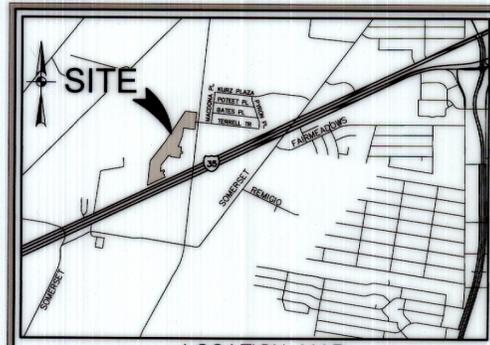


SUBDIVISION PLAT ESTABLISHING
SOMERSET GROVE, UNIT 3

BEING A TOTAL OF 16.934 ACRE TRACT OF LAND INCLUSIVE OF A 0.291 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO OUT OF PART OF A 29.68 AC. DOC. NO. 20210350196, DEED RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-5, BLOCK 1, LOTS 1-22, BLOCK 2, LOTS 1-14, 32-35 & 902, BLOCK 3, LOTS 26-31, BLOCK 4, LOTS 1-24, 901, BLOCK 5, LOTS 1-24, LOT 903, BLOCK 6, IN NEW CITY BLOCK 11298.

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 04/03/2024



LOCATION MAP
NOT-TO-SCALE

- LEGEND:**
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - AC = ACRES
 - ESMT = EASEMENT
 - DE = DRAINAGE EASEMENT
 - EGTCATV = ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION
 - ROW = RIGHT-OF-WAY
 - OPRBC = OFFICIAL PUBLIC RECORDS,
BEXAR COUNTY, TEXAS
 - DPRBC = DEED AND PLAT RECORDS,
BEXAR COUNTY, TEXAS
 - E— = STREET CENTERLINE
 - VOL. = VOLUME
 - PG. = PAGE
 - 635 = PROPOSED ELEVATION
 - 635 = EXISTING ELEVATION

- PLAT NOTES:**
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
 2. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 5, AND LOT 902, BLOCK 3, AND LOT 903, BLOCK 6, NCB 11298, 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.
 3. SURVEYOR'S NOTES: MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
 4. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
 5. RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
 6. 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 DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 7. RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY: RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
 8. RESIDENTIAL FIRE FLOW: 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.
 9. OPEN SPACE/DRAINAGE: LOTS 901 AND 903, BLOCK 5, AND LOT 902, BLOCK 3, NCB 11298 ARE DESIGNATED AS PERMEABLE OPEN SPACE LOTS.
 10. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2902954-2652010) 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 OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL 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 ARBORIST OFFICE PER 35-477(h).
 11. MAOZ: THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.

STATE OF TEXAS
COUNTY OF BEXAR

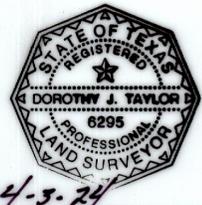
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eric S. PLY 04/08/2024
ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

Dorothy J. Taylor
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

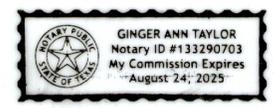


- TXDOT NOTES:**
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR ONE (1) POINT(S) OF ACCESS TO I-35 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 515.17 FEET.
 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 AS DIRECTED BY TXDOT.
- CPS/SAWS/COSA UTILITY NOTES:**
1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING 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", "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 GRANTEE'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, OF 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 INFRASTRUCTURES 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.
- FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING:
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 DEDICATION NOTE:**
THE DEVELOPER 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.
- 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 ISSUED BY DEVELOPMENT SERVICES DEPARTMENT AT THE SAN ANTONIO WATER SYSTEM.
- IMPACT FEE PAYMENT DUE:**
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- CLEAR VISION NOTE:**
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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	16.94'	18.00'	053°54'40"	9.15'	16.32'	N69°14'38"E
C2	276.29'	55.00'	287°49'19"	-40.09'	64.79'	N06°11'58"E
C3	16.94'	18.00'	053°54'40"	9.15'	16.32'	N56°50'42"W
C4	16.94'	18.00'	053°54'40"	9.15'	16.32'	N37°44'49"E
C5	276.29'	55.00'	287°49'19"	-40.09'	64.79'	N25°17'51"W
C6	16.94'	18.00'	053°54'40"	9.15'	16.32'	N88°20'31"W
C7	15.71'	10.00'	090°00'00"	10.00'	14.14'	N38°48'02"W
C8	69.14'	125.00'	031°41'31"	35.48'	68.26'	S67°57'17"E
C9	15.71'	10.00'	090°00'00"	10.00'	14.14'	N82°54'03"E
C10	42.05'	75.00'	032°07'21"	21.59'	41.50'	N21°50'23"E
C11	17.18'	10.00'	098°27'23"	11.60'	15.15'	N43°26'59"W
C12	29.61'	75.00'	022°37'10"	15.00'	29.42'	S76°00'44"W
C13	49.62'	125.00'	022°44'44"	25.14'	49.30'	N76°04'33"E
C14	14.25'	10.00'	081°40'11"	8.64'	13.08'	N46°36'42"E
C15	35.25'	65.00'	031°04'33"	18.07'	34.82'	N09°45'34"W
C16	73.22'	135.00'	031°04'33"	37.54'	72.33'	S09°45'34"E
C17	17.94'	100.00'	010°16'46"	8.99'	17.92'	S10°55'05"W
C18	17.94'	100.00'	010°16'46"	8.99'	17.92'	N10°55'05"E
C19	70.08'	125.00'	032°07'21"	35.99'	69.17'	S21°50'23"W
C20	15.71'	10.00'	090°00'00"	10.00'	14.14'	S07°05'57"E
C21	15.71'	10.00'	090°00'00"	10.00'	14.14'	N82°54'03"E
C22	34.31'	375.00'	005°14'30"	17.17'	34.29'	N35°16'48"E
C23	6.50'	10.00'	037°15'43"	3.37'	6.39'	S14°01'42"W
C24	123.24'	50.00'	141°13'31"	142.08'	94.33'	S64°25'46"W
C25	6.50'	10.00'	037°15'43"	3.37'	6.39'	N65°10'11"W
C26	15.71'	10.00'	090°00'00"	10.00'	14.14'	S51°11'58"W
C27	196.22'	125.00'	089°56'33"	124.87'	176.69'	S51°06'17"W
C28	117.65'	75.00'	089°52'36"	74.84'	105.95'	S51°08'16"W
C29	27.72'	25.00'	063°32'24"	15.48'	26.33'	N64°25'46"E
C30	38.88'	425.00'	005°14'30"	19.45'	38.87'	N35°16'48"E
C31	15.71'	10.00'	090°00'00"	10.00'	14.14'	N07°05'57"W
C32	41.50'	75.00'	031°42'06"	21.29'	40.97'	S67°56'59"E

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	5.00'	S83°48'02"E	L13	13.54'	N05°46'42"E
L2	50.40'	N64°42'09"E	L14	65.51'	N25°17'51"W
L3	9.04'	N33°30'37"E	L15	14.14'	N70°17'51"W
L4	135.05'	N83°48'02"W	L16	14.14'	S19°42'09"W
L5	104.69'	N33°30'37"E	L17	65.51'	N25°17'51"W
L6	47.76'	N06°11'58"E	L18	9.08'	S05°46'42"W
L7	50.00'	N83°48'02"W	L19	38.05'	N16°03'28"E
L8	40.00'	N06°11'58"E	L20	42.43'	S37°54'03"W
L9	110.00'	N83°48'02"W	L21	42.43'	N37°54'03"E
L10	80.00'	N83°48'02"W			
L11	46.20'	N32°39'33"E			
L12	77.38'	S37°54'03"W			



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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, LTD
BY: RICHARD MOTT - VICE PRESIDENT OF LAND DEVELOPMENT
100 NE INTERSTATE 410 LOOP, SUITE 1155
SAN ANTONIO, TX 78216
(210) 403-6282

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 HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

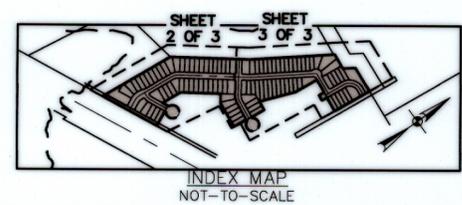
GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 5 DAY OF April, 2024
Richard Mott
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SOMERSET GROVE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED 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



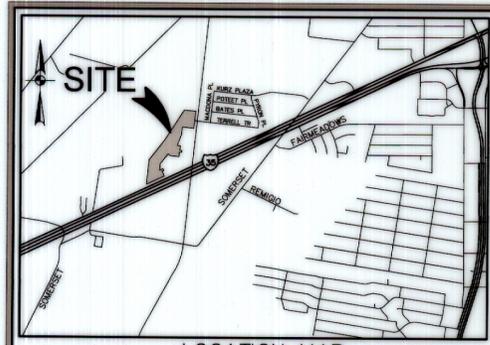
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

SUBDIVISION PLAT ESTABLISHING SOMERSET GROVE, UNIT 3

BEING A TOTAL OF 16.934 ACRE TRACT OF LAND INCLUSIVE OF A 0.291 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO OUT OF PART OF A 29.68 AC. DOC. NO. 20210350196, DEED RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-5, BLOCK 1, LOTS 1-22, BLOCK 2, LOTS 1-14, 32-35 & 902, BLOCK 3, LOTS 26-31, BLOCK 4, LOTS 1-24, 901, BLOCK 5, LOTS 1-24, LOT 903, BLOCK 6, IN NEW CITY BLOCK 11298.

HMT ENGINEERING & SURVEYING logo and contact information: 290 S. CASTELL AVE., STE. 100, NEW BRAUNFELS, TX 78130, TBPE FIRM F-10961, TBPLS FIRM 10153600.

DATE OF PREPARATION: 04/03/2024



LOCATION MAP NOT-TO-SCALE

- LEGEND: Symbols for iron pins, acres, easements, drainage easements, electric/gas/telephone/cable television, right-of-way, official public records, deed and plat records, street centerline, volume, page, proposed and existing elevations.

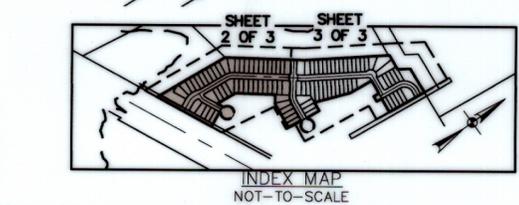
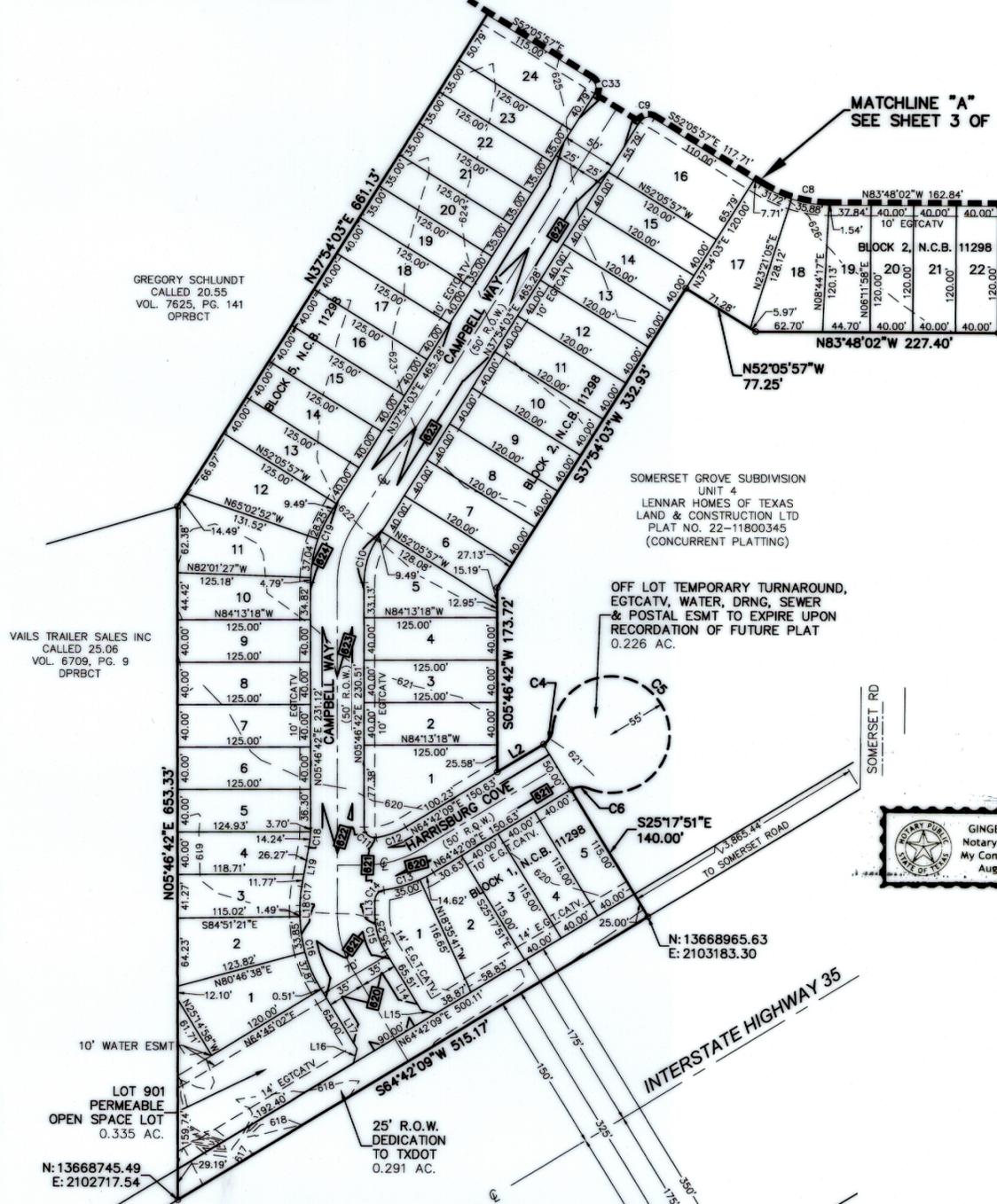
- PLAT NOTES: 1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM... 2. COMMON AREA MAINTENANCE... 3. SURVEYOR'S NOTES... 4. FLOODPLAIN VERIFICATION... 5. RESIDENTIAL FINISHED FLOOR... 6. DRAINAGE EASEMENT ENCROACHMENTS... 7. RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY... 8. RESIDENTIAL FIRE FLOW... 9. OPEN SPACE/DRAINAGE... 10. TREE NOTE... 11. MAOZ...

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... ERIC S. PLY, P.E., LICENSED PROFESSIONAL ENGINEER NO. 123317.

STATE OF TEXAS COUNTY OF COMAL. I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING... DOROTHY J. TAYLOR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295.

- CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS... 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

- SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM... 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... IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING... CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS...

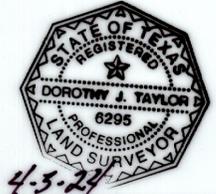


GINGER ANN TAYLOR Notary ID #133290703 My Commission Expires August 24, 2025

STATE OF TEXAS COUNTY OF BEXAR. THE OWNER OF THE 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... OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY: RICHARD MOTT - VICE PRESIDENT OF LAND DEVELOPMENT.

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 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 5 DAY OF April, 2024. Notary Public, BEXAR COUNTY, TEXAS.

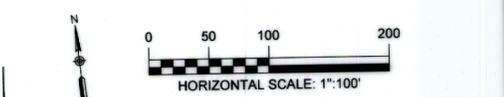
THIS PLAT OF SOMERSET GROVE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS ___ DAY OF ___ A.D. 20__.



Vertical text on the right edge: Drawing Name: K:\337 - Lennar Homes\059 - Somerset Grove Unit 3\Plan\Somerset Grove Unit 3.dwg User: mattia Apr 03, 2024 - 3:07pm

SUBDIVISION PLAT ESTABLISHING SOMERSET GROVE, UNIT 3

BEING A TOTAL OF 16.934 ACRE TRACT OF LAND INCLUSIVE OF A 0.291 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO OUT OF PART OF A 29.68 AC. DOC. NO. 20210350196, DEED RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-5, BLOCK 1, LOTS 1-22, BLOCK 2, LOTS 1-14, 32-35 & 902, BLOCK 3, LOTS 26-31, BLOCK 4, LOTS 1-24, 901, BLOCK 5, LOTS 1-24, LOT 903, BLOCK 6, IN NEW CITY BLOCK 11298.



HMT ENGINEERING & SURVEYING 290 S. CASTELL AVE., STE. 100 NEW BRAUNFELS, TX 78130 TBPE FIRM F-10961 TBPLS FIRM 10153600

DATE OF PREPARATION: 04/03/2024

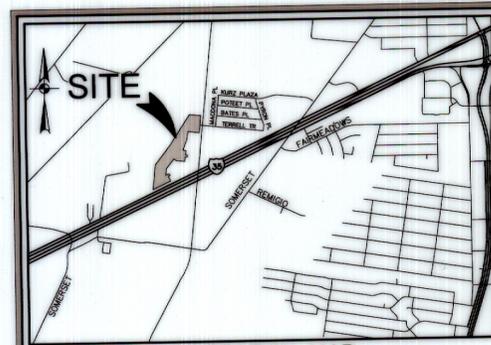
STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD BY: RICHARD MOTT - VICE PRESIDENT OF LAND DEVELOPMENT 100 NE INTERSTATE 410 LOOP, SUITE 1155 SAN ANTONIO, TX 78216 (210) 403-6282

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 HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF April, 2024. Notary Public, BEXAR COUNTY, TEXAS

THIS PLAT OF SOMERSET GROVE, UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED 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

- LEGEND: o = FND 1/2" IRON PIN, o = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT", AC = ACRES, ESMT = EASEMENT, DE = DRAINAGE EASEMENT, EGTGATV = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION, ROW = RIGHT-OF-WAY, OPRBCT = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, DPRBCT = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, -e- = STREET CENTERLINE, VOL. = VOLUME, PG. = PAGE, 6.35 = PROPOSED ELEVATION, 6.35 = EXISTING ELEVATION

- KEY NOTE: 1 = OFF-LOT 50'x50' EGTIVE, DRNG, WATER, SEWER & POSTAL ESMT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET R.O.W. (0.058 AC)

- PLAT NOTES: 1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015. 2. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 5, AND LOT 902, BLOCK 3, AND LOT 903, BLOCK 6, NCB 11298, 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. 3. SURVEYOR'S NOTES: MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE. 4. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. 5. RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. 6. 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 TOI 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 TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. 7. RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY: RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. 8. RESIDENTIAL FIRE FLOW: 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. 9. OPEN SPACE/DRAINAGE: LOTS 901 AND 903, BLOCK 5, AND LOT 902, BLOCK 3, NCB 11298 ARE DESIGNATED AS PERMEABLE OPEN SPACE LOTS. 10. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2902954-2652010) 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 OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H). 11. MAOZ: THE PROPERTY, EITHER PARTIALLY OR WHOLLY, LIES WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eric S. PLY 04/03/24 ERIC S. PLY, P.E. LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS COUNTY OF COMAL I HEREBY CERTIFY THAT THIS 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: DOROTHY J. TAYLOR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

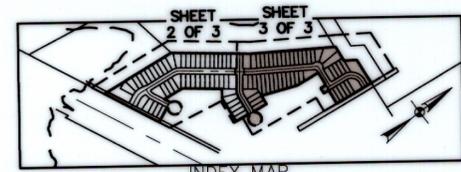
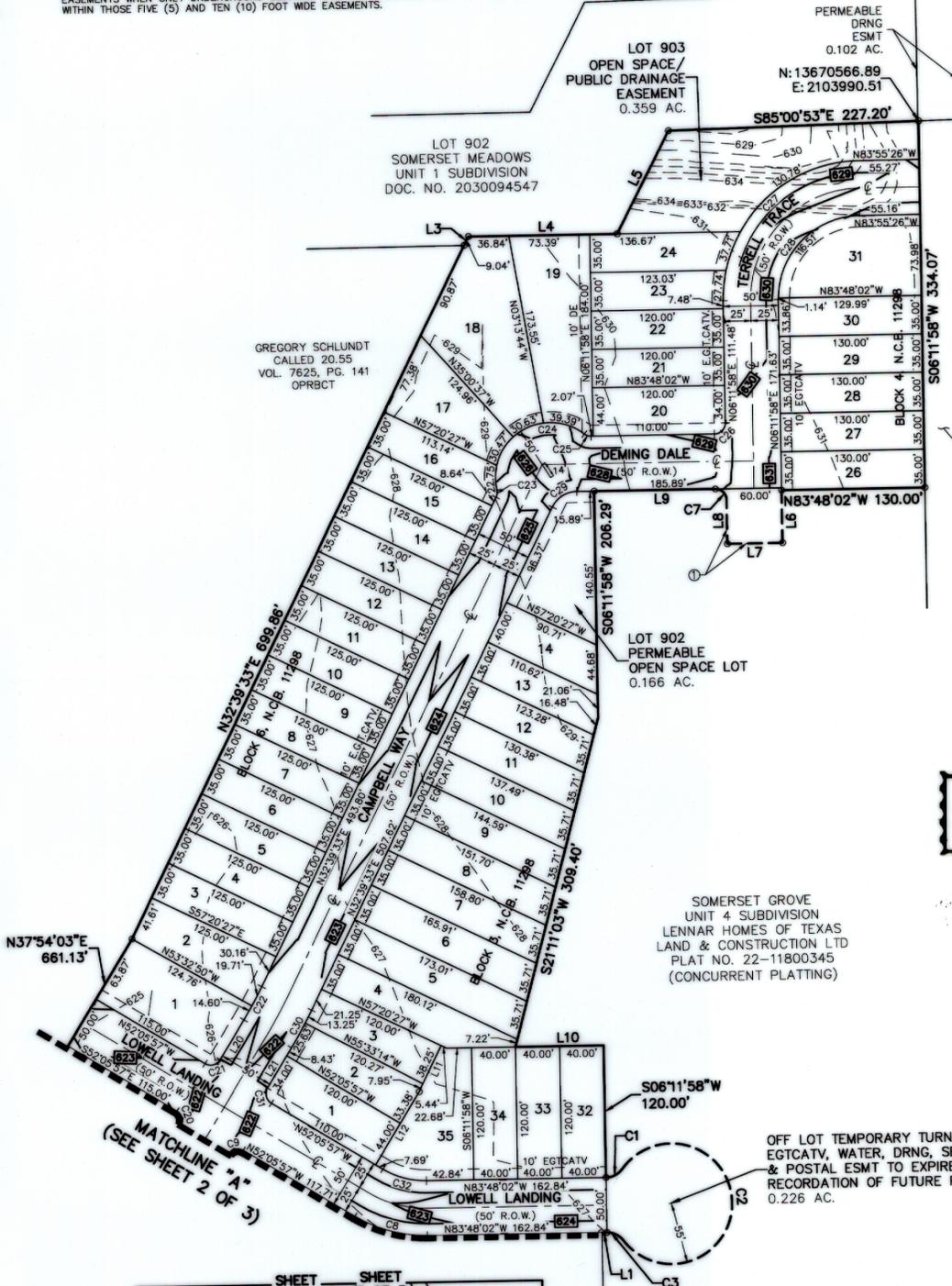
- CPS SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND SERVICE FACILITIES 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 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 INFRASTRUCTURES 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: FOR SINGLE FAMILY RESIDENTIAL INCLUDE THE FOLLOWING: 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 DEDICATION NOTE: THE DEVELOPER 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. 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 ISSUED BY DEVELOPMENT SERVICES DEPARTMENT AT THE SAN ANTONIO WATER SYSTEM. IMPACT FEE PAYMENT DUE: CLEAR VISION AREA 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.

UNPLATTED CITY PUBLIC SERVICE BOARD CALLED 0.362 OF AN ACRE TO CPS (TRACT NO. 2) VOL. 3071, PG. 584 CORRECTED IN VOL. 3135, PG. 79 DPRBCT

VARIABLE WIDTH R.O.W. DEDICATION TO CITY OF SAN ANTONIO 4.661 AC.

UNPLATTED CITY PUBLIC SERVICE BOARD CALLED 0.45 OF AN ACRE TO CPS (TRACT NO. 2) VOL. 3071, PG. 411 DPRBCT



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

