

SUBDIVISION PLAT OF SERENO SPRINGS-UNIT 1

BEING A TOTAL OF 22.718 ACRES OF LAND, IN THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, BEXAR COUNTY, TEXAS...



2000, W. LOOP 418 | SAN ANTONIO, TX 78213 | 210.375.8000

DATE OF PREPARATION: March 6, 2025

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL, PRESIDENT...

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL COPELAND...

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS...

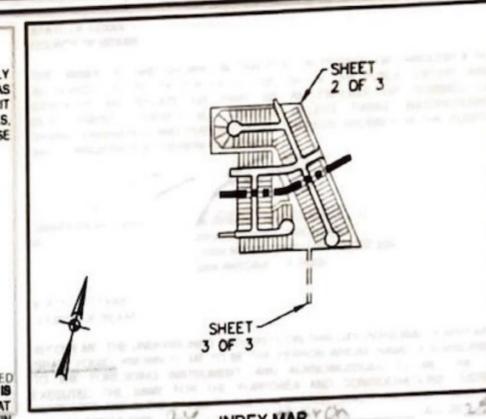
DATED THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SERENO SPRINGS-UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION...

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...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL, PRESIDENT...

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT...

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STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT...

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TONI SIMS...

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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. GIBSON...

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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. GIBSON...

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT...

CPS: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS...

COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS...

CLEAR VISION: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS...

IMPACT FEE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING...

DEDICATION OF THE WATER INFRASTRUCTURE: THE OWNER DEDICATES THE WATER MAINS TO EAST CENTRAL SPECIAL UTILITY...

SETBACK: THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER...

RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES...

RESIDENTIAL FINISHED FLOOR ELEVATION: RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO...

RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND...

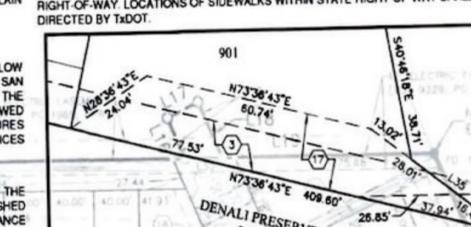
EASEMENTS FOR FLOODPLAINS: THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES...

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

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-36800220) WHICH REQUIRES COMPLIANCE...

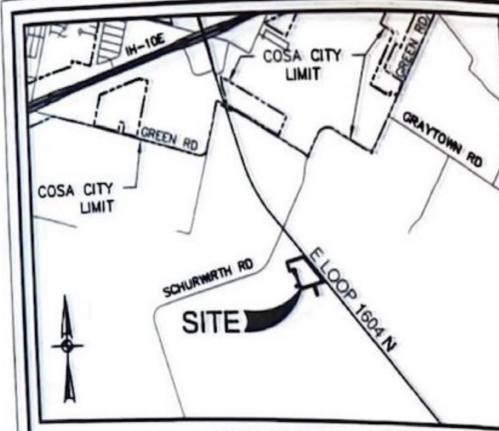
TxDOT NOTES: 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY...

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



CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH

LINE TABLE with columns: LINE #, BEARING, LENGTH



LOCATION MAP NOT-TO-SCALE

SAN ANTONIO RIVER AUTHORITY: SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES...

PREDICATION OF THE SEWER INFRASTRUCTURE: THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY...

SARA WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY...

SARA NOTE: ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE...

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS...

COUNTY FINISHED FLOOR ELEVATION: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION...

OPEN SPACE: LOT 901, BLOCK 60, CB 5106, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 901, BLOCK 62 AND LOT 901, BLOCK 61, CB 5106, IS DESIGNATED AS OPEN SPACE...

LOMRS WITH FEMA APPROVAL: THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY...

ACCESS NOTE: THE SAN ANTONIO RIVER AUTHORITY IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SURVEYOR'S NOTES: 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED...

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...

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...

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...



SERENO SPRINGS-UNIT 1 Civil Job No. 12733-12: Survey Job No. 12733-11

SUBDIVISION PLAT OF SERENO SPRINGS-UNIT 1

BEING A TOTAL OF 22.713 ACRES OF LAND IN THE DEMAGIO DE LOS REYES SURVEY NO. 25, ABSTRACT 818, COUNTY BLOCK 5106, BEAR COUNTY, TEXAS...



2008 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: March 6, 2025

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC...

FORESTAR (USA) REAL ESTATE GROUP INC. MICHAEL COPELAND 16500 SAN PEDRO AVE. SUITE 400 SAN ANTONIO, TX 78222

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...

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY...

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR 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...

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

BY: _____ CHAIRMAN

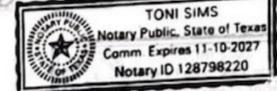
BY: _____ SECRETARY

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...

OWNER/DEVELOPER BY ISRAEL FOGEL, PRESIDENT 10003 NW MILITARY HWY, SUITE 2201 SAN ANTONIO, TX 78231

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...

NOTARY PUBLIC, BEAR COUNTY, TEXAS

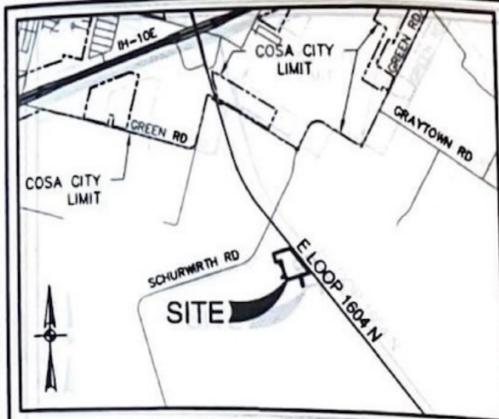


STATE OF TEXAS COUNTY OF BEAR THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC...

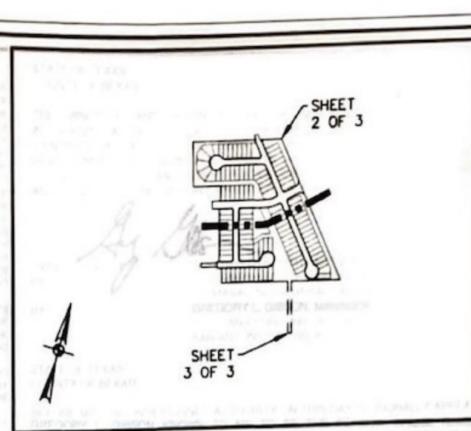
SCHUWIRTH SOUTH PARTNERS LTD SCHUWIRTH SOUTH PARTNERS GP, L.L.C. ITS MANAGING GENERAL PARTNER GREGORY L. GIBSON, MANAGER 9311 SAN PEDRO AVE. STE 850 SAN ANTONIO, TX 78216

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...

NOTARY PUBLIC, BEAR COUNTY, TEXAS

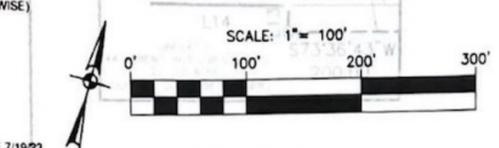


CPS: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATING EASEMENTS AND RIGHTS OF WAY FOR AREAS DESIGNATED ON THIS PLAT AS 'ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES'...



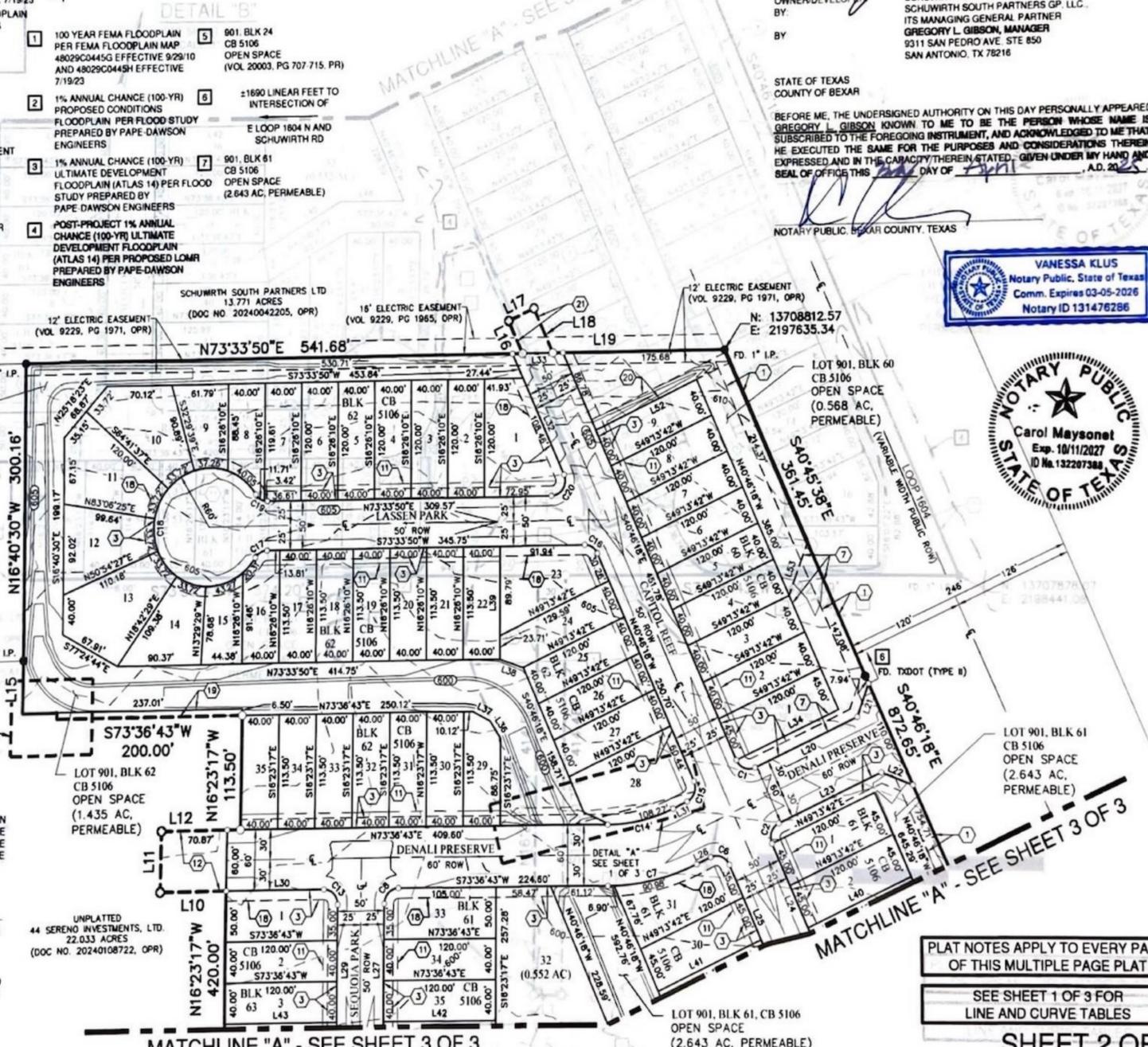
LEGEND table with symbols for ACRE(S), BLOCK, COUNTY BLOCK, DOCUMENT NUMBER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, VOLUME, PAGE(S), PLAT RECORDS OF BEAR COUNTY, TEXAS, RIGHT-OF-WAY, FOUND 1" IRON PIPE, SET 1/2" IRON ROD (PD), EASEMENT POINT OF INTERSECTION.

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. SARA WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.



EXISTING CONTOURS, PROPOSED CONTOURS, 100 YEAR FEMA FLOODPLAIN PER FEMA FLOODPLAIN MAP 48029C0445G EFFECTIVE 9/29/10 AND 48029C0445H EFFECTIVE 7/19/23, 1% ANNUAL CHANCE (100-YR) PROPOSED CONDITIONS FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, POST-PROJECT 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER PROPOSED LOWR PREPARED BY PAPE-DAWSON ENGINEERS.

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT
VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
15' BUILDING SETBACK
60' GETCTV, ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.098 OF AN ACRE, "OFF-LOT", PERMEABLE)
20'X50' GETCTV, ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.023 OF AN ACRE, "OFF-LOT", PERMEABLE)
30' SANITARY SEWER EASEMENT (TOTAL 0.285 OF AN ACRE, "OFF-LOT", PERMEABLE)
20' WATER EASEMENT
30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL 0.103 OF AN ACRE, "OFF-LOT")
VARIABLE WIDTH WATER EASEMENT
10' BUILDING SETBACK
6.5' DRAINAGE EASMENT (TOTAL 0.030 OF AN ACRE, "OFF-LOT", PERMEABLE)
11.5' PRIVATE DRAINAGE EASEMENT
30' SANITARY SEWER EASEMENT (TOTAL 0.030 OF AN ACRE, "OFF-LOT")
30' SANITARY SEWER EASEMENT



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. Rebeccaann Carroll, Licensed Professional Engineer. Tom H. Milo, Registered Professional Land Surveyor.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES



Civil Job No. 12733-12; Survey Job No. 12733-11 SERENO SPRINGS-UNIT 1

PLAT NO. 24-11800078

SUBDIVISION PLAT OF SERENO SPRINGS-UNIT 1

BEING A TOTAL OF 22,713 ACRES OF LAND IN THE DEMAGIO DE LOS REYES SURVEY NO. 26 ABSTRACT 618, COUNTY BLOCK 5106, BEAR COUNTY, TEXAS...

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: March 6, 2025

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...

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

STATE OF TEXAS COUNTY OF BEAR

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...

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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...

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR 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...

DATED THIS DAY OF A.D. 20

BY CHAIRMAN

BY SECRETARY

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...

ISRAEL FOGEL, PRESIDENT 10003 NW MILITARY HWY SUITE 2201 SAN ANTONIO, TX 78231

STATE OF TEXAS COUNTY OF BEAR

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...

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

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...

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 78218

STATE OF TEXAS COUNTY OF BEAR

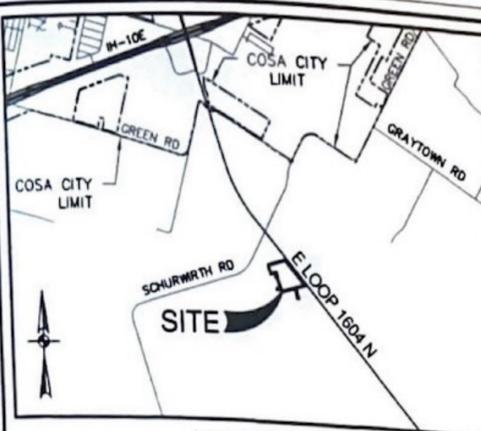
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NOTARY PUBLIC, BEAR COUNTY, TEXAS

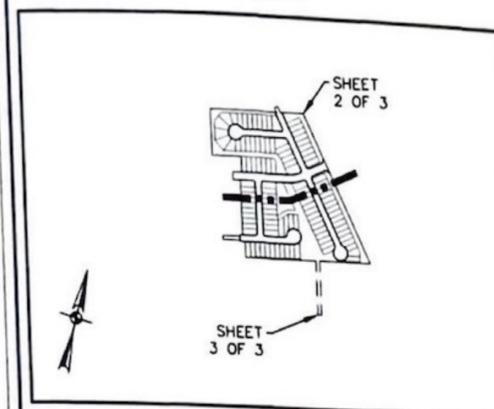
VANESSA KLUS Notary Public, State of Texas Comm. Expires 03-05-2026 Notary ID 131476286

CPS:

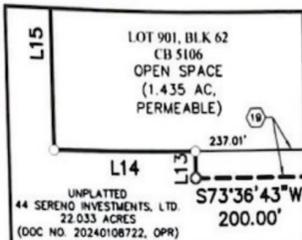
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS... CITY PUBLIC UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT"...



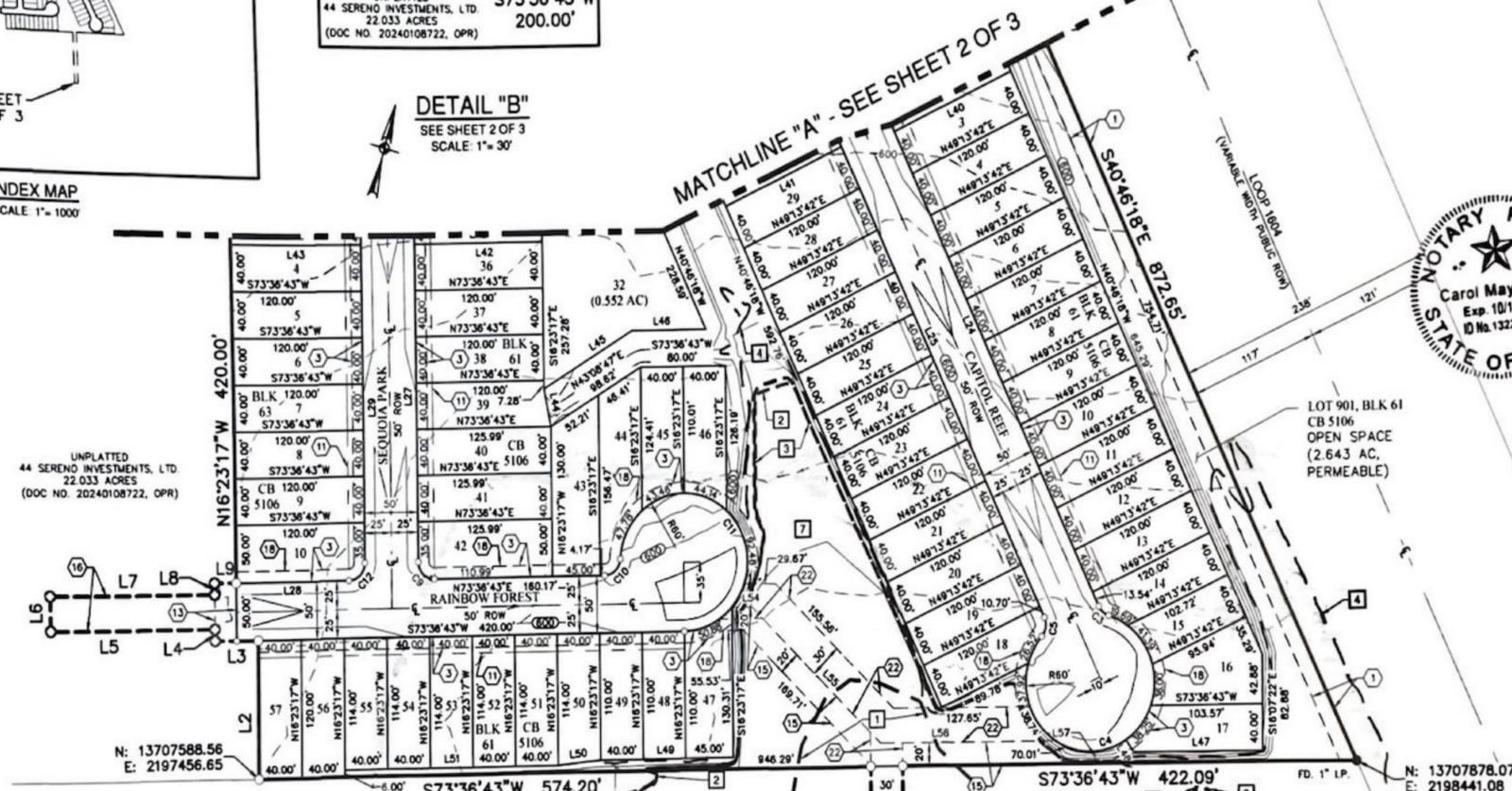
LOCATION MAP NOT TO SCALE



INDEX MAP SCALE 1"= 1000



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



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.

SARA WASTEWATER EDU:

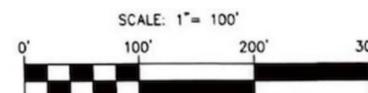
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

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...

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...



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

SHEET 3 OF 3