

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SILOS SUBDIVISION, UNIT 5

BEING 31.74 ACRES, INCLUSIVE OF A 2.45 ACRE R.O.W. DEDICATION, FROM A 335.40 ACRE TRACT OF LAND, OUT OF THE I. GARNER SURVEY NO 13 1/4, ABSTRACT 1004 AND C. BUNDICK SURVEY 13 1/2, ABSTRACT 992, COUNTY BLOCK 5752, CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. OF RECORD IN VOLUME 13532 PAGE 1404 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 PASADENA PKWY, SUITE 200, SAN ANTONIO, TX 78231
PHONE: (210) 579-8444 • FAX: (210) 579-8441
TBP# FIRM #: 9513 • TBP# 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.

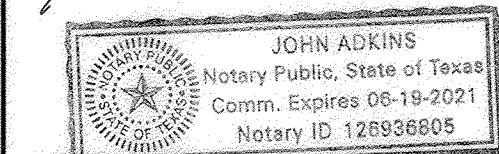
RICHARD MOTT
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78239

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 12th DAY OF January, A.D. 2021

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

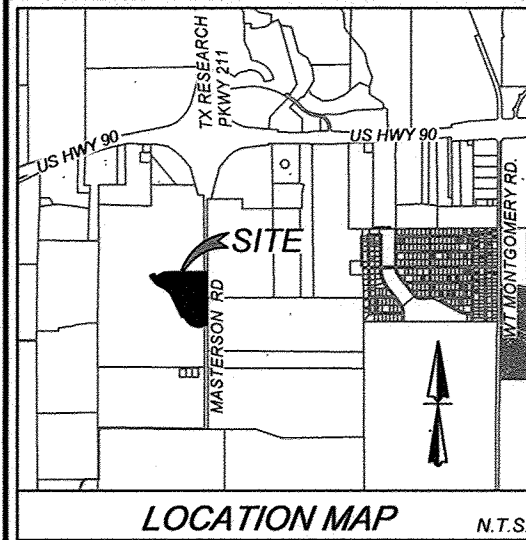
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SILOS SUBDIVISION, UNIT 5 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



STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOTS 18-20, WITH THE MEDINA DAIRY FARMS SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 195, OF THE BEXAR COUNTY PLAT AND DEED RECORDS AND A PORTION OF A CLOSED AND ABANDONED 4.228 ACRE RIGHT OF WAY, AS SHOWN IN VOLUME 12237, PAGE 711-712 OF THE OFFICIAL PUBLIC RECORD 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:
RICHARD MOTT
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78239

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 12th DAY OF January, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6-19-21

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.

WASTE WATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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) 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" 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 EASEMENTS AND GAS EASEMENTS WHEN SAID EASEMENTS ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- 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.

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 PASADENA PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 105

EASEMENTS FOR FLOOD PLAINS:
THE DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0510F, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CLOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DEDICATED BASED UPON A CONDITION LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY KFW ENGINEERS AND APPROVED BY FEMA IN DECEMBER 2019 (CASE NO. 19-06-1884). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN *) SHALL BE IN COMPLIANCE WITH THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142(a) & (b)(1))

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 16.2)

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.

OPEN SPACE NOTE:

LOTS 903 AND 904 BLOCK 39 ARE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENT LOTS. LOT 905 BLOCK 39 IS DESIGNATED AS OPEN SPACE AND A CLEAR VISION EASEMENT. LOT 901 BLOCK 41 IS DESIGNATED AS OPEN SPACE. LOT 902 BLOCK 39 IS DESIGNATED AS OPEN SPACE.

EASEMENT EXPIRING TO ROW NOTE:

EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.

OWNER: BIPPERT
CYLDE J & JOYCE
REMAINING PORTION
OF LOT 12
(VOL. 980 PG 195, D.P.R.)

OWNER: LENNAR HOMES
OF TEXAS LAND &
CONSTRUCTION LTD
VACATED ROAD
(VOLUME 12237,
PAGES 711-712 O.P.R.)

OWNER: BIPPERT DARRYL J
(VOL. 12958, PG. 0024, O.P.R.)
MEDINA DAIRY FARMS LOT 3 &
REMAINING PORTION OF LOT 2
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 4
(VOL. 980, PG. 195 D.P.R.)

UNPLATTED
CLIFFORD W & SUZANNE M MUTZ
(DOC# 20190085068)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 5
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 6
(VOL. 980, PG. 195 D.P.R.)

UNPLATTED
OWNER: LINDA MECHLER &
CAROL JEAN MECHLER
CB 5681 P-4 (34.1 AC)
& -4A (64.59 AC)
(VOL. 6786, PG. 1356 O.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 7
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 8
(VOL. 980, PG. 195 D.P.R.)

UNPLATTED
OWNER: JO ANN ALICE
MECHLER LTR
CB 4016 P-11 (78.68 AC),
P-27 (73.817 AC),
P-27B (1.05 AC),
A-114 CB 5681 P-4B (18.9 AC)
(VOL. 13878, PG. 2184 O.P.R.)

OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 20200289815)
REMAINING PORTION OF
MEDINA DAIRY FARMS LOT 7
(VOL. 980, PG. 195 D.P.R.)

OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 20200289815)
REMAINING PORTION OF
MEDINA DAIRY FARMS LOT 8
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 9
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 10
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS
LOT 11 & S 141.51 FT OF 10
(VOL. 980, PG. 195 D.P.R.)

120.99 ACRE TRACT
(VOL. 14647, PG. 1632 O.P.R.)
OWNER: ECHTLE JAMES J.

AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOTS 18-20, OF THE MEDINA DAIRY FARMS SUBDIVISION PLAT OF RECORD IN VOLUME 980 PAGE 195 OF THE BEXAR COUNTY PLAT AND DEED RECORDS AND A PORTION OF A CLOSED AND ABANDONED 4.228 ACRE RIGHT OF WAY, AS SHOWN IN VOLUME 12237, PAGE 711-712 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY TEXAS AND WITH MEDINA DAIRY FARMS SUBDIVISION PLAT OF RECORD IN VOLUME 980, PAGE 195 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. TOTAL AREA BEING REPLATTED = 31.74 ACRES

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 APPROVED, 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)

FEMA FLOOD INSURANCE NOTE:

BASED ON THE FLOOD PLAIN STUDY, LOT 98 BLOCK 39 ARE NOT WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN. HOWEVER, UNTIL THE FLOOD PLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND /OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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)(9)).

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OWNER: WATTS WATER
TECHNOLOGIES INC
LOT 23 (CAMMACK SUBD)
(VOL. 11638, PG. 0133)

OWNER: LENNAR HOMES
OF TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
A PORTION OF MEDINA DAIRY
FARMS
LOT 14 (VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 15
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 16
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 17
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 18
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 19
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF
TEXAS LAND &
CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 20
(VOL. 980, PG. 195 D.P.R.)

OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 20200289815)
REMAINING PORTION OF
MEDINA DAIRY FARMS LOT 19
(VOL. 980, PG. 195 D.P.R.)

OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 20200289815)
REMAINING PORTION OF
MEDINA DAIRY FARMS LOT 20
(VOL. 980, PG. 195 D.P.R.)

OWNER: LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD
(VOL. 13532, PG. 1404 O.P.R.)
MEDINA DAIRY FARMS LOT 21
(VOL. 980, PG. 195 D.P.R.)

OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 20200289815)
REMAINING PORTION OF
MEDINA DAIRY FARMS LOT 22
(VOL. 980, PG. 195 D.P.R.)

(VOL. 14647, PG. 1632 O.P.R.)
OWNER: ECHTLE JAMES J.
(VOL. 15680, PG. 1488 D.P.R.)
OWNER: ECHTLE DANNY W.
(VOL. 14647, PG. 1635 O.P.R.)
OWNER: ECHTLE JASON J.

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2362316) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND 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(f).

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 903, 904, 905 AND 902 BLOCK 39 AND LOT 901 BLOCK 41, COUNTY BLOCK 5752, 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

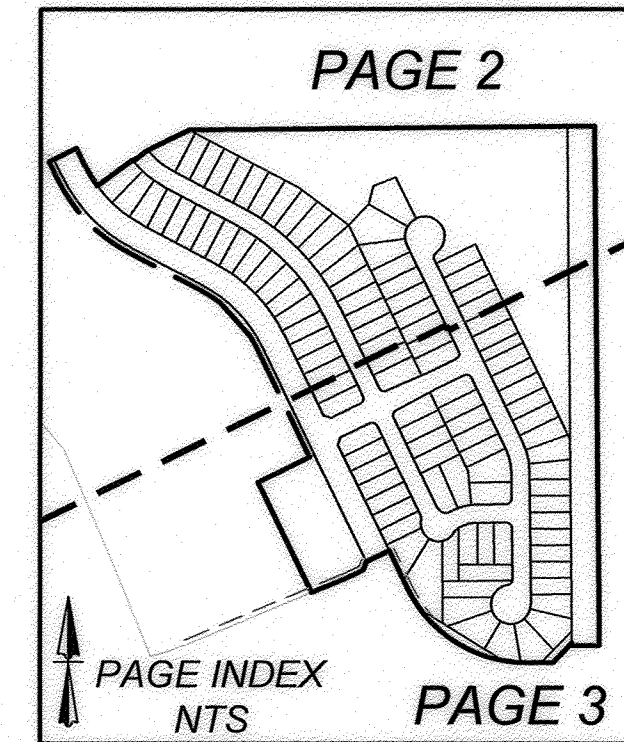
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- A PORTION OF THE REFERENCED PROPERTY IS IN ZONE A, SPECIAL HAZARD AREA SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS NOT DETERMINED AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 510 OF 785, COMMUNITY PANEL NO. 48029C0510F, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 12A)



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NTS

PAGE 3

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

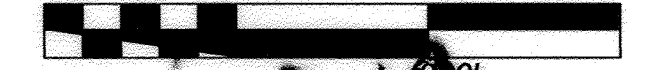
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REPLAT AND SUBDIVISION PLAT ESTABLISHING
SILOS SUBDIVISION, UNIT 5

BEING 31.74 ACRES, INCLUSIVE OF A 2.45 ACRE R.O.W. DEDICATION, FROM A 335.40 ACRE TRACT OF LAND, OUT OF THE I. GARNER SURVEY NO 13 1/4, ABSTRACT 1004 AND C. BUNDICK SURVEY 13 1/2, ABSTRACT 992, COUNTY BLOCK 5752, CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. OF RECORD IN VOLUME 13532 PAGE 1404 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8441 • 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 12th DAY OF January, A.D. 2021

John Adams
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 HERECERTIFY 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

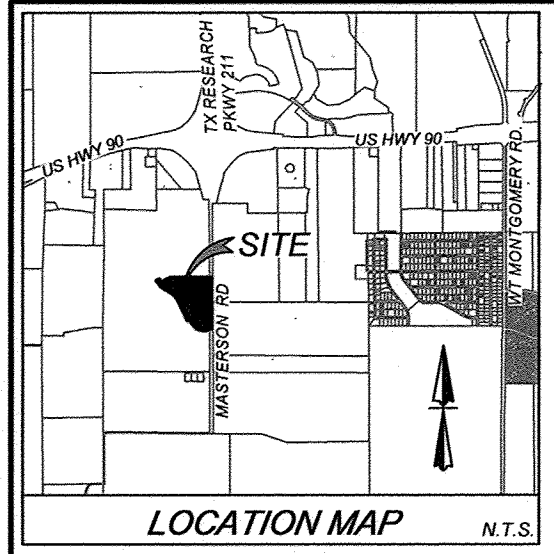
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SILOS SUBDIVISION, UNIT 5 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



KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 5 10' WATER EASEMENT
- 6 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 7 75' R.O.W. DEDICATION (2.45 AC.)
- 8 16' SANITARY SEWER EASEMENT
- 9 5' WATER EASEMENT
- 10 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.38 AC.) (PERMEABLE)
- 11 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.08 AC.) (PERMEABLE)
- 13 VARIABLE WIDTH CLEAR VISION EASEMENT (0.06 AC.)
- 14 VARIABLE WIDTH SEWER, DRAINAGE, AND MAINTENANCE EASEMENT (PUBLIC) (0.08 AC.) (PERMEABLE)
- 15 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 16 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20002, PGS. 214-216 D.P.R.)
- 17 20' BUILDING SETBACK LINE (VOL. 20002, PGS. 214-216 D.P.R.)
- 18 10' BUILDING SETBACK LINE (VOL. 20002, PGS. 214-216 D.P.R.)
- 19 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20002, PGS. 214-216 D.P.R.)
- 20 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PGS. 214-216 D.P.R.)
- 21 5' CPS EASEMENT (VOL. 20001, PGS. 214-216 D.P.R.)
- 22 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PGS. 214-216 D.P.R.)
- 23 10' WATER EASEMENT (VOL. 20001, PGS. 214-216 D.P.R.)
- 24 5' CPS EASEMENT (VOL. 20001, PGS. 214-216 D.P.R.)

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.

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

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 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" 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.
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 EASEMENTS 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 UNDERGROUND ELECTRIC AND 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 OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

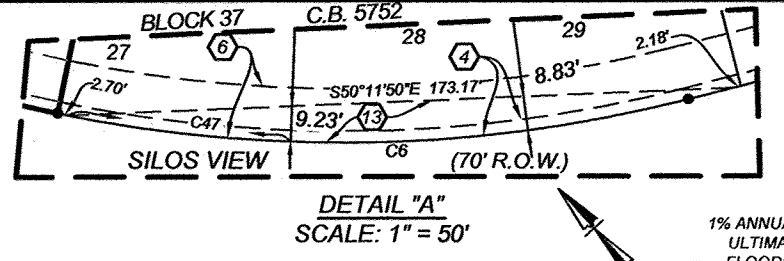
STATE OF TEXAS
COUNTY OF BEXAR

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:

12 JAN 2021
T.M.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

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.T.S. = NOT TO SCALE
- CB = COUNTY BLOCK
- 972 = PROPOSED CONTOURS
- 970 = EXISTING MAJOR CONTOURS
- 8 = PROPOSED EASEMENT
- 8 = EXISTING EASEMENT
- = CENTERLINE OF ROAD
- AC = ACRE



1% ANNUAL CHANCE (100 YR ULTIMATE INUNDATION) FLOODPLAIN PREPARED CLOMR BY KFW ENGINEERS FEMA #19-06-1684R

SILOS SUBDIVISION UNIT 4 (VOL. 20002, PGS. 214-216 D.P.R.)

LOT 901
BLOCK 39, CB 5752
OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (PERMEABLE)

LOT 904
BLOCK 39, CB 5752
OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (6.63 AC.) (PERMEABLE)

LOT 904
BLOCK 39, CB 5752
OPEN SPACE/VARIABLE WIDTH PUBLIC DRAINAGE, GRADING AND MAINTENANCE ACCESS EASEMENT (6.63 AC.) (PERMEABLE)

OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 20200289815)
REMAINING PORTION OF MEDINA DAIRY FARMS LOT 19 (VOL. 980, PG. 195 D.P.R.)

OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL DISTRICT
(DOC. NO. 20200289815)
REMAINING PORTION OF MEDINA DAIRY FARMS LOT 18 (VOL. 980, PG. 195 D.P.R.)

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

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

