

LEGEND	
● 1/2" IRF	IRON ROD FOUND
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
● BDF	BRASS DISK FOUND
○ OPRBC	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PRBC	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT OF WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
CVE	CLEAR VISION EASEMENT
VOL.	VOLUME
PG.	PAGE(S)
C.B.	COUNTY BLOCK
ESMT	EASEMENT
IRFC	IRON ROD FOUND WITH CAP
⌚	ROAD CENTER LINE
COSA-ETJ	CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION
---	FEMA 100-YR FLOODPLAIN
---	UD-ATLAS FLOODPLAIN (ULTIMATE DEVELOPMENT)
---	COSA-ETJ (CITY OF SAN ANTONIO ETJ)
---	BEXAR COUNTY LINE
~890~	EXISTING CONTOURS
~900~	PROPOSED CONTOURS
1365.60	F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

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 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", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

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 KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663

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.

KARA J. HEASLEY  
LICENSED PROFESSIONAL ENGINEER NO. 92590

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Kimley-Horn and Associates, Inc.  
All rights reserved

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, BLOCK 54 AND LOT 900 BLOCK 57 CB 4680, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

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

RESIDENTIAL 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 BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- THIS DRAWING SHOWS EXISTING SPOT ELEVATIONS AND CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.
- ALL LOT CORNERS WILL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES.

LEGEND	
10' GETCTV	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14' GETCTV	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15' BSL	15' BUILDING SETBACK LINE
10' BSL	10' BUILDING SETBACK LINE
AC	ACRES (TOTAL)
AC	ACRES (NET OF EASEMENTS)
ESMT TYP.	EASEMENT TYPICAL

KEYNOTE:

- 14' UTILITY EASEMENT
- 10' UTILITY EASEMENT
- 15' ROW DEDICATION 6.63 ACRES
- 26' DRAINAGE EASEMENT (NON-PERMEABLE)
- 23' DRAINAGE EASEMENT (NON-PERMEABLE)
- 1' VEHICULAR NON-ACCESS EASEMENT

FLOODPLAIN VERIFICATION NOTE

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0605G, EFFECTIVE JULY 19, 2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN A/P NO. 25-38800114 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).

OPEN SPACE NOTE:

LOT 900, BLOCK 54 AND LOT 900, BLOCK 57, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

RESIDENTIAL FINISHED FLOOR NOTE:

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

CLEAR VISION EASEMENT NOTE:

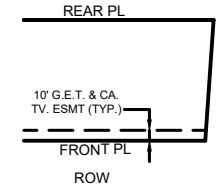
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SETBACK NOTE:

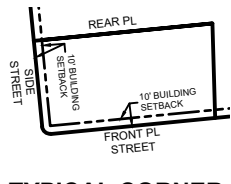
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTES:

- 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 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.
- Finished floor elevations for structures on lots containing floodplain or adjacent to the floodplain shall be in compliance with the floodplain regulation in effect at time of construction. Contact Bexar County Public Works for more information.



TYPICAL UTILITY  
EASEMENT DETAIL

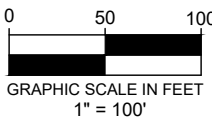
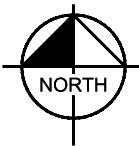


TYPICAL CORNER  
LOT BUILDING  
SETBACKS

PLAT NUMBER 24-11800462

SUBDIVISION PLAT ESTABLISHING  
VISTA GARDENS PHASE 1

BEING A 47.828 ACRE (2,083,399 SQUARE FEET) TRACT OF LAND OUT OF THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS, AND OUT OF A CALLED 129.2 ACRE TRACT DESCRIBED IN AN EXECUTOR'S DEED TO MARGARET FRANCES SCHWARZKOPF RECORDED IN DOCUMENT NO. 20090016296, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-24, BLOCK 53, , LOTS 1-24 AND 900, BLOCK 54, LOTS 1-6, BLOCK 55, LOTS 1-8, BLOCK 56, AND LOTS 1-9 AND 900, BLOCK 57, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS.



**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216

TEL. NO. (210) 541-9166  
WWW.KIMLEY-HORN.COM

FIRM # 10193973

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
SAB	JLJ	Feb 2025	068687804

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: MI HOMES OF SAN ANTONIO  
4949 N LOOP 1604 W, STE 220  
SAN ANTONIO, TX 78231  
CONTACT PERSON: BLAKE CUNNINGHAM  
TELEPHONE: (210) 721-6020

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE CUNNINGHAM 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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ VISTA GARDENS PHASE 1 \_\_\_\_\_ 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

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.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 20\_\_\_\_.

County Judge, Bexar County, Texas

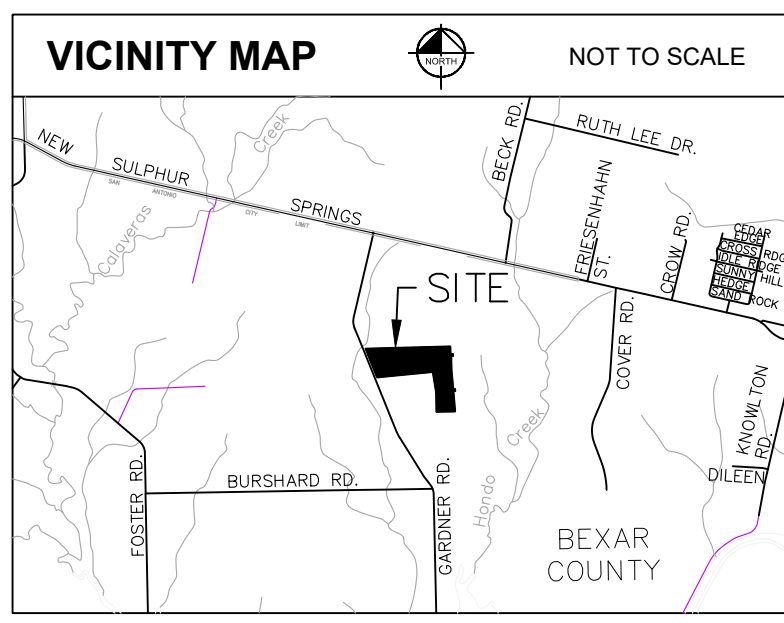
County Clerk, Bexar County, Texas

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5  
FOR CURVE TABLE

SHEET 1 OF 5





LEGEND

● 1/2" IRF	IRON ROD FOUND
○ IRSC	1/2" IRON ROD W/"KHA" CAP SET
● BDF	BRASS DISK FOUND
● OPRBC	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DPRBC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PRBC	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT OF WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
CVE	CLEAR VISION EASEMENT
VOL	VOLUME
PG	PAGE(S)
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ESMT	EASEMENT
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—	ROAD CENTER LINE
—	COSA-ETJ CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION
—	FEMA 100-YR FLOODPLAIN
—	UD-ATLAS FLOODPLAIN (ULTIMATE DEVELOPMENT)
—	COSA-ETJ (CITY OF SAN ANTONIO ETJ)
—	BEXAR COUNTY LINE
—	EXISTING CONTOURS
—	PROPOSED CONTOURS
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LEGEND

10' GETCTV	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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ESMT TYP.	EASEMENT TYPICAL

STATE OF TEXAS  
COUNTY OF BEXAR

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JAMES L. JANISSE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663

STATE OF TEXAS  
COUNTY OF BEXAR

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KARA J. HEASLEY  
LICENSED PROFESSIONAL ENGINEER NO. 92590

- SURVEYOR'S NOTES:
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
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- KEYNOTE:
- |   |                                       |
|---|---------------------------------------|
| ① | 14" UTILITY EASEMENT                  |
| ② | 10" UTILITY EASEMENT                  |
| ③ | 15' ROW DEDICATION                    |
| ④ | 26" DRAINAGE EASEMENT (NON-PERMEABLE) |
| ⑤ | 23" DRAINAGE EASEMENT (NON-PERMEABLE) |
| ⑥ | 1" VEHICULAR NON-ACCESS EASEMENT      |

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 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", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

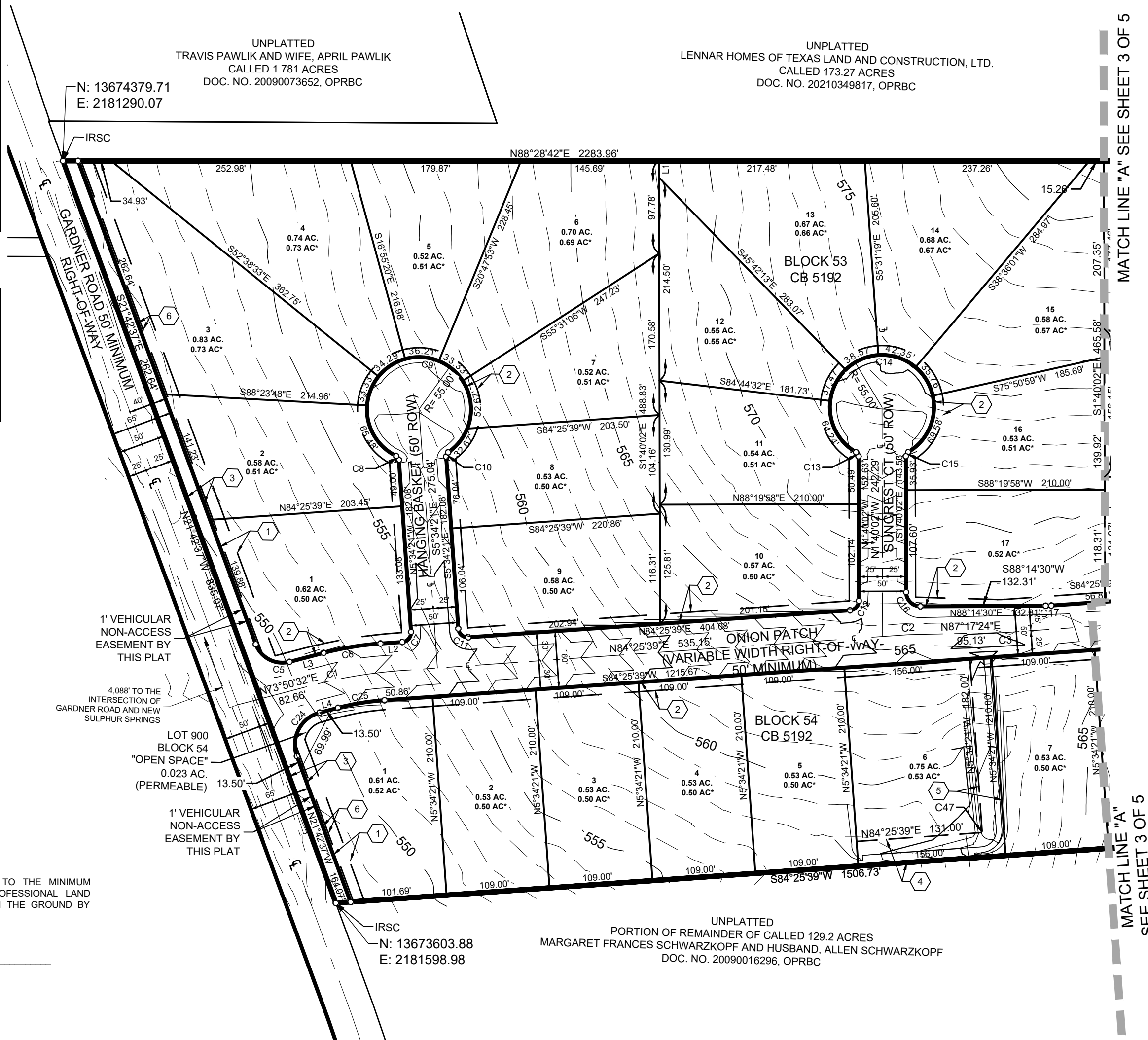
CPS/SAWS/COSA/UTILITY NOTES (CONT'D)

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 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.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

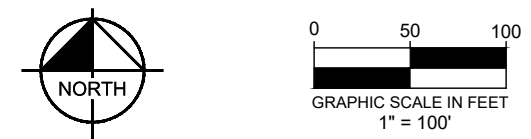
SEE SHEET 5 OF 5 FOR CURVE TABLE

SHEET 2 OF 5

PLAT NUMBER 24-11800462

SUBDIVISION PLAT ESTABLISHING  
**VISTA GARDENS PHASE 1**

BEING A 47.828 ACRE (2,083,399 SQUARE FEET) TRACT OF LAND OUT OF THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS, AND OUT OF A CALLED 129.2 ACRE TRACT DESCRIBED IN AN EXECUTOR'S DEED TO MARGARET FRANCES SCHWARZKOPF RECORDED IN DOCUMENT NO. 20090016296, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-24, BLOCK 53, , LOTS 1-24 AND 900, BLOCK 54, LOTS 1-6, BLOCK 55, LOTS 1-8, BLOCK 56, AND LOTS 1-9 AND 900, BLOCK 57, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS.



**Kimley»Horn**

10101 Reunion Place, Suite 400  
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FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
SAB	JLJ	Feb 2025	068687804

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: MI HOMES OF SAN ANTONIO  
4949 N LOOP 1604 W, STE 220  
SAN ANTONIO, TX 78231  
CONTACT PERSON: BLAKE CUNNINGHAM  
TELEPHONE: (210) 721-6020

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE CUNNINGHAM 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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VISTA GARDENS PHASE 1 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

CERTIFICATE OF APPROVAL

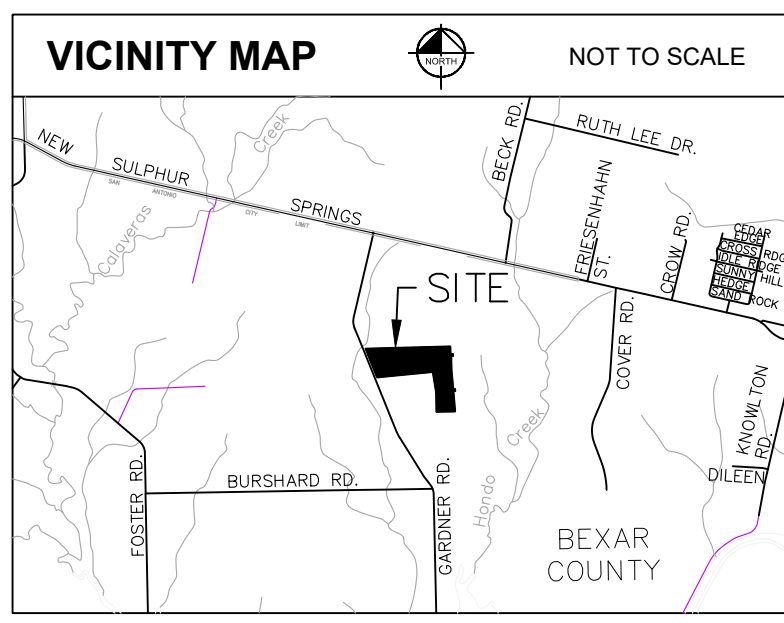
The undersigned, county judge of Bexar County, Texas and presiding officer of the Commissioners Court of Bexar County, does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas and that after examination it appeared that said plat is in conformity with the statutes, rules and regulations governing same, and this plat was approved by the said commissioners court.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_

County Judge, Bexar County, Texas

County Clerk, Bexar County, Texas





LEGEND

● 1/2" IRF	IRON ROD FOUND
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
● BDF	BRASS DISK FOUND
● OPRBC	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DPBRC	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PRBC	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT OF WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
CVE	CLEAR VISION EASEMENT
VOL	VOLUME
PG	PAGE(S)
C.B.	COUNTY BLOCK
ESMT	EASEMENT
IRFC	IRON ROD FOUND WITH CAP
℄	ROAD CENTER LINE
℄ COSA-ETJ	CITY OF SAN ANTONIO - EXTRATERRITORIAL JURISDICTION
---	FEMA 100-YR FLOODPLAIN
---	UD-ATLAS FLOODPLAIN (ULTIMATE DEVELOPMENT)
---	COSA-ETJ (CITY OF SAN ANTONIO ETJ)
---	BEXAR COUNTY LINE
~890~	EXISTING CONTOURS
~900~	PROPOSED CONTOURS
[1365.60]	F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

- 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 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", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
  - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - 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.

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 KIMLEY-HORN & ASSOCIATES, INC.

JAMES L. JANISSE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663

STATE OF TEXAS  
COUNTY OF BEXAR

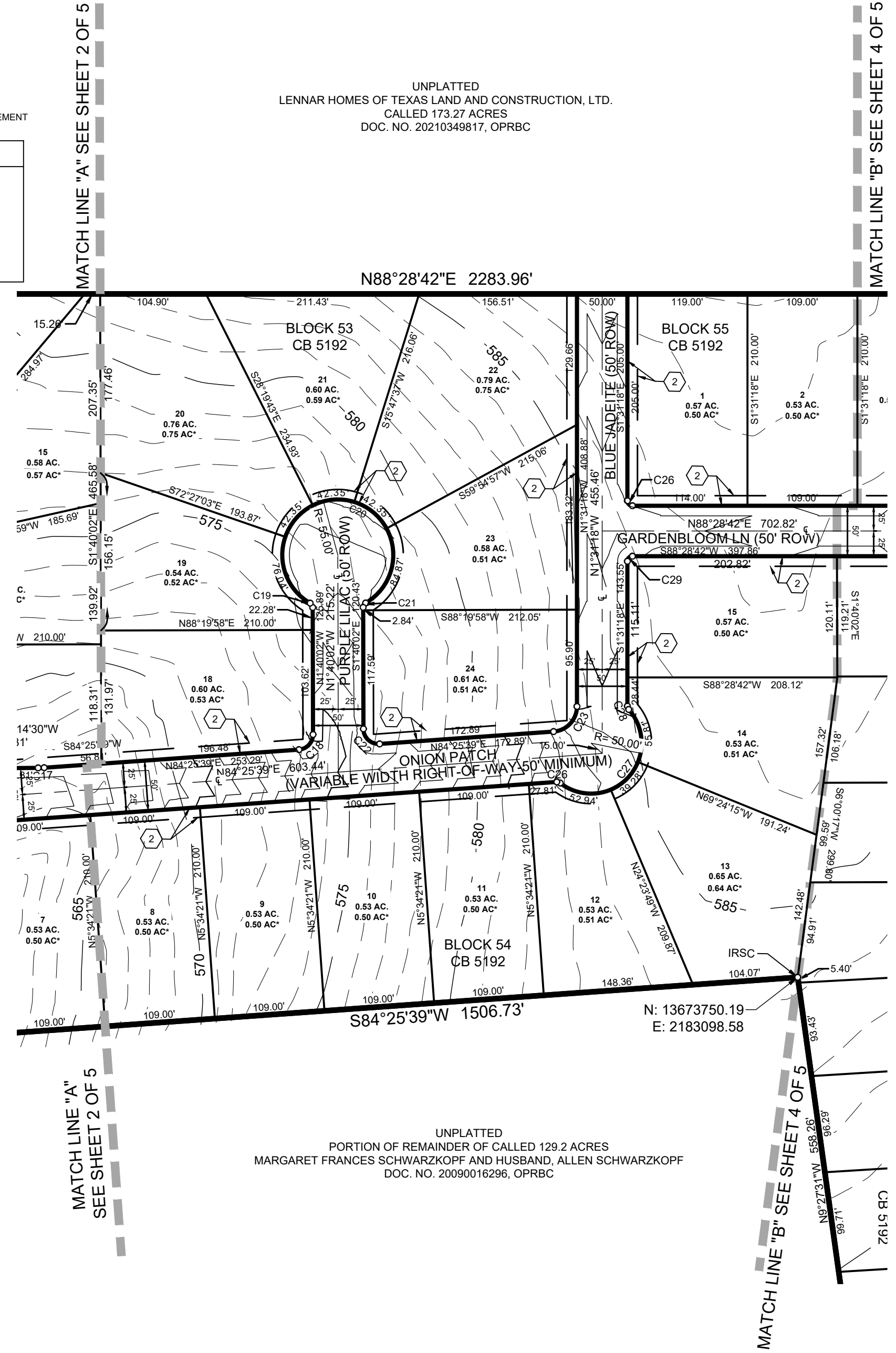
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KARA J. HEASLEY  
LICENSED PROFESSIONAL ENGINEER NO. 92590

- SURVEYOR'S NOTES:
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
  - THIS DRAWING SHOWS EXISTING SPOT ELEVATIONS AND CONTOUR LINES BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. THE CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.
  - ALL LOT CORNERS WILL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES.
- KEYNOTE:
- |   |  |
|---|--|
| ① | 14' UTILITY EASEMENT                     |
| ② | 10' UTILITY EASEMENT                     |
| ③ | 15' ROW DEDICATION<br>6.83 ACRES         |
| ④ | 26' DRAINAGE EASEMENT<br>(NON-PERMEABLE) |
| ⑤ | 23' DRAINAGE EASEMENT<br>(NON-PERMEABLE) |
| ⑥ | 1' VEHICULAR NON-ACCESS EASEMENT         |

LEGEND

10' GETCTV	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
14' GETCTV	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
15' BSL	15' BUILDING SETBACK LINE
10' BSL	10' BUILDING SETBACK LINE
AC	ACRES (TOTAL)
AC*	ACRES (NET OF EASEMENTS)
ESMT TYP.	EASEMENT TYPICAL



UNPLATTED  
PORTION OF REMAINDER OF CALLED 129.2 ACRES  
MARGARET FRANCES SCHWARZKOPF AND HUSBAND, ALLEN SCHWARZKOPF  
DOC. NO. 20090016296, OPRBC

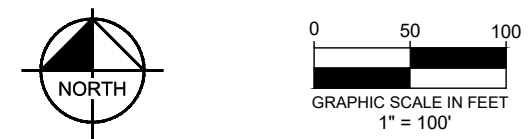
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5  
FOR CURVE TABLE

SHEET 3 OF 5

PLAT NUMBER 24-11800462

SUBDIVISION PLAT ESTABLISHING  
**VISTA GARDENS PHASE 1**  
BEING A 47.828 ACRE (2,083,399 SQUARE FEET) TRACT OF LAND OUT OF THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS, AND OUT OF A CALLED 129.2 ACRE TRACT DESCRIBED IN AN EXECUTOR'S DEED TO MARGARET FRANCES SCHWARZKOPF RECORDED IN DOCUMENT NO. 20090016296, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-24, BLOCK 53, , LOTS 1-24 AND 900, BLOCK 54, LOTS 1-6, BLOCK 55, LOTS 1-8, BLOCK 56, AND LOTS 1-9 AND 900, BLOCK 57, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS.



**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

DRAWN BY SAB	CHECKED BY JLJ	DATE PREPARED Feb 2025	PROJECT NO. 068687804
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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: MI HOMES OF SAN ANTONIO  
4949 N LOOP 1604 W, STE 220  
SAN ANTONIO, TX 78231  
CONTACT PERSON: BLAKE CUNNINGHAM  
TELEPHONE: (210) 721-6020

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE CUNNINGHAM 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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VISTA GARDENS PHASE 1 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

CERTIFICATE OF APPROVAL

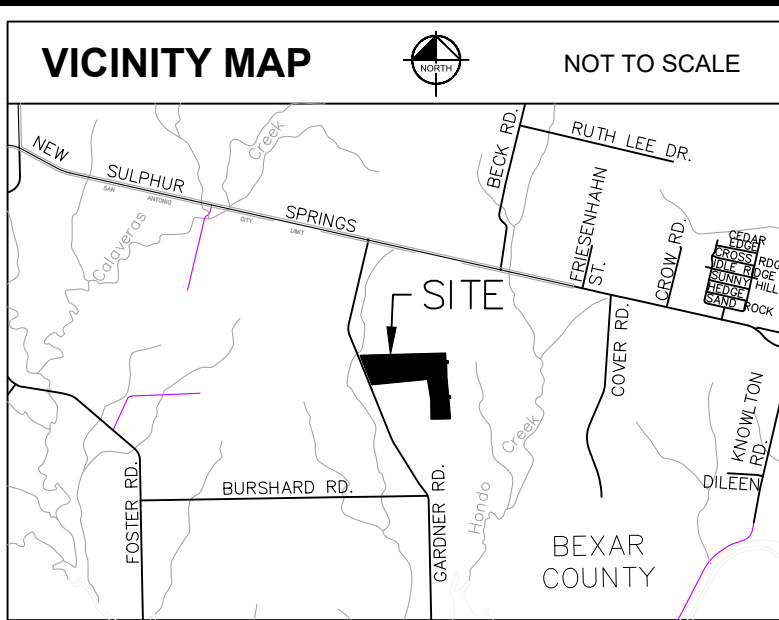
The undersigned, county judge of Bexar County, Texas and presiding officer of the Commissioners Court of Bexar County, does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas and that after examination it appeared that said plat is in conformity with the statutes, rules and regulations governing same, and this plat was approved by the said commissioners court.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
County Judge, Bexar County, Texas

\_\_\_\_\_  
County Clerk, Bexar County, Texas





LEGEND

● 1/2" IRF	IRON ROD FOUND
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
● BDF	BRASS DISK FOUND
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**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 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", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

**CPS/SAWS/COSA/UTILITY NOTES (CONT'D)**

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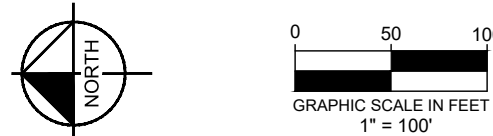
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5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

PLAT NUMBER 24-11800462

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**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

<b>DRAWN BY</b>	<b>CHECKED BY</b>	<b>DATE PREPARED</b>	<b>PROJECT NO.</b>
SAB	JLJ	Feb 2025	068687804

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

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OWNER/DEVELOPER: MI HOMES OF SAN ANTONIO  
4949 N LOOP 1604 W, STE 220  
SAN ANTONIO, TX 78231  
CONTACT PERSON: BLAKE CUNNINGHAM  
TELEPHONE: (210) 721-6020

**STATE OF TEXAS**  
**COUNTY OF BEXAR**

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VISTA GARDENS PHASE 1 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

**CERTIFICATE OF APPROVAL**

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Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20\_\_\_\_.

\_\_\_\_\_  
County Judge, Bexar County, Texas

\_\_\_\_\_  
County Clerk, Bexar County, Texas

**STATE OF TEXAS**  
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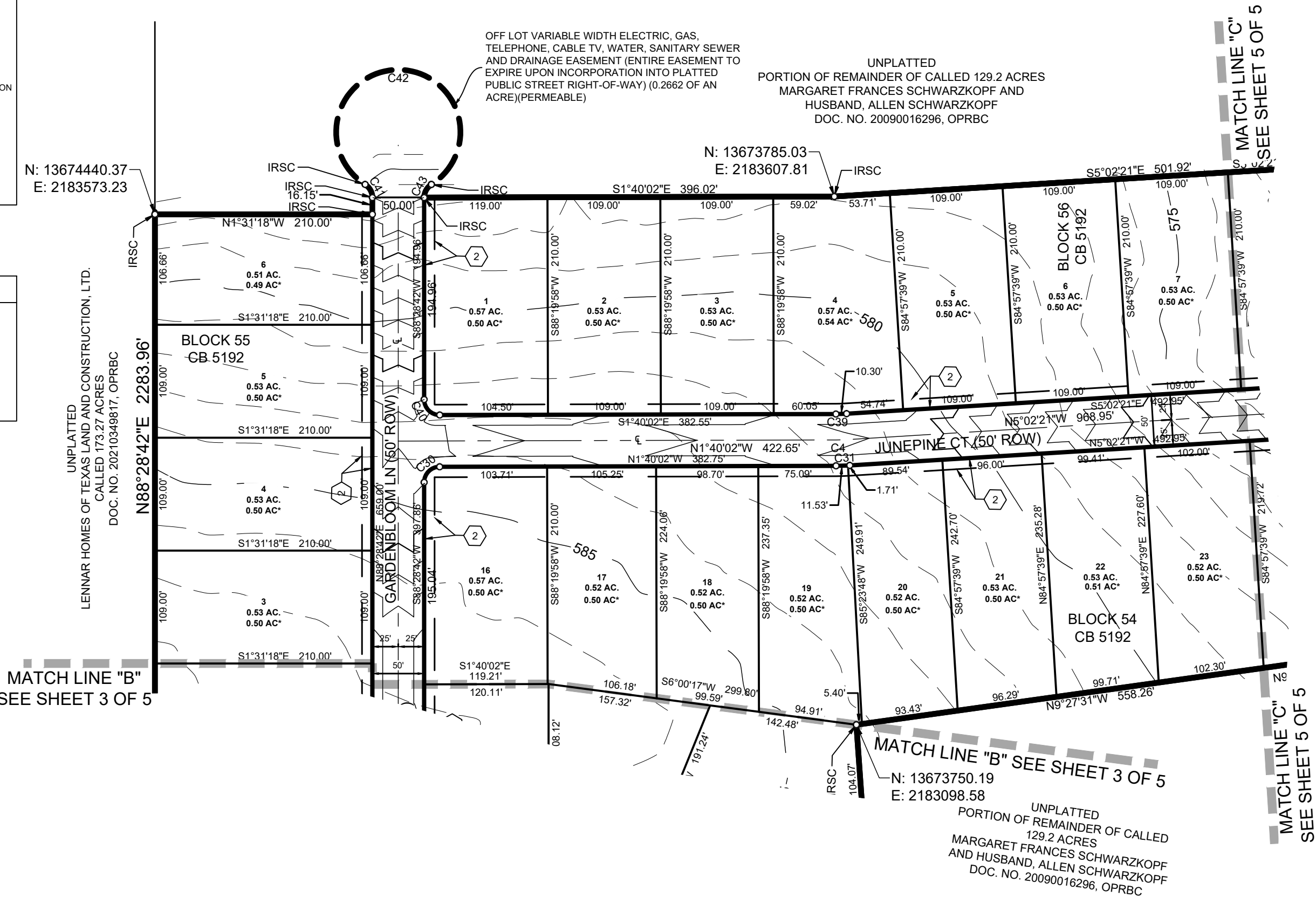
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663

**STATE OF TEXAS**  
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KARA J. HEASLEY  
LICENSED PROFESSIONAL ENGINEER NO. 92590

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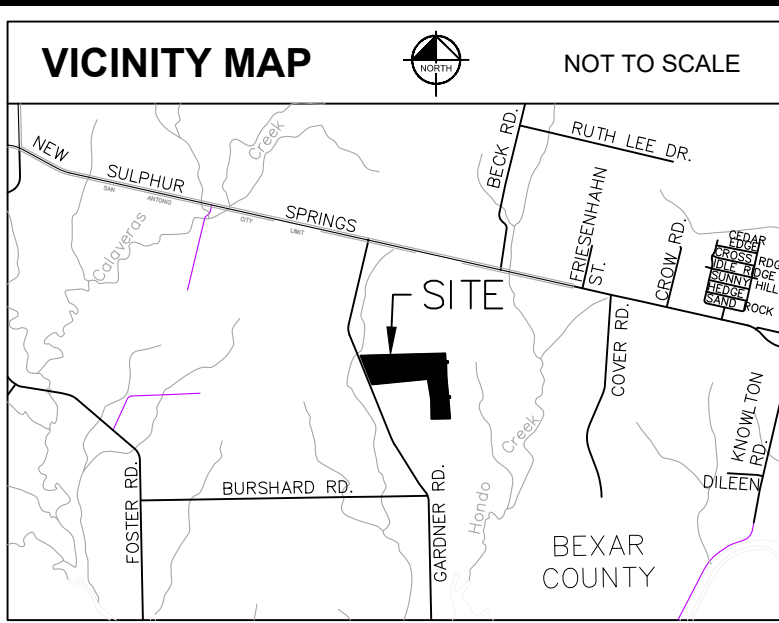
PLAT NOTES APPLY TO EVERY PAGE  
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SEE SHEET 5 OF 5  
FOR CURVE TABLE

SHEET 4 OF 5

DWG NAME: K:\SNA\_SURVEY\068687803-GARDNER TRACT\DWG\PLATS\068687804- MI HOMES\VISTA GARDENS PH 1 PLAT.DWG PLOTTED BY: BARRERA, STEPHANIE 2/28/2025 12:05 PM LAST SAVED 2/28/2025 1:56 AM





LEGEND

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○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
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KARA J. HEASLEY  
LICENSED PROFESSIONAL ENGINEER NO. 92590

SURVEYOR'S NOTES:

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| 4 | 26' DRAINAGE EASEMENT<br>(NON-PERMEABLE) |
| 5 | 23' DRAINAGE EASEMENT<br>(NON-PERMEABLE) |
| 6 | 1' VEHICULAR NON-ACCESS EASEMENT         |

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 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", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

CPS/SAWS/COSA/UTILITY NOTES (CONT'D)

- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

CURVE TABLE

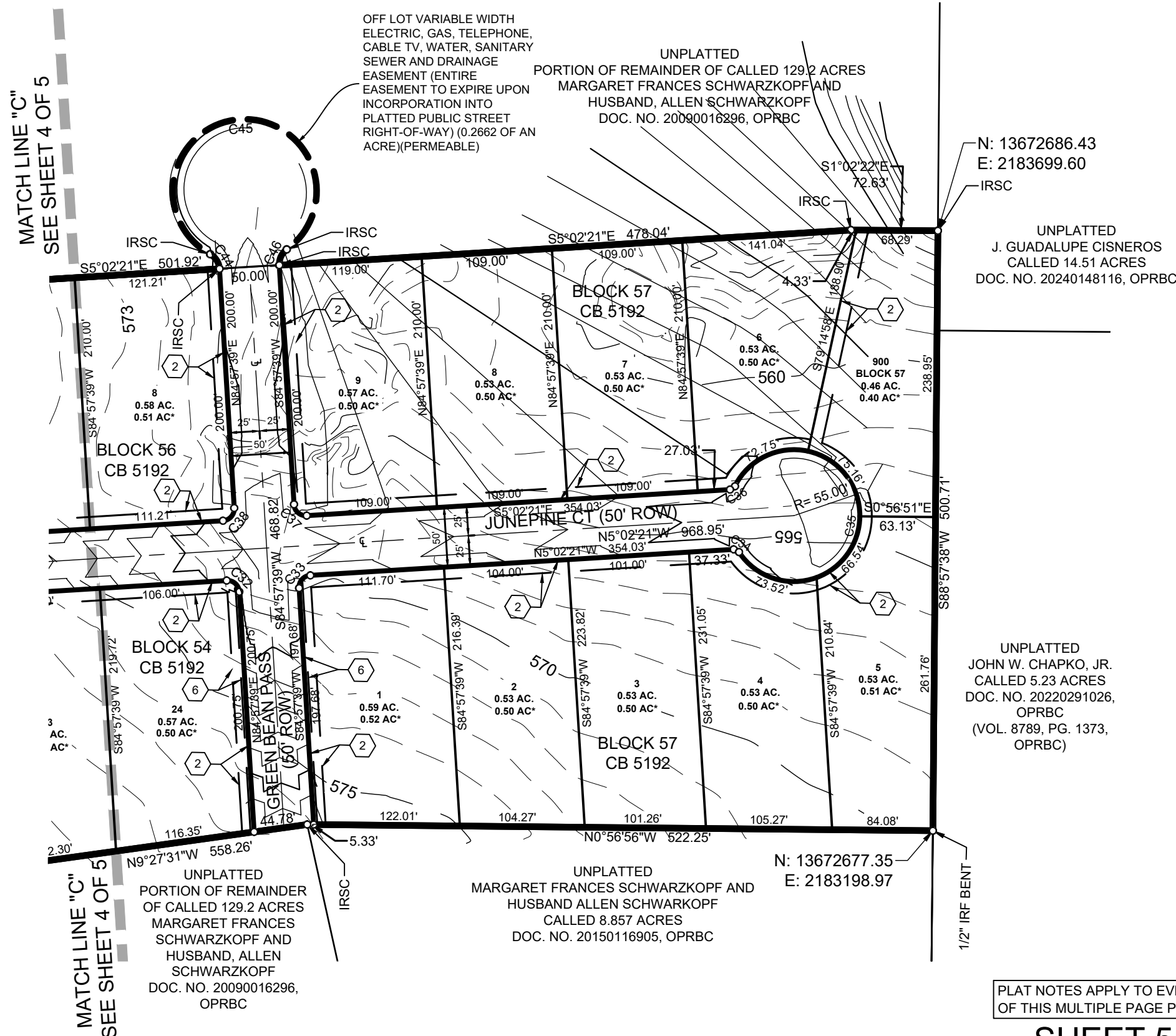
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°35'07"	505.00'	93.30'	N79°08'05"E	93.17'
C2	2°51'45"	100.00'	5.00'	N85°51'31"E	5.00'
C3	2°51'45"	100.00'	5.00'	N85°51'31"E	5.00'
C4	3°22'19"	200.00'	11.77'	N03°21'12"W	11.77'
C5	84°26'51"	30.00'	44.22'	S63°56'03"E	40.32'
C6	10°35'07"	330.00'	60.97'	N79°08'05"E	60.88'
C7	90°00'00"	10.00'	15.71'	N39°25'39"E	14.14'
C8	60°00'00"	5.00'	5.24'	N35°34'21"W	5.00'
C9	300°00'00"	55.00'	287.98'	N84°25'39"E	55.00'
C10	60°00'00"	5.00'	5.24'	S24°25'39"W	5.00'
C11	90°00'00"	10.00'	15.71'	S50°34'21"E	14.14'
C12	86°05'41"	10.00'	15.03'	N41°22'48"E	13.65'
C13	60°00'00"	5.00'	5.24'	N31°40'02"W	5.00'
C14	300°00'00"	55.00'	287.98'	N88°19'58"E	55.00'
C15	60°00'00"	5.00'	5.24'	S28°19'58"W	5.00'
C16	90°05'28"	15.00'	23.59'	S46°42'46"E	21.23'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	5°42'38"	60.12'	5.99'	N86°20'04"E	5.99'
C18	86°05'41"	15.00'	22.54'	N41°22'48"E	20.48'
C19	60°00'00"	5.00'	5.24'	N31°40'02"W	5.00'
C20	300°00'00"	55.00'	287.98'	N88°19'58"E	55.00'
C21	60°00'00"	5.00'	5.24'	S28°19'58"W	5.00'
C22	93°54'19"	15.00'	24.58'	S48°37'12"E	21.92'
C23	85°56'57"	25.00'	37.50'	N41°27'10"E	34.08'
C24	95°33'09"	35.00'	58.37'	N26°03'57"E	51.84'
C25	10°35'07"	270.00'	49.88'	N79°08'05"E	49.81'
C26	90°00'00"	5.00'	7.85'	N46°31'18"W	7.07'
C27	41°50'28"	5.00'	3.65'	S74°39'07"E	3.57'
C28	169°37'53"	50.00'	148.03'	N41°27'10"E	99.59'
C28	41°50'28"	5.00'	3.65'	N22°26'32"W	3.57'
C29	90°00'00"	5.00'	7.85'	N43°28'42"E	7.07'
C30	89°51'16"	15.00'	23.52'	S46°35'40"E	21.19'
C31	3°22'19"	225.00'	13.24'	S03°21'12"E	13.24'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C32	90°00'00"	10.00'	15.71'	S39°57'39"W	14.14'
C33	90°00'00"	10.00'	15.71'	S50°02'21"E	14.14'
C34	60°00'00"	5.00'	5.24'	S24°57'39"W	5.00'
C35	300°00'00"	55.00'	287.98'	N84°57'39"E	55.00'
C36	60°00'00"	5.00'	5.24'	N35°02'21"W	5.00'
C37	90°00'00"	10.00'	15.71'	N39°57'39"E	14.14'
C38	90°00'00"	10.00'	15.71'	N50°02'21"W	14.14'
C39	3°22'19"	175.00'	10.30'	N03°21'12"W	10.30'
C40	90°08'44"	15.00'	23.60'	N43°24'20"E	21.24'
C41	57°46'09"	15.00'	15.12'	S59°35'38"W	14.49'
C42	295°32'17"	60.00'	309.49'	N01°31'18"W	64.00'
C43	57°46'09"	15.00'	15.12'	S62°38'14"E	14.49'
C44	57°46'09"	15.00'	15.12'	S56°04'34"W	14.49'
C45	295°32'17"	60.00'	309.49'	N05°02'21"W	64.00'
C46	57°46'09"	15.00'	15.12'	S66°09'17"E	14.49'

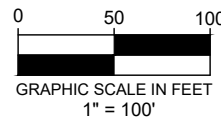
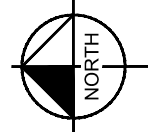


PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 5 OF 5

PLAT NUMBER 24-11800462

SUBDIVISION PLAT ESTABLISHING  
**VISTA GARDENS PHASE 1**  
BEING A 47.828 ACRE (2,083,399 SQUARE FEET) TRACT OF LAND OUT OF THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS, AND OUT OF A CALLED 129.2 ACRE TRACT DESCRIBED IN AN EXECUTOR'S DEED TO MARGARET FRANCES SCHWARZKOPF RECORDED IN DOCUMENT NO. 20090016296, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-24, BLOCK 53, , LOTS 1-24 AND 900, BLOCK 54, LOTS 1-6, BLOCK 55, LOTS 1-8, BLOCK 56, AND LOTS 1-9 AND 900, BLOCK 57, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS.



**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216  
Tel. No. (210) 541-9166  
FIRM # 10193973  
www.kimley-horn.com

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
SAB	JLJ	Feb 2025	068687804

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: MI HOMES OF SAN ANTONIO

4949 N LOOP 1604 W, STE 220  
SAN ANTONIO, TX 78231  
CONTACT PERSON: BLAKE CUNNINGHAM  
TELEPHONE: (210) 721-6020

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE CUNNINGHAM 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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF VISTA GARDENS PHASE 1 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

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.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 20 \_\_\_\_\_

County Judge, Bexar County, Texas

County Clerk, Bexar County, Texas