

NOTES:

1.

DATE OF PLAT PREPARATION: _____
2.

THIS PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF COMAL COUNTY.
3.

THIS PROPERTY WILL BE SERVED BY SAN ANTONIO WATER SYSTEM FOR WATER SERVICES.
4.

THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
5.

THIS PROPERTY DOES LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
6.

COMAL COUNTY REQUIRES A MINIMUM 25 FT. BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
7.

THIS PROPERTY DOES NOT LINE WITH IN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. _____, EFFECTIVE DATE _____, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8.

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ECT.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
9.

9.48

 ACRES,

7,076.83

 FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY.
10.

13

 LOTS, BEING

59.76

 ACRES.
11.

A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
12.

LOT _____ SHALL SERVE AS INGRESS AND EGRESS FOR THE PROPERTY OWNERS WITHIN THIS SUBDIVISION.
13.

LOT(S) _____ SHALL BE MAINTAINED BY _____.
14.

NO HABITABLE STRUCTURES OR SEWERAGE FACILITIES SHALL BE PERMITTED ON LOT(S) _____.
15.

LOT(S) _____ WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RE-SUBDIVISION IN COMAL COUNTY, TEXAS, AND THE SUBDIVISION OF THIS LOT/THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR FOR ANY OTHER PURPOSE WILL NOT COMPLY WITH CURRENT COMAL COUNTY SUBDIVISION REQUIREMENTS.
16.

LIENHOLDER:

NAME: _____
ADDRESS: _____
DEED OF TRUST (OR WARRANTY DEED W/ VENDOR'S LIEN, ECT.) DOCUMENT # _____,
COMAL COUNTY OFFICIAL PUBLIC RECORDS
LIENHOLDER ACKNOWLEDGMENT DOCUMENT # _____, COMAL COUNTY OFFICIAL PUBLIC
RECORDS (ENTER DOC. # AT TIME OF PLAT RECORDING.)
17.

A WATER POLLUTION ABATEMENT PLAN (WPAP) HAS BEEN CREATED FOR THIS PLAT. SEE WPAP LETTER(S) OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RECORDED IN DOCUMENT # _____, COMAL COUNTY OFFICIAL PUBLIC RECORDS. LOT OWNERS SHOULD REFER TO THE WPAP ON FILE AT THE COMAL COUNTY ENGINEER'S OFFICE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

PUBLIC UTILITY NOTES:

1.

IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
- THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREA(S):

ELECTRIC: CPS
TELEPHONE: AT&T / SPECTRUM
WATER: SAWS
SEWER: NONE
2.

CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS THE ELECTRIC SERVICE PROVIDER FOR THE PLATTED PROPERTY AND MAY BE CONTACTED AT 210-353-2000 FOR FURTHER ASSISTANCE.
3.

MAINTENANCE OF DEDICATED PUBLIC UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF A PUBLIC UTILITY EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE PUBLIC UTILITY EASEMENT, AND MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE PUBLIC UTILITY EASEMENT TO PUBLIC UTILITY PROVIDERS. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE PUBLIC UTILITY PROVIDERS TO UTILIZE THE PUBLIC UTILITY EASEMENT, OR ANY PART OF IT.
4.

PUBLIC UTILITY PROVIDERS WILL POSSESS A 5 FOOT WIDE PUBLIC UTILITY SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS SERVICE EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF THE BUILDING STRUCTURE AND SERVICE.
5.

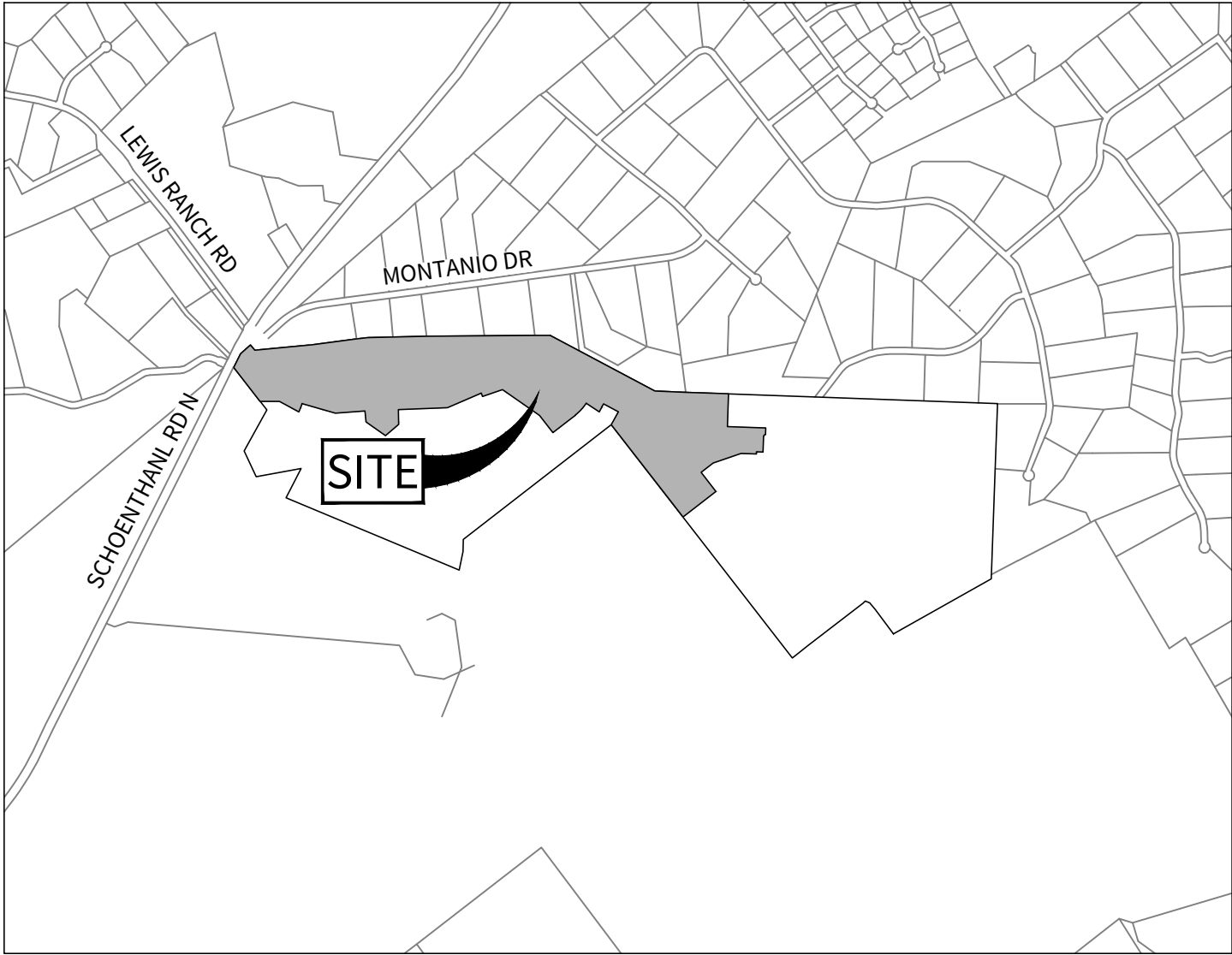
PUBLIC UTILITY PROVIDERS SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD, AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
6.

DO NOT COMBINE ANY NEW PUBLIC UTILITY EASEMENTS (PUE) WITH DRAINAGE EASEMENTS OR MAKE CHANGES IN GRADE WITHIN PUBLIC UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM THE PUBLIC UTILITY PROVIDERS.

SUBDIVISION PLAT ESTABLISHING
CONTESSA - UNIT 1

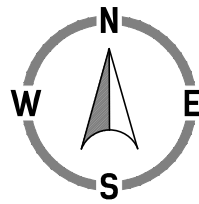
69.16 ACRES OF LAND LOCATED IN THE C. ARTIZ SURVEY NO. 318, A-10, W. TONNE SURVEY NO. 613, A-623, J. THOMPSON SURVEY NO. 755, A-611 AND THE S.A. & M.G.R.R. CO.. SURVEY 497 ½, A-578, COMAL COUNTY, TEXAS AND BEING OUT OF A CALLED 249.7 ACRES OF LAND AS DESCRIBED IN DOCUMENT 201706004645, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

13 RESIDENTIAL LOTS (59.76 Ac.) /
7,076.83 LF.OF NEW STREET (9.48 Ac.)

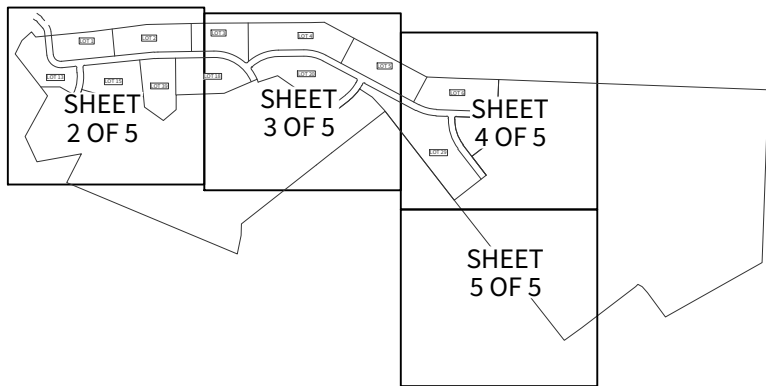


LOCATION MAP

N.T.S.



KEYMAP



STATE OF TEXAS
COUNTY OF COMAL

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.

M.W. CUDE ENGINEERS, L.L.C.
ANDREW LOWRY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 123410

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 2025.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS: THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/ DEVELOPER	BY: _____
MERITAGE HOMES OF TEXAS, L.L.C.	NAME: _____
2722 WEST BITTERS ROAD, SUITE 200	TITLE: _____
SAN ANTONIO, TX 78231	
PHONE: (210) 402-6045	
FAX: (210) 402-7397	
CONTACT PERSON: BRIAN OTTO	

STATE OF TEXAS
COUNTY OF COMAL

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 OF WRITING, AND ACKNOWLEDGED TO ME THAT THEY 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 THE _____ DAY OF _____, A.D., 2025.

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2025.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

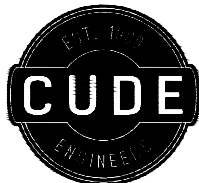
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____, 20____. DATED THIS _____ DAY OF _____, A.D., _____.

BY: _____

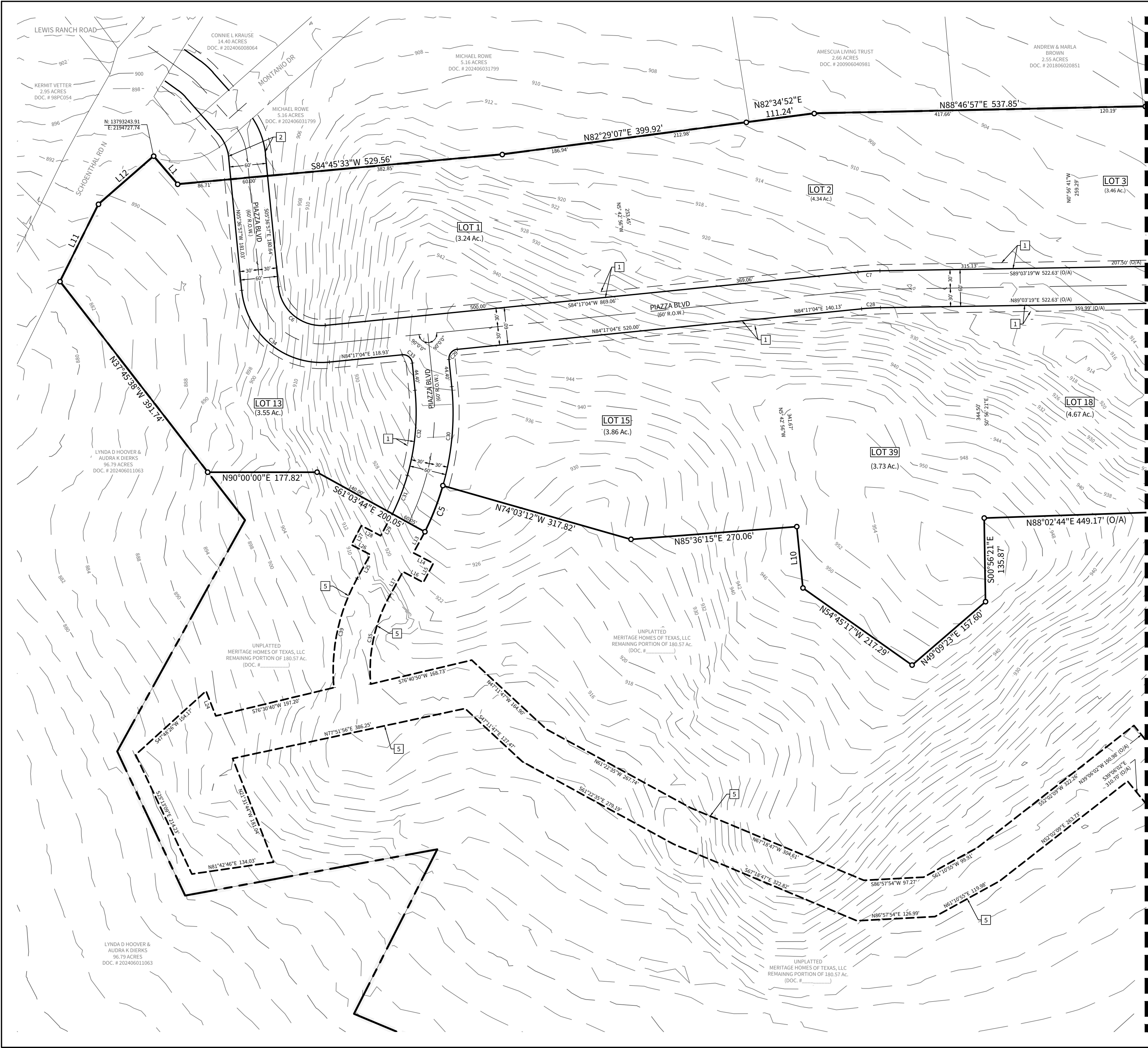
COUNTY JUDGE

ATTEST: _____

COUNTY CLERK - DEPUTY



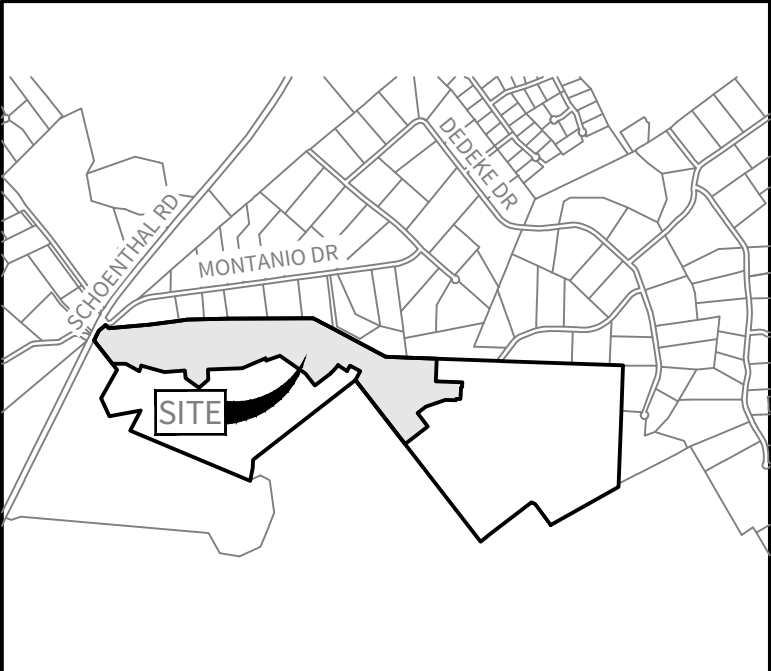
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TBPE FIRM #455
[MWC: ANDREW LOWRY, P.E.]
PROJECT # 04343.002



**SUBDIVISION PLAT
ESTABLISHING
CONTESSA - UNIT 1**

**13 RESIDENTIAL LOTS (59.76 Ac.) /
7,076.83 LF. OF NEW STREET (9.48 Ac.)**

69.16 ACRES OF LAND LOCATED IN THE C. ARTIZ SURVEY NO. 318, A-10, W.
TONNE SURVEY NO. 613, A-623, J. THOMPSON SURVEY NO. 755, A-611 AND
THE S.A. & M.G.R.R. CO.. SURVEY 497 ½, A-578, COMAL COUNTY, TEXAS AND
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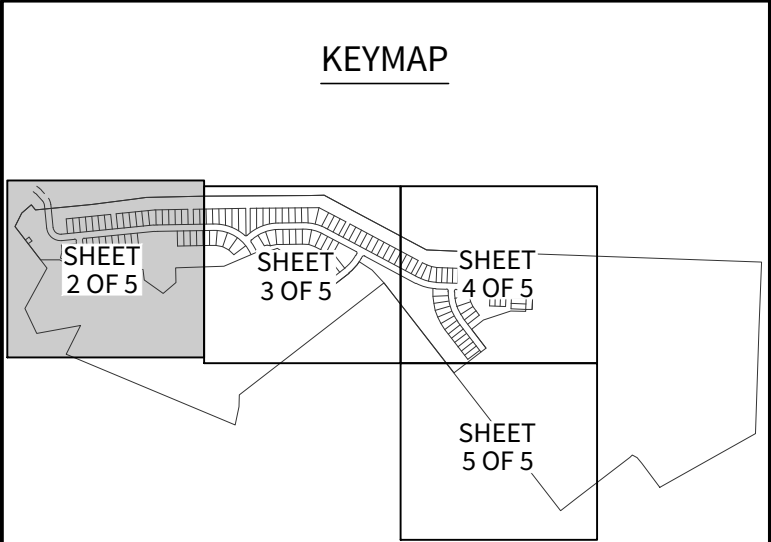


LOCATION MAP
N.T.S.

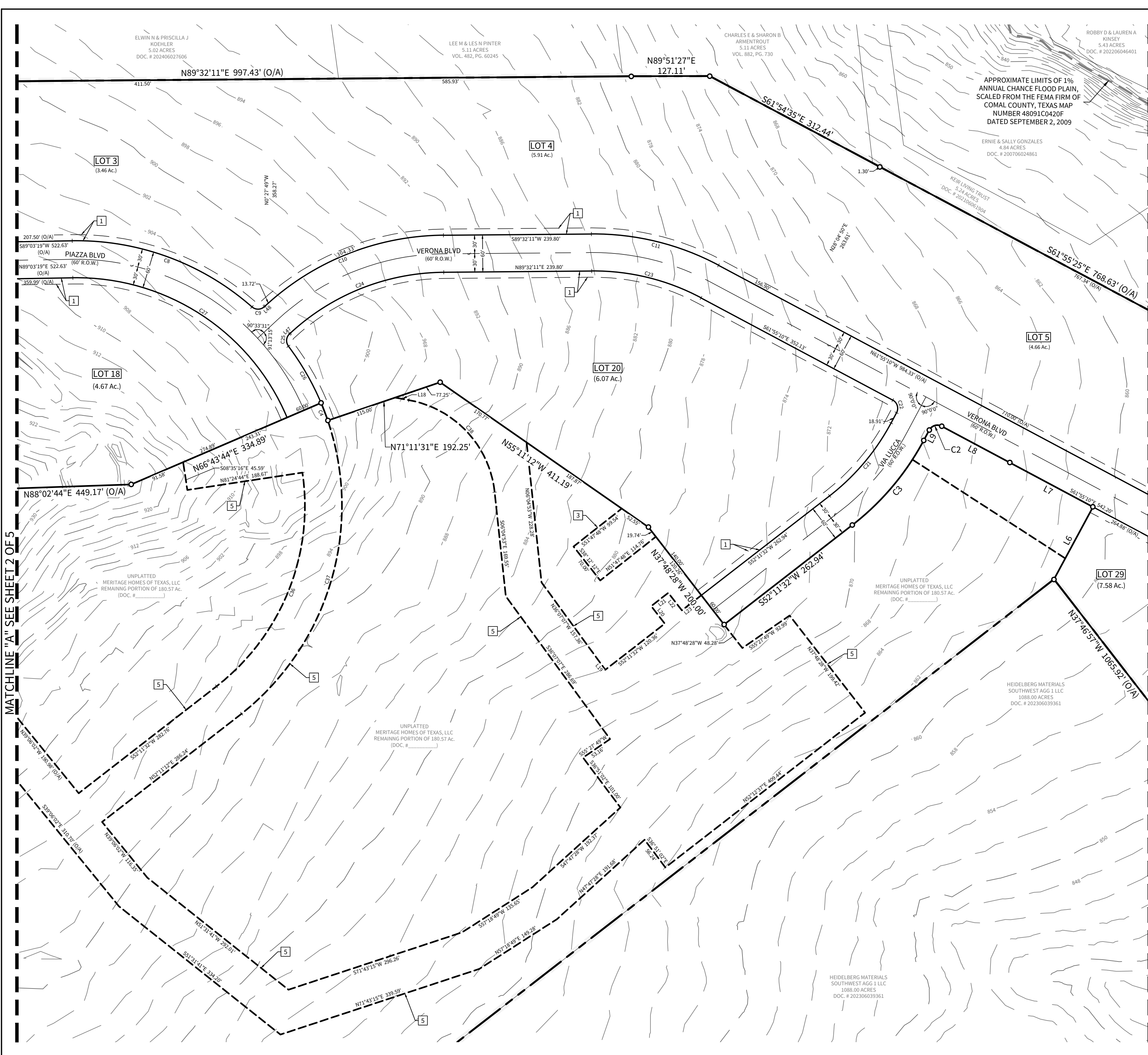
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[MWC: ANDREW LOWRY, P.E.]
PROJECT # 04545.002

LEGEND

Ac.	= ACRES	---	= STREET CENTERLINE
B.S.L.	= BUILDING SETBACK LINE	---	= BUILDING SETBACK LINE
C1	= CURVE NUMBER	---	= EXISTING GROUND MAJOR CONTOUR
C.B.	= COUNTY BLOCK	---	= EXISTING GROUND MINOR CONTOUR
C.P.S.	= CITY PUBLIC SERVICE	---	= EXISTING PROPERTY LINE
C.V.E.	= CLEAR VISION EASEMENT	---	= RECORDED INFORMATION
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION	()	
ESMT.	= EASEMENT	1	= 10' E.G.T.CA. EASEMENT
L1	= LINE NUMBER	2	= 60' R.O.W. DEDICATION
NAD	= NORTH AMERICAN DATUM	3	
MIN	= MINIMUM	4	= VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED FUTURE R.O.W. OR LOT
N.T.S.	= NOT TO SCALE	5	
O/A	= OVERALL		
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS		
PG.	= PAGE		
PGS.	= PAGES		
R.O.W.	= RIGHT-OF-WAY		
VAR.	= VARIABLE		
V.N.A.E.	= VEHICULAR NON ACCESS ESMT		
VOL.	= VOLUME		
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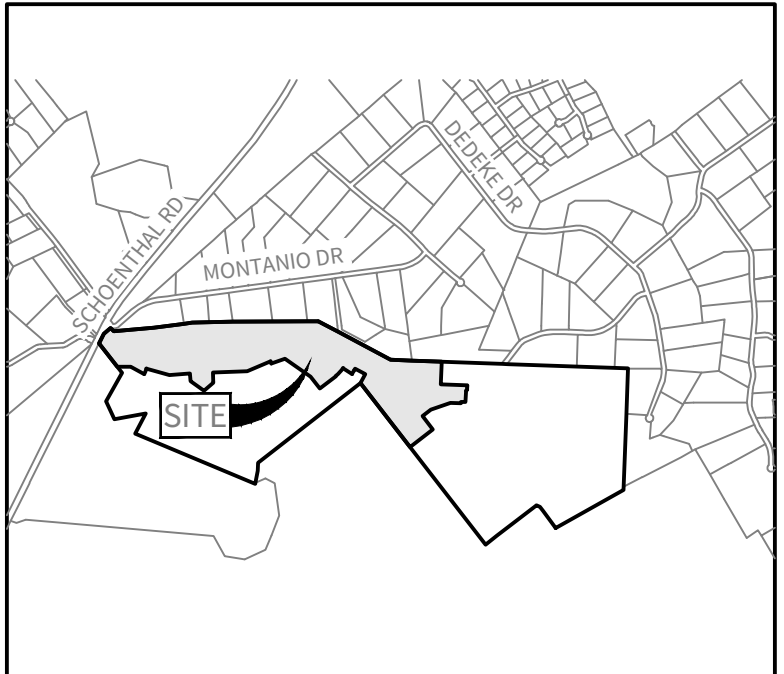
MATCHLINE "A" SEE SHEET 2 OF 5



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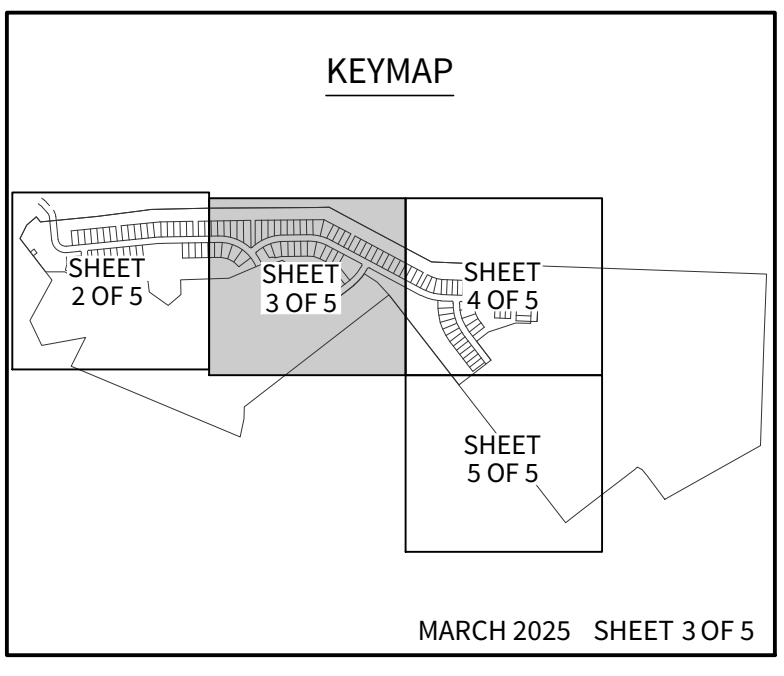
LOCATION MAP
N.T.S.

SCALE: 1"=100'

CUDE
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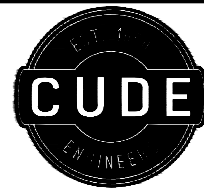
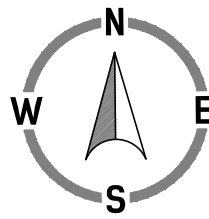
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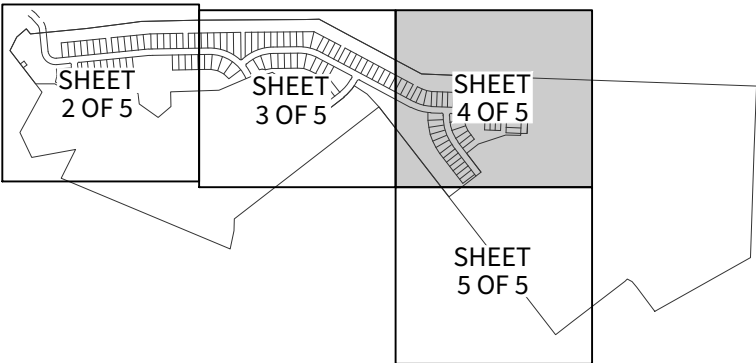


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KEYMAP



MARCH 2025 SHEET 4 OF 5

MATCHLINE "B" SEE SHEET 3 OF 5

MATCHLINE "C" SEE SHEET 5 OF 5

MATCHLINE "C" SEE SHEET 4 OF 5

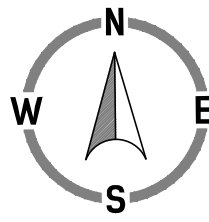
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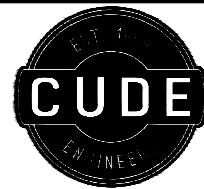
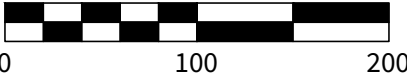
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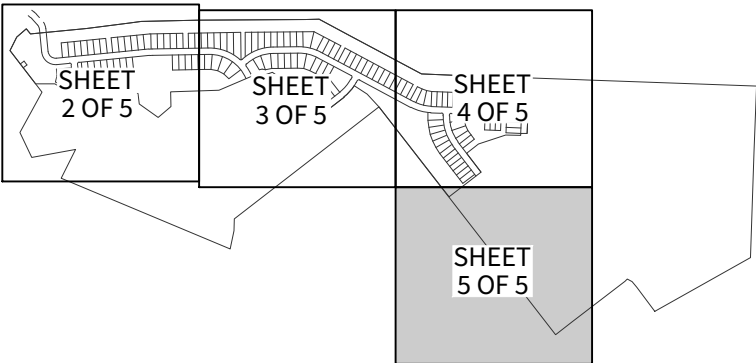


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[MWC: ANDREW LOWRY, P.E.]
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R.O.W.	= RIGHT-OF-WAY		
VAR.	= VARIABLE		
V.A.A.E.	= VEHICULAR NON ACCESS ESMT		
VOL.	= VOLUME		
WAT.	= WATER		
WID.	= WIDTH		

KEYMAP



MARCH 2025 SHEET 5 OF 5

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	90°00'00"	15.00'	23.56'	21.21'	N47°05'20"E
C2	15.00'	90°00'00"	15.00'	23.56'	21.21'	N73°04'50"E
C3	430.00'	24°06'42"	91.84'	180.96'	179.62'	N40°08'11"E
C4	430.00'	4°04'22"	15.29'	30.57'	30.56'	S20°50'40"E
C5	430.00'	10°44'11"	40.41'	80.58'	80.46'	S21°18'53"W
C6	70.00'	90°05'59"	70.12'	110.08'	99.08'	S50°39'56"E
C7	430.00'	4°46'15"	17.91'	35.80'	35.79'	S86°40'11"W
C8	430.00'	42°17'57"	166.35'	317.45'	310.29'	N69°47'43"W
C9	15.00'	84°25'23"	13.61'	22.10'	20.16'	N89°08'34"E
C10	430.00'	42°22'42"	166.69'	318.05'	310.84'	S68°20'50"W
C11	430.00'	28°32'39"	109.38'	214.22'	212.01'	N76°11'30"W
C12	370.00'	25°59'29"	85.39'	167.85'	166.41'	S74°54'55"E
C13	15.00'	90°00'00"	15.00'	23.56'	21.21'	N42°54'40"W
C14	15.00'	90°00'00"	15.00'	23.56'	21.21'	S47°05'20"W
C15	370.00'	39°52'17"	134.20'	257.48'	252.32'	S17°50'49"E
C16	430.00'	39°52'17"	155.96'	299.23'	293.23'	S17°50'49"E
C17	15.00'	90°00'00"	15.00'	23.56'	21.21'	N42°54'40"W
C18	430.00'	25°59'29"	99.24'	195.06'	193.40'	S74°54'55"E
C21	370.00'	24°06'42"	79.02'	155.71'	154.56'	N40°08'11"E
C22	15.00'	90°00'00"	15.00'	23.56'	21.21'	N16°55'10"W
C23	370.00'	28°32'39"	94.12'	184.33'	182.43'	N76°11'30"W
C24	370.00'	42°22'42"	143.43'	273.67'	267.47'	S68°20'50"W
C25	15.00'	84°11'46"	13.55'	22.04'	20.11'	S05°03'36"W
C26	430.00'	14°09'26"	53.40'	106.25'	105.98'	N29°57'34"W
C27	370.00'	68°07'38"	250.17'	439.95'	414.48'	N56°52'52"W
C28	370.00'	4°46'15"	15.41'	30.81'	30.80'	S86°40'11"W
C29	15.00'	90°00'00"	15.00'	23.56'	21.21'	S39°17'04"W
C30	430.00'	21°39'44"	82.27'	162.57'	161.61'	N05°06'56"E
C31	370.00'	10°22'13"	33.58'	66.97'	66.88'	N21°07'54"E
C32	370.00'	21°39'44"	70.79'	139.89'	139.06'	N05°06'56"E
C33	15.00'	90°00'00"	15.00'	23.56'	21.21'	N50°42'56"W
C34	130.00'	90°05'59"	130.23'	204.43'	184.01'	S50°39'56"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°31'52"E	60.01'
L2	N02°05'20"E	60.00'
L3	N02°05'20"E	145.00'
L4	N87°54'40"W	60.00'
L5	S02°05'20"W	20.00'
L6	S28°04'50"W	133.54'
L7	N61°55'10"W	152.32'
L8	N61°55'10"W	125.00'
L9	S28°04'50"W	18.91'
L10	S05°42'56"E	100.09'
L11	S26°27'43"W	140.18'
L12	S48°55'24"W	119.01'
L13	N28°27'18"E	38.95'
L14	N62°23'54"W	36.58'
L15	N27°36'06"E	35.00'
L16	S62°23'54"E	37.39'
L17	N28°56'16"E	46.04'
L18	S79°52'01"E	22.82'
L19	N41°25'21"W	18.02'
L20	S37°48'28"E	36.00'
L21	S52°11'32"W	35.00'
L22	N37°48'28"W	36.00'
L23	S52°11'32"W	40.00'
L24	N21°31'44"W	43.50'

LINE TABLE		
LINE	BEARING	LENGTH
L25	S28°56'16"W	44.64'
L26	S62°23'54"E	34.59'
L27	S27°36'06"W	35.00'
L28	N62°23'54"W	35.40'
L29	S28°24'24"W	40.35'
L30	N37°46'57"W	40.00'
L31	S52°13'03"W	36.00'
L32	N37°46'57"W	35.00'
L33	S37°46'57"E	35.00'
L34	S52°13'03"W	36.00'
L35	S37°46'57"E	40.00'
L36	N02°05'20"E	40.00'
L37	N87°54'40"W	36.00'
L38	N02°05'20"E	35.00'
L39	S02°05'20"W	35.00'
L40	N87°54'40"W	36.00'
L41	N02°05'20"E	20.00'
L42	N87°54'40"W	50.00'
L43	N02°05'20"E	60.00'
L44	S87°54'40"E	50.00'
L45	S02°05'20"W	8.67'
L46	N02°05'20"E	8.67'
L47	N47°09'29"E	1.76'
L48	N47°09'29"E	1.76'

APPROXIMATE LIMITS OF 1%
ANNUAL CHANCE FLOOD PLAIN,
SCALED FROM THE FEMA FIRM OF
COMAL COUNTY, TEXAS MAP
NUMBER 48091C0420F
DATED SEPTEMBER 2, 2009