

SUBDIVISION PLAT
OF
SERENO SPRINGS-UNIT 1

BEING A TOTAL OF 22.713 ACRES OF LAND, IN THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, BEXAR COUNTY, TEXAS, CONSISTING OF A 22.143 ACRE TRACT OF LAND, CONVEYED UNTO FORESTAR (USA) REAL ESTATE GROUP, INC. BY DEED RECORDED IN DOCUMENT NO. 20240108701, AN OFF LOT OF 0.030 OF AN ACRE BEING A PORTION OF A 13.771 ACRE TRACT CONVEYED UNTO SCHUWIRTH SOUTH PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 20240402205, AN OFF LOT OF 0.030 OF AN ACRE, AN OFF LOT OF 0.103 OF AN ACRE, ALL BEING A PORTION OF A 22.033 ACRE TRACT CONVEYED UNTO 44 SERENO INVESTMENTS, BY DEED RECORDED IN DOCUMENT NO. 20240108722, AND AN OFF LOT OF 0.285 OF AN ACRE BEING A PORTION OF A 22.139 ACRE TRACT CONVEYED UNTO 44 SERENO INVESTMENTS, BY DEED RECORDED IN DOCUMENT NO. 20250120411, ALL IN THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-9 AND LOTS 1-10, BLOCK 63.

PAPE-DAWSON ENGINEERS

2000, W. LOOP 410 | SAN ANTONIO, TX 78215 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1022800

DATE OF PREPARATION: March 6, 2025

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.

FORESTAR (USA) REAL ESTATE GROUP, INC.
MICHAEL COPELAND
16500 SAN PEDRO AVE., SUITE 400
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL COPELAND, 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 3RD DAY OF MARCH, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 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. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

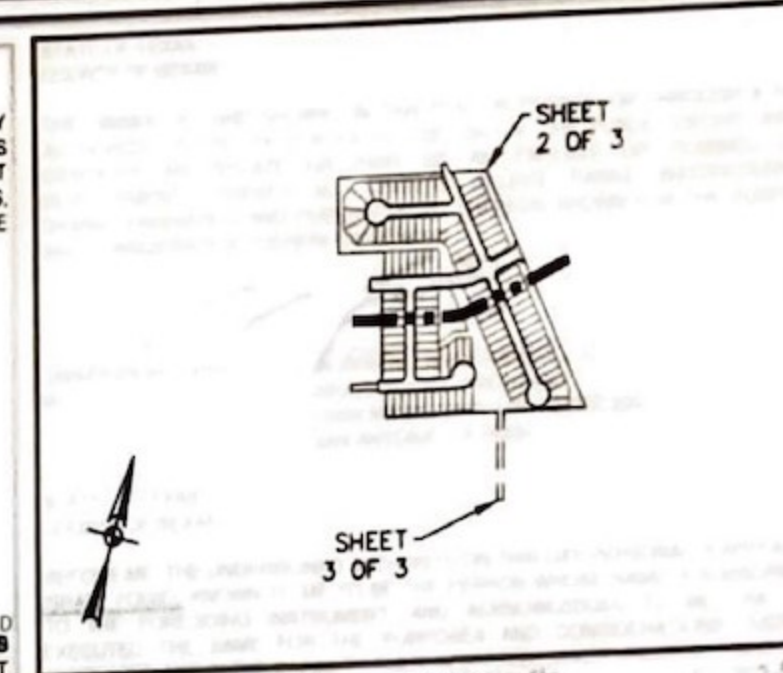
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SERENO SPRINGS-UNIT 1, 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



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.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL, 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 14 DAY OF MARCH, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TONI SIMS
Notary Public, State of Texas
Comm. Expires 11-10-2027
Notary ID 128798220

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.

SCHUWIRTH SOUTH PARTNERS LTD
SCHUWIRTH SOUTH PARTNERS GP, LLC
ITS MANAGING GENERAL PARTNER
GREGORY L. GIBSON, MANAGER
9311 SAN PEDRO AVE, STE 850
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. GIBSON, 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 14 DAY OF MARCH, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

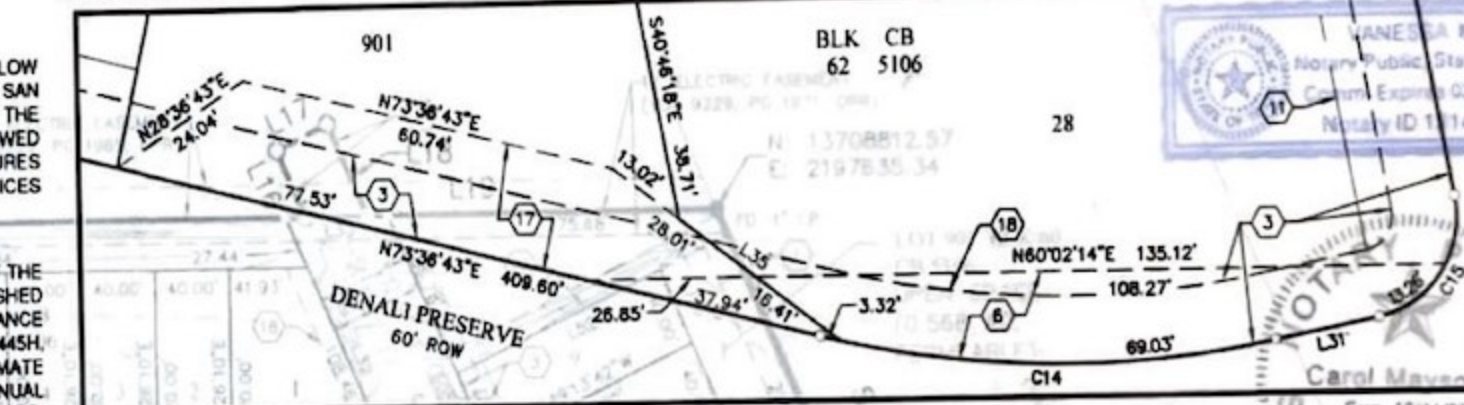
VANESSA KLUS
Notary Public, State of Texas
Comm. Expires 03-05-2026
Notary ID 131476286

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP APP24-36800220) 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 35-47(H).

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER 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 1 ACCESS POINT ALONG E LOOP 1804 N. BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 123'.
3. IF SIDEWALKS ARE REQUIRED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



DETAIL "A"
SEE SHEET 2 OF 3
SCALE: 1" = 30'

NOTARY PUBLIC
Carol Maysonet
Exp. 10/11/2027
ID No. 132207348
STATE OF TEXAS

CPS:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND RIGHTS-OF-WAY FOR AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "TRANSFORMER EASEMENT," "UTILITY EASEMENT," "TOWER EASEMENT," "SERVICE EASEMENT," "EASEMENT," "FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING CPS ENERGY AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 60, CB 5106, LOT 901, BLOCK 61, CB 5106, AND LOT 901, BLOCK 62, CB 5106, 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.

CLEAR VISION:

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.

IMPACT FEE:

WATER 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.

DEDICATION OF THE WATER INFRASTRUCTURE:

THE OWNER DEDICATES THE WATER MAINS TO EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY EAST CENTRAL SPECIAL UTILITY DISTRICT.

SETBACK:

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.

RESIDENTIAL FINISHED FLOOR

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

RESIDENTIAL FINISHED FLOOR ELEVATION -

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 AND 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.

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.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFIRM PANEL 48029C0435Q, DATED SEPTEMBER 29, 2010 AND 48029C0445H, DATED JULY 19, 2023, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE PROTECTION:

FIRE PROTECTION ON LOT 32, BLOCK 61 WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	90°00'00"	S85°46'18"E	21.21'
C2	15.00'	90°00'00"	S41°3'42"E	21.21'
C3	15.00'	48°1'23"	S84°51'59"E	12.25'
C4	60.00'	294°36'41"	S58°20'40"W	64.82'
C5	15.00'	66°25'19"	N7°33'38"E	16.43'
C6	15.00'	90°00'00"	N85°46'18"W	21.21'
C7	230.00'	24°23'01"	S61°25'33"W	97.14'
C8	15.00'	90°00'00"	S28°36'43"W	21.21'
C9	15.00'	90°00'00"	S81°23'17"E	21.21'
C10	15.00'	86°0'39"	N30°31'23"E	20.49'
C11	60.00'	266°0'39"	S59°28'37"E	87.64'
C12	15.00'	90°00'00"	N28°36'43"E	21.21'
C13	15.00'	90°00'00"	N61°23'17"W	21.21'
C14	170.00'	24°23'01"	N61°25'13"E	71.80'
C15	15.00'	90°00'00"	N41°3'42"E	21.21'
C16	15.00'	65°39'52"	N7°33'14"W	16.27'
C17	15.00'	57°46'09"	S44°40'46"W	14.49'
C18	60.00'	295°32'17"	N16°26'10"W	84.00'
C19	15.00'	57°46'09"	S77°33'06"E	14.49'
C20	15.00'	114°26'08"	N16°23'46"E	25.21'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S73°34'48"W	30.00'
L2	N16°23'17"W	120.00'
L3	S73°36'43"W	40.00'
L4	N16°23'17"W	10.00'
L5	S73°36'43"W	150.00'
L6	N16°23'17"W	30.00'
L7	N73°36'43"E	150.00'
L8	N16°23'17"W	10.00'
L9	N73°36'43"E	20.00'
L10	S73°36'43"W	70.87'
L11	N16°23'17"W	60.00'
L12	N73°36'43"E	85.00'
L13	N16°23'17"W	6.50'
L14	S73°36'43"W	37.01'
L15	N16°23'17"W	53.25'
L16	N40°46'18"W	36.64'
L17	N49°13'42"E	30.00'
L18	S40°46'18"E	50.21'
L19	N73°33'50"E	186.65'
L20	N49°13'42"E	120.00'

LINE TABLE

LINE #	BEARING	LENGTH
L21	N47°3'42"E	38.36'
L22	N85°46'18"W	35.36'
L23	S49°13'42"W	120.00'
L24	S40°46'18"E	543.54'
L25	N40°46'18"W	530.70'
L26	S49°13'42"W	16.37'
L27	S16°23'17"E	390.00'
L28	N73°36'43"E	105.00'
L29	N16°23'17"W	390.00'
L30	S73°36'43"W	105.00'
L31	N49°13'42"E	16.37'
L32	N40°46'18"W	135.89'
L33	N73°33'50"E	54.88'
L34	S49°13'42"W	120.00'
L35	S83°58'48"E	31.40'
L36	S50°02'40"E	20.70'
L37	S79°01'50"E	20.72'
L38	S87°13'45"E	26.71'
L39	N16°26'10"W	113.50'
L40	N49°13'42"E	120.00'

LINE TABLE

LINE #	BEARING	LENGTH
L41	N49°13'42"E	120.00'
L42	N73°36'43"E	120.00'
L43	S73°36'43"W	120.00'
L44	N28°45'56"W	33.27'
L45	N43°08'47"E	96.80'
L46	N73°36'43"E	89.41'
L47	S73°36'43"W	119.81'
L48	N49°43'58"W	12.80'
L49	S73°36'43"W	40.00'
L50	S87°54'05"W	40.20'
L51	S73°36'43"W	40.00'
L52	S49°13'42"W	120.00'
L53	S41°3'42"W	56.59'
L54	S73°36'43"W	19.10'
L55	N61°23'17"W	169.71'
L56	S73°36'43"W	163.52'
L57	S16°23'17"E	10.17'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR
LINE AND CURVE TABLES

SHEET 1 OF 3



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.

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 PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR

