

CPS/SAWS/COSA UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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 EASEMENT 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 EASEMENTS 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 UNDERGROUND ELECTRIC AND 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.80'	N45°30'00"E
L2	66.12'	N12°28'58"E
L3	10.00'	N12°28'58"E
L4	64.09'	S12°28'58"W
L5	68.75'	S18°39'18"W
L6	31.76'	S28°24'42"W
L7	59.89'	S35°24'46"W
L8	123.43'	S48°50'36"W
L9	100.95'	S30°25'31"E
L10	120.29'	N72°18'54"W
L11	100.00'	N30°25'31"W
L12	100.00'	S30°25'31"E
L13	120.29'	N72°18'54"W
L14	107.23'	N60°02'01"E
L15	107.80'	S60°02'01"W
L16	96.93'	S30°25'31"E

SURVEYOR NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1990) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1990) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:

TIM C. PAPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

DRAINAGE EASEMENT ENCROACHMENTS

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 EASEMENTS, AS APPLICABLE, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

CLEAR VISION NOTE

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(d)(5)).

BUILDING 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.

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2501854) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(h).

OPEN SPACE NOTE

LOT 903 BLOCK 24, LOT 900 BLOCK 23, LOT 902 BLOCK 22, AND LOT 901 BLOCK 25 CB 5193 ARE DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE NOTE

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900 BLOCK 23, LOT 902 BLOCK 22, LOT 901 BLOCK 25, AND LOT 903 BLOCK 24 CB 5193 DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

THE MAINTENANCE OF LOT 903 BLOCK 24 WILL CONTINUE BY HUNTERS WAY UNIT 2 VOL. 20001, PG. 1108, D.P.R.

FIRE PROTECTION NOTE

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 250 (MG) GPM AT 20 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 FIRE MARSHAL. EVERY LOT HAS A FIRE HYDRANT WITHIN 600 LINEAR FEET FOR FIRE COVERAGE.

INGRESS/EGRESS

NO STRUCTURE, FENCE, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	58.78'	70.00'	31.25'	48°06'37"	57.07'	N83°37'47"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°34'29"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°25'31"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°34'29"W
C5	23.70'	15.00'	15.14'	90°31'15"	21.31'	N75°11'45"W
C6	110.34'	130.00'	58.74'	48°3'52"	107.08'	N83°22'10"E
C7	23.68'	15.00'	15.12'	90°27'33"	21.30'	N14°48'15"E
C8	23.44'	15.00'	14.88'	89°32'27"	21.13'	N75°11'45"W
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°25'31"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°34'29"W
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°34'29"E
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°25'31"E
C13	36.27'	25.00'	25.00'	90°00'00"	35.36'	S14°34'29"W
C14	10.43'	15.00'	5.44'	39°51'13"	10.22'	N50°21'08"W
C15	148.10'	50.00'	555.16'	169°42'28"	99.60'	S14°34'29"W
C16	10.43'	15.00'	5.44'	39°51'13"	10.22'	N79°30'08"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N14°34'29"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°25'31"E
C19	180.82'	220.00'	95.87'	47°05'30"	175.77'	N36°01'44"E
C20	230.13'	280.00'	122.01'	47°05'30"	223.71'	N36°01'44"E
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°34'29"W
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°25'31"W
C23	105.70'	59.00'	73.71'	102°38'59"	92.12'	S8°48'46"W
C24	84.00'	430.00'	42.14'	11°11'35"	83.87'	S66°43'06"E
C25	72.28'	370.00'	36.26'	11°11'35"	72.17'	S66°43'06"E
C26	21.75'	285.00'	10.88'	4°22'20"	21.74'	N56°01'39"E

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901 AND 903 BLOCK 11 FROM THE HUNTER'S WAY SUBDIVISION UNIT 2 RECORDED IN THE PLAT VOL. 20001, PGS. 1107-1108, RECORDED IN THE OFFICIAL DEED AND PLAT 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 PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER:
BEXAR HUNTER'S WAY HOME OWNERS ASSOCIATION, INC
CONTACT: BRIAN BROWN (PRESIDENT)
14603 HUEBNER RD., BLD 40
SAN ANTONIO, TEXAS 78230

AGENT:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
CONTACT: RICHARD MOTT
1922 DRY CREEK WAY, STE 101
SAN ANTONIO, TX 78259

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 9th DAY OF October 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-21

RESIDENTIAL LOTS = 128

EASEMENT CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATER EASEMENT" OR "SANITARY SEWER EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERNATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERNATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

OWNER

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

SCALE: 1"=100'
0' 100' 300'
200'

UNPLATTED 31.026 ACRE TRACT
OWNER: GERALDINE NELL PUCKETT
(VOL. 15795, PG. 249, O.P.R.)

(23.84 ACRES)
(PLATTED
BOUNDARY
ACREAGE)

21.752 ACRE TRACT
OWNER: MICHAEL F TINDALL
(VOL. 18710, PG. 0138, O.P.R.)

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 10.55 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901 AND 903 BLOCK 11 FROM THE HUNTER'S WAY SUBDIVISION UNIT 2 RECORDED IN THE PLAT VOL. 20001, PGS. 1107-1108, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

JOHN ADKINS
Notary Public, State of Texas
Comm. Expires 06-19-2021
Notary ID 126936805

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NOT TO SCALE

PLAT NUMBER 19-11800274

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SAGE MEADOWS UNIT 2 & 3

BEING A 34.42 ACRE OF A 45.07 ACRE TRACT OF LAND, OUT OF THE ELIGIO GORTARI SURVEY, SECTION NO. 2, ABSTRACT NO. 5, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD., OF RECORD IN DOCUMENT NUMBER 2019005255, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 9th DAY OF October A.D. 2020

NOTARY PUBLIC BEXAR COUNTY TEXAS

JOHN ADKINS
Notary Public, State of Texas
Comm. Expires 06-19-2021
Notary ID 126936805

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

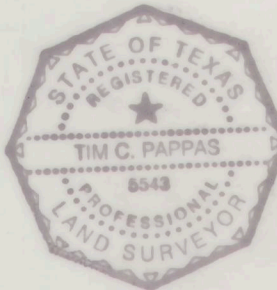
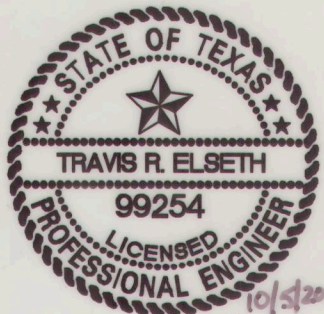
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAGE MEADOWS UNIT 2 & 3 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



DRAWN BY: MW

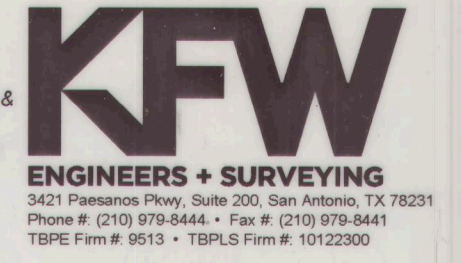
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PAGE 1 OF 4

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SAGE MEADOWS UNIT 2 & 3

BEING A 34.42 ACRE OF A 45.07 ACRE TRACT OF LAND, OUT OF THE
ELIGIO GORTARI SURVEY, SECTION NO. 2, ABSTRACT NO. 5, BEXAR
COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD., OF RECORD IN DOCUMENT NUMBER
20190005255, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS.

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



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.

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED RICHARD MOTT, 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 9th DAY OF October A.D. 2020

JOHN ADKINS
Notary Public, State of Texas
Comm. Expires 06-19-2021
Notary ID 126936805

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

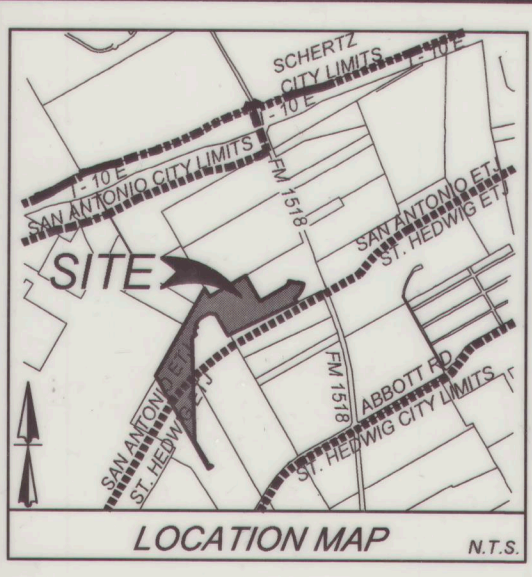
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAGE MEADOWS UNIT 2 & 3 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



KEY NOTES

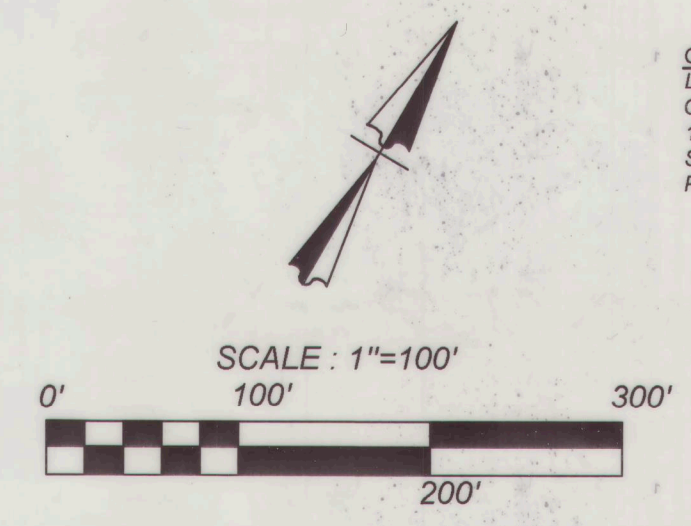
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 20' PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V., PRIVATE DRAINAGE, AND MAINTENANCE ACCESS EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 3' WATER EASEMENT
- OFF-LOT 22' X 32' TURNAROUND EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.02 AC.) (PERMEABLE)
- 16' SANITARY SEWER EASEMENT (VOL. 17807, PG. 1614, O.P.R.)
- 16' SANITARY SEWER EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 20' BUILDING SETBACK LINE (VOL. 20001, PGS. 1702-1704, O.P.R.)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 17' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & ACCESS EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 60' ROW ACCESS EASEMENT (DOC. # 20190148703, O.P.R.)
- OFF-LOT 10' X 10' E.G.T.V.E (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 15' ACCESS EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 20' BUILDING SETBACK LINE (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 10' BUILDING SETBACK LINE (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 10' BUILDING SETBACK LINE (VOL. 20001, PGS. 1702-1704, O.P.R.)
- EMERGENCY INGRESS AND EGRESS ACCESS EASEMENT (DOC. 20190148703)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- LF = LINEAR FOOT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- AC = ACRES
- C.B. = COUNTY BLOCK
- ET.J. = EXTRA TERRITORIAL JURISDICTION
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- STREET CENTERLINE
- CITY LIMIT LINE

REFER TO PAGE 1 OF 4 FOR
ALL ENGINEERING AND
SURVEYING PLAT NOTES

SEE PAGE 1 OF 4 FOR
LINE AND CURVE TABLES



CPS/SAWS/COSA UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE 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 EASEMENT 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 THE CHANGES TO SUCH EASEMENTS 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 UNDERGROUND ELECTRIC AND 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

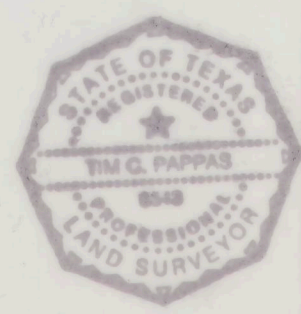
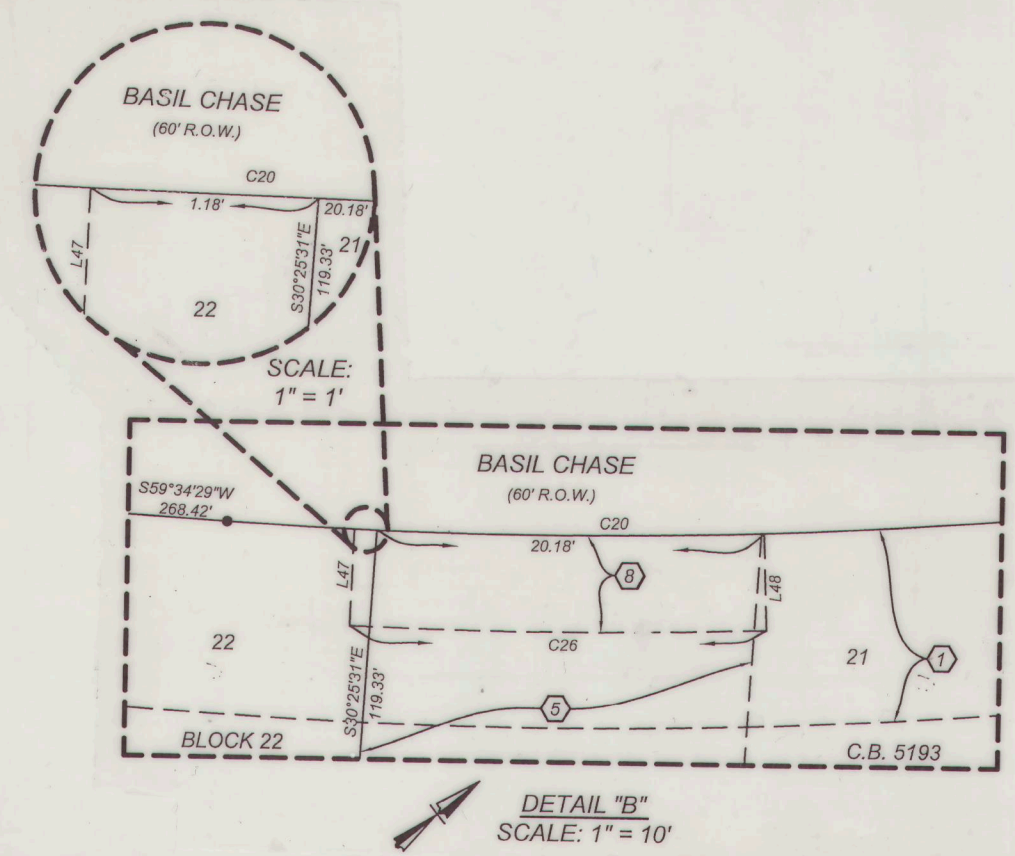
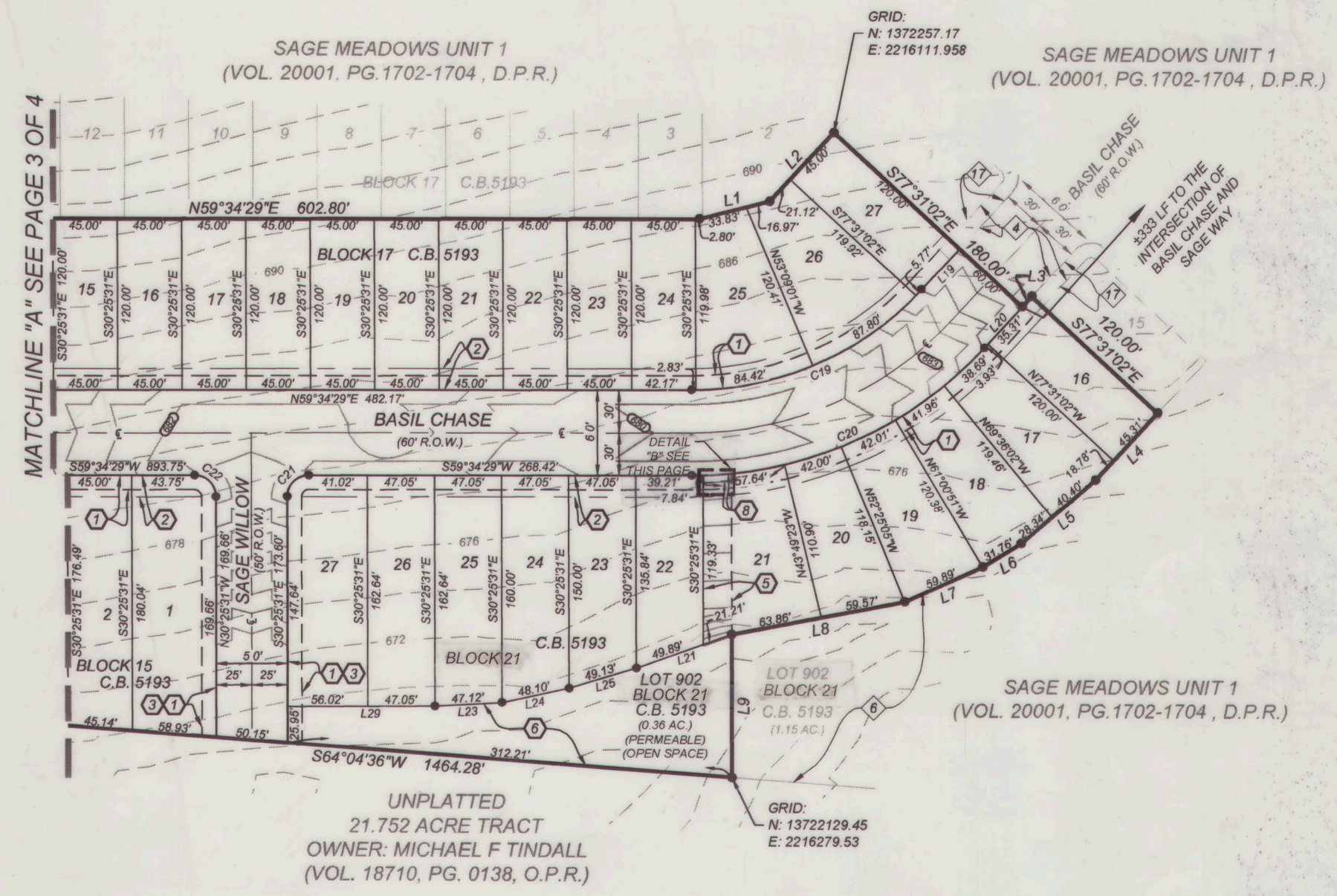
TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 128



REPLAT AND SUBDIVISION PLAT ESTABLISHING
SAGE MEADOWS UNIT 2 & 3

BEING A 34.42 ACRE OF A 45.07 ACRE TRACT OF LAND, OUT OF THE ELIGIO GORTARI SURVEY, SECTION NO. 2, ABSTRACT NO. 5, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD., OF RECORD IN DOCUMENT NUMBER 2019005255, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBE Firm # 9513 • TBPLS Firm # 10122300

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.

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

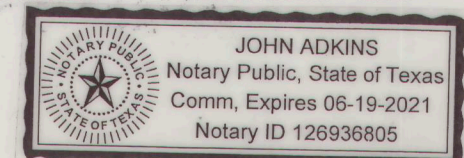
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, RICHARD MOTT, 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 9th DAY OF October, A.D. 2020

John Adkins
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.

ON THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAGE MEADOWS UNIT 2 & 3 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.

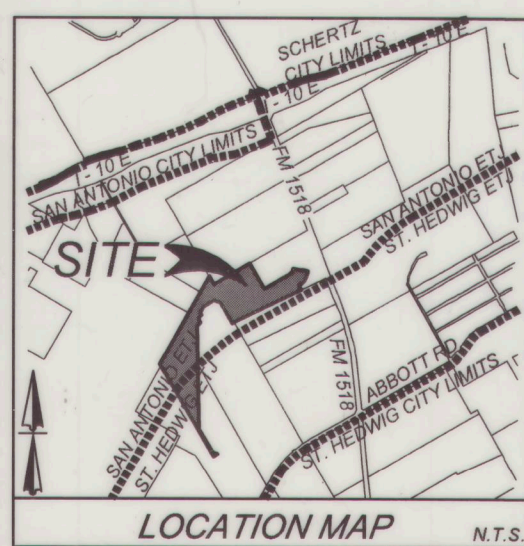
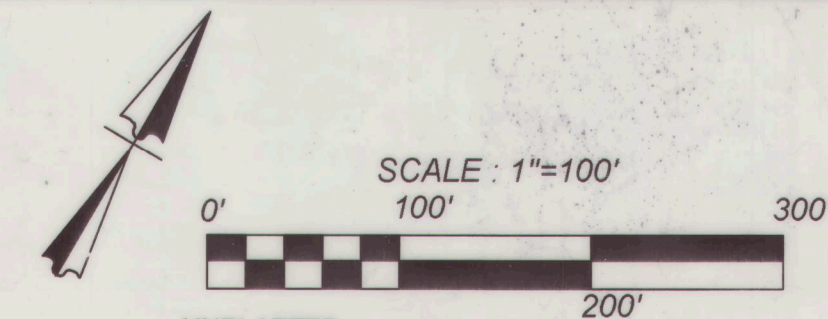
DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

REFER TO PAGE 1 OF 4 FOR
ALL ENGINEERING AND
SURVEYING PLAT NOTES

SEE PAGE 1 OF 4 FOR
LINE AND CURVE TABLES



KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
5. 20' PRIVATE DRAINAGE EASEMENT
6. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CABLE T.V. PRIVATE DRAINAGE, AND MAINTENANCE ACCESS EASEMENT
7. 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
8. 5' WATER EASEMENT
9. OFF-LOT 22' X 32' TURNAROUND EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.02 AC.) (PERMEABLE)

1. 16' SANITARY SEWER EASEMENT (VOL. 1787, PG. 1614, O.P.R.)
2. 16' SANITARY SEWER EASEMENT (VOL. 2001, PGS. 1702-1704, O.P.R.)
3. 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 2001, PGS. 1702-1704, O.P.R.)
4. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 2001, PGS. 1702-1704, O.P.R.)
5. 20' BUILDING SETBACK LINE (VOL. 2001, PGS. 1702-1704, O.P.R.)
6. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CABLE T.V., PRIVATE DRAINAGE, AND ACCESS EASEMENT (VOL. 2001, PGS. 1702-1704, O.P.R.)
7. 20' WATER EASEMENT (VOL. 18610, PG. 428, O.P.R.)
8. 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 2001, PGS. 1107-1108, D.P.R.)
9. VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 2001, PGS. 1107-1108, D.P.R.)
10. 17' ELECTRIC, GAS, TELEPHONE, CABLE T.V., & ACCESS EASEMENT (VOL. 2001, PGS. 1107-1108, D.P.R.)
11. 60' ROW ACCESS EASEMENT (DOC. #20190148703, O.P.R.)
12. OFF-LOT 10' X 10' E.G.T.V. (VOL. 2001, PGS. 1702-1704, O.P.R.)
13. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 2001, PGS. 1107-1108, O.P.R.)
14. 15' ACCESS EASEMENT (VOL. 2001, PGS. 1107-1108, O.P.R.)
15. 20' BUILDING SETBACK LINE (VOL. 2001, PGS. 1107-1108, O.P.R.)
16. 10' BUILDING SETBACK LINE (VOL. 2001, PGS. 1107-1108, O.P.R.)
17. 10' BUILDING SETBACK LINE (VOL. 2001, PGS. 1702-1704, O.P.R.)
18. EMERGENCY INGRESS AND EGRESS ACCESS EASEMENT (DOC. 20190148703)

STATE OF TEXAS
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:

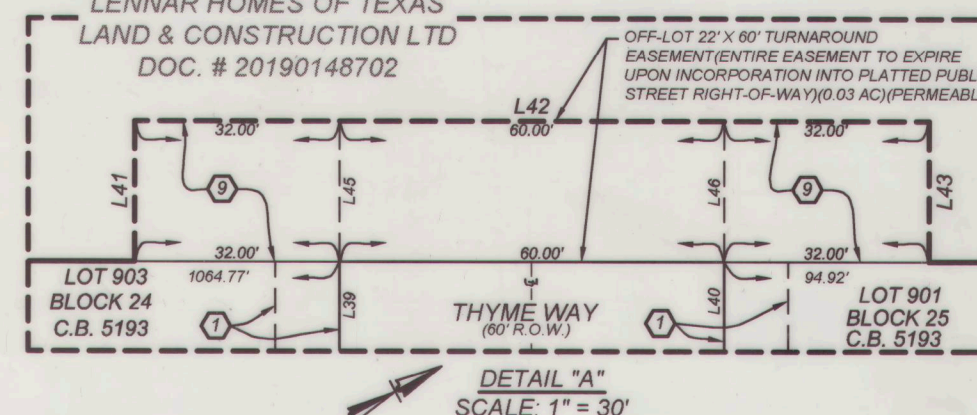
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 128

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- LF = LINEAR FOOT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- AC. = ACRES
- C.B. = COUNTY BLOCK
- E.T.J. = EXTRA TERRITORIAL JURISDICTION
- — — — — PROPOSED CONTOURS
- — — — — EXISTING MAJOR CONTOURS
- — — — — EXISTING MINOR CONTOURS
- — — — — STREET CENTERLINE
- — — — — CITY LIMIT LINE

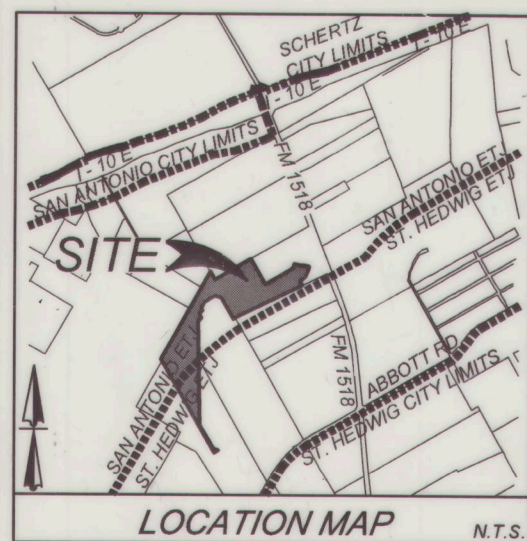
UNPLATTED
16.27 ACRES
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
DOC. # 20190148702



DETAIL "A"
SCALE: 1" = 30'

UNPLATTED
21.752 ACRE TRACT
OWNER: MICHAEL F TINDALL
(VOL. 18710, PG. 0138, O.P.R.)

MATCHLINE "A" SEE PAGE 2 OF 4



KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5 20' PRIVATE DRAINAGE EASEMENT
- 6 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT
- 7 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 8 5' WATER EASEMENT
- 9 OFF-LOT 22' X 32' TURNAROUND EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.02 AC.) (PERMEABLE)
- 10 16' SANITARY SEWER EASEMENT (VOL. 17807, PG. 1614, O.P.R.)
- 11 16' SANITARY SEWER EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 12 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 13 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 14 20' BUILDING SETBACK LINE (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 15 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. PRIVATE DRAINAGE AND ACCESS EASEMENT (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 16 20' WATER EASEMENT (VOL. 19810, PG. 426, O.P.R.)
- 17 20' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1107-1108, D.P.R.)
- 18 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL. 20001, PGS. 1107-1108, D.P.R.)
- 19 17' ELECTRIC, GAS, TELEPHONE & CABLE T.V. & ACCESS EASEMENT (VOL. 20001, PGS. 1107-1108, D.P.R.)
- 20 80' ROW ACCESS EASEMENT (DOC. # 20190148703, O.P.R.)
- 21 OFF-LOT 10' X 10' E.G.T.V.E. (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 22 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 20001, PGS. 1107-1108, O.P.R.)
- 23 15' ACCESS EASEMENT (VOL. 20001, PGS. 1107-1108, O.P.R.)
- 24 20' BUILDING SETBACK LINE (VOL. 20001, PGS. 1107-1108, O.P.R.)
- 25 10' BUILDING SETBACK LINE (VOL. 20001, PGS. 1107-1108, O.P.R.)
- 26 10' BUILDING SETBACK LINE (VOL. 20001, PGS. 1702-1704, O.P.R.)
- 27 EMERGENCY INGRESS AND EGRESS ACCESS EASEMENT (DOC. 20190148703)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
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- R.O.W. = RIGHT-OF-WAY
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- AC. = ACRES
- C.B. = COUNTY BLOCK
- E.T.J. = EXTRA TERRITORIAL JURISDICTION
- 970 = PROPOSED CONTOURS
- 970 = EXISTING MAJOR CONTOURS
- 970 = EXISTING MINOR CONTOURS
- = STREET CENTERLINE
- = CITY LIMIT LINE

STATE OF TEXAS
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEXAR

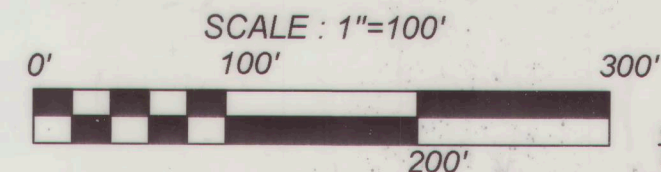
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 128

REFER TO PAGE 1 OF 4 FOR
ALL ENGINEERING AND
SURVEYING PLAT NOTES

SEE PAGE 1 OF 4 FOR
LINE AND CURVE TABLES



PLAT NUMBER 19-11800274

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SAGE MEADOWS UNIT 2 & 3

BEING A 34.42 ACRE OF A 45.07 ACRE TRACT OF LAND, OUT OF THE ELIGIO GORTARI SURVEY, SECTION NO. 2, ABSTRACT NO. 5, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD., OF RECORD IN DOCUMENT NUMBER 20190005255, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

KFW
ENGINEERS + SURVEYING
3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone # (210) 979-8444 • Fax # (210) 979-8441
TBPE Firm # 9513 • TBPLS Firm # 10122300

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.

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 9th DAY OF October, A.D. 2020

JOHN ADKINS
Notary Public, State of Texas
Comm. Expires 06-19-2021
Notary ID 126936805

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 WHERE APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAGE MEADOWS UNIT 2 & 3 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



DRAWN BY: MW

Date: Oct 01, 2020, 3:50pm User ID: rsaklana
File: N:\141\1802\Design\GWIN\PLAT\PL141802.dwg