LOCATION MAP

1' VEHICULAR NON-ACCESS EASEMENT

(OFF-LOT) (0.249 ACRES)

M 22' E.G.T.CA. ESM'T.

N 15' E.G.T.CA. EASEMENT

(0.038 ACRES)

(0.285 ACRES)

VARIABLE WIDTH

DRAINAGE ESM'T.

Z VARIABLE WIDTH MONUMENT & LANDSCAPE

1 20' E.G.T.CA. EASEMENT

(DOCUMENT NUMBER

(0.661 ACRES)

EASEMENT (0.054 ACRES)

2022001489 O.P.R.M.C.T.)

(1.110 AC.)

R 22' E.G.T.CA. EASEMENT

(T) 22' E.G.T.CA. EASEMENT

LEGEND

EXISTING CONTOURS SQUARE FOOTAGE OF LOT 12,000 S.F. CENTER LINE E.G.T.CA. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

EASEMENT

PAGE

ESM'T. V.N.A.E.

N.T.S.

MINIMUM VEHICULAR NON-ACCESS EASEMENT NOT TO SCALE OFFICIAL PUBLIC RECORDS O.P.R.M.C.T MEDINA COUNTY, TEXAS

R.O.W. VOL. B.S.L.

E.G.T.TV.E.

VOLUME BUILDING SETBACK LINE TYPICAL ELECTRIC, GAS, TELEPHONE & TELEVISION EASEMENT

RIGHT OF WAY

KEYNOTES

- (A) 10' E.G.T.CA. EASEMENT
- B 20' TXDOT R.O.W. DEDICATION (0.332 ACRES)
- LOT 901, BLOCK 30' LANDSCAPE BUFFER & WATER ESM'T. (0.047 ACRES)
- E LOT 902, BLOCK 2 VARIABLE WIDTH SANITARY SEWER, WATER, E.G.T.CA. 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.CA., 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.CA. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED RIGHT-OF-WAY OR LOT (0.058
- TEMPORARY 50' SANITARY SEWER, WATER, E.G.T.CA., DRAINAGE & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.237 ACRES)
- TEMPORARY VARIABLE WIDTH SANITARY SEWER, WATER. F G T CA DRAINAGE & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.694 ACRES)

STATE OF TEXAS COUNTY OF BEXAR

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, 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

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

anmmd/ar 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

LINE TABLE

LINE | LENGTH | BEARING

S0315'15"E

N86'44'45"E

S0315'15"E

S86°44'45"W

N86'57'46"E

S03°02'14"E

S86*57'46"W

S03°02'14"E

N89°51'05"W

S08"11'14"E

N89°51'05"W

N0811114"W

N89°51'05"W

N74°54'21"W

S00°08'55"W

S89°51'05"E

S00°08'55"W

N89°51'05"W

N00°08'55"E

N89°51'05"W

110.00'

80.00'

50.00

210.18

206.41

60.00

160.60'

78.71

50.53

50.53

50.53

146.13

79.22

180.94

170.00'

50.00

110.00'

231.05

30.00' 46*52'30"

55.00' 114°22'22"

10.00' 93"11'09"

10.00' 86'48'51"

51.00' 181*50'04"

29.00' 47*32'45"

29.00' 36'52'12"

10.00' 86'48'51"

25.00' 86'35'51"

55.00' 277'47'31"

30.00' 59°05'10"

90'00'00"

38*42'21"

86"35"50"

8'20'08

8'20'08"

93"11"09"

6°26'35"

47'32'45"

36°52'12"

160*20'14"

87"42'15"

93°24′10"

6°26'35"

86°44'34"

10.00'

30.00'

15.00

375.00

425.00'

10.00

525.00'

29.00'

29.00

51.00'

15.00'

15.00'

475.00'

25.00

C9

C12

C14

C15

C16

C18

C19

C21

C23

C24

C26

L16 271.28'

L7 255.00'

L2

L3

L6

L8

L9

L10

L11

L12

L13

L14

L15

L17

L18

L19

L20

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,

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L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

CURVE TABLE

13.01

10.00'

10.54

85.30

15.92

14.13

10.57

9.46

27.33

30.97

10.57

29.55

12.77

3185.43

12.77

9.67

294.30

9.67

14.41

15.92'

9.46

23.62

23.56

47.99'

17.00

LINE TABLE

LINE LENGTH BEARING

S75*48'56"W

S03"15"15"E

S00°08'55"W

S45°08'55"W

S00°08'55"W

N86°44'45"E

N03°15'15"W

N86°57'46"E

S03°02'14"E

S86°57'46"W

S00°08'55"W

S08°11'14"E

N89°51'05"W

N08°11'14"W

N00'08'55"E

S86°57'46"W

N86°35'40"W

N00°08'55"E

N45°08'06"W

23.86'

14.14

19.88

92.45

20.57

14.53

13.74

54.51

61.78

14.53

59.01

23.38

101.99

23.38'

18.34

100.50

18.34

20.78

21.83

13.74

53.39'

34.34

34.29

72.32

29.58

S60°18'30"E

L41

L42

L43

L44

L45

L46

L47

116.13'

20.00'

30.05

45,19

104.29'

60.36

50.00

119.63'

50.00'

123.53

26.24

126.93

50.53

119.60

22.34

91.95

61.22

106.07

39.92

85.02

24.54

15.71

20.27

109.79

24.46

22.67

16.26'

15.15'

54.56

61.83

16.26

59.04

24.07

161.85

24.07

18.66

142.72

18.66

22.96

24.45

15.15

53.41

37.85

37.79

266.66

30.94

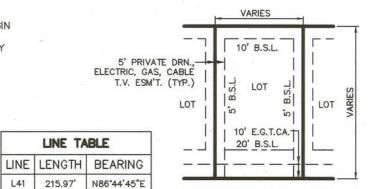
CITY PUBLIC SERVICE NOTES

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. 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.

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.



CURB 3 TYPICAL LOT N.T.S. NOTE: EACH LOT WILL HAVE

L48 30.00' S03'15'15"E

LINE TABLE

S86°57'46"W

N86°35'40"W

S74'54'21"E

S00°08'55"W

S01°08'25"E

N86°44'45"E

215.97

95.85

73.01'

43.57

191.55'

81.59

116.09'

AMENDING PLAT KEYNOTES

PRIVATE STREET RENAMED FROM "FOREST WAY" TO "FORESTER WAY" REVISED KETNOLE WIDE TO 15' WIDE REVISED KEYNOTE 'N' FROM 20'

REVISED FRONT BUILDING SET BACK FROM 25' TO 20' ON TYPICAL LOT

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

AREA OF

AMENDMENT

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.

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS

MEDINA ELECTRIC COOPERATIVE INC. NOTE

NOTES

CONTOUR DATA IS FROM A SURVEY CONDUCTED BY MTR ENGINEERS, LLC ALONG WITH DATA FROM MEDINA COUNTY TOPOGRAPHICAL FILES. GROUND BENCHMARKS WERE ESTABLISHED USING NAVD 88 VERTICAL

THIS PLAT IS BEING RECORDED AND A TAX INCREMENT REINVESTMENT ZONE WILL BE CREATED ON THE PROJECT TO ASSIST IN OFFSETTING THE ADDITIONAL COST OF DEVELOPMENT STANDARDS WHICH EXCEED THE MEDINA COUNTY REQUIREMENTS AS REQUESTED BY THE MEDINA COUNTY COMMISSIONERS COURT. A PUBLIC IMPROVEMENT DISTRICT (PID) WILL MAINTAIN ITEMS IN NOTE #3 BELOW. THE MAINTENANCE OF PRIVATE STREETS, GREENBELTS, DRAINAGE AND

LANDSCAPE EASEMENTS, SHALL BE THE RESPONSIBILITY OF THE PUBLIC IMPROVEMENT DISTRICT (PID) ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF MEDINA COUNTY. -PRIVATE STREETS: LOT 900, BLOCK 9 (3.389 AC.)

SET 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" AT ALL CORNERS UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983

THE TOTAL LINEAR FOOTAGE OF STREET ALONG THE CENTERLINE IS 2.930 FEET.

ALL GREENBELTS ARE E.G.T.CA. AND DRAINAGE EASEMENTS. THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT (MVISD)

THIS PLAT IS LOCATED OUTSIDE THE EDWARDS AQUIFER RECHARGE ZONE.

10. TO THE BEST OF OUR KNOWLEDGE AND RESULTS OF THE GEOTECHNICAL REPORT, THERE ARE NO SENSITIVE FEATURES AS

DEFINED BY TCEQ WITHIN THE PLATTED AREA. MEDINA ELECTRIC COOPERATIVE WILL PROVIDE ELECTRIC SERVICES, CPS WILL PROVIDE GAS SERVICES. AT&T AND/OR SPECTRUM WILL PROVIDE TELEPHONE/CABLE T.V. SERVICES.

12. YANCEY WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE. FOREST GLEN UTILITY COMPANY WILL PROVIDE SANITARY SEWER. 14. CONSTRUCTION OF FENCES ACROSS DRAINAGE EASEMENTS WILL NOT

BE ALLOWED WITHOUT THE APPROVAL OF THE PUBLIC IMPROVEMENT DISTRICT (PID) 15. ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48325C0400D

EFFECTIVE MAY 15, 2020, NO PORTION OF THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE A; WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THERE ARE NO BASE FLOOD ELEVATIONS DETERMINED 16. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER. SANITARY

SEWER, GRAY WATER, ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS, (LOT 900, BLOCK 9)

17. ALL RESIDENTIAL LOTS HAVE A 5' PRIVATE DRAIN EASEMENT ALONG THE SIDE AND REAR LOT LINES. THESE EASEMENTS ARE TO BE UTILIZED BY THE HOME BUILDER/OWNER TO ENSURE DRAINAGE PATTERNS

18. 45 RESIDENTIAL LOTS ESTABLISHED.

TxDOT NOTES:

AFFECTED

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE

NOISE MITIGATION. 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG FM 1957 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 723.17'.

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY

AMENDING PLAT POTRANCO WEST II

2023004254

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.



Planners

Engineers

Surveyors

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

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 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

MY COMMISSION EXPIRES:

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

OUNTY OF MEDINA

CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE,

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

COUNTY CLERK, MEDINA COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MEDINA

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

DATED THIS 4 DAY OF MAY

COMMISSIONER PRECINCT 2

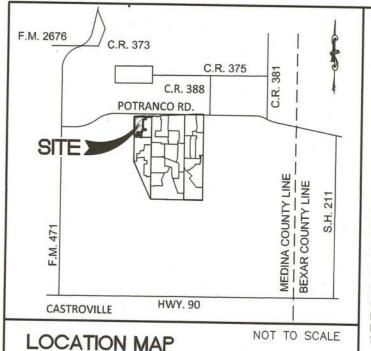
SHEET SHEET 2 OF 3 -AFFECTED SHEET SHEET 3 OF 3 AREA OF-**AMENDMENT**

NOT TO SCALE

CURVE RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD | BEARING AREA OF S66°24'51"E N44°51'05"W **AMENDMENT** S70'47'44"W N71°22'15"W S46°32'32"E S43°26'50"W S46*26'40"E S43°33'20"W S04'01'10"E N04°01'10"W N46*26'40"W N89°48'57"W S69*37'58"W N43°13'22"W N23°55'17"E N18°17'11"W N43°26'50"E S74*49'09"E N42°54'15"E S46°33'10"E S43'33'20"W N89°48'57"W N43°13'22"W N43°26'50"E S10°20'19"W INDEX MAP

出 STEPHANIE L. JAMES .0 ESS 10 10 0 5950





LEGEND

EXISTING CONTOURS 12,000 S.F. SQUARE FOOTAGE OF LOT CENTER LINE E.G.T.CA. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION ESM'T. EASEMENT

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 PAGE R.O.W. RIGHT OF WAY

VOLUME BUILDING SETBACK LINE B.S.L. TYPICAL E.G.T.TV.E. ELECTRIC, GAS, TELEPHONE

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N=13705352.85 E=2017240.40

FOUND 1/2" IRON ROD-

WITH ORANGE PLASTIC

CAP STAMPED "MTR ENG"

-20.04

<u> 30.05'</u>

11128 S.F.

5.44

13.22

9588 S.F.

BLOCK 2

9600 S.F.

N89°51'05"W 120.00'

9600 S.F.

N89°51'05"W 120.00'

11

9600 S.F.

MATCHLINE "A" SEE SHEET 3 OF 3

A 10

 $\langle A \rangle_{\lambda}$

XF)

50'

14797 S.F.

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.

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

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.

JEANENE STEINLE BETROS

(VOLUME 4199, PAGE 1201; O.P.R.M.C.T.)

9600 S.F

ASPEN TRAIL PRIVATE STREET

LOT 900, BLOCK 9

9389 S.F.

11435 S.F.

N89°51'05"W 125.00'

15

10625 S.F.

14

10625 S.F.

N89°51'05"W 125.00'

13

10625 S.F.

POTRANCO ROAD (F.M. 1957)

(VARIABLE WIDTH R.O.W.)

N86°44'45"E 723.17

N86°44'45"E 724.36"

BLOCK 2

9600 S.F.

 $\langle A \rangle$

1

11869 S.F.

N89°51'05"W 130.00'

2

11050 S.F.

N89°51'05"W 130.00'

3

11050 S.F.

N89°51'05"W 130.00

BLOCK 3

11050 S.F.

AMENDING PLAT KEYNOTES

PRIVATE STREET RENAMED FROM "FOREST WAY" TO "FORESTER WAY" WIDE TO 15' WIDE REVISED KEYNOTE 'N' FROM 20'

REVISED FROM 1 BULLETING
FROM 25' TO 20' ON TYPICAL LOT REVISED FRONT BUILDING SET BACK

9600 S.F.

70"

10479 S.F.

116.09

1

11968 S.F.

BLOCK 4

11050 S.F.

N89°51'05"W 130.00'

3

11050 S.F.

N89'51'05"W 130.00'

11050 S.F.

A

BLOCK

10575 S.F.

L4

LGI HOMES-TEXAS, LLC.

2021012156 O.P.R.M.C.T.)

MATCHLINE "A" SEE SHEET 3 OF 3

VOL. 10, PG.295

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 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.



 Engineers Surveyors Planners

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. MA

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 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.

COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF MEDINA .

LEANT COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN CABINET ON SLIDE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF M. A.D., 20

i, Gina Champion, Wedina County Clark, hereby certify that this plat is in compliance with Vernion's Texas Codes Annotated. roperty Code, Section 12.002.

COUNTY CLERK, MEDINA COUNTY, TEXAS

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

DATED THIS 4 DAY OF May

cle

COMMISSIONER PRECINCT 2

SCALE: 1"=100' 100 50 0

30' OFF-SITE-

WATER EASEMENT (0.339 ACRES)

N86°44'45"E

\$86°44'45"W

L10' OFF-SITE

E.G.T.CA. ESM'T.

(0.018 ACRES)

MEGHAN JANE GRACE Notary Public, State of Texas

Comm. Expires 01-07-2025

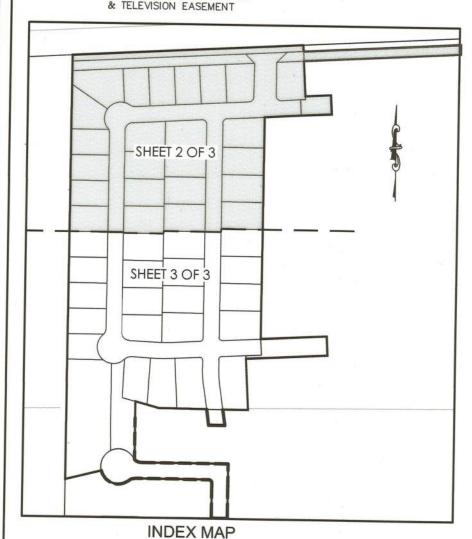
Notary ID 12081891

™ 491.00'

10.00

10.00

TO SITTRE DRIVE



NOT TO SCALE

STATE OF TEXAS COUNTY OF BEXAR

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.

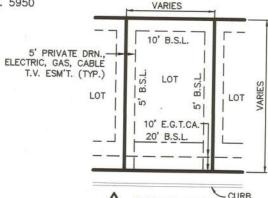
STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR

PHONE: (210) 698-5051

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND

DRAINAGE LAYOUT. Polymont /av RAYMOND TARIN, JR., P.E. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249

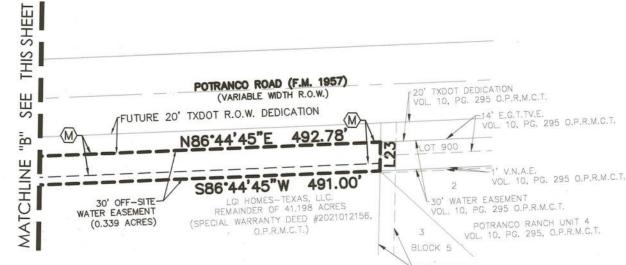


N.T.S. NOTE: EACH LOT WILL HAVE

INDIVIDUAL DRIVEWAY ENTRANCE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT CURB 3 TYPICAL LOT

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



SHEET 2 OF 3

RAYMOND TARIN, 87060 CENSE





THE ORIGINAL DOCUMENT.

AMENDING PLAT

OF

POTRANCO WEST II

UNIT 1

UNIT 1, PREVIOUSLY RECORDED IN CABINET 3, ON

PUBLIC RECORDS OF MEDINA COUNTY, TEXAS. ONLY

AMENDING THE SUBDIVISION PLAT OF POTRANCO WEST II

SLIDES 1052-1, 1052-2, AND 1052-3 OF THE OFFICIAL

AMENDMENTS EXPLICITLY LISTED UNDER THE AMENDING

AN 18.361 ACRE (799,820.15 SQUARE FEET) TRACT OF

LAND SITUATED IN THE JOHN GARNER SURVEY NO. 97,

NO. 96, ABSTRACT NO. 1327, MEDINA COUNTY, TEXAS,

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

BEING OUT OF A 41.198 ACRE TRACT AS CONVEYED TO

LGI HOMES-TEXAS, LLC, BY SPECIAL WARRANTY DEED AS

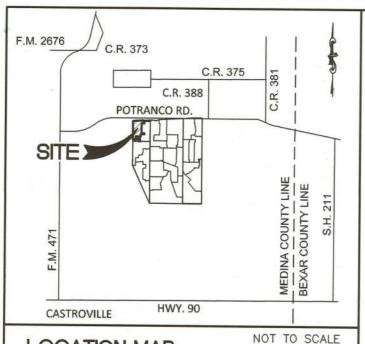
Engineers

Surveyors

Planners

ABSTRACT NO. 1452, AND THE WILLIAM B. RHODE SURVEY

PLAT KEYNOTES SHALL BE RECOGNIZED AS CHANGES TO



LOCATION MAP

LEGEND

E.G.T.CA.

EXISTING CONTOURS 12,000 S.F. SQUARE FOOTAGE OF LOT CENTER LINE ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

ESM'T. EASEMENT MINIMUM V.N.A.E.

VEHICULAR NON-ACCESS EASEMENT NOT TO SCALE O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS

R.O.W. RIGHT OF WAY VOL. VOLUME B.S.L.

BUILDING SETBACK LINE TYPICAL E.G.T.TV.E. ELECTRIC, GAS, TELEPHONE & TELEVISION EASEMENT

-SHEET 2 OF 3

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

MATCHLINE "A" SEE SHEET 2 OF 3

12

9600 S.F.

BLOCK 2

13

9600 S.F.

N89°51'05"W 120.00'

50'

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.

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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

PRIVATE STREET RENAMED FROM "FOREST WAY" TO "FORESTER WAY"

FROM 25' TO 20' ON TYPICAL LOT

11050 S.F.

11050 S.F.

N89*51'05"W 130.00

REVISED KEYNOTE 'N' FROM 20' WIDE TO 15' WIDE REVISED FRONT BUILDING SET BACK

12

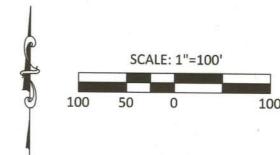
10625 S.F.

11

10625 S.F.

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.



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 "A" SEE SHEET 2 OF 3

11050 S.F.

89°51'05"W 130.00

BLOCK 4

11050 S.F.

N89*51'05"W 130.00

SAN ANTONIO, TEXAS 78249 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

STATE OF TEXAS COUNTY OF MONTGOMERY

PH# (281) 362-8998

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY

PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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

_ DAY OF Way

MY COMMISSION EXPIRES: 1/2/25

COUNTY OF MEDINA GINA COUNTY CLERK OF SAID COUNTY, DO HEREBY HAI THE FOREGOING INSTRUMENT OR WRITING WITH ITS CERTIFY THAT THE FOREGOING INSTRUMENT OR WRITING WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR BECORD IN MY OFFICE,
ON THE DAY OF A.D. 20 AT M. AND
DULY RECORDED THE DAY OF A.D. 20 AT M. AND
M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN CABINET ON SLIDE IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D., 20

i, Gina Champion, Medina County Clerk, hereby certify that this plat is in compliance with Vernon's Texas Codes Annotated. Property Code, Section 12,002.

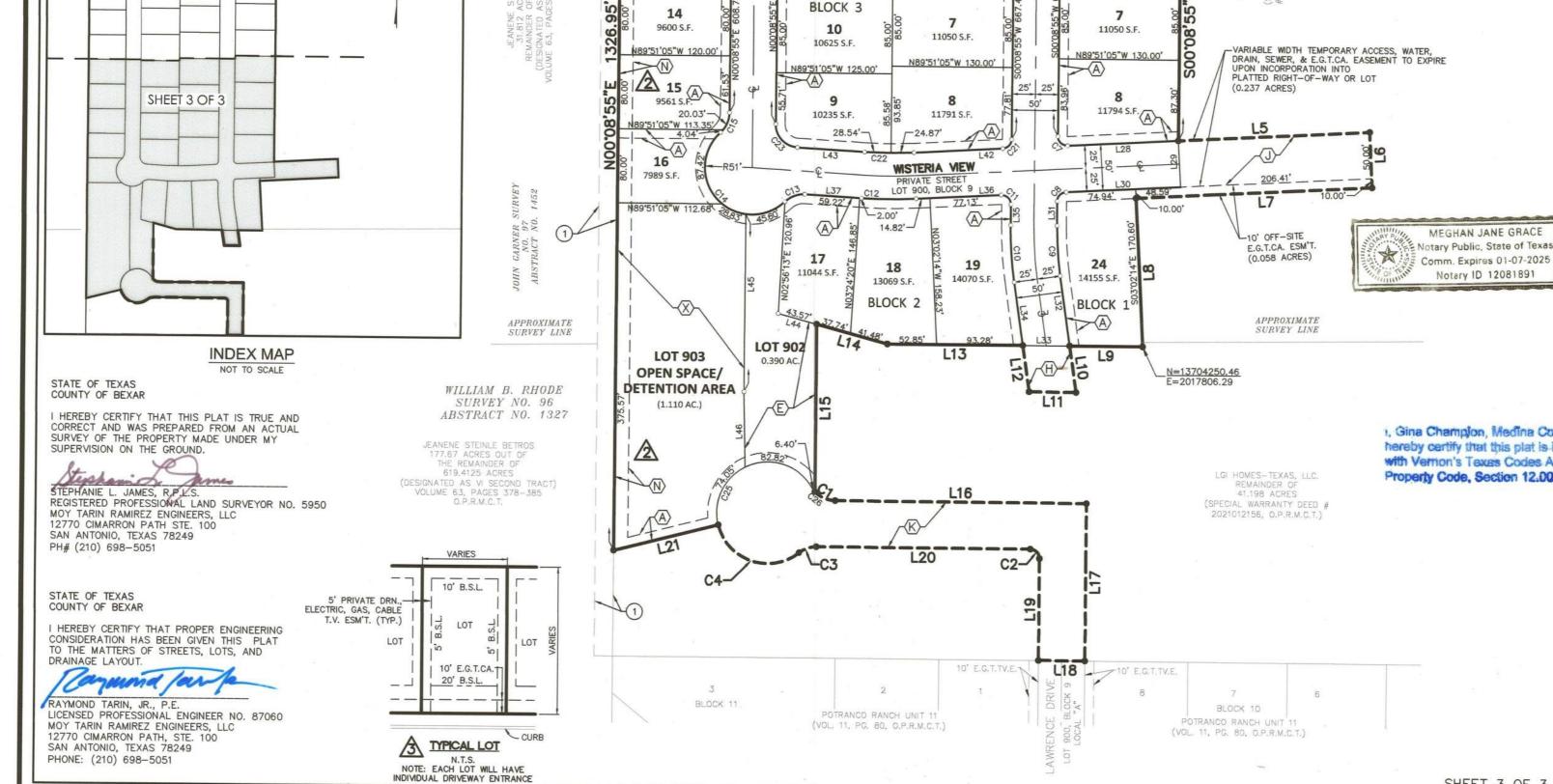
COUNTY CLERK, MEDINA COUNTY, TEXAS

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

STEPHANIE L. JAMES 5950 10 5950 F





STATE OF TEXAS

DATED THIS 4 DAY OF MAY

SHEET 3 OF 3