

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CR	COURT RECORDS	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR WD	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(H/A)	HARRY JEWETT ASSOCIATES	○	SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1234.56	FINISHED FLOOR ELEVATION

---	1140	EXISTING CONTOURS
---	1140	PROPOSED CONTOURS
---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	CENTERLINE

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	VARIABLE ACCESS, GAS, TELEPHONE, ELECTRICAL AND CABLE TV EASEMENT (VOL 12413, PGS 1841-1847, OPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	6	45' DRAINAGE EASEMENT (VOL 9516, PG 37, DPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	7	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PGS 29-30, DPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	8	16' SANITARY SEWER EASEMENT (VOL 9723, PGS 59-63, DPR)
7	16' SANITARY SEWER EASEMENT	9	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9723, PGS 59-63, DPR)
8	16' WATER EASEMENT (0.038 ACRES OFF-LOT)	10	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9567, PGS 9-10, DPR)
9	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	11	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9567, PGS 9-10, DPR)
10	VARIABLE WIDTH ACCESS EASEMENT	12	VARIABLE SLOPE EASEMENT (VOL 9567, PGS 9-10, DPR)
11	12' SANITARY SEWER EASEMENT	13	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9446, PGS 165-169, OPR)
12	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9534, PG 107, DPR)	14	WASTEWATER EASEMENT (VOL 8503, PGS 1949-1954, OPR)
13	30' PIPELINE EASEMENT (VOL 31, PGS 262 & 266, CR)		
14	WATER FACILITIES EASEMENT (VOL 9446, PGS 165-169, OPR)		
15	WASTEWATER EASEMENT (VOL 8503, PGS 1949-1954, OPR)		

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

IMPACT FEE 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS 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 EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS 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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

Paul Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul Wood
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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

FINISHED FLOOR FOR FLOODPLAIN NOTE:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FIRE FLOW DEMAND NOTE:
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 1,500 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.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FOSTER MEADOWS UNIT 12 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FOSTER MEADOWS HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 901, BLOCK 9, LOT 901, BLOCK 10, AND LOTS 901-903, BLOCK 11)

LINE TABLE

LINE #	BEARING	LENGTH
L1	S66°29'49"E	10.38'
L2	N44°58'41"W	60.25'
L3	N22°28'41"W	44.30'
L4	N46°38'54"E	17.12'
L5	S22°28'41"E	47.22'
L6	S44°58'41"E	57.20'
L7	N45°31'29"E	115.90'
L8	N73°01'30"W	108.75'
L9	N53°18'22"E	3.26'
L10	N64°31'15"E	19.81'
L11	S73°01'30"E	100.90'
L12	N45°31'29"E	21.72'
L13	S14°54'27"E	12.16'
L14	S58°21'10"W	2.07'
L15	S31°38'50"E	60.00'
L16	N58°21'10"E	1.78'
L17	N49°42'52"W	87.61'
L18	N62°10'11"W	147.40'
L19	N08°06'13"W	133.58'
L20	S89°28'25"W	134.95'
L21	N00°22'55"E	49.50'
L22	S58°21'10"W	12.10'
L23	S01°29'41"E	50.02'
L24	S00°17'29"E	50.00'
L25	S00°07'58"W	100.00'
L26	N00°07'58"E	100.00'
L27	S88°30'19"W	11.89'
L28	N88°30'19"E	11.89'
L29	S74°48'27"E	12.91'
L30	N58°21'10"E	12.10'
L31	N74°48'27"W	12.83'
L32	N01°29'41"W	50.02'
L33	N00°17'29"W	50.00'
L34	N00°17'29"W	82.26'
L35	S44°42'31"W	40.03'
L36	S48°22'48"E	41.68'
L37	N80°59'16"E	20.76'
L38	N48°43'01"W	16.00'
L39	S28°45'45"E	119.61'
L40	S66°23'49"W	31.86'
L41	S50°57'48"W	22.61'
L42	S50°57'48"W	96.28'
L43	S37°21'34"E	39.74'
L44	N36°20'39"W	35.95'
L45	S75°16'48"E	25.56'
L46	S88°30'19"W	19.50'
L47	N34°54'15"E	7.58'
L48	N01°29'41"W	14.62'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	420.00'	10°07'22"	S19°58'08"E	74.11' 74.20'
C2	15.00'	83°22'59"	S16°39'40"W	19.95' 21.83'
C3	15.00'	84°10'39"	S79°33'31"E	20.11' 22.04'
C4	430.00'	13°08'05"	S44°02'14"E	98.36' 98.57'
C5	95.00'	18°59'49"	S48°51'15"W	31.35' 31.50'
C6	95.00'	35°04'57"	S21°48'53"W	57.26' 58.17'
C7	150.00'	88°43'43"	S45°46'06"W	209.77' 232.29'
C8	95.00'	91°37'39"	S44°19'08"W	136.24' 151.92'
C9	95.00'	88°22'21"	S45°40'52"E	132.43' 146.53'
C10	145.00'	38°52'08"	S71°25'58"E	91.70' 93.31'
C11	15.00'	20°51'37"	S63°25'42"E	5.43' 5.46'
C12	70.00'	82°53'56"	S32°24'33"E	92.67' 101.28'
C13	15.00'	20°51'37"	S01°23'23"E	5.43' 5.46'
C14	145.00'	11°31'42"	S06°03'20"E	29.13' 29.18'
C15	145.00'	12°07'02"	S05°46'02"W	30.61' 30.67'
C16	15.00'	34°46'37"	S05°33'46"E	8.97' 9.10'
C17	70.00'	126°04'44"	S40°05'18"W	124.78' 154.03'
C18	15.00'	34°46'37"	S85°44'21"W	8.97' 9.10'
C19	145.00'	21°46'55"	S79°14'31"W	54.79' 55.12'
C20	15.00'	90°00'00"	S45°07'58"W	21.21' 23.56'
C21	15.00'	90°00'00"	N44°52'02"W	21.21' 23.56'
C22	150.00'	14°24'00"	N82°40'02"W	37.60' 37.70'
C23	15.00'	44°22'25"	S82°20'45"W	11.33' 11.62'
C24	70.00'	148°08'04"	N45°46'25"W	134.62' 180.98'
C25	15.00'	44°22'25"	N06°06'24"E	11.33' 11.62'
C26	150.00'	14°35'08"	N08°47'15"W	38.08' 38.18'
C27	15.00'	90°00'00"	N46°29'41"W	21.21' 23.56'
C28	975.00'	9°33'35"	S83°43'32"W	162.49' 162.68'
C29	15.00'	69°27'07"	S44°13'11"W	17.09' 18.18'
C30	90.00'	31°51'30"	N12°54'38"W	68.60' 495.10'
C31	15.00'	65°52'57"	S68°15'21"E	16.31' 17.25'
C32	1025.00'	9°42'09"	N83°39'15"E	173.37' 173.57'
C33	15.00'	90°00'00"	N43°30'19"E	21.21' 23.56'
C34	370.00'	22°58'11"	N09°59'25"E	147.34' 148.33'
C35	15.00'	69°33'15"	N13°18'07"W	17.11' 18.21'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C36	70.00'	164°22'38"	N34°06'34"E	138.70' 200.82'
C37	15.00'	69°33'15"	N81°31'16"E	17.11' 18.21'
C38	370.00'	34°55'24"	N64°12'20"E	222.05' 225.52'
C39	150.00'	23°31'31"	S86°34'12"E	61.16' 61.59'
C40	15.00'	76°23'28"	N66°59'49"E	18.55' 20.00'
C41	155.00'	10°33'16"	N34°04'43"E	28.51' 28.55'
C42	155.00'	18°59'49"	N48°51'15"E	51.16' 51.39'
C43	100.00'	88°22'21"	S45°40'52"E	139.40' 154.24'
C44	95.00'	90°25'27"	N44°55'14"E	134.85' 149.93'
C45	95.00'	89°34'33"	N45°04'46"W	133.85' 148.52'
C46	145.00'	141°17'24"	N82°43'20"W	36.07' 36.16'
C47	15.00'	53°08'39"	S77°51'02"W	13.42' 13.91'
C48	60.00'	161°23'49"	N48°01'23"W	118.42' 169.01'
C49	15.00'	53°08'39"	N06°06'11"E	13.42' 13.91'
C50	145.00'	18°58'27"	N10°58'55"W	47.80' 48.02'
C51	145.00'	15°57'17"	N06°28'58"E	40.25' 40.38'
C52	15.00'	51°38'37"	N11°21'42"W	13.07' 13.52'
C53	70.00'	167°00'23"	N46°19'10"E	139.10' 204.04'
C54	15.00'	51°38'37"	S75°59'57"E	13.07' 13.52'
C55	145.00'	11°57'13"	N84°09'21"E	30.20' 30.25'
C56	100.00'	88°43'43"	N45°46'06"E	139.84' 154.86'
C57	15.00'	73°19'45"	N38°08'34"W	17.91' 19.20'
C58	100.00'	23°31'31"	N86°34'12"W	40.77' 41.06'
C59	320.00'	83°09'43"	S40°05'11"W	424.75' 464.46'
C60	57.00'	9°01'41"	N06°00'30"W	8.97' 8.98'

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 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 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
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.

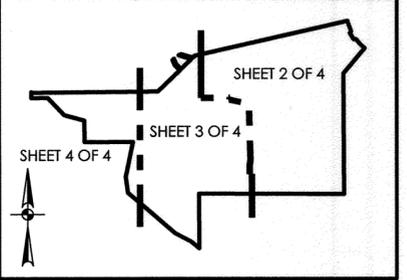
INGRESS/EGRESS SEWER:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS HIGH PRESSURE NOTE:
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 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.

OPEN SPACE NOTE:
LOT 901, BLOCK 9, NCB 18274 AND LOT 901, BLOCK 10, NCB 18274 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 902, BLOCK 10, NCB 18274 AND LOTS 901-903, BLOCK 11, NCB 18274 ARE DESIGNATED AS OPEN SPACE.

FEMA NOTE:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON JUNE 21, 2017 CASE NO. 17-06-2065R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN UNTIL SAID CLOMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO. LIMITS OF FLOOD PLAIN PRIVATE/PUBLIC DRAINAGE EASEMENT.

TCI FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0440G, DATED SEPTEMBER 29, 2010, AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



INDEX MAP

SCALE: 1"= 1000'

PLAT NUMBER 170315

SUBDIVISION PLAT
OF
FOSTER MEADOWS UNIT 12

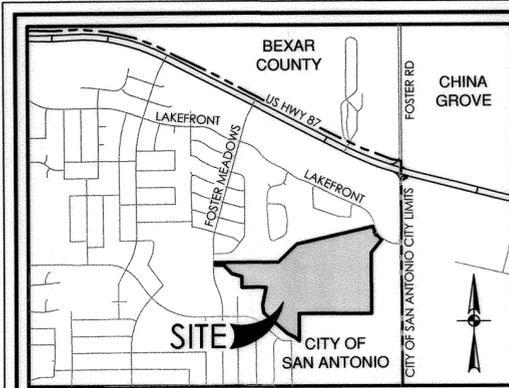
BEING A TOTAL OF 57.17 ACRE TRACT OF LAND ESTABLISHING LOTS 1-55, BLOCK 9, LOTS 1-36, BLOCK 10, & LOTS 1-67, BLOCK 11 BEING THE REMAINING PORTION OF 103.314 ACRE TRACT OF LAND RECORDED IN VOLUME 16726, PAGES 305-323 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NEPOMACINO MONTOYA SURVEY NUMBER 21, ABSTRACT 469, COUNTY BLOCK 5132, IN NEW CITY BLOCK 18274, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: June 19, 2018

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

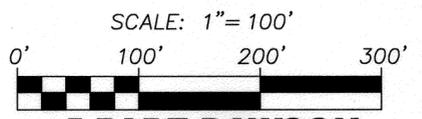


NOTE:
SEE SHEET 1 OF 5 FOR LEGEND,
AND CURVE AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 5 FOR
ENGINEER, SURVEYOR AND
EXTRA NOTES.

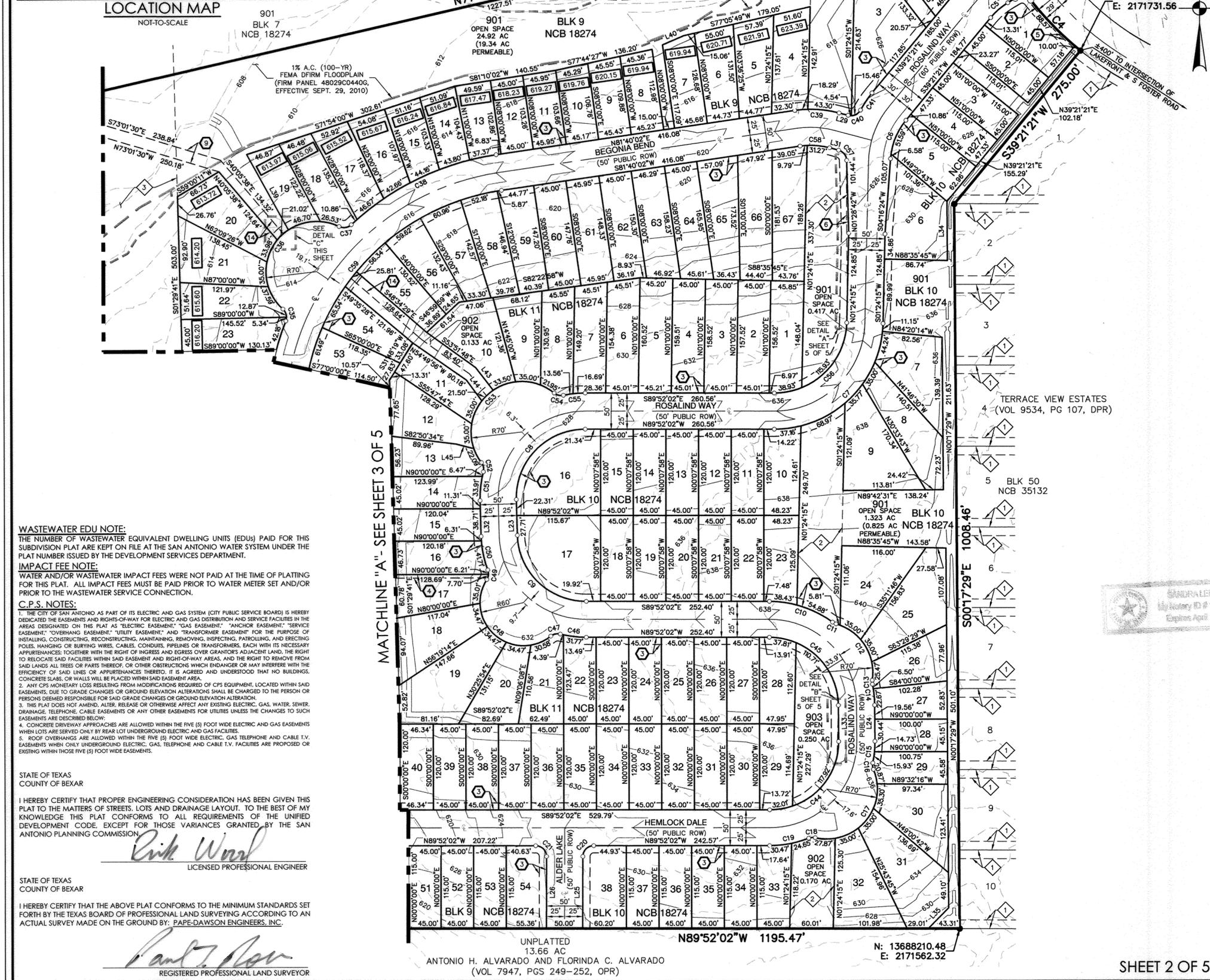
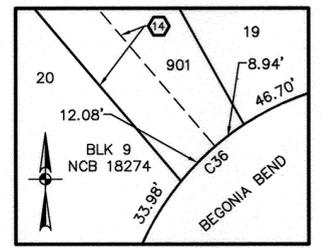
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FOSTER MEADOWS UNIT 12

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PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028800
DATE OF PREPARATION: June 19, 2018



WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

IMPACT FEE 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
PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS 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 EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE
EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF
INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING
POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS 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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,
CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
3. 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 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV
EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR
EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR

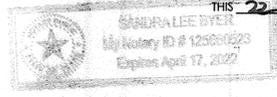
STATE OF TEXAS
COUNTY OF MONTGOMERY

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

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

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Shannon Pitt 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 June, A.D. 2018.



Shannon Pitt
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

THIS PLAT OF FOSTER MEADOWS UNIT 12 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

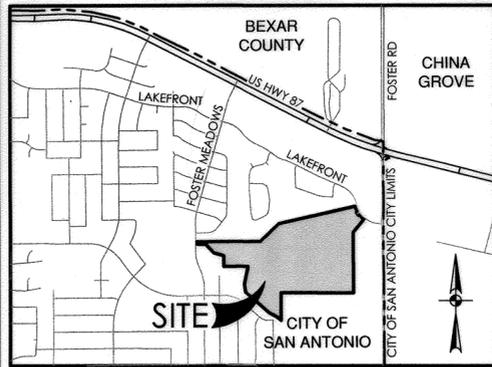
BY: _____ SECRETARY



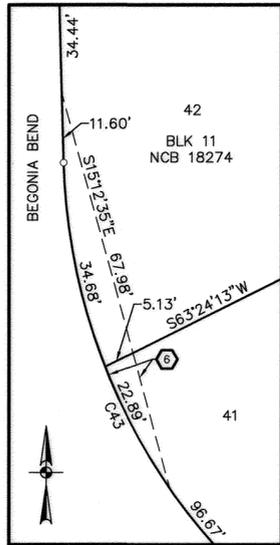
FOSTER MEADOWS UNIT 12

Civil Job No. 8408-35; Survey Job No. 9414-13

Date: Jun 19, 2018, 2:41pm User: Dr. Graw
File: P:\BA\06\35\Design\CA\Plat\Plat170315.dwg



LOCATION MAP
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE

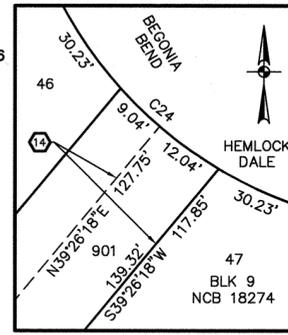
NOTE:
SEE SHEET 1 OF 5 FOR LEGEND,
AND CURVE AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 5 FOR
ENGINEER, SURVEYOR AND
EXTRA NOTES.

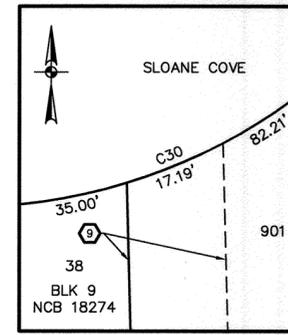
FOSTER MEADOW UNIT 11
(VOL 9723, PGS 59-63, DPR)

N: 13689069.15
E: 2170029.34

N: 13689367.36
E: 2170333.06



DETAIL "E"
NOT-TO-SCALE

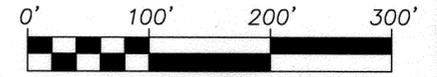


DETAIL "F"
NOT-TO-SCALE

PLAT NUMBER 170315
SUBDIVISION PLAT
OF
FOSTER MEADOWS UNIT 12

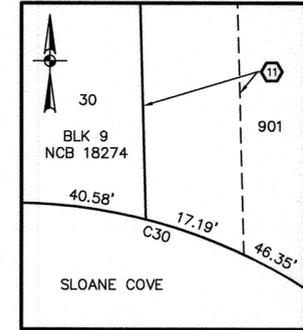
BEING A TOTAL OF 57.17 ACRE TRACT OF LAND ESTABLISHING LOTS 1-55, BLOCK 9, LOTS 1-36, BLOCK 10, & LOTS 1-67, BLOCK 11 BEING THE REMAINING PORTION OF 103.314 ACRE TRACT OF LAND RECORDED IN VOLUME 16726, PAGES 305-323 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NEPOMACINO MONTOYA SURVEY NUMBER 21, ABSTRACT 469, COUNTY BLOCK 5132, IN NEW CITY BLOCK 18274, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TSP#S FIRM REGISTRATION #10028900
DATE OF PREPARATION: June 19, 2018



DETAIL "G"
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

OWNER/DEVELOPER: LGI HOMES - TEXAS, LLC

1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shannon Pitt 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 June, A.D. 20 18

SANDRA LEE
My Notary ID # 12490123
Expires April 1, 2022

Sandra Lee
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

THIS PLAT OF FOSTER MEADOWS UNIT 12 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

WASTEWATER EDU NOTE:
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IMPACT FEE NOTE:
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2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
3. 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 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul P. Ryan
REGISTERED PROFESSIONAL LAND SURVEYOR

SOUTHERN HILLS
PUD - PHASE I
(VOL 9567, PGS
109-110, DPR)

BLK 62
NCB 18274

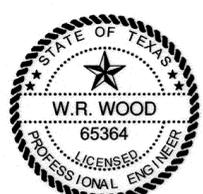
SOUTHERN HILLS
PUD - PHASE II
(VOL 9574, PGS
225, DPR)

N: 13688213.25
E: 2170367.06

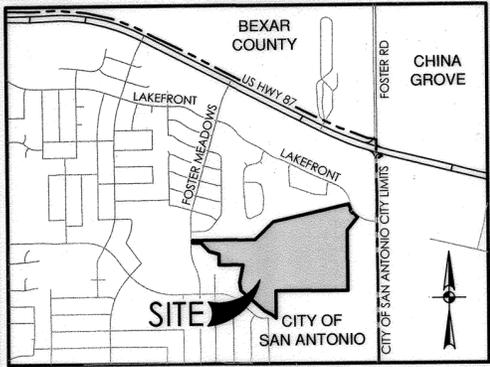
UNPLATTED
13.66 AC
ANTONIO H. ALVARADO AND
FLORINDA C. ALVARADO
(VOL 7947, PGS 249-252, OPR)



DETAIL "H"
NOT-TO-SCALE



FOSTER MEADOWS UNIT 12
Civil Job No. 8408-95; Survey Job No. 9414-13



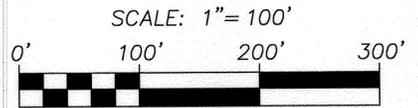
NOTE:
SEE SHEET 1 OF 5 FOR LEGEND,
AND CURVE AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 5 FOR
ENGINEER, SURVEYOR AND
EXTRA NOTES.

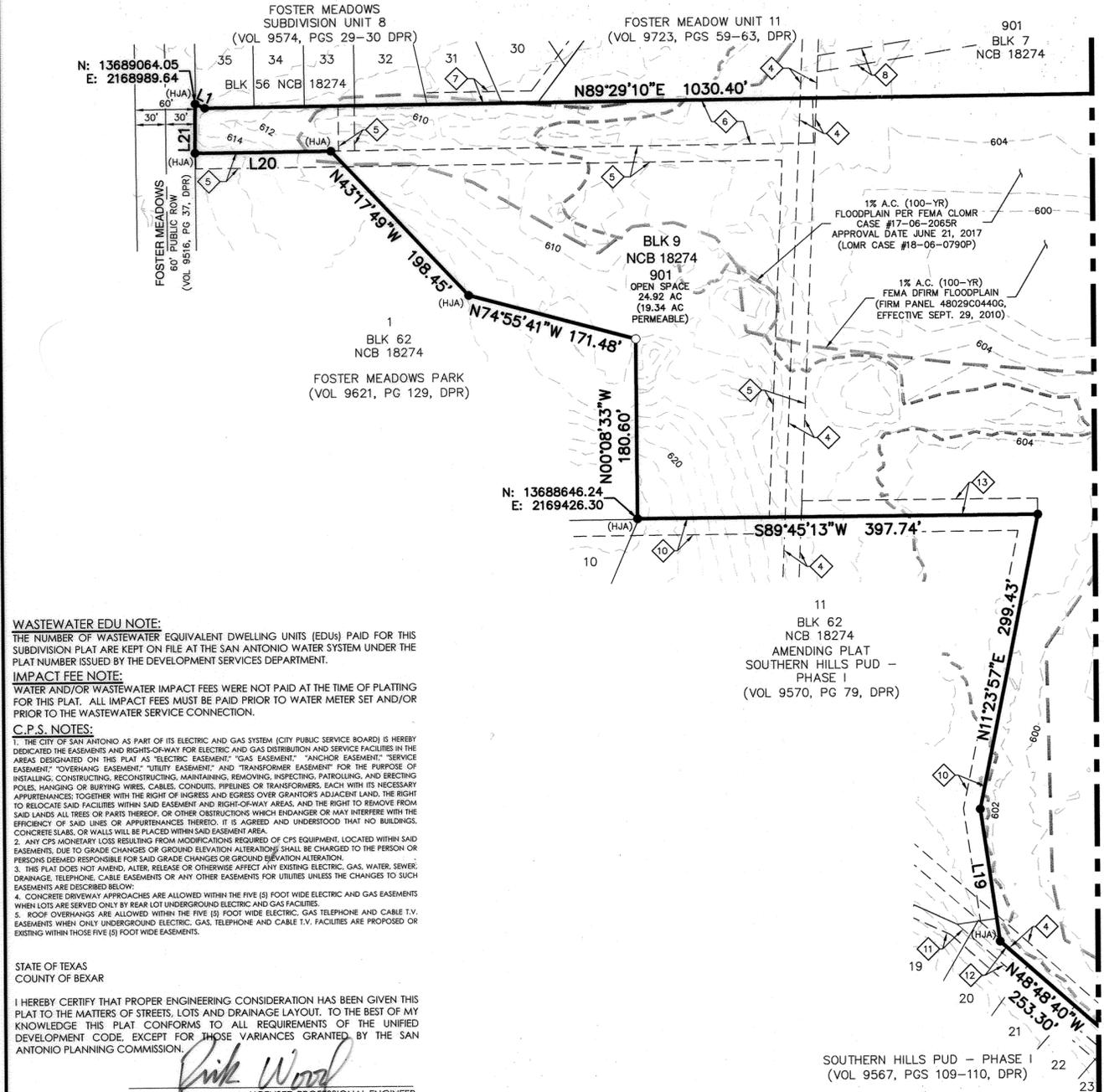
PLAT NUMBER 170315

**SUBDIVISION PLAT
OF
FOSTER MEADOWS UNIT 12**

BEING A TOTAL OF 57.17 ACRE TRACT OF LAND ESTABLISHING LOTS 1-55, BLOCK 9, LOTS 1-36, BLOCK 10, & LOTS 1-67, BLOCK 11 BEING THE REMAINING PORTION OF 103.314 ACRE TRACT OF LAND RECORDED IN VOLUME 16726, PAGES 305-323 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NEPOMACINO MONTOYA SURVEY NUMBER 21, ABSTRACT 469, COUNTY BLOCK 5132, IN NEW CITY BLOCK 18274, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPBS FIRM REGISTRATION #10028800
DATE OF PREPARATION: June 19, 2018



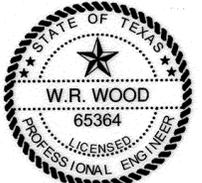
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STATE OF TEXAS
COUNTY OF BEXAR
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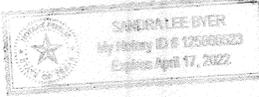
W.R. Wood
LICENSED PROFESSIONAL ENGINEER

Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF MONTGOMERY
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Simon
OWNER/DEVELOPER: LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Simon* 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 June, A.D. 2018.



Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS
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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

FOSTER MEADOWS UNIT 12 Civil Job No. 8408-35; Survey Job No. 9414-13

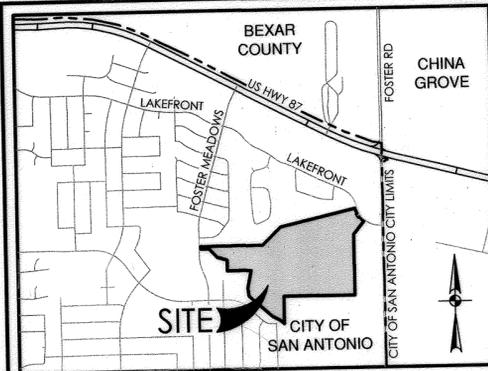
PLAT NUMBER 170315

SUBDIVISION PLAT OF FOSTER MEADOWS UNIT 12

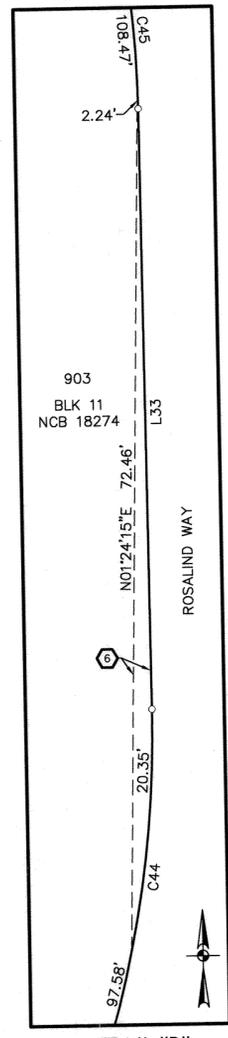
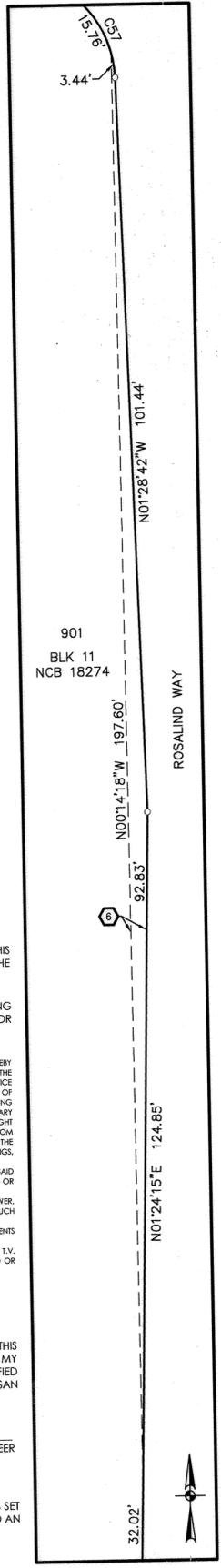
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: June 19, 2018



NOTE: SEE SHEET 1 OF 5 FOR LEGEND AND CURVE AND LINE TABLE.
NOTE: SEE SHEET 1 OF 5 FOR ENGINEER, SURVEYOR AND EXTRA NOTES.



WASTEWATER EDU NOTE:
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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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS 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 EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS 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 LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
3. 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 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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: PAPE-DAWSON ENGINEERS, INC.



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

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

STATE OF TEXAS
COUNTY OF MONTGOMERY
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shannon Birt KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF June, A.D. 2018.

NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS
THIS PLAT OF FOSTER MEADOWS UNIT 12 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

FOSTER MEADOWS UNIT 12
Civil Job No. 8408-35; Survey Job No. 9414-13

Date: Jun 19, 2018, 2:42pm User: P:\Users\paulrose\OneDrive\Work\170315\170315.dwg