

LEGEND

- NOT-TO-SCALE
- CL CENTERLINE
 - AC ACRE(S)
 - BLK BLOCK
 - CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE(S)
 - FOUND 1/2" IRON ROD (SURVEYOR)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - 1234.5 MINIMUM FINISHED FLOOR ELEVATION
 - 1140 EXISTING CONTOURS
 - ORIGINAL SURVEY/COUNTY LINE
 - 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 11 20' BUILDING SETBACK LINE
 - 12 50' X 50' WATER, SEWER, GAS, ELECTRIC, DRAINAGE, TURNAROUND & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (0.06 ACRES)
 - 1 74 LF TO THE INTERSECTION OF MONTEVERDE WAY AND ANIL OAKS
 - 1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9685, PG 178-184, DPR)
 - 2 10' BUILDING SETBACK (VOL 9685, PG 178-184, DPR)
 - 3 20' BUILDING SETBACK (VOL 9685, PG 178-184, DPR)
 - 4 17' DRAINAGE EASEMENT (VOL 9685, PG 178-184, DPR)
 - 5 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9685, PG 178-184, DPR)
 - 6 12' GAS, OVERHEAD ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG 172-173, DPR)
 - 7 10' WATER EASEMENT (VOL 9652, PG 172-173, DPR)
 - 8 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9595, PG 182-184, DPR)
 - 9 15' BUILDING SETBACK (VOL 9595, PG 182-184, 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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
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- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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IMPACT FEE NOTE:

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C.P.S. NOTES:

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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.

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MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MONTEVERDE UNIT-2, PHASE 2 (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE 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 18 AND LOT 902, BLOCK 17.

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.

FINISHED FLOOR NOTE:

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

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 BEING RECORDED ON THE SAME DATE AS THIS PLAT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P # 1372247) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)C.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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 1,750 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 18 AND LOT 902, BLOCK 17 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 13, 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 ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE:

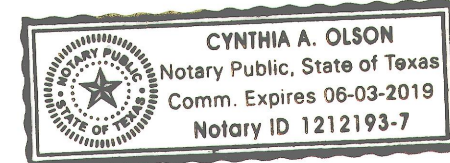
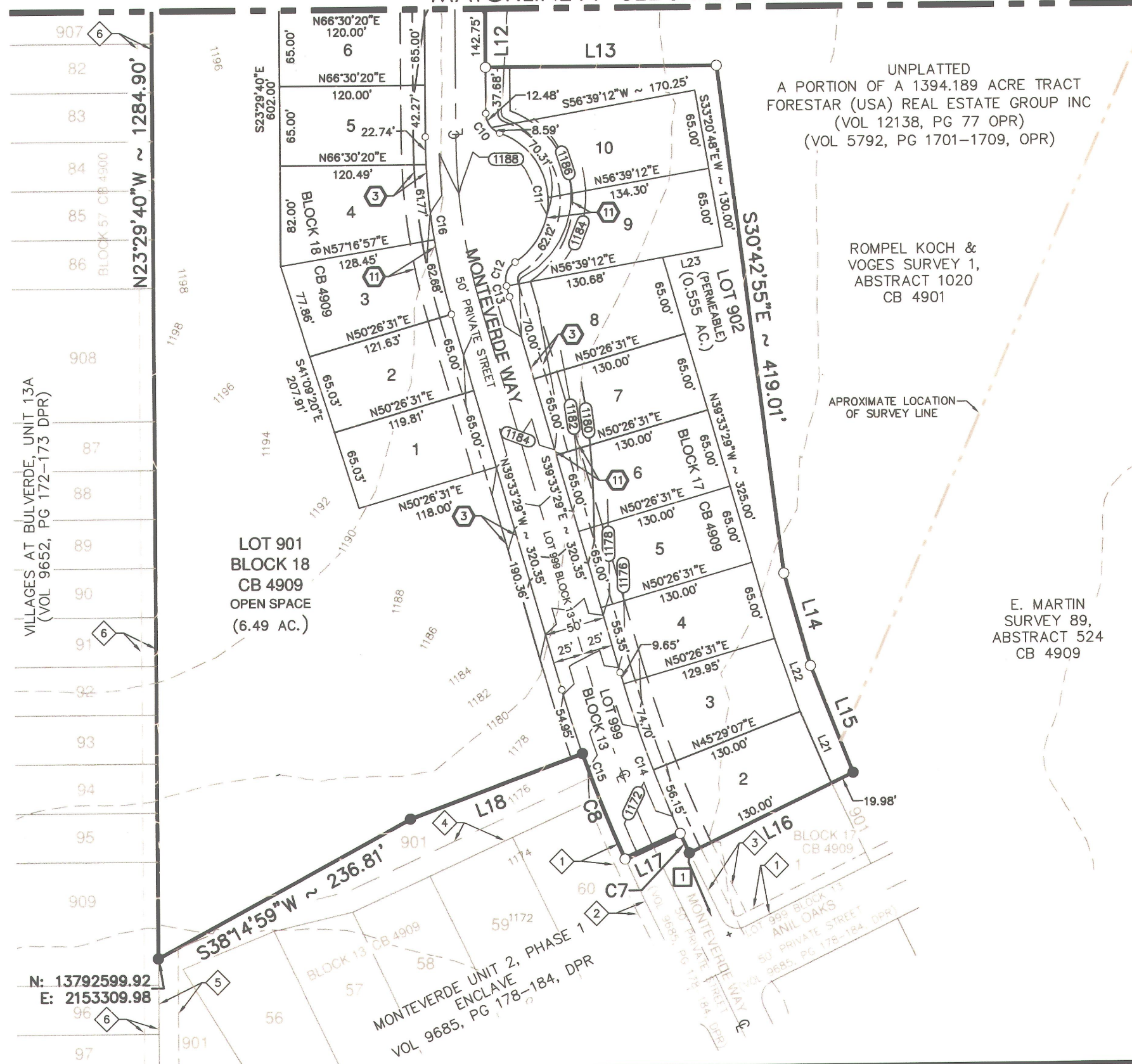
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N80°59'44"E	126.50'
L2	S09°00'26"E	31.30'
L3	S80°59'34"W	50.00'
L4	S33°15'09"W	32.20'
L5	S23°29'38"E	59.94'
L6	N66°30'20"E	50.00'
L7	S23°29'40"E	50.00'
L8	S66°30'20"W	50.00'
L9	N66°30'20"E	50.00'
L10	S23°29'40"E	50.00'
L11	S66°30'20"W	50.00'
L12	S23°29'40"E	105.00'
L12	S23°29'40"E	105.00'
L13	N66°30'20"E	190.02'
L14	S39°15'51"E	78.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	S44°57'54"E	94.32'
L16	S41°08'50"W	149.98'
L17	S42°11'09"W	50.00'
L18	S46°25'11"W	151.37'
L19	S23°29'40"E	50.00'
L20	S23°29'40"E	50.00'
L21	N46°40'51"W	63.97'
L22	N42°24'47"W	63.44'
L23	N56°39'11"E	50.19'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	931.48'	041°59'02"	S78°13'30"E	667.38'	682.55'
C2	50.89'	032°31'38"	S39°43'19"E	28.51'	28.89'
C3	15.00'	090°00'02"	S68°29'39"E	21.21'	23.56'
C4	15.00'	090°00'00"	S21°30'20"W	21.21'	23.56'
C5	15.00'	090°00'00"	S68°29'40"E	21.21'	23.56'
C6	15.00'	090°00'00"	S21°30'20"W	21.21'	23.56'
C7	975.00'	001°02'19"	N48°20'01"W	17.68'	17.68'
C8	1025.00'	005°11'03"	N45°13'19"W	92.71'	92.74'
C9	51.00'	257°45'13"	N27°37'46"E	79.41'	229.43'
C10	17.00'	070°43'35"	S58°51'27"E	19.68'	20.98'
C11	59.00'	128°36'01"	S29°55'14"E	106.33'	132.43'
C12	17.00'	075°26'37"	S03°16'51"E	20.80'	22.38'
C13	437.26'	001°11'52"	S39°00'24"E	9.14'	9.14'
C14	975.00'	008°15'22"	S43°41'10"E	140.37'	140.49'
C15	1025.00'	008°15'22"	N43°41'10"W	147.57'	147.70'
C16	525.00'	016°03'49"	N31°31'34"W	146.71'	147.19'
C17	15.00'	077°45'11"	N62°22'15"W	18.83'	20.36'
C18	51.11'	032°42'15"	N72°20'17"W	28.78'	29.17'

MATCHLINE A - SEE SHEET 2 OF 2



PLAT NUMBER 160598

SUBDIVISION PLAT OF MONTEVERDE UNIT-2, PHASE 2 (ENCLAVE)

BEING A 13.96 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-16, 901 BLOCK 18 AND LOTS 2-10, 902 BLOCK 17, OUT OF A 1394.189 ACRE TRACT OF LAND RECORDED IN VOLUME 12138, PAGES 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, COUNTY BLOCK 4901 AND THE W.M. BRISBIN SURVEY NO. 89 1/2 ABSTRACT 54, COUNTY BLOCK 4900, IN BEXAR COUNTY, TEXAS.

SCALE: 1"=100'
0' 100' 200' 300'



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

DATE OF PREPARATION: May 16, 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
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 25th DAY OF May, A.D. 2017.

Cynthia A. Olson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
TRAVIS

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

THIS PLAT OF MONTEVERDE UNIT-2, 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 _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

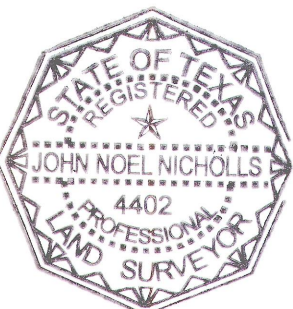
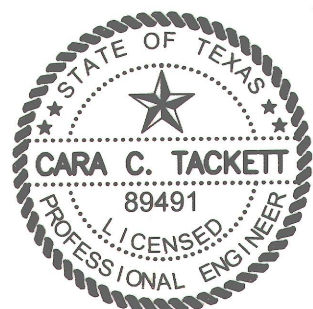
STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____ DEPUTY

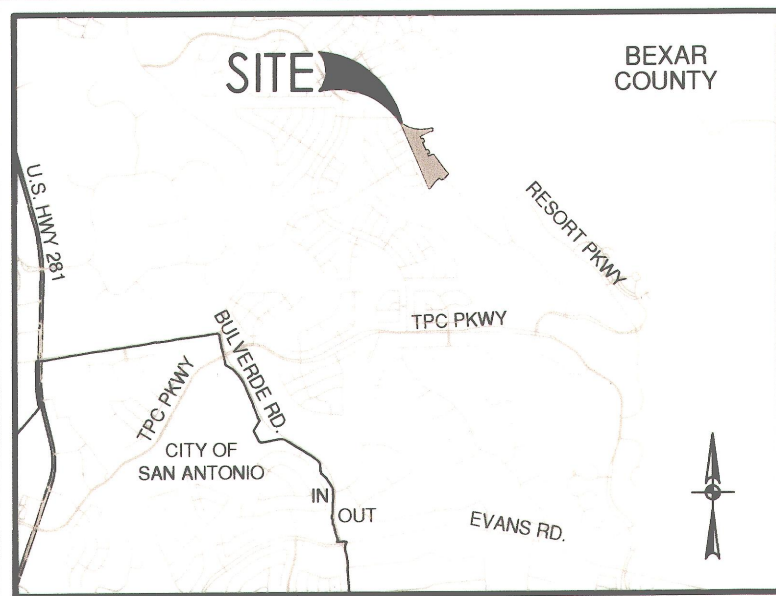


SHEET 1 OF 2

MONTEVERDE UNIT-2, PHASE 2 (ENCLAVE)

Civil Job No. 7838-40 Survey Job No. 6203-00

DATE: 5/12/2017 2:11 PM USER: ID: JeremyGarcia FILE: P:\7838-40\Design\Civil\Plat\783840.dwg



LOCATION MAP

NOT-TO-SCALE

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AQUIFER 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 SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MONTEVERDE UNIT-2, 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 901, BLOCK 18 AND LOT 902, BLOCK 17.

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 GRANITOR'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.

FINISHED FLOOR NOTE:

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

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 BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 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.

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 1,750 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 18 AND LOT 902, BLOCK 17 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 13, 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 ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE:

SETBACKS IMPOSED ON THIS 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 # 1372247) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)C.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

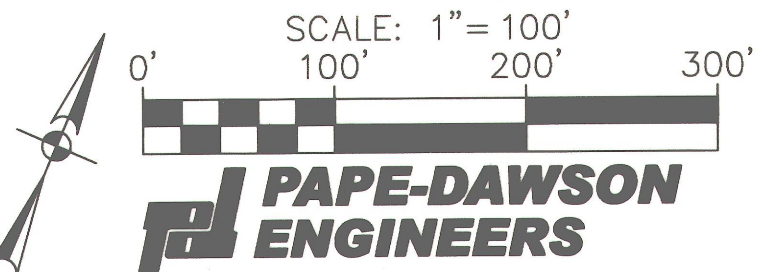
NOTE:

FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 1 OF 2

PLAT NUMBER 160598

SUBDIVISION PLAT OF MONTEVERDE UNIT-2, PHASE 2 (ENCLAVE)

BEING A 13.96 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-16, 901 BLOCK 18 AND LOTS 2-10, 902 BLOCK 17, OUT OF A 1394.189 ACRE TRACT OF LAND RECORDED IN VOLUME 12138, PAGES 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, COUNTY BLOCK 4901 AND THE W.M. BRISBIN SURVEY NO. 89 1/2 ABSTRACT 54, COUNTY BLOCK 4900, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: May 16, 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
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 25th DAY OF May, A.D. 2017.

Cynthia A. Olson
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
TRAVIS

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

THIS PLAT OF MONTEVERDE UNIT-2, 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 _____, A.D. 20____.

BY: _____ CHAIRMAN

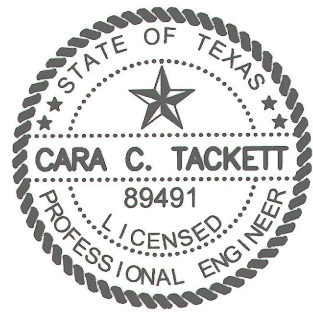
BY: _____ SECRETARY

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

BY: _____, DEPUTY



MATCHLINE A - SEE SHEET 1 OF 2

SHEET 2 OF 2

MONTEVERDE UNIT-2, PHASE 2 (ENCLAVE)

Civil Job No. 7838-40 Survey Job No. 6203-00

DATE: 5/17/2017 2:11 PM USER ID: JeremyGarcia FILED: VS004 VS004 Bexar Unit 2 Ph 2 160598.dwg