

2023004254

POTRANCO WEST II, UNIT 1

AMENDING PLAT
OF
POTRANCO WEST II
UNIT 1

AMENDING THE SUBDIVISION PLAT OF POTRANCO WEST II UNIT 1, PREVIOUSLY RECORDED IN CABINET 3, ON SLIDES 1052-1, 1052-2, AND 1052-3 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS. ONLY AMENDMENTS EXPLICITLY LISTED UNDER THE AMENDING PLAT KEYNOTES SHALL BE RECOGNIZED AS CHANGES TO THE ORIGINAL DOCUMENT.

AN 18.361 ACRE (799,820.15 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOHN GARNER SURVEY NO. 97, ABSTRACT NO. 1452, AND THE WILLIAM B. RHODE SURVEY NO. 96, ABSTRACT NO. 1327, MEDINA COUNTY, TEXAS, BEING OUT OF A 41.198 ACRE TRACT AS CONVEYED TO LGI HOMES-TEXAS, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2021012156 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500

12770 CIMARRON PATH, SUITE 100

TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: April 27, 2023

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
LGI HOMES-TEXAS, LLC
KENNOR MASTERS, OFFICER
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
PH# (281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY

PERSONALLY APPEARED Kennor Masters 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 5 DAY OF May, 2023Meghan J. Grace

NOTARY PUBLIC

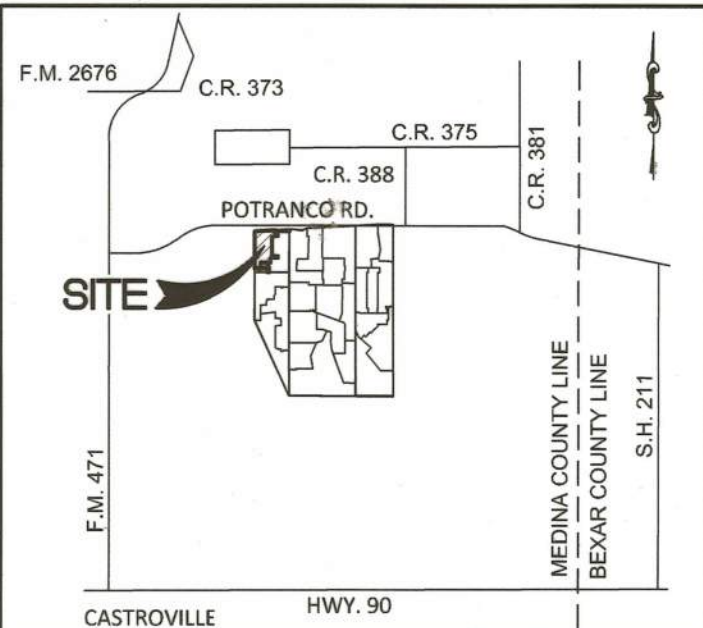
MY COMMISSION EXPIRES: 1/2/25STATE OF TEXAS
COUNTY OF MEDINA

Cynthia Champion, County Clerk of Medina County, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 13th DAY OF May, A.D. 2023 AT 2:00 P.M. AND DULY RECORDED IN THE 1052-1 SLIDE OF SAID COUNTY, IN CABINET M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, TEXAS, ON SLIDE 1052-1 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF May, A.D. 2023

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: Julie Schmuck DEPUTYSTATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT AMENDING PLAT OF POTRANCO WEST II UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 4 DAY OF May, A.D. 2023BY: [Signature] JUDGEBY: [Signature] COMMISSIONER PRECINCT 2

LOCATION MAP

LEGEND

— 998 —
12,000 S.F.
AC.
E.G.T.C.A.
ESM'T.
MIN.
V.N.A.E.
N.T.S.
O.P.R.M.C.T.
PG.
R.O.W.
VOL.
B.S.L.
TYP.
E.G.T.V.E.

EXISTING CONTOURS
SQUARE FOOTAGE OF LOT
ACRES
CENTER LINE
ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION
EASEMENT
MINIMUM
VEHICULAR NON-ACCESS
EASEMENT
NOT TO SCALE
OFFICIAL PUBLIC RECORDS
MEDINA COUNTY, TEXAS
PAGE
RIGHT OF WAY
VOLUME
BUILDING SETBACK LINE
TYPICAL
ELECTRIC, GAS, TELEPHONE
& TELEVISION EASEMENT

KEYNOTES

- (A) 10' E.G.T.C.A. EASEMENT
(B) 20' TxDOT R.O.W. DEDICATION (0.332 ACRES)
(C) LOT 901, BLOCK 1
30' LANDSCAPE BUFFER & WATER ESM'T. (0.047 ACRES)
(E) LOT 902, BLOCK 2
VARIABLE WIDTH SANITARY SEWER, WATER, E.G.T.C.A., DRAINAGE & ACCESS ESM'T. (0.390 ACRES)
(F) LOT 904, BLOCK 2
30' LANDSCAPE BUFFER & WATER ESM'T. (0.383 ACRES)
(G) TEMPORARY 50' SANITARY SEWER, WATER, E.G.T.C.A., DRAINAGE & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.110 ACRES)
(H) 50'x50' TEMPORARY ACCESS, WATER, DRAIN, SEWER & E.G.T.C.A. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT-OF-WAY OR LOT (0.058 ACRES)
(J) TEMPORARY 50' SANITARY SEWER, WATER, E.G.T.C.A., DRAINAGE & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.237 ACRES)
(K) TEMPORARY VARIABLE WIDTH SANITARY SEWER, WATER, E.G.T.C.A., DRAINAGE & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.694 ACRES)
- (L) 1' VEHICULAR NON-ACCESS EASEMENT
(M) 22' E.G.T.C.A. ESM'T. (OFF-LOT) (0.249 ACRES)
(N) 15' E.G.T.C.A. EASEMENT
(R) 22' E.G.T.C.A. EASEMENT (0.038 ACRES)
(T) 22' E.G.T.C.A. EASEMENT (0.285 ACRES)
(X) VARIABLE WIDTH DRAINAGE ESM'T. (1.110 AC.)
(Z) VARIABLE WIDTH MONUMENT & LANDSCAPE EASEMENT (0.054 ACRES)
(1) 20' E.G.T.C.A. EASEMENT (0.661 ACRES) (DOCUMENT NUMBER 2022001489 O.P.R.M.C.T.)

STATE OF TEXAS
COUNTY OF BEXAR

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.

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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.

Raymond Tarin
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

MEDINA COUNTY NOTES

STREET AND RIGHT OF WAY

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.

OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT MEDINA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PUBLIC IMPROVEMENT DISTRICT (PID) HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY MEDINA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT, AND THE ROADWAY WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE (PID) FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

WATER, WASTEWATER AND UTILITY

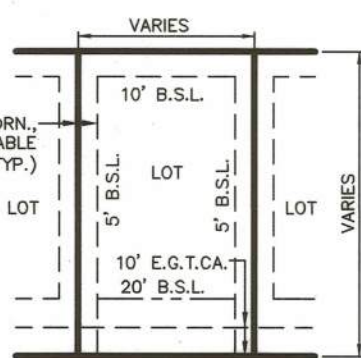
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM.
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM.
THIS SUBDIVISION WILL BE SERVED BY YANCEY WATER SUPPLY CORPORATION. INFORMATION ON YANCEY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF MEDINA COUNTY, TEXAS.

OTHER NOTES

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



3 TYPICAL LOT
N.T.S.
NOTE: EACH LOT WILL HAVE INDIVIDUAL DRIVEWAY ENTRANCE

AMENDING PLAT KEYNOTES

- 1 PRIVATE STREET RENAMED FROM "FOREST WAY" TO "FORESTER WAY"
2 REVISED KEYNOTE 'N' FROM 20' WIDE TO 15' WIDE
3 REVISED FRONT BUILDING SET BACK FROM 25' TO 20' ON TYPICAL LOT DETAIL

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

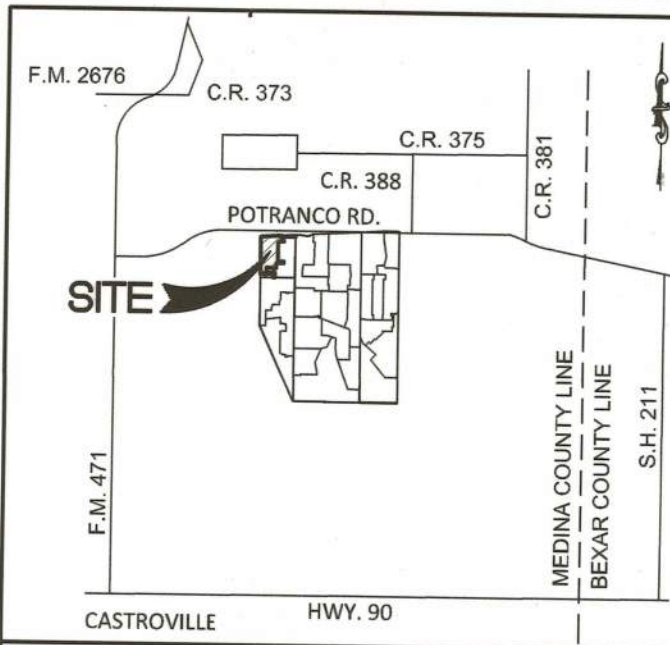
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	30.00'	46°52'30"	13.01'	24.54'	23.86'	S66°24'51"E
C2	10.00'	90°00'00"	10.00'	15.71'	14.14'	N44°51'05"W
C3	30.00'	38°42'21"	10.54'	20.27'	19.88'	S70°47'44"W
C4	55.00'	114°22'22"	85.30'	109.79'	92.45'	N71°22'15"W
C5	15.00'	93°25'25"	15.92'	24.46'	21.84'	S46°32'32"E
C6	15.00'	86°35'50"	14.13'	22.67'	20.57'	S43°26'50"W
C7	10.00'	93°11'09"	10.57'	16.26'	14.53'	S46°26'40"E
C8	10.00'	86°48'51"	9.46'	15.15'	13.74'	S43°33'20"W
C9	375.00'	8°20'08"	27.33'	54.56'	54.51'	S04°01'10"E
C10	425.00'	8°20'08"	30.97'	61.83'	61.78'	N04°01'10"W
C11	10.00'	93°11'09"	10.57'	16.26'	14.53'	N46°26'40"W
C12	525.00'	6°26'35"	29.55'	59.04'	59.01'	N89°48'57"W
C13	29.00'	47°32'45"	12.77'	24.07'	23.38'	S69°37'58"W
C14	51.00'	181°50'04"	3185.43'	161.85'	101.99'	N43°13'22"W
C15	29.00'	47°32'45"	12.77'	24.07'	23.38'	N23°55'17"E
C16	29.00'	36°52'12"	9.67'	18.66'	18.34'	N18°17'11"W
C17	51.00'	160°20'14"	294.30'	142.72'	100.50'	N43°26'50"W
C18	29.00'	36°52'12"	9.67'	18.66'	18.34'	S74°49'09"E
C19	15.00'	87°42'15"	14.41'	22.96'	20.78'	N42°54'15"E
C20	15.00'	93°24'10"	15.92'	24.45'	21.83'	S46°33'10"E
C21	10.00'	86°48'51"	9.46'	15.15'	13.74'	S43°33'20"W
C22	475.00'	6°26'35"	26.74'	53.41'	53.39'	N89°48'57"W
C23	25.00'	86°44'34"	23.62'	37.85'	34.34'	N43°13'22"W
C24	25.00'	86°35'51"	23.56'	37.79'	34.29'	N43°26'50"E
C25	55.00'	277°47'31"	47.99'	266.86'	72.32'	S10°20'19"W
C26	30.00'	59°05'10"	17.00'	30.94'	29.58'	S60°18'30"E

INDEX MAP
NOT TO SCALE

SHEET 1 OF 3

2023004254

POTRANCO WEST II, UNIT 1

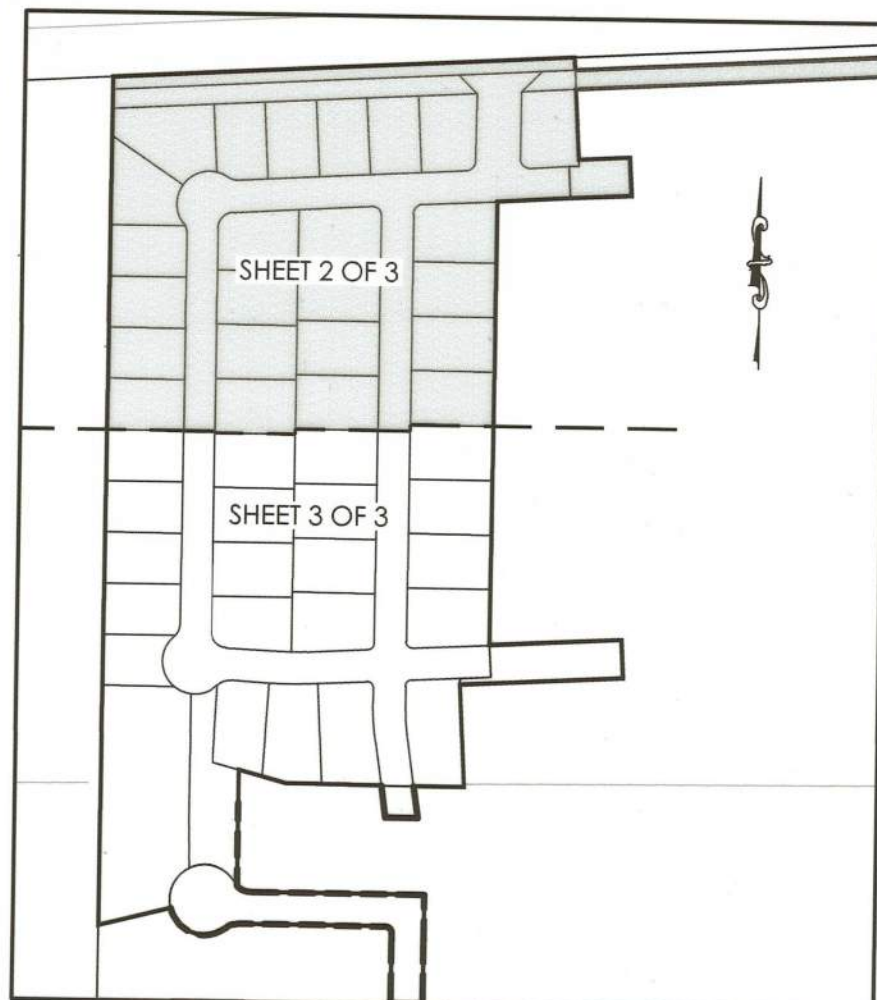


LOCATION MAP

NOT TO SCALE

LEGEND

— 998 —	EXISTING CONTOURS
12,000 S.F.	SQUARE FOOTAGE OF LOT
AC.	ACRES
—	CENTER LINE
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
ESM'T.	EASEMENT
MIN.	MINIMUM
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
N.T.S.	NOT TO SCALE
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS
PG.	PAGE
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
B.S.L.	BUILDING SETBACK LINE
TYP.	TYPICAL
E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE & TELEVISION EASEMENT



INDEX MAP

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STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
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Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
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WATER, WASTEWATER AND UTILITY

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- ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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.
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MEDINA ELECTRIC COOPERATIVE INC. NOTE

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPHASING, REPAIRING, OPERATING, MAINTAINING, RELOCATING AND REPLACING SAID INFRASTRUCTURE, WITHIN SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

AMENDING PLAT
OF
POTRANCO WEST II
UNIT 1

AMENDING THE SUBDIVISION PLAT OF POTRANCO WEST II UNIT 1, PREVIOUSLY RECORDED IN CABINET 3, ON SLIDES 1052-1, 1052-2, AND 1052-3 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS. ONLY AMENDMENTS EXPLICITLY LISTED UNDER THE AMENDING PLAT KEYNOTES SHALL BE RECOGNIZED AS CHANGES TO THE ORIGINAL DOCUMENT.

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Moy Tarin Ramirez Engineers, LLC

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DATE OF PREPARATION: April 27, 2023

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
LGI HOMES-TEXAS, LLC
KENNON MASTERS, OFFICER
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
PH# (281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY

PERSONALLY APPEARED *Kennon Masters* 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 5 DAY OF May, 2023

Meghan Jane Grace
MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID: 12081891

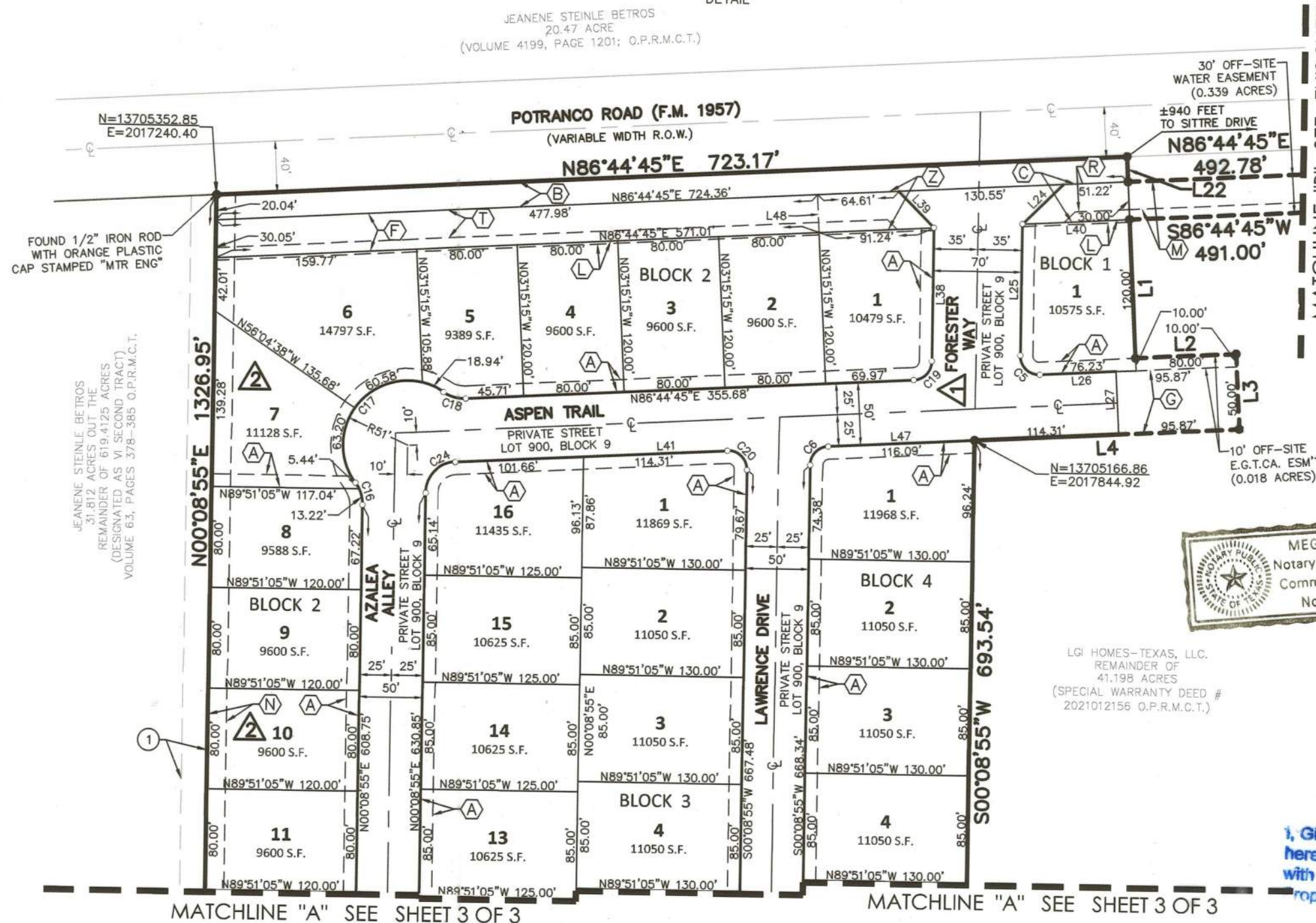
MY COMMISSION EXPIRES: 1/7/25STATE OF TEXAS
COUNTY OF MEDINA

Gina Champion
GINA CHAMPION, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 16th DAY OF May, A.D. 20 23 AT 9:00 A.M. AND DULY RECORDED IN THE 5th DAY OF May, A.D. 20 23 AT 9:00 A.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN CABINET ON SLIDE 1052-1 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF May, A.D. 20 23

COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: *John Schneider* DEPUTYSTATE OF TEXAS
COUNTY OF MEDINA

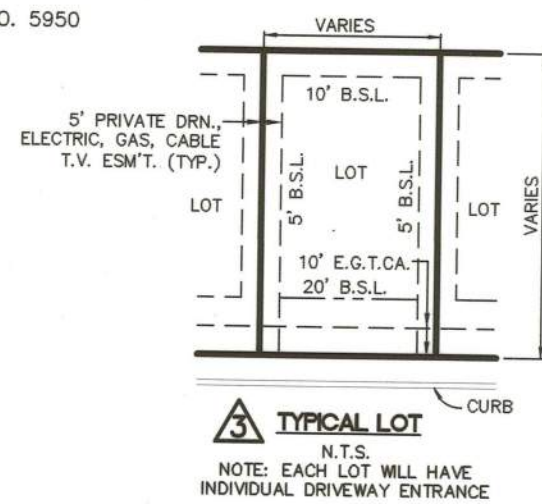
THIS PLAT AMENDING PLAT OF POTRANCO WEST II UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 4 DAY OF May, A.D. 20 23BY: *Wally* JUDGEBY: *Rory Little* COMMISSIONER PRECINCT 2

MATCHLINE "A" SEE SHEET 3 OF 3

MATCHLINE "A" SEE SHEET 3 OF 3

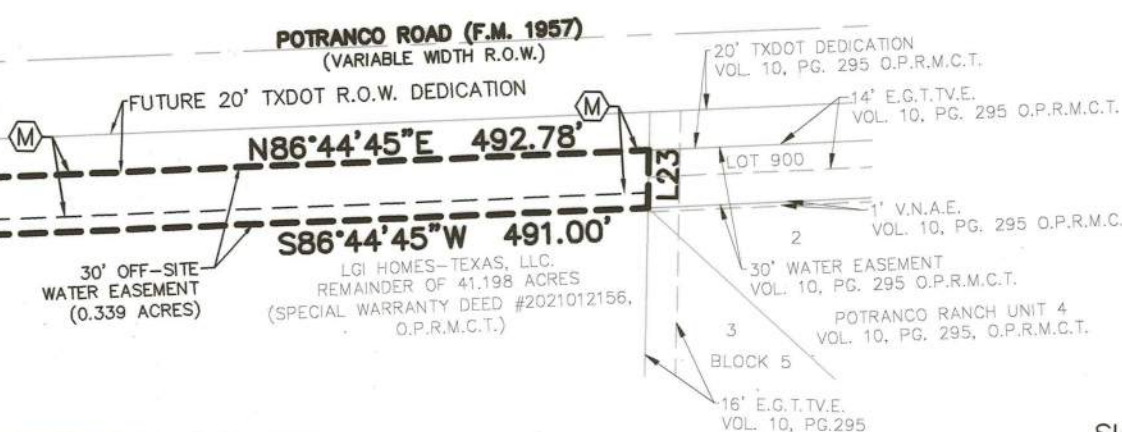
MATCHLINE "B" SEE THIS SHEET



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

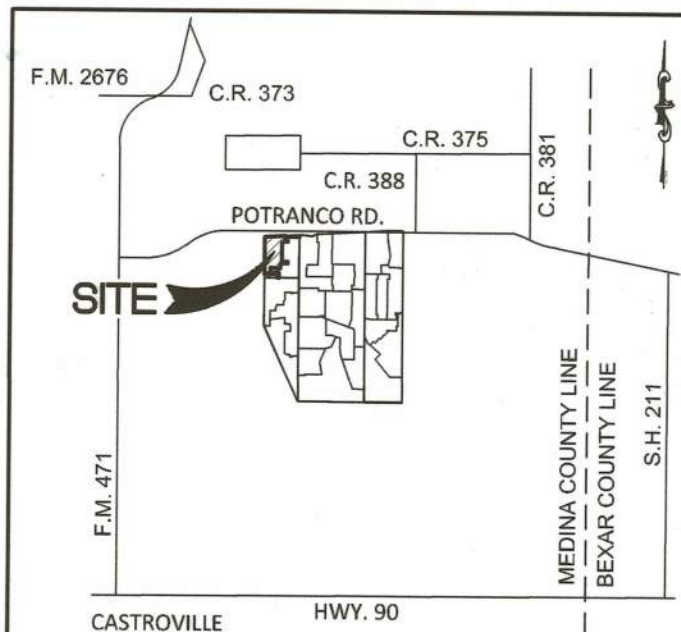
NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLES
SEE SHEET 1 OF 3 FOR KEY NOTES

MATCHLINE "B" SEE THIS SHEET



2023004254

POTRANCO WEST II, UNIT 1

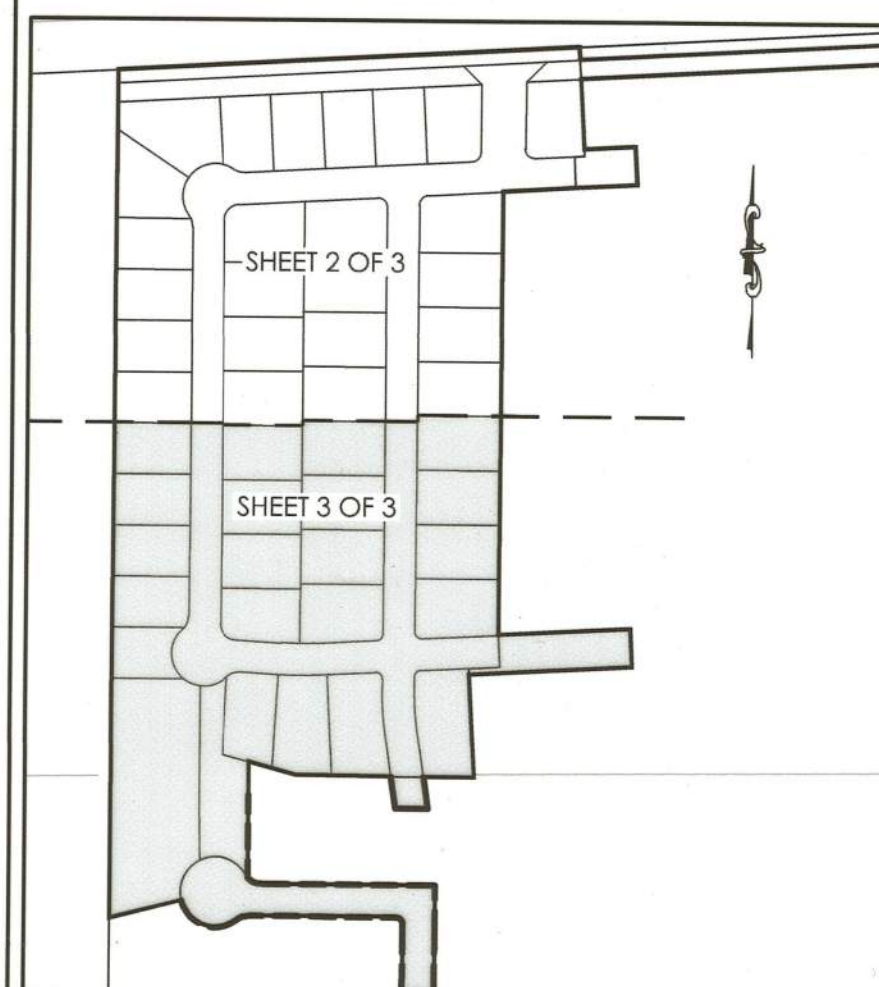


LOCATION MAP

NOT TO SCALE

LEGEND

— 998 —	EXISTING CONTOURS
12,000 S.F.	SQUARE FOOTAGE OF LOT
AC.	ACRES
— C —	CENTER LINE
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
ESM'T.	MINIMUM
MIN.	VEHICULAR NON-ACCESS EASEMENT
V.N.A.E.	NOT TO SCALE
N.T.S.	OFFICIAL PUBLIC RECORDS
O.P.R.M.C.T.	MEDINA COUNTY, TEXAS
PG.	PAGE
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
B.S.L.	BUILDING SETBACK LINE
TYP.	TYPICAL
E.G.T.V.E.	ELECTRIC, GAS, TELEPHONE & TELEVISION EASEMENT



INDEX MAP

NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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.

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

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.

Raymond Tarin, Jr.
RAYMOND TARIN, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87060
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

MEDINA COUNTY NOTES

STREET AND RIGHT OF WAY

IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.

OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT MEDINA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PUBLIC IMPROVEMENT DISTRICT (PID) HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY MEDINA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT, AND THE ROADWAY WITH ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE (PID) FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

WATER, WASTEWATER AND UTILITY

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM.
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM.
THIS SUBDIVISION WILL BE SERVED BY YANCEY WATER SUPPLY CORPORATION. INFORMATION ON YANCEY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF MEDINA COUNTY, TEXAS.

OTHER NOTES

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

CITY PUBLIC SERVICE NOTES

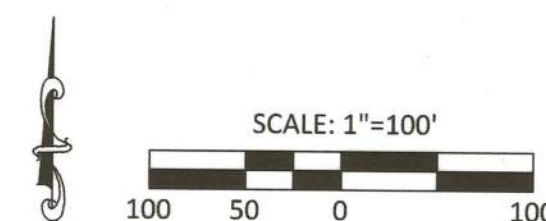
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

AMENDING PLAT KEYNOTES

1. PRIVATE STREET RENAMED FROM "FOREST WAY" TO "FORESTER WAY"
2. REVISED KEYNOTE 'N' FROM 20' WIDE TO 15' WIDE
3. REVISED FRONT BUILDING SET BACK FROM 25' TO 20' ON TYPICAL LOT DETAIL

MEDINA ELECTRIC COOPERATIVE INC. NOTE

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPHASING, REPAIRING, OPERATING, MAINTAINING, EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

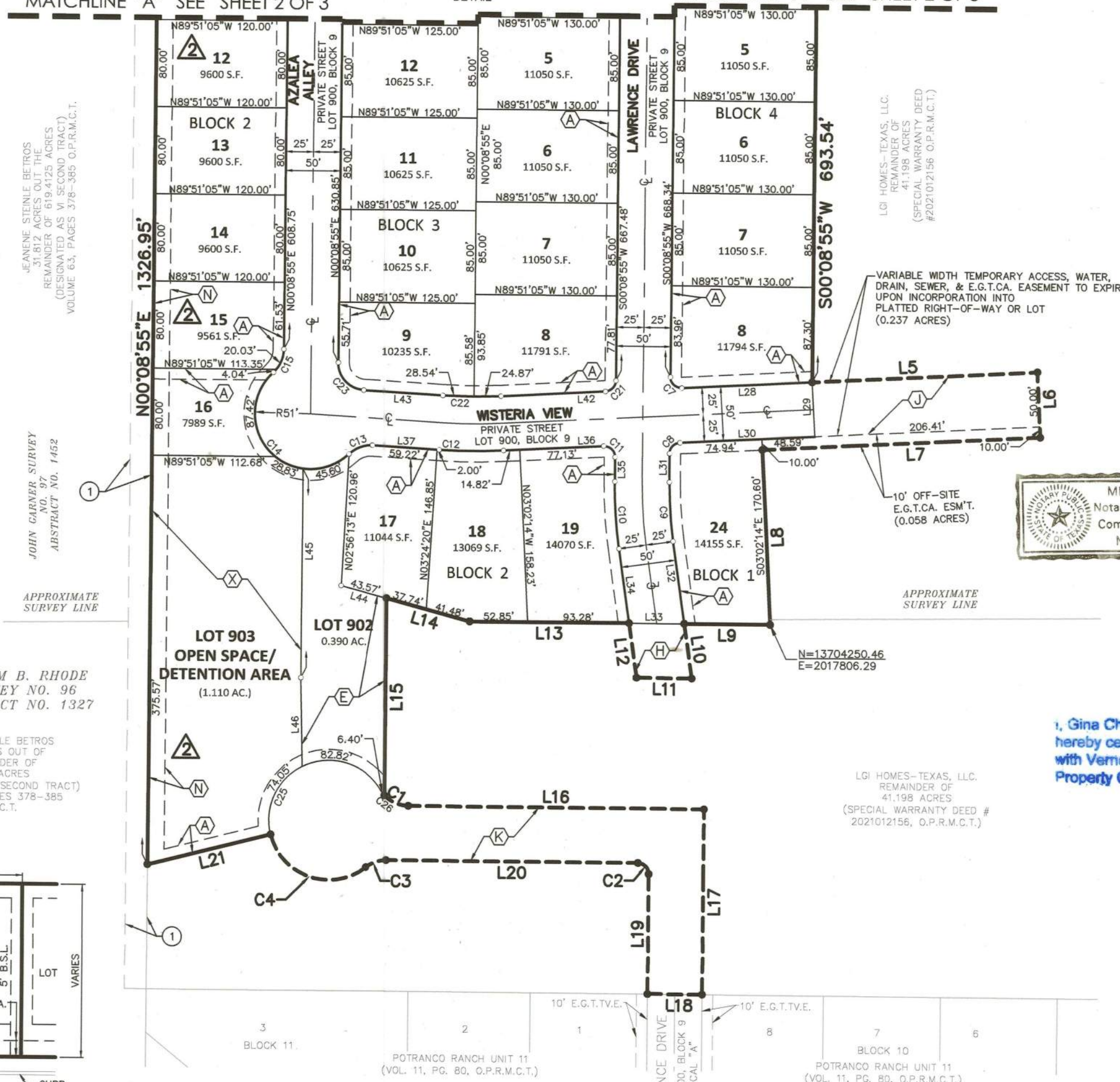


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MATCHLINE "A" SEE SHEET 2 OF 3

MATCHLINE "A" SEE SHEET 2 OF 3

APPROXIMATE
SURVEY LINEAPPROXIMATE
SURVEY LINE

Gina Champion
Gina Champion, Medina County Clerk,
hereby certify that this plat is in compliance
with Vernon's Texas Codes Annotated,
Property Code, Section 12.002.

STATE OF TEXAS
COUNTY OF MEDINA

THIS PLAT AMENDING PLAT OF POTRANCO WEST II UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF THE COUNTY OF MEDINA TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 4 DAY OF May A.D. 20 23

BY: *[Signature]* JUDGE
BY: *[Signature]* COMMISSIONER PRECINCT 2