

LEGEND	
•	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
V.N.A.E.	VEHICULAR NON-ACCESS ESM.T.
ESMT	EASEMENT
CB	COUNTY BLOCK
BLK	BLOCK
G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION ACRE
"AC"	PAVEMENT
"E.C.A."	ELECTRIC, CABLE SAME AS ADJACENT
BSL	BUILDING SETBACK LINE
CL	CENTERLINE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF GREENWAY UNIT 3-A, RECORDED IN VOLUME 9510, PAGE 50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF FEBRUARY 12, 2020, 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.

Louis Trapolino
OWNER:
GREEN LAKE MEADOW, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77055
LOUIS TRAPOLINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT
(281) 571-9000

SWORN AND SUBSCRIBED BEFORE ME THIS 12th DAY OF Feb., 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-18-2022

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Bjorn P. Boentges
Bjorn P. Boentges, P.E., C.S.
15316
TBLPS FIRM NO. 101919-1500

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.

Bjorn P. Boentges
Bjorn P. Boentges, P.E., C.S.
15316
TBLPS FIRM NO. 101919-1500

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.

Bjorn P. Boentges
Bjorn P. Boentges, P.E., C.S.
15316
TBLPS FIRM NO. 101919-1500

BEARINGS AND COORDINATES
1. BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00017.

NOTES
1. AT DATE OF PLAT APPROVAL, NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL 48079C0056H, EFFECTIVE SEPTEMBER 29, 2010. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CRIS/SANITARY UTILITY NOTES
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENTS AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENT ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC GAS FACILITIES.

5. ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

DRAINAGE 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-SECTION 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 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 INCHES ABOVE FINISHED ADJACENT GRADE.

3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS: LOT 301, BLK 2, CB 5701; LOT 301, BLK 3, CB 5701; LOT 301, BLK 4, CB 5701; LOT 301, BLK 5, CB 5701; LOT 301, BLK 6, CB 5701; LOT 301, BLK 7, CB 5701; LOT 301, BLK 8, CB 5701; LOT 301, BLK 9, CB 5701; LOT 301, BLK 10, CB 5701; DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

4. 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 OR BEXAR COUNTY.

5. STORM WATER DETENTION IS REQUIRED FOR THIS 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 FLOOD 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 ASSIGNS.

SETBACK NOTE
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

WASTEWATER EOU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

SAWS 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.

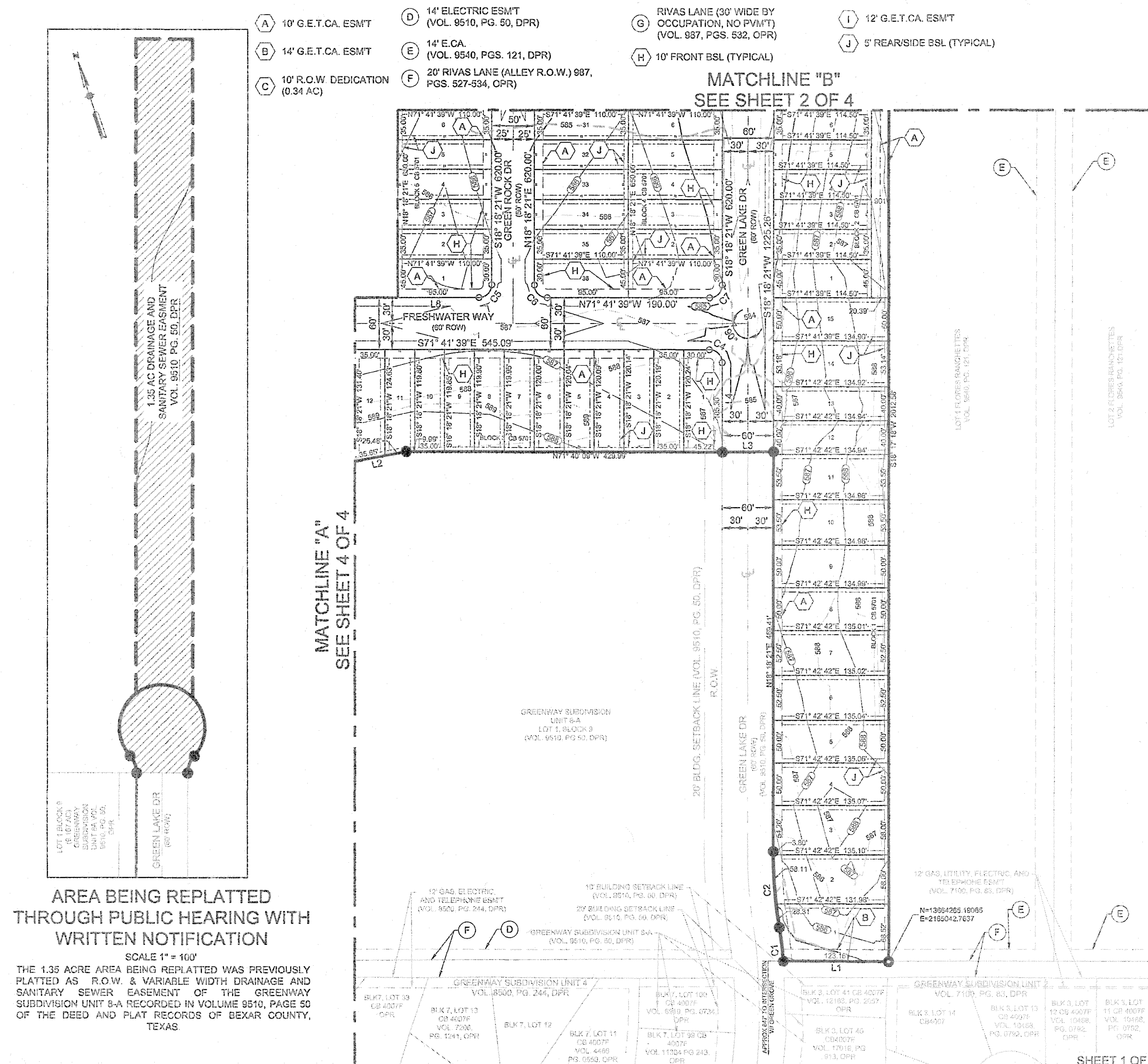
FIRE FLOW NOTE
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS. IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

TREE NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 248217, LAND-PLAT-18-900064) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN 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).

REFER TO SHEET 2 FOR
CURVE & LINE DATA

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



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE 1" = 100'
THE 1.35 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS R.O.W. & VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT OF THE GREENWAY SUBDIVISION UNIT 3-A RECORDED IN VOLUME 9510, PAGE 50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NO. 18-900064

REPLAT & SUBDIVISION PLAT ESTABLISHING
**GREEN LAKE MEADOW
SUBDIVISION**

BEING 49.801 ACRE TRACT OF LAND, INCLUSIVE OF A 0.34 ACRE RIGHT-OF-WAY DEDICATION, SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, IN BEXAR COUNTY, TEXAS, AND BEING THAT SAME CERTAIN CALLED 49.801 ACRE TRACT OF LAND, AS CONVEYED TO JAMIL SAFI, AND RECORDED IN VOLUME J3316, PAGE 2215, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.533.2700
Fax 210.533.2749
FRN - F-1396

D.A. MAWYER LAND SURVEYING, INC.
10115 FM 1916
5151 W. 5th St., NEW BRAUNFELS, TX 78132
PHONE (210) 630-7500/4440

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Louis Trapolino
OWNER/DEVELOPER:
GREEN LAKE MEADOW, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77055
LOUIS TRAPOLINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT
(281) 571-9000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, 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 12th DAY OF Feb., 2020.

P. May
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

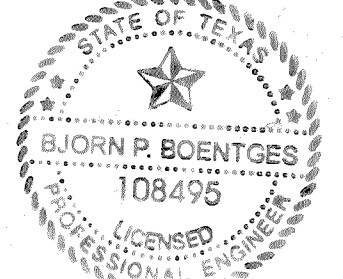
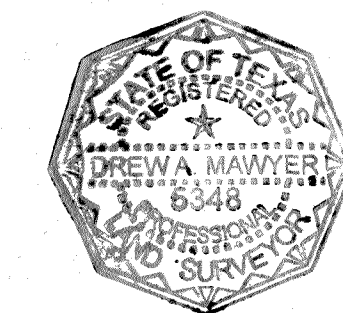
COUNTY CLERK, BEXAR COUNTY, TEXAS

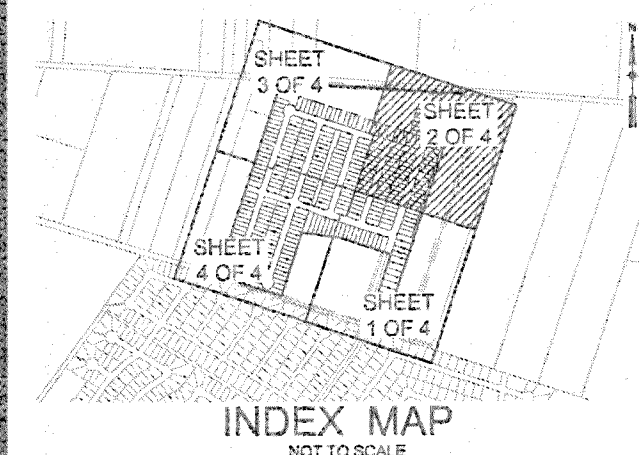
THIS PLAT OF GREEN LAKE MEADOW SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LINE TABLE		
LINE	LENGTH	DIRECTION
L19	50.00'	N10° 15' 59"E
L21	36.37'	N64° 06' 01"W
L22	105.09'	N71° 41' 39"W
L23	545.09'	S71° 41' 39"E
L24	5.31'	N64° 05' 58"W
L25	10.09'	N71° 41' 39"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	40.27'	644.30'	3.58°	N11° 09' 59"E	40.27'
C2	90.22'	637.25'	9.62°	N13° 54' 14"E	90.11'
C3	34.99'	302.00'	6.69°	N68° 21' 09"W	34.97'
C4	23.66'	15.00'	90.00°	S28° 41' 35"E	21.21'
C5	23.66'	15.00'	90.00°	S63° 18' 21"E	21.21'
C6	23.66'	15.00'	90.00°	S26° 41' 39"E	21.21'
C7	23.66'	15.00'	90.00°	S63° 18' 21"E	21.21'
C8	26.85'	300.00'	5.70°	N66° 57' 00"W	26.84'
C9	56.64'	230.00'	14.66°	N11° 01' 36"E	68.28'
C10	23.66'	15.00'	90.00°	N26° 41' 39"E	21.21'
C11	23.66'	15.00'	90.00°	N63° 18' 21"E	21.21'
C12	23.66'	15.00'	90.00°	S26° 41' 39"E	21.21'
C13	23.66'	15.00'	90.00°	N63° 18' 21"E	21.21'
C14	43.16'	170.00'	14.68°	N11° 01' 38"E	43.08'
C15	23.66'	15.00'	90.00°	N63° 18' 21"E	21.21'
C16	23.66'	15.00'	90.00°	S26° 41' 39"E	21.21'

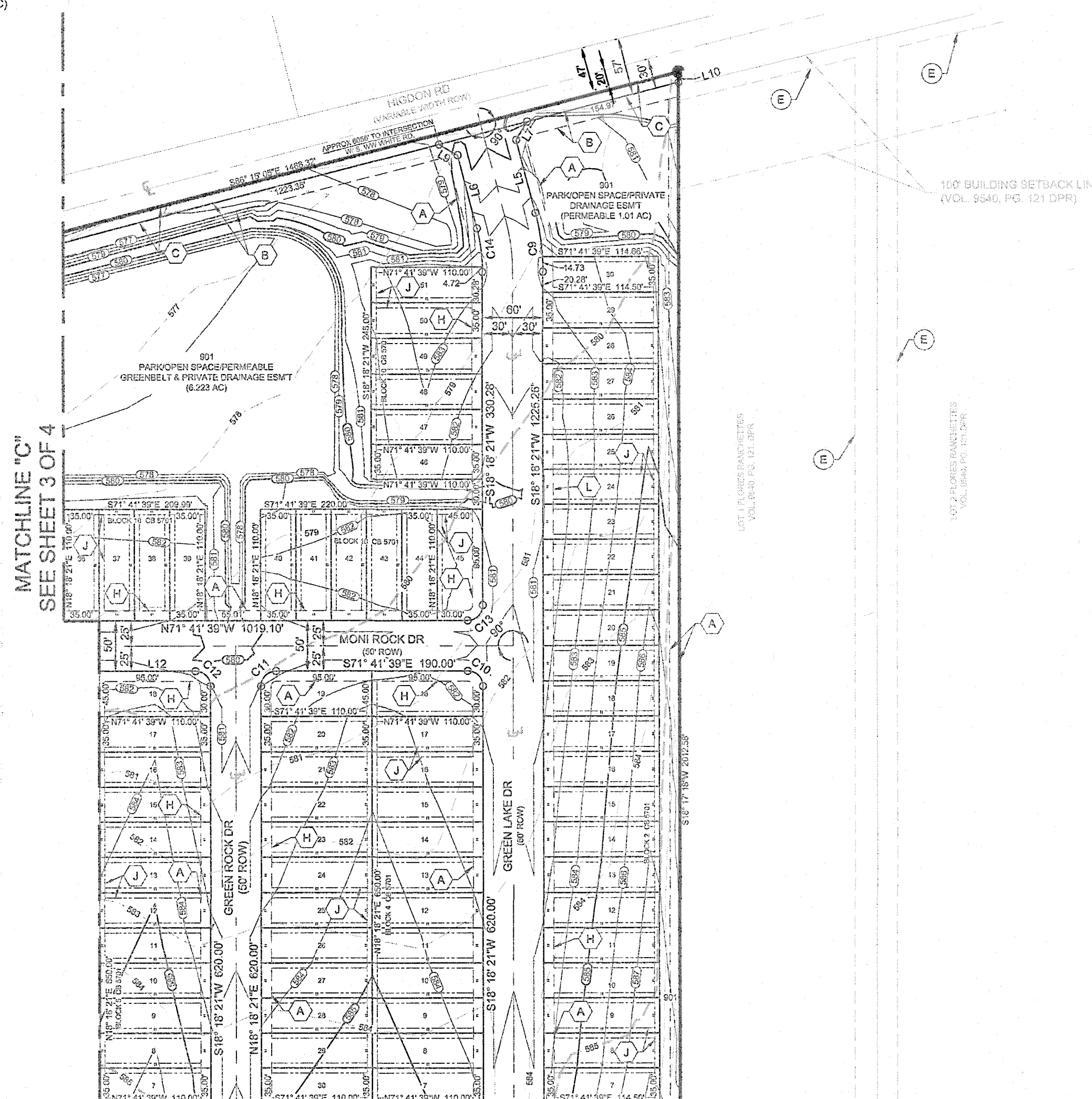
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	23.56'	150.00'	90.00°	N63° 18' 21"E	21.21'
C16	23.56'	150.00'	90.00°	S20° 41' 39"E	21.21'
C19	39.27'	25.00'	90.00°	N63° 18' 21"E	35.39'
C20	21.03'	25.00'	48.18°	N5° 47' 09"W	20.41'
C21	156.63'	50.00'	179.49°	N60° 48' 03"E	100.00'
C22	21.03'	25.00'	48.18°	N47° 35' 57"W	20.41'
C23	23.56'	150.00'	90.00°	N63° 18' 21"E	21.21'
C24	21.02'	25.00'	48.18°	N5° 47' 09"W	20.41'
C25	162.64'	50.00'	186.31°	N63° 18' 32"E	99.69'
C26	21.01'	25.00'	48.18°	S47° 35' 37"E	20.41'
C27	40.25'	25.00'	92.16°	N62° 13' 37"E	36.01'
C28	21.17'	25.00'	49.52°	S5° 38' 37"E	20.54'
C29	80.74'	50.00'	92.63°	S16° 21' 31"W	72.29'
C30	22.63'	25.00'	51.67°	S36° 41' 14"W	21.87'
C31	16.45'	125.00'	7.50°	S14° 31' 42"E	16.47'
C32	23.56'	150.00'	90.00°	N20° 41' 39"W	21.21'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	23.59	15.00	90.00°	S63°18'21"W	21.21'
C35	23.56	15.00	90.00°	S26°41'39"E	21.21'
C45	23.56	15.00	90.00°	N63°18'21"E	21.21'
C36	23.56	15.00	90.00°	S26°41'39"E	21.21'
C37	23.56	15.00	90.00°	N63°18'21"E	21.21'
C38	23.59	15.00	90.00°	S26°41'39"E	21.21'
C39	23.59	15.00	90.00°	S26°41'39"E	21.21'
C40	39.27	25.00	90.00°	S63°18'21"W	36.36'
C41	35.97	25.00	62.44°	S30°26'16"E	32.66'
C42	23.66	66.00	3.56°	S14°31'42"W	9.66'
C43	23.66	15.00	90.00°	N63°18'21"E	21.21'
C44	9.91	300.00	1.89°	N70°44'39"E	9.91'
C45	4.77	300.00°	0.91°	N64°39'19"W	4.77'

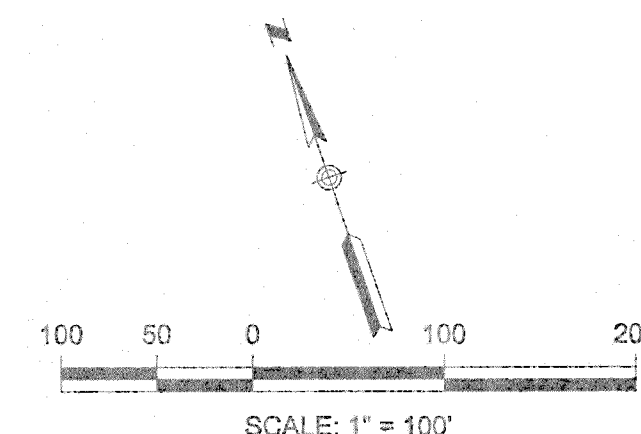
LEGEND

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
-1190-	EXISTING CONTOURS
<u>1190</u>	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL	VOLUME
PG.	PAGE
V.N.A.E.	VEHICULAR NON-ACCESS ESM'T.
ESMT	EASEMENT
CB	COUNTY BLOCK
BLK	BLOCK
G.E.T.CA	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
"AC"	ACRE
"P/VMT"	PAVEMENT
"E.C.A."	ELECTRIC, CABLE SAME AS ADJACENT
BSL	BUILDING SETBACK LINE
C	CENTERLINE

- (A) 10' G.E.T.C.A. ESMT
- (B) 14' G.E.T.C.A. ESMT
- (C) 10' R.O.W. DEDICATION (0.34 AC)
- (D) 14' ELECTRIC ESMT
(VOL. 9510, PG. 50, DPR)
- (E) 14' E.C.A.
(VOL. 9540, PGS. 121, DPR)
- (F) 20' RIVAS LANE (ALLEY R.O.W.)
(VOL. 987, PGS. 527-534, CPR)
- (G) RIVAS LANE (30' WIDE BY
OCCUPATION, NO PVM/T)
(VOL. 987, PGS. 532, CPR)
- (H) 10' FRONT BSL (TYPICAL)
- (I) 12' G.E.T.C.A. ESMT
- (J) 5' REAR/SIDE BSL (TYPICAL)



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



LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

Phone 210 503 2700
Fax 210 503 2745
FRN - F-1385

D.A. MAWYER LAND SURVEYING, INC.
TEPLS, SRM NO. 10181590
6161 W. 94, NEW BRAUNFELS, TX 78132
PHONE (512) 830-2740

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAN, 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.

Louis Triapolino

OWNER/DEVELOPER:
GREEN LAKE MEADOW, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77065
LOUIS TRIAPOLINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT
(281) 871-1010

STATE OF TEXAS
COUNTY OF BEXAR

FILED 124756343
CLERK OF DISTRICT COURT
COUNTY OF BEXAR
COURT DATE: 02-28-2020

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPLUND INSTEAD TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE BOX "TED" THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY FURTHERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12TH DAY OF Feb., 2020.

Dennis

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 REGULATIONS CONCERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONER'S COURT.

DATED THIS _____ DAY OF _____ AD 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

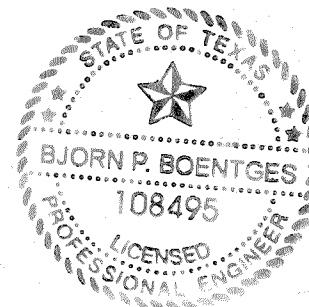
COUNTY CLERK BEXAR COUNTY, TEXAS

THIS PLAT OF GREEN LAKE MEADOW SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2020

BY: _____
CHAIRMAN

BY: _____
SECRETARY



STATE OF TEXAS
COUNTY OF COMAL

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 OF MADE ON THE GROUND BY:

David A. Zeman

DREW A. MAWYER, R.L.S. # 8348
TRIP, FERNANDO, 181819-1509

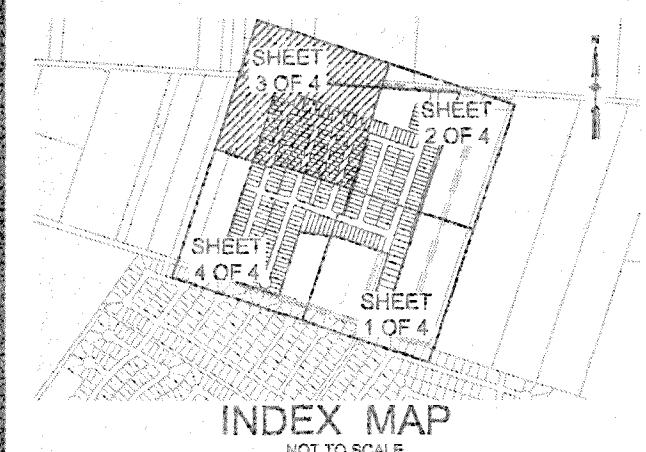
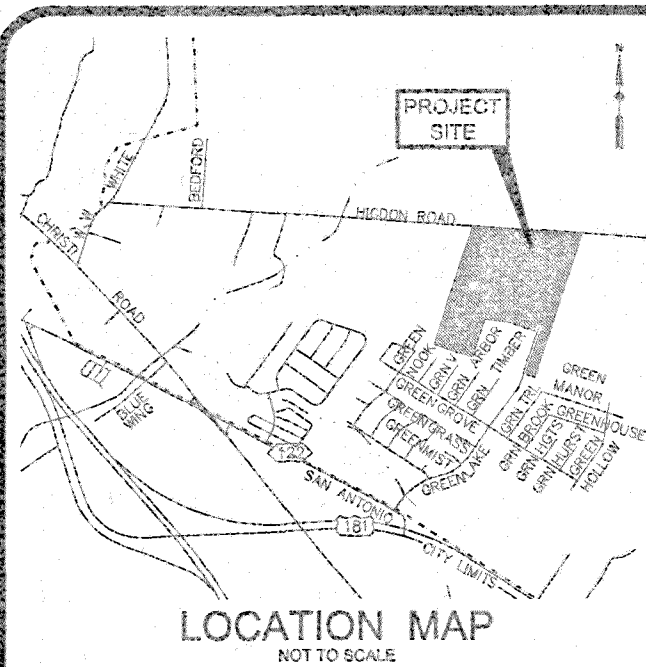
STATE OF TEXAS
COUNTY OF BEXAR

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.

Robt

SIGUR P. ROENTGENS, P.E., CFM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108498

MATCHLINE "B"
SEE SHEET 1 OF 4



LEGEND

1/2" IRON ROD FOUND (UNLESS NOTED)	1/2" IRON ROD SET	EXISTING CONTOURS	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY	VOL.	VOLUME
PG.	PAGE	V.N.A.E.	VEHICULAR NON-ACCESS ESM'T.
ESM'T	EASEMENT	CB	COUNTY BLOCK
BLK	BLOCK	G.E.T.C.A.	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
"AC"	ACRE	"P.V.M.T."	PAVEMENT
"E.C.A."	ELECTRIC, CABLE	"BSL"	BUILDING SETBACK LINE
CL	CENTERLINE		

- (A) 10' G.E.T.C.A. ESM'T
- (B) 14' G.E.T.C.A. ESM'T
- (C) 10' R.O.W. DEDICATION (0.34 AC)
- (D) 14' ELECTRIC ESM'T (VOL. 9510, PG. 50, DPR)
- (E) 14' E.C.A.
- (F) 20' RIVAS LANE (ALLEY R.O.W.) (VOL. 987, PGS. 527-534, OPR)
- (G) RIVAS LANE (30' WIDE BY OCCUPATION, NO P.V.M.T.) (VOL. 987, PGS. 532, OPR)
- (H) 10' FRONT BSL (TYPICAL)
- (I) 12' G.E.T.C.A. ESM'T
- (J) 5' REAR/SIDE BSL (TYPICAL)

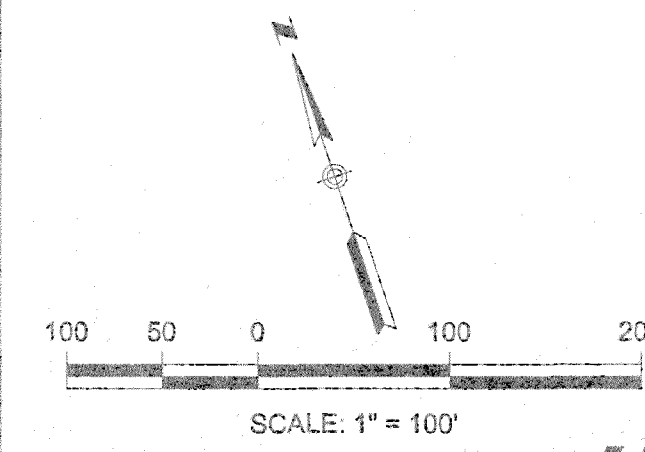
MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

REFER TO SHEET 2 FOR
CURVE & LINE DATA

PLAT NO. 18-900064

REPLAT & SUBDIVISION PLAT ESTABLISHING
**GREEN LAKE MEADOW
SUBDIVISION**

BEING 49.801 ACRE TRACT OF LAND, INCLUSIVE OF A 0.34 ACRE RIGHT-OF-WAY DEDICATION, SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, IN BEXAR COUNTY, TEXAS, AND BEING THAT SAME CERTAIN CALLED 49.801 ACRE TRACT OF LAND, AS CONVEYED TO JAMIL SAFI, AND RECORDED IN VOLUME 13316, PAGE 2215, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering, Inc.

1100 NE Loop 410 Suite 850 San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749 FRV - F-1386

D.A. MAWYER LAND SURVEYING, INC.

5151 W. SH. 48, NEW BRAUNFELS, TX 78132
PHONE (210) 830-7300-4449

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 FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Louis Trapolino
OWNER/DEVELOPER:
GREEN LAKE MEADOW, LTD.
10410 WINDERMERE LAKES BLVD.
HOUSTON, TEXAS 77065
LOUIS TRAPOLINO, VICE PRESIDENT OF LAND ACQUISITION AND DEVELOPMENT
(281) 671-9000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLINO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 22ND DAY OF Feb., 2020.

Don May
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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 TRULY 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

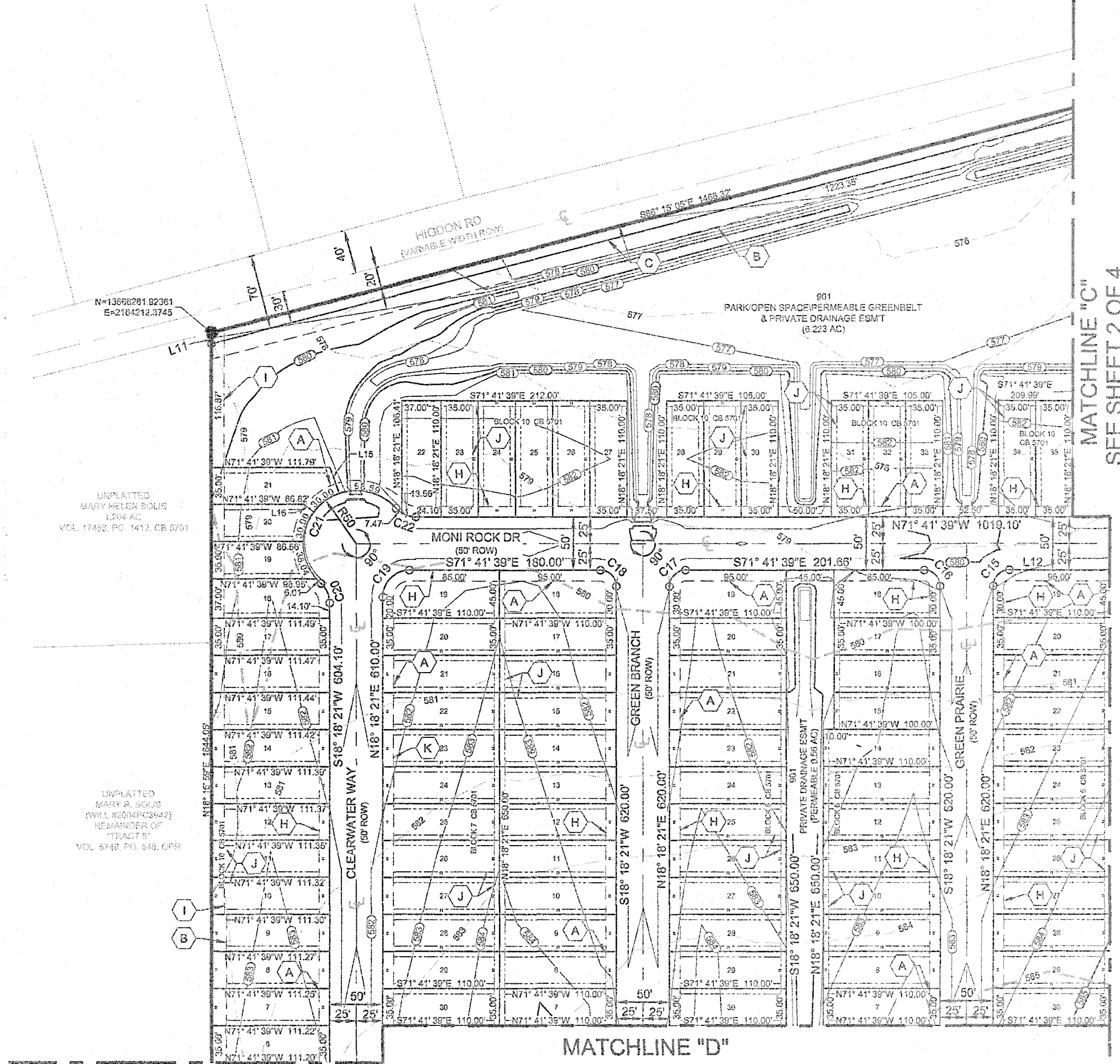
COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D., 2020.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



MATCHLINE "D"
SEE SHEET 4 OF 4

STATE OF TEXAS
COUNTY OF COMAL

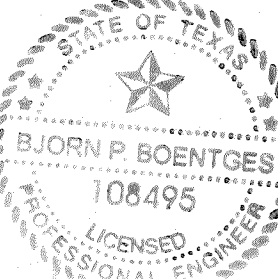
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

DREW A. MAWYER, R.L.S. # 6348
TBPLS FRM NO. 101219-1500

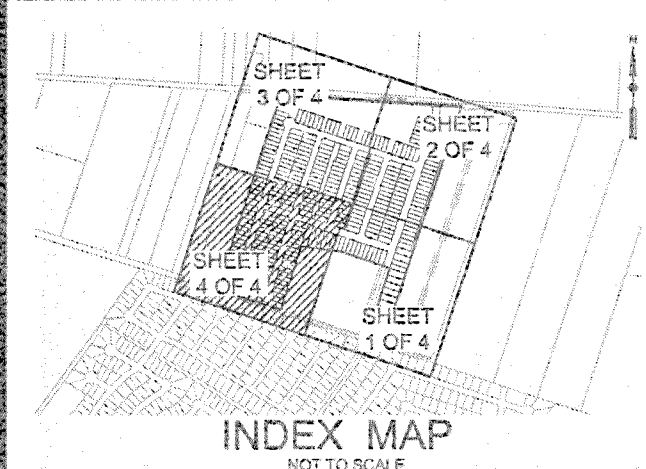
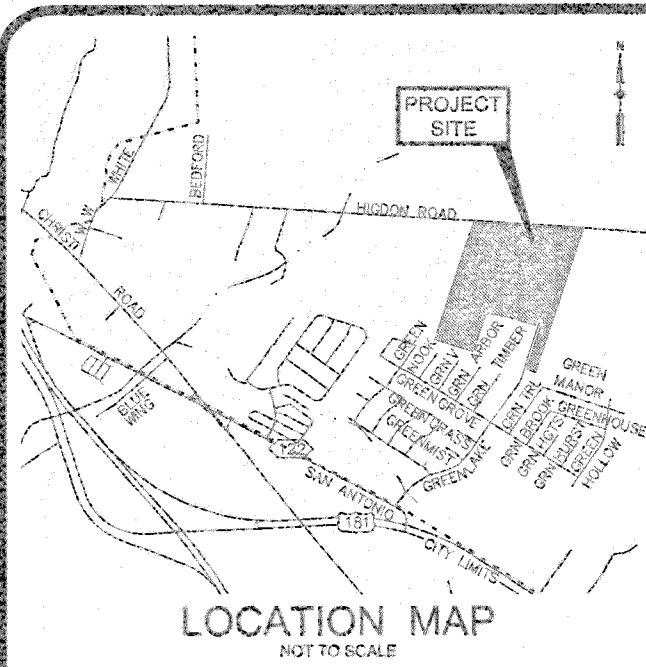
STATE OF TEXAS
COUNTY OF BEXAR

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.

BJORN P. BOENTGES
BJORN P. BOENTGES, P.E., CEM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495



02-13-20



LEGEND

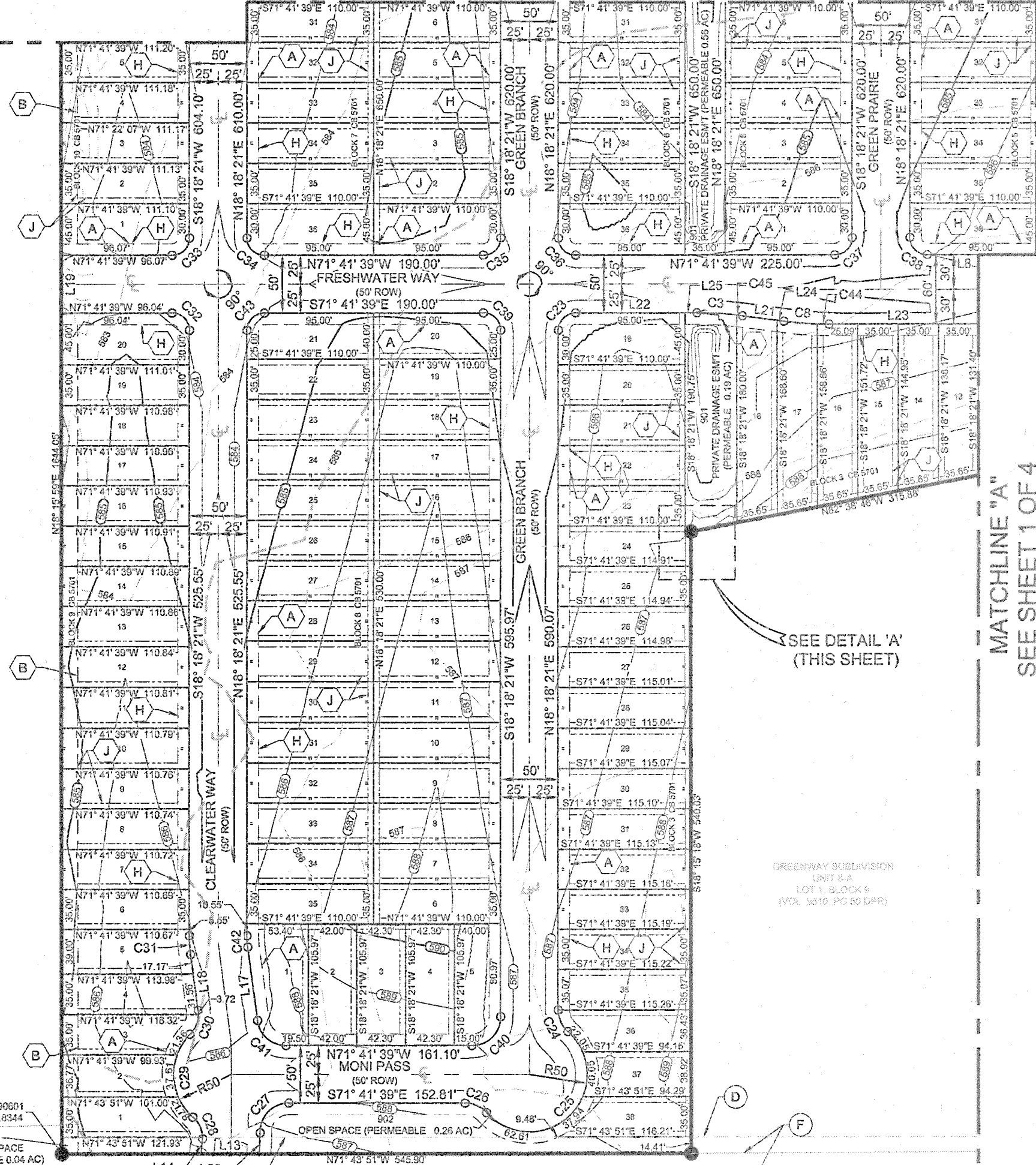
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 1190 EXISTING CONTOURS
- 1190 PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- P.G. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESM'T.
- ESMT EASEMENT
- CS COUNTY BLOCK
- BLK BLOCK
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION ACRE
- "AC" ACRE
- "P.V.M.T." PAVEMENT
- "E.C.A." ELECTRIC, CABLE
- " " SAME AS ADJACENT
- BSL BUILDING SETBACK LINE
- C CENTERLINE

- (A) 10' G.E.T.C.A. ESM'T
- (B) 14' G.E.T.C.A. ESM'T
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- (G) RIVAS LANE (30' WIDE BY OCCUPATION, NO P.V.M.T.) (VOL. 987, PGS. 532, OPR)
- (I) 12' G.E.T.C.A. ESM'T
- (J) 5' REAR/SIDE BSL (TYPICAL)
- (H) 10' FRONT BSL (TYPICAL)

MULTIPLE PAGE PLAT NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE
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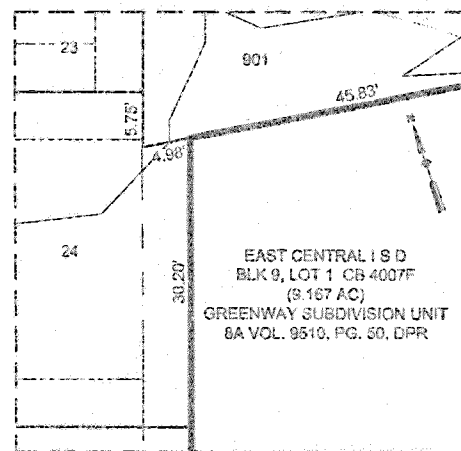
REFER TO SHEET 2 FOR
CURVE & LINE DATA

MATCHLINE "D"
SEE SHEET 3 OF 4



MATCHLINE "A"
SEE SHEET 1 OF 4

SEE DETAIL 'A'
(THIS SHEET)

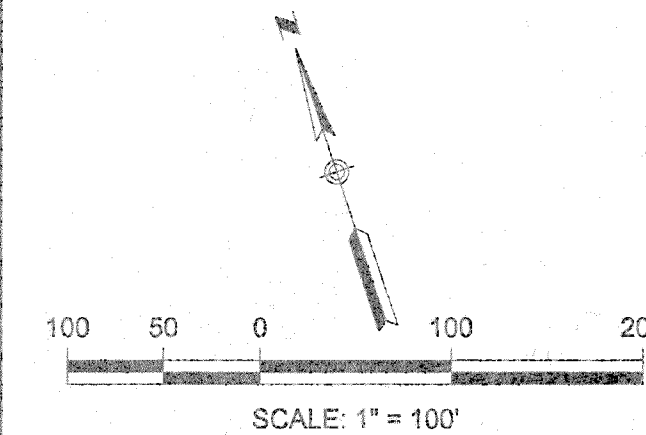


DETAIL 'A'
SCALE 1" = 20'

PLAT NO. 18-900064

REPLAT & SUBDIVISION PLAT ESTABLISHING GREEN LAKE MEADOW SUBDIVISION

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STATE OF TEXAS
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AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
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STATE OF TEXAS
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LOUIS TRAPOLINO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE
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 Feb, 2020.

De Mex
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY
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COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED
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COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

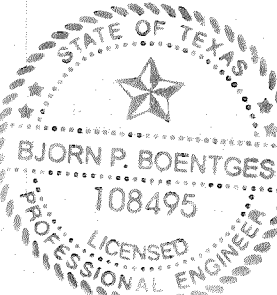
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BY _____ CHAIRMAN

BY _____ SECRETARY



STATE OF TEXAS
COUNTY OF COMAL

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STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY:

Jamil Safi
DREW A. MAWYER, P.E., L.S. # 5348
TBLPS FIRM NO. 101016-1500

STATE OF TEXAS
COUNTY OF BEXAR

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Bjorn P. Boentges
BJORN P. BOENTGES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108495