

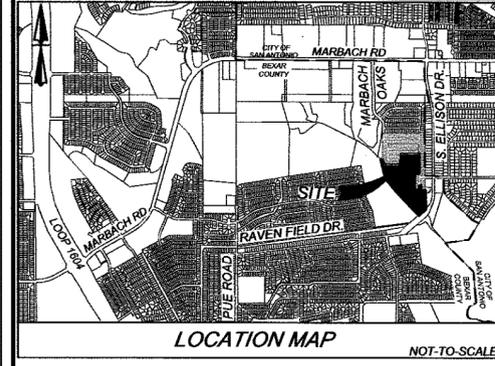
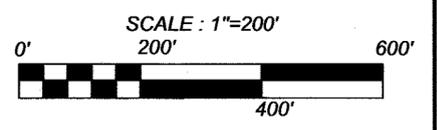
REPLAT & SUBDIVISION PLAT ESTABLISHING MARBACH VILLAGE UNIT 5

BEING A TOTAL OF 20.634 ACRES OF LAND OUT OF 68.50 ACRE TRACT OF LAND CONVEYED 9604 MARBACH PLACE VENTURES LTD, A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 11759, PG 1455 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES A 2.806 ACRE TRACT DESCRIBED AS LOT 903, BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9700, PGS. 63-65 AND A 11.09 ACRE TRACT DESCRIBED AS LOT 905 BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9720 PGS 185-187 BOTH OUT OF THE DEED AND PLAT RECORDS OF BEXAR, COUNTY TEXAS, AND BEING OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 OF BEXAR COUNTY, TEXAS.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBPE Firm #: 8513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259 (210) 403-6282



DEDICATION OF THE SANITARY SEWER & 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

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

IMPACT FEE PAYMENT DUE. 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.

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 MARSHALL.

INGRESS / EGRESS NOTE (SEWER). 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.

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

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED). A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.

BUILDING 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 (MP# 1298246) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

DETENTION POND NOTE. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 903 BLOCK 127 IN MARBACH VILLAGE UNIT 3, RECORDED IN VOLUME 9700 PAGES 63-65 (COASA PLAT # 150193)

FEMA FLOODPLAIN NOTE. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0370G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITH THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LOMR NOTE. THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY APPROVED BY FEMA ON JULY 17, 2013 CASE NO. 13-06-0868P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM BEXAR COUNTY.

NOTES. 1. 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 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. 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. 3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN MARBACH VILLAGE UNIT 5 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE MARBACH VILLAGE HOMEOWNERS' ASSOCIATION, PROPERTY OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 908 BLK 127, LOT 910 BLK 127 & LOT 911 BLK 127. 4. LOT 911 BLOCK 127 IS A MAINTENANCE ACCESS DRAINAGE EASEMENT TO ACCESS AND MAINTAIN THE DETENTION AND ADJACENT FLOOD PLAIN AREA.

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.

TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

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

TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

C.P.S. NOTES. 1. THE CITY OF SAN ANTONIO AS A 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, HANGINGS 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 AREAS. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. 5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

SURVEYOR NOTES. 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. REFERENCED PROPERTY IS IN ZONE AE. AREAS DETERMINED TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C0370G, DATED SEPTEMBER 29, 2010. 5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

LEGEND table with symbols for F.I.R., S.I.R., A.S.I.R., R.O.W., FF, O.P.R., D.P.R., V.O.L., PG., PGS., CB, ESMT, CL, B.S.L., G.E.T.V.E., C.V.E., and contour lines.

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT MARBACH VILLAGE UNIT 3, PLAT NO. 150193 RECORDED IN VOLUME 9700, PGS. 63-65, BEXAR COUNTY DEED AND PLAT RECORDS AND ON PLAT MARBACH VILLAGE UNIT 4 PLAT NO. 160505 WHICH IS RECORDED IN VOLUME 9720, PAGES 185-187, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

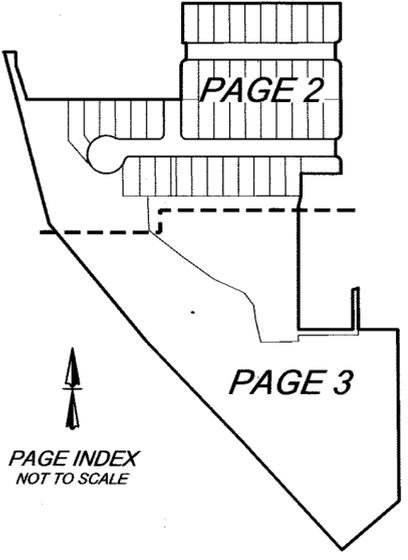
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259 PHONE: (210) 403-6282

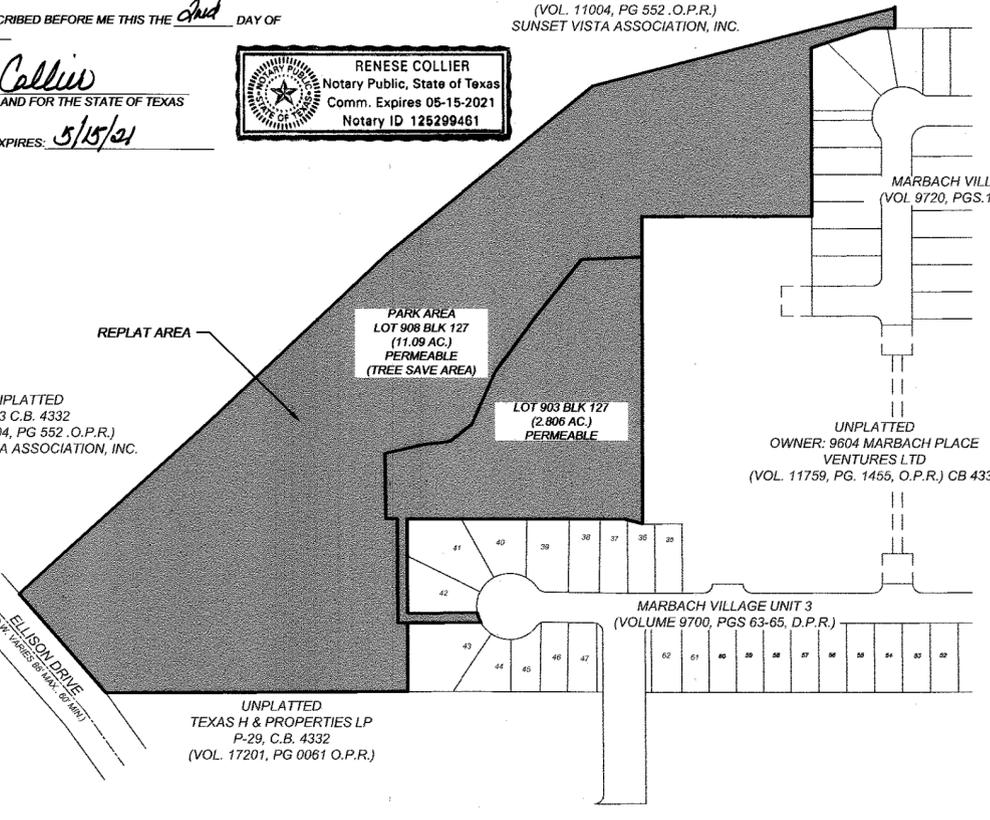
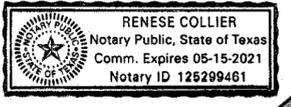
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF October, 2011. RENEE COLLIER Notary Public, State of Texas Comm. Expires 05-15-2021 Notary ID 126299461

MY COMMISSION EXPIRES: 5/15/21



UNPLATTED P-33 C.B. 4332 (VOL. 11004, PG 552, O.P.R.) SUNSET VISTA ASSOCIATION, INC.



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 13.896 ACRES BEING REPLATED ARE LOT 903 BLOCK 127 C.B. 4332 FROM THE MARBACH VILLAGE UNIT 3 SUBDIVISION, RECORDED IN VOLUME 9700, PGS 63-65, D.P.R.) AND LOT 908 BLOCK 127 C.B. 4332 FROM THE MARBACH VILLAGE UNIT 4 SUBDIVISION, RECORDED IN VOLUME 9720, PGS 185-187 D.P.R.) BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

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: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 2nd DAY OF October, A.D. 2011. RENEE COLLIER Notary Public, State of Texas Comm. Expires 05-15-2021 Notary ID 126299461

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.

ON THIS _____ DAY OF _____ A.D. 20 _____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

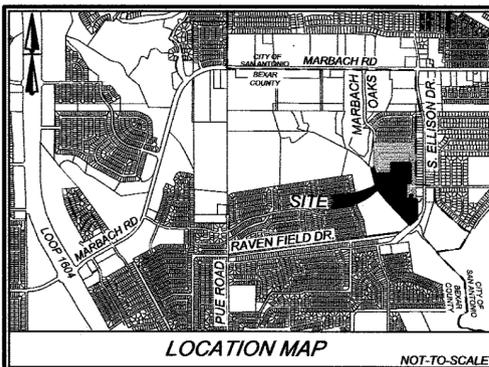
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE 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 _____ 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 IN 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



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - * = PT. OF TANGENCY/CURVATURE IN ROW
 - R.O.W. = RIGHT-OF-WAY
 - FF = FINISHED FLOOR ELEVATION
 - O.P.R. = OFFICIAL PUBLIC RECORDS
 - D.P.R. = DEED AND PLAT RECORDS
 - V.O.L. = VOLUME
 - P.G. = PAGE
 - P.G.S. = PAGES
 - CB = COUNTY BLOCK
 - ESMT = EASEMENT
 - CL = CENTER LINE
 - B.S.L. = BUILDING SETBACK LINE
 - G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
 - CVE = CLEAR VISION EASEMENT
 - 970 --- = EXISTING MAJOR CONTOURS
 - --- = EXISTING MINOR CONTOURS
 - --- = FEMA FLOODPLAIN
 - --- = STREET CENTERLINE
 - --- = CITY LIMIT LINE

- KEY NOTES**
- 1 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 - 2 15' BUILDING SETBACK LINE
 - 3 10' BUILDING SETBACK LINE
 - 4 20' BUILDING SETBACK LINE
 - 5 15' PRIVATE DRAINAGE EASEMENT (NON PERMEABLE) (0.04 ACRES)
 - 6 VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (PERMEABLE) (SEE DETAIL "C" THIS PAGE)
 - 7 WATER EASEMENT
 - 8 VARIABLE WIDTH MAINTENANCE ACCESS AND DRAINAGE EASEMENT (PERMEABLE) (2.806 ACRES)
 - 9 VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (PERMEABLE)
 - 10 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
 - 11 15' BUILDING SETBACK LINE (VOL. 9720, PGS. 185-187 D.P.R.)
 - 12 10' BUILDING SETBACK LINE (VOL. 9720, PGS. 185-187 D.P.R.)
 - 13 20' BUILDING SETBACK LINE (VOL. 9720, PGS. 185-187 D.P.R.)
 - 14 5' G.E.T.V. EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
 - 15 16' PRIVATE DRAINAGE EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
 - 16 10' G.E.T.V. EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
 - 17 20' DRAINAGE EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
 - 18 20' DRAINAGE EASEMENT (VOL. 9718, PG. 219-220 D.P.R.)
 - 19 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
 - 20 16' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)
 - 21 16' SANITARY SEWER EASEMENT (VOL. 9574 PG. 132-133 D.P.R.)
 - 22 12' ELECTRIC EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
 - 23 28' ELECTRIC EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
 - 24 12' X 30' ANCHOR EASEMENT (VOL. 9501 PG. 122-123 D.P.R.)
 - 25 CHANNEL DRAINAGE EASEMENT (VOL. 8277 PG. 1547 O.P.R.)
 - 26 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9720, PGS. 185-187 D.P.R.)
 - 27 16' SANITARY SEWER & ACCESS EASEMENT (VOL. 9700 PG. 63-65 D.P.R.)

REFER TO PAGE 1 OF 3 FOR ALL ENGINEERING AND SURVEYING PLAT NOTES

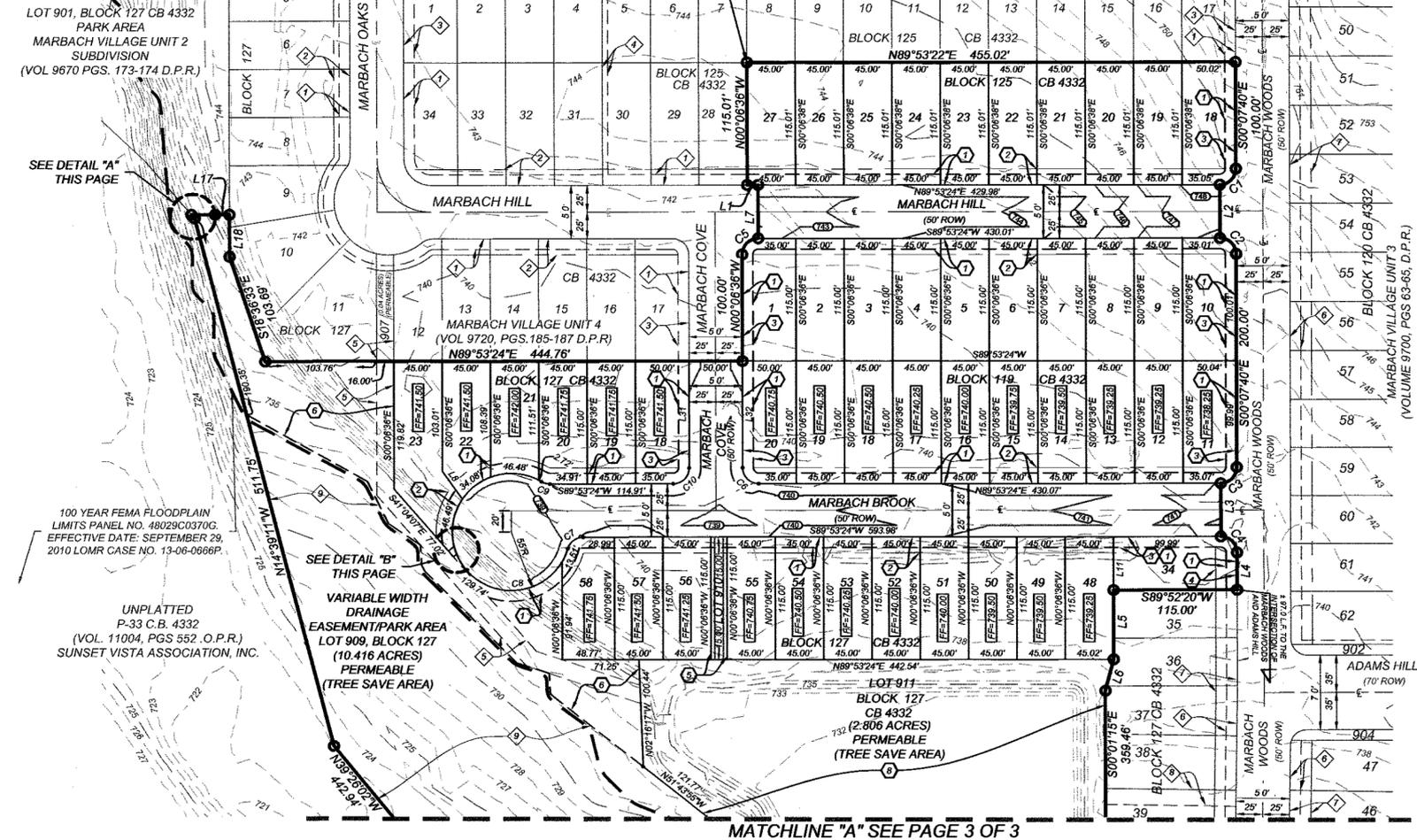
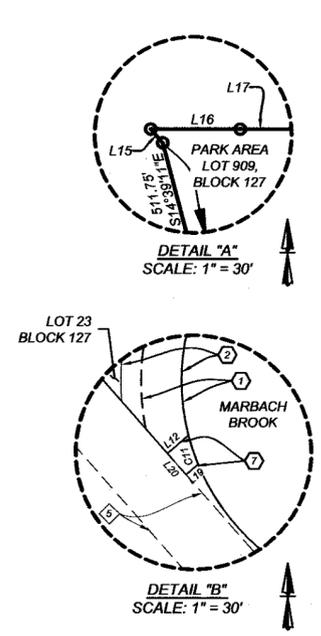
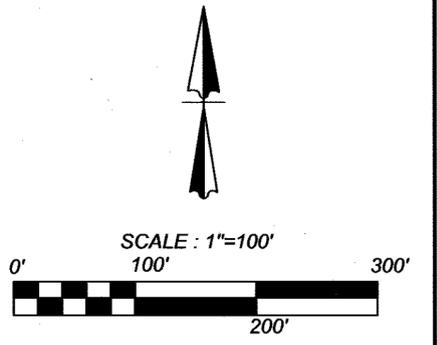
SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6282

PLAT NUMBER: 170221

REPLAT & SUBDIVISION PLAT ESTABLISHING
MARBACH VILLAGE UNIT 5

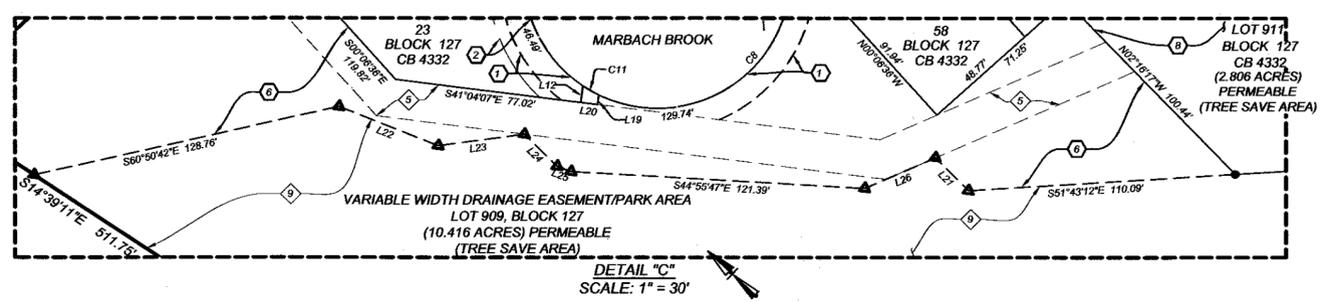
BEING A TOTAL OF 20,634 ACRES OF LAND OUT OF 68.50 ACRE TRACT OF LAND CONVEYED 9604 MARBACH PLACE VENTURES LTD, A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 11759, PG. 1455 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES A 2.806 ACRE TRACT DESCRIBED AS LOT 903, BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9700, PGS. 63-65 AND A 11.09 ACRE TRACT DESCRIBED AS LOT 905 BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9720 PGS. 185-187 BOTH OUT OF THE DEED AND PLAT RECORDS OF BEXAR, COUNTY TEXAS; AND BEING OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 OF BEXAR COUNTY, TEXAS.



UNPLATTED P-33 C.B. 4332 (VOL. 11004, PGS. 552 O.P.R.) SUNSET VISTA ASSOCIATION, INC.

VARIABLE WIDTH DRAINAGE EASEMENT/PARK AREA LOT 909, BLOCK 127 (10.416 ACRES) PERMEABLE (TREE SAVE AREA)

MATCHLINE "A" SEE PAGE 3 OF 3



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.

Travis R. Elseth
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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Renese Collier*, 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 2nd DAY OF October, A.D. 2017

Renese Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS

RENESE COLLIER
Notary Public, State of Texas
Comm. Expires 05-15-2021
Notary ID 125299461

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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ MARBACH VILLAGE 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

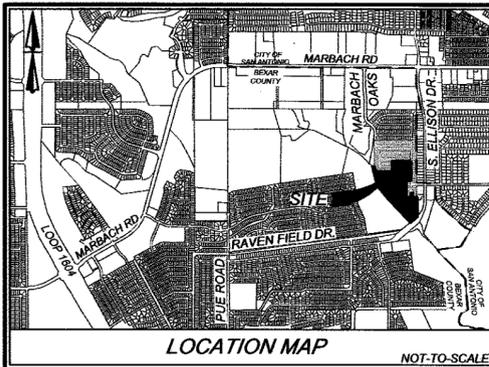
STATE OF TEXAS
COUNTY OF BEXAR

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 IN 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

KEY NOTES

- 1 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 20' BUILDING SETBACK LINE
- 5 15' PRIVATE DRAINAGE EASEMENT (NON PERMEABLE) (0.04 ACRES)
- 6 VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (PERMEABLE) (SEE DETAIL "C" PAGE 2 OF 3)
- 7 WATER EASEMENT
- 8 VARIABLE WIDTH MAINTENANCE ACCESS DRAINAGE EASEMENT (PERMEABLE) (2.806 ACRES)
- 9 VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (PERMEABLE)
- 10 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9720, PGS 185-187 D.P.R.)
- 11 15' BUILDING SETBACK LINE (VOL. 9720, PGS 185-187 D.P.R.)
- 12 10' BUILDING SETBACK LINE (VOL. 9720, PGS 185-187 D.P.R.)
- 13 5' G.E.T.V. EASEMENT (VOL. 9720, PGS 185-187 D.P.R.)
- 14 16' PRIVATE DRAINAGE EASEMENT (VOL. 9720, PGS 185-187 D.P.R.)
- 15 10' G.E.T.V. EASEMENT (VOL. 9700 PG 63-65 D.P.R.)
- 16 20' BUILDING SETBACK LINE (VOL. 9700 PG 63-65 D.P.R.)
- 17 20' DRAINAGE EASEMENT (VOL. 9718, PG. 219-220 D.P.R.)
- 18 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9720, PGS 185-187 D.P.R.)
- 19 16' SANITARY SEWER & ACCESS EASEMENT (VOL. 9700 PG 63-65 D.P.R.)
- 10 16' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9700 PG 63-65 D.P.R.)
- 11 16' SANITARY SEWER EASEMENT (VOL. 9574, PG 132-133 D.P.R.)
- 12 12' ELECTRIC EASEMENT (VOL. 9501 PG 122-123 D.P.R.)
- 13 28' ELECTRIC EASEMENT (VOL. 9501 PG 122-123 D.P.R.)
- 14 12' X 30' ANCHOR EASEMENT (VOL. 9501 PG 122-123 D.P.R.)
- 15 CHANNEL DRAINAGE EASEMENT (VOL. 8277 PG 1547 O.P.R.)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- = PT. OF TANGENCY/CURVATURE IN ROW
- R.O.W. = RIGHT-OF-WAY
- FF = FINISHED FLOOR ELEVATION
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED AND PLAT RECORDS
- V.O.L. = VOLUME
- PG. = PAGE
- PGS. = PAGES
- CB = COUNTY BLOCK
- ESMT = EASEMENT
- CL = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- CVE = CLEAR VISION EASEMENT
- PROPOSED CONTOURS
- 970--- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- FEMA FLOODPLAIN
- STREET CENTERLINE
- CITY LIMIT LINE

REFER TO PAGE 1 OF 3 FOR ALL ENGINEERING AND SURVEYING PLAT NOTES

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
(210) 403-6282

PLAT NUMBER: 170221

REPLAT & SUBDIVISION PLAT ESTABLISHING
MARBACH VILLAGE UNIT 5

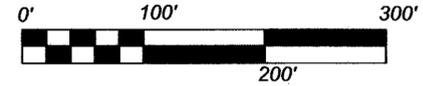
BEING A TOTAL OF 20.634 ACRES OF LAND OUT OF 68.50 ACRE TRACT OF LAND CONVEYED 9604 MARBACH PLACE VENTURES LTD., A TEXAS LIMITED PARTNERSHIP OF RECORD IN VOLUME 11759, PG 1455 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDES A 2.806 ACRE TRACT DESCRIBED AS LOT 903, BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9700, PGS. 63-65 AND A 11.09 ACRE TRACT DESCRIBED AS LOT 905 BLOCK 127, C.B. 4332 RECORDED IN VOLUME 9720 PGS 185-187 BOTH OUT OF THE DEED AND PLAT RECORDS OF BEXAR, COUNTY TEXAS; AND BEING OUT OF THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK 4332 OF BEXAR COUNTY, TEXAS.



3421 PASANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
TBPE Firm #: 9513 • TBPLS Firm #: 1012300
Phone #: (210) 979-8444 • Fax #: (210) 979-8441

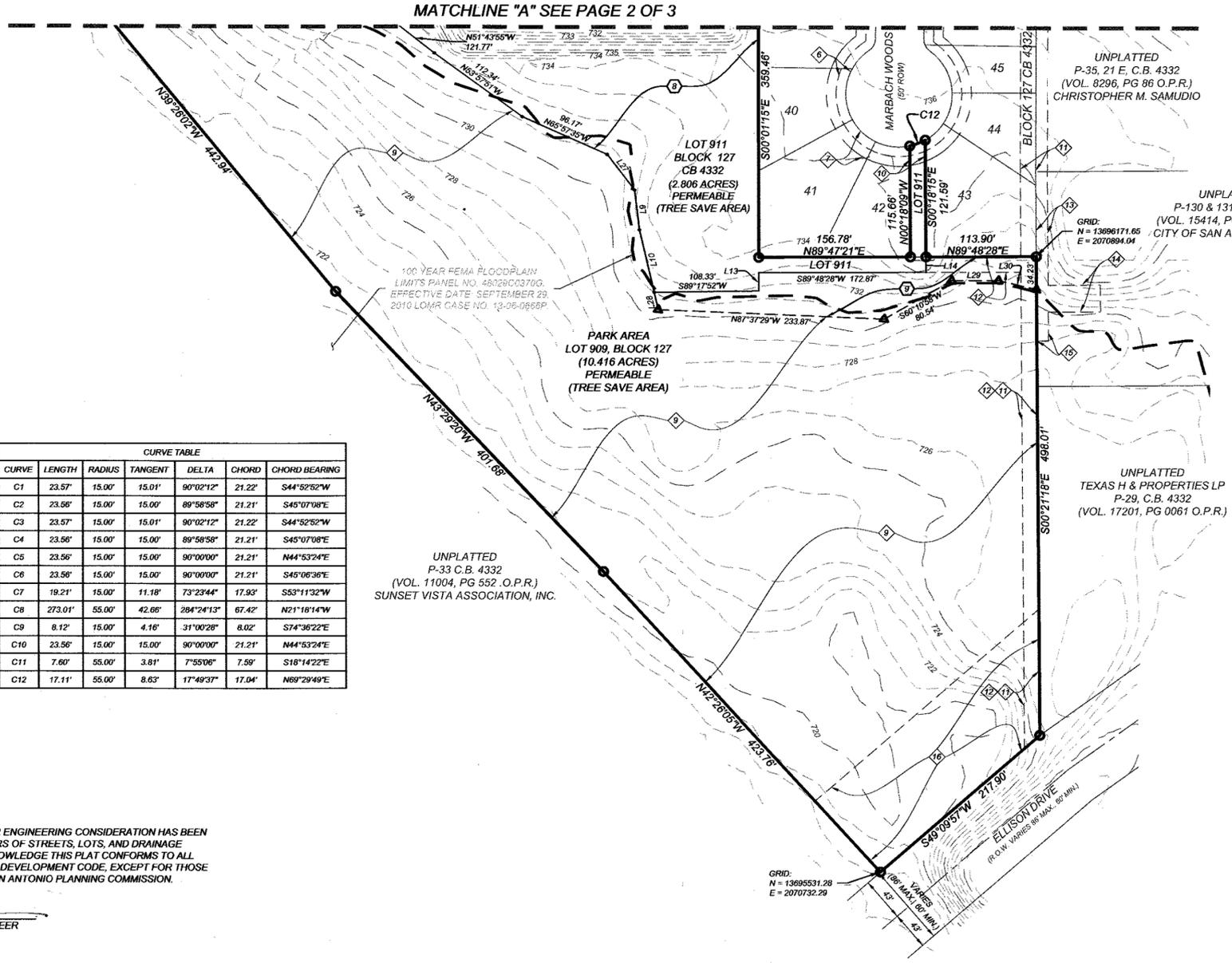


SCALE: 1"=100'



LINE	LENGTH	BEARING
L1	10.07'	S89°53'24"W
L2	50.00'	S0°06'18"E
L3	50.00'	S0°06'18"E
L4	35.00'	S0°07'40"E
L5	64.97'	S0°07'40"E
L6	30.61'	S14°47'46"W
L7	50.00'	N0°06'19"W
L8	31.97'	N35°37'40"W
L9	41.89'	N6°52'30"W
L10	66.59'	N13°07'38"W
L11	50.03'	N0°06'36"W
L12	6.90'	S48°55'53"W
L13	19.00'	S0°00'00"E
L14	16.00'	S0°18'15"E
L15	4.53'	N41°00'43"W
L16	22.12'	S89°59'57"E
L17	13.23'	N89°59'59"E
L18	39.52'	S0°06'36"E
L19	3.96'	S48°55'53"W
L20	7.00'	S41°04'07"E
L21	19.23'	S3°05'50"E
L22	43.99'	N26°36'50"W
L23	35.88'	N55°48'57"W
L24	18.98'	N3°35'33"W
L25	6.13'	N27°06'20"W
L26	31.84'	S71°46'07"E
L27	46.49'	N37°14'18"W
L28	18.55'	N13°14'06"W
L29	48.24'	S89°59'57"W
L30	40.24'	N76°44'23"W
L31	100.00'	S0°06'36"E
L32	100.00'	S0°06'36"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.57'	15.00'	15.01'	90°02'12"	21.22'	S44°52'52"W
C2	23.56'	15.00'	15.00'	89°58'58"	21.21'	S45°07'08"E
C3	23.57'	15.00'	15.01'	90°02'12"	21.22'	S44°52'52"W
C4	23.56'	15.00'	15.00'	89°58'58"	21.21'	S45°07'08"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°53'24"E
C6	23.58'	15.00'	15.00'	90°00'00"	21.21'	S45°06'36"E
C7	19.21'	15.00'	11.18'	73°23'44"	17.93'	S53°11'32"W
C8	273.01'	55.00'	42.66'	284°24'13"	67.42'	N21°18'14"W
C9	8.12'	15.00'	4.16'	31°00'28"	8.02'	S74°36'22"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°53'24"E
C11	7.60'	55.00'	3.81'	7°55'06"	7.59'	S18°14'22"E
C12	17.11'	55.00'	8.63'	17°49'37"	17.04'	N69°29'49"E



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.

Travis R. Elseth
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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:
LENNAR HOMES OF TEXAS AND CONSTRUCTION LTD
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Renee Collier*, 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 2nd DAY OF October, A.D. 2017

Renee Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS

RENEE COLLIER
Notary Public, State of Texas
Comm. Expires 05-15-2021
Notary ID 126299461

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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MARBACH VILLAGE 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

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 IN 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

