

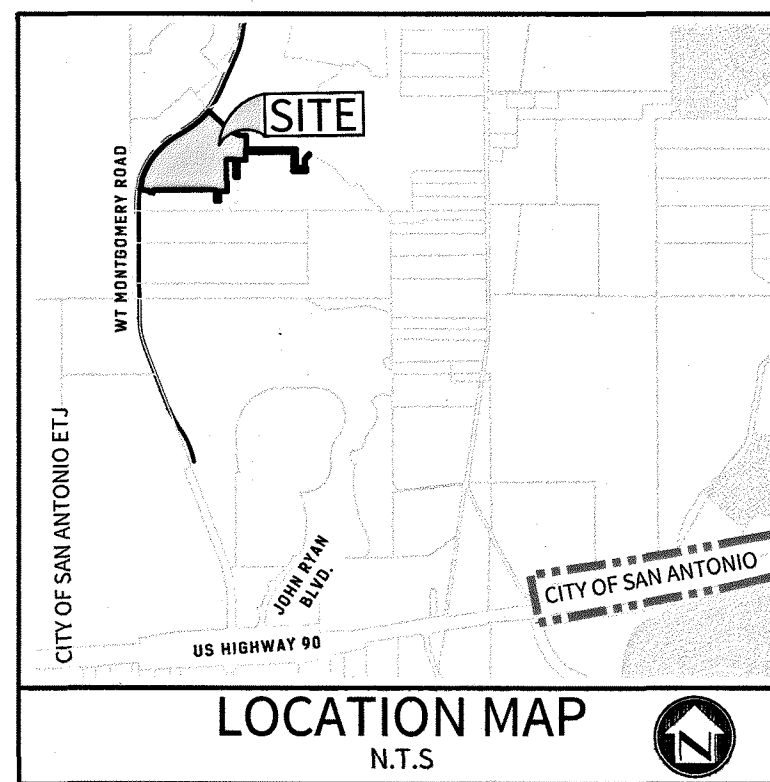

 MICHELLE THI HOANG
 Notary Public, State of Texas
 Comm. Expires 01-05-2026
 Notary ID 133517899



 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

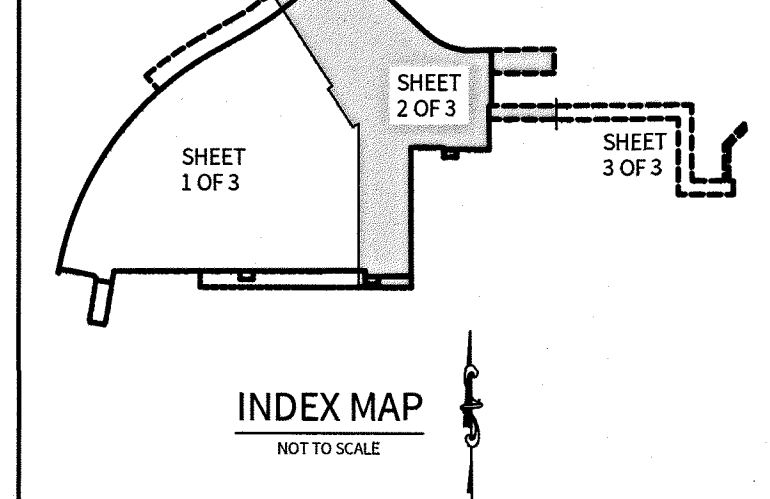
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- LEGEND
- Ac. = ACRES
 - BLK. = BLOCK
 - B.S.L. = BUILDING SETBACK LINE
 - C1. = CURVE NUMBER
 - C.B. = COUNTY BLOCK
 - C. = CENTER LINE
 - C.P.S. = CITY PUBLIC SERVICE
 - C.V.E. = CLEAR VISION EASEMENT
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
 - ESMT. = EASEMENT
 - L1. = LINE NUMBER
 - MIN. = MINIMUM
 - NAD. = NORTH AMERICAN DATUM
 - N.T.S. = NOT TO SCALE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - PG. = PAGE
 - PGS. = PAGES
 - R.O.W. = RIGHT-OF-WAY
 - SAN. SEW. = SANITARY SEWER
 - S.A.W.S. = SAN ANTONIO WATER SYSTEM
 - VAR. = VARIABLE
 - V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
 - VOL. = VOLUME
 - WAT. = WATER
 - WID. = WIDTH
 - PROPOSED CONTOUR
 - STREET CENTERLINE
 - BUILDING SETBACK LINE
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - EXISTING PROPERTY LINE
 - RECORD INFORMATION

- KEYNOTES:
1. OFF-LOT 50' WIDE WATER, DRAINAGE, SEWER, GRADING, GAS, ELECTRIC, STREET EXTENSION, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.034 AC.)
 2. OFF-LOT 60' WIDE WATER, DRAINAGE, SEWER, GRADING, GAS, ELECTRIC, STREET EXTENSION, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO, PLATTED PUBLIC STREET R.O.W. (0.041 AC.)
 3. -14' E.G.T.C.A. ESMT.
 4. -14' E.G.T.C.A. ESMT & B.S.L.
 5. -10' E.G.T.C.A. ESMT & B.S.L.
 6. -5' WATER ESMT.
 7. -20' B.S.L.
 8. -20'x46' E.G.T.C.A. ESMT.
 9. -5' E.G.T.C.A. ESMT.
 10. -10'x10' E.G.T.C.A. ESMT



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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

APRIL 04/02/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

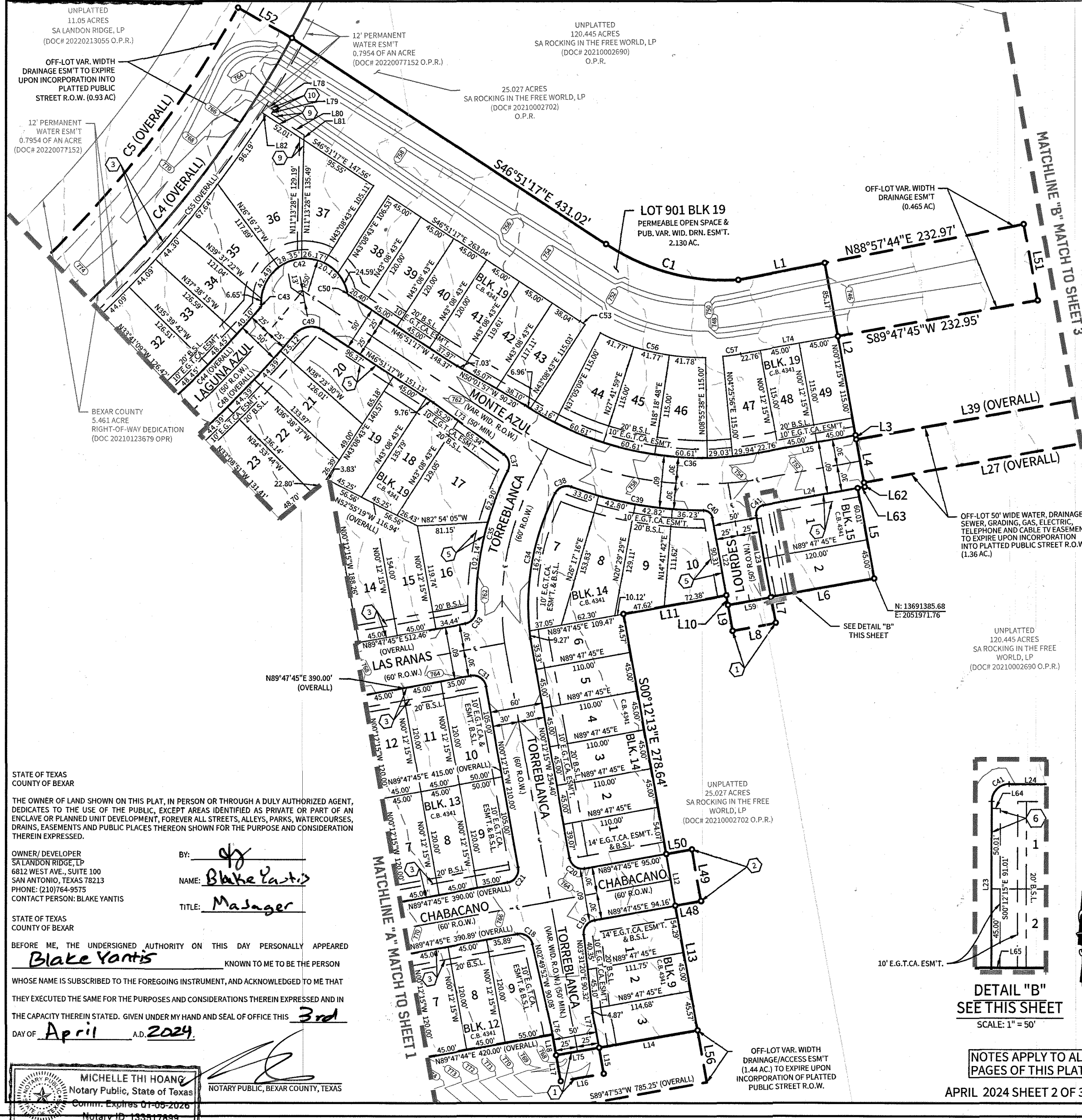
OWNER/DEVELOPER
SA ROCKING IN THE FREE WORLD, LP
6022 WEST AVE., SUITE 100
SAN ANTONIO, TEXAS 78213
PHONE: (210)764-9575
CONTACT PERSON: BLAKE YANTIS

BY: Blake Yantis
NAME: Blake Yantis
TITLE: Manager

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF April A.D. 2024

MICHELLE THI HOANG
Notary Public, State of Texas
Comm. Expires 01-05-2026
Notary ID: 133517899



CPS/SAWS/COSA UTILITY:
THE CITY OF SAN ANTONIO HAS 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.

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 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.

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

SURVEYOR'S NOTES:
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAPSTAMPED "CUDE" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).
4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

SAWS DEDICATION
32. 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.

RESIDENTIAL FIRE FLOW
33. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE 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 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.

SAWS HIGH PRESSURE:
33. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.

CLEAR VISION:
1. 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.

LOMRs WITH FEMA APPROVAL:
3. THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY CUDE ENGINEERS AND APPROVED BY FEMA ON AUGUST 29, 2022 (CASE NO. 22-06-0280P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

PLAT NUMBER: 22-11800270

SUBDIVISION PLAT
ESTABLISHING
TRES LAURELS, UNIT 1A

31.67 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY 63, ABSTRACT 422, COUNTY BLOCK 4341, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.445 ACRE TRACT RECORDED IN DOCUMENT 20210002690 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 25.027 ACRE TRACT RECORDED IN DOCUMENT 20210002702 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 9.030 ACRE TRACT RECORDED IN DOCUMENT 20220213055 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF CALLED 0.4584 ACRE TRACT RECORDED IN DOCUMENT 20240049187, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 5.461 ACRE RIGHT-OF-WAY DEDICATION RECORDED IN DOCUMENT 20210123679 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TBPE FIRM #455

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/DEVELOPER
LENAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.P.
A TEXAS LIMITED PARTNERSHIP
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
PHONE: (210) 403-6200
AUTHORIZED AGENT: RICHARD MOTT, P.E.

BY: Richard Mott
NAME: Richard Mott
TITLE: Authorized Agent

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Mott KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 2nd DAY OF April A.D. 2024

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID: 132324420

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON _____ 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.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TRES LAURELS UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. _____

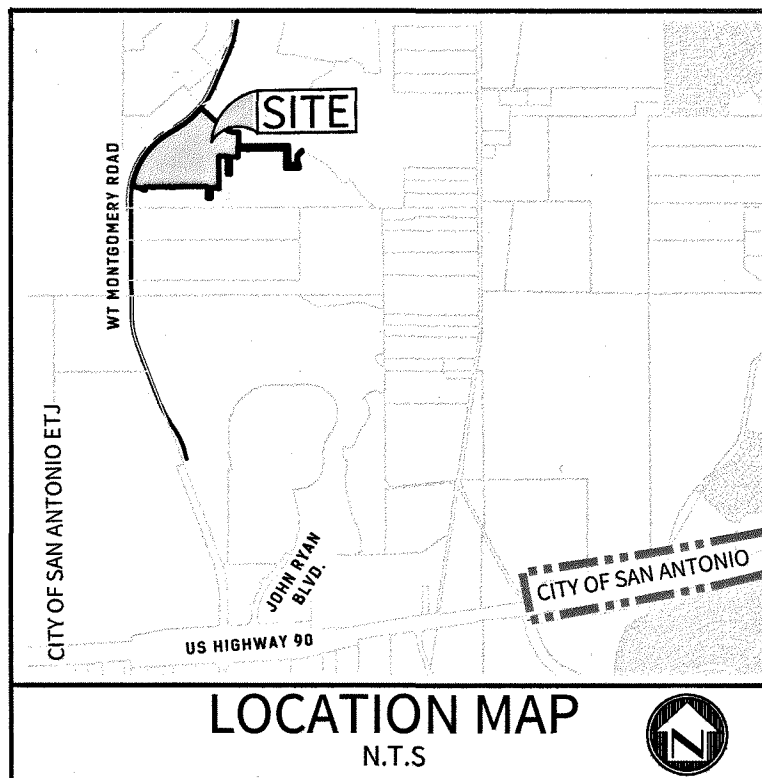
BY: _____ CHAIRMAN

BY: _____ SECRETARY

DETAIL "B"
SEE THIS SHEET
SCALE: 1"=50'

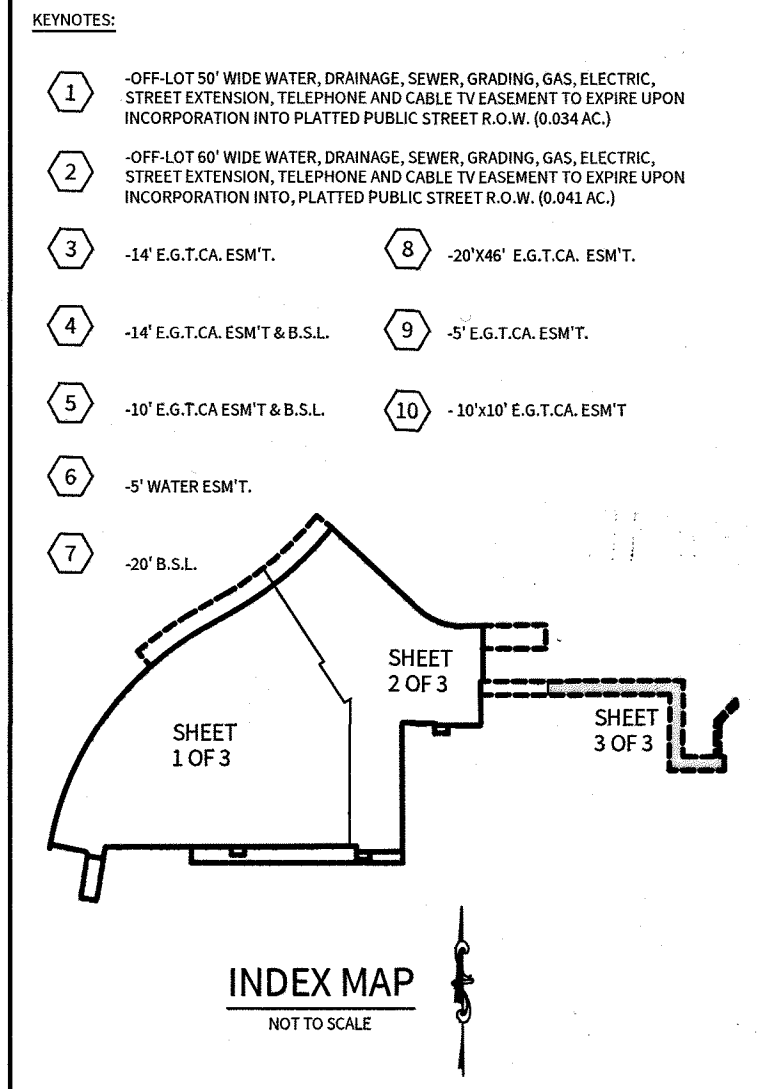
NOTES APPLY TO ALL PAGES OF THIS PLAT

APRIL 2024 SHEET 2 OF 3



LEGEND

AC.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C.B.	= CURVE NUMBER
C.	= COUNTY BLOCK
C.L.	= CENTER LINE
C.P.S.	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.E.D.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
L.F.	= LINE NUMBER
MIN.	= MINIMUM
NAD.	= NORTH AMERICAN DATUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PG.	= PAGE
P.G.S.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
S.A.W.S.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
PROPOSED	= PROPOSED
STREET	= STREET CENTERLINE
BUILDING	= BUILDING SETBACK LINE
EXISTING	= EXISTING GROUND MAJOR CONTOUR
EXISTING	= EXISTING GROUND MINOR CONTOUR
EXISTING	= EXISTING PROPERTY LINE
RECORD	= RECORD INFORMATION



STATE OF TEXAS
COUNTY OF BEAR

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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY MCKINNIE, P.E.

STATE OF TEXAS
COUNTY OF BEAR

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

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

STATE OF TEXAS
COUNTY OF BEAR

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/DEVELOPER
SA ROCKING IN THE FREE WORLD, LLC
6812 WEST AVE., SUITE 100
SAN ANTONIO, TEXAS 78213
PHONE: (210)764-9575
CONTACT PERSON: BLAKE YANTIS

BY: Blake Yantis
NAME: Blake Yantis
TITLE: Manager

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF April A.D. 2024

MICHELLE THI HOANG
Notary Public, State of Texas
Comm. Expires 01-05-2028
Notary ID 133517090

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	245.95'	37°16'28"	160.01'	S64°53'53"E	157.20'
C2	940.00'	2°36'52"	42.89'	S10°19'01"W	42.89'
C3	1140.00'	51°01'37"	1015.27'	N34°48'30"E	982.05'
C4	1260.00'	21°28'37"	472.31'	N49°34'23"E	469.55'
C5	1237.50'	21°12'23"	458.03'	N49°42'30"E	455.42'
C6	15.00'	92°27'48"	24.16'	N32°15'59"W	21.63'
C7	15.00'	92°17'33"	24.16'	S55°26'28"W	21.805'
C8	15.00'	87°25'20"	22.89'	N34°42'05"W	20.73'
C9	15.00'	87°29'44"	22.91'	N57°50'22"E	20.74'
C10	1000.00'	4°07'55"	72.11'	N16°09'28"E	72.10'
C11	5.00'	34°21'42"	3.00'	N01°02'34"E	2.95'
C12	50.00'	141°12'42"	123.23'	N54°28'04"E	94.33'
C13	5.00'	35°16'39"	3.08'	S72°33'55"E	3.03'
C14	940.00'	6°29'48"	106.58'	S14°52'23"W	106.53'
C15	25.00'	71°40'29"	31.27'	S53°57'31"W	29.27'
C16	10.00'	90°00'00"	15.71'	N45°12'15"W	14.14'
C17	10.00'	90°00'00"	15.71'	S44°47'45"W	14.14'
C18	15.00'	87°22'05"	22.87'	S46°31'12"E	20.72'
C19	15.00'	86°16'25"	22.59'	N46°39'33"E	20.51'
C20	15.00'	90°00'02"	23.56'	N45°12'14"W	21.21'
C21	15.00'	90°00'00"	23.56'	S44°47'45"W	21.21'
C22	10.00'	90°00'00"	15.71'	N45°12'15"W	14.14'
C23	10.00'	90°00'00"	15.71'	N44°47'45"E	14.14'
C24	340.00'	2°49'43"	16.79'	N46°37'06"W	16.78'
C25	10.00'	107°14'03"	18.72'	N05°35'04"E	16.10'
C26	50.00'	232°10'53"	202.62'	N56°53'21"W	89.81'
C27	10.00'	107°14'03"	18.72'	S60°38'14"W	16.10'
C28	340.00'	24°27'30"	145.14'	N77°58'30"W	144.04'
C29	10.00'	90°00'00"	15.71'	N45°12'15"W	14.14'
C30	10.00'	90°00'00"	15.71'	N44°47'45"E	14.14'
C31	15.00'	90°00'00"	23.56'	S45°12'15"E	21.21'
C32	280.00'	45°00'00"	219.91'	S67°42'15"E	214.30'
C33	15.00'	80°43'52"	21.14'	N49°25'49"E	19.43'
C34	279.82'	35°08'21"	171.61'	S19°43'42"W	168.94'
C35	339.82'	27°49'36"	165.04'	N22°58'41"E	163.42'
C36	370.00'	43°20'58"	279.94'	S68°31'46"E	273.31'
C37	15.00'	80°34'06"	21.09'	S03°23'34"E	19.40'
C38	15.00'	83°00'46"	21.73'	S78°48'16"W	19.88'
C39	430.00'	20°38'28"	154.91'	N70°00'35"W	154.07'
C40	10.00'	90°00'00"	15.71'	S44°47'45"W	14.14'
C41	50.00'	170°05'44"	148.44'	S88°04'43"E	99.63'
C42	5.00'	43°49'23"	3.82'	N28°48'51"E	3.73'
C43	1405.00'	9°35'04"	235.03'	N55°31'10"E	234.75'
C44	5.00'	45°19'18"	3.96'	N82°58'21"E	3.85'
C45	59.00'	301°46'01"	310.74'	S45°15'00"E	57.42'
C46	5.00'	76°26'43"	6.67'	S22°05'21"W	6.19'
C47	1455.00'	9°41'34"	246.14'	N55°27'55"E	245.85'
C48	25.00'	82°31'35"	36.01'	S88°07'04"E	32.98'
C49	5.00'	43°49'26"	3.82'	S24°56'34"E	3.73'
C50	1120.00'	29°32'07"	577.35'	N28°36'24"E	570.98'
C51	160.00'	45°00'00"	125.66'	N67°42'15"W	122.46'
C52	255.00'	1°33'53"	6.96'	N47°38'13"W	6.96'
C53	1120.00'	2°30'12"	48.94'	N59°04'17"E	48.93'
C54	1280.00'	17°22'38"	388.21'	N51°37'23"E	386.72'
C55	255.00'	28°09'31"	125.32'	N66°59'37"W	124.06'
C56	255.00'	4°38'11"	20.63'	N87°53'09"W	20.63'
C57	1162.52'	11°29'40"	233.22'	N54°33'12"E	232.83'
C58	15.00'	92°24'19"	24.19'	N00°59'55"E	21.65'
C59	15.00'	92°10'47"	24.13'	S88°42'22"W	21.61'

CPS/SAWS/COSA UTILITY:
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.

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.

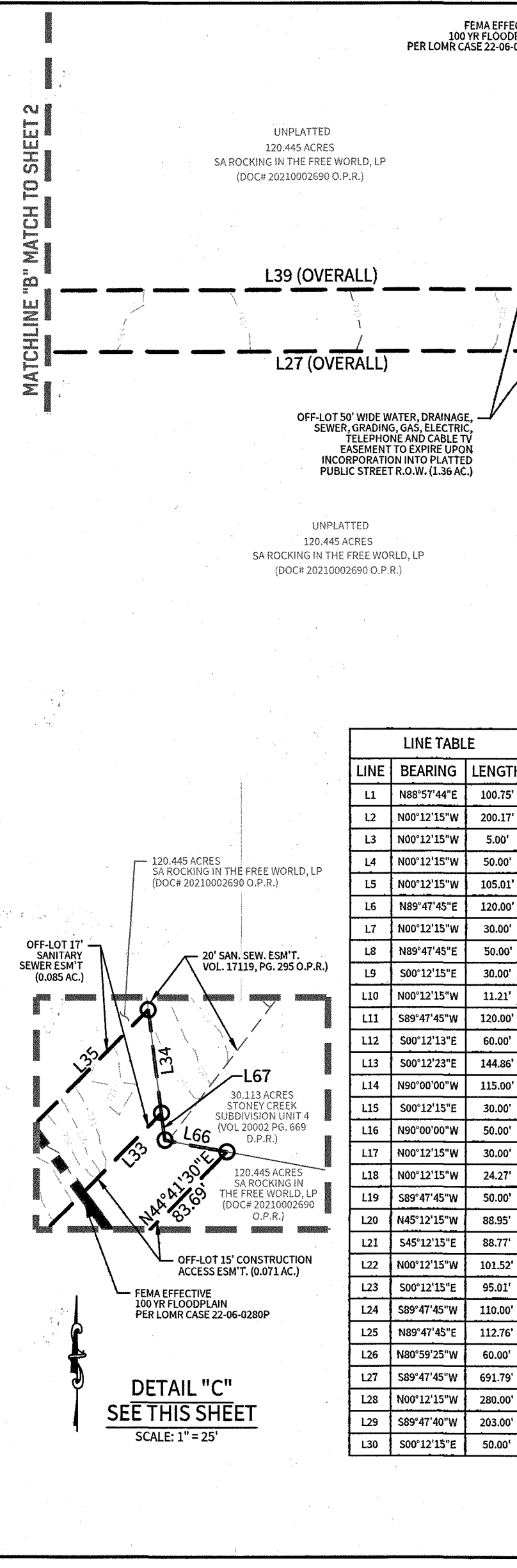
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

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



STATE OF TEXAS
COUNTY OF BEAR

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.

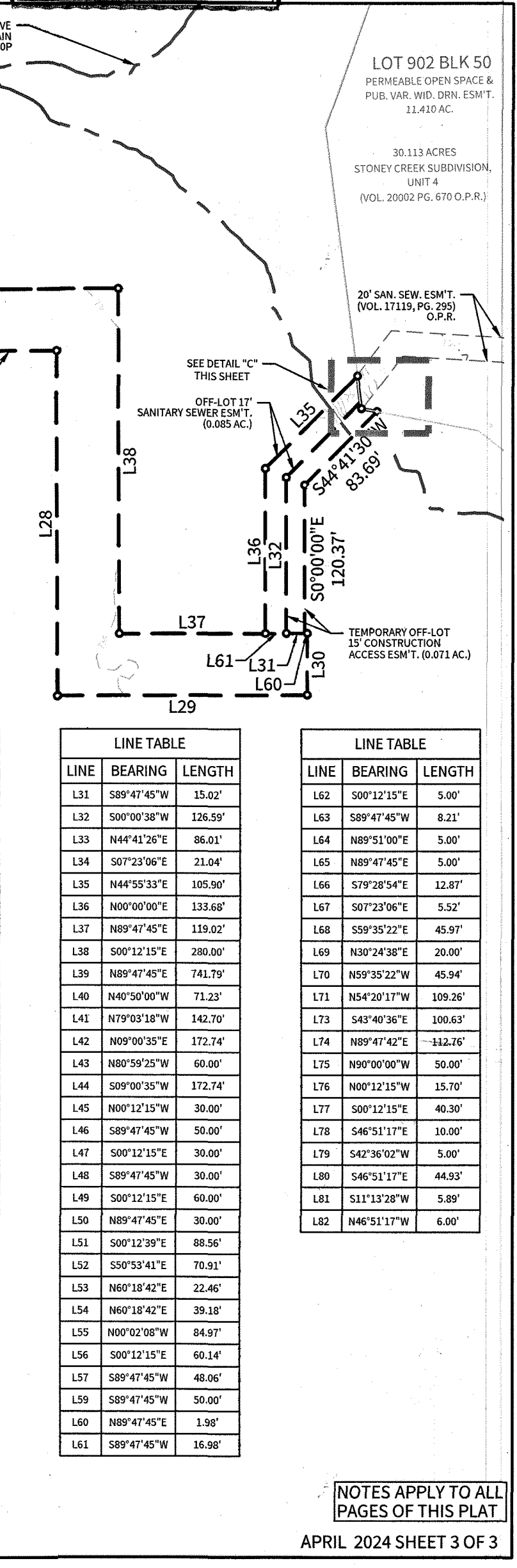
OWNER/DEVELOPER
SATLANDON RIDGE, LP
6812 WEST AVE., SUITE 100
SAN ANTONIO, TEXAS 78213
PHONE: (210)764-9575
CONTACT PERSON: BLAKE YANTIS

BY: Blake Yantis
NAME: Blake Yantis
TITLE: Manager

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yantis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF April A.D. 2024

MICHELLE THI HOANG
Notary Public, State of Texas
Comm. Expires 01-05-2028
Notary ID 133517090



PLAT NUMBER: 22-11800270

SUBDIVISION PLAT
ESTABLISHING
TRES LAURELS, UNIT 1A

31.67 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY 63, ABSTRACT 422, COUNTY BLOCK 4341, BEAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.445 ACRE TRACT RECORDED IN DOCUMENT 20210002690 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 25.027 ACRE TRACT RECORDED IN DOCUMENT 20210002702 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 9.030 ACRE TRACT RECORDED IN DOCUMENT 20220213055 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND ALL OF CALLED 0.4584 ACRE TRACT RECORDED IN DOCUMENT 2024049187, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 5.461 ACRE RIGHT-OF-WAY DEDICATION RECORDED IN DOCUMENT 20210123679 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

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/DEVELOPER
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.P.
A TEXAS LIMITED PARTNERSHIP
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
PHONE: (210) 403-6200
AUTHORIZED AGENT: RICHARD MOTT, P.E.

BY: Richard Mott
NAME: Richard Mott
TITLE: Authorized Agent

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Mott KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 2nd DAY OF April A.D. 2024

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER 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, ON APRIL 2, 2024 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.

DATED THIS APRIL 2, 2024 DAY OF APRIL, A.D. 2024

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF TRES LAURELS UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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 APRIL 2, 2024 DAY OF APRIL, A.D. 2024

BY: Chairman
CHAIRMAN

BY: Secretary
SECRETARY

NOTES APPLY TO ALL PAGES OF THIS PLAT

APRIL 2024 SHEET 3 OF 3