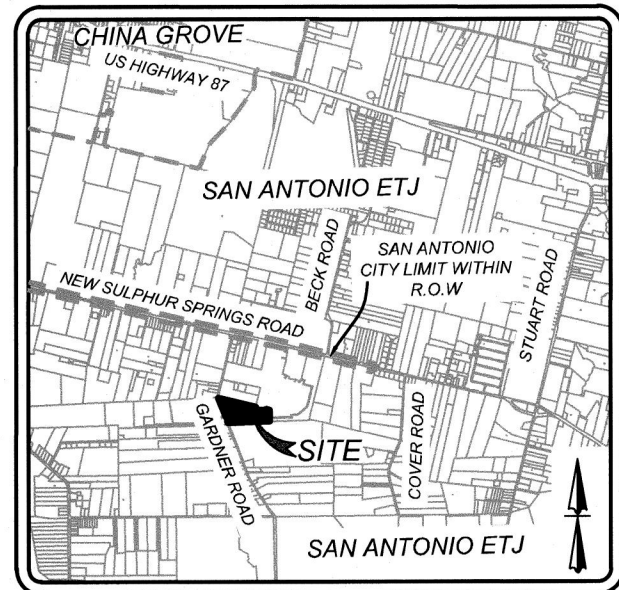


PLAT NUMBER: 22-11800456

SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE, PHASE 2D**  
BEING A 23.31 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND  
SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252,  
BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT  
20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS.



LOCATION MAP  
N.T.S.

**CPS/SAWS/COSA UTILITY NOTES:**

- 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 THE 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" 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 THE 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 ENHANCE 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

**SURVEYOR NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 18)

**FLOOD PLAIN VERIFICATION NOTE:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0636, EFFECTIVE JULY 19, 2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FLOOD MAP REVISIONS AND/OR AMENDMENTS.

**FIRE 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 MARSHALL.

**BUILDING SETBACK NOTE:**

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

**COMMON AREA MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION, INCLUDING LOT 901, BLOCK 35, C.B. 5192, LOT 902, BLOCK 35, C.B. 5192, AND LOT 901, BLOCK 46, C.B. 5192, 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.

**INGRESS/EGRESS NOTE:**

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

**DETENTION REQUIREMENT NOTE:**

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

*[Signature]*  
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 BY:

*[Signature]*  
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

**IMPACT FEE PAYMENT DUE:**

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.

**WASTE WATER 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.

**DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:**

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.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801647) 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 35-477(i).

**OPEN SPACE NOTE:**

LOT 901, BLOCK 35, CB 5192 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LOT 902, BLOCK 35, CB 5192 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LOT 901, BLOCK 46, CB 5192 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**RESIDENTIAL FINISHED FLOOR:**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

**DRAINAGE EASEMENT ENCROACHMENTS:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE 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 TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

**CLEAR VISION NOTE:**

CLEAR VISION EASEMENTS 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 (35-506)(05/05).

**FIRE FLOW NOTE:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE 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 MARSHALL.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°40'02"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	N43°19'58"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°40'02"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N43°19'58"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°40'02"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S43°19'58"W
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°40'02"E
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°40'02"E
C9	141.63'	50.00'	321.13'	162°18'01"	98.81'	N1°40'02"W
C10	21.25'	15.00'	12.85'	81°09'00"	19.51'	N42°14'32"W
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N43°19'58"E
C12	40.60'	125.00'	20.48'	18°36'32"	40.42'	N79°01'42"E
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	S65°16'35"E
C14	123.86'	125.00'	67.55'	56°46'16"	118.85'	S48°39'43"E
C15	251.30'	55.00'	63.51'	261°47'13"	83.15'	N27°56'27"W
C16	21.41'	15.00'	12.99'	81°47'12"	19.64'	S62°03'33"W
C17	74.31'	75.00'	40.53'	56°46'16"	71.31'	N48°39'43"W
C18	9.89'	15.00'	5.13'	37°47'10"	9.71'	N1°23'00"W
C19	126.25'	50.00'	168.60'	146°57'47"	95.87'	N55°58'18"W
C20	9.89'	15.00'	5.13'	37°47'10"	9.71'	S69°26'23"W
C21	31.15'	25.00'	17.96'	71°23'32"	20.12'	S55°58'18"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S24°43'25"W
C23	24.36'	75.00'	12.29'	18°36'32"	24.25'	S79°01'42"W
C24	21.25'	15.00'	12.85'	81°09'00"	19.51'	N38°54'28"E
C25	138.75'	553.69'	69.74'	14°21'29"	138.39'	N14°40'39"W
C26	135.66'	548.69'	68.18'	14°09'58"	135.32'	S14°46'47"E

LINE TABLE			
LINE	LENGTH	BEARING	
L1	55.14'	N88°19'58"E	
L2	50.00'	N88°19'58"E	
L3	50.00'	N88°19'58"E	
L4	92.79'	N88°19'58"E	
L5	72.88'	S1°40'02"E	
L6	58.85'	S14°28'37"W	
L7	44.68'	N21°20'28"W	
L8	99.82'	S1°40'02"E	
L9	50.00'	S1°40'02"E	
L10	50.00'	S1°40'02"E	
L11	45.77'	N1°40'02"W	
L12	16.74'	N69°43'25"E	
L13	31.45'	S77°02'51"E	
L14	16.74'	S69°43'25"W	
L15	35.22'	N1°40'02"W	
L16	65.52'	N21°16'12"W	
L17	41.38'	N20°28'27"W	
L18	44.65'	N21°20'28"W	
L19	389.71'	S21°16'12"E	
L20	65.50'	S21°16'12"E	
L21	41.41'	S20°28'27"E	

**LEGEND**

● F.I.R. = FOUND 1/2" IRON ROD

● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"

⊕ = PROPOSED EASEMENT

⊕ = EXISTING EASEMENT

— 072 — = PROPOSED CONTOURS

— 065 — = EXISTING CONTOURS

— C — = CENTERLINE OF ROAD

R.O.W. = RIGHT-OF-WAY

ESMT. = EASEMENT

E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.

O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

AC. = ACRE

VOL. = VOLUME

PG. = PAGE

C.B. = COUNTY BLOCK

L.F. = LINEAR FEET

E.T.J. = EXTRA TERRITORIAL JURISDICTION

N.T.S. = NOT TO SCALE

P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS

**KEY NOTES**

① 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

② 15' BUILDING SETBACK LINE

③ 10' BUILDING SETBACK

④ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

⑤ 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

⑥ 5' RIGHT-OF-WAY DEDICATION (0.0051 AC.)

⑦ 5' RIGHT-OF-WAY DEDICATION (0.0446 AC.)

⑧ 5' RIGHT-OF-WAY DEDICATION (0.0280 AC.)

⑨ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.1483 ACRES, PERMEABLE)

⑩ 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457)(CONCURRENT PLATTING)

⑪ 10' BUILDING SETBACK (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457)(CONCURRENT PLATTING)

⑫ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457)(CONCURRENT PLATTING)

⑬ 15' BUILDING SETBACK (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457)(CONCURRENT PLATTING)

⑭ 18' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO RIGHT OF WAY DEDICATION (SAPPHIRE GROVE PHASE-1A VOL. 20003, PGS. 857-861 P.R.)

⑮ 5' RIGHT-OF-WAY DEDICATION (SAPPHIRE GROVE PHASE-1A VOL. 20003, PGS. 857-861 P.R.)

⑯ 10' BUILDING SETBACK (SAPPHIRE GROVE PHASE-1A VOL. 20003, PGS. 857-861 P.R.)

**OWNER/DEVELOPER**

LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, STE. 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

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.

*[Signature]*  
RICHARD MOTT, P.E.  
OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]*, 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 28th DAY OF June, A.D. 2024

*[Signature]*  
NOTARY PUBLIC BEXAR COUNTY TEXAS

JOHN ADKINS  
ID #126938805  
My Commission Expires  
June 19, 2025

**CERTIFICATE OF APPROVAL**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

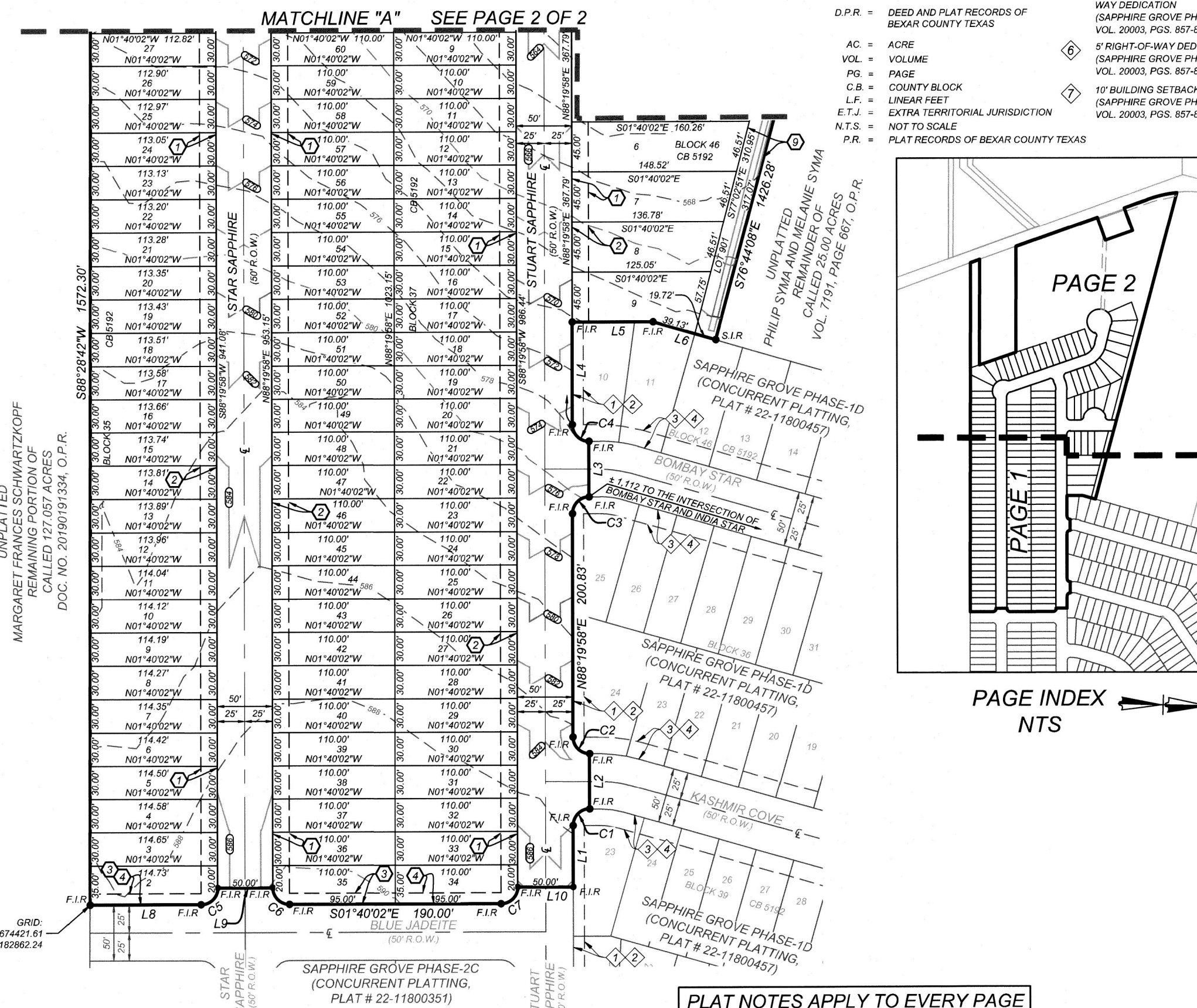
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE, PHASE 2D 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



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS= 141

DATE OF PREPARATION: 6/28/2024

PAGE 1 OF 2

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SUBDIVISION PLAT ESTABLISHING  
SAPPHIRE GROVE, PHASE 2D

BEING A 23.31 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, STE. 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

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 RAINED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RICHARD MOTT, P.E.  
OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259

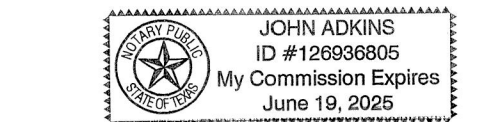
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
RICHARD MOTT, P.E., 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 28<sup>th</sup> DAY OF June A.D. 2024

JOHN ADKINS  
ID #126936805  
My Commission Expires  
June 19, 2025



CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

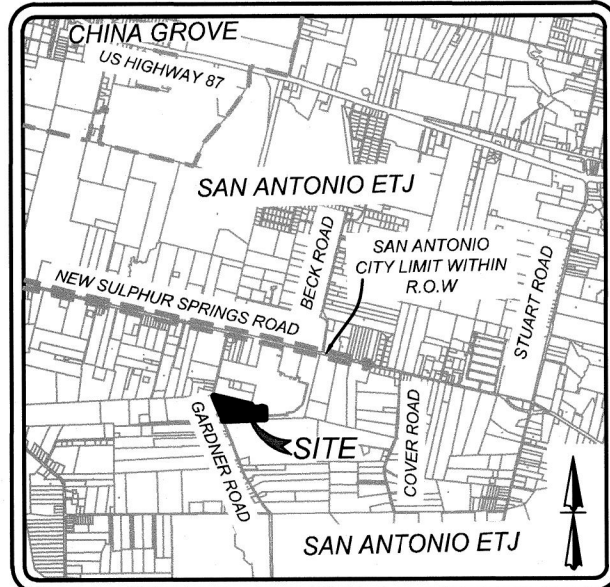
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ SAPPHIRE GROVE, PHASE 2D \_\_\_\_\_ 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  
N.T.S.

KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK
4. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
6. 5' RIGHT-OF-WAY DEDICATION (0.0051 AC.)
7. 5' RIGHT-OF-WAY DEDICATION (0.0446 AC.)
8. 5' RIGHT-OF-WAY DEDICATION (0.0280 AC.)
9. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.1483 ACRES, PERMEABLE)
10. ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457) (CONCURRENT PLATTING)
11. 10' BUILDING SETBACK (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457) (CONCURRENT PLATTING)
12. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457) (CONCURRENT PLATTING)
13. 15' BUILDING SETBACK (SAPPHIRE GROVE PHASE-1D PLAT # 22-11800457) (CONCURRENT PLATTING)
14. 15' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO RIGHT OF WAY DEDICATION (SAPPHIRE GROVE PHASE-1A VOL. 20003, PGS. 857-861 P.R.)
15. 5' RIGHT-OF-WAY DEDICATION (SAPPHIRE GROVE PHASE-1A VOL. 20003, PGS. 857-861 P.R.)
16. 10' BUILDING SETBACK (SAPPHIRE GROVE PHASE-1A VOL. 20003, PGS. 857-861 P.R.)

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⬢ = PROPOSED EASEMENT
- ⬢ = EXISTING EASEMENT
- 0.72 — = PROPOSED CONTOURS
- 950 — = EXISTING CONTOURS
- C — = CENTERLINE OF ROAD
- R.O.W. — = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET
- E.T.J. = EXTRA TERRITORIAL JURISDICTION
- N.T.S. = NOT TO SCALE
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER 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.

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

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 BY:

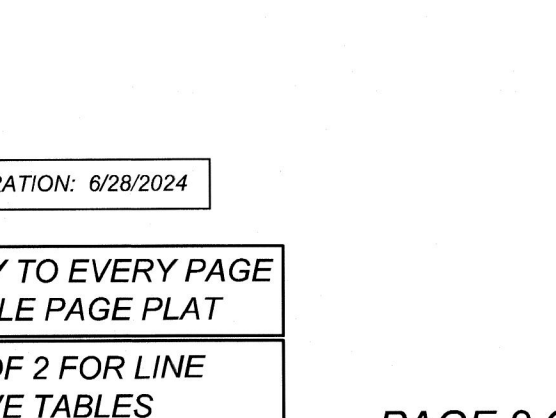
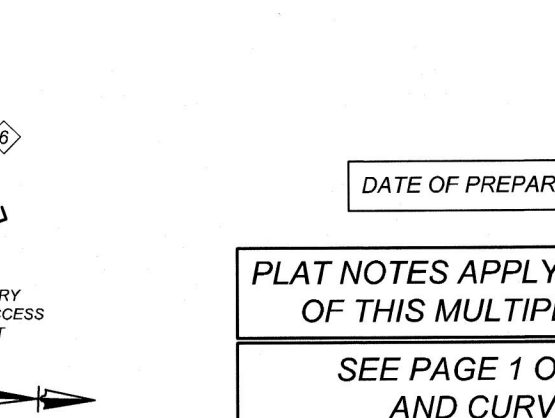
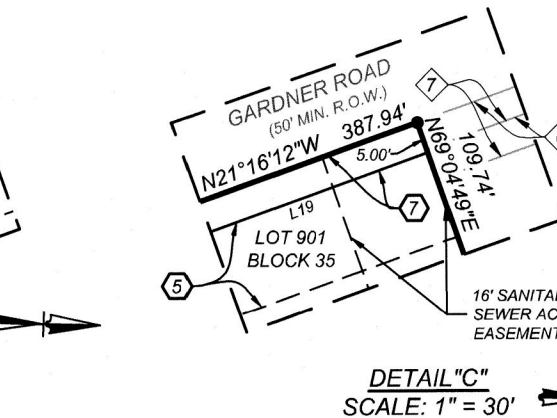
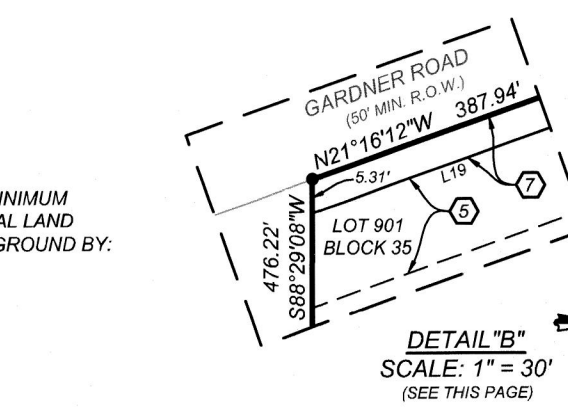
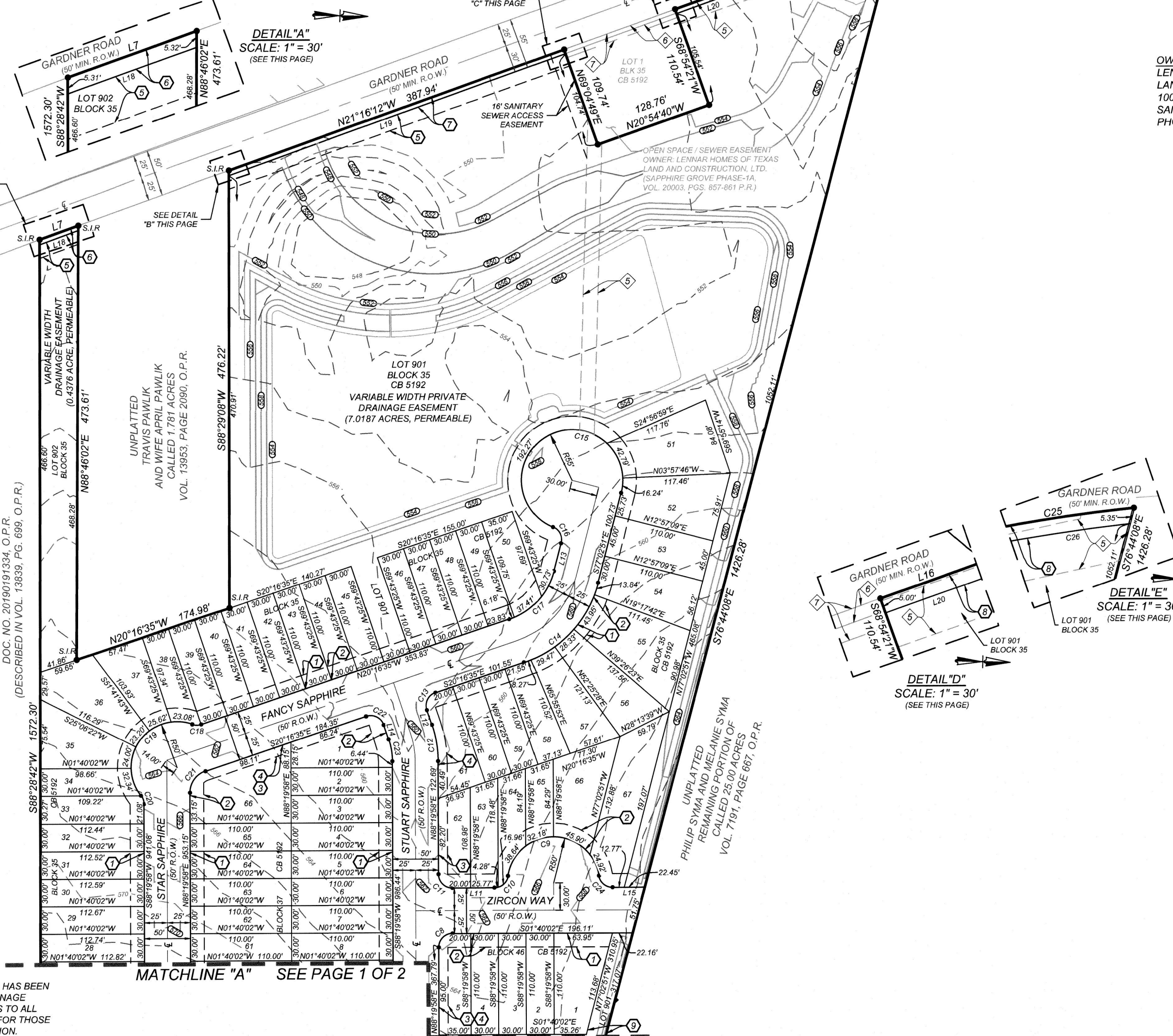
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- CPS/SAWS/COSEA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY 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" 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 GRANITOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID 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 UNDERGROUND 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.

IMPACT FEE PAYMENT DUE:  
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.

WASTE WATER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:  
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.



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 2 FOR LINE  
AND CURVE TABLES

DATE OF PREPARATION: 6/28/2024

RESIDENTIAL LOTS= 141

PAGE 2 OF 2

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Date: Jun 28, 2024, 8:09am User ID: LMartinez  
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