


STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF  
TRIBUTE RANCH SUBDIVISION UNIT 1, AS RECORDED IN

VOLUME 9716, PAGES 144-146, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS. 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT  
THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

  
\_\_\_\_\_  
OWNER/MERITAGE HOMES OF TEXAS, LLC


OWNER'S DULY AUTHORIZED AGENT  
SWORN AND SUBSCRIBED BEFORE ME THIS 22 DAY OF May 2018  
Christy Lynn Farnest  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF TRIBUTE RANCH SUBDIVISION UNIT 1, AS RECORDED IN

VOLUME 9716, PAGES 144-146, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. 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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

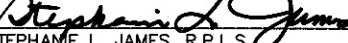
  
OWNER, TRIBUTE RANCH HOMEOWNERS ASSOCIATION, INC.

OWNER'S DULY AUTHORIZED AGENT  
SWORN AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF May, 2018  
*Christy Lynn Fontenot*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEKAR

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

  
STEPHANIE L. JAMES, P.L.S.,  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY GIVE TO THIS PLAT TO THE MATTERS OF STREETS,  
LOTS AND DRAINAGE, WITHOUT TO THE BEST OF MY KNOWLEDGE,  
THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED  
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED  
BY THE SAN ANTONIO PLANNING COMMISSION.

*Raymond Tarin*

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIAMARRON PLAT, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210)898-5051

<u>LEGEND</u>	
---1250---	EXISTING CONTOUR
<u>1310</u>	PROPOSED CONTOUR
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
R	RADIUS
⊕	CENTERLINE
ESM'T.	EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEKAR COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
I.R. FOUND	IRON ROD FOUND
C.B.	COUNTY BLOCK
DRN.	DRAINAGE
o	FOUND IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE"
B.S.L.	BUILDING SETBACK LINE
N.T.S.	NOT TO SCALE

### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1-5, A 15' B.S.L. AND LOTS 901, 902 AND 904, BLOCK 223, C.B. 4450, AND LOTS 902 AND 905, BLOCK 222, C.B.4450, AND AN OFF-LOT, 14' WIDE E.G.T.CA. EASEMENT, AS SHOWN ON PLAT OF TRIBUTE RANCH SUBD., UNIT 1, AS RECORDED IN VOLUME 9716, PAGES 144-146, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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, EVERY ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE DRAINAGE AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE, AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
TRIBUTE RANCH HOMEOWNERS ASSOCIATION, INC.  
18587 SIGMA ROAD, STE 220  
SAN ANTONIO, TEXAS 78258  
TELEPHONE: (210) 504-8484

TRIBUTE RANCH HOMEOWNERS ASSOCIATION, INC.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TRIBUTE RANCH SUBDIVISION, UNIT 1  
(VOL. 9716 PGS. 144-146 D.P.R.)

BLACK 223 C.B. 4450

19 18 17 16 15 14 13 12

S66°19'20"E 807.65' (OVERALL)

LOT 906  
(0.256 Ac.)

10.00' 911

48.61' 45.00' 45.00' 48.13' 45.00' 45.00' 45.00' 45.00'

**BLOCK 223** S68°19'20"E 807.65' (OVERALL) **C.B. 4450**

20.82' 21.2' 22.24' 23.3' 24.25' 25.26' 26.28' 27.28'

120.82' 120.82' 120.82' 120.38' 120.38' 120.38' 120.38' 120.38'

S23°40'23"W S23°40'23"W S23°40'23"W S23°40'23"W S23°40'23"W S23°40'23"W S23°40'23"W S23°40'23"W

25.25' 1.81' 28.22' 3.07' 116.39' 116.28' 117.28' 118.29'

45.00' 45.00' 39.74' 45.17' 45.00' 45.00' 45.00' 45.00'

N66°19'37"W 154.99' C20 C21 S65°04'14"E 286.75'

**TRIBUTE OAKS** (PUBLIC R.O.W.)

S66°19'37"E 153.40' C15 C14 S65°04'14"E 286.75'

27.56' 45.00' 35.84' 43.33' 30.08' 6.72' 45.01'

10.64' 120.00' 9.17' 1.83' 6.72' 124.50' 123.51'

N22°38'40"E N22°38'40"E N22°38'40"E N22°38'40"E N22°38'40"E N22°38'40"E N22°38'40"E

45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00'

N66°19'37"W 360.00' 909

**BLOCK 221** **C.B. 4450**

1201.45' (OVERALL)

7

66  
29  
BLOCK 4450  
F.M. 1560  
PG. 5)  
S.C.T.

MATCHLINE SEE SHEET 2 OF 3

UNPLATTED  
BEXAR REAL ESTATE  
HOLDINGS L.L.C.  
(VOL. 17306, PG. 33, O.P.R.)

CPS 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 RIGHT-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", "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 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 T.V. EASEMENT OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  14. E.G.T.C.A. EASEMENT PREVIOUSLY PART OF LOT 901, BLOCK 223
  - 28' E.G.T.C.A. EASEMENT PREVIOUSLY PART OF LOT 902 & LOT 905 BLOCK 222
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 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.

**SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

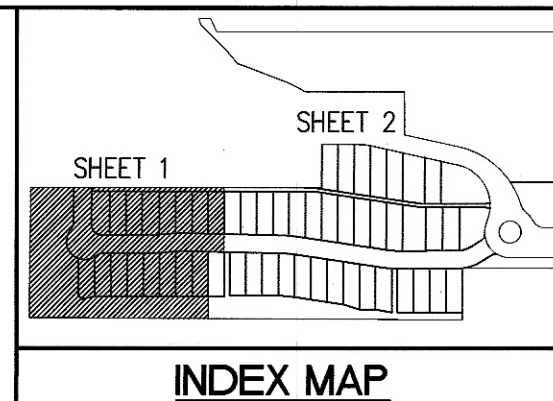
**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**SAWS DEDICATION NOTE:**  
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.


EDU IMPACT FEE PAYMENT NOTE:  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
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 1,000 GPM AT 150 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.

INGRESS & EGRESS (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"



SCALE: 1"=100'



A graphic scale bar with alternating black and white segments. Below the bar, the numbers 100 and 200 are printed, indicating distances in feet.

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 RESERVED FOR ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
MERITAGE HOMES OF TEXAS, LLC  
3010 N. LOOP 1604 WEST, SUITE 214  
SAN ANTONIO, TEXAS 78231  
TELEPHONE: (210) 260-6069

BRIAN OTTO

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Otto KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I 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 22 DAY OF May, 2018  
Christy Lynn Fontenot  
NOTARY PUBLIC, TEXAS COUNTY, TEXAS

THIS PLAT OF EAGLES LANDING 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., \_\_\_\_\_

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL

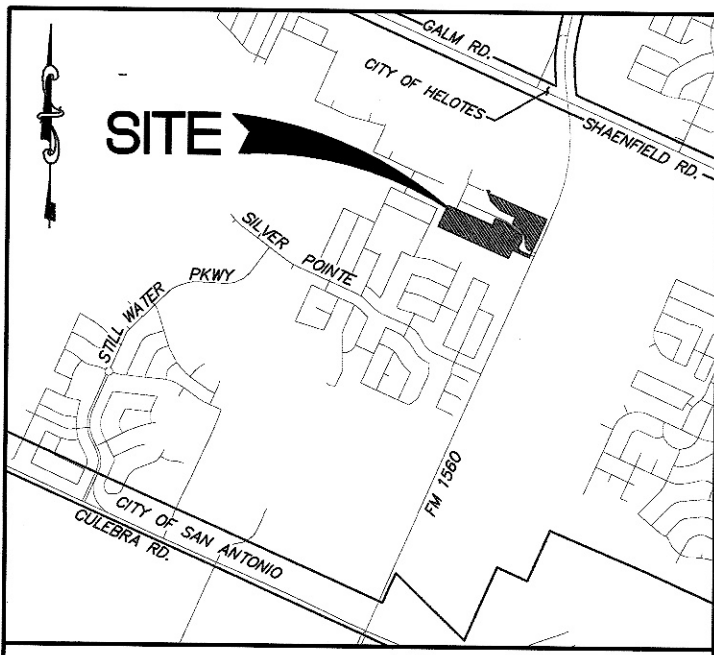
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATION GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





LOCATION MAP NOT TO SCALE

**MULTIPLE PAGES NOTE:**  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
TRIBUTE RANCH HOMEOWNERS ASSOCIATION, INC.  
18587 SIGMA ROAD, STE 220  
SAN ANTONIO, TEXAS 78258  
TELEPHONE: (210) 504-8484

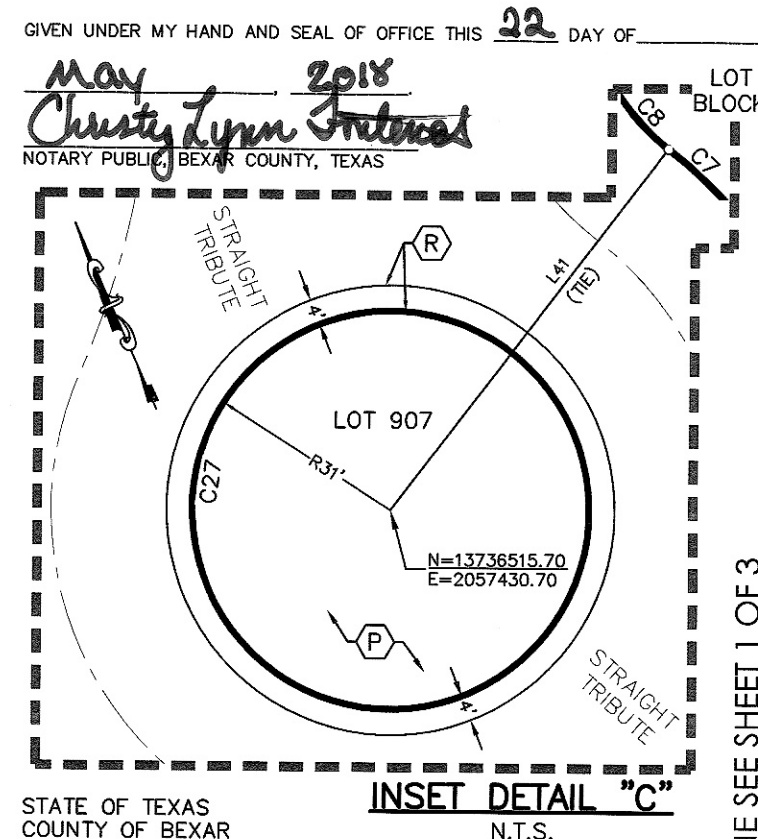
*State of Texas*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tonda Alexander* 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 22 DAY OF May, 2018

*Christy Lynn Fontenot*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEAR

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

*Stephanie L. James*  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

*Raymond Tarin, Jr.*  
RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

- CPS 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 RIGHT-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, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT 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 T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE SPECIFICALLY SHOWN ON THIS PLAT.
  - 14' E.G.T.C.A. EASEMENT PREVIOUSLY PART OF LOT 901, BLOCK 223
  - 28' E.G.T.C.A. EASEMENT PREVIOUSLY PART OF LOT 902 & LOT 905 BLOCK 222
  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 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.

**SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

**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.

**SAWS DEDICATION NOTE:**  
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.

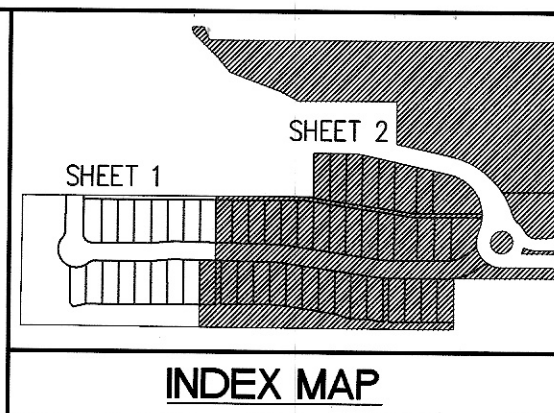
**EDU IMPACT FEE PAYMENT NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
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 1,000 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.

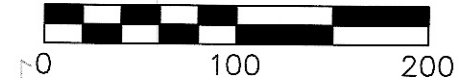
**INGRESS & EGRESS (SEWER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**LEGEND**

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
---	RIGHT OF WAY
---	RADIUS
---	CENTERLINE
---	EASEMENT
---	OFFICIAL PUBLIC RECORDS
---	BEXAR COUNTY TEXAS
---	VOLUME
---	PAGE
---	IRON ROD FOUND
---	COUNTY BLOCK
---	DRAINAGE
---	FOUND IRON ROD WITH RED PLASTIC CAP STAMPED "CUD"
---	OPEN PUBLIC RECORD
---	DEED AND PUBLIC RECORD



SCALE: 1"=100'



STATE OF TEXAS  
COUNTY OF BEAR

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
MERITAGE HOMES OF TEXAS, LLC  
3010 N. LOOP 1604 WEST, SUITE 214  
SAN ANTONIO, TEXAS 78231  
TELEPHONE: (210) 260-6069

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Brian Otto* 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 22 DAY OF May, 2018

*Christy Lynn Fontenot*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF EAGLES LANDING 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., \_\_\_\_\_

BY: CHAIRMAN

BY: SECRETARY

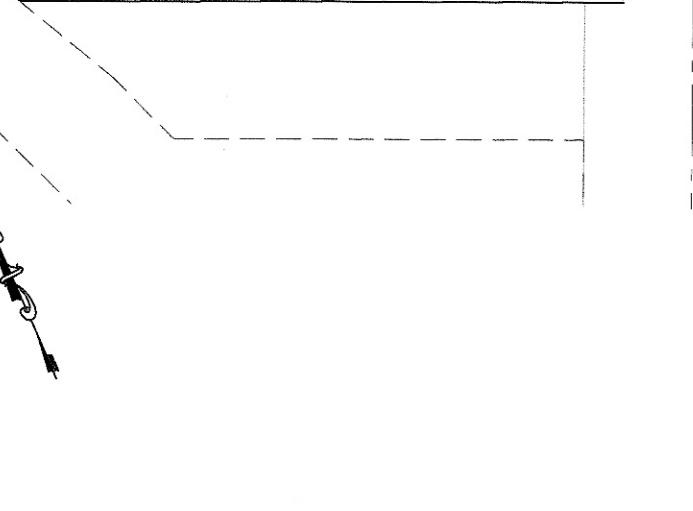
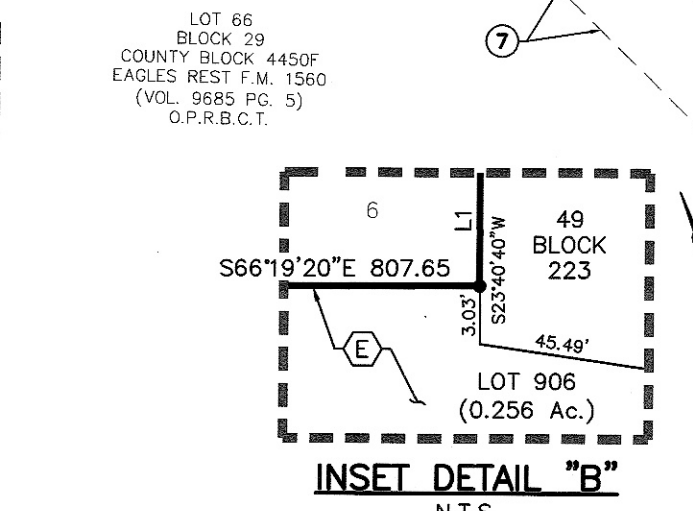
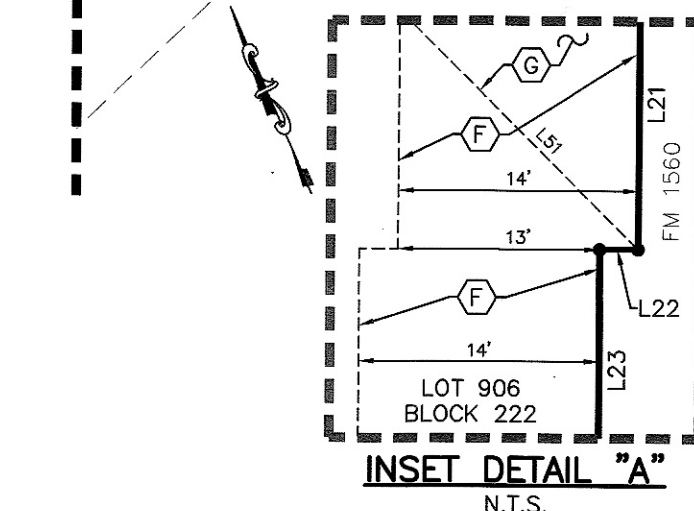
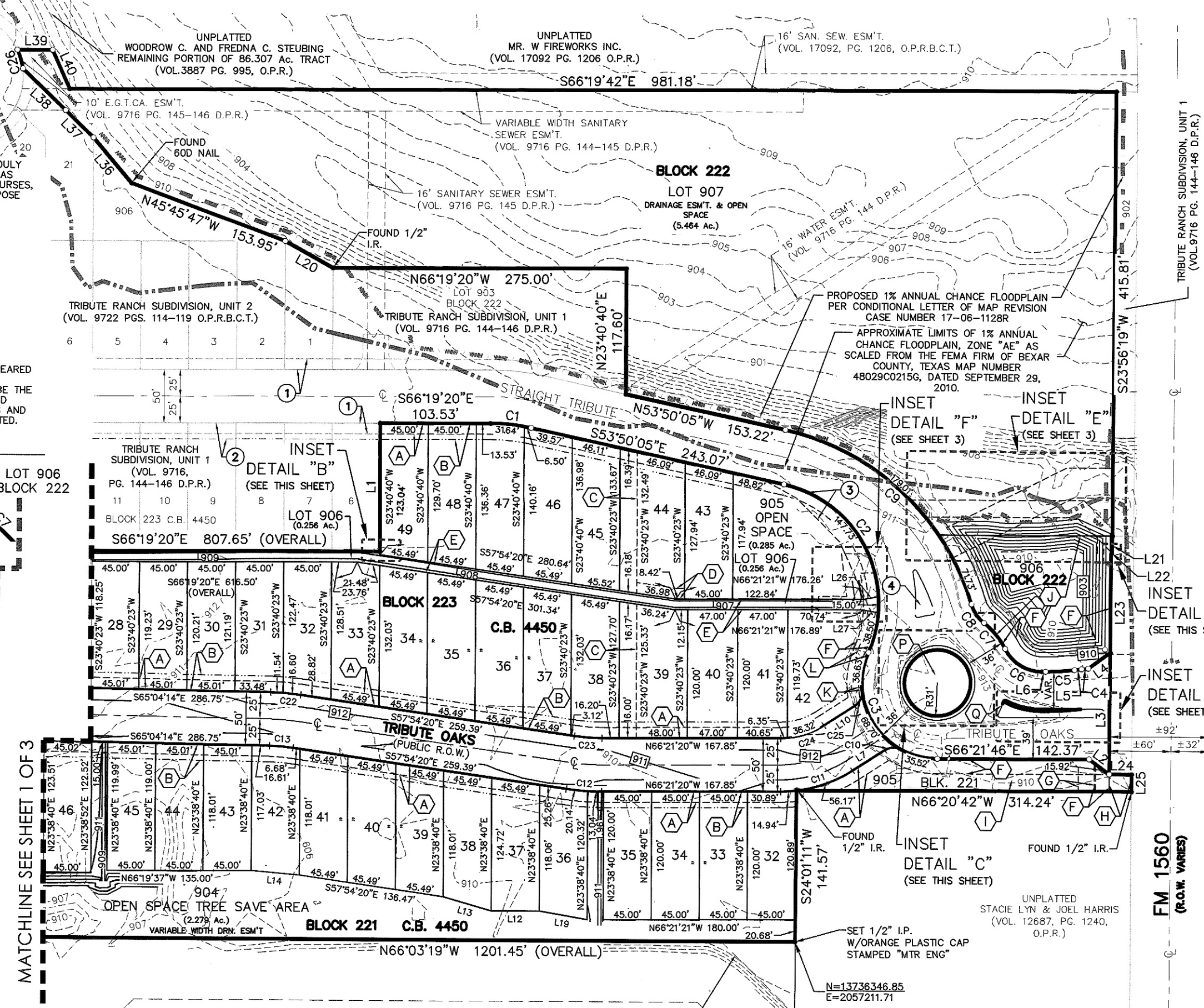
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

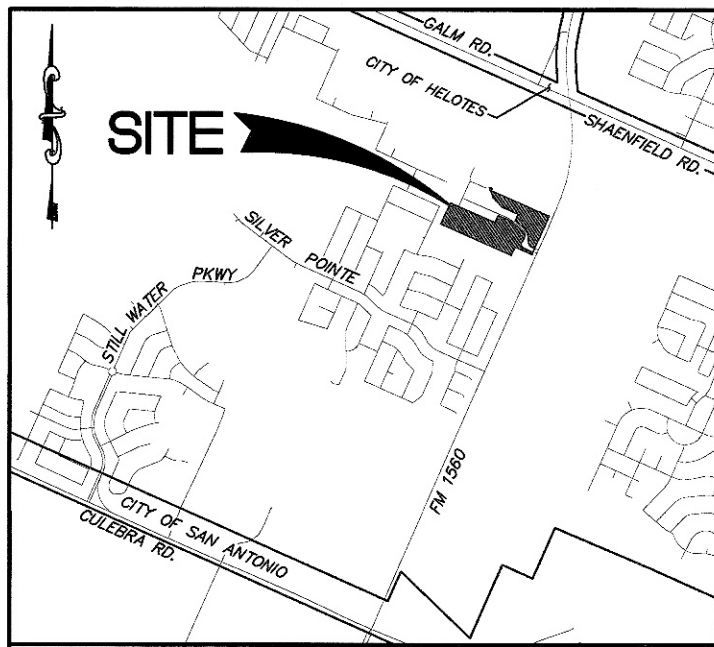
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS







## LOCATION MAP

NOT TO SCALE

### MULTIPLE PAGES NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

### KEYNOTES

- (A) 10' E.G.T.CA EASEMENT
- (B) 15' BUILDING SETBACK LINE
- (C) 16' SANITARY SEWER AND DRAINAGE ACCESS EASEMENT
- (D) 10' PRIVATE SANITARY SEWER EASEMENT
- (E) 10' PRIVATE DRAIN EASEMENT (0.256 AC)
- (F) 14' E.G.T.CA EASEMENT
- (G) 16' WATER EASEMENT
- (H) 21' R.O.W. DEDICATION (0.008 AC.)
- (I) OPEN SPACE (0.184 AC.)  
LOT 905, BLK 221 C.B. 4450 (PERMEABLE)
- (J) OPEN SPACE (0.361 AC.)  
VARIABLE WIDTH DRAINAGE EASEMENT  
LOT 906, BLK 222, C.B.4450 (0.361 AC.)
- (K) 1' VEHICULAR NON-ACCESS EASEMENT ALONG  
EASTERN BOUNDARY OF LOT 42
- (L) 10' BUILDING SETBACK LINE
- (M) VAR. WIDTH R.O.W. DEDICATION (0.003 AC.)
- (N) 28' E.G.T.CA EASEMENT (0.104 AC.)
- (O) VAR. WIDTH CLEAR VISION EASEMENT
- (P) OPEN SPACE VARIABLE WIDTH LANDSCAPE EASEMENT  
(0.088 AC.) LOT 907 BLK. 223, C.B. 4450
- (Q) OPEN SPACE VARIABLE WIDTH LANDSCAPE EASEMENT  
(0.020 AC.) LOT 908 BLK. 223, C.B. 4450
- (R) 4' R.O.W. DEDICATION (0.019 AC.)
- (S) VAR. WIDTH DRAINAGE ESM'T. (0.212 AC.)
- (T) VAR. WIDTH DRAINAGE ESM'T. (0.003 AC.)
- ① 10' E.G.T.CA EASEMENT  
(VOL. 9716, PGS. 144-146 D.P.R.)
- ② 15' BUILDING SETBACK LINE  
(VOL. 9716, PGS. 144-146, D.P.R.)
- ③ VARIABLE WIDTH CLEAR VISION EASEMENT  
(VOL. 9716, PGS. 144-146 D.P.R.)
- ④ OPEN SPACE VARIABLE WIDTH PEDESTRIAN ACCESS & LANDSCAPE  
EASEMENT  
(VOL. 9822, PGS. 177-179 D.P.R.)
- ⑤ 20' E.G.T.CA EASEMENT  
(VOL. 9852, PGS. 177-179 D.P.R.)
- ⑥ 8' E.G.T.CA EASEMENT  
(VOL. 9885, PG. 5, O.P.R.B.C.T.)
- ⑦ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT  
(VOL. 9885 PG. 5, O.P.R.B.C.T.)

### 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:

MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 698-5051

### STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

### NOTES:

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0215G, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE "AE" WHICH IS DETERMINED BY FEMA AS "AREAS TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED."
- 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED THE NORTH AMERICAN DATUM OF 1983.
- NO STRUCTURES, 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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 53 RESIDENTIAL LOTS ESTABLISHED
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN EAGLES LANDING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNERS AND THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 20-50, LOT 905, 906, BLK 223; LOTS 32-54, LOT 904, LOT 905, BLK 221; LOT 906, BLK 222.

### FINISH FLOOR NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOR PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

### FLOODPLAIN NOTE:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY CUDE ENGINEERS, LLC, AND APPROVED BY FEMA ON JUNE 8, 2017 CASE NO. 17-06-1128R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL A LOMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### TREE SAVE AREA NOTE:

LOT 904, BLOCK 221, CB 4450 (2.279 AC.) IS DESIGNATED AS TREE SAVE AREA.

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2261758) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S 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).

### 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
TRIBUTE RANCH HOMEOWNERS ASSOCIATION, INC.  
18587 SIGMA ROAD, STE 220  
SAN ANTONIO, TEXAS 78259  
TELEPHONE: (210) 504-8468

TRIBUTE RANCH HOMEOWNERS ASSOCIATION, INC.

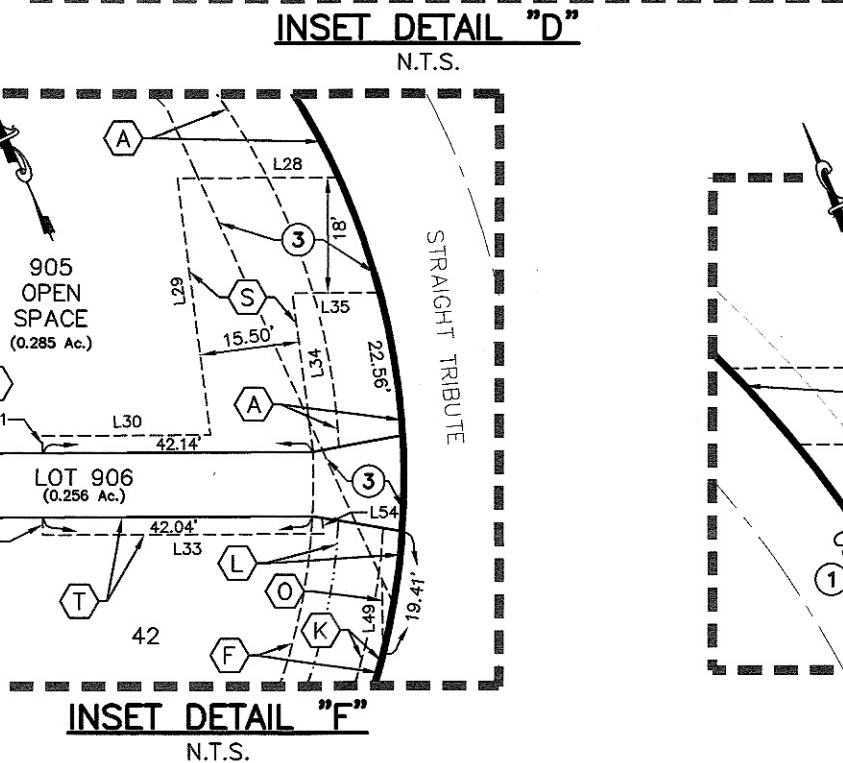
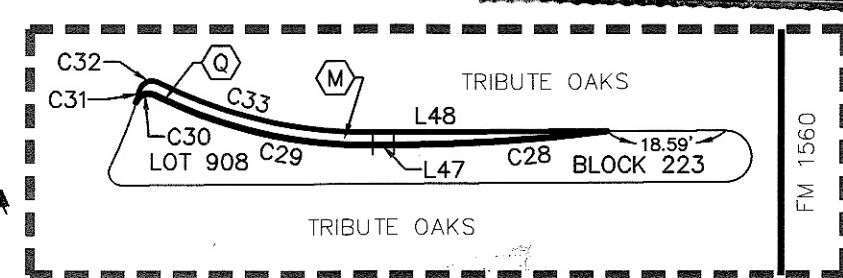
### STATE OF TEXAS COUNTY OF BEXAR

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 22 DAY OF May 2018

CHRISTY LYNN FONTENOT  
My Notary ID # 128028000  
Expires August 31, 2021



### CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 AREAS.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.  
14' E.G.T.CA. EASEMENT PREVIOUSLY PART OF LOT 901, BLOCK 223  
28' E.G.T.CA. EASEMENT PREVIOUSLY PART OF LOT 902 & LOT 905 BLOCK 222
- 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 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.

### DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR THE PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

### DETENTION MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

### 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.

### STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

### CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

LINE TABLE				LINE TABLE			
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH
L1	120.01'	N23°40'40"E	L29	40.34'	N16°27'24"E		
L2	23.54'	S29°51'50"E	L30	26.20'	S66°21'23"E		
L3	113.99'	N23°57'47"E	L31	2.75'	N23°38'37"E		
L4	25.48'	S77°28'29"W	L32	2.75'	N23°38'37"E		
L5	6.75'	N72°52'58"W	L33	43.78'	N66°21'23"W		
L6	3.27'	N66°21'46"W	L34	24.96'	S16°27'24"W		
L7	35.85'	S81°02'51"W	L35	13.59'	N66°19'20"W		
L8	50.05'	S71°22'13"E	L36	55.54'	N16°31'53"W		
L9	50.05'	S71°22'13"E	L37	36.41'	N22°25'02"W		
L10	34.42'	S81°02'51"W	L38	56.10'	N22°25'02"W		
L12	45.00'	N66°19'37"W	L39	33.09'	S66°19'20"E		
L13	46.95'	S49°46'42"E	L40	40.02'	S00°32'58"E		
L14	45.19'	S61°02'08"E	L41	71.00'	N61°10'28"E		
L15	35.71'	S78°49'04"E	L42	125.86'	N87°08'50"E		
L16	14.34'	N21°19'37"W	L43	43.37'	S66°19'12"E		
L17	103.76'	N24°04'47"E	L44	116.96'	N87°06'50"E		
L18	105.65'	N24°04'47"E	L45	36.63'	S66°19'12"E		
L19	45.71'	S56°13'40"E	L46	162.71'	S66°19'20"E		
L20	51.48'	N37°16'03"W	L47	3.27'	S66°21'46"E		
L21	16.00'	S23°56'21"W	L48	36.50'	S66°21'46"E		
L22	1.00'	N66°19'20"W	L49	11.72'	N22°58'13"E		
L23	93.04'	S23°57'47"W	L50	37.54'	S21°20'42"E		
L24	21.06'	S66°21'46"E	L51	46.75'	S21°20'42"E		
L25	16.02'	S23°56'44"W	L52	142.20'	S66°20'42"E		
L26	14.21'	S76°28'54"E	L53	163.12'	S66°20'42"E		
L27	14.17'	S56°12'56"E	L54	2.51'	S16°27'24"W		
L28	25.16'	S66°19'20"E					

### TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG FM 1560, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 638.84'.

### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

### 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.

### SAWS DEDICATION NOTE:

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.

### EDU 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

### FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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 1,000 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.

### INGRESS & EGRESS (SEWER):

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

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	12°29'15"	175.00'	38.14'	N60°04'43"W	38.07'
C2	101°08'19"	114.00'	201.23'	N31°56'56"W	176.11'
C3	113°40'01"	71.00'	140.85'	S9°31'46"E	118.87'
C4	1°23'13"	261.00'	6.32'	S72°11'21"E	6.32'
C5	6°31'11"	239.00'	27.20'	S69°37'22"E	27.18'
C6	62°57'52"	39.00'	42.86'	S34°52'51"E	40.73'
C7	25°25'39"	71.00'	31.51'	N16°06'45"W	31.25'
C8	35°51'56"	34.00'	21.28'	S10°53'36"E	20.94'
C9	60°52'28"	236.00'	250.74'	N23°24'02"W	239.11'
C10	61°15'13"	15.00'	16.04'	N68°19'32"W	15.28'
C11	32°35'48"	125.00'	71.11'	S82°39'15"E	70.16'
C12	8°27'01"	225.00'	33.18'	S62°07'50"E	33.15'
C13	7°09'54"	175.00'	21.88'	N61°29'17"W	21.87'
C14	6°25'02"	73.63'	8.25'	N68°13'14"W	8.24'
C15	5°02'35"	125.00'	11.00'	S88°50'56"E	11.00'
C16	37°39'22"	15.66'	10.29'	S88°23'08"W	10.11'
C17	179°35'50"	51.00'	159.86'	S21°07'25"E	102.00'
C18	37°00'02"	15.79'	10.20'	N49°36'30"E	10.02'
C19	90°30'30"	25.00'	39.49'	S21°10'28"E	35.51'
C20	5°02'36"	75.00'	6.60'	S68°50'55"E	6.60'
C21	6°17'59"	125.00'	13.74'	N68°13'14"W	13.74'
C22	7°09'54"	225.00'	28.14'	N61°29'17"W	28.12'
C23	8°27'01"	175.00'	25.81'	S62°07'50"E	25.79'
C24	32°35'48"	75.00'	42.67'	S82°39'15"E	42.10'
C25	63°18'04"	15.00'	16.57'	N49°23'49"E	15.74'
C26	18°12'47"	58.00'	18.44'	N6°48'09"E	18.36'
C27	90°00'00"	31.00'	48.69'	N45°00'00"E	43.84'
C28	6°51'37"	278.18'	33.31'	S69°48'27"E	33.29'
C29	26°39'19"	76.00'	35.36'	S53°02'10"E	35.04'
C30	99°16'41"	2.00'	3.47'	N89°20'51"W	3.05'
C31	1°45'53"	64.00'	1.97'	N40°07'52"E	1.97'
C32	101°18'48"	2.00'	3.54'	S89°54'19"W	3.09'
C33	26°55'30"	74.00'	34.77'	S52°54'02"E	34.46'
C34	2°02'01"	246.00'	8.73'	N9°49'55"W	8.73'
C35	4°30'48"	246.00'	19.38'	N6°33'31"W	19.37'

### LEGEND

- 1250--- EXISTING CONTOUR
- 1310--- PROPOSED CONTOUR
- E.G.T.CA. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION RIGHT OF WAY
- R RADIUS
- ⊙ CENTERLINE
- ESM'T. EASEMENT
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL. VOLUME
- PG. PAGE
- I.R. FOUND IRON ROD FOUND
- C.B. COUNTY BLOCK
- DRN. DRAINAGE
- o FOUND IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE"

## PLAT NO. 170356

### SUBDIVISION REPLAT ESTABLISHING

## EAGLES LANDING

BEING A TOTAL OF 17.445 ACRES, INCLUSIVE OF 0.003, 0.019, AND 0.008 ACRE RIGHT OF WAY DEDICATIONS, OUT OF THE M.M. Y MASQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.59 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, BY DEED RECORDED IN VOLUME 18512, PAGE 2299, AND BEING ALL OF LOTS 1-5 AND LOTS 901, 902 AND 904, BLOCK 223, AND ALL OF LOTS 902 AND 905, BLOCK 222, AND ALL OF AN OFF-LOT, 14' E.G.T.CA EASEMENT, ALL AS SHOWN ON PLAT OF TRIBUTE RANCH SUBD., UNIT 1, AS RECORDED IN VOLUME 9716, PAGES 144-146, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

FIRM TBPE NO. F-5297 & TBPLS NO. 10131500  
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051  
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

### 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, FOREVER