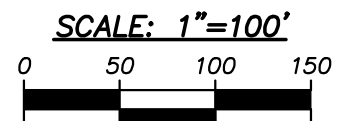


- ADDITIONAL NOTES:
- A. RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- B. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WOULD IMPED THE DRAINAGE WATER FROM THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHIN THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMEDY ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT. NO OTHER MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- C. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, PARKS, AND PUBLIC PARKS, AND THE MAINTENANCE OF ANY NATURE WITHIN MARBACH VILLAGE UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MARBACH VILLAGE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THIS SHALL NOT BE LIMITED TO: LOTS 903-906, BLK 127, AND LOT 902, BLK 120.
- D. LOTS 903-906, BLOCK 127 AND LOT 902, BLOCK 120 ARE PERMEABLE, OPEN SPACES.
- E. THE MAINTENANCE OF THE DETENTION POND OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR OWNERS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- F. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- G. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, TEXAS COORDINATE SYSTEM, FOR THE TEXAS SOUTH CENTRAL ZONE.
- H. SOURCE OF BEARINGS ARE REFERENCED FROM MARBACH VILLAGE UNIT 2, SUBDIVISION DESCRIBED IN VOLUME 9870, PAGES 173-174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- I. LOTS 903 AND 905, BLOCK 127 ARE DESIGNATED AS "TREE SAVE AREAS".

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS--OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "CONCRETE DRIVEWAY EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CONDUITS, PIPELINES, TAPPIERS, WORKERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT--OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND LAND TREES, FENCES, OR OTHER OBSTACLES THAT MIGHT INTERFERE WITH OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CRACKS, SINKING, OR DAMAGE RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
3. THIS PLAN DOES NOT, BY ITS OPERATION, ALTER, AFFECT, OR CHANGE THE EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE EASEMENTS. UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPE Firm Registration No.: F-159
TBPLS Registration No.: 10004100

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.

Lennar Homes
By: SCOTT TEETER, VP of Land
1015 Central Parkway N. Suite 100
San Antonio, Texas 78232
(210) 403-6200

DULY AUTHORIZED AGENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE UNIT 3 SUBDIVISION 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D.

BY: _____

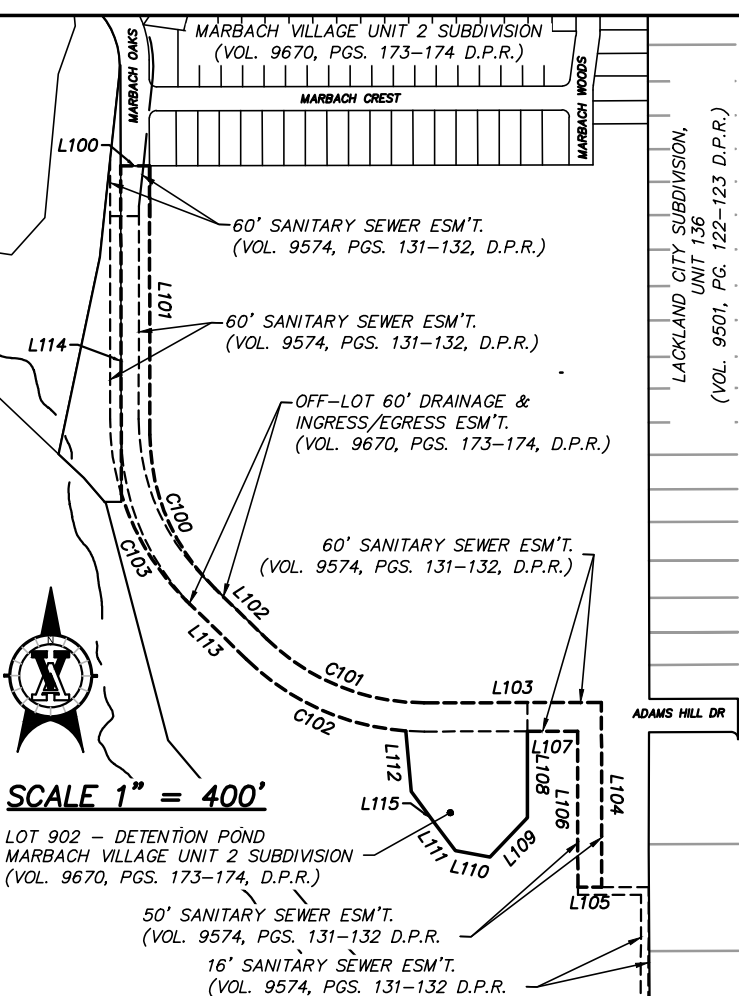
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ AT _____ M. IN THE RECORDS OF _____
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____
DAY OF _____ A.D. _____.

BY: _____, DEPUTY

CURVE TABLE					
DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
14°33'44"	450.00'	357.84'	188.99'	S22°53'27"E	348.49'
14°26'16"	470.00'	364.53'	191.98'	S67°53'27"E	355.46'
14°15'47"	530.00'	373.44'	194.28'	S65°48'12"E	364.83'
14°08'29"	530.00'	362.62'	134.60'	S31°25'21"E	260.91'



AREA BEING REPLATTED THROUGH PUBLIC HEARING
 PLATTED (60' SANITARY SEWER ESM¹*, & 50' SANITARY SEWER ESM²*) WAS PREVIOUSLY PLATTED ON A
 MARBACH VILLAGE UNIT 1 RECORDED IN VOLUME 9574, PAGES 131 AND 132 AND (OFF-LOT 60' DRAINAGE &
 LOT 902) ON A PLAT KNOWN AS MARBACH VILLAGE UNIT 2 RECORDED IN VOLUME 9670, PAGES 173
 PLAT RECORDS, OF BEXAR COUNTY TEXAS.

REPLAT CERTIFICATION FORM Q

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MARBACH VILLAGE UNIT 1 SUBDIVISION WHICH IS RECORDED IN VOLUME 9574, PAGES 131-132, BEXAR COUNTY PLAT AND DEED RECORDS AND MARBACH VILLAGE UNIT 2 SUBDIVISION WHICH IS RECORDED IN VOLUME 9670, PAGES 173-174, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER _____

OWNER'S DULY AUTHORIZED AGENT _____

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____

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

FLOODPLAIN NOTE: THE VARIABLE WIDTH DRAINAGE EASEMENT WAS DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0370G, DATED SEPTEMBER 29, 2010 AND SUBSEQUENT LOMR DATED JULY 17, 2013. CONSTRUCTION WITHIN THIS EASEMENT IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOODPLAIN ADMINISTRATOR.

LOWR NOTE: THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOWR) STUDY APPROVED BY FEMA ON JULY 17, 2013 CASE NO. 13-06-0666P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM BEXAR COUNTY.

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

NOTE: IMPACT FEE PAYMENT DUE:
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.

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED BY BUILDING PERMIT OFFICE AND AN AGREEMENT WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

STATE OF TEXAS
COUNTY OF BEXAR

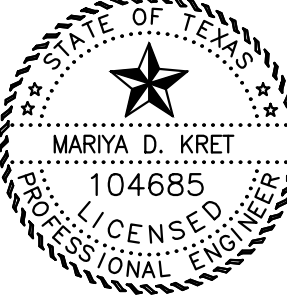
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: ROBERT M. ANGUIANO, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

VICKREY & ASSOCIATES, INC.
BY: MARIYA D. KRET, P.E.





SEE MATCHLINE SHEET 1 OF 3

ADDITIONAL NOTES:

A. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 4' ABOVE FINISHED ADJACENT GRADE.

B. 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 OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT. ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

C. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, AND OTHER AREAS WITHIN THE DRAINAGE EASEMENTS IS ANY NATURE WITHIN THE MARBACH VILLAGE UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MARBACH VILLAGE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO IS NOT LIMITED TO: LOTS 903-906, BLK 127, AND LOT 902, BLK 120.

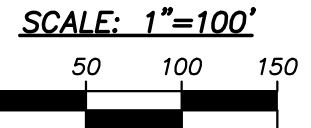
D. LOTS 903-906, BLOCK 127 AND LOT 902, BLOCK 120 ARE PERMISSIBLE.

E. THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GRANITOR. THE GRANITOR SHALL BE RESPONSIBLE FOR THE ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

SEE MATCHLINE

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS--OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SAID EASEMENT", "SAID RIGHTS-OF-WAY", "SAID EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFEROR EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR SUPPORTING WIRES, AND CONDUITS, PIPES, AND UTILITY STRUCTURES, AND THE NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT--OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS AND ALL TREES AND PLANTS THEREON, WHICH REMOVAL COULD BE A HAZARD OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT.
2. ANY CPS MONEY-LAND RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
3. THIS PLAT DOES NOT ALTER, CHANGE, 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 BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. REAR OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE (T.V.) EASEMENTS AND UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE (T.V.) FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

BEING A 4.222 ACRE REPLAT OF A PORTION OF A 60' SANITARY SEWER EASEMENT, AN OFF-LOT 60' DRAINAGE INGRESS/EGRESS EASEMENT, A DETENTION POND (LOT 902), AND A SUBDIVISION PLAT OF 24.238 ACRES OF LAND AND CONTAINING A TOTAL OF 28.46 ACRES OUT OF A 68.5 ACRE TRACT OF LAND OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 AS CONVEYED TO 9604 MARBACH PLACE VENTURES, LTD. BY WARRANTY DEED RECORDED IN VOLUME 11759, PAGE 1455, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPE Firm Registration No.: F-159
TBPLS Registration No.: 10004100

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.

Lennar Homes
By: SCOTT TEETER, VP of Land
1015 Central Parkway N. Suite 100
San Antonio, Texas 78232
(210) 403-6200

DULY AUTHORIZED AGENT

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

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 _____ DAY OF _____, A.D. 20 _____

NOTARY PUBLIC BEXAR 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.

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE UNIT 3 SUBDIVISION 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D.

BY: _____

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF
A.D. _____ AT _____ M. IN THE RECORDS OF _____
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____
DAY OF _____, A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

TOTAL LOT COUNT: 77 SF LOTS

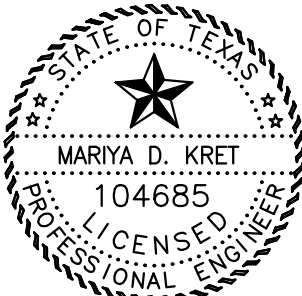
SHEET 2 OF 3

JOB No. 1690-041-051

DATE OF PREPARATION: 7/20/2015

Jul 20, 2015 - 9:50am

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LOMR NOTE: THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAN WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY APPROVED BY FEMA ON JULY 17, 2013 CASE NO. 13-06-0666P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM BEXAR COUNTY.

LICENSED PROFESSIONAL ENGINEER

TREE NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP #1298245) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORISTS OFFICE.

ADDITIONAL NOTES:

A. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

B. IF ANY STRUCTURE OR STRUCTURES OR OTHER OBSTRUCTIONS THAT IMPEDS 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 DRAINAGE ARE DESIRABLE. AS APPROVED, PLAT SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO ANY IMPEDIMENT OR OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

C. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, DRIVEWAYS, PARKS, SIDEWALKS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN MARBACH VILLAGE UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MARBACH VILLAGE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL NOT BE RESPONSIBLE FOR THE CITY OF: LOTS 903-906, BLOCK 127, AND LOT 902, BLOCK 120.

D. LOTS 903-906, BLOCK 127 AND LOT 902, BLOCK 120 ARE PERMEABLE, OPEN SPACE LOTS.

E. THE MAINTENANCE OF DETENTION POND/ OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

F. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

G. 1/2" IRON ROD WITH WICKERY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

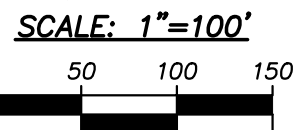
H. THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

I. SOURCE OF BEARINGS ARE REFERENCED FROM MARBACH VILLAGE UNIT 2, DEVELOPMENT DESCRIBED IN VOLUME 907, PAGES 173-174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

J. LOTS 903 AND 905, BLOCK 127 ARE DESIGNATED AS "TREE SAVE AREAS"

SEE MATCHLINE SHEET 2

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENTS" AND "GAS EASEMENTS".
2. "ELECTRIC EASEMENTS" ARE HEREBY DEDICATED TO THE USES OF THE TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING OF TREES, OR ANY OTHER USES, INCLUDING THE ERECTION OF ANY NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ANY TREES, OR ANY OTHER OBSTACLES, OR ANY OTHER STRUCTURES, OR ANY WAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
3. ANY CPS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
4. THIS PLAT SHOWS THE RIGHT OF WAY, RELAY, AND ERECTION OF EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
5. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
6. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE EASEMENTS AND UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271
TBPE Firm Registration No.: F-159
TBPLS Registration No.: 10004100

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.

Lennar Homes
By: SCOTT TEETER, VP of Land
1015 Central Parkway N. Suite 100
San Antonio, Texas 78232
(210) 403-6200

OWNER

DULY AUTHORIZED AGENT

_____, 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 _____ DAY OF _____, A.D. 20_____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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.

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE UNIT 3 SUBDIVISION 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 REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D.

BY: _____

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ AT _____ M. IN THE RECORDS OF
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____
DAY OF _____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

LINE TABLE		
L61	BEARING	LENGTH
L62	S26°38'47"E	43.9'
L62	S55°48'54"E	35.8'
L63	S03°35'30"E	18.9'
L64	S27°06'17"E	6.13'
L65	S45°55'43"E	121.39'
L66	S71°46'04"E	31.84'
L67	S03°55'46"E	19.23'
L68	S51°43'55"E	110.10'
L69	N90°00'00"E	48.24'
L70	S76°44'19"E	40.28'
L71	N130°37'38"E	85.15'
L72	N130°37'38"W	18.56'
L73	N60°11'02"E	80.54'
L74	S89°48'28"W	113.90'
L75	S89°48'28"W	172.87'
L76	S90°00'00"W	50.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	89°58'56"	15.00'	23.56'	15.00'	N45°07°07"W	21.21'
C2	90°01'04"	15.00'	23.57'	15.00'	N44°52'53"E	21.22'
C3	89°58'56"	15.00'	23.56'	15.00'	N45°07°07"W	21.21'
C4	90°01'04"	15.00'	23.57'	15.00'	N44°52'53"E	21.22'
C5	90°00'00"	15.00'	23.56'	15.00'	N45°14°06"W	21.21'
C6	1°24'17"	550.00'	13.48'	6.74'	S0°48'42"E	13.48'
C7	1°23'11"	450.00'	10.89'	5.45'	N0°49'14"W	10.89'
C8	90°01'04"	15.00'	23.57'	15.00'	N44°52'53"E	21.22'
C9	90°00'00"	15.00'	23.56'	15.00'	S45°06'35"E	21.21'
C10	2°23'50"	75.00'	3.14'	1.57'	N3°41'44"W	3.14'
C11	30°10'23"	125.00'	65.83'	33.70'	N1°735°00"W	65.07'
C12	89°58'56"	15.00'	23.56'	15.00'	N45°07°07"W	21.21'
C13	90°01'04"	15.00'	23.57'	15.00'	N44°52'53"E	21.22'
C14	89°52'21"	15.00'	23.53'	14.97'	N45°03'49"W	21.19'
C15	90°06'27"	15.00'	23.59'	15.03'	S45°10'52"E	21.23'
C16	88°56'03"	15.00'	23.28'	14.72'	S45°17'53"E	21.01'
C17	55°09'00"	15.00'	14.44'	7.83'	S26°44'39"E	13.89'
C18	17°50'43"	55.00'	17.13'	8.64'	N69°22'55"E	17.06'
C19	27°08'48"	55.00'	26.06'	13.28'	S42°24'27"W	25.82'
C20	37°58'43"	55.00'	36.46'	18.93'	S82°42'22"E	35.79'
C21	55°09'00"	15.00'	14.44'	7.83'	N28°24'21"E	13.89'
C22	1°24'15"	500.00'	12.25'	6.13'	S0°48'42"E	12.25'
C23	1°23'11"	500.00'	12.10'	6.05'	N0°49'14"W	12.10'
C24	4°17'02"	150.00'	123.83'	65.69'	S23°45'36"E	120.35'
C25	4°17'02"	55.00'	41.28'	21.90'	S23°45'36"E	40.12'
C26	29°01'01"	50.00'	278.67'	38.30'	S89°10°09"E	62.86'
C27	14°44'26"	125.00'	32.16'	16.17'	N40°02'24"W	32.07'
C28	44°54'48"	75.00'	58.79'	31.00'	N24°57'13"W	57.30'
C29	44°54'48"	125.00'	97.99'	51.67'	N24°57'13"W	95.50'
C30	139°27'06"	50.00'	121.69'	135.36'	N71°33'44"E	93.80'
C31	142°05'44"	50.00'	124.00'	145.60'	S13°32'41"E	94.58'
C32	18°27'10"	50.00'	16.10'	8.12'	N86°10'52"E	16.03'
C33	90°00'02"	15.00'	23.56'	15.00'	S44°53'24"W	21.21'

TOTAL LOT COUNT: 77 SF LOTS SHEET 3 OF 3

