

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
INT	INTERSECTION	ROW	RIGHT-OF-WAY
HJA	HARRY JEWETT ASSOCIATES (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
NCB	NEW CITY BLOCK	SET 1/2" IRON ROD (PD)	
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 7800, PG 44, DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 7800, PG 44, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	11	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9549, PGS 137-138, DPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	12	16' ELECTRIC AND GAS EASEMENT (VOL 12413, PG 1841, OPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	13	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9621, PG 129, DPR)
11	VARIABLE WIDTH SANITARY SEWER EASEMENT	14	45' DRAINAGE EASEMENT (VOL 9516, PG 37, DPR)
12	12' SANITARY SEWER EASEMENT	15	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 8200, PGS 176-177, DPR)
13	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	16	25'X20' DRAINAGE EASEMENT (VOL 9516, PG 37, DPR)
1	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9575, PG 223, DPR)	17	12'X18' ELECTRIC EASEMENT (VOL 8200, PGS 176-177, DPR)
2	12' GAS, ELECTRIC AND TELEPHONE EASEMENT (VOL 8900, PG 106, DPR)	18	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9549, PGS 137-138, DPR)
3	10' ELECTRIC AND GAS EASEMENT (VOL 15972, PG 407, OPR)	19	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 7800, PG 44, DPR)
4	5' ELECTRIC EASEMENT (VOL 8900, PG 106, DPR)	20	5'X18' ANCHOR EASEMENT (VOL 8200, PGS 176-177, DPR)
5	4' ELECTRIC OVERHANG EASEMENT (VOL 8200, PGS 176-177, DPR)	21	5' ELECTRIC EASEMENT (VOL 8200, PGS 176-177, DPR)
6	12' GAS, ELECTRIC AND TELEPHONE EASEMENT (VOL 8200, PGS 176-177, DPR)	22	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9574, PGS 29-30, DPR)
7	5'X30' ELECTRIC EASEMENT (VOL 8200, PGS 176-177, DPR)		NOTE: DETAILS A, B, C, AND D ARE LOCATED ON SHEET 2 AND ALL OTHER DETAILS ARE LOCATED ON SHEET 3.
8	5' DRAINAGE EASEMENT (VOL 8200, PGS 176-177, DPR)		

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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 CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

C.P.S. NOTES:

- 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 SATE 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.
- ANY C/P.S. MONUMENTARY 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.
- THIS PLAT DOES NOT AVOID, 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:
- 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.
- 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.

PAPE-DAWSON ENGINEERS, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR

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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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.

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 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FOSTER MEADOWS UNIT 7 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FOSTER MEADOWS UNIT 7 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 1 & LOT 901, BLOCK 2

FINISHED FLOOR NOTE:

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

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 1500 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE NOTE:

LOT 901, BLOCK 1 IS DESIGNATED AS A PRIVATE DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT. LOT 901, BLOCK 2 IS DESIGNATED AS A PRIVATE DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT. LOT 902, BLOCK 2 IS DESIGNATED AS A TELEPHONE EASEMENT.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S47°27'35"E	99.26'
L2	N89°56'53"E	90.79'
L3	N16°57'53"E	146.14'
L4	N10°06'38"E	142.81'
L5	N38°50'13"W	54.07'
L6	N60°44'10"W	62.44'
L7	S73°14'08"E	73.46'
L8	S04°51'16"E	73.98'
L9	S00°24'16"E	14.83'
L10	N89°35'44"E	98.12'
L11	N79°21'47"E	1.84'
L12	S79°21'47"W	4.67'
L13	N16°55'39"E	57.90'
L14	S60°44'10"E	62.44'
L15	S38°50'13"E	54.07'
L16	N73°14'08"W	73.46'
L17	N04°51'16"W	73.98'
L18	N00°24'16"W	14.83'
L19	S16°55'39"W	57.90'
L20	N14°48'28"E	43.67'
L21	S52°56'42"W	141.65'
L22	N90°00'00"E	17.30'
L23	S89°45'40"W	18.34'
L24	S54°45'40"W	123.93'
L25	S45°00'00"W	33.55'
L26	S31°00'00"W	65.51'
L27	N76°34'36"W	40.75'
L28	N84°00'00"W	130.84'
L29	N74°55'37"W	83.27'
L30	N84°00'00"W	41.88'
L31	S69°15'22"W	5.18'
L32	N62°12'03"W	6.16'
L33	N15°00'00"W	40.45'
L34	N17°00'00"W	40.58'
L35	N08°14'15"W	19.79'

LINE TABLE

LINE #	BEARING	LENGTH
L36	N09°10'01"W	38.31'
L37	S81°41'13"E	39.31'
L38	S81°07'48"W	31.23'
L39	N00°00'00"E	76.24'
L40	S71°00'00"E	25.00'
L41	N13°27'04"W	87.92'
L42	N10°43'39"W	99.72'
L43	N00°15'32"W	89.96'
L44	N10°23'58"W	8.79'
L45	N21°12'17"W	68.08'
L46	N86°48'16"E	46.79'
L47	S07°49'33"E	69.42'
L48	S59°38'05"E	43.46'
L49	S79°26'32"E	116.03'
L50	N30°07'43"W	69.14'
L51	N48°43'20"W	69.75'
L52	S60°02'14"E	45.66'
L53	N67°47'12"W	99.22'
L54	S22°54'10"E	189.18'
L55	S64°36'52"E	98.78'
L56	N58°49'21"W	109.05'
L57	N86°03'01"W	68.60'
L58	S34°58'32"W	39.88'
L59	S11°59'49"W	187.38'
L60	N52°56'42"E	157.14'
L61	N00°23'30"W	104.04'
L62	S89°36'30"W	12.00'
L63	S89°45'40"W	33.45'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	680.78'	3°47'11"	S01°25'26"W	44.98'	44.99'
C2	730.00'	25°09'32"	S13°00'18"E	317.98'	320.55'
C3	670.00'	25°13'27"	S13°07'26"E	292.59'	294.97'
C4	905.00'	38°02'25"	N71°20'50"W	589.88'	600.86'
C5	15.00'	85°40'32"	N43°13'46"W	20.40'	22.43'
C6	150.00'	47°13'49"	N62°27'08"W	120.18'	123.65'
C7	125.00'	40°40'57"	N59°10'42"W	86.90'	88.76'
C8	275.00'	18°47'00"	N70°07'40"W	89.75'	90.15'
C9	100.00'	109°09'12"	S64°41'14"W	162.98'	190.51'
C10	15.00'	98°50'42"	S39°18'44"E	22.79'	25.88'
C11	150.00'	41°53'45"	S67°47'12"E	107.26'	109.68'
C12	100.00'	26°23'48"	S60°02'14"E	45.66'	46.07'
C13	150.00'	91°0'40"	S68°38'48"E	24.00'	24.03'
C14	15.00'	46°02'08"	S87°04'31"E	11.73'	12.05'
C15	50.00'	134°42'37"	S42°44'17"E	92.29'	117.56'
C16	15.00'	46°02'08"	S01°35'58"W	11.73'	12.05'
C17	150.00'	16°33'50"	S13°08'11"E	43.21'	43.36'
C18	500.00'	12°07'20"	S10°54'57"E	105.59'	105.79'
C19	225.00'	16°34'21"	S08°41'26"E	64.85'	65.08'
C20	15.00'	90°00'00"	S45°24'16"E	21.21'	23.56'
C21	100.00'	10°13'58"	N84°28'45"E	17.84'	17.86'
C22	15.00'	95°31'48"	N31°35'53"E	22.21'	25.01'
C23	15.00'	91°28'36"	N54°53'55"W	21.48'	23.95'
C24	150.00'	10°13'58"	S84°28'45"W	26.75'	26.79'
C25	875.00'	5°45'23"	N87°31'34"W	87.87'	87.91'
C26	150.00'	47°42'08"	N60°47'49"W	121.31'	124.88'
C27	15.00'	106°03'39"	N89°58'35"W	23.97'	27.77'
C28	51.00'	250°18'07"	N17°51'21"W	83.40'	222.80'
C29	15.00'	106°03'39"	N54°15'53"E	23.97'	27.77'
C30	150.00'	15°41'35"	N09°04'51"E	40.96'	41.08'
C31	100.00'	63°45'59"	N14°57'20"W	105.64'	111.29'
C32	300.00'	56°56'57"	N18°21'51"W	286.06'	298.19'
C33	150.00'	7°46'27"	N13°59'51"E	20.34'	20.35'
C34	15.00'	61°52'51"	N13°03'21"W	15.42'	16.20'
C35	51.00'	170°45'20"	N41°22'53"E	101.67'	151.99'
C36	15.00'	61°52'51"	S84°10'53"E	15.42'	16.20'
C37	150.00'	54°23'08"	S87°55'44"E	137.10'	142.38'
C38	225.00'	18°47'00"	S70°07'40"E	73.43'	73.76'
C39	175.00'	40°40'57"	S59°10'42"E	121.66'	124.26'
C40	100.00'	43°08'17"	S60°24'22"E	73.52'	75.29'
C41	15.00'	98°25'00"	N48°49'00"E	22.71'	25.77'
C42	15.00'	99°48'01"	S41°21'55"W	22.95'	26.13'
C43	100.00'	41°53'45"	N67°47'12"W	71.50'	73.12'
C44	150.00'	26°23'48"	N60°02'14"W	68.50'	69.11'
C45	100.00'	68°22'51"	N39°02'42"W	112.39'	119.35'
C46	550.00'	12°07'20"	N10°54'57"W	116.15'	116.37'
C47	175.00'	16°34'21"	N08°41'26"W	50.44'	50.62'
C48	15.00'	90°00'00"	N44°35'44"E	21.21'	23.56'
C49	825.00'	5°45'23"	S87°31'34"E	82.85'	82.88'
C50	100.00'	101°34'32"	S33°51'37"E	154.96'	177.28'
C51	150.00'	1°52'01"	S15°59'38"W	4.89'	4.89'
C52	15.00'	75°17'27"	S52°42'21"W	18.32'	19.71'
C53	51.00'	197°10'39"	S08°14'15"E	100.86'	175.51'
C54	15.00'	75°17'27"	S69°10'51"E	18.32'	19.71'
C55	150.00'	15°18'12"	S39°11'14"E	39.94'	40.06'
C56	250.00'	38°18'14"	S27°41'13"E	164.04'	167.13'
C57	78.10'	11°02'11"	N15°55'03"W	15.02'	15.04'
C58	78.10'	51°48'32"	S33°43'49"E	68.24'	70.62'
C59	78.10'	18°20'47"	N39°32'58"W	24.90'	25.01'
C60	78.10'	59°05'30"	S64°31'16"W	77.03'	80.55'
C61	692.78'	4°00'13"	N01°32'00"E	48.40'	48.41'

PLAT NUMBER 140421

SUBDIVISION PLAT OF FOSTER MEADOWS UNIT 7

ESTABLISHING LOTS 1-59, BLOCK 1, LOTS 1-39, BLOCK 2, AND LOTS 1-33, BLOCK 3 OF NEW CITY BLOCK 18256, BEING A 22.22 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 18256, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: August 11, 2015

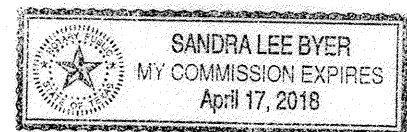
STATE OF TEXAS
COUNTY OF MONTGOMERY

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.

OWNER/DEVELOPER: L&H 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 Sandra Lee Byer 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 14th DAY OF August, A.D. 20 15.



Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

THIS PLAT OF FOSTER MEADOWS UNIT 7 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 14th DAY OF August, A.D. 20 1



LOCATION MAP
NOT-TO-SCALE

FOSTER MEADOWS
SUBDIVISION UNIT 8
(VOL 9574, PGS 29-30 DPR)

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," "OVERHEAD 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 CPM MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPM EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO 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.

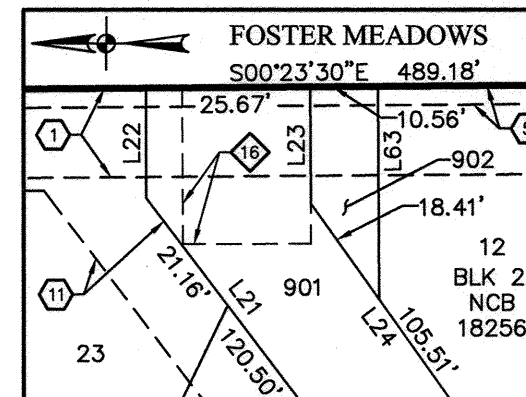
EDU NOTE:

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 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.

NOTE:
SEE SHEET 1 OF 3 FOR
LEGEND AND CURVE
AND LINE TABLE.



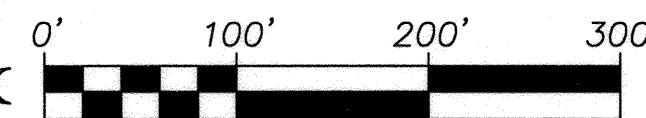
DETAIL "D"
NOT-TO-SCALE

PLAT NUMBER 140421

SUBDIVISION PLAT
OF
FOSTER MEADOWS UNIT 7

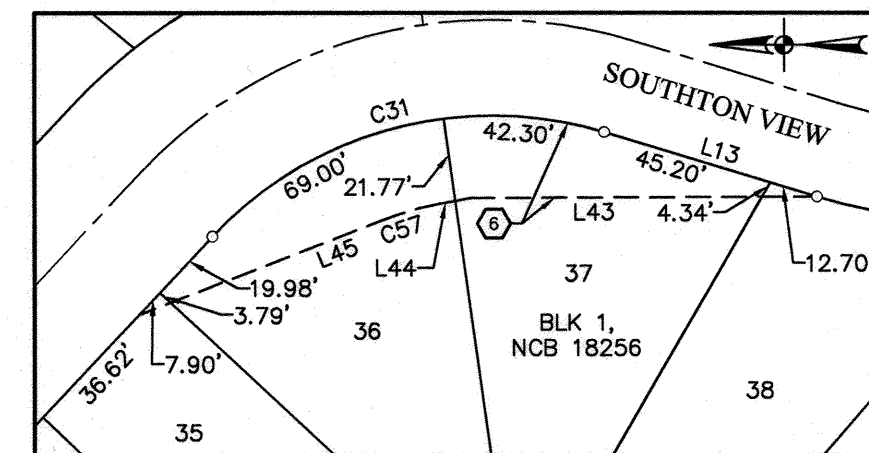
ESTABLISHING LOTS 1-59, BLOCK 1, LOTS 1-39, BLOCK 2, AND LOTS 1-33, BLOCK 3 OF NEW CITY BLOCK 18256, BEING A 22.22 ACRE TRACT OF LAND RECORDED IN VOLUME 16726, PAGES 305-323 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NEPOMACINO MONTONA SURVEY NUMBER 21, ABSTRACT 469, COUNTY BLOCK 5132, IN NEW CITY BLOCK 18256, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON
ENGINEERS
TBP, FIRM REGISTRATION # 470
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: August 11, 2015



DETAIL "C"
NOT-TO-SCALE

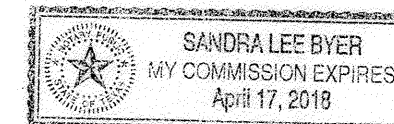
STATE OF TEXAS
COUNTY OF MONTGOMERY

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, COURSEWAYS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-6998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jack L. Lutz, 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 14th DAY OF August, A.D. 20 15.



Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

THIS PLAT OF FOSTER MEADOWS UNIT 7 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 14th DAY OF August, A.D. 20 15.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

SHEET 2 OF 3

BY: _____, DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

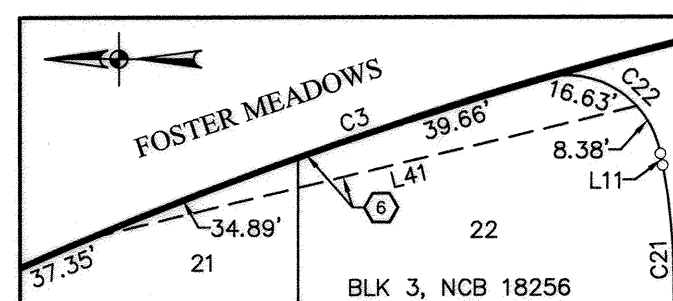
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

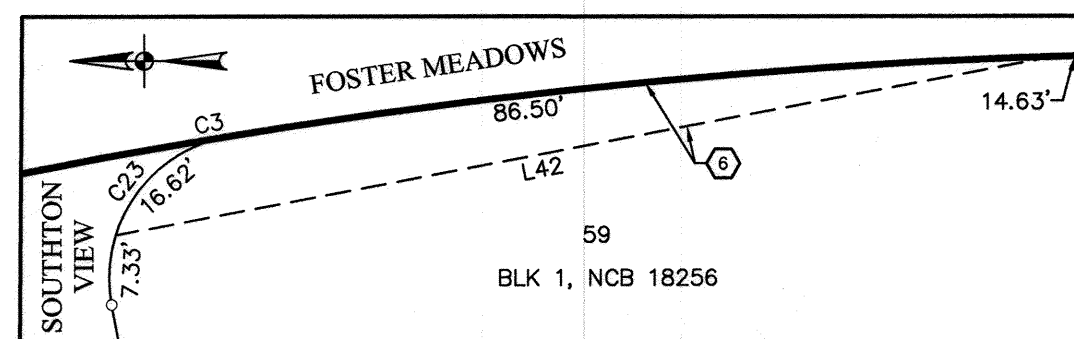
STATE OF TEXAS
COUNTY OF BEXAR

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.

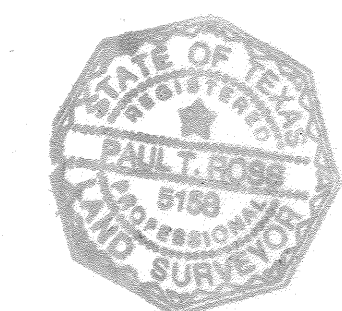
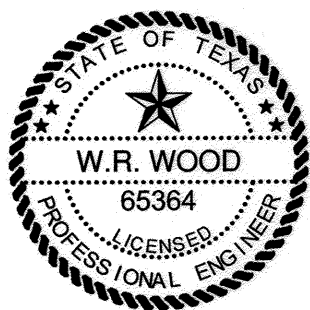
Paul T. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



FOSTER MEADOWS UNIT 7

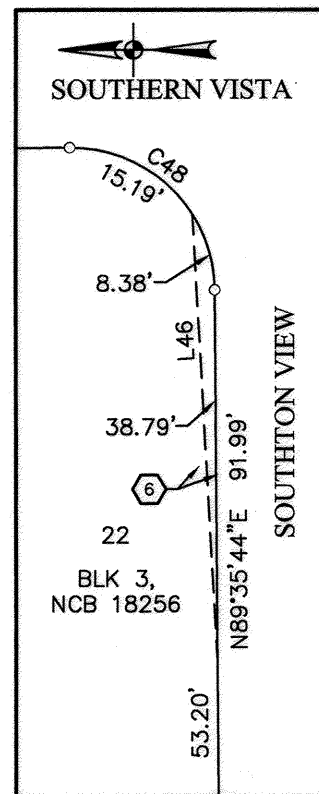
Civil Job No. 8408-20; Survey Job No. 9414-13

Plat: Aug. 11, 2015, 10:29am User: D. J. J. Job: 8408-20; Survey Job No. 9414-13 File: P:\8408-20\Design\Civil\Plat P140421.dwg

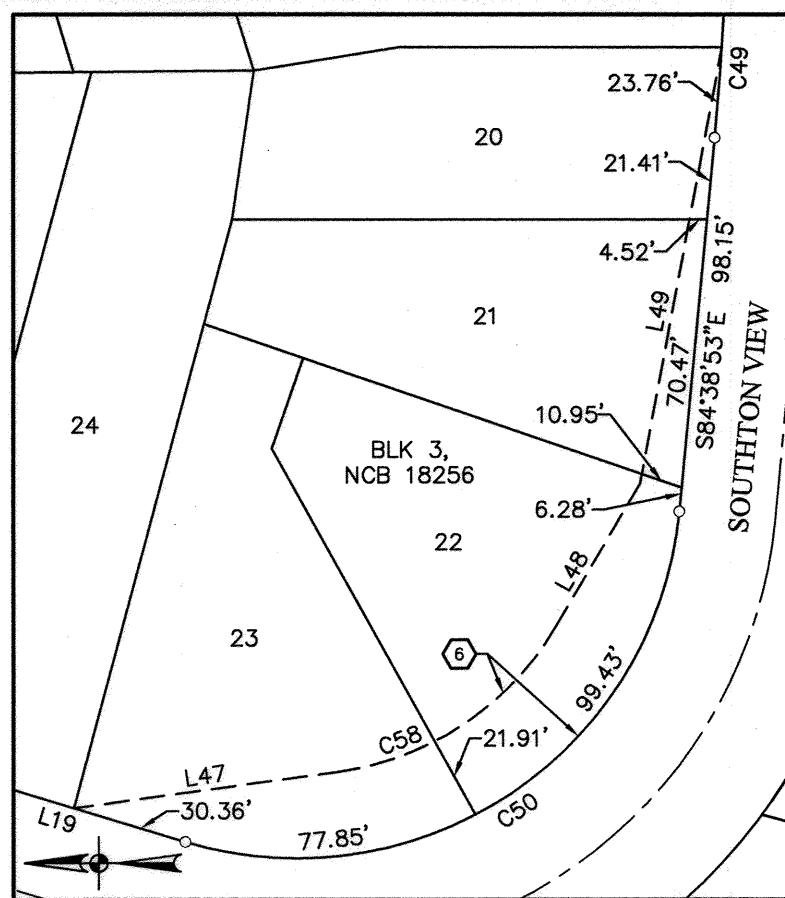


LOCATION MAP
NOT-TO-SCALE

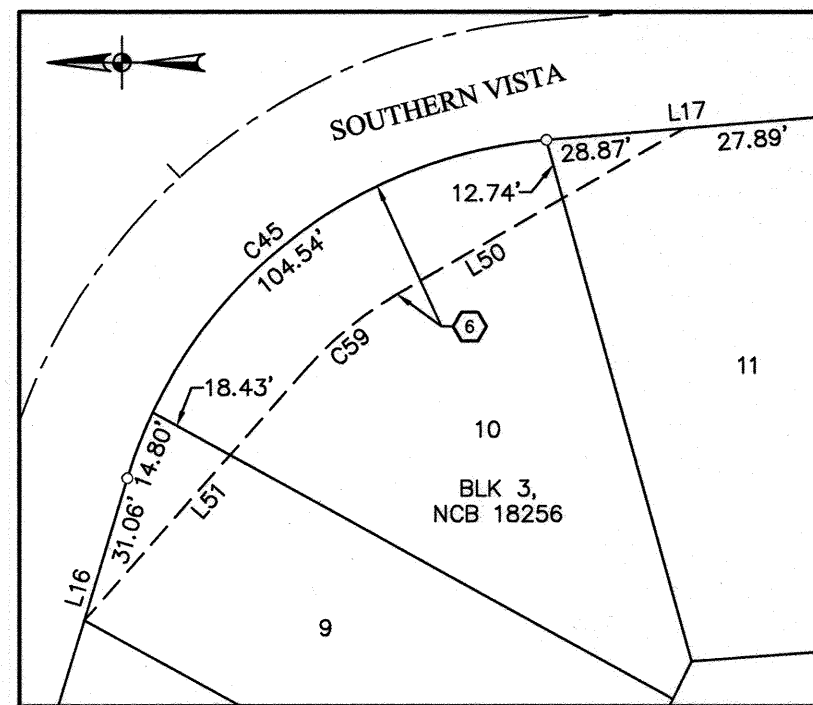
NOTE:
SEE SHEET 1 OF 3 FOR
LEGEND AND CURVE
AND LINE TABLE.



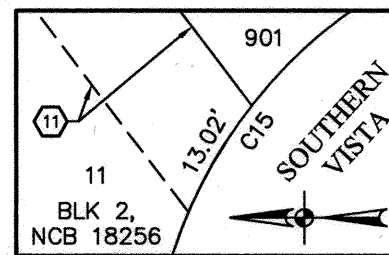
DETAIL "E"
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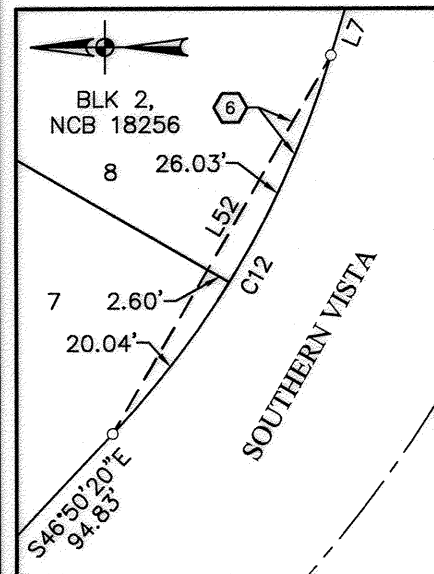
DETAIL "F"
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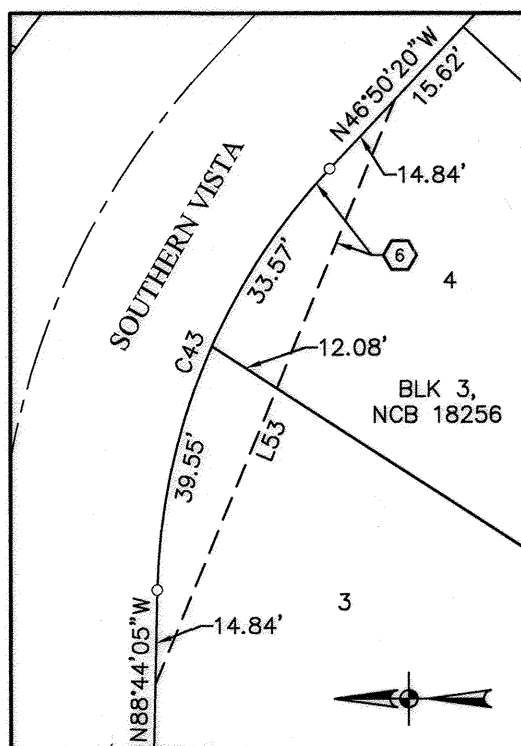
DETAIL "G"
NOT-TO-SCALE



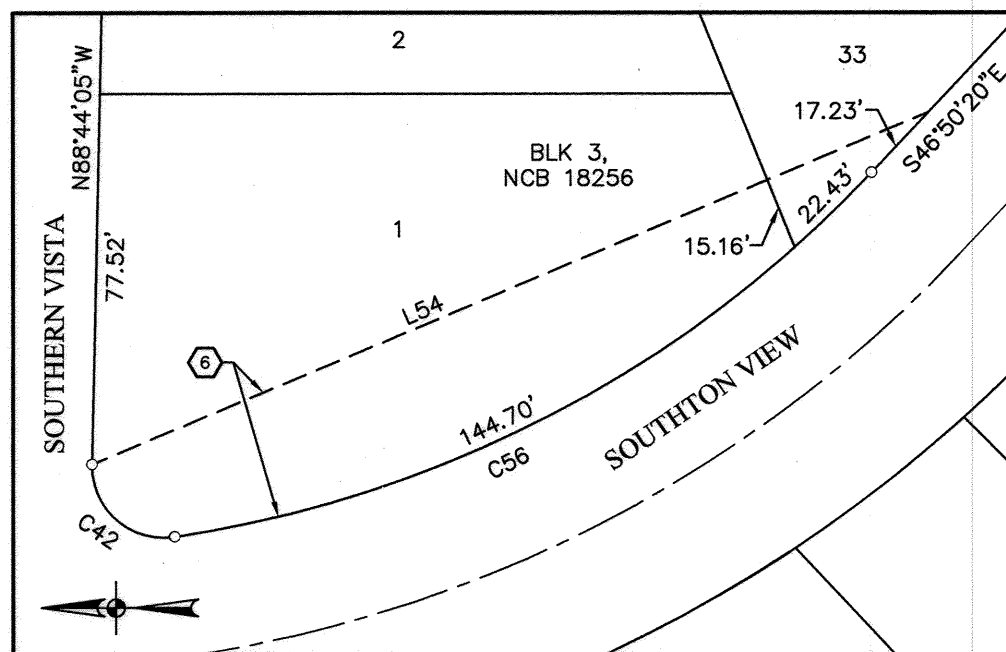
DETAIL "N"
NOT-TO-SCALE



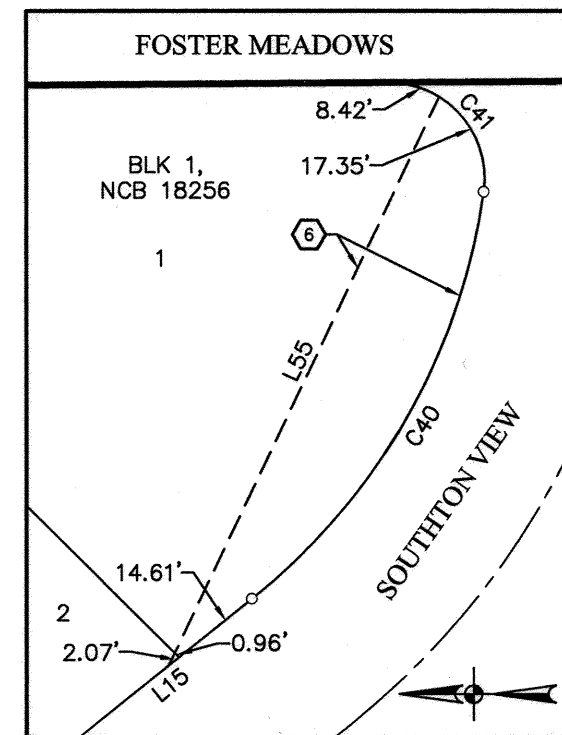
DETAIL "H"
NOT-TO-SCALE



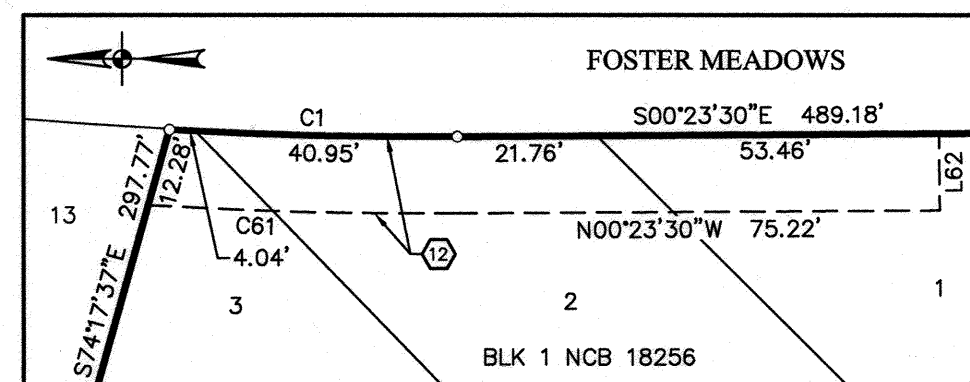
DETAIL "I"
NOT-TO-SCALE



DETAIL "J"
NOT-TO-SCALE



DETAIL "K"
NOT-TO-SCALE



DETAIL "O"
NOT-TO-SCALE

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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

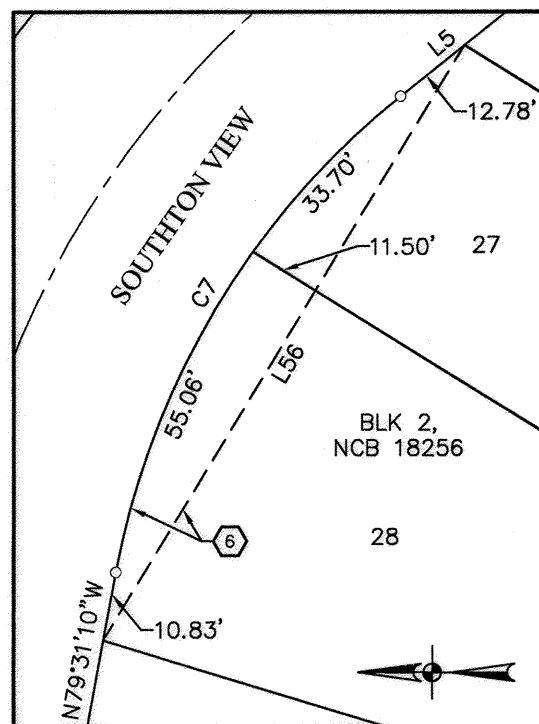
C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR 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 THEREON. 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.

STATE OF TEXAS
COUNTY OF BEXAR

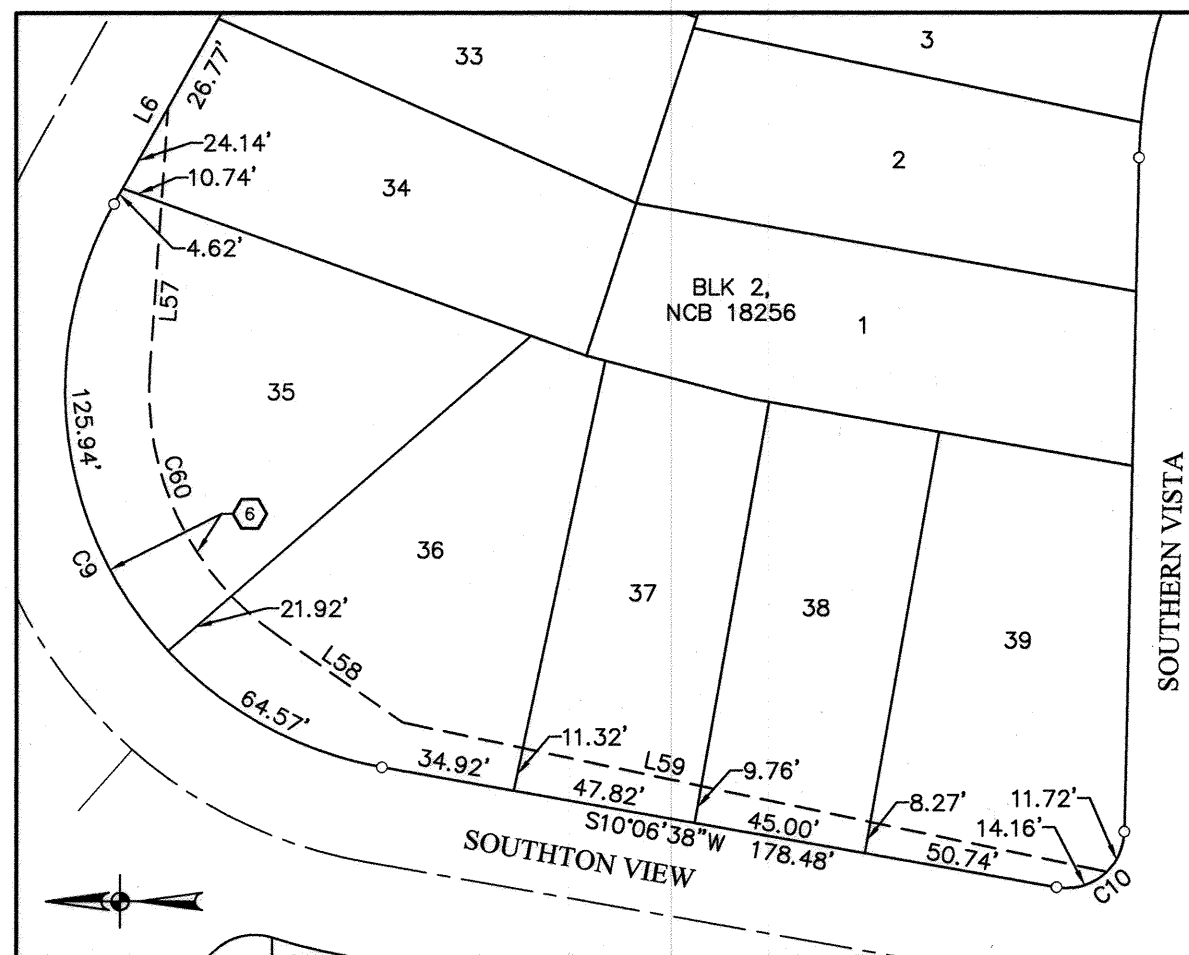
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.



DETAIL "L"
NOT-TO-SCALE



DETAIL "M"
NOT-TO-SCALE

PLAT NUMBER 140421

SUBDIVISION PLAT

OF
FOSTER MEADOWS UNIT 7

ESTABLISHING LOTS 1-59, BLOCK 1, LOTS 1-39, BLOCK 2, AND LOTS 1-33, BLOCK 3 OF NEW CITY BLOCK 18256, BEING A 22.22 ACRE TRACT OF LAND RECORDED IN VOLUME 16726, PAGES 305-323 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE NEPOMACINO MONTONA SURVEY NUMBER 21, ABSTRACT 469, COUNTY BLOCK 5132, IN NEW CITY BLOCK 18256, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBP, FIRM REGISTRATION # 470
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: August 11, 2015

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 Sandra Lee Byer 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 14th DAY OF August, A.D. 2015.

Sandra Lee Byer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

THIS PLAT OF FOSTER MEADOWS UNIT 7 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

STATE OF TEXAS
COUNTY OF BEXAR

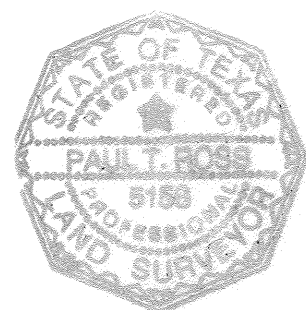
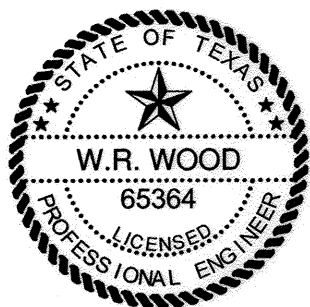
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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

SHEET 3 OF 3

BY: _____, DEPUTY



FOSTER MEADOWS UNIT 7
Civil Job No. 8408-20; Survey Job No. 9414-13