

CPS/SAWS/COSA/UTILITY NOTE:

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY. TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "FLECTRIC." EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" "WATER EASEMENT", "SANITARY 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 TO RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERI 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 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 ALTERATION 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 5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT AND TEN (10) WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT AND TEN (10) WIDE EASEMENTS. SAWS IMPACT FEE:
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 WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE BUILDING SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOTE SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999 BLOCK 1(STREET LOT); BLOCK 11 (LOTS 1, 2, AND 3); BLOCK 16 (LOTS 1, 2, AND 3); BLOCK 13 (LOTS 1, 2, 3 AND 904); BLOCK 14 (LOTS 1, 2, 3, AND 902); AND BLOCK 15 (LOTS 1 - 9, AND 903 AND 905); CB 4010; DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILTY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. DRAINAGE EASEMENT ENCROACHMENTS - APPENDIX H. & A.1.III.A.7.: 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 TOLOR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS LEGAL INSTRUMENT: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT. APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANOTHIO OR BEXAR COUNTY BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY
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CLEAR VISION AREAS OF VISUAL OBSTRUCTION OF STATE AREAS OF VISION OF PRIVATE STREET DESIGNATION:
POWLES DRIVE, FURNISH WAY, AND POWLES BEND, LOT 999, BLOCK 1, CB 4010 ARE PRIVATE STREETS AND ARE DESIGNATED AS UNDERGROUND AND SERVICE FACILITIES EASEMENDST FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

FLOOD VERIFICATION:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1 % ANNUAL CHANCE (100-YEAR)
THE DRAINAGE EASEMENTS WERE DELINEATED 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 (48029C0735F, EFFECTIVE 09/29/2010); OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OF 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

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN; FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, LOT 3/BLOCK 14 AND LOT 9/BLOCK 15, SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT

AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE
PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE
PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARMENT AND THE SAN

FIRE:
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 PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS
TO SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS 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

THE SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2604086) 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 OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE: NO TREES OR UNDERSTORY

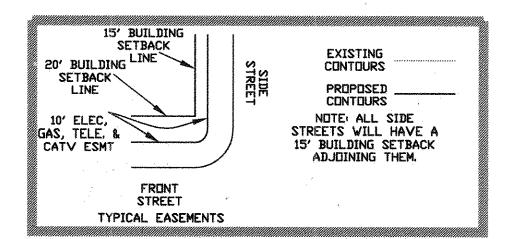
TAY.

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND LEVEL OF 585 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 565 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN COMFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUEL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV ISIARE REQUIRED FOR SUCH LOT(S) ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING

LAND-PLAT-19-11800157 REPLAT & SUBDIVISION PLAT ESTABLISHING LAMM ROAD SUBDIVISION P.U.D. BEING 16.44 ACRES, ESTABLISHING LOT 999 BLOCK 1 STREET LOT; BLOCK 11 (LOTS 1, 2, AND 3); BLOCK 16 (LOTS 1, 2, AND 3); BLOCK 13 (LOTS 1, 2, AND 3, AND 904); BLOCK 14 (LOT LOTS 1, 2, 3, AND 902); BLOCK 15 (LOTS 1 - 9, 903 AND 905); CB 4010; PREVIOUSLY PLATTED AS LOTS 3 & 4, BLOCK 1, CB 4010 OF THE LAMM COMMONS SUBDIVISION RECORDED IN VOLUME 9658, PAGES 150-151 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. SCALE: 1" = 100" 100 200 STATE OF TEXAS COUNTY OF BEXAF 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: MR. GARRY POWLES \$MARTCHOICE BUILDERS, LLC /702 RICHLAND HILLS #760248 SAN ANTONIO, TX 78245 (210)909-9700 / (210)514-8519 STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Garry Powies 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 peres six previous 29.5 Motors #7 1315111 THIS PLAT OF <u>LAMM ROAD SUBDIVISION PUD</u> 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 SATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCE(S) HAVE BEEN GRANTED DATED THIS _____ DAY OF ___

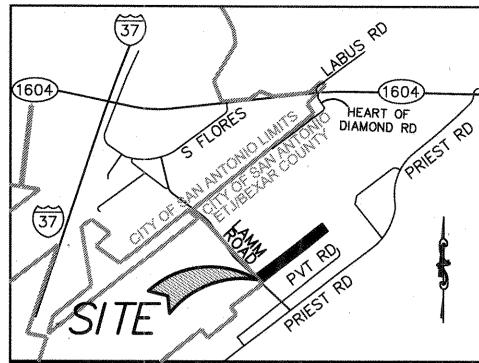
SECRETARY THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY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

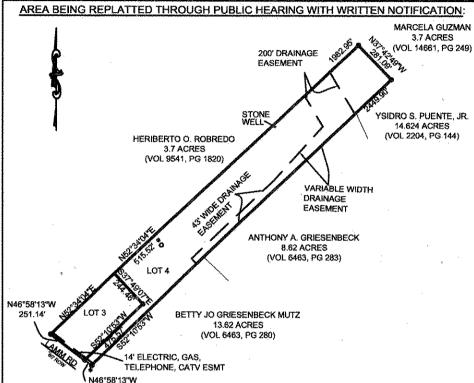
COUNTY CLERK, BEXAR COUNTY, TEXAS



TYPICAL EASEMENTS AND CONTOURS

SHEET 1 OF 2 DATE: MAY 5, 2021





SCALE = 1" = 500 16.44 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 3 & 4, BLOCK 1, C.B. 4010 OF THE LAMM COMMONS SUBDIVISION RECORDED IN VOLUME 9658, PAGES 150-151, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

EASEMENTS BEING REPLATTED: 14' ELECTRIC, GAS, TELEPHONE, CATV EASEMENT ALONG FRONTAGE OF LAMM ROAD, 43' WIDE DRAINAGE EASEMENT, VARIABLE WIDTH DRAINAGE EASEMENT, AND 200' DRAINAGE EASEMENT.

LEGEND

AC = ACRE(S) BLK = BLOCK BSL = BUILDING SETBACK LINE CB = COUNTY BLOCK **€** = CENTER LINE

• PROPERTY CORNER ESMT = EASEMENT VOL = VOLUME PG = PAGE(S) ROW = RIGHT-OF-WAY *000~= CONTOUR ELEVATION ELEC = ELECTRIC

OPR = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TX. ELEC, GAS, TELE. & CATV ESMN'T = ELECTRIC, GAS, TELEPHONE, CABLE AND TELEVISION EASEMENT

PUD = PLANNED UNIT DEVELOPMEN

STEPHEN GERARD CO

EPHEN G. COOM

5293

90

63139 WENDER

STATE OF TEXAS COUNTY OF BEXAR

CV = CLEAR VISION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LAMM COMMONS SURDIVISION PLAT #120306 WHICH IS RECORDED IN VOLUME 9658, PAGE(S) 150-151, BEXAR COUNTY PLAT AND DEED RECORDS. 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 THE REPLAT DOES NOT

t: MR. GARRY POWLES SMARTCHOICE BUILDERS, LLC SAN ANTONIO, TX 78245

STATE OF TEXAS COUNTY OF EXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE OF MON. A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 03 29 2022

COURTNEY LAFUENTE Notary Public, State of Texas Comm Sapires 03-29-2022 Motary ID 131511185

STATE OF TEXAS COUNTY OF BEXAR

STEDE TEN 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.

ICENSED PROFESSIONAL ENGINEER NO. 83139

STATE OF TEXAS

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIM STANDARDS SETTFORTH BY THE TEXAS BOARD OF PROFESSIONAL L SURVEYING ACCORDING TO AN AGELIAL SURVEY MADE ON THE GRO

TEPHEN G. COOK GISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

CPS/SAWS/COSA/UTILITY NOTE:

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS 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 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. NFRASTRUCTURE 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 TO 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

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 ALTERATION.

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

4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN

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

SAWS IMPACT FEE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID

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

BUILDING SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOTE SUBJECT TO

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999 BLOCK 1(STREET

AND 300 BLOCK 1(OTS 1.2.3. AND 300) AND 300 BLOCK 1(OTS 1.2.3. AND 300) AND LOT); BLOCK 11 (LOTS 1, 2, AND 3); BLOCK 16 (LOTS 1, 2, AND 3); BLOCK 13 (LOTS 1, 2, 3 AND 904); BLOCK 14 (LOTS 1, 2, 3, AND 902), AND BLOCK 15 (LOTS 1 - 9, AND 903 AND 905); CB 4010; DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS

DRAINAGE EASEMENT ENCROACHMENTS - APPENDIX H. & A.1.III.A.7;
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAY. 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 DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGAL INSTRUMENT: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

FLOOD VERIFICATION: THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1 % ANNUAL CHANCE (100-YEAR) THE DRAINAGE EASEMENTS WERE DELINEATED 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 (4803900735F, EFFECTIVE 09/29/2010); OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OF 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 FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANOTHIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, LOT 3/BLOCK 14 AND LOT 9/BLOCK 15, SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION, CONTACT

RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

<u>CLEAR VISION:</u> CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY D TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PRIVATE STREET DESIGNATION:
POWLES DRIVE, FURNISH WAY, AND POWLES BEND, LOT 999, BLOCK 1, CB 4010 ARE PRIVATE STREETS AND ARE DESIGNATED AS

UNDERGROUND AND SERVICE FACILITIES EASEMENOST FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE,

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARMENT AND THE SAN

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 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.

TREES:
THE SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2604086) 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 OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE
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FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTOR'S SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND LEVEL OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 565 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN COMFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUEL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV ISIARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING.

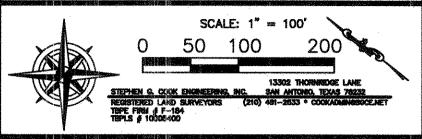
1	LINE TABLE				
	LINE	LENGTH	BEARING		
	L1	4.68′	N18*04'55"W		
-	L2	41.60′	S80°22'44"W		
	L3	5.00′	N75*27′04″W		
	L4	35,42′	N07*17′11 ′ E		

			CURVE	TABLE	
CURVE	LENGTH	RADIUS	CHORD	CHURD BEARING	DELTA ANGLE
C1	16.08'	15.00′	15.32′	N21°28'47"E	61°24′28 ″
CS	16.08'	15.00′	15.32'	S82*53'15"W	61°24′28″
C3	290.68	55.00′	52.64'	N37*48'59"W	302°48′57 ′
C4	33.13′	21.00′	29.80′	S82°37′27″E	90°23′03″
C5	32.85'	21.00′	29.60'	N07*22'33'W	89°36′57 ″
C6	33.13'	21.00′	29.80'	S82*37'27"E	90*23'03"
C7	32.85'	21.00′	29.60'	N07*22'33"E	89°36′57 ″
C8	33.13'	21.00′	29.80'	N82*37'27"W	90*23'03"
C9 .	32,85′	21.00'	29.60'	S07*22'33"W	89°36′57″
C10	28.60'	26.00'	27.18′	\$15°27′28°E	63°01′30″
C11	24,80'	26.00'	23.87'	S82*52'28'E	54°39′29 ′

LAND-PLAT-19-11800157

REPLAT & SUBDIVISION PLAT ESTABLISHING LAMM ROAD SUBDIVISION P.U.D.

BEING 16.44 ACRES, ESTABLISHING LOT 999 BLOCK 1 STREET LOT; BLOCK 11 (LOTS 1, 2, AND 3); BLOCK 16 (LOTS 1, 2, AND 3); BLOCK 13 (LOTS 1, 2, AND 3, AND 904); BLOCK 14 (LOT LOTS 1, 2, 3, AND 902); BLOCK 15 (LOTS 1 - 9, 903 AND 905); CB 4010; PREVIOUSLY PLATTED AS LOTS 3 & 4, BLOCK 1, CB 4010 OF THE LAMM COMMONS SUBDIVISION RECORDED IN VOLUME 9658, PAGES 150-151 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS

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, NATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE IND CONSIDERATION THEREIN EXPRESSED

WNERDEVELOPER: MR. GARRY POWLES SMARTCHOICE BUILDERS, LLC 702 RICHLAND HILLS #760248 SAN ANTONIO, TX 78245 (210)909-9700 / (210)514-8519

STATE OF TEXAS COUNTY OF BEXAR

DATED THIS

BEFORE ME: THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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



THIS PLAT OF <u>LAMM ROAD SUBDIVISION PUD</u> 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 SATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE DMINISTRATIVE EXCEPTIONS AND/OR VARIANCE(S) HAVE BEEN GRANTED

CHAIRMAN

SECRETARY

DAY OF

HE 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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSION

DATED _____ DAY OF ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT VIEW #2

UNPLATTED DAVID GARCIA MARTINEZ

CB 4010, P-60 (2.054 ACRES); P-60A (1.524 ACRES); P-100

(.122 ACRES), ABS 2

X=2162327.1394 (VOLUME 18460, PAGE 1812) Y=13623819.2241 O.P.R., BEXAR COUNTY, TEXAS

-494 -

5 B.S.L.

112.63' 5' B.S.L.

MATCHLINEA

N37"25"56"W 91.76"

5 B.S.V.)

N37'25'56"W

N37'25'56"W

RELL & MISTY AND P-59G (0.9 D.P.R., BEXAR

SHEET 2 OF 2 DATE: MAY 5, 2021

SHEET 1 OF 2