

PLAT NUMBER 150201

SUBDIVISION PLAT OF
SAWYER MEADOWS
UNIT 3

A 33.514 ACRE TRACT ESTABLISHING LOTS 38-74, 905 OF BLOCK 92, LOTS 1-20 OF BLOCK 93, AND LOT 7, BLOCK 95 ALL ASSIGNED TO COUNTY BLOCK 4449, OUT OF THE 96.931 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15959, PAGES 1537-1542, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, OF BEJAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: December 29, 2015

STATE OF TEXAS
COUNTY OF BEJAR

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: JOSEPH HERMANDEZ
K.B. HOME LONE STAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
(210) 301-2953

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERMANDEZ, 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 4 DAY OF January, A.D. 2015.

Notary Public, State of Texas
Comm. Expires 04-04-2016
Notary ID: 011941438

THIS PLAT OF SAWYER MEADOWS UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS DAY OF A.D. 20

BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

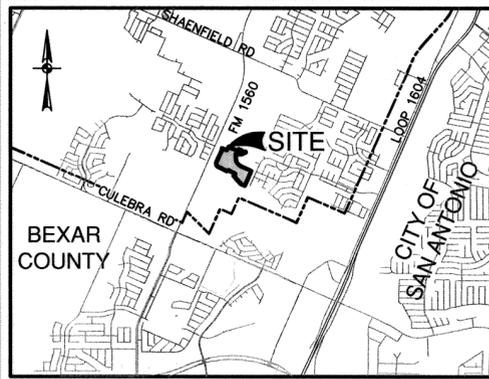
COUNTY JUDGE, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

I, _____ COUNTY CLERK OF BEJAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEJAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEJAR COUNTY, TEXAS
BY: _____ DEPUTY



LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEJAR COUNTY, TEXAS)
BLK	BLOCK	VC	VOLUME PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	IR	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS	SET	SET 1/2" IRON ROD (PD)
DR	DEED RECORDS OF BEJAR COUNTY, TEXAS	SET	SET 1/2" IRON ROD (PD)-ROW
ESMT	EASEMENT (SURVEYOR)		
FFE	FINISHED FLOOR ELEVATION		
1140	EXISTING CONTOURS	1234.5	MINIMUM FINISHED FLOOR ELEVATION
1140	PROPOSED CONTOURS		

- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 11 10' BUILDING SETBACK
- 12 20' BUILDING SETBACK
- 13 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.045 OF AN ACRE ("OFF-LOT", PERMEABLE))
- 14 8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.105 OF AN ACRE ("OFF-LOT", PERMEABLE))
- 15 20' TEMPORARY GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (TOTAL 0.060 OF AN ACRE ("OFF-LOT", PERMEABLE))
- 16 VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT
- 17 VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OFF-LOT (1.03 ACRES)
- 4 VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9571, PG. 58, DPR)
- 2 16' SANITARY SEWER EASEMENT ("OFF-LOT") SAWYER MEADOWS UNIT 5 (PLAT# 140560)
- 1 ±4.15 LF TO INTERSECTION OF SAWYER VALLEY & FORECAST DR.
- 5 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW ("OFF-LOT") SAWYER MEADOWS UNIT 5 (PLAT# 140560)
- 6 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9680, PG. 207-209, DPR)
- 7 20' BUILDING SETBACK (VOL. 9680, PG. 207-209, DPR)
- 8 31' SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 9680, PG. 207-209, DPR)
- 9 20' SANITARY SEWER EASEMENT (VOL. 9567, PG. 22-26, D.P.R.)
- 10 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 9567, PG. 22-26, D.P.R.)
- 11 20' SANITARY SEWER EASEMENT (VOL. 16586, PG. 808-816, OPR)
- 12 30' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW ("OFF-LOT") SAWYER MEADOWS UNIT 5 (PLAT# 140560)
- 13 25' DRAINAGE AND SEWER EASEMENT ("OFF-LOT") SAWYER MEADOWS UNIT 5 (PLAT# 140560)

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 "EASEMENT", "ANCHOR EASEMENT", "SERVICE 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 GRANTEE'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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 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.

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 ENGINEERING SERVICES DIVISION.

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.

STATE OF TEXAS
COUNTY OF BEJAR

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'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.

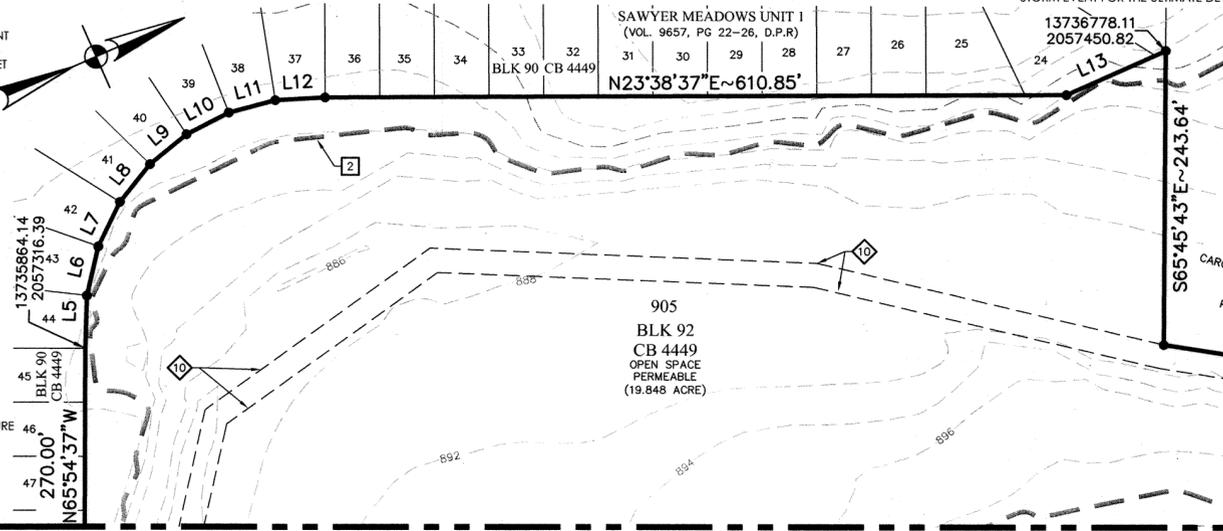
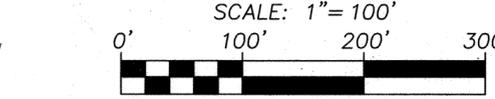
OPEN SPACE DESIGNATION NOTE:
LOT 905, BLOCK 92 COUNTY BLOCK 4449, SHALL BE DESIGNATED AS AN OPEN SPACE / TREE SAVE AREA AND AS A DRAINAGE EASEMENT.

SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEJAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-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 DRRM PANEL 48029C0215G, 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 BEJAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEJAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT A/P#1868743 WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

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.



MATCHLINE - SEE SHEET 3 OF 3

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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.

PUBLIC WORKS STORM WATER:
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.

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

FIRE FLOOR 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.

FLOOD PLAIN ON LOT NOTE:
A PORTION OF LOTS 69 AND 70, BLOCK 92 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEJAR COUNTY, TEXAS, MAP NO. 48029C0215G, DATED SEPTEMBER 29, 2010. A FEMA CLOM/FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO, BEJAR COUNTY AND FEMA. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEJAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	390.00'	12°56'33"	S2°26'57"W	87.91'	88.10'
C2	190.00'	14°05'01"	S11°03'50"E	46.59'	46.70'
C3	310.00'	2°10'04"	S19°11'23"E	11.73'	11.73'
C4	390.00'	0°53'20"	N19°49'43"W	6.05'	6.05'
C5	15.00'	84°19'55"	N61°33'00"W	20.14'	22.08'
C6	325.00'	5°41'33"	S79°07'49"W	32.28'	32.29'
C7	419.61'	64°54'27"	S33°41'14"E	450.34'	475.36'
C8	15.00'	39°42'54"	S4°02'07"W	10.19'	10.40'
C9	50.00'	169°25'49"	S68°53'34"W	99.57'	147.86'
C10	15.00'	39°42'54"	N46°14'59"W	10.19'	10.40'
C11	15.00'	98°51'00"	S64°28'04"W	22.79'	25.88'
C12	50.00'	198°57'13"	N65°28'49"W	98.64'	173.62'
C13	15.00'	96°12'03"	N14°06'14"W	22.33'	25.19'
C14	590.00'	61°01'32"	N31°41'30"W	599.12'	628.41'
C15	325.00'	19°28'10"	N8°33'21"E	109.91'	110.44'
C16	15.00'	36°21'17"	N0°06'47"E	9.36'	9.52'
C17	50.00'	171°27'55"	N67°40'06"E	99.72'	149.63'
C18	15.00'	39°42'54"	S46°27'24"E	10.19'	10.40'
C19	275.00'	37°24'06"	S85°00'55"E	176.35'	179.52'
C20	15.00'	84°19'55"	N34°07'05"E	20.14'	22.08'
C21	390.00'	4°01'33"	N6°02'06"W	27.40'	27.40'
C22	310.00'	16°15'05"	S12°08'52"E	87.63'	87.93'
C23	25.00'	96°35'20"	S65°23'28"W	37.33'	42.14'
C24	275.00'	18°16'32"	S7°57'32"W	87.35'	87.72'
C25	540.00'	64°55'42"	S33°38'35"E	579.71'	611.94'
C26	25.00'	90°00'00"	N68°53'34"E	35.36'	39.27'
C27	710.00'	56°27'17"	S29°24'22"E	671.62'	699.58'
C28	445.00'	24°55'32"	S11°17'02"W	192.07'	193.59'
C29	310.00'	3°41'50"	S22°07'19"E	20.00'	20.00'
C30	390.00'	2°56'17"	N21°44'31"W	20.00'	20.00'
C31	15.00'	83°14'37"	S40°21'17"W	19.93'	21.79'

MATCHLINE - SEE SHEET 2 OF 3

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C32	15.00'	83°14'37"	N42°53'21"W	19.93'	21.79'
C33	325.00'	18°11'48"	N75°24'45"W	102.78'	103.22'
C34	250.00'	64°50'24"	S33°41'14"E	268.06'	282.92'
C35	300.00'	64°50'24"	N33°41'14"W	321.67'	339.50'

LINE TABLE

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N66°11'54"W	188.70'	L24	S76°17'02"W	47.21'
L2	N39°16'02"E	122.76'	L25	S88°43'58"W	50.00'
L3	S67°24'34"W	93.36'	L26	S5°02'57"W	51.05'
L4	N59°39'17"W	135.81'	L27	S11°4'01"E	163.79'
L5	N64°27'21"W	43.92'	L28	S66°06'26"E	345.92'
L6	N53°07'12"W	41.87'	L29	S66°06'26"E	50.00'
L7	N40°17'11"W	40.84'	L30	S23°53'34"W	15.57'
L8	N27°45'47"W	39.88'	L31	S66°06'26"E	130.00'
L9	N15°31'44"W	38.98'	L32	S23°53'34"W	86.72'
L10	N3°24'20"W	39.16'	L33	N66°06'26"W	232.52'
L11	N8°49'54"E	39.71'	L34	N1°10'44"W	148.62'
L12	N20°42'20"E	41.06'	L35	S66°18'51"E	87.85'
L13	N0°11'59"W	89.60'	L36	N76°17'02"E	47.21'
L14	N32°46'06"E	155.30'	L37	N66°18'51"W	87.73'
L15	N31°27'49"E	55.66'	L38	S11°0'44"E	148.62'
L16	S58°32'10"E	148.17'	L39	S66°06'26"E	321.10'
L17	N81°29'18"E	35.63'	L40	N23°53'34"E	103.82'
L18	N23°35'43"E	71.56'	L41	N66°18'51"W	26.93'
L19	S66°24'17"E	132.72'	L42	N57°38'01"W	35.82'
L20	N85°58'40"E	80.00'	L43	N20°28'29"E	33.21'
L21	N85°58'40"E	120.00'	L44	S69°43'43"W	80.13'
L22	S71°53'39"W	120.00'	L45	S11°6'01"E	7.36'
L23	S69°43'43"W	80.00'	L46	N88°43'57"E	50.00'

CONT. LEGEND

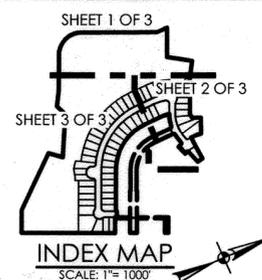
- 2 ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEJAR COUNTY, TEXAS.

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 (NAD 83) 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 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

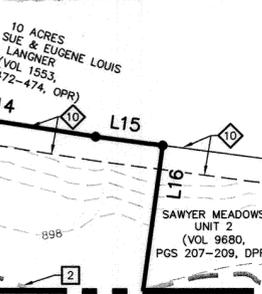
BEJAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SAWYER MEADOWS UNIT 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 905, BLOCK 92.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.



SHEET 1 OF 3
SHEET 2 OF 3
SHEET 3 OF 3
INDEX MAP
SCALE: 1" = 1000'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



MATCHLINE - SEE SHEET 2 OF 3

LINE TABLE

LINE #	BEARING	LENGTH
L47	N116°02'W	7.36'
L48	S116°02'E	163.19'
L49	S66°06'26"E	173.97'
L50	N23°53'34"E	3.00'
L51	S66°06'26"E	221.95'
L52	S23°53'34"W	229.83'
L53	N23°46'21"E	20.00'
L54	S66°13'39"E	130.00'
L55	S23°46'21"W	20.00'
L56	S23°53'34"W	8.00'
L57	S66°13'39"E	

SUBDIVISION PLAT OF SAWYER MEADOWS UNIT 3

A 33.514 ACRE TRACT ESTABLISHING LOTS 38 - 74, 905 OF BLOCK 92, LOTS 1-20 OF BLOCK 93, AND LOT 7, BLOCK 95 ALL ASSIGNED TO COUNTY BLOCK 4449, OUT OF THE 96.931 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15959, PAGES 1537-1542 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: December 29, 2015

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/DEVELOPER: JOSEPH HERNANDEZ K.B. HOME LONE STAR, INC. 4800 FREDERICKSBURG ROAD SAN ANTONIO, TX 78229 (210) 301-2953

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ 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 4 DAY OF January, A.D. 2016

Notary Public, BEXAR COUNTY, TEXAS

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

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

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, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M, AND DULY RECORDED THE DAY OF A.D. 20 AT M, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

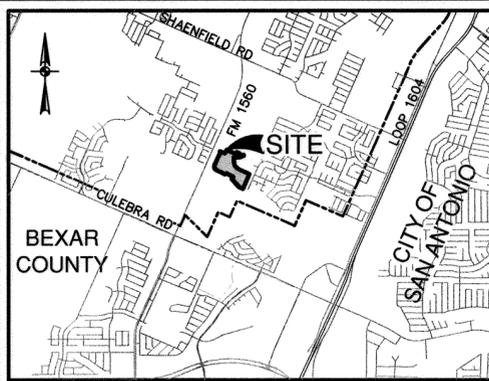
COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

CONT. LEGEND

2 ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED" AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
FFE FINISHED FLOOR ELEVATION
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
1234.5 MINIMUM FINISHED FLOOR ELEVATION

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' BUILDING SETBACK
20' BUILDING SETBACK
VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.045 OF AN ACRE ("OFF-LOT", PERMEABLE))
8' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (TOTAL 0.105 OF AN ACRE ("OFF-LOT", PERMEABLE))
20' TEMPORARY GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (TOTAL 0.060 OF AN ACRE ("OFF-LOT", PERMEABLE))
VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT
VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW OFF-LOT (1.03 ACRES)
VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9571, PG. 58, DPR)
16' SANITARY SEWER EASEMENT ("OFF-LOT") SAWYER MEADOWS UNIT 5 (PLAT# 140560)
VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW ("OFF-LOT", PERMEABLE)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9680, PG. 207-209, DPR)
20' BUILDING SETBACK (VOL. 9680, PG. 207-209, DPR)
31' SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 9680, PG. 207-209, DPR)
20' SANITARY SEWER EASEMENT (VOL. 9567, PG. 22-26, D.P.R.)
VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 9567, PG. 22-26, D.P.R.)
20' SANITARY SEWER EASEMENT (VOL. 16586, PG. 808-816, OPR)
30' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW ("OFF-LOT") SAWYER MEADOWS UNIT 5 (PLAT# 140560)
25' DRAINAGE AND SEWER EASEMENT ("OFF-LOT") SAWYER MEADOWS UNIT 5 (PLAT# 140560)
±415 LF TO INTERSECTION OF SAWYER VALLEY & FORECAST DR.

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 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 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 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.

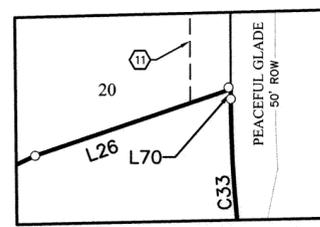
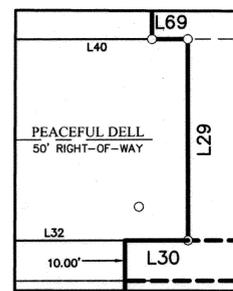
EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT ENGINEERING SERVICES DIVISION.
IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE 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.

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.

Shauna L. Weaver LICENSED PROFESSIONAL ENGINEER

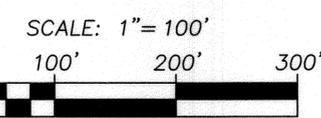
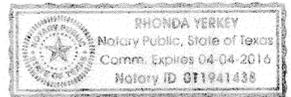
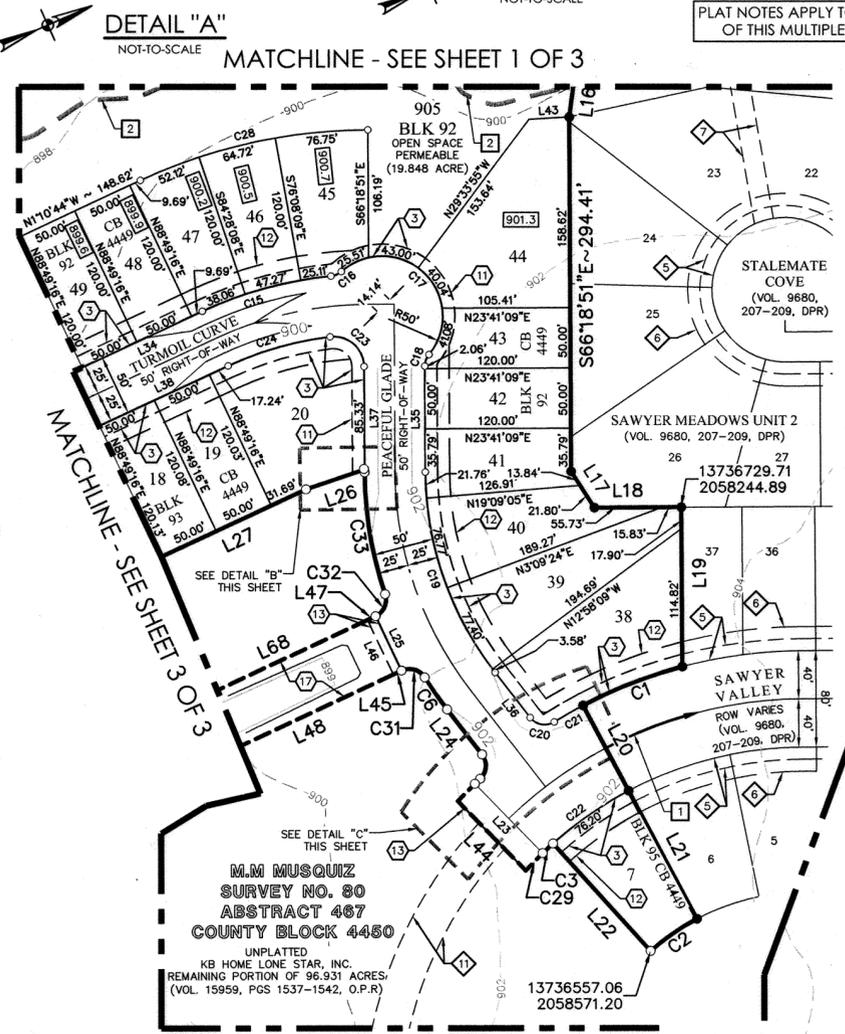
STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



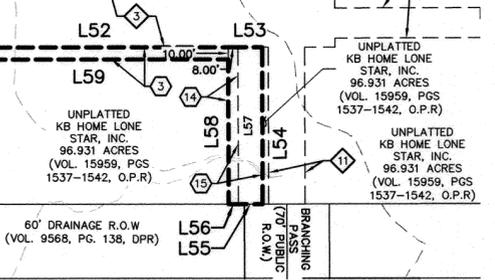
SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



MATCHLINE C SEE THIS SHEET

MATCHLINE B SEE SHEET 3 OF 3



Civil Job No. 7974-21; Survey Job No. 9041-13

SUBDIVISION PLAT OF SAWYER MEADOWS UNIT 3

A 33.514 ACRE TRACT ESTABLISHING LOTS 38 - 74, 905 OF BLOCK 92, LOTS 1-20 OF BLOCK 93, AND LOT 7, BLOCK 95 ALL ASSIGNED TO COUNTY BLOCK 4449. OUT OF THE 96.931 ACRE TRACT CONVEYED TO KB HOME LONE STAR INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15959, PAGES 1537-1542 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: December 29, 2015

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/DEVELOPER: JOSEPH HERNANDEZ K.B. HOME LONE STAR, INC. 4800 FREDERICKSBURG ROAD SAN ANTONIO, TX 78229 (210) 301-2953

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ 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 4th DAY OF January, A.D. 2016.



Notary Public, State of Texas Comm. Expires 04-04-2017 Notary ID 61194143

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

DATED THIS DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

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, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 COUNTY CLERK, BEXAR COUNTY, TEXAS BY: DEPUTY

CON'T. LEGEND

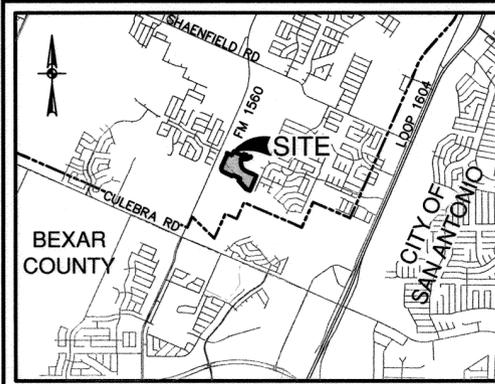
2 ZONE A.E. DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48029C0215G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

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3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

MATCHLINE - SEE SHEET 1 OF 3

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LEGEND table with symbols for ACRES, BLOCK, COUNTY BLOCK, DOCUMENT NUMBER, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DEED RECORDS OF BEXAR COUNTY, TEXAS, EASEMENT, FINISHED FLOOR ELEVATION, EXISTING CONTOURS, PROPOSED CONTOURS, MINIMUM FINISHED FLOOR ELEVATION, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, VOLUME, PAGE(S), RIGHT-OF-WAY, FOUND 1/2" IRON ROD, SET 1/2" IRON ROD (PD), SET 1/2" IRON ROD (PD)-ROW

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' BUILDING SETBACK
20' BUILDING SETBACK
VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (OFF-LOT) SAWYER MEADOWS UNIT 5 (PLAT# 140560)
VARIABLE WIDTH DRAINAGE EASEMENT SA-WYER MEADOWS UNIT 5 - ("OFF-LOT") (PLAT# 140560)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9680, PG 207-209, DPR)
20' BUILDING SETBACK (VOL. 9680, PG 207-209, DPR)
31' SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 9680, PG 207-209, DPR)
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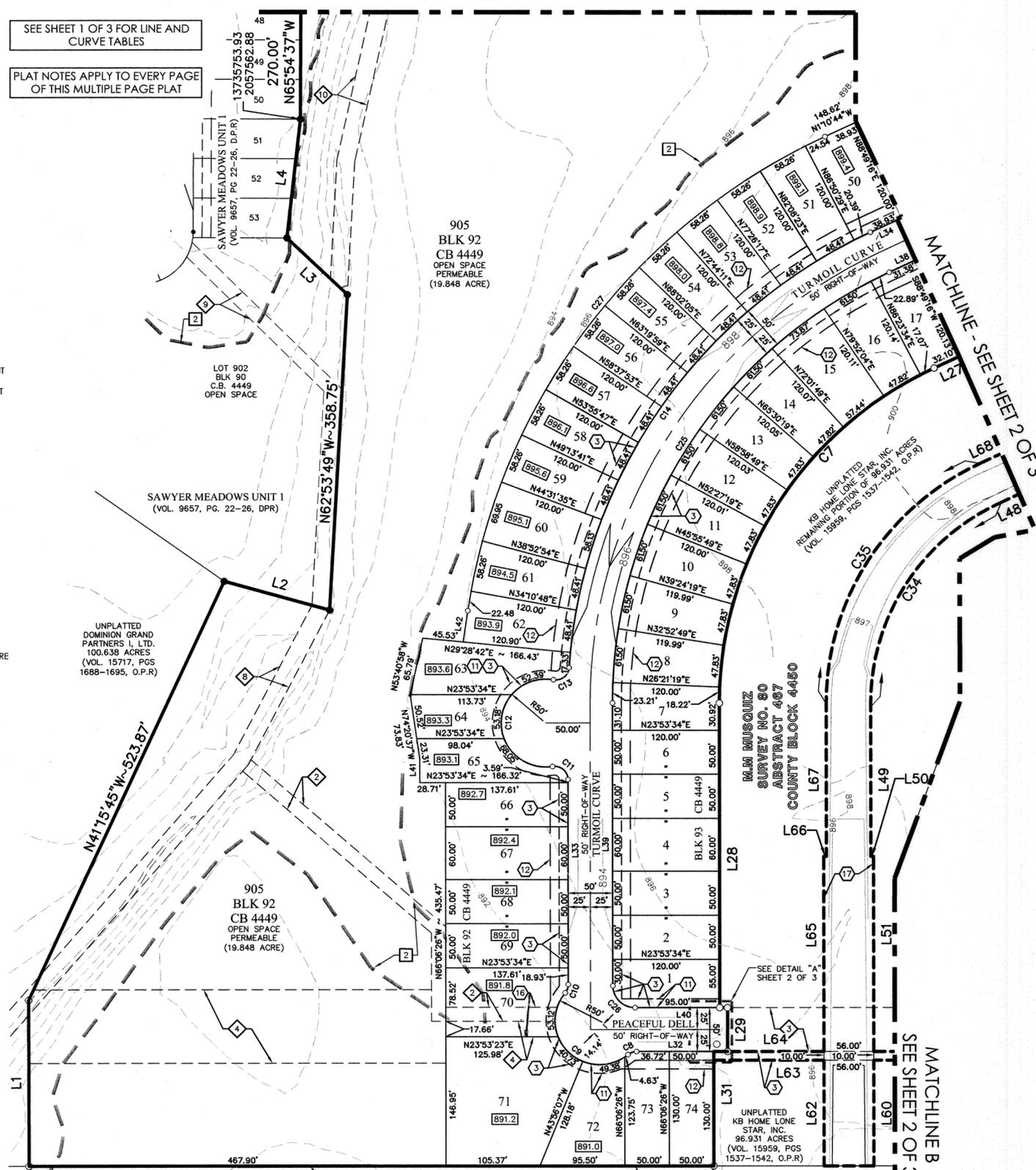
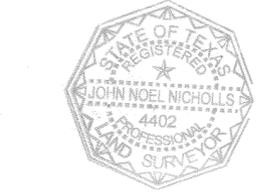
C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR 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. THEREBY, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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 ENGINEERING SERVICES DIVISION.
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.

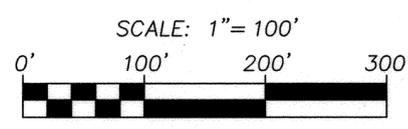
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver 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.



13734992.75 2058526.08 THE MEADOWS OF BRIDGEWOOD SUBDIVISION, UNIT 5 (VOL. 9573, PG. 58, DPR) S23°53'37"W ~ 768.76' 13735695.63 2058837.46



SAWYER MEADOWS UNIT 3 Civil Job No. 7974-21; Survey Job No. 9041-13