AC ACRE(S) VOL BLK BLOCK ROW RIGHT-OF-WAY BSL BUILDING SETBACK LINE VAR WID CB COUNTY BLOCK DR DEED RECORDS OF GETCTV GAS, ELECTRIC, TELEPHONE BEXAR COUNTY, TEXAS DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) OPR OFFICIAL PUBLIC RECORDS

Ο (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF 0 BEXAR COUNTY, TEXAS INT DOC DOCUMENT

PR PLAT RECORDS OF BEXAR COUNTY, TEXAS -1140 — EXISTING CONTOURS

ESMT EASEMENT -1140 — PROPOSED CONTOURS CENTERLINE

KEYNOTES 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

PAGE(S)

VARIABLE WIDTH

AND CABLE TELEVISION

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

EASEMENT POINT OF

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

VARIABLE WIDTH
GAS, ELECTRIC, TELEPHONE &

(DOC #20230108608, O.P.R.)

4 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

20' BUILDING SETBACK LINE (DOC #20240069541, P.R.)

6 VARIABLE WIDTH GETCTV, SEWER, WATER & PRIVATE

(DOC #20240069541, P.R.)

VARIABLE WIDTH DRAINAGE EASEMENT (8.608 AC)

(DOC #20240069541 P.B.)

DRAINAGE EASEMENT (2.831 AC)

(VOL 9663, PGS 104-107, D.P.R.)

CABLE TV EASEMENT

20' PERMANENT WATER EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9663, PGS 104-107, D.P.R.)

(0.029 AC OFF-LOT)

INTERSECTION

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 13' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 15' FRONT BUILDING SETBACK

12 10' SIDE BUILDING SETBACK

13 10' WATER EASEMENT

50'x60' CONSTRUCTION EASEMENT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.068 AC OFF-LOT) 50'x50' CONSTRUCTION EASEMENT.

TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. AND PLATTED GETCTV EASEMENT (0.057 AC OFF-LOT) VARIABLE WIDTH TEMPORARY

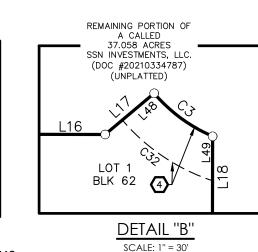
WATER EASEMENT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W (0.264 AC OFF-LOT)

VARIABLE WIDTH PERMANENT WATER EASEMENT (0.043 AC

(18) 5' SAWS WATER EASEMENT

3

7-(12)



(SEE THIS SHEET)

TYPICAL LOT EASEMENTS & SETBACKS **EXCEPT AS NOTED**

 $\sqrt{4}$

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. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

ELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY: SAWS IMPACT FEE: THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC, GAS, WATER, AND WASTEWATER WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON HIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHAN 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 BUILDING, STRUCTURE, 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

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 LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

DETAIL "A"

SCALE: 1" = 30'

(SEE THIS SHEET)

DETAIL "A'

S89°51'55"E

120.00'

S89°51/55"E

SEE THIS SHEET

SEE SHEET 2 OF 3

VARIABLE WIDT PRIVATE STREE

LOT 999

N: 13681306.58_

E: 2051782.24

SEE SHEET 3 OF 3 FOR LINE AND

CURVE TABLES

JURADO MARIA

PG. 380 O.P.R.)

JURADO MARIA

PG. 382 O.P.R.)

GLORIA F. GONZALEZ

(VOL. 13555, PG. 8212

0.P.R.)

DE LA LUZ (VOL. 13801

DE LA LUZ (VOL. 13801

DETAIL "C

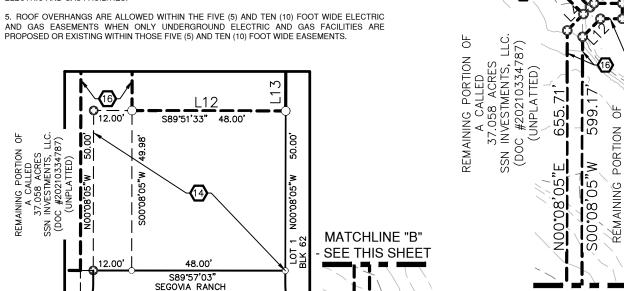
EGPT, LLC

(DOC. #20240027007)

HOLLINGSHEAD

MATERIALS, LLC

(DOC. #20230212932)-



MATCHLINE "B"

SEE THIS SHEET

4

_(4.28 AC)

48.00'

48

' 1076.64

48.00'

 0.01 ± 9.02

(VOL. 20001, PGS

108-110, P.R.)

OPEN SPACE

48.00' **/** 48.00' 48.00' 48.00' 48.00' 48.00'

REMAINING PORTION OF

A CALLED

37.058 ACRES

SSN INVESTMENTS, LLC

(DOC #20210334787)

(UNPLATTED)

54.61

-OPEN SPACE

(VOL. 20001, PGS.5

108-110, P.R.)

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

LUCKEY RANCH UNIT 19

108-110, P.R.)

60

(VOL. 20001, PGS.

48.00'

34.10' 48.00' 48.00' 48.00'

393.91

48.00

49

4

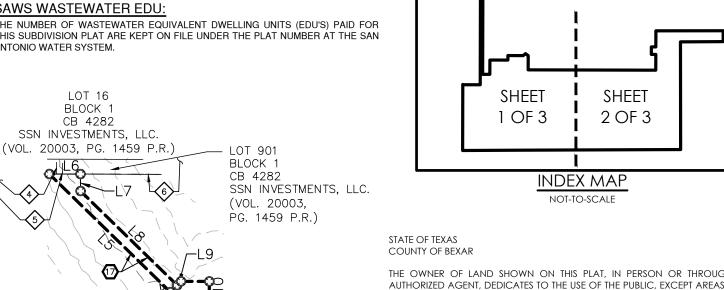
BLOCK 62

CB 4342

(1.086 AC

PERMEABLE)

PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. SAWS WASTEWATER EDU: 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.



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: SADIT NOORANI SSN INVESTMENTS, LLC 16107 KENSINGTON DR. #290 SUGARLAND, TX 77479

STATE OF TEXAS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

COUNTY OF BEXAR

4734 STREET (50' MIN)

| 37.12' | 37.00' | 35.00' | 35.00' | 35.00' | 35.00' | 35.00' | 35.00' | 35.00' | 35.00' | 36.00'

50.00'

MONTGOMERY FOREST LOT 999
BLOCK 60

====**(**0.39 AC

PERMEABLE)

50.00' BLOCK

45

∠-726~

CB 4342

50.00'

44

48.00

46

12

50.00

50.001

50.00

_42

SEE THIS SHEET

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SADIT NOORANI 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 , A.D. 20

PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

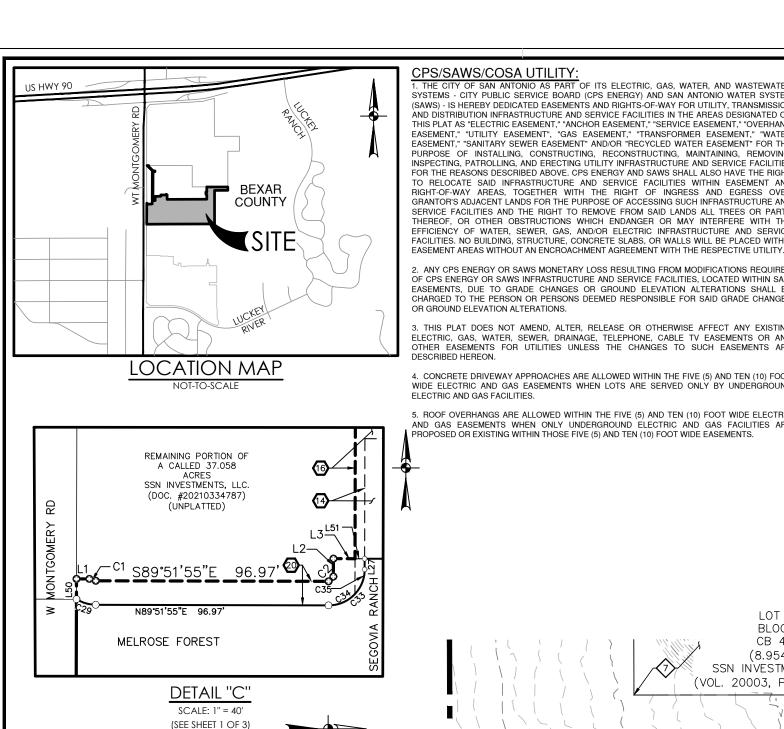
OFFICE, THIS _____ DAY OF___

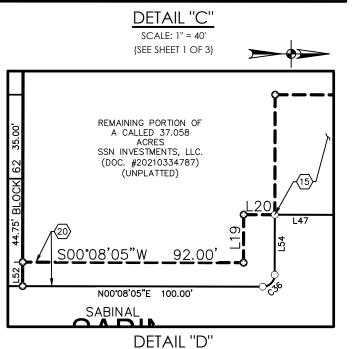
COUNTY CLERK, BEXAR COUNTY, TEXAS

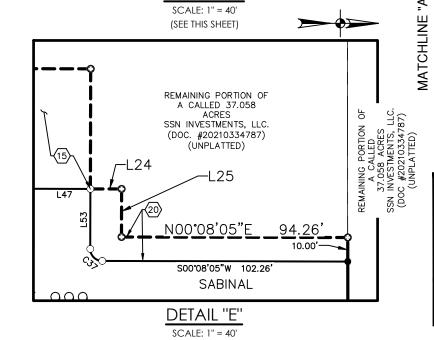
, DEPUTY

SHEET 1 OF 3 BY: __

, DEPUTY







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.

(SEE THIS SHEET)

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR AN LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGE EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" ANDOR "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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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.

SAWS WASTEWATER EDU:

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.

STATE OF TEXAS COUNTY OF BEXAR

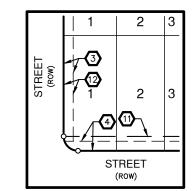
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SADIT NOORANI SSN INVESTMENTS, LLC 16107 KENSINGTON DR. #290 SUGARLAND, TX 77479

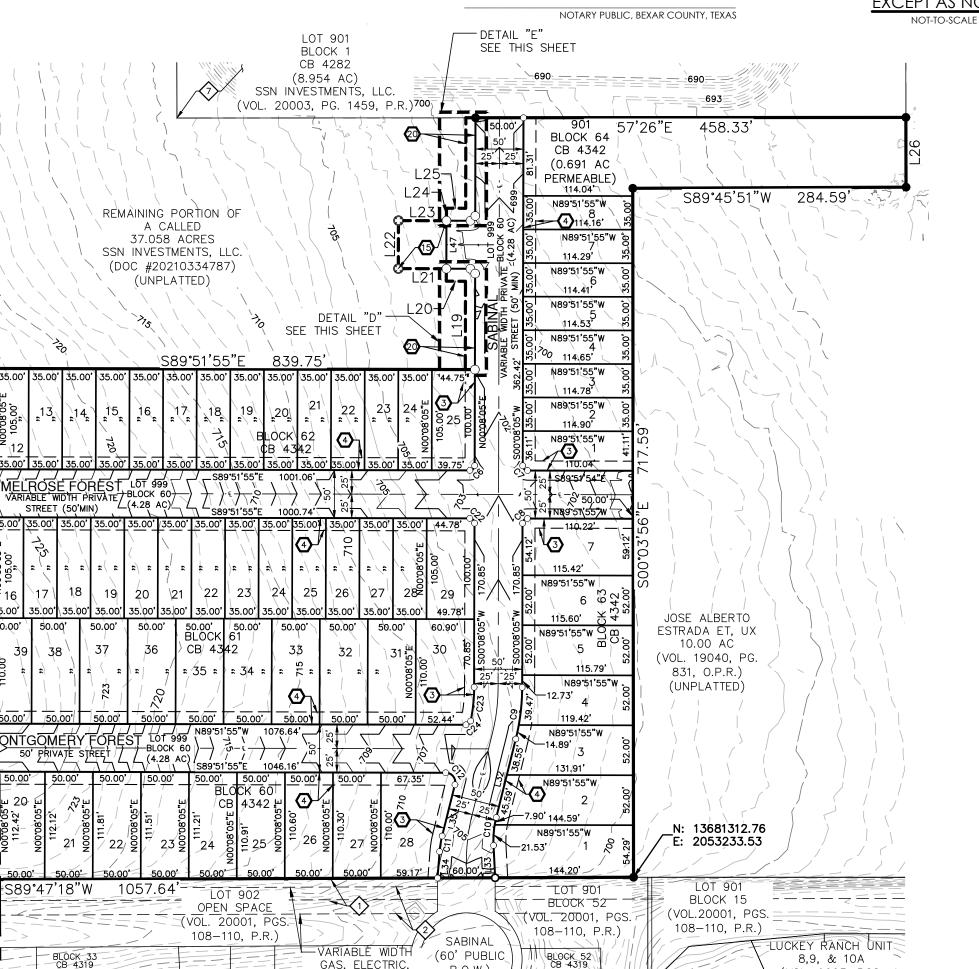
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SADIT NOORANI 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

SHEET SHEET 1 OF 3 2 OF 3 **INDEX MAP** NOT-TO-SCALE



TYPICAL LOT EASEMENTS & SETBACKS **EXCEPT AS NOTED**



R.O.W.)

GAS, ELECTRIC,

TV EASEMENT

(VOL. 9663, PGS.

2 1

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

104-107, D.P.R.)

___5__

LUCKEY RANCH UNIT 19

(VOL. 20001, PGS.

108-110, P.R.)

SEE SHEET 3 OF 3 FOR LINE AND

CURVE TABLES

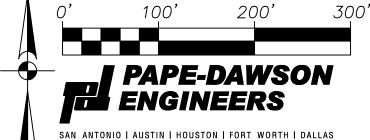
TELEPHONE & CABLE

PLAT NUMBER 24-11800426

SUBDIVISION PLAT OF MONTGOMERY VILLAGE

LOTS 1-51 BLOCK 61, LOTS 1-25 BLOCK 62, LOTS 1-7 BLOCK 63, LOTS 1-8, 901 BLOCK 64 OUT OF A 37.058 ACRE OR 1,614,252 SQUARE FEET, MORE OR LESS, TRACT OF LAND, BEING 12.983 ACRES, OUT OF THE REMAINING PORTION OF A CALLED 22.67 ACRES AND THE REMAINING PORTION OF A CALLED 43.84 ACRES, BOTH DESCRIBED IN DOCUMENT NO. 20210334787 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, ALSO BEING OUT THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT NO. 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800 DATE OF PREPARATION: March 25, 2025

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MR. PATRICK FLANAGIN ROSEHAVEN HOMES, LLC 4007 MCCULLOGH AVE., STE. 250 SAN ANTONIO, TX 78212

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

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MR. PATRICK FLANAGIN

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 ___ _ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SECRETARY

THIS PLAT OF MONTGOMERY VILLAGE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HERE BY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OF LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

BY:	
	CHAIRMAN

CERTIFICATE OF APPROVAL

UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRE OFFICER OF THE COMMISIONERS 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.

DATED THIS ______ DAY OF ______, A.D. <u>20</u>

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

l,	, COU	INTY CLER	OF BEXAR COUNTY, DO F	HEREBY
CERTIFY THAT THIS PLAT WAS	S FILED FOR REC	CORD IN M	Y OFFICE, ON THE	_ DAY
OF	A D 00	A T	AA AND DULY BECORD	ED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _

PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF___

COUNTY CLERK, BEXAR COUNTY, TEXAS

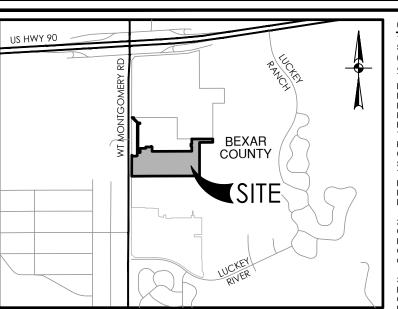
SHEET 2 OF 3 BY: _

8,9, & 10A

(VOL. 9663, PGS.

104-107, D.P.R.)

40



LOCATION MAP

CLEAR VISION:

CLEAR VISION AREAS 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.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38802662) 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 SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, BLOCK 60, CB 4342 AND LOT 901 BLOCK 64, CB 4342 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

RESIDENTIAL FINISHED FLOOR

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

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0530F EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

PUBLIC WORKS DETENTION & MAINTENANCE

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A

STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY FOR COMMERCIAL PROPERTIES WITHIN THE ETJ.

SURVEYOR'S NOTES:

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNITES NOTED OTHERWISE
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE, SCALE FACTOR OF 1.00017. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, 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 NTONIO PI ANNING COMMISSION

LIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR AN

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC

FLIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGE 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 BUILDING, STRUCTURE, 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

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 LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

FIRE PROTECTION ON THESE RESIDENTIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL

SETBACK

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR ANTONIO

STORM WATER DETENTION:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 1, CB 4282, SUBDIVISION UNIT HWY 90 & MONTGOMERY TRACT (ENCLAVE), RECORDED IN VOLUME <u>20003</u>, PAGE <u>1459</u> (PLAT#<u>23-11800112</u>).

PRIVATE STREET DESIGNATION

LOT 999, BLOCK 60, CB 4342, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

LINE TABLE

_INE # | BEARING | LENGTH

96.97

7.46'

9.00'

24.01

176.14

32.48

17.69'

140.53

5.70'

16.00'

22.74

26.46

95.55

120.00'

30.00'

101.67

20.00'

94.51

20.00'

13.00'

32**°**23'16"

90'00'00"

2613'00

3°48'51"

3°48'51'

90'00'00'

90'00'00'

90'00'00"

13°50'36"

16'51'38"

9°24'03"

103°50'36"

37'47'08'

163°02'23"

351515"

3°48'51'

3°48'51'

90.00,00,0

90'00'00'

3*49'27"

S89*51'55"E

N0°08'05"E

S89°51'55"E

N44*37'03"E

N45°43'44"W

S89°54'25"E

S0°08'12"E

S45°43'44"F

N44*37'03"E

S0'08'05"W

S89*51'55"E

644°37'03"W

N0°08'05"F

S89°51'55"E

N0°08'05"E

S89*51'54"E

N49**°**56'35"E

S0°08'05"W

S89*51'55"E

S0°08'05"W

5.00'

2.00'

50.00'

100.00'

100.00'

5.00'

5.00'

5.00'

225.00'

100.00'

100.00'

10.00'

30.00

50.00'

30.00'

80.00'

100.00'

15.00'

15.00'

100.00'

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

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.

SAWS WASTEWATER EDU:

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

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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

OPEN SPACE

LOT 900, BLOCK 60, CB 4342 AND LOT 901, BLOCK 64, CB 4342 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND AS DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS.

SAWS HIGH PRESSURE

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.

RESIDENTIAL FIRE FLOW:

LINE TABLE

LINE # | BEARING | LENGTH

N89*51'29"W

N0°08'05"E

S89*51'29"E

N0°08'05"E

S89**°**51'55**"**E

S0°04'48"E

N0*08'05"E

S89*57'03"E

S0°08'05"W

S89°51'55"E

S86'03'04"E

13*58'42"W

S2*52'56"E

S4°34'39"W

S13°58'42"W

S0*08'05"W

S3°40'45"E

S0°08'05"W

S89*51'55"E

N8618'38"E

50.00

50.00'

50.00

13.00

20.00

72.67

4.46

60.00

4.55'

2.28'

68.51

84.14

33.47

27.08

55.10

10.68

69.17

47.04

3.45

2.79

2.83

22.68

6.66

6.66

7.07

7.07

7.07

54.23'

29.32'

16.39'

15.74

19.43'

98.91'

18.17

5.32'

6.66

21.21

21.21

6.67

2.83

3.14

22.88

6.66'

6.66'

7.85

7.85'

7.85

54.36'

29.43'

16.41

18.12

19.78

142.28

18.46

5.33'

6.66'

23.56

23.56

6.67

L41

L42

L43

L44

L45

L47

L49

L50

L51

L52

L54

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

CURVE TABLE

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |

S73*40'17"E

N45°08'03"E

S53*39'01"E

N87°57'29"W

S87°57'29"E

N45*08'05"E

S44°51'55"E

S45°08'05"W

N7°03'23"E

S5'32'53"W

S9°16'40"W

N37°56'37"W

S71"14'31"W

S46*07'51"E

N17°45'43"E

N1°46'20"W

S1°46'20"E

N44°51'55"W

S45°08'05"W

N88°13'22"E

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

LINE TABLE

_INE # | BEARING | LENGTH

15.08

69.17

73.92

10.00'

32.43'

101.49

50.00

13.00'

13.88'

8.44

4.00'

10.00'

25.00'

25.00'

80.00'

5.00'

175.00

5.00'

25.00'

80.00'

100.00'

15.00'

15.00'

15.00'

15.00'

62.00'

15.00'

15.00'

15.00'

5.00'

CURVE TABLE

S8813'22"W

N44*51'55"W

N5°55'44"E

N50°55'44"E

S44°51'55"E

S2*02'31"W

N2°02'31"E

S73°48'36"W

S73°40'17"E

S44°51'55"E

N56°04'47"W

S45°08'05"W

N66'33'05"E

N21°33'05"E

N44°51'55"W

N45°08'05"E

5.34'

7.07

6.32

5.32

6.66'

8.43'

8.37

21.21

75.54

610.25

608.91

11.01'

7.07

7.07'

5.34

7.85

35.39'

6.84

39.27

5.33

6.66'

8.55

8.48

11.21

23.56

34.40'

23.56

12.35

11.21

7.85

7.85

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

3°49'27"

90'00'00"

11°35'17

78°24'43"

90'00'00'

3*48'51

3*48'51"

32°38'57"

32°23'16"

42°50'00"

90,00,00,

31°47'37"

90'00'00"

47°10'00'

42°50'00'

90,00,00,

5.00' 90'00'00"

N0°08'05"E

N3**°**56'56"E

N0°08'05"E

N89'37'07"E

N0°08'05"E

N0°08'05"E

S0*08'05"W

N0°09'19"E

S89°51'55"E

S89°51'55"E

N89*51'55"W

C21

C22

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

L55 S89°51'33"E 48.00'

L46 S89*51'55"E

L48 N49*56'35"E

L53 S89*51'55"F

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

SSN INVESTMENTS, LLC

16107 KENSINGTON DR. #290 SUGARLAND, TX 77479

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SADIT NOORANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE
THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS,
CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS , A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 24-11800426

SUBDIVISION PLAT OF **MONTGOMERY VILLAGE**

A 19.845 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-28, 900 BLOCK 60, LOTS 1-51 BLOCK 61, LOTS 1-25 BLOCK 62, LOTS 1-7 BLOCK 63, LOTS 1-8 901 BLOCK 64 OUT OF A 37.058 ACRE OR 1,614,252 SQUARE FEET, MORE OR LESS, TRACT OF LAND, BEING 12.983 ACRES, OUT OF THE REMAINING PORTION OF A CALLED 22.67 ACRES AND THE REMAINING PORTION OF A CALLED 43.84 ACRES, BOTH DESCRIBED IN DOCUMENT NO. 20210334787 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, ALSO BEING OUT THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT NO. 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800 DATE OF PREPARATION: March 25, 2025

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 ALI STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MR. PATRICK FLANAGIN

ROSEHAVEN HOMES, LLC 4007 MCCULLOGH AVE. STE 250 SAN ANTONIO TX 78212

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MR. PATRICK FLANAGIN 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 ___ DAY OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CHAIRMAN

THIS PLAT OF MONTGOMERY VILLAGE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS IS HERE BY 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.

ATED THIS	DAY OF	, A.D	

′ :	
"	SECRETARY

CERTIFICATE OF APPROVAL

UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDIN OFFICER OF THE COMMISIONERS 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.

DATED THIS .		DAY OF	, A.D.	20	
COUNTY JU	DGE, BEX	AR COUNT	Y, TEXAS		

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

CERTIFY THAT	THIS PLAT WAS F	ILED FOR RE	CORD IN	MY OFFICE, ON THE _	DA
OF		_, A.D. <u>20</u>	AT	M. AND DULY RE	CORDED THE

DAY OF DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _ PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS _____ DAY OF___

COUNTY CLERK, BEXAR COUNTY, TEXAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3	BY:	, DEPUTY