

PLAT NUMBER 180015

SUBDIVISION PLAT
OF
SAWYER MEADOWS-UNIT 7

BEING A TOTAL OF A 17.950 ACRE TRACT OF LAND ESTABLISHING LOTS 57-72, BLOCK 95, LOTS 40-55 AND 903, BLOCK 98, LOTS 30-59, BLOCK 99, AND LOTS 1-37 AND LOT 901, BLOCK 100, AND INCLUDING AN OFFSITE EASEMENT, OUT OF A 55.364 ACRE TRACT OF LAND RECORDED IN VOLUME 16616, PAGE 166-174, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING AN OFFSITE EASEMENT LOCATED ON LOT 1, BLOCK 99, SAWYER MEADOW UNIT 5 RECORDED IN VOLUME 9697, PAGE 24-26 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
I

DATE OF PREPARATION: May 10, 2018

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOSEPH HERNANDEZ
K.B. HOME LONE STAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229
[210] 301-2953

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSEPH HERNANDEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ SAWYER MEADOWS-UNIT 7 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____, A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

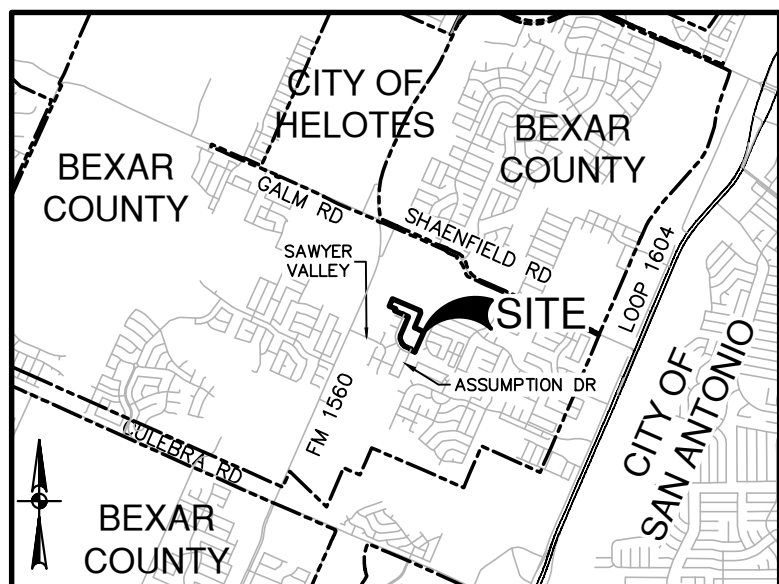
STATE OF TEXAS

COUNTY OF BEXAR

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

BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS
CB	COUNTY BLOCK		OF BEXAR COUNTY, TEXAS.
PG	PAGE(S)	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		GETCATV	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
		DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
			SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
			FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			15' PRIVATE DRAINAGE EASEMENT
			5' GETCATV EASEMENT
			28' GETCATV EASEMENT (VOL 9697, PG 24-26, DPR)
			10' GETCATV EASEMENT (VOL 9697, PG 24-26, DPR)
			20' BUILDING SETBACK (VOL 9697, PG 24-26, DPR)
			10' BUILDING SETBACK (VOL 9697, PG 24-26, DPR)
			VARIABLE WIDTH DRAINAGE, ELEC., GAS, TELE. & C.A.T.V. R.O.W. (VOL 9564, PG 58-59, DPR)
			10' GETCATV EASEMENT (VOL 9721, PG 218-223, DPR)
			15' BUILDING SETBACK (VOL 9721, PG 218-223, DPR)
			10' BUILDING SETBACK (VOL 9721, PG 218-223, DPR)
			10' BUILDING SETBACK (VOL 9721, PG 218-223, DPR)
			ENTIRE 50' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-1.467 ACRES "OFF-LOT" PERMEABLE)
			10' PRIVATE DRAINAGE EASEMENT (TOTAL-0.024 OF AN ACRE PERMEABLE)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE 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 ZONE.

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.

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 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 AREA.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI)/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.

SETBACK NOTE:

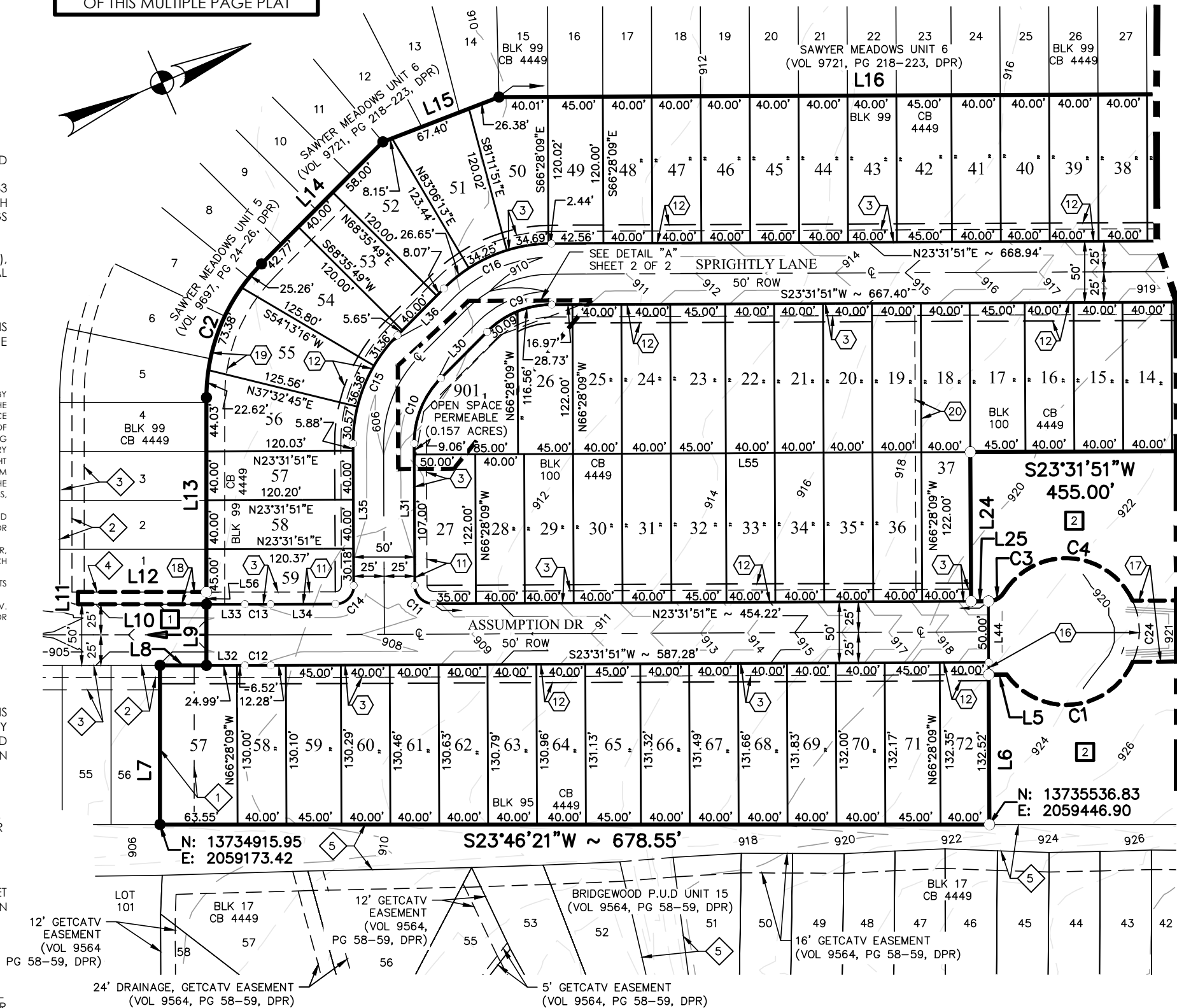
SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

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

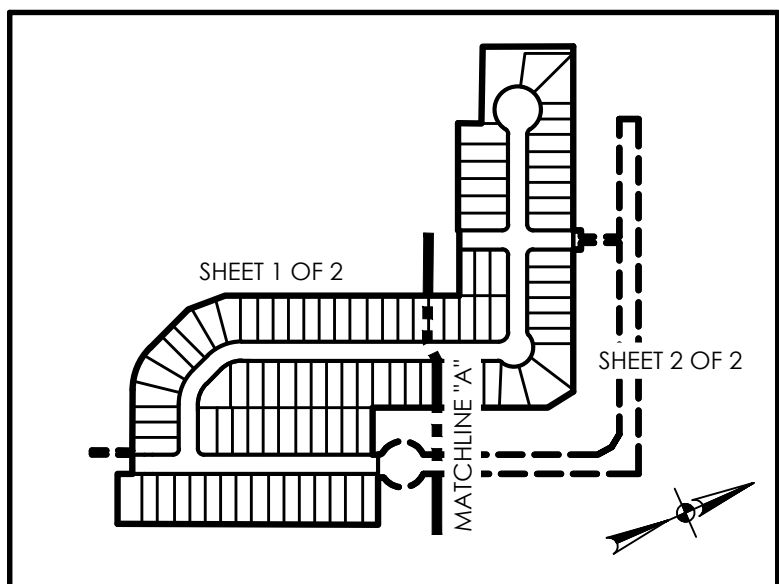
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	119°41'25"	S18°00'01"W	103.76'	125.34'
C2	155.00'	44°49'28"	N43°48'55"W	118.19'	121.26'
C3	15.00'	57°46'09"	N5°21'13"W	14.49'	15.12'
C4	60.00'	123°08'41"	N27°20'03"E	105.53'	128.96'
C5	15.00'	90°00'00"	S21°28'09"E	21.21'	23.56'
C6	15.00'	39°42'54"	S86°19'36"E	10.19'	10.40'
C7	50.00'	169°25'49"	S21°28'09"E	99.57'	147.86'
C8	15.00'	39°42'54"	S43°23'18"W	10.19'	10.40'
C9	75.00'	44°56'01"	S1°03'50"W	57.32'	58.82'
C10	75.00'	45°03'59"	S43°56'10"E	57.48'	58.99'
C11	15.00'	90°00'00"	N68°31'51"E	21.21'	23.56'
C12	5025.00'	0°14'30"	S23°39'06"W	21.20'	21.20'
C13	4975.00'	0°14'30"	N23°39'06"E	20.99'	20.99'
C14	15.00'	90°00'00"	N21°28'09"W	21.21'	23.56'
C15	125.00'	45°03'59"	N43°56'10"W	95.80'	98.32'
C16	125.00'	44°56'01"	N1°03'50"E	95.54'	98.03'
C17	25.00'	90°00'00"	N21°28'09"W	35.36'	39.27'
C18	15.00'	90°00'00"	S68°31'51"W	21.21'	23.56'
C19	15.00'	90°00'00"	N21°28'09"W	21.21'	23.56'
C20	15.00'	57°46'09"	S84°38'47"W	14.49'	15.12'
C21	60.00'	295°32'17"	N23°31'51"E	64.00'	309.49'
C22	15.00'	57°46'09"	S37°35'05"E	14.49'	15.12'
C23	15.00'	90°00'00"	N68°31'51"E	21.21'	23.56'
C24	60.00'	49°14'55"	N66°28'09"W	50.00'	51.57'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



MATCHLINE "A" - SEE SHEET 2 OF 2

SHEET 1 OF 2



INDEX MAP

SCALE: 1"= 500'

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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

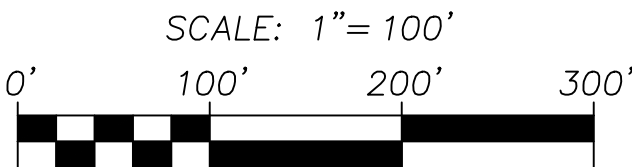
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

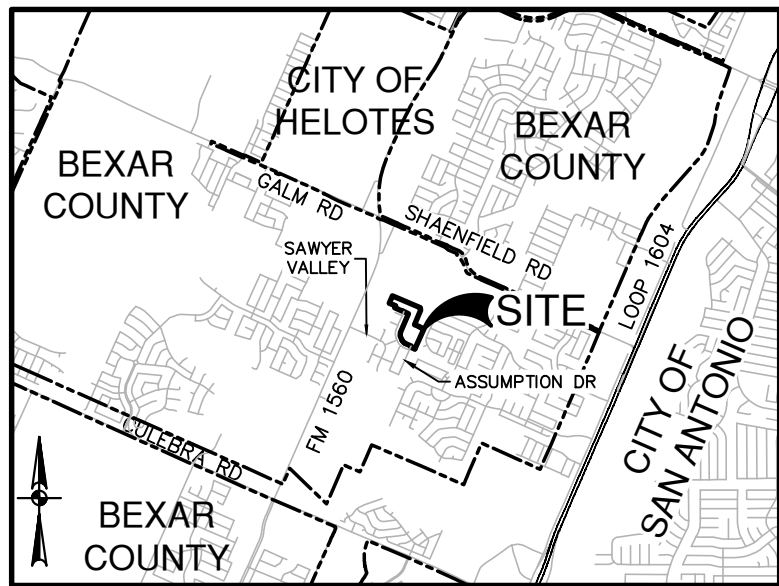
MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SAWYER MEADOWS-UNIT 7 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR 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, BLK 100, AND LOT 903, BLK 98.

OPEN SPACE DESIGNATION NOTE:

LOT 903, BLOCK 98, COUNTY BLOCK 4449, SHALL BE DESIGNATED AS AN OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 100 SHALL BE DESIGNATED AS AN OPEN SPACE. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE SAWYER MEADOWS, HOME OWNERS' ASSOCIATION.





LOCATION MAP

NOT-TO-SCALE

LEGEND

BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS
CB	COUNTY BLOCK		OF BEXAR COUNTY, TEXAS.
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			15' BUILDING SETBACK
			(VOL 9721, PG 218-223, DPR)
			10' BUILDING SETBACK
			(VOL 9721, PG 218-223, DPR)
			±145 LF TO INTERSECTION OF IMPRESSIVE WAY AND ASSUMPTION DR
			UNPLATTED KB HOME LONE STAR, INC. 55.364 ACRES (VOL 16616, PG 166-174, OPR)
			10' PRIVATE DRAINAGE EASEMENT (TOTAL-0.024 OF AN ACRE PERMEABLE)

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STATE OF TEXAS
COUNTY OF BEXAR

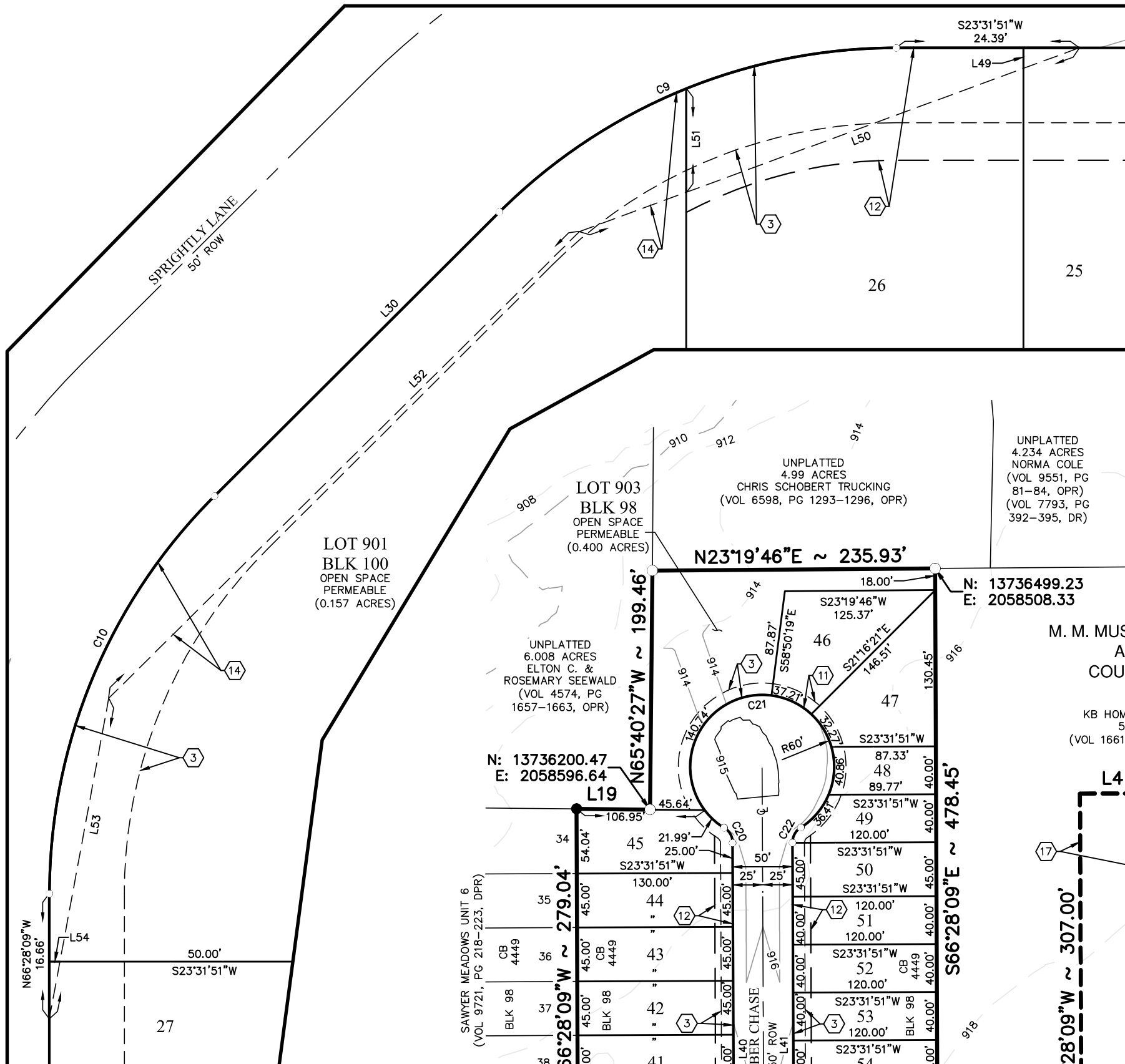
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

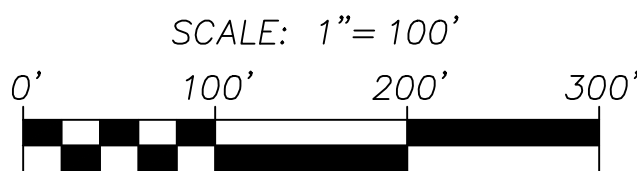
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REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"

NOT-TO-SCALE



MATCHLINE "A" - SEE SHEET 1 OF 2

