

TXDOT NOTE:

- 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.
- 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 TOTAL OF ONE (1) ACCESS POINT ALONG STATE HIGHWAY 122 SPUR BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 430 FT.
- 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 TXDOT.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	60.16'	S89° 14' 55"E	L32	42.03'	S37° 45' 51"W
L2	15.69'	N51° 16' 20"E	L33	52.16'	S00° 24' 31"W
L3	37.36'	S68° 52' 41"E	L34	36.66'	S20° 24' 31"W
L4	62.43'	S78° 08' 24"W	L35	34.00'	S20° 24' 31"W
L5	86.33'	S89° 17' 41"W	L36	59.04'	S20° 24' 31"W
L6	104.12'	N89° 18' 10"E	L37	20.79'	S89° 45' 06"W
L7	24.79'	S18° 15' 34"E	L38	107.85'	S00° 14' 54"E
L8	65.96'	S26° 44' 26"W	L39	24.62'	S71° 44' 26"W
L9	24.00'	N07° 45' 51"E	L40	65.41'	S26° 44' 26"W
L10	88.67'	S07° 45' 51"W	L41	26.87'	S82° 14' 09"E
L11	35.41'	S37° 45' 51"W	L42	26.87'	N82° 14' 09"W
L12	111.88'	S07° 45' 51"W	L43	18.01'	S07° 45' 51"W
L13	45.01'	N83° 14' 13"W	L44	60.07'	S82° 14' 09"E
L14	51.24'	N65° 13' 27"W	L45	34.01'	N07° 45' 51"E
L15	58.98'	N82° 14' 09"W	L46	18.24'	S82° 14' 09"E
L16	55.45'	N84° 51' 10"W	L47	52.16'	N00° 24' 31"E
L17	114.28'	N82° 14' 09"W	L48	129.69'	N20° 24' 31"E
L18	18.23'	S44° 00' 44"W	L49	5.00'	S20° 24' 31"W
L19	60.11'	S83° 07' 45"W	L50	21.99'	S37° 45' 51"W
L20	18.24'	N57° 46' 37"W	L51	5.00'	N20° 24' 31"E
L21	50.09'	S83° 07' 45"W	L52	89.82'	S89° 13' 20"W
L22	106.00'	N06° 52' 15"W	L53	102.18'	N00° 20' 13"W
L23	26.72'	S83° 07' 45"W	L54	110.00'	S89° 55' 22"W
L24	65.09'	S25° 29' 12"E	L55	103.53'	S00° 20' 10"E
L25	28.14'	S58° 09' 47"E	L56	38.70'	S89° 13' 20"W
L26	22.33'	S06° 52' 15"E	L57	62.74'	N22° 29' 06"W
L27	13.43'	S83° 07' 45"W	L58	64.35'	N00° 14' 54"W
L28	94.42'	S82° 14' 09"E	L59	60.60'	S89° 13' 20"W
L29	49.75'	S57° 31' 52"E	L60	52.39'	S00° 14' 54"E
L30	93.75'	S82° 14' 09"E	L61	58.18'	S22° 29' 06"E
L31	70.31'	S37° 14' 09"E	L62	61.25'	S89° 13' 20"W

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:

- 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 AND CONTRARY TO THE PLAT, TO REMOVE OR MODIFY 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.

DRAINAGE NOTE:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF THE CITY OF SAN ANTONIO DEPARTMENT 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 RIGHT-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY.

S.A.W.S. IMPACT FEE NOTE:

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.

S.A.W.S. WASTEWATER FDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

S.A.W.S. HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

FINISHED FLOOR NOTE:

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

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

FLOODPLAIN NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0088H, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FIRE ACCESS NOTE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN TRE-APP-23-38800082 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-47(h).

OPEN SPACE NOTE:

LOT 901, BLOCK 9, (7.44 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PRIVATE WATER, PRIVATE SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

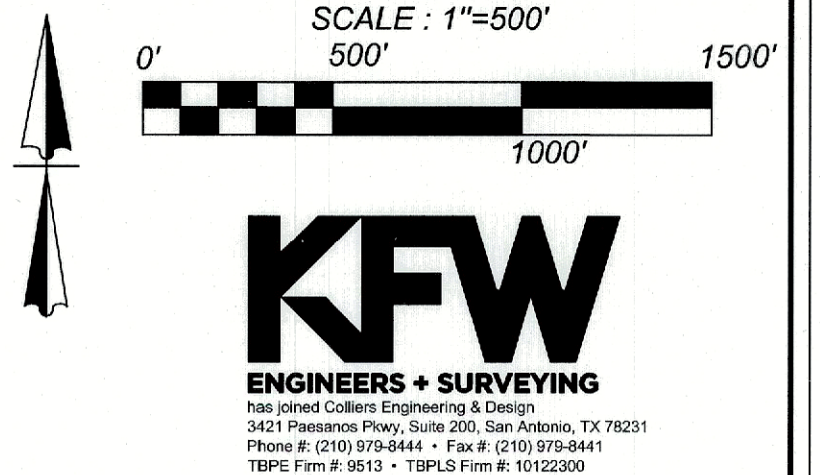
COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 9, 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 SAN ANTONIO OR BEXAR COUNTY.

PLAT NUMBER 22-11800573

SUBDIVISION PLAT ESTABLISHING PRESA GROVE

ESTABLISHING LOT 1, BLOCK 9, N.C.B. 10915, BEING 34.50 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 33.89 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160, AS RECORDED IN VOLUME 6106, PAGE 1925, AND ALSO BEING ALL OF THAT CALLED 0.139 OF AN ACRE TRACT OF LAND AND ALL OF THAT CALLED 0.161 OF AN ACRE TRACT OF LAND, BOTH AS RECORDED IN VOLUME 6403, PAGE 1766, AND ALSO BEING ALL OF THAT CALLED 0.150 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 7052, PAGE 1316, AND ALSO BEING ALL OF THAT CALLED 0.184 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 13282, PAGE 422 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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: PRESA GROVE, LLC
13580 LUDLAM RD, STUDIO 1
PINECREST, FLORIDA 33156
PHONE: (866) 758 - 7899

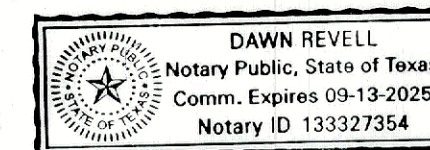
DEAN S. WARHAFT
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dean Warhaft, 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 27th DAY OF August, A.D. 2024.

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



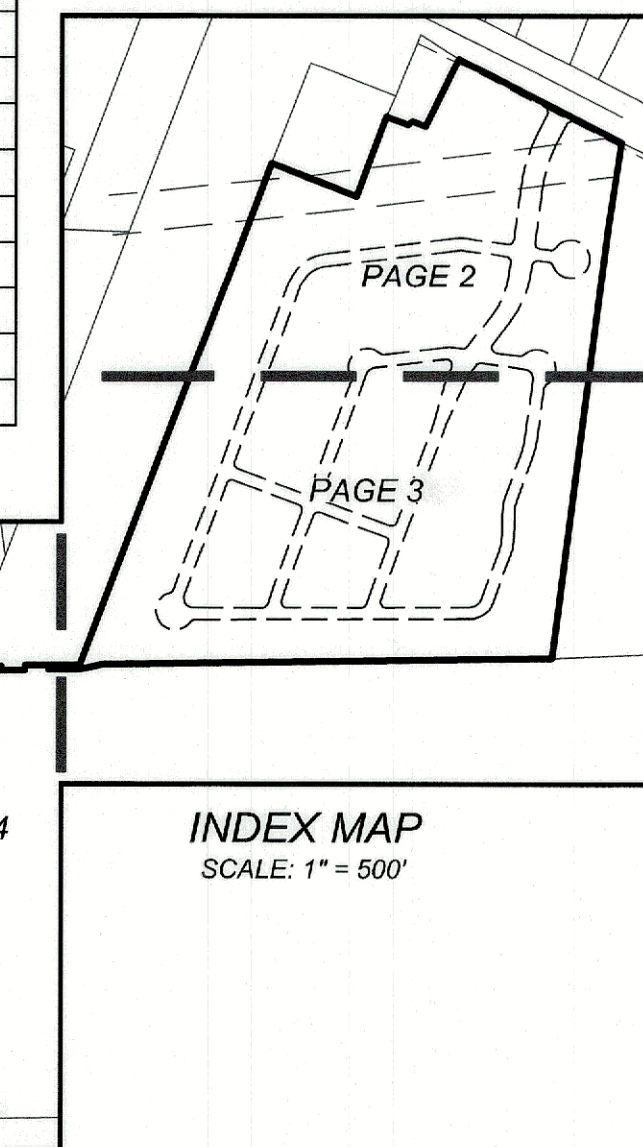
THIS PLAT OF PRESA GROVE HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE
ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	17.18'	6671.47'	0°08'51"	17.18'	S63°00'14"E
C2	103.69'	426.00'	13°56'47"	103.44'	S14°44'15"W
C3	50.68'	50.00'	58°04'29"	48.54'	S04°34'16"W
C4	27.29'	84.00'	18°36'58"	27.17'	S73°49'17"W
C5	78.70'	50.00'	90°10'46"	70.82'	S13°40'54"W
C6	13.35'	15.00'	51°00'26"	12.92'	S33°16'04"W
C7	47.68'	208.06'	13°07'45"	47.57'	S14°05'11"W
C8	47.34'	134.00'	20°14'33"	47.10'	S10°31'48"W
C9	57.94'	166.00'	20°00'00"	57.65'	S10°24'31"W
C10	13.96'	46.10'	17°21'01"	13.91'	N55°46'19"W
C11	122.21'	369.00'	18°58'35"	121.66'	S17°15'09"W
C12	23.56'	15.00'	90°00'00"	21.21'	S37°14'09"E
C13	16.10'	15.00'	61°30'55"	15.34'	N67°00'24"E
C14	264.44'	50.00'	303°01'51"	47.69'	S07°45'51"W
C15	16.10'	15.00'	61°30'55"	15.34'	N51°28'41"W
C16	23.56'	15.00'	90°00'00"	21.21'	S52°45'51"W
C17	147.13'	281.00'	30°00'00"	145.46'	S22°45'51"W
C18	31.42'	15.00'	120°00'00"	25.98'	S22°14'09"E
C19	13.35'	15.00'	51°00'26"	12.92'	N72°15'38"E
C20	167.56'	50.00'	192°00'52"	99.45'	S37°14'09"E
C21	79.88'	66.00'	69°20'35"	75.09'	S55°04'49"W
C22	13.92'	15.00'	53°10'10"	13.43'	S63°10'01"W
C23	189.36'	50.00'	216°59'45"	94.83'	N34°55'11"W
C24	13.92'	15.00'	53°10'10"	13.43'	N46°59'36"E
C25	126.98'	116.00'	62°43'14"	120.74'	N51°46'08"E
C26	29.63'	116.00'	14°38'06"	29.55'	S89°33'12"E
C27	23.56'	15.00'	90°00'00"	21.21'	N52°45'51"E
C28	141.09'	426.00'	18°58'35"	140.45'	N17°15'09"E
C29	23.56'	15.00'	90°00'00"	21.21'	N37°14'09"W
C30	117.29'	224.00'	30°00'00"	115.95'	N22°45'51"E
C31	15.71'	15.00'	60°00'00"	15.00'	N67°45'51"E
C32	29.63'	116.00'	14°38'06"	29.55'	S89°33'12"E
C33	12.73'	15.00'	48°38'09"	12.35'	S72°33'10"E
C34	139.62'	50.00'	159°59'32"	98.48'	N51°46'08"E
C35	12.73'	15.00'	48°38'09"	12.35'	N03°54'33"W
C36	23.56'	15.00'	90°00'00"	21.21'	N65°24'31"E



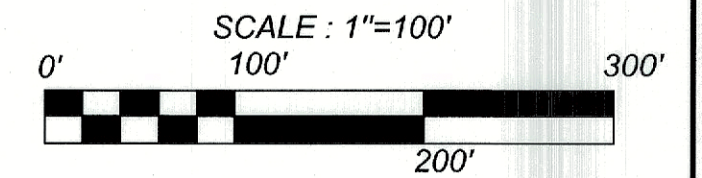
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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SUBDIVISION PLAT ESTABLISHING
PRESA GROVE

ESTABLISHING LOT 1, BLOCK 9, N.C.B. 10915, BEING 34.50 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 33.89 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160, AS RECORDED IN VOLUME 6106, PAGE 1925, AND ALSO BEING ALL OF THAT CALLED 0.139 OF AN ACRE TRACT OF LAND AND ALL OF THAT CALLED 0.161 OF AN ACRE TRACT OF LAND, BOTH AS RECORDED IN VOLUME 6403, PAGE 1766, AND ALSO BEING ALL OF THAT CALLED 0.150 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 7052, PAGE 1316, AND ALSO BEING ALL OF THAT CALLED 0.184 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 13282, PAGE 422 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING
has joined Collins Engineering & Design
3421 Paeasanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9615 • TBPLS Firm #: 10122300

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: PRESA GROVE, LLC
13580 LUDLAM RD, STUDIO 1
PINECREST, FLORIDA 33156
PHONE: (866) 758 - 7899

DEAN S. WARHAFT
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dean Warhaft 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 27th DAY OF August A.D. 2024

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS

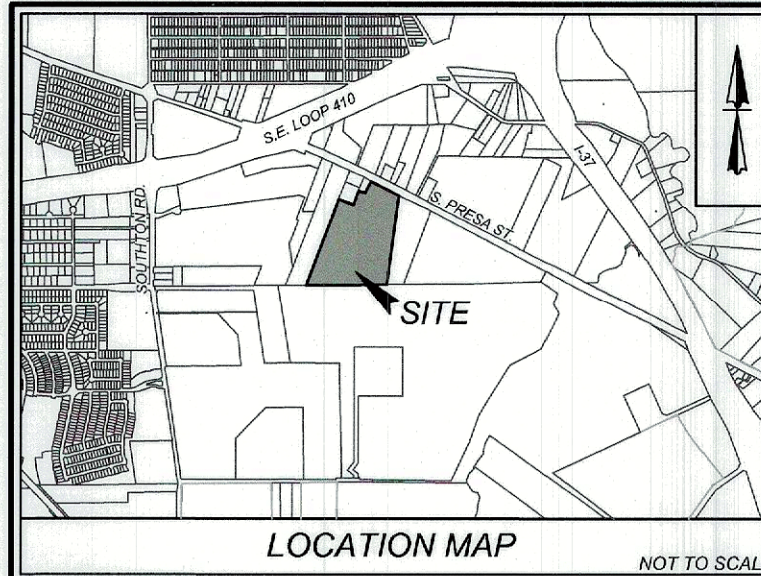
DAWN REVELL
Notary Public, State of Texas
Comm. Expires 09-13-2025
Notary ID 133327354

THIS PLAT OF PRESA GROVE 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



DRAINAGE NOTE:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY, 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 RIGHT-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY.

KEY NOTES:

1. 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & PRIVATE UTILITY EASEMENT (5.231 ACRES PERMEABLE)
3. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (7.445 ACRES PERMEABLE)
4. 15" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
5. 10" PRIVATE UTILITY AND DRAINAGE EASEMENT
6. 20" PRIVATE UTILITY EASEMENT
7. 10" PRIVATE UTILITY EASEMENT
8. PRIVATE SANITARY SEWER EASEMENT (0.2597 OF AN ACRE NON-PERMEABLE)
9. VARIABLE WIDTH PRIVATE SANITARY SEWER EASEMENT
10. 10" BUILDING SETBACK LINE
11. 15" BUILDING SETBACK LINE
12. 20" BUILDING SETBACK LINE

- APPROXIMATE LOCATION OF CITY PUBLIC SERVICE BOARD OF SAN ANTONIO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT (VOL. 3131, PG. 288, D.R.) AMENDED BY (VOL. 5067, PG. 120 D.R. AND VOL. 5067, PG. 123 D.R.) (UNSPECIFIED WIDTH AND UNDERLINED LOCATION, BASED ON LOCATIONS OF TOWERS)
1. 10' RIGHT-OF-WAY DEDICATION (VOLUME 3477, PG. 132, D.R.)
 2. VARIABLE WIDTH PERMANENT SEWER EASEMENT (DOC#20240146968)

LEGEND

- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- S.I.R. = SET 1/2" IRON ROD WITH PINK CAP STAMPED "KFW SURVEYING REFERENCE POINT"
- ⊠ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT - OF - WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

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.

LICENSED PROFESSIONAL ENGINEER

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAEASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:
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 DEDICATING 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.

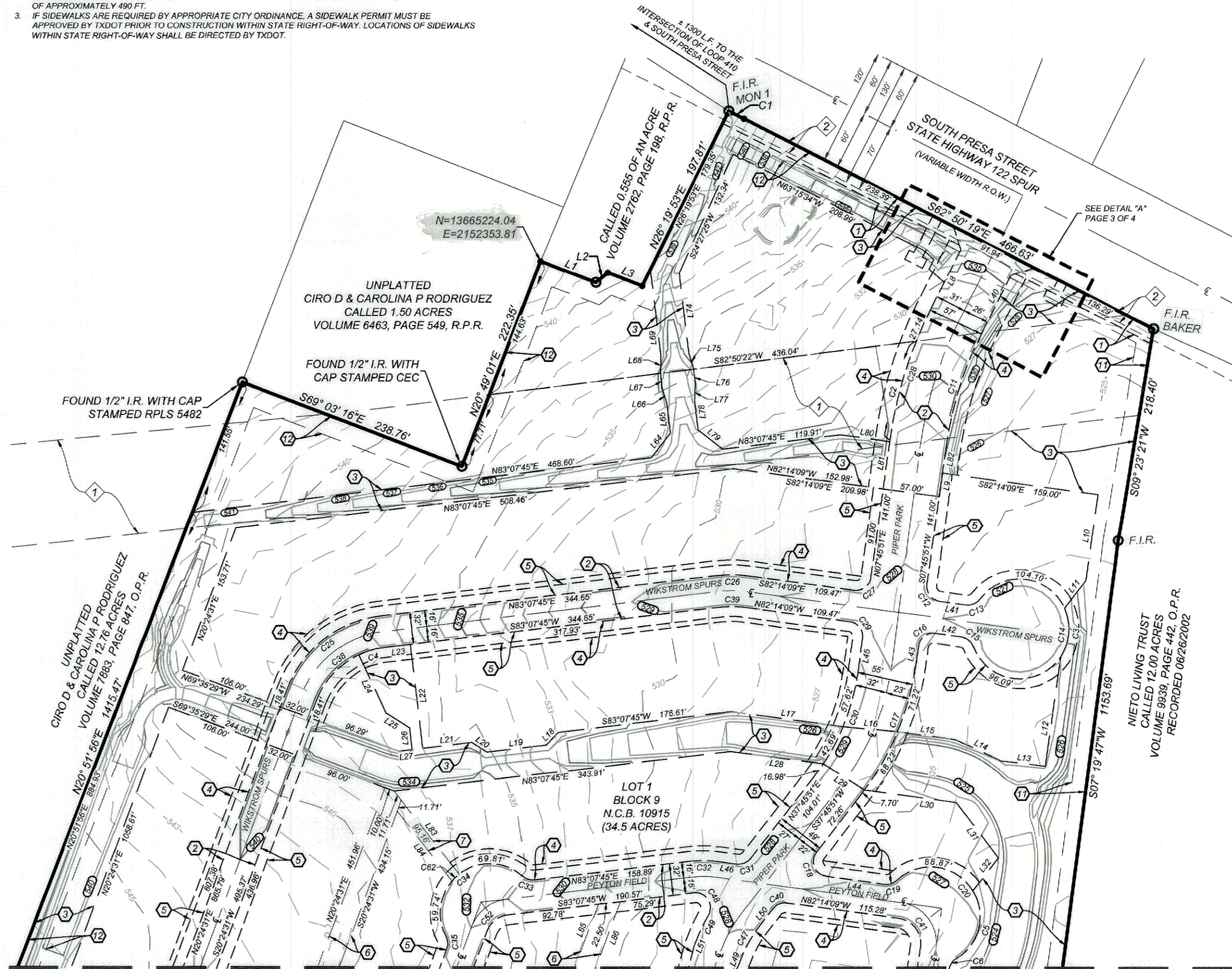
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES 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. 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.

TXDOT NOTE:

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 TOTAL OF ONE (1) ACCESS POINT ALONG STATE HIGHWAY 122 SPUR BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 480 FT.
3. 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 TXDOT.



MATCH LINE "A" SEE PAGE 3 of 4

SEE PAGE 1 of 4 FOR LINE AND CURVE TABLES

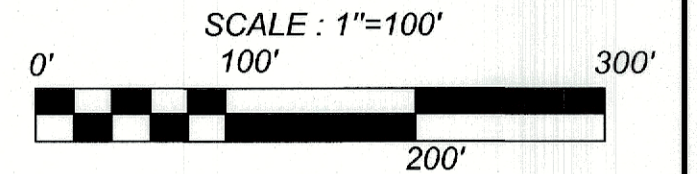
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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SUBDIVISION PLAT ESTABLISHING PRESA GROVE

ESTABLISHING LOT 1, BLOCK 9, N.C.B. 10915, BEING 34.50 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 33.89 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160, AS RECORDED IN VOLUME 6106, PAGE 1925, AND ALSO BEING ALL OF THAT CALLED 0.139 OF AN ACRE TRACT OF LAND AND ALL OF THAT CALLED 0.161 OF AN ACRE TRACT OF LAND, BOTH AS RECORDED IN VOLUME 6403, PAGE 1766, AND ALSO BEING ALL OF THAT CALLED 0.150 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 7052, PAGE 1316, AND ALSO BEING ALL OF THAT CALLED 0.184 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 13282, PAGE 422 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING
has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-9441 • Fax #: (210) 979-9441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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: PRESA GROVE, LLC
13580 LUOLAM RD, STUDIO 1
PINECREST, FLORIDA 33156
PHONE: (866) 758 - 7899

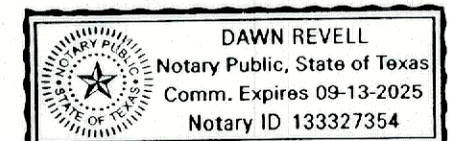
DEAN S. WARHAFT
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Dean Warhaft**, 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 17th DAY OF August, A.D. 2024

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY, TEXAS

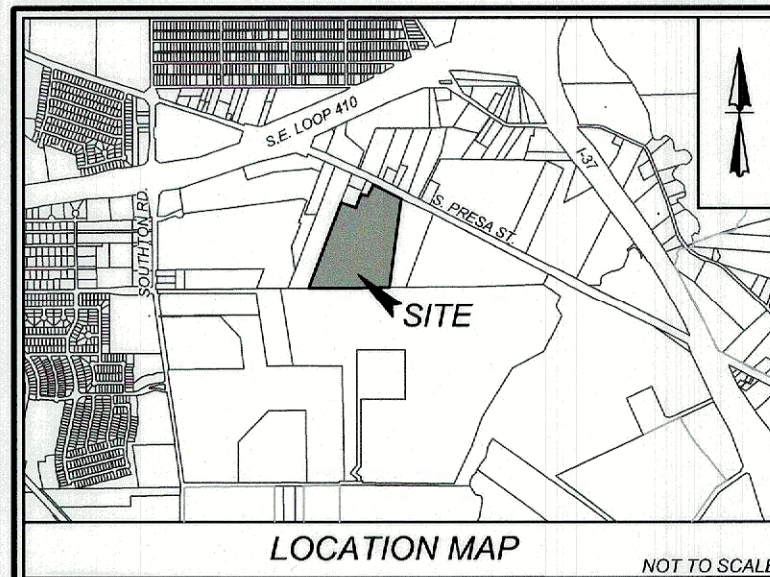


THIS PLAT OF PRESA GROVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



DRAINAGE NOTE:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY, 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 RIGHT-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY.

- KEY NOTES:**
- 1. 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 2. VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & PRIVATE UTILITY EASEMENT (5.251 ACRES PERMEABLE)
 - 3. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (7.445 ACRES PERMEABLE)
 - 4. 15" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 5. 10" PRIVATE UTILITY AND DRAINAGE EASEMENT
 - 6. 20" PRIVATE UTILITY EASEMENT
 - 7. 10" PRIVATE UTILITY EASEMENT
 - 8. PRIVATE SANITARY SEWER EASEMENT (0.2597 OF AN ACRE NON-PERMEABLE)
 - 9. VARIABLE WIDTH PRIVATE SANITARY SEWER EASEMENT
 - 10. 10" BUILDING SETBACK LINE
 - 11. 15" BUILDING SETBACK LINE
 - 12. 20" BUILDING SETBACK LINE

APPROXIMATE LOCATION OF CITY PUBLIC SERVICE BOARD OF SAN ANTONIO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT (VOL. 3131, PG. 288, D.R.) AMENDED BY (VOL. 5067, PG. 120 D.R. AND VOL. 5067, PG. 123, D.R.) (UNSPECIFIED WIDTH AND UNDERNEATH LOCATION, BASED ON LOCATIONS OF TOWERS)

1. 10" RIGHT-OF-WAY DEDICATION (VOLUME 3477, PG. 132, D.R.)

2. VARIABLE WIDTH PERMANENT SEWER EASEMENT (DOG#20240146968)

- LEGEND**
- F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - S.I.R. = SET 1/2" IRON ROD WITH PINK CAP STAMPED "KFW SURVEYING REFERENCE POINT"
 - ⊗ TXDOT = TXDOT MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VOL. = VOLUME
 - PG. = PAGE
 - N.C.B. = NEW CITY BLOCK
 - E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

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.

LICENSED PROFESSIONAL ENGINEER

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-9444
FAX: 210-979-9441

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:
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.

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.

TXDOT NOTE:
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 TOTAL OF ONE (1) ACCESS POINT ALONG STATE HIGHWAY 122 SPUR BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 490 FT.

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

S.A.W.S. IMPACT NOTE:
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.

S.A.W.S. WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

S.A.W.S. HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

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

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 9, 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 SAN ANTONIO OR BEXAR COUNTY.

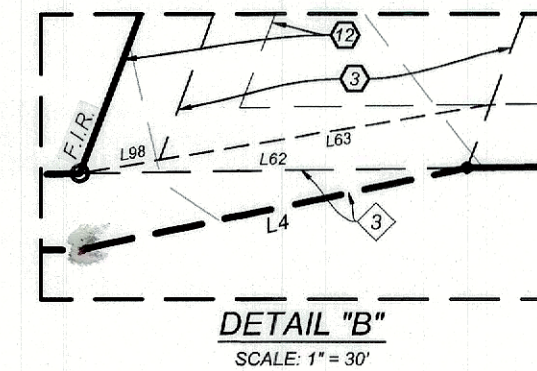
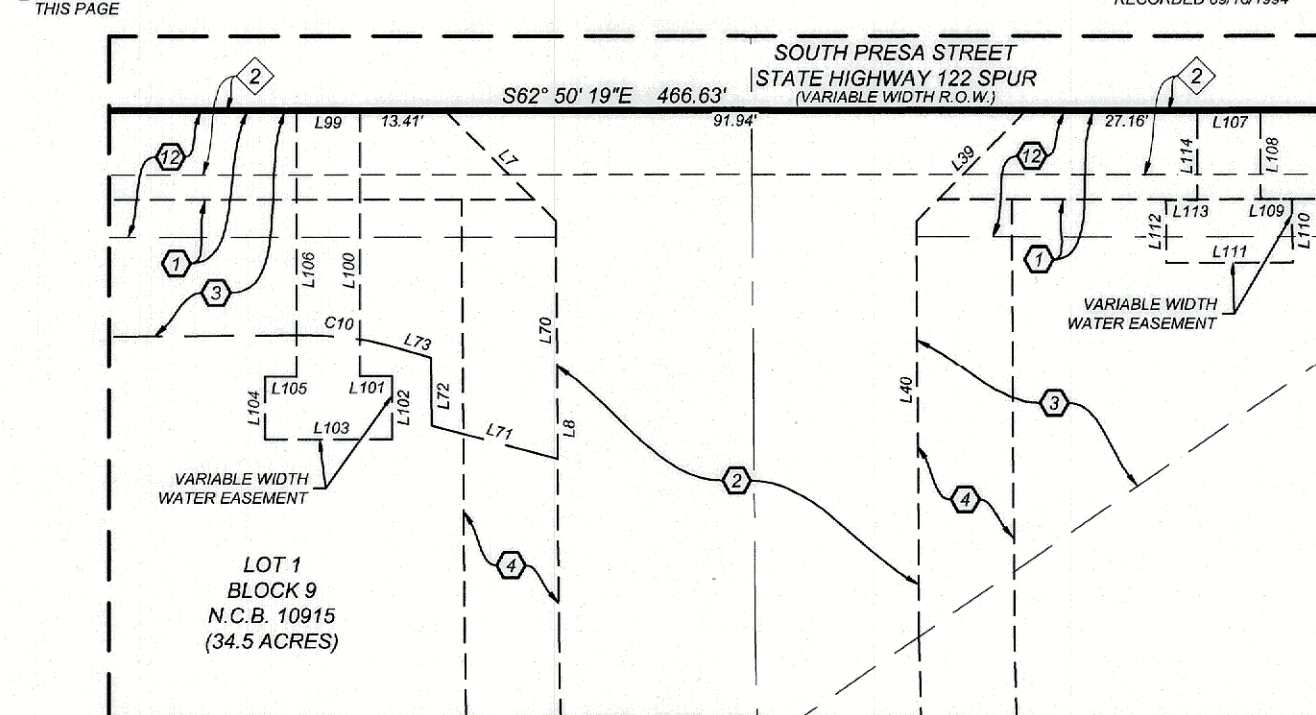
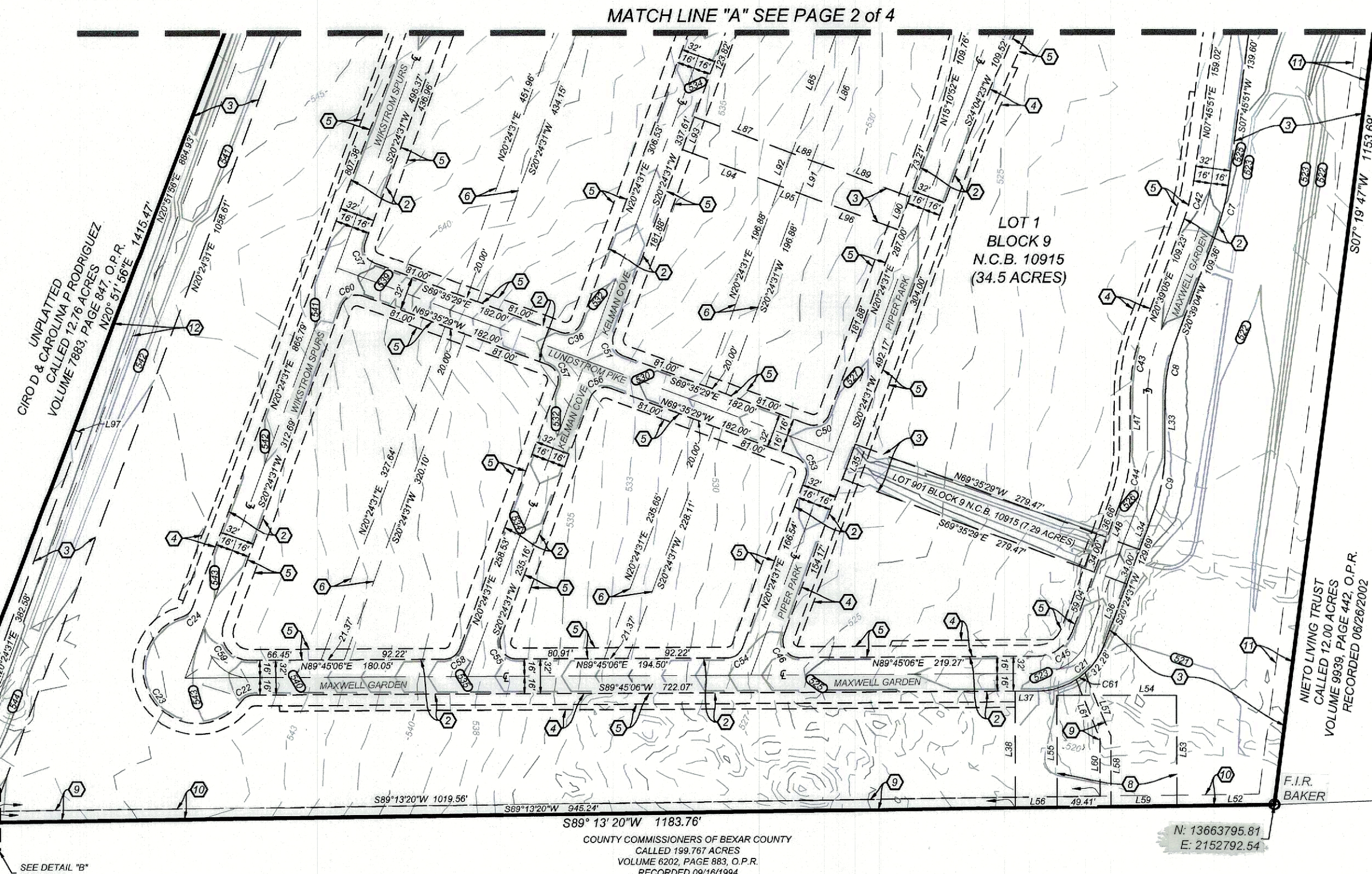
FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

OPEN SPACE NOTE:
LOT 901, BLOCK 9 (7.44 ACRES PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PRIVATE WATER, PRIVATE SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

FLOODPLAIN NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480904088R, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.



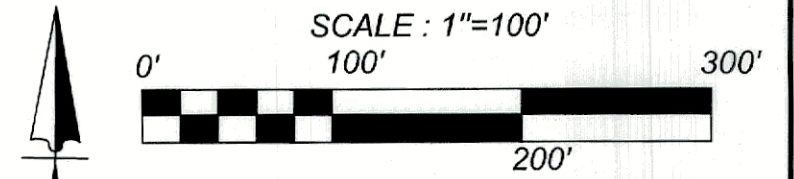
SEE PAGE 1 of 4 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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SUBDIVISION PLAT ESTABLISHING
PRESA GROVE

ESTABLISHING LOT 1, BLOCK 9, N.C.B. 10915, BEING 34.50 ACRE TRACT OF LAND, BEING ALL OF THAT CALLED 33.89 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160, AS RECORDED IN VOLUME 6106, PAGE 1925, AND ALSO BEING ALL OF THAT CALLED 0.139 OF AN ACRE TRACT OF LAND AND ALL OF THAT CALLED 0.161 OF AN ACRE TRACT OF LAND, BOTH AS RECORDED IN VOLUME 6403, PAGE 1766, AND ALSO BEING ALL OF THAT CALLED 0.150 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 7052, PAGE 1316, AND ALSO BEING ALL OF THAT CALLED 0.184 OF AN ACRE TRACT OF LAND RECORDED IN VOLUME 13282, PAGE 422 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

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: PRESA GROVE, LLC
13580 LUDLAM RD, STUDIO 1
PINECREST, FLORIDA 33156
PHONE: (866) 756 - 7899

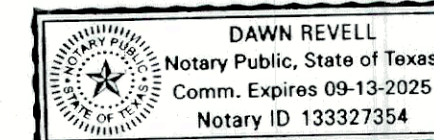
DEAN S. WARHAFT
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Dean Warhaft 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 22nd DAY OF August A.D. 2024

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS

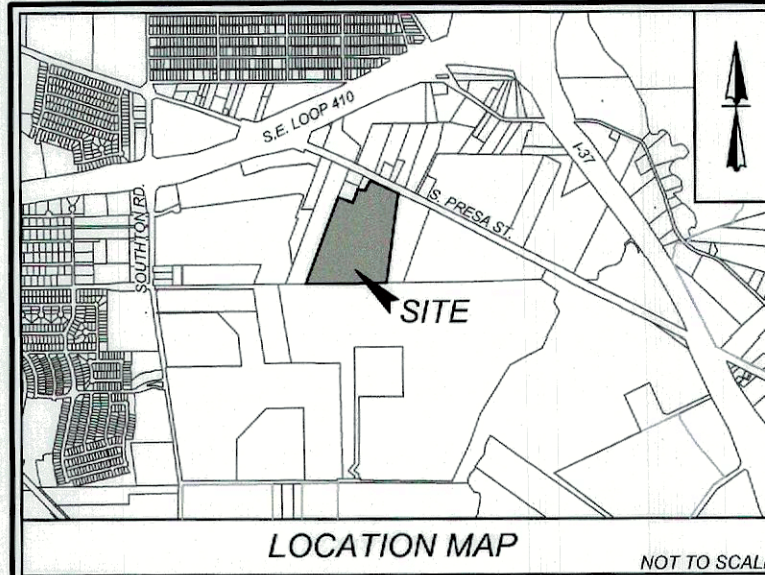


THIS PLAT OF PRESA GROVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP
NOT TO SCALE

KEY NOTES:

1. 14" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & PRIVATE UTILITY EASEMENT (5.251 ACRES PERMEABLE)
3. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (7.445 ACRES PERMEABLE)
4. 15" ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
5. 10" PRIVATE UTILITY AND DRAINAGE EASEMENT
6. 20" PRIVATE UTILITY EASEMENT
7. 10" PRIVATE UTILITY EASEMENT
8. PRIVATE SANITARY SEWER EASEMENT (0.2597 OF AN ACRE NON-PERMEABLE)
9. VARIABLE WIDTH PRIVATE SANITARY SEWER EASEMENT
10. 10" BUILDING SETBACK LINE
11. 15" BUILDING SETBACK LINE
12. 20" BUILDING SETBACK LINE

- APPROXIMATE LOCATION OF CITY PUBLIC SERVICE BOARD OF SAN ANTONIO ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT (VOL. 3131, PG. 288, D.R.) AMENDED BY (VOL. 5067, PG. 120 D.R. AND VOL. 5067, PG. 123, D.R.) (UNSPECIFIED WIDTH AND UNDEFINED LOCATION, BASED ON LOCATIONS OF TOWERS)
1. 10" RIGHT-OF-WAY DEDICATION (VOLUME 3477, PG. 132, D.R.)
 2. VARIABLE WIDTH PERMANENT SEWER EASEMENT (DOC#20240146968)

LEGEND

- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- S.I.R. = SET 1/2" IRON ROD WITH PINK CAP STAMPED "KFW SURVEYING REFERENCE POINT"
- ✕ TXDOT = TXDOT MONUMENT
- R.O.W. = RIGHT - OF - WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

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.

LICENSED PROFESSIONAL ENGINEER

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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:

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.
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. 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.

S.A.W.S. IMPACT NOTE:
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.

S.A.W.S. WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

S.A.W.S. HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

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

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 9, 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 SAN ANTONIO OR BEXAR COUNTY.

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

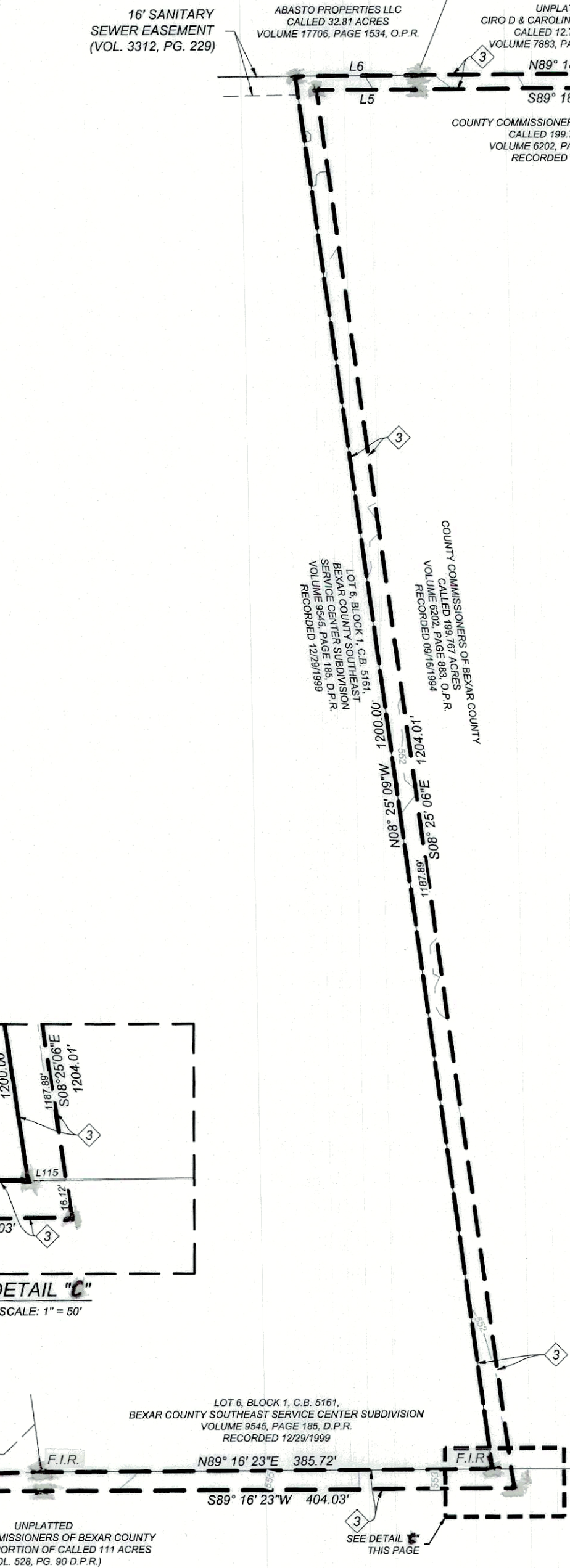
OPEN SPACE NOTE:
LOT 901, BLOCK 9, (7.44 ACRE PERMEABLE), IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PRIVATE WATER, PRIVATE SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT.

FLOODPLAIN NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480290285H, EFFECTIVE 9/20/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE; AND
 5. CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

TXDOT NOTE:

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 TOTAL OF ONE (1) ACCESS POINT ALONG STATE HIGHWAY 122 SPUR BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 400 FT.
3. 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 TXDOT.



DETAIL "C"
SCALE: 1" = 50'

SEE PAGE 1 of 4 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

