

LOCATION MAP NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

DR DEED RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

(SURVEYOR) BEXAR COUNTY, TEXAS

(UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) 1234.56 MINIMUM FINISHED FLOOR

FOUND 1/2" IRON ROD

VOL VOLUME

PG PAGE(S)

ROW RIGHT-OF-WAY

1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN — 1140 — EXISTING CONTOURS - 1140 PROPOSED CONTOURS

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

VARIABLE WIDTH CLEAR VISION EASEMENT 20' BUILDING SETBACK LINE (11)

10' BUILDING SETBACK LINE

16' SANITARY SEWER FASEMENT (VOL 9685, PG 178-184, DPR) VARIABLE WIDTH DRAINAGE

EASEMENT (VOL 14952, PG 827-843 OPR) VARIABLE WIDTH DRAINAGE

(VOL 13031, PG 164-238 OPR) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9576, PG 82-85 DPR)

10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 9685, PG 187-189 DPR) 1' VEHICULAR NON-ACCESS ESMT (VOI 9685 PG 187-189 DPR)

20' BUILDING SETBACK LINE (VOL 9685, PG 187-189 DPR) 10' BUILDING SETBACK LINE (VOL 9685, PG 187-189 DPR)

UNPLATTED A PORTION OF A 1394.189 ACRE TRACT FORESTAR (USA) REAL ESTATE GROUP INC (VOL 12138, PG 77 OPR) (VOL 5792, PG 1701-1709, OPR)

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 CORS 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

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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.

I. 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR

PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER

DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. MENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR NG 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.

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.



AQUIFER NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED" BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2.000 GPM AT 25 PSI PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

BEXAR COUNTY MAINTENANCE NOTE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MONTEVERDE UNIT-1. PHASE 2 (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE 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 903 & 904, BLOCK 8 AND LOT 901, BLOCK 9, CB 4909.

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.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE ABOVE FINISHED ADJACENT GRADE.

PUBLIC WORKS STORM WATER

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR 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.

TREE NOTE THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1372247) WHICH BEING RECORDED ON THE SAME DATE AS THIS PLAT. 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(b)(5)C

INE # BEARING

L2

L4

L5

L6 N44*45'36"W

FIRE FLOW DEMAND NOTE

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS 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

LOTS 903 -904 BLOCK 8 & LOT 901 BLOCK 9, CB 4909 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV PEDESTRIAN AND INGRESS EASEMENT.

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

PRIVATE STREET DESIGNATION NOTE

LOT 999, BLOCK 12, CB 4909 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN BY THE SAN ANTONIO WATER SYSTEM.

ETBACK NOTE

OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

LEGAL INSTRUMENT NOTE:

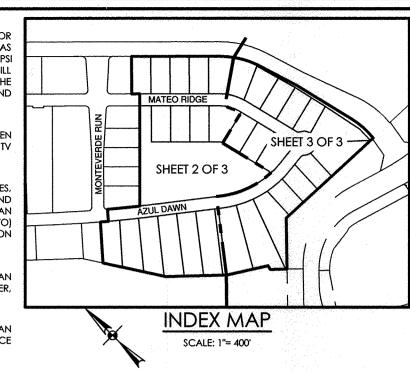
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS

CURVETARIE

PLAT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT

I	INE TABL		
#	BEARING	LENGTH	
	N86*28'30"W	4.67	4,
	N45'38'42"W	69.84	
	N15*57'02"E	17.82	
	N40'21'35"E	50.00'	
	N45"14'24"E	50.00	
	N44*45'36"W	33.43'	

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	215.00'	031"15'20"	S29'07'56"E	115.84	117.28'
C2	14.00'	052*27'20"	S39*43'56"E	12.37	12.82
C3	50.00'	202*43*12"	S35*24'00"W	98.04'	176.91
C4	14.00'	052*27'20"	N69*28'04"W	12.37	12.82'
C5	425.00'	043'53'33"	N73*44 ` 58 " W	317.68	325.58'
C6	5025.00'	002'09'47"	S50°43'18"E	189.69'	189.70'
C7	4975.00'	002'09'47"	S50°43'18"E	187.80	187.82'
C8	375.00'	043'53'33"	S73'44'58"E 280.30'		287.28'
C9	25.00'	097*48'31"	N35'24'00"E	37.68'	42.68'
C10	165.00'	031*15'20"	N29⁺07′56″W	88.90'	90.01'
C11	370.00'	002*23'30"	S18*16'27"E	15.44	15.45'
C12	215.00'	008*31'10"	N40*30*00**W	31.94'	31.97'
C13	375.16'	00810'56"	S88*23'50"W	53.53'	53.58'
C14	4975.00	000:36'10"	N51*30'07"W	52.34'	52.34'
C15	370.00	008'31'10"	S40'30'00"E	54.97'	55.02'
C16	215.00'	019'45'13"	N26'21'49"W	73.76'	74.13'
C17	370.00'	016*46'13"	S27 ' 51 ' 19 " E	107.91	108.30'
C18	374.96	035*42'36"	N69'39'24"W	229.94	233.70'
C19	165.00'	031"15'20"	S29'07'56"E	88.90'	90.01'
C20	215.00	002*58'56"	N14 * 59 * 44 * W	11.19'	11.19'
C21	50.00	05416'56"	N38'49'08"W 45.62'		47.37'
C22	5025.00	000'31'54"	S49'54'22"E 46.62'		46.62'
C23	50.00'	054*34'55"	N15*36*47"E	45.85'	47.63'
C24	50.00'	058*51'42"	N72°20'05"E	49.14	51.37'
C25	5025.00'	000*54'16"	S50*37'27"E	79.32'	79.32'
C26	5025.00	000*43'37"	S51°26'23"E	63.76'	63.76'
C27	421.62'	007*51'18"	S55'41'59"E	57.76'	57.80'
C28	370.00	027*40'53"	S30*55'09"E	177.03'	178.76'
C29	350.00'	019*35'18"	S03°25'30"E	119.08'	119.66'
C30	5025.00'	000'22'51"	S49*26'59"E	33.40'	33.40'
C31	4975.00'	001*33'37"	S50*25'13"E	135.47	135.47'
C32	425.00'	010*01'43"	S64*36'36"E	74.29'	74.39'
C33	50.00'	034*59'40"	S60°44'14"E	30.07'	30.54'
C34	425.00	009'03'48"	N74'09'22"W	67.16'	67.23'
C35	425.00'	010*49'05"	S84*05'49"E	80.13	80.24
C36	425.00	00611'23"	N87°23′57"E	45.89'	45.91



PLAT NUMBER 160355

SUBDIVISION PLAT OF

MONTEVERDE UNIT-1,

BEING A TOTAL OF 15.840 ACRE TRACT OF LAND ESTABLISHING LOTS 2-25, 903 -904 BLOCK 8 & LOTS 6-12, 901 BLOCK 9, OUT OF A 1394.189 ACRE TRACT OF LAND RECORDED IN VOLUME 12138, PAGE 77 AND IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 9, 2017

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: BRADLEY J. STEIN, VICE PRESIDENT

FORESTAR (USA) REAL ESTATE GROUP INC. 6300 BEE CAVE ROAD. **BUILDING TWO, SUITE 500** AUSTIN, TEXAS 78746 (512) 433-5216

STATE OF TEXAS COUNTY OF BEXAR

RICHARD OLIVAREZ Notary Public, State of Texas vity Comm. Exp. 10-22-2017

SHEET 1 OF 3 BY: __

ID No. 6026052

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY J. STEIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO HE 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 2014 , A.D. <u>20 / 7</u> DAY OF JANUARY



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 REXAR COUNTY TEXAS AND THAT AFTER EYAMINATION IT ADDEADED THAT CAID BLAT IS

	ITH THE STATUT	TES, RULES AND F	REGULATIONS GOVERNII	
AND THIS PLAT WAS	APPROVED by	THE SAID COMM	ISSIONERS COURT.	
DATED THIS	DAY OF		A.D. 20	***************************************
COUNTY JUDGE, BE	XAR COUNTY,	, TEXAS		
				()
COUNTY CLERK, BE	XAR COUNTY,	TEXAS		
THIS PLAT OF MONTE	EVERDE UNIT-1,	, PHASE 2 (ENCLA)	VE) HAS BEEN SUBMITTED	TO AND
CONSIDERED BY THE	E PLANNING C	OMMISSION OF TH	HE CITY OF SAN ANTONIO), TEXAS,
			CORDANCE WITH STATE O	
			ADMINISTRATIVE EXCEPTION)N(S)
AND/OR VARIANCE	• •			
DATED THIS	DAY OF	· · · · · · · · · · · · · · · · · · ·	, A.D. <u>20</u>	,
	BY:			
	D1			CHAIRMAN
	BY:			ECRETARY
STATE OF TEXAS			-	LONLIF
COUNTY OF BEXAR				
l,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, COUNTY CLEF	RK OF BEXAR COUNTY, D	O HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

OFFICE, THIS _____ DAY OF__

_M. AND DULY RECORDED THE

, DEPUTY

COUNTY CLERK, BEXAR COUNTY, TEXAS



89491



LOCATION MAP

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF

VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY

BEXAR COUNTY, TEXAS DR DEED RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS

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C.P.S. NOTES:

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STATE OF TEXAS COUNTY OF BEXAR

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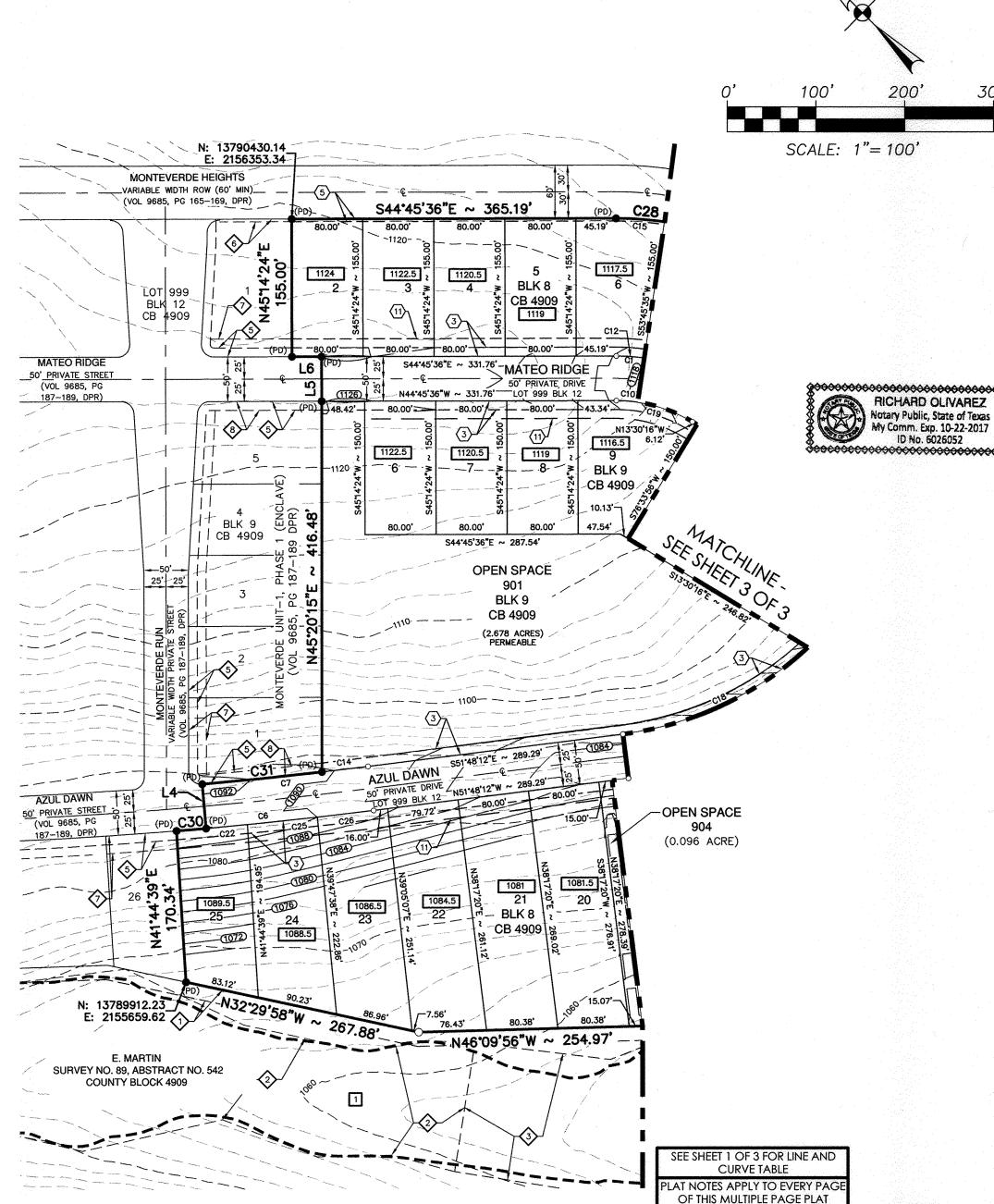
STATE OF TEXAS **COUNTY OF BEXAR**

ANTONIO PLANNING COMMISSION.

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PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 9, 2017

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: BRADLEY J. STEIN, VICE PRESIDENT FORESTAR (USA) REAL ESTATE GROUP INC 6300 BEE CAVE ROAD. **BUILDING TWO, SUITE 500** AUSTIN, TEXAS 78746 (512) 433-5216

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY J. STEIN 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 DAY OF JANDARY

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MONTEVERDE UNIT-1, PHASE 2 (ENCLAVE) 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_

BY:	
	CHAIRMAN
BY:	
• • • • • • • • • • • • • • • • • • • •	SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. 20 AT M. AND DULY RECORDED THE

DAY OF A.D. 20 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF__ , A.D. <u>20</u>

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 3 BY:





PLAT NUMBER 160355

SUBDIVISION PLAT

MONTEVERDE UNIT-1,

PHASE 2 (ENCLAVE)

BEING A TOTAL OF 15.840 ACRE TRACT OF LAND ESTABLISHING LOTS 2-25,

TRACT OF LAND RECORDED IN VOLUME 12138, PAGE 77 AND IN VOLUME

5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR

COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524,

ENGINEERS

DATE OF PREPARATION: January 9, 2017

FORESTAR (USA) REAL ESTATE GROUP INC.

BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS

IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME,

THIS PLAT OF MONTEVERDE UNIT-1, PHASE 2 (ENCLAVE) 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 THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _

DATED THIS___

STATE OF TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

AND/OR VARIANCE(S) HAVE BEEN GRANTED.

____ DAY OF _____

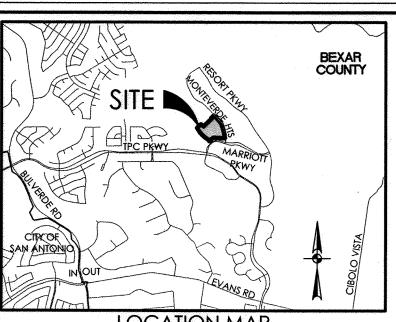
6300 BEE CAVE ROAD,

(512) 433-5216

BUILDING TWO, SUITE 500 AUSTIN, TEXAS 78746

PAPE-DAWSON

COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.



LOCATION MAP NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS DR DEED RECORDS OF BEXAR

COUNTY, TEXAS OFFICIAL PUBLIC RECORDS **IOFFICIAL PUBLIC RECORDS** OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

ROW RIGHT-OF-WAY

VOL VOLUME

PG PAGE(S)

1234,56 MINIMUM FINISHED FLOOR

- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN - 1140 — EXISTING CONTOURS

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

VARIABLE WIDTH CLEAR VISION EASEMENT 20' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE 16' SANITARY SEWER EASEMENT

(VOL 9685, PG 178-184, DPR) VARIABLE WIDTH DRAINAGE

EASEMENT (VOL 14952, PG 827-843 OPR) 3 VARIABLE WIDTH DRAINAGE

(VOL 13031, PG 164-238 OPR) VARIABLE WIDTH DRAINAGE (VOL 9576, PG 82-85 DPR)

5 10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 9685, PG 187-189 DPR) 1' VEHICULAR NON-ACCESS ESMT (VOL 9685, PG 187-189 DPR)

20' BUILDING SETBACK LINE (VOL 9685, PG 187-189 DPR) 10' BUILDING SETBACK LINE (VOL 9685, PG 187-189 DPR)

UNPLATTED A PORTION OF A 1394,189 ACRE TRACT FORESTAR (USA) REAL ESTATE GROUP INC (VOL 12138, PG 77 OPR)

(VOL 5792, PG 1701-1709, OPR)

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 CORS 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

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE

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

C.P.S. NOTES:

. 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," "OF THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, AMAINTAINING, 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 ERECTS. TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OF PARTS THERROF, OR DIFFER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR

PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

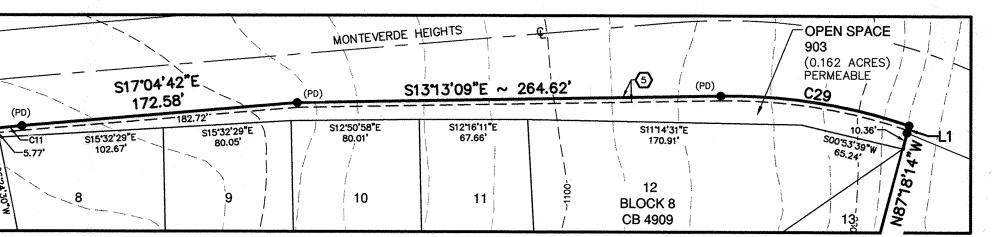
STATE OF TEXAS COUNTY OF BEXAR

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

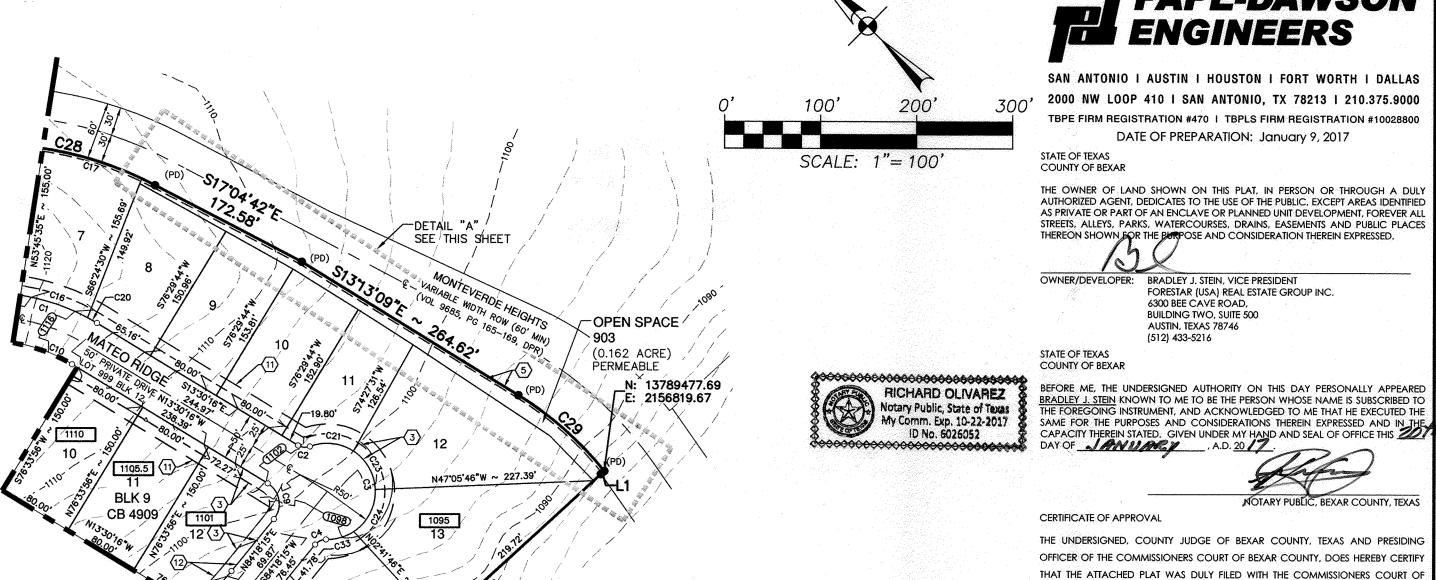
STATE OF TEXAS

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 "A"



1093.5 1085.5 1083.5 HOTEL ENTRY ROAD (VOL 9576, PG 1081.5 _82-85, DPR) 19 BLK 8 CB 4909 N46'09'56"W N: 13789349.41 2.72 E: 2156180.02 175.22

> COUNTY OF BEXAR CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

SEE SHEET 1 OF 3 FOR LINE AND

CURVE TABLE

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

__, A.D. <u>20</u> AT _____M. AND DULY RECORDED THE _____DAY OF ____ ____ A.D. <u>20</u>____ AT__ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

OFFICE, THIS _____ DAY OF__

SHEET 3 OF 3 BY:

CARA C. TACKET 89491



, DEPUTY

CHAIRMAN

SECRETARY

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

_, A.D. <u>20</u>