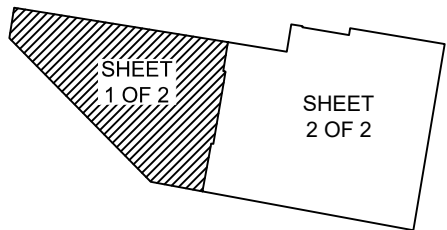


LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- RIGHT-OF-WAY VOLUME
- PAGE
- VEHICULAR NON-ACCESS ESM'T.
- EASEMENT
- NEW CITY BLOCK
- BLOCK
- GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

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 OF MADE ON THE GROUND BY:

DREW A. MAWYER, R.P.L.S. # 5348
TBPLS FIRM NO. 10191500

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.

BRADY BAGGS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162

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.

FLOODPLAIN VERIFICATION NOTE:

1. NO PORTION OF THE FEMA 1% 100-YEAR FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0555F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE NOTES:

- 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.
- 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 SAGE VALLEY SUBDIVISION UNIT 3 SHALL BE THE RESPONSIBILITY OF THE LAND OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO:
BLOCK 120 NCB 15253 LOT 901(0.039 AC), BLOCK 120 NCB 15253 LOT 902 (1.69 AC),
BLOCK 97 NCB 15270 LOT 901(0.023 AC).
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CPS/SAWS/COSA UTILITY NOTES:

- 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "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.
- 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.
- 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.
- 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.
- ROOF OVERHANGS 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.

SAWS WASTEWATER EDU NOTE:

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

IMPACT FEES 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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT 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# 2583020) 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.

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

- 10' G.E.T.C.A. ESM'T
- 14' G.E.T.C.A. ESM'T
- 10' WATER ESM'T
- 12' SANITARY SEWER ESM'T
- 1' V.N.A. ESM'T
- 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.19 AC.)

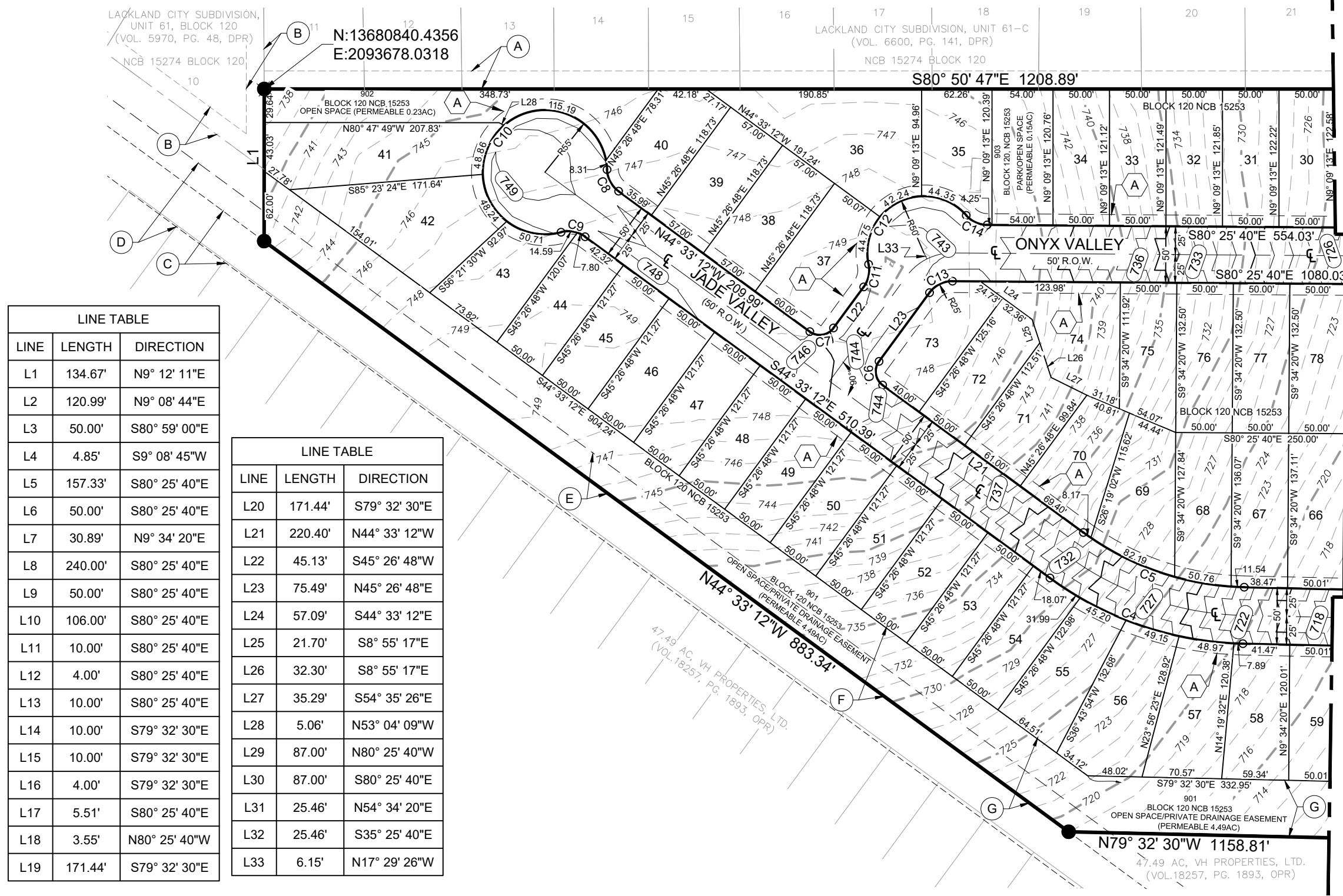
- 10' SANITARY SEWER ESM'T
- 30' SANITARY SEWER & WATER LINE ESM'T
- 4' SIGN & LANDSCAPE ESM'T
- 2' SIGN & LANDSCAPE ESM'T

- 16' OVERHEAD ELECTRIC, UNDERGROUND GAS LINE & TELEPHONE ESM'T (VOL. 5970, PGS. 141, DPR)
- 16' UTILITY ESM'T (VOL. 5970, PGS. 48, DPR)
- 37' UNITED GAS PIPELINE CO. ESM'T (VOL. 5970, PG 48, DPR)

- 50' C.P.S.B. ESM'T (VOL. 5970, PG. 48, DPR)

- GAS PIPELINE R.O.W. & EASEMENT (VOL. 1831, PG. 207, OPR) (VOL. 2359, PG. 535, OPR) (VOL. 3819, PG. 572, OPR)

- GAS PIPELINE R.O.W. & EASEMENT (VOL. 1831, PG. 208, OPR) (VOL. 3395, PG. 570, OPR) (VOL. 3819, PG. 567, OPR)



MATCHLINE "A"
SEE SHEET 2 OF 2

| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | DIRECTION |
| L1 | 134.67' | N9° 12' 11"E |
| L2 | 120.99' | N9° 08' 44"E |
| L3 | 50.00' | S80° 59' 00"E |
| L4 | 4.85' | S9° 08' 45"W |
| L5 | 157.33' | S80° 25' 40"E |
| L6 | 50.00' | S80° 25' 40"E |
| L7 | 30.89' | N9° 34' 20"E |
| L8 | 240.00' | S80° 25' 40"E |
| L9 | 50.00' | S80° 25' 40"E |
| L10 | 106.00' | S80° 25' 40"E |
| L11 | 10.00' | S80° 25' 40"E |
| L12 | 4.00' | S80° 25' 40"E |
| L13 | 10.00' | S80° 25' 40"E |
| L14 | 10.00' | S79° 32' 30"E |
| L15 | 10.00' | S79° 32' 30"E |
| L16 | 4.00' | S79° 32' 30"E |
| L17 | 5.51' | S80° 25' 40"E |
| L18 | 3.55' | N80° 25' 40"W |
| L19 | 171.44' | S79° 32' 30"E |

| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | DIRECTION |
| L20 | 171.44' | S79° 32' 30"E |
| L21 | 220.40' | N44° 33' 12"W |
| L22 | 45.13' | S45° 26' 48"W |
| L23 | 75.49' | N45° 26' 48"E |
| L24 | 57.09' | S44° 33' 12"E |
| L25 | 21.70' | S8° 55' 17"E |
| L26 | 32.30' | S8° 55' 17"E |
| L27 | 35.29' | S54° 35' 26"E |
| L28 | 5.06' | N53° 04' 09"W |
| L29 | 87.00' | N80° 25' 40"W |
| L30 | 87.00' | S80° 25' 40"E |
| L31 | 25.46' | N54° 34' 20"E |
| L32 | 25.46' | S35° 25' 40"E |
| L33 | 6.15' | N17° 29' 26"W |

| CURVE TABLE | | | | | | |
|-------------|------------|---------|---------|--------|---------|---------------|
| Curve # | I | Rad | Arc | Tan | Chord | Chord Bearing |
| C1 | 282°38'08" | 55.00' | 271.31' | 44.04' | 68.75' | N10° 27' 30"E |
| C2 | 51°19'04" | 25.00' | 22.39' | 12.01' | 21.65' | S53° 52' 58"E |
| C3 | 51°19'04" | 25.00' | 22.39' | 12.01' | 21.65' | S74° 47' 58"W |
| C4 | 34°59'18" | 300.00' | 183.20' | 94.56' | 180.37' | S62° 02' 51"E |
| C5 | 34°59'18" | 250.00' | 152.67' | 78.80' | 150.30' | N62° 02' 51"W |
| C6 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | S0° 26' 48"W |
| C7 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | N89° 33' 12"W |
| C8 | 51°19'04" | 25.00' | 22.39' | 12.01' | 21.65' | N18° 53' 40"W |
| C9 | 33°26'15" | 25.00' | 14.59' | 7.51' | 14.38' | S79° 09' 09"E |
| C10 | 282°38'08" | 55.00' | 271.31' | 44.04' | 68.75' | N45° 26' 48"E |

| CURVE TABLE | | | | | | |
|-------------|------------|--------|---------|---------|--------|---------------|
| Curve # | I | Rad | Arc | Tan | Chord | Chord Bearing |
| C11 | 48°11'24" | 25.00' | 21.03' | 11.18' | 20.41' | S21° 21' 07"W |
| C12 | 150°30'18" | 50.00' | 131.34' | 189.95' | 96.71' | S72° 30' 34"W |
| C13 | 54°07'33" | 25.00' | 23.62' | 12.77' | 23.72' | S72° 30' 34"W |
| C14 | 48°11'23" | 25.00' | 21.03' | 11.18' | 20.41' | N56° 19' 58"W |
| C15 | 90°25'37" | 15.00' | 23.67' | 15.11' | 21.29' | N54° 21' 32"E |
| C16 | 89°34'24" | 15.00' | 23.45' | 14.89' | 21.13' | S35° 38' 28"E |
| C17 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | N54° 34' 20"E |
| C18 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | N35° 25' 40"W |
| C19 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | S54° 34' 20"W |
| C20 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | N35° 25' 40"W |

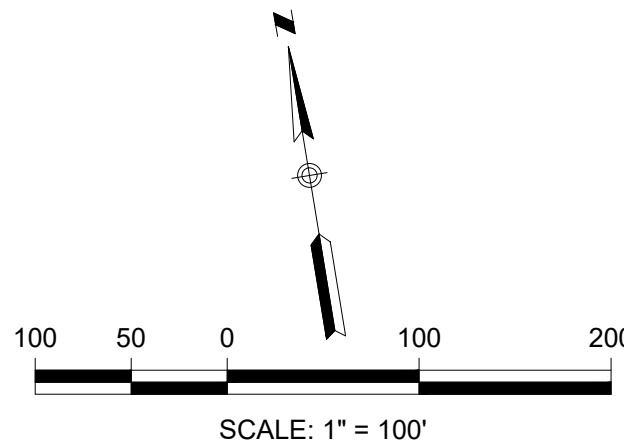
| CURVE TABLE | | | | | | |
|-------------|------------|--------|---------|---------|--------|---------------|
| Curve # | I | Rad | Arc | Tan | Chord | Chord Bearing |
| C21 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | S35° 25' 40"E |
| C22 | 90°00'00" | 15.00' | 23.56' | 15.00' | 21.21' | N54° 34' 20"E |
| C23 | 90°00'00" | 25.00' | 39.27' | 25.00' | 35.36' | N54° 34' 20"E |
| C24 | 48°11'23" | 25.00' | 21.03' | 11.18' | 20.41' | S14° 31' 21"E |
| C25 | 186°22'46" | 50.00' | 162.65' | 897.21' | 99.85' | N54° 34' 20"E |
| C26 | 48°11'23" | 25.00' | 21.03' | 11.18' | 20.41' | S56° 19' 58"E |
| C27 | 51°19'04" | 25.00' | 22.39' | 12.01' | 21.65' | N54° 46' 08"W |
| C28 | 51°19'04" | 25.00' | 22.39' | 12.01' | 21.65' | N73° 54' 48"E |
| C29 | 282°38'08" | 55.00' | 271.31' | 44.04' | 68.75' | S9° 34' 20"W |

SHEET
1 OF 2

PLAT I.D. NO. 19-11800548

SUBDIVISION PLAT ESTABLISHING SAGE VALLEY SUBDIVISION UNIT 3

BEING 26.59 ACRES (INCLUDING A 0.19 ACRE R.O.W. DEDICATION) OUT OF THE F. M. RODRIGUEZ SURVEY NO. 4., ABSTRACT NO. 16, COUNTY, BLOCK 4303, NEW CITY BLOCK 15269, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A 66.488 ACRES OF LAND AS DESCRIBED IN VOLUME 11408, PAGE 2150 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (INCLUDING OF 0.33-ACRE RIGHT-OF-WAY DEDICATION TO COSA).



LJA Engineering & Surveying, Inc.

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

D.A. MAWYER LAND SURVEYING

TBPLS FIRM NO. 10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
PHONE (830) 730-4449

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 SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
M1 HOMES OF SAN ANTONIO, LLC
CONTACT: DAVID A. MCGOWEN
3619 PAESANOS PARKWAY STE. 202
SAN ANTONIO, TX 78231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID A. MCGOWEN 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 ____ DAY OF _____, 2020.

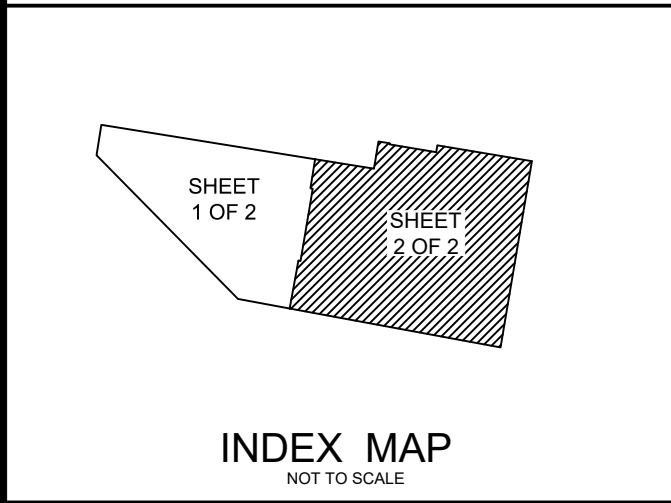
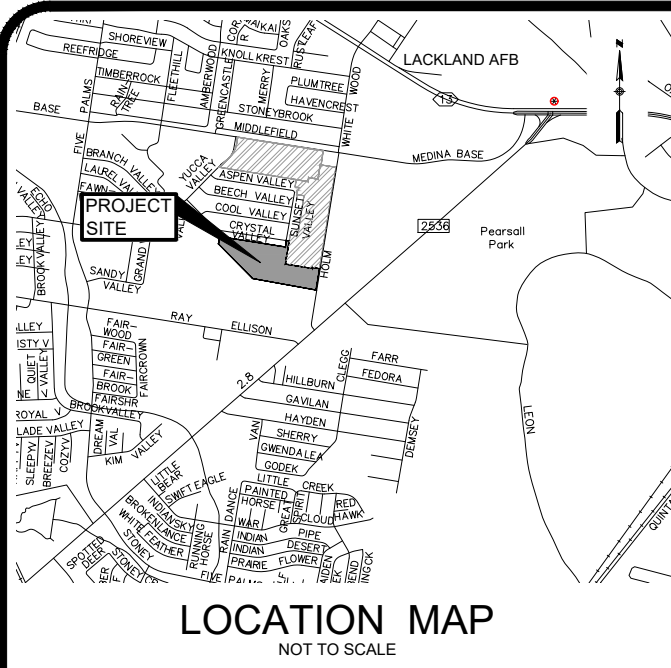
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF SAGE VALLEY SUBDIVISION UNIT 3 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



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - RIGHT-OF-WAY VOLUME
 - PAGE
 - VEHICULAR NON-ACCESS ESM'T.
 - EASEMENT
 - NEW CITY BLOCK
 - BLOCK
 - GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

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 OF MADE ON THE GROUND BY:

DREW A. MAWYER, R.P.L.S. # 5348
TBPLS FIRM NO. 10191500

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.

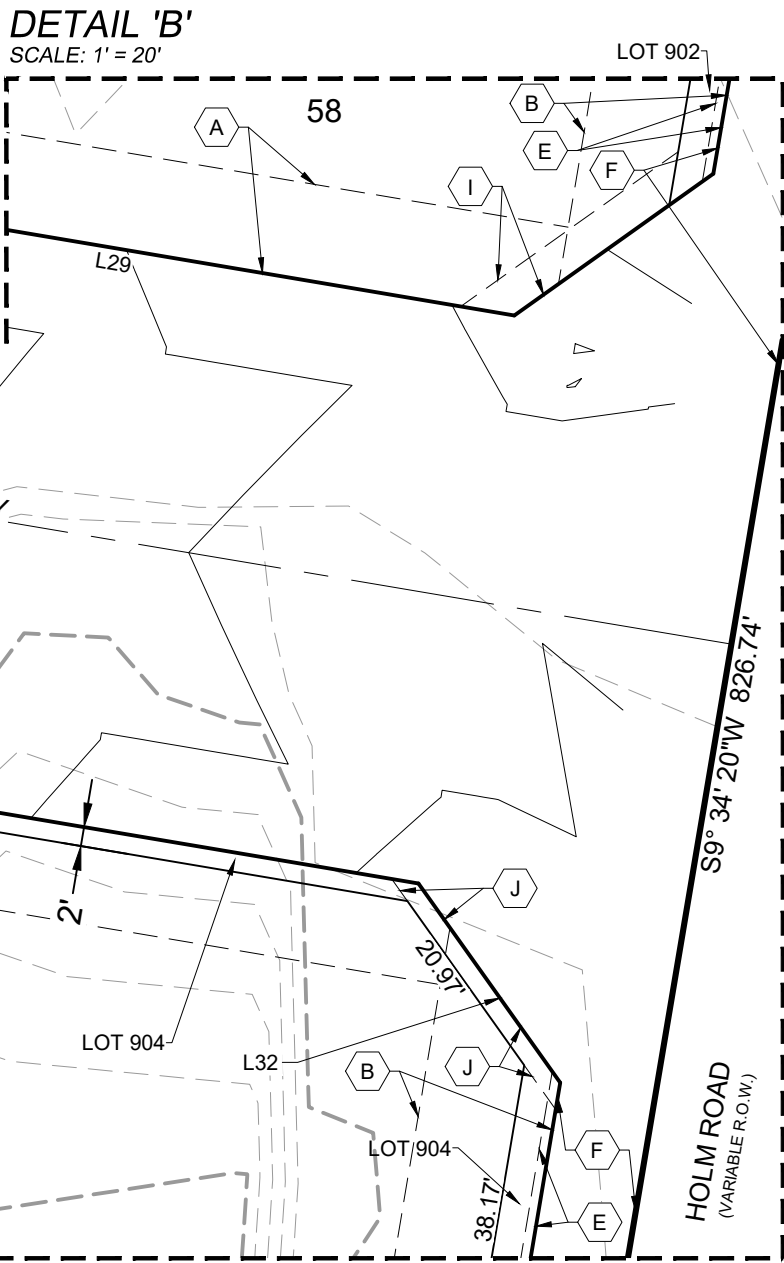
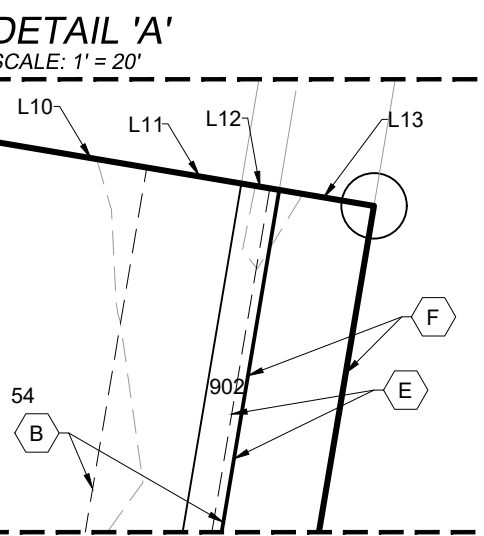
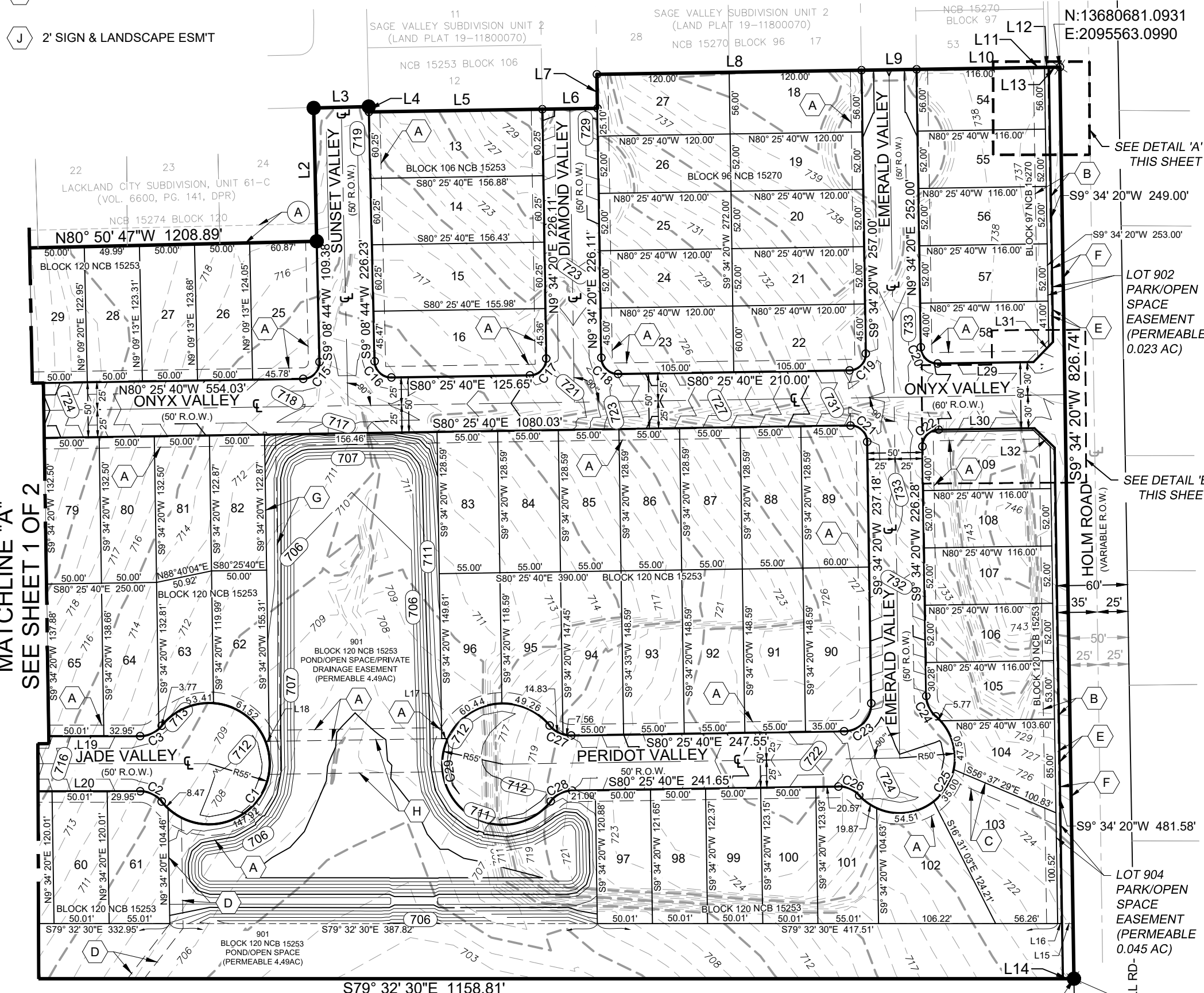
BRADY BAGGS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162

CPS/SAWS/COSA 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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSMISSION EASEMENT," "WATER EASEMENT," "SEWER EASEMENT" AND/OR "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.
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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 OVERHANGS 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.

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.
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.
SAWS WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT SAN ANTONIO WATER SYSTEM.
IMPACT FEES 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.

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

- A 10' G.E.T.C.A. ESM'T
- B 14' G.E.T.C.A. ESM'T
- C 10' WATER ESM'T
- D 12' SANITARY SEWER ESM'T
- E 1' V.N.A. ESM'T
- F 10' R.O.W. DEDICATION TO CITY OF SAN ANTONIO (0.19 AC.)
- G 10' SANITARY SEWER ESM'T
- H 30' SANITARY SEWER & WATER LINE ESM'T
- I 4' SIGN & LANDSCAPE ESM'T
- J 2' SIGN & LANDSCAPE ESM'T
- A 16' OVERHEAD ELECTRIC, UNDERGROUND GAS LINE & TELEPHONE ESM'T (VOL. 6600, PGS. 141, DPR)
- B 16' UTILITY ESM'T (VOL. 5970, PGS. 48, DPR)
- C 37' UNITED GAS PIPELINE CO. ESM'T (VOL. 5970, PG. 48, DPR)
- D 50' C.P.S.B. ESM'T (VOL. 5970, PG. 48, DPR)
- E GAS PIPELINE R.O.W. & EASEMENT (VOL. 1831, PG. 207, OPR) (VOL. 2359, PG. 535, OPR) (VOL. 3819, PG. 572, OPR)
- F GAS PIPELINE R.O.W. & EASEMENT (VOL. 1831, PG. 208, OPR) (VOL. 3395, PG. 570, OPR) (VOL. 3819, PG. 567, OPR)
- G 50' ELECTRICAL ESM'T (VOL. 19045, PG. 1215, OPR)



PLAT I.D. NO. 19-11800548

SUBDIVISION PLAT ESTABLISHING
**SAGE VALLEY SUBDIVISION
UNIT 3**

BEING 26.59 ACRES (INCLUDING A 0.19 ACRE R.O.W. DEDICATION) OUT OF THE F. M. RODRIGUEZ SURVEY NO. 4., ABSTRACT NO. 16, COUNTY, BLOCK 4303, NEW CITY BLOCK 15269, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF A 66.488 ACRES OF LAND AS DESCRIBED IN VOLUME 11408, PAGE 2150 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (INCLUSIVE OF 0.33-ACRE RIGHT-OF-WAY DEDICATION TO COSA).

100 50 0 100 200
SCALE: 1" = 100'

LJA Engineering & Surveying, Inc.
1100 NE Loop 410 Suite 850 San Antonio, Texas 78209
Phone 210.503.2700 Fax 210.503.2749 FRN - F-1386

D.A. MAWYER LAND SURVEYING
TBPLS FIRM NO. 10191500
5151 W. SH. 46, NEW BRAUNFELS, TX 78132
PHONE (830) 730-4449

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 SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
M1 HOMES OF SAN ANTONIO, LLC
CONTACT: DAVID A. MCGOWEN
3619 PAESANOS PARKWAY STE. 202
SAN ANTONIO, TX 78231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID A. MCGOWEN 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 ____ DAY OF _____, 2020.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF SAGE VALLEY SUBDIVISION UNIT 3 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 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 OF MADE ON THE GROUND BY:

DREW A. MAWYER, R.P.L.S. # 5348
TBPLS FIRM NO. 10191500

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.

BRADY BAGGS, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100162

47.49 AC. VH PROPERTIES, LTD.
(VOL.18257, PG. 1893, OPR)

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E:2095425.6188