



Manage. Enhance. Protect.

APPLICATION TO CONVERT BASE IRRIGATION GROUNDWATER

UNDER SECTION 1.34(e) OF THE EAA ACT
(DEVELOPED LAND OR LAND NO LONGER
PRACTICABLE TO FARM)

This application is to be completed by anyone seeking to convert base irrigation groundwater to unrestricted irrigation groundwater pursuant to §§ 711.338 - 711.342 of the Edwards Aquifer Authority rules.

A FEE OF \$59 MUST ACCOMPANY THIS APPLICATION

(\$25 application processing fee; \$34 administrative fee for permit recording costs).

NO CASH, PLEASE

Payments can be made online at www.edwardsaquifer.org

FOR AUTHORITY USE ONLY

Permit No. _____

Fee Rec'd _____

County _____

Field Checked _____ Well No. _____

Edwards Aquifer Authority
900 E Quincy, San Antonio, TX 78215
210.222.2204 or (800) 292.1047
FAX 210.222.9869

APPLICANT INFORMATION

This application must be completed, signed and notarized before it can be processed by the Authority. Partial applications will be returned to the applicant for completion. Please print or type legibly and submit all documentation requested. Keep a copy of this application for your records.

Use only **BLACK** or **BLUE** ink to fill out this application

For each person or entity who owns or co-owns the initial regular permit or regular permit for which this application is submitted, please provide the following information. (Attach additional pages if needed).

FULL NAME

Andiron Multistate 1, LLC

Richard Mott, VP Land Development

TELEPHONE NUMBER

(210) 889-5516

PHYSICAL ADDRESS

100 NE Loop 410, Ste. 1155 San Antonio

STREET CITY

Texas 78216

STATE ZIP CODE

MAILING ADDRESS - IF DIFFERENT FROM PHYSICAL ADDRESS

520 Madison Ave., 21st Fl New York

New York 10022

EMAIL ADDRESS

Richard.Mott@Lennar.com

FOR THIRD PARTY DESIGNATION

If the applicant designates a **third party** as his/her authorized representative, please provide the following information about the authorized representative, and attach supporting documentation to this application demonstrating that the third party has been authorized to represent the applicant in this matter.

FULL NAME

Lennar Homes of Texas Land
and Construction, Ltd.

RELATIONSHIP TO APPLICANT

Agent, attorney, etc.

Richard Mott, Authorized Agent

TELEPHONE NUMBER

(210) 889-5516

PHYSICAL ADDRESS

100 NE Loop 410, Ste. 1155 San Antonio

STREET CITY

Texas 78216

STATE ZIP CODE

MAILING ADDRESS - IF DIFFERENT FROM PHYSICAL ADDRESS

Same as Above

EMAIL ADDRESS

Richard.Mott@Lennar.com

APPLICANT INFORMATION CONT.

State the Initial Regular Permit No. or Regular Permit No. for which this Application to Convert Base Irrigation Groundwater is submitted:

Groundwater Withdrawal Permit No. P 201-853

1. Do you certify that all fees, including aquifer management fees have been paid in full?

YES NO

2. Do you certify that Applicant has filed all reports required by the Authority's rules to have been filed?

YES NO

CONVERSIONS BASED ON SECTION 1.34(e) OF THE EAA ACT (DEVELOPED LAND OR LAND THAT IS NO LONGER PRACTICABLE TO FARM)

Base irrigation groundwater may be converted to unrestricted irrigation groundwater because land has been developed or is no longer practicable to farm under the criteria contained in the EAA Act and § 711.342 of the EAA rules. Any well used to irrigate the historically irrigated land and located on the land that is the subject of the application must have been plugged or capped in accordance with subchapter D, Chapter 713, unless it can be demonstrated that the well is to be used for a future purpose other than irrigation use.

3. Is there an Edwards Well located on the lands that are the subject of the application?

YES NO

4. Has the well been plugged or capped?

YES NO N/A

Part 2 Cont.

5. If “yes,” from previous question, please include supporting documentation. If “no,” for what purpose will the well be used after the conversion has been approved?

A. FOR A CONVERSION UNDER § 711.338(A)(2)(A) – DEVELOPED LAND:

Please provide information below, and attach supporting documentation to this application, demonstrating that the historically irrigated land, or a portion of the historically irrigated land (to which the base irrigation groundwater is attached and that is the subject of this application) has been developed in a manner that meets the definition of developed land contained in § 711.342 of the EAA rules.

The property is being developed for single family subdivision. Streets are being constructed, and certain utilities have been installed.

B. FOR A CONVERSION UNDER § 711.338(A)(2)(B) – LAND NO LONGER PRACTICABLE TO FARM:

Please provide supporting documentation that the historically irrigated land, or a portion of the historically irrigated land, is no longer practicable to farm as evidenced by:

- (1) the historically irrigated land has not been irrigated for five (5) or more years; and
- (2) because of development on land in close proximity to the historically irrigated land, agricultural activities performed on the land, including crop dusting or other applications of pesticides, have the potential to compromise the health and safety of a farm operator or of persons occupying or residing on property in close proximity to the land.

Part 3

GENERAL INFORMATION

With respect to the land identified as the place of use in the initial regular permit or application for an initial regular permit for which this Application to Convert Base Irrigation Groundwater is submitted: State the total acreage, to the third decimal point, upon which you assert a change in land use has occurred that meets the requirements under § 711.342 of the EAA rules (the “Claimed Convertible Acreage”):

9.511 Acres.

Provide a legal description, survey plat or map, drawn to a scale of not greater than 100 feet to an inch (1” = 100’), showing: (a) the location of the Claimed Convertible Acreage, and (b) the location of any Edwards Aquifer well(s) remaining upon or servicing the land that is the subject of this application.

Please note, because this application is subject to a Contested Case Hearing, EAA staff will prepare a draft Notice Of Proposed Action On Application For Conversion Of Base Irrigation Groundwater To Unrestricted Irrigation Groundwater. Per § 707.525 of the EAA Rules, if the general manager proposes to partially grant, or deny, the application, then the EAA shall publish the notice at its cost. If the general manager proposes to grant the application in full, as proposed by the applicant, staff will prepare a draft notice and forward it to the applicant for publication at the applicant’s cost. Please be aware, publishing the notice in five publications can cost up to \$6,000 (or more) depending on the date and publication. Within seven days of publishing, the applicant shall file with the EAA the publisher’s affidavit. If the applicant fails to publish the notice within 30 days of receipt, the Authority may return the application to the applicant by mail.

Part 4



APPLICANT'S CERTIFICATION

I hereby certify that the information provided herein is true and accurate.

Printed Name of Applicant or Authorized Representative:

Andiron Multistate 1, LLC, a Delaware limited liability company

Signature:

Houdin Honarvar

Houdin Honarvar, Authorized Signatory

Date:

Signature of Co-Applicant, if Applicable:

Date:

March 11, 2026

State of: NY

County of: NY

Before me, a notary public, on this day personally appeared

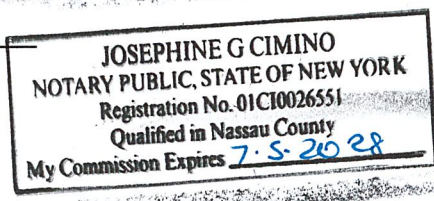
Houdin Honarvar

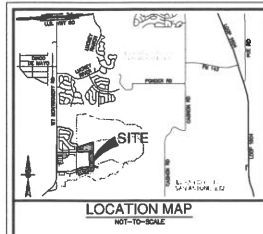
known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn declared that the statements herein contained are true and correct.

Sworn and subscribed before me on this 11th day of March, 20 26.

Josephine G. Cimino

Notary Public's Signature





LEGEND

AC ACREAGE	VOL VOLUME
BLK BLOCK	BLK BLOCKING BEHIND
CD COUNTY	CD COUNTY
DOC DOCUMENT NUMBER	DOC DOCUMENT NUMBER
DIR DIRECTION	DIR DIRECTION
DTY DUTY	DTY DUTY
GEITY GROUND ELEVATION	GEITY GROUND ELEVATION
OPR OFFICIAL PUBLIC RECORDS	OPR OFFICIAL PUBLIC RECORDS
PLAT PLAT	PLAT PLAT
SEC SECTION	SEC SECTION
TOWNSHIP TOWNSHIP	TOWNSHIP TOWNSHIP
WATER WATER	WATER WATER
WELL WELL	WELL WELL
WIND WIND	WIND WIND
WIRE WIRE	WIRE WIRE
WY WY	WY WY

CPISAWASCOGA UTILITY:
 THE CITY OF SAN ANTONIO HAS THE RIGHT TO USE ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... CITY PUBLIC SERVICE BOARD... CITY OF SAN ANTONIO WATER SYSTEM... CITY OF SAN ANTONIO WASTEWATER SYSTEM... CITY OF SAN ANTONIO GAS SYSTEM... CITY OF SAN ANTONIO ELECTRIC SYSTEM... CITY OF SAN ANTONIO TELEPHONE SYSTEM... CITY OF SAN ANTONIO CABLE TELEVISION SYSTEM... CITY OF SAN ANTONIO OPTICAL FIBER SYSTEM... CITY OF SAN ANTONIO OFFICIAL PUBLIC RECORDS SYSTEM... CITY OF SAN ANTONIO PLAT SYSTEM... CITY OF SAN ANTONIO SECTION SYSTEM... CITY OF SAN ANTONIO TOWNSHIP SYSTEM... CITY OF SAN ANTONIO WIND SYSTEM... CITY OF SAN ANTONIO WIRE SYSTEM... CITY OF SAN ANTONIO WY SYSTEM...

THE NOTE
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN # 1-2000 WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTIES... CONTRACTORS AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE... EXCEPT FOR OWNERS OF UNDEVELOPED LOTS... PRESENT STRUCTURE HAS BEEN COMPLETED... APPROVAL OF THE CITY ARCHITECT OFFICE PER SA-4777.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	18.00'	90°00'00"	S45°30'28"E	21.21'	23.54'
C2	18.00'	90°00'00"	N44°29'32"E	21.21'	23.54'
C3	18.00'	90°00'00"	S77°07'50"E	8.70'	8.82'
C4	18.00'	127°25'47"	N44°32'52"E	106.02'	140.12'
C5	18.00'	129°47'53"	N73°39'02"E	6.70'	6.82'
C6	18.00'	90°00'00"	S44°59'22"E	21.21'	23.54'
C7	18.00'	80°07'53"	S43°10'59"E	20.34'	22.34'
C8	18.00'	202°02'37"	N48°03'47"E	86.70'	273.24'
C9	18.00'	90°00'00"	N45°30'28"E	21.21'	23.54'
C10	70.00'	273°23'23"	S78°30'28"E	28.86'	28.82'
C11	18.00'	90°00'00"	S22°10'08"E	21.21'	23.54'
C12	18.00'	90°00'00"	S80°09'28"E	20.34'	22.34'
C13	18.00'	202°02'37"	N48°03'47"E	86.70'	273.24'
C14	18.00'	90°00'00"	N47°28'23"E	21.21'	23.54'
C15	130.00'	73°00'00"	S63°40'08"E	17.00'	17.02'
C16	13.00'	27°38'23"	S79°30'28"E	49.50'	49.86'
C17	18.00'	90°00'00"	N44°32'52"E	21.21'	23.54'
C18	18.00'	90°00'00"	N73°39'02"E	6.70'	6.78'
C19	18.00'	83°17'18"	S49°13'21"E	23.92'	25.10'
C20	18.00'	90°00'00"	N44°32'52"E	21.21'	23.54'
C21	75.00'	183°13'36"	N9°40'18"E	24.10'	24.22'

LINE TABLE

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N89°32'32"E	105.00'	L31	N30°25'48"E	40.69'	L61	N17°34'47"E	49.00'
L2	N89°32'32"E	65.00'	L32	N0°58'44"E	73.11'	L62	N0°30'28"E	36.00'
L3	N44°29'32"E	16.87'	L33	N31°58'17"E	66.31'	L63	S0°20'18"E	20.00'
L4	N89°32'32"E	85.96'	L34	N89°32'32"E	105.00'	L64	S9°49'58"E	35.77'
L5	S23°10'07"E	80.80'	L35	S83°25'07"E	40.18'	L65	S73°30'18"E	17.13'
L6	S31°07'32"E	74.43'	L36	N80°49'48"E	40.58'	L66	N47°54'07"E	17.13'
L7	S76°41'14"E	42.02'	L37	N44°04'42"E	62.20'	L67	N6°30'28"E	20.78'
L8	S23°10'07"E	50.60'	L38	N09°33'38"E	44.40'	L68	S0°20'18"E	80.00'
L9	S40°24'34"E	50.00'	L39	N0°20'07"E	43.88'	L69	N73°34'07"E	16.34'
L10	S20°13'07"E	83.62'	L40	N0°20'07"E	43.88'	L70	N17°34'07"E	16.34'
L11	S73°23'18"E	51.30'	L41	S28°20'07"E	17.54'	L71	N17°34'47"E	40.00'
L12	N85°07'34"E	43.31'	L42	S34°01'19"E	10.59'	L72	N0°30'28"E	40.00'
L13	N89°32'32"E	40.00'	L43	N32°24'79"E	40.21'	L73	N17°34'07"E	16.34'
L14	S18°24'21"E	51.44'	L44	N89°32'32"E	47.20'	L74	N73°34'07"E	16.34'
L15	S23°10'07"E	46.63'	L45	N13°38'23"E	23.13'	L75	N17°34'07"E	44.80'
L16	S8°08'21"E	42.69'	L46	N22°11'37"E	18.84'	L76	S0°20'18"E	44.53'
L17	S4°58'19"E	60.61'	L47	N22°11'37"E	48.43'	L77	N17°34'07"E	16.34'
L18	N84°21'22"E	40.61'	L48	N89°32'32"E	33.51'	L78	N17°34'07"E	16.34'
L19	N43°24'21"E	46.61'	L49	N89°32'32"E	33.51'	L79	S18°24'21"E	120.12'
L20	N13°24'21"E	46.61'	L50	N87°21'08"E	103.84'	L80	S42°42'10"E	33.54'
L21	S47°10'08"E	114.87'	L51	S28°25'40"E	13.59'			
L22	S23°10'07"E	85.00'	L52	S29°29'07"E	24.84'			
L23	S41°53'14"E	45.00'	L53	N27°12'07"E	80.89'			
L24	N03°00'00"E	48.54'	L54	N89°32'32"E	40.00'			
L25	S15°14'14"E	53.72'	L55	S0°30'28"E	10.00'			
L26	S41°53'14"E	50.07'	L56	S19°00'00"E	40.01'			
L27	S80°00'00"E	84.77'	L57	N18°20'00"E	44.80'			
L28	N20°20'00"E	127.34'	L58	N0°30'28"E	10.00'			
L29	N22°28'52"E	187.34'	L59	S0°30'28"E	30.00'			
L30	N67°21'08"E	16.29'	L60	S17°33'40"E	44.90'			

SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDL:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE SHOWN ON THE PLAT NUMBER BY THE SAN ANTONIO WATER SYSTEM.

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

SAWS HIGH PRESSURE:
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 746 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT ENCROACHMENTS:
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER THE DRAINAGE ADJACENT PROPERTY TO REMOVE ANY IMPROVEMENTS OR OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

FLOODPLAIN VERIFICATION:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE 100-YEAR FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 480603003C, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND AMENDMENTS.

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

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

COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN):
 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 THE TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

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

PLAT NO. 24-118XXXXX
SUBDIVISION PLAT
OF
BLOSSOM RANCH UNIT 1B

BEING A TOTAL OF 37,290 ACRES TRACT OF LAND, ESTABLISHING LOTS 1-32 & LOTS 33-904 OF BLOCK 86, LOTS 1-11 OF BLOCK 98 & LOTS 1-17 & LOT 800 OF BLOCK 97, OUT OF A PORTION OF 10,646 ACRES TRACT OF LAND RECORDED IN VOLUME 15414, PAGES 147 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE ORIGINAL BLOSSOM RANCH SURVEY, D.O. 11 ABSTRACT NO. 816, COUNTY BLOCK 4319, OUT OF THE ORIGINAL ALBERTA SURVEY NO. 12, ABSTRACT NO. 21, COUNTY BLOCK 4320 AND OUT OF THE SA WICKSON SURVEY NO. 68, ABSTRACT NO. 798, COUNTY BLOCK 4319 OF BEAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
 2800 W. BEAR 4015 BLDG. #100, WATSON, TX 78715 | P: 512.835.8888
 TEXAS LICENSE NUMBER 04741 | 1044 BLOSSOM RANCH DRIVE
 DATE OF PREPARATION: October 30, 2024

STATE OF TEXAS
 COUNTY OF BEAR

THE OWNER OF 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ENTITY NAME (SHOULD MATCH DEED) BY SIGNATORY NAME, TITLE

STATE OF TEXAS
 COUNTY OF BEAR

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 EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, A.D. 20__

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND COMMISSIONER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF BLOSSOM RANCH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY EACH COMMISSIONER IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE APPROPRIATE EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE UNLESS IT IS REFLECTED TO BE A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Civil Job No. 13055-21 | Survey Job No. 13055-09

Development activity pictures.





