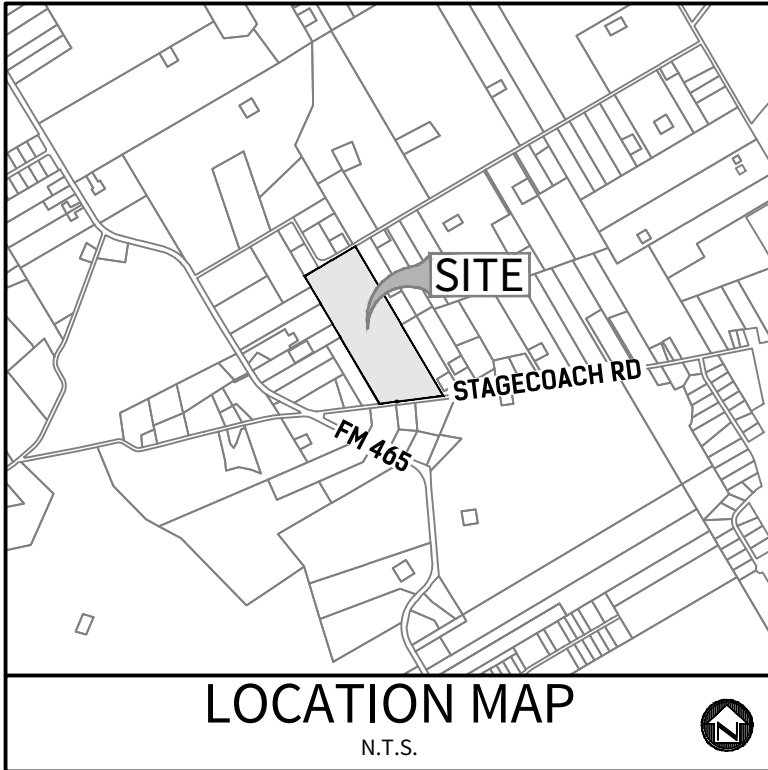




OWNER/DEVELOPER:
MERITAGE HOMES
CONTACT PERSON: BRIAN OTTO
2722 W. BITTERS RD., SUITE 200
SAN ANTONIO, TX 78231
TEL: (210) 402-6045

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: ANDY LOWRY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

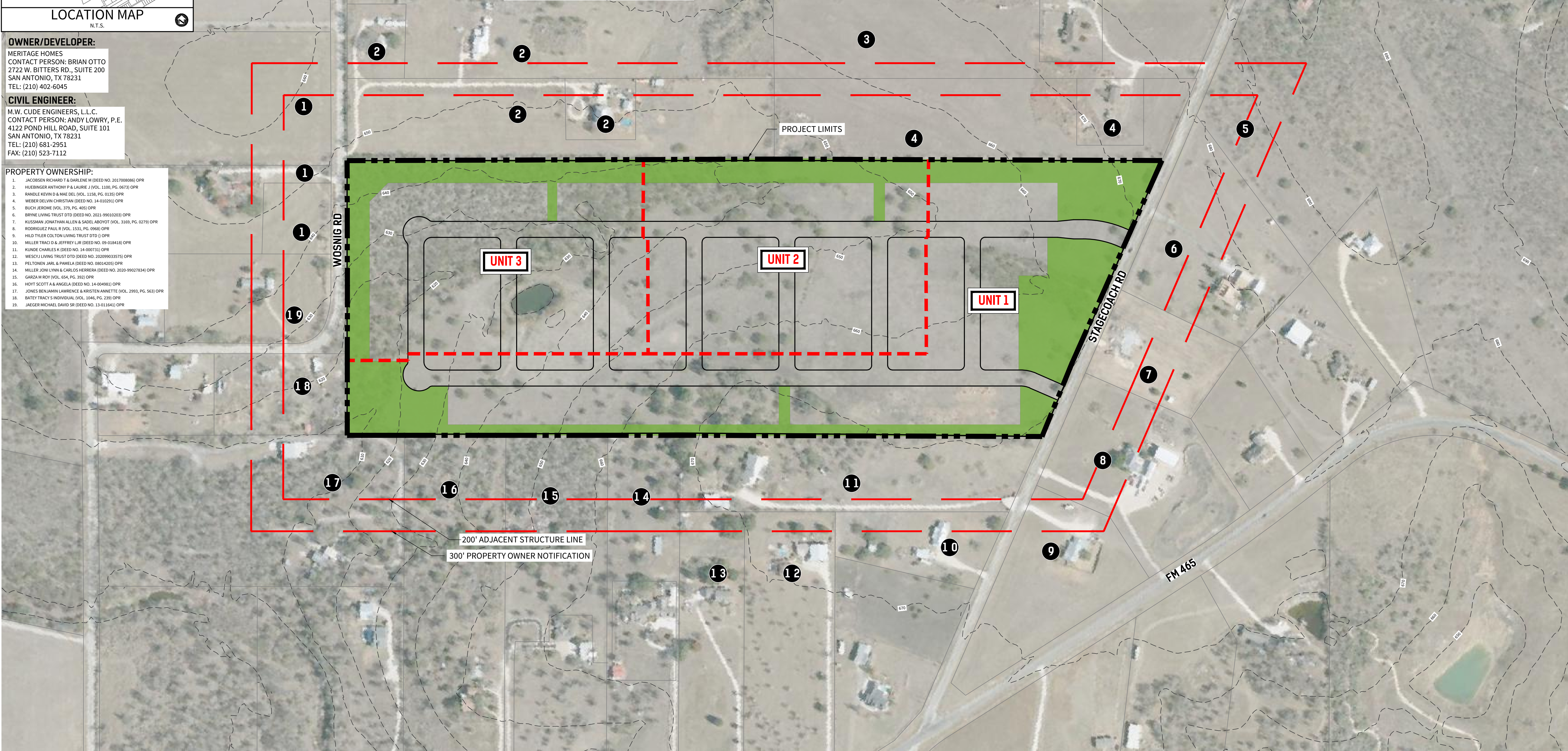
- PROPERTY OWNERSHIP:**
1. JACOBSEN RICHARD T & DARLENE M (DEED NO. 2017000096) OPR
 2. HUEBINGER ANTHONY P & LAURE J (VOL. 1100, PG. 0673) OPR
 3. RANDEL KEVIN D & MAE DEL (VOL. 1158, PG. 0135) OPR
 4. WEBER DELVIN CHRISTIAN (DEED NO. 14-010291) OPR
 5. BUCH JEROME (VOL. 379, PG. 405) OPR
 6. BRINE LIVING TRUST DTD (DEED NO. 2021-99010203) OPR
 7. KUSSMAN JONATHAN ALLEN & SADEL ABOUYOT (VOL. 3169, PG. 0279) OPR
 8. RODRIGUEZ PAUL R (VOL. 1531, PG. 0968) OPR
 9. HILD TYLER COLTON LIVING TRUST DTD (J) OPR
 10. MILLER TRACI D & JEFFREY JR (DEED NO. 09-018418) OPR
 11. KUNDE CHARLES N (DEED NO. 14-00751) OPR
 12. WESCUY LIVING TRUST DTD (DEED NO. 202099033575) OPR
 13. PELTONEN JARIL & PAMELA (DEED NO. 08014205) OPR
 14. MILLER JOHN LYNN & CARLOS HERRERA (DEED NO. 2020-99027834) OPR
 15. GARZA A ROY (VOL. 654, PG. 392) OPR
 16. HOYT SCOTT A & ANGELA (DEED NO. 14-004983) OPR
 17. JONES BENJAMIN LAWRENCE & KRISTEN ANNETTE (VOL. 2993, PG. 563) OPR
 18. BATEY TRACY S INDIVIDUAL (VOL. 1046, PG. 239) OPR
 19. JAEGER MICHAEL DAVID SR (DEED NO. 13-011641) OPR

LAND USE AND DENSITY TABLE						
UNIT	LAND USE	GROSS AC.	OPEN SPACE AC.	DU/AC.	DWELLINGS	HOME SALES COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	21.13	7.22	3.74	79	JANUARY 2025
2	SINGLE FAMILY RESIDENTIAL	12.20	1.53	5.49	67	FEBRUARY 2026
3	SINGLE FAMILY RESIDENTIAL	13.07	2.43	5.05	66	MARCH 2027
TOTAL		46.40	11.18	4.57	212	JUNE 2027

- NOTES:
1. COMPLETION DATE IS AN ESTIMATE AND IS SUBJECT TO CHANGE AT THE TIME OF PLATTING.
 2. COMPLETION DATE REFERS TO THE COMPLETION OF PHASE INFRASTRUCTURE IMPROVEMENTS.
 3. PARKING LIMITS AND RESOURCING ARE SUBJECT TO CHANGE.

- MISCELLANEOUS NOTES:
1. WATER SERVICE IS TO BE SUPPLIED BY GREEN VALLEY SPECIAL UTILITY DISTRICT.
 2. SANITARY SEWER SERVICE IS TO BE SUPPLIED BY GREEN VALLEY SPECIAL UTILITY DISTRICT.
 3. ELECTRICAL SERVICE IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT.
 4. THIS TRACT OF LAND LIES WITHIN THE MARION INDEPENDENT SCHOOL DISTRICT.
 5. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF MARION OR GUADALUPE COUNTY.
- GVEC NOTES:
1. GVEC WILL POSSESS A 4-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATIONS NOT BEING WITHIN A FENCED AREA.
 3. THERE SHALL BE A 20' CENTERLINE EASEMENT (15' ON EITHER SIDE OF THE LINE) ON ALL EXISTING ELECTRIC LINES.
 4. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- TREE NOTE:
1. THIS SUBDIVISION IS NOT SUBJECT TO THE CITY OF MARION UNIFIED DEVELOPMENT CODE FOR LANDSCAPING AND TREE PROTECTION AND MITIGATION.

- DRAINAGE NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR OPEN SPACE LOTS WHICH FUNCTION PRIMARILY AS DRAINAGE CONVEYANCE CHANNELS 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 CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS. THE CITY OF MARION AND GUADALUPE 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.
 2. STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE HOME OWNERS ASSOCIATION MAINTAINED STORM WATER RETENTION POND WILL BE LOCATED IN AN OPEN SPACE DRAINAGE LOT WITHIN THE SUBDIVISION.
- PARK/OPEN SPACE NOTE:
1. THIS SUBDIVISION WILL BE REQUIRED TO PROVIDE 1.41 ACRES OF PARK LAND PER CITY OF MARION SUBDIVISION ORDINANCE PER SECTION 6. SUBSECTION (B).
 2. THE SUBDIVISION WILL PROVIDE 21.18 ACRES OF OPEN SPACE. OPEN SPACE MAY CONTAIN DRAINAGE IMPROVEMENTS, OVERHEAD ELECTRIC, ETC.
 3. PARK SPACE REQUIREMENTS WILL BE SATISFIED BY DEDICATING THE FOLLOWING:
11.18 ACRES OF OPEN SPACE



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STETSON RIDGE / CONCEPT PLAN

MARION ETJ, GUADALUPE COUNTY, TEXAS | AUGUST 2023



SCALE: 1"=150'
150 75 0 150

CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
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