACRE & 9.658 ACRE TRACT OF LAND CONVEYED TO MAXLAND ENTERPRISES, LLC, DESCRIBED AND RECORDED IN DEED NO. 20210087536, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEHAR COUNTY, TEXAS (O.P.R.P.B.C.TX.), SITUATED IN THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT NO. 667, BEHAR COUNTY, TEXAS.



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FRN - F-1386

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STATE OF TEXAS
COUNTY OF BEHAR

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, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
LEE BAKER, III
MAXLAND ENTERPRISES, LLC.
301 MAIN PLAZA #385
NEW BRAUNFELS, TEXAS 78130



STATE OF TEXAS
COUNTY OF BEHAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lee Baker, III, 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 31st DAY OF Mar, 2023.

NOTARY PUBLIC
BEHAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEHAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEHAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEHAR 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.

ON THIS _____ DAY OF _____ A.D., 20____.

COUNTY JUDGE, BEHAR COUNTY, TEXAS

COUNTY CLERK, BEHAR COUNTY, TEXAS

THIS PLAT OF AGAVE SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2023.

BY: _____

CHAIRMAN

BY: _____

SECRETARY

STATE OF TEXAS
COUNTY OF BEHAR

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 OF MADE ON THE GROUND BY:

GORDON ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194382

STATE OF TEXAS
COUNTY OF BEHAR

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.

TORRY HURT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844

SHEET 3 OF 3