

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DGC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	FOUND 1/2" IRON ROD	(UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	SET 1/2" IRON ROD (PD)	FINISHED FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION	1234.56	FINISHED FLOOR ELEVATION
-1140-	EXISTING CONTOURS	18	VARIABLE WIDTH DRAINAGE EASEMENT - (0.936 OF AN ACRE - "OFF-LOT", PERMEABLE)
-1140-	PROPOSED CONTOURS	19	25' DRAINAGE AND SEWER EASEMENT
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	20	30' TEMPORARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (0.479 TOTAL ACRES - "OFF-LOT")
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	21	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	22	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
11	10' BUILDING SETBACK	23	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
12	20' BUILDING SETBACK	24	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
13	VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.051 OF AN ACRE - "OFF-LOT", PERMEABLE)	25	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
14	VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.815 OF AN ACRE - "OFF-LOT")	26	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
15	25' DRAINAGE AND SEWER EASEMENT - (0.098 OF AN ACRE - "OFF-LOT")	27	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
16	16' SANITARY SEWER EASEMENT - (0.188 OF AN ACRE - "OFF-LOT")	28	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)
17	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.084 OF AN ACRE - "OFF-LOT")	29	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT", PERMEABLE)

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 (CORS 1996) 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 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF 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 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.

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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING, AND ELECTRIC 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.
- ANY CPS ENERGY 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 DESIGNED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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.
- 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 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.

Shauna L. Weaver
SHAUNA L. WEAVER
89512
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

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.

OPEN SPACE DESIGNATION NOTE:

LOT 901, BLOCK 95 AND LOT 901, BLOCK 97, COUNTY BLOCK 4450, SHALL BE DESIGNATED AS AN OPEN SPACE / TREE SAVE AREA AND AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE SAWYER MEADOWS, HOMEOWNERS' ASSOCIATION.

SETBACK NOTE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1868743) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477 (h).

LINE TABLE

LINE #	BEARING	LENGTH
L1	N23°35'43"E	50.00'
L2	N23°35'43"E	193.77'
L3	S75°57'21"W	115.25'
L4	N65°44'37"E	60.00'
L5	S24°15'23"E	39.37'
L6	N68°35'49"E	118.48'
L7	S21°24'11"E	63.10'
L8	S66°13'39"E	169.03'
L9	S66°13'39"E	50.00'
L10	S23°46'21"W	10.01'
L11	S66°13'39"E	130.00'
L12	S23°46'21"W	28.00'
L13	N66°24'17"W	50.00'
L14	S66°24'17"E	155.00'
L15	N23°35'43"E	415.32'
L16	N39°50'50"W	24.24'
L17	N24°15'23"W	5.34'
L18	S67°33'35"W	292.71'
L19	S24°15'23"E	45.58'
L20	S42°28'23"E	6.56'
L21	S66°13'39"E	154.03'
L22	N23°46'21"E	105.00'
L23	S23°46'21"W	873.47'
L24	N66°13'39"W	187.31'
L25	N23°35'43"E	149.71'
L26	N66°24'17"W	155.00'
L27	N66°13'39"W	154.03'
L28	N23°46'21"E	690.00'
L29	S66°13'39"E	190.50'
L30	S23°35'43"W	646.69'
L31	N23°49'30"W	20.92'
L32	N67°30'02"E	60.00'
L33	S23°52'06"E	19.08'
L34	N23°46'21"E	20.00'
L35	S66°13'39"E	40.75'
L36	S23°46'21"W	20.00'
L37	S23°46'21"W	170.00'
L38	N66°13'39"W	50.00'
L39	N23°46'21"E	170.00'
L40	S23°53'34"W	529.30'

LINE TABLE

LINE #	BEARING	LENGTH
L41	N23°53'34"E	54.79'
L42	N23°53'34"E	530.73'
L43	S23°53'23"W	125.98'
L44	S66°06'26"E	30.20'
L45	S23°53'34"W	468.09'
L46	N66°11'54"W	71.96'
L47	N41°15'45"W	13.00'
L48	N23°53'34"E	446.74'
L49	S66°06'26"E	36.03'
L50	N23°53'34"E	138.61'
L51	N66°06'26"W	64.39'
L52	S64°52'18"W	280.17'
L53	N25°07'42"W	9.18'
L54	N38°34'07"W	7.01'
L55	N64°52'18"E	289.10'
L56	S66°06'26"E	91.72'
L57	N23°53'34"E	125.06'
L58	S23°46'21"W	30.00'
L59	N66°13'39"W	450.33'
L60	S66°13'39"E	450.33'
L61	S45°52'32"E	36.08'
L62	S49°14'33"W	5.90'
L63	S45°52'32"E	5.11'
L64	S35°38'01"W	8.24'
L65	N23°46'21"E	65.00'
L66	N66°13'39"W	105.55'
L67	N27°28'11"W	48.07'
L68	N13°11'40"W	66.15'
L69	N76°48'20"E	44.50'
L70	N13°11'40"E	66.15'
L71	S27°28'11"E	48.07'
L72	S66°13'39"E	105.55'
L73	S23°46'21"W	65.00'
L74	N24°15'23"W	1.03'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SAWS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM, UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

FIRE FLOW 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.

SAWS NOTE:

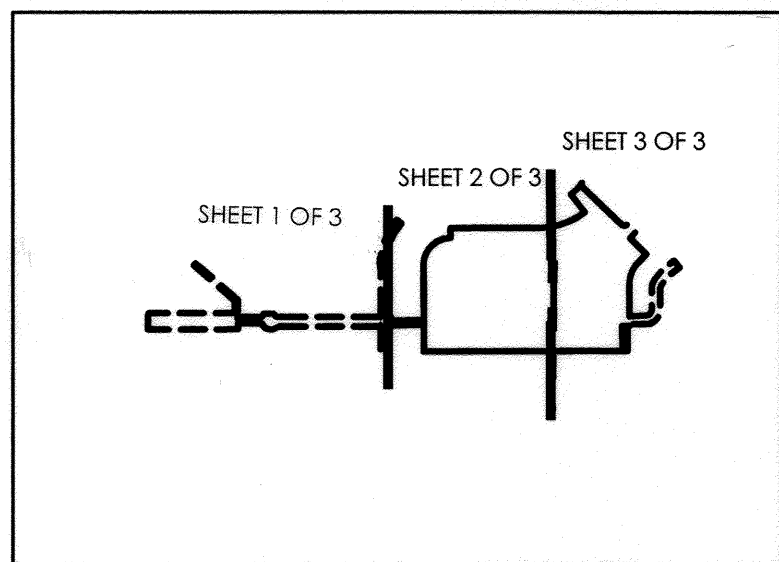
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SAWYER MEADOWS UNIT 5 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 BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 95 & 901, BLK 97.

CURVE TABLE

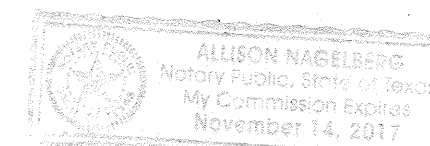
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	385.00'	37°38'21"	N4°46'32"E	248.39'	252.92'
C2	255.00'	18°29'12"	N22°39'58"W	81.92'	82.28'
C3	15.00'	80°31'51"	S72°10'30"E	19.39'	21.08'
C4	15.00'	91°48'58"	N21°39'06"E	21.55'	24.04'
C5	155.00'	44°49'28"	S43°48'55"E	118.19'	121.26'
C6	140.00'	89°49'21"	N21°18'58"W	197.68'	219.48'
C7	15.00'	90°00'00"	N68°35'43"E	21.21'	23.56'
C8	325.00'	12°03'03"	N29°37'14"E	68.23'	68.36'
C9	15.00'	79°06'18"	N3°54'24"W	19.10'	20.71'
C10	324.00'	3°36'44"	N41°39'11"W	20.42'	20.43'
C11	310.00'	15°35'27"	N32°03'07"W	84.09'	84.35'
C12	15.00'	88°11'02"	N68°20'54"W	20.87'	23.09'
C13	445.00'	14°20'47"	N25°52'46"W	111.13'	111.42'
C14	15.00'	63°30'38"	S31°04'40"W	15.79'	16.63'
C15	300.00'	6°04'12"	S21°13'17"E	31.77'	31.78'
C16	189.00'	24°17'12"	S30°19'47"E	79.52'	80.11'
C17	275.00'	23°45'16"	S54°21'01"E	113.20'	114.01'
C18	15.00'	90°00'00"	N68°46'21"E	21.21'	23.56'
C19	15.00'	39°42'54"	S3°54'54"W	10.19'	10.40'
C20	50.00'	169°25'49"	S68°46'21"W	99.57'	147.86'
C21	15.00'	39°42'54"	N46°22'12"E	10.19'	10.40'
C22	15.00'	39°42'54"	N86°05'06"W	10.19'	10.40'
C23	50.00'	169°15'10"	N21°18'58"W	99.56'	147.70'
C24	15.00'	39°42'54"	N43°27'10"E	10.19'	10.40'
C25	15.00'	90°00'00"	N21°24'17"W	21.21'	23.56'
C26	15.00'	88°47'04"	S78°33'15"W	20.99'	23.24'
C27	325.00'	9°10'26"	N61°38'26"W	51.98'	52.04'
C28	15.00'	90°00'00"	N21°13'39"W	21.21'	23.56'
C29	25.00'	90°00'00"	N68°46'21"E	35.36'	39.27'
C30	25.00'	89°49'21"	S21°18'58"E	35.30'	39.19'
C31	275.00'	10°34'00"	S28°52'43"W	50.65'	50.72'
C32	15.00'	39°42'54"	S4°02'07"W	10.19'	10.40'
C33	50.00'	108°33'39"	S38°27'29"W	81.19'	94.74'
C34	50.00'	169°25'49"	N68°53'34"E	99.57'	147.86'
C35	50.00'	21°41'40"	N37°14'21"W	18.82'	18.93'
C36	25.00'	71°12'45"	N59°29'57"E	29.11'	31.07'
C37	365.00'	40°19'10"	N46°04'04"W	251.59'	256.85'
C38	72.00'	24°03'02"	N64°35'42"E	30.00'	30.22'
C39	335.00'	40°16'28"	S46°05'25"E	230.66'	235.48'
C40	31.25'	90°00'00"	N21°13'39"W	44.19'	49.09'
C41	88.75'	38°45'28"	N46°50'55"W	58.90'	60.04'
C42	88.75'	14°16'31"	N20°19'55"W	22.05'	22.11'
C43	44.25'	14°16'31"	S20°19'55"E	11.00'	11.02'
C44	44.25'	38°45'28"	S46°50'55"E	29.37'	29.93'
C45	75.75'	90°00'00"	S21°13'39"E	107.13'	118.99'



INDEX MAP

SCALE: 1"= 1000'

SEE THIS SHEET
1 OF 3
FOR LINE &
CURVE TABLES



PLAT NUMBER 140560

SUBDIVISION PLAT OF
SAWYER MEADOWS
UNIT 5

A 19.398 ACRE TRACT ESTABLISHING LOTS 20-56, 901 OF BLOCK 95 AND LOTS 1-34 OF BLOCK 96 AND LOTS 8-20, 901 OF BLOCK 97 AND LOTS 1-9, OF BLOCK 99 ALL ASSIGNED TO COUNTY BLOCK 4450, BEING 2.452 ACRES OUT OF THAT 96.931 ACRE TRACT IN DEED RECORDED IN VOLUME 15959, PAGES 1537-1542, 16.946 ACRES OUT OF THAT 55.365 ACRE TRACT IN DEED RECORDED IN VOLUME 16616, PG 166-174, BOTH 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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

DATE OF PRINT: September 14, 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 14th DAY OF September, A.D. 2015.

Allison Nagelsberg
ALLISON NAGELSBERG
Notary Public, State of Texas
My Commission Expires
November 14, 2017
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SAWYER MEADOWS UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF

BY: _____, DEPUTY

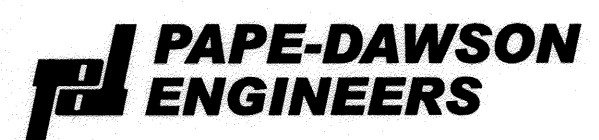
566°13'39"E 121.98' 566°13'39"E 120.00'



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Notary Public, Bexar County, Texas
Notary Seal: Allison Magallanes, My Commission Expires November 14, 2017

THIS PLAT OF SAWYER MEADOWS UNIT 5 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

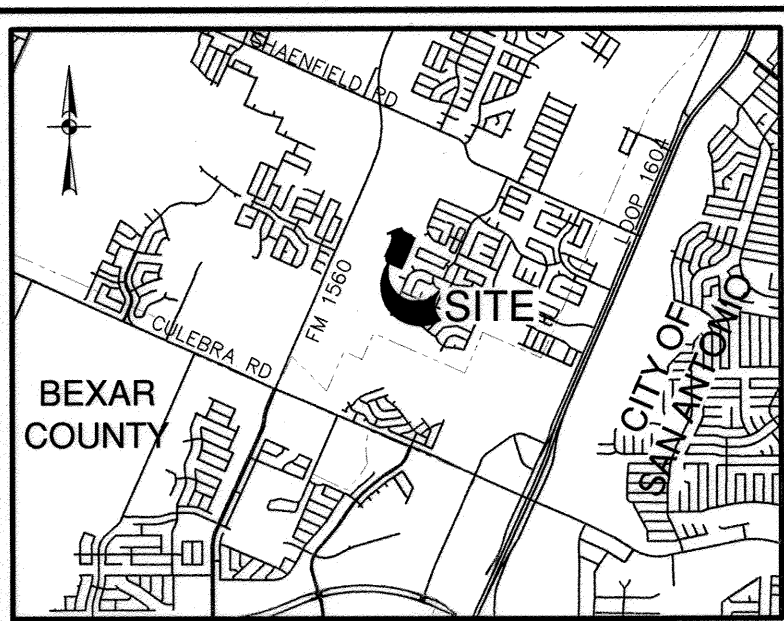
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DRC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT (SURVEYOR)		SET 1/2" IRON ROD (PD)
FFE	FINISHED FLOOR ELEVATION		FINISHED FLOOR ELEVATION

- 1140 EXISTING CONTOURS
PROPOSED CONTOURS
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - VARIABLE WIDTH CLEAR VISION 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 0.051 OF AN ACRE - "OFF-LOT", PERMEABLE)
 - VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (TOTAL 0.815 OF AN ACRE - "OFF-LOT")
 - 25' DRAINAGE AND SEWER EASEMENT - (0.098 OF AN ACRE - "OFF-LOT")
 - 16' SANITARY SEWER EASEMENT - (0.188 OF AN ACRE - "OFF-LOT")
 - 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.084 OF AN ACRE - "OFF-LOT")
 - VARIABLE WIDTH DRAINAGE EASEMENT - (0.936 OF AN ACRE - "OFF-LOT", PERMEABLE)
 - 25' DRAINAGE AND SEWER EASEMENT
 - 30' TEMPORARY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (0.479 TOTAL ACRES - "OFF-LOT")
 - VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED LOT OR STREET ROW (0.440 TOTAL ACRES - "OFF-LOT, PERMEABLE")
 - VARIABLE WIDTH DRAINAGE R.O.W (VOL. 9541, PG 184, DPR)
 - 60' DRAINAGE R.O.W EASEMENT (VOL. 9568, PG 138, DPR)
 - VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9561, PG 186, DPR)
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9680, PG 207-209, DPR)
 - 20' BUILDING SETBACK (VOL. 9680, PG 207-209, DPR)
 - 10' BUILDING SETBACK (VOL. 9680, PG 207-209, DPR)
 - 20' SANITARY SEWER EASEMENT (VOL. 9657, PG 22-26, DPR)
 - VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (VOL. 9680, PG 207-209, DPR)

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 CORNERS 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.

EDU NOTE:
THE NUMBER OF 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 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.

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 CPS ENERGY 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. 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.
3. 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.
4. 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 FIVE (5) FOOT WIDE EASEMENTS.
STATE OF TEXAS
COUNTY OF BEXAR

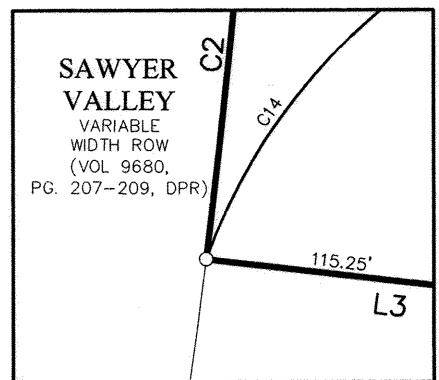
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

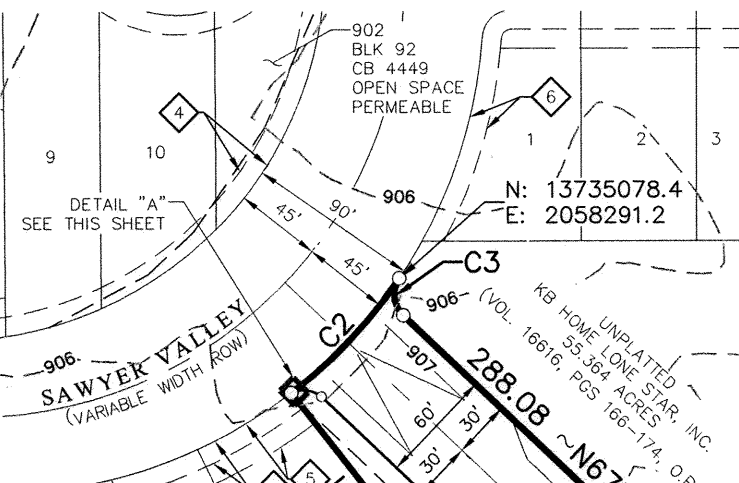
STATE OF TEXAS
COUNTY OF BEXAR

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.

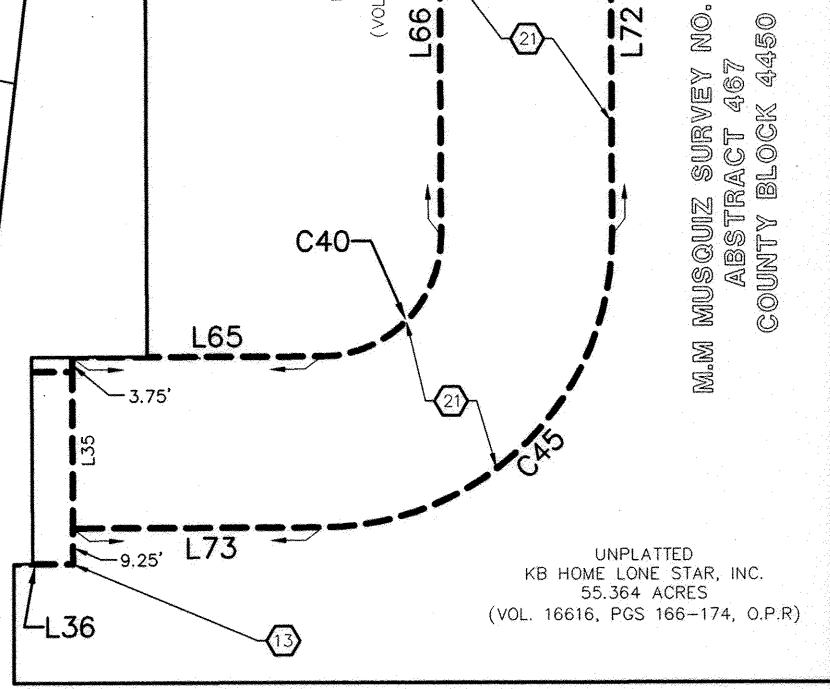
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"
NOT-TO-SCALE



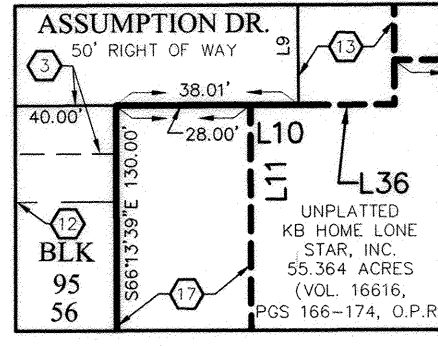
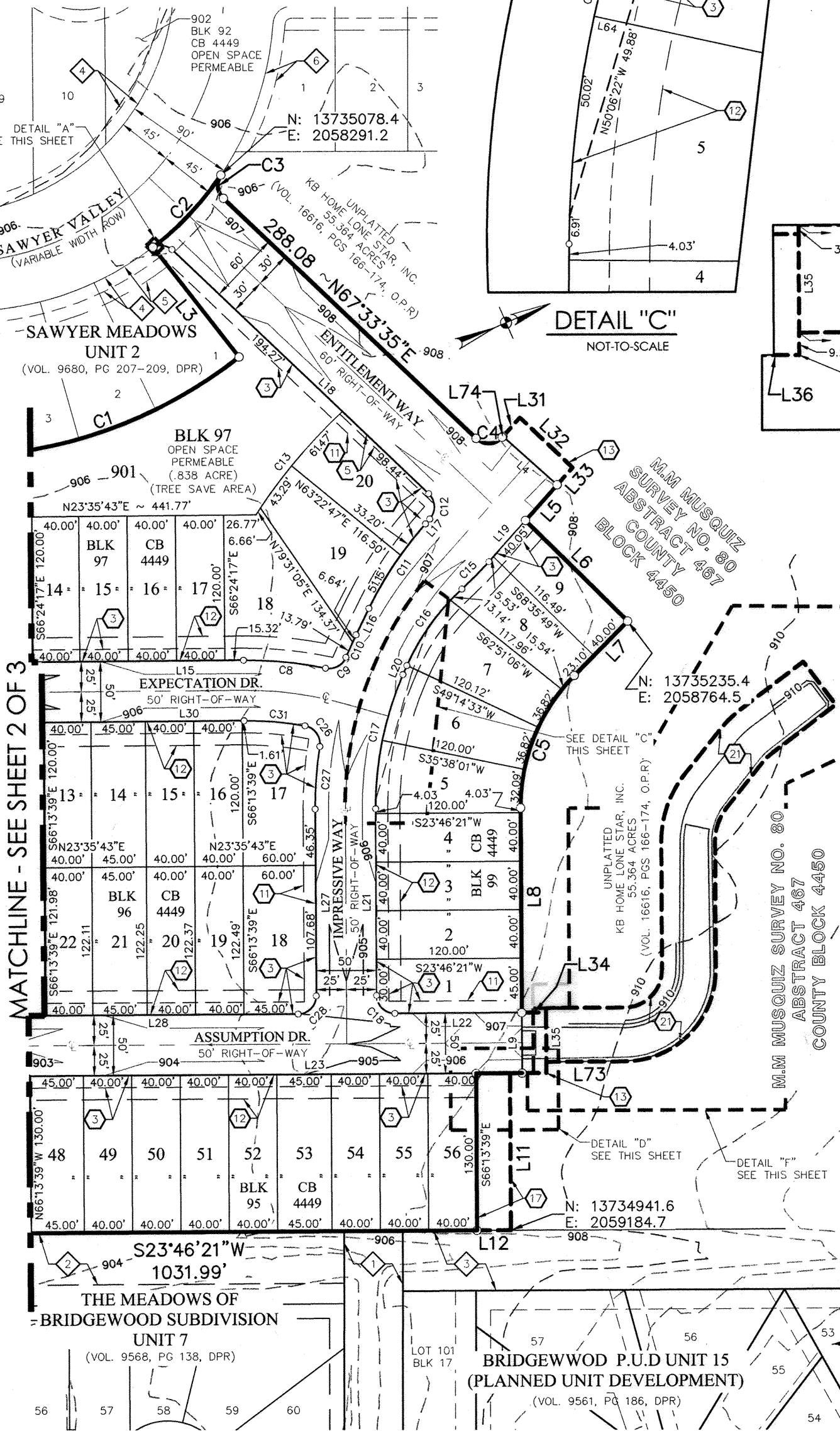
DETAIL "C"
NOT-TO-SCALE



DETAIL "F"
NOT-TO-SCALE

SEE SHEET 1 OF 3
FOR LINE &
CURVE TABLES

MATCHLINE - SEE SHEET 2 OF 3



DETAIL "D"
NOT-TO-SCALE

