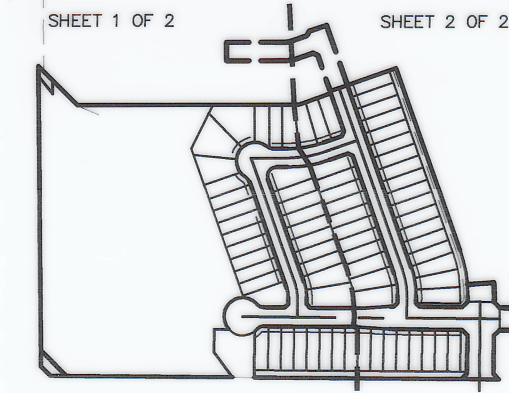
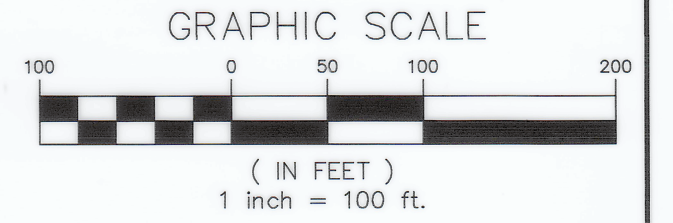


PLAT No.19-11800089
 SUBDIVISION PLAT ESTABLISHING
SOUTHTON MEADOWS
 SUBDIVISION
 UNIT 5

BEING A TOTAL OF 20.410 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 213.14 ACRE TRACT OF LAND RECORDED IN VOLUME 7795, PAGE 748 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4407, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 150-163, LOTS 903-905, 907, BLOCK 30; LOTS 1-21, BLOCK 44; AND LOTS 18-35, LOT 901, BLOCK 45, CB 4007.



INDEX MAP
 NOT TO SCALE



CIVIL ENGINEERING CONSULTANTS
 dba. DON DURDEN, INC.
 11550 IH 10 WEST, SUITE 395
 SAN ANTONIO, TEXAS 78230-1037
 TEL: (210) 641-9999
 FAX: (210) 641-6440
 REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 04/2020

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER: BRIAN BARRON, VICE PRESIDENT
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
 1922 DRY CREEK WAY, SUITE 101
 SAN ANTONIO, TX 78259
 (210) 403-6200

DULY AUTHORIZED AGENT:

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRIAN BARRON** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND & SEAL OF OFFICE.

PAMELA MOORE
 Notary Public, State of Texas
 Comm. Expires 06-09-2022
 Notary ID 125721870

Pamela Moore
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT SOUTHTON MEADOWS SUBDIVISION UNIT 5 OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS; IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

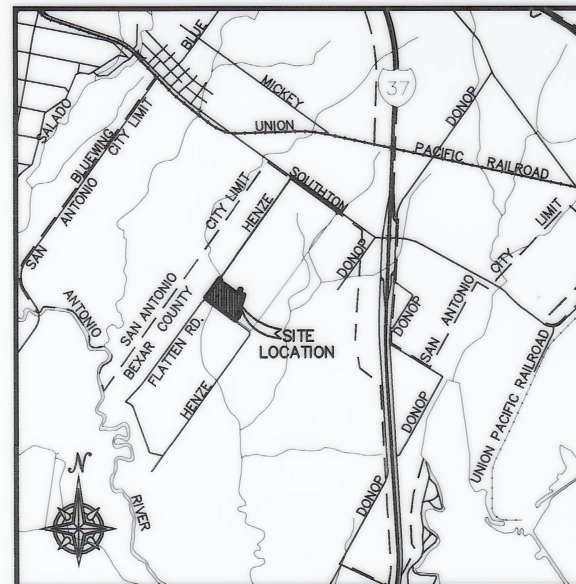
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
 NOT TO SCALE

LEGEND

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- DEED RECORDS, BEXAR COUNTY, TEXAS.
- COUNTY BLOCK
- VARIABLE
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- EXISTING CONTOUR
- PROPOSED FINISHED CONTOUR
- EFFECTIVE FLOODPLAIN
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY MAESTAS & ASSOCIATES
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- 1/2" IRON ROD FOUND W/ CEC CAP
- 1/2" IRON ROD SET W/ CEC CAP

MONUMENT NOTE:
 ● = 1/2" IRON ROD FOUND W/ D.R.E. CAP, OR CAP SHOWN
 ○ = 1/2" IRON ROD FOUND W/ CEC CAP
 ○ = 1/2" IRON ROD SET W/ CEC CAP

SURVEY NOTES:
 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.

2.) MONUMENTATION AS SHOWN HEREON, SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
 3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) BETWEEN END MONUMENT SHOWN HEREON CALLED N53°28'03"W.

OTHER NOTES:
 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 2. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
 3. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 4. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
 5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2463025) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HERE UNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35477(h).

EASEMENTS FOR FLOODPLAINS NOTE:
 THE DRAINAGE EASEMENT WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 480290595F, DATED SEPT. 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, EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITH OUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

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.

Mary P. Stewart
 LICENSED PROFESSIONAL ENGINEER
 MARY P. STEWART

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 ENGINEERS & LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Gary B. Neill
 REGISTERED PROFESSIONAL LAND SURVEYOR
 GARY B. NEILL

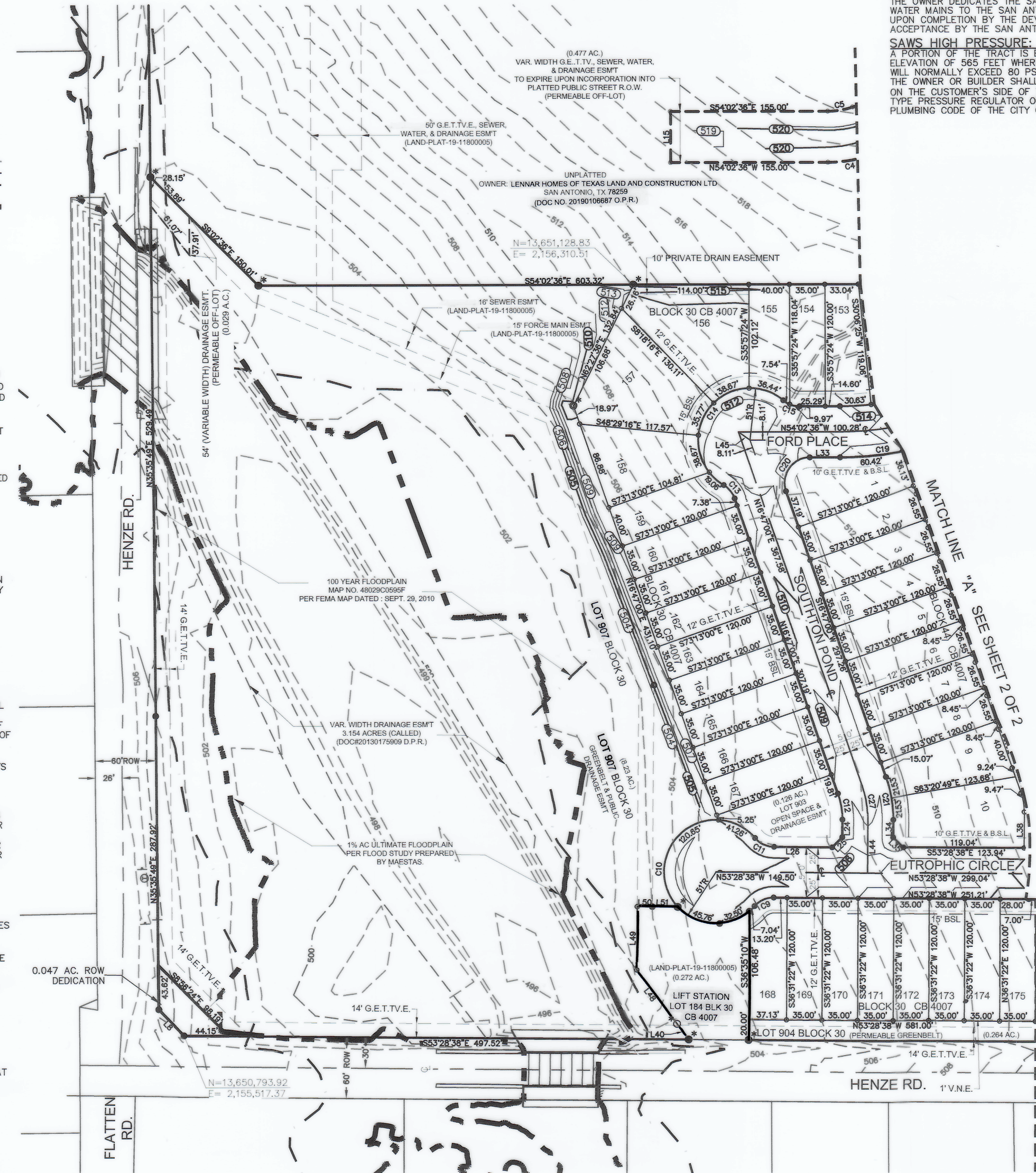


CPS/SAWS/COSA UTILITY GENERAL NOTES:
 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS)- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE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

SAWS WASTEWATER EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
SAWS IMPACT FEE PAYMENT NOTE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
RESIDENTIAL FIRE FLOW:
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.
MINIMUM FINISHED FLOOR NOTE:
 MINIMUM FINISHED FLOOR ELEVATIONS FOR STRUCTURES WITHIN OR ADJOINING THE FEMA FLOODPLAIN REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT AND ARE TO COMPLY WITH THE FLOODPLAIN REGULATIONS AT THE TIME OF CONSTRUCTION. THIS NOTE APPLIES TO LOTS 157 TO 167, BLOCK 30.

MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 903-905, BLOCK 30; 907, BLOCK 30; AND LOT 901, BLOCK 45, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
RESIDENTIAL FINISHED FLOOR NOTE:
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
BUILDING SETBACK NOTE:
 THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
FLOODPLAIN VERIFICATION NOTE:
 A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP NO. 480290595F PER FEMA EFFECTIVE MAP DATED: SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

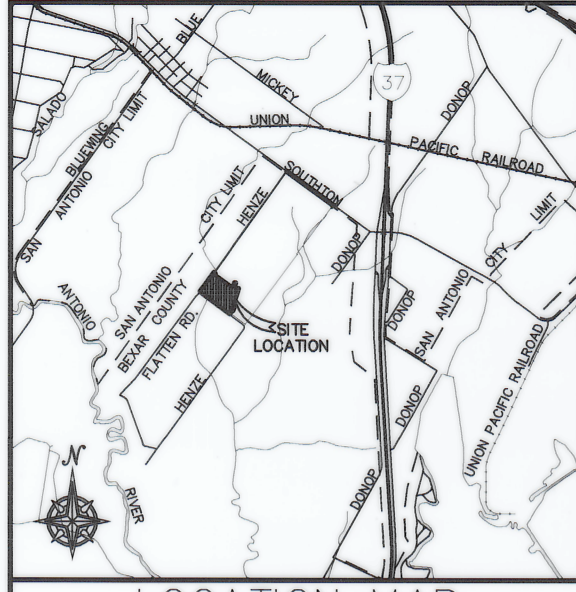
SAWS DEDICATION:
 THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
SAWS HIGH PRESSURE:
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR ON CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
 SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES

SUBDIVISION PLAT ESTABLISHING SOUTHTON MEADOWS SUBDIVISION UNIT 5

BEING A TOTAL OF 20.410 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 213.14 ACRE TRACT OF LAND RECORDED IN VOLUME 7795, PAGE 748 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS...



LOCATION MAP NOT TO SCALE

Line Table

Table with 3 columns: Line, Length, Direction. Lists 51 line segments (L1-L51) with their respective lengths and bearings.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS)...
2) ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES...
3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES...
4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES...
5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU NOTE:

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

SAWS IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

LEGEND

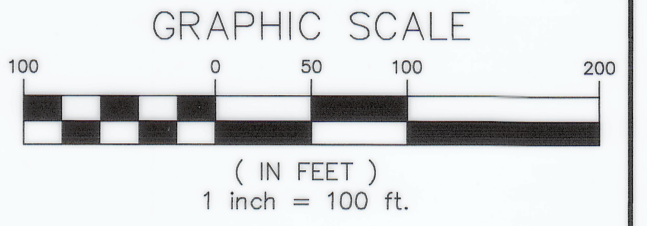
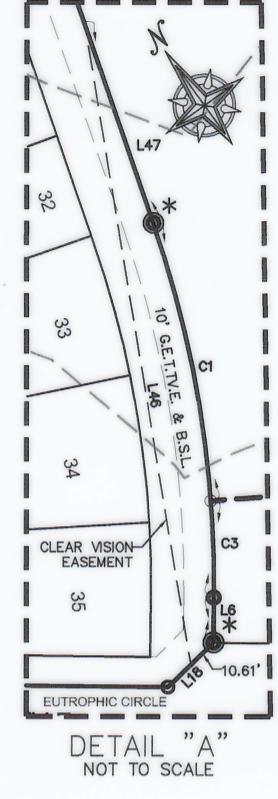
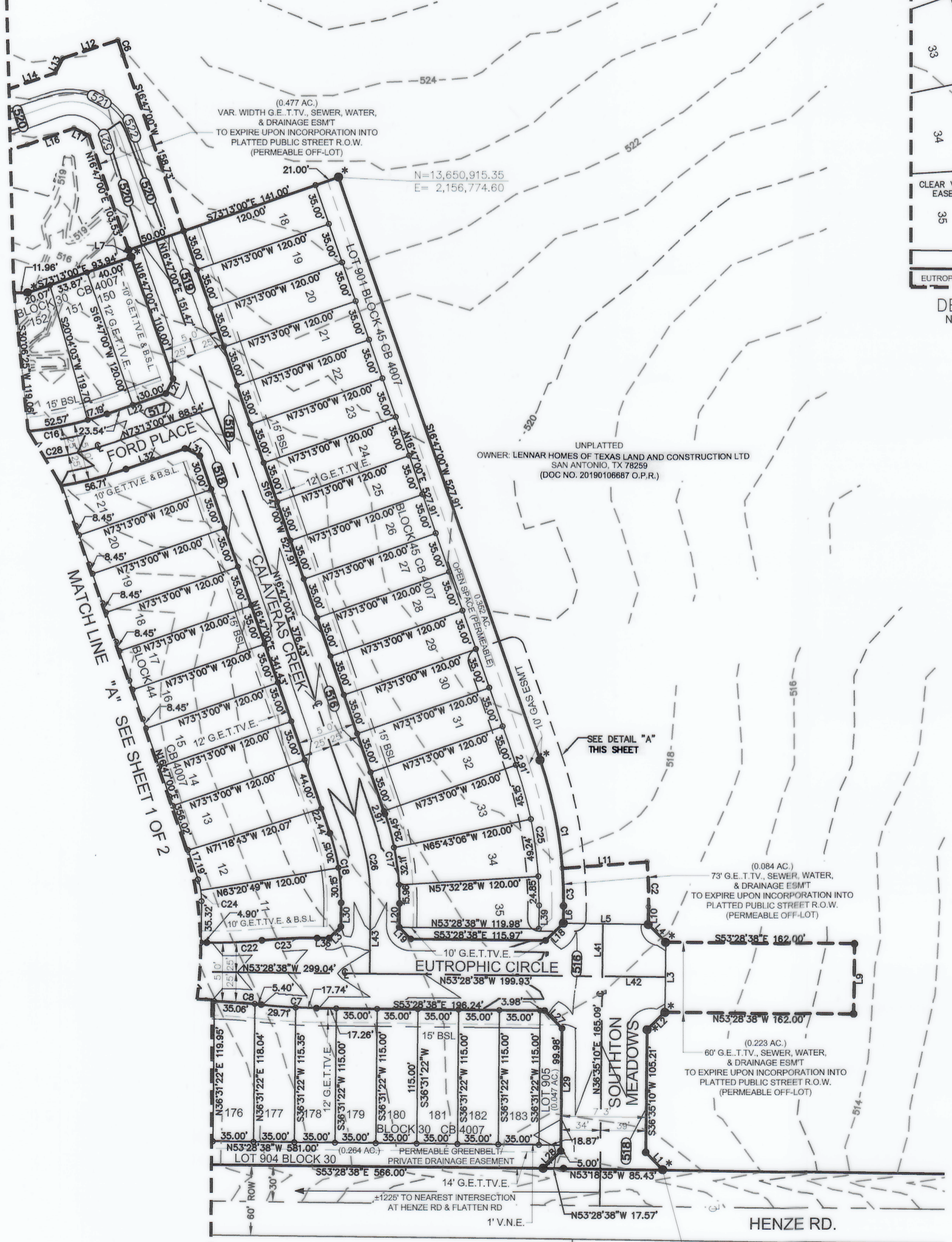
- 1. BUILDING SETBACK LINE
2. VEHICULAR NON-ACCESS EASEMENT
3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
6. DEED RECORDS, BEXAR COUNTY, TEXAS
7. COUNTY BLOCK
8. VARIABLE
9. VOLUME
10. PAGE
11. EASEMENT
12. RIGHT OF WAY
13. STREET CENTERLINE
14. EXISTING CONTOUR
15. PROPOSED FINISHED CONTOUR
16. EFFECTIVE FLOODPLAIN
17. 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY
18. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
19. 1/2" IRON ROD FOUND W/ CEP CAP
20. 1/2" IRON ROD SET W/ CEP CAP

MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/ D.I.R.E. CAP, OR CAP SHOWN
○ = 1/2" IRON ROD FOUND W/ CEP CAP
○ = 1/2" IRON ROD SET W/ CEP CAP

Curve Table

Table with 6 columns: Curve, Length, Radius, Chord Length, Chord Direction, DELTA. Lists 28 curve segments (C1-C28) with their respective lengths, radii, chord lengths, directions, and delta angles.



CIVIL ENGINEERING CONSULTANTS dba. DON DURDEN, INC. 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037 TEL: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 04/2020

STATE OF TEXAS COUNTY OF BEXAR

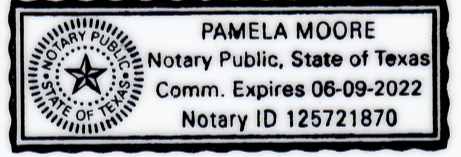
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER: BRIAN BARRON, VICE PRESIDENT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259 (210) 403-6200

DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25th DAY OF March A.D., 2020.



Pamela Moore Notary Public, BEXAR COUNTY, TEXAS

THIS PLAT SOUTHTON MEADOWS SUBDIVISION UNIT 5 OF HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED,

DATED THIS DAY OF A.D., 20

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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.

Mary P. Stewart Licensed Professional Engineer MARY P. STEWART

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 ENGINEERS & LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Gary B. Neill Registered Professional Land Surveyor GARY B. NEILL

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT