

# REPLAT AND SUBDIVISION PLAT ESTABLISHING HIGHPOINT UNIT-2I



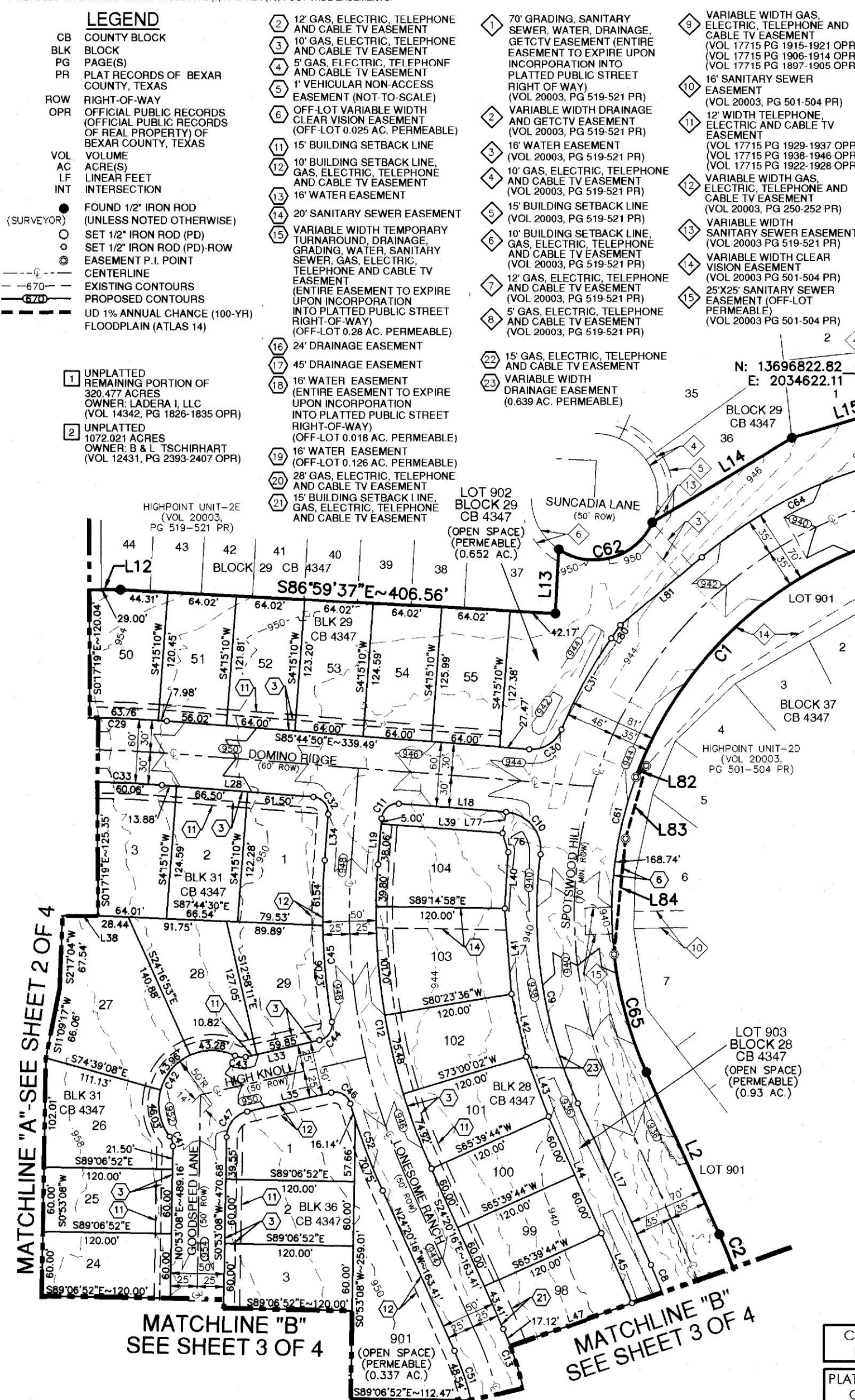
**PAPE-DAWSON  
ENGINEERS**

COUNTY JUDGE, BEXAR COUNTY, TEXAS



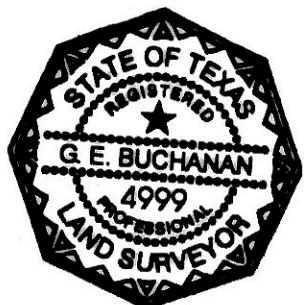
*State of Alaska*  
**NOTARY PUBLIC**  
Linda C. Occhipinti  
My Commission Expires Mar 10, 2028

*[Signature]* 02/28/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

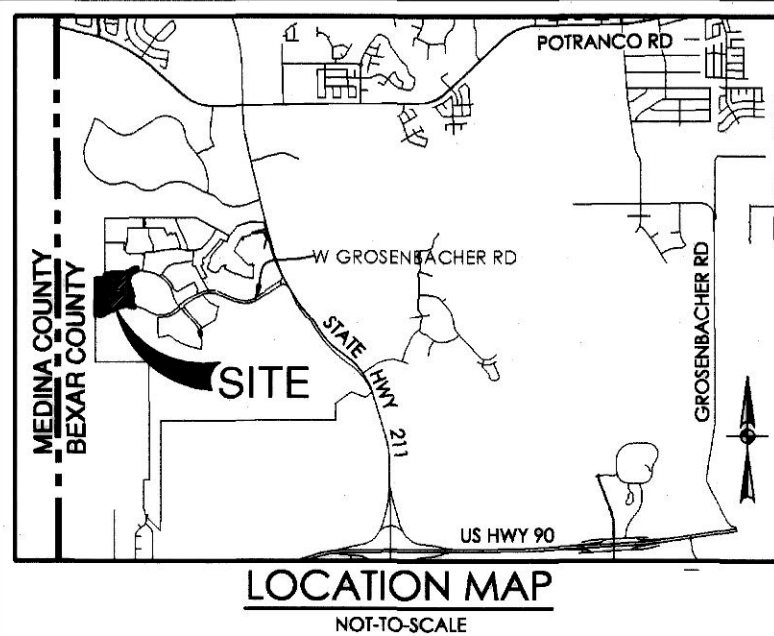
SHEET 1 OF 4











- LEGEND**
- CB COUNTY BLOCK  
BLK BLOCK  
PG PAGE(S)  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
ROW RIGHT-OF-WAY  
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
VOL VOLUME  
AC ACRE(S)  
LF LINEAR FEET  
INT INTERSECTION  
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
○ SET 1/2" IRON ROD (PD)-ROW  
③ EASEMENT P.I. POINT  
--- CENTERLINE  
--- EXISTING CONTOURS  
--- PROPOSED CONTOURS  
--- UD 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (ATLAS 14)

- ① 70' GRADING, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL 20003, PG 519-521 PR)  
② VARIABLE WIDTH DRAINAGE AND GETCTV EASEMENT (VOL 20003, PG 519-521 PR)  
③ 18' WATER EASEMENT (VOL 20003, PG 519-521 PR)  
④ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 519-521 PR)  
⑤ 15' BUILDING SETBACK LINE (VOL 20003, PG 519-521 PR)  
⑥ 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 519-521 PR)  
⑦ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 519-521 PR)  
⑧ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 519-521 PR)  
⑨ ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 501-504 PR)  
⑩ 12' WIDTH TELEPHONE EASEMENT (VOL 20003, PG 519-521 PR)  
⑪ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 519-521 PR)  
⑫ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 519-521 PR)  
⑬ VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003 PG 501-504 PR)  
⑭ 25'X25' SANITARY SEWER EASEMENT (OFF-LOT PERMEABLE) (VOL 20003 PG 501-504 PR)  
⑮ UNPLATTED REMAINING PORTION OF 320.477 ACRES OWNER: LADERA I, LLC (VOL 14342, PG 1826-1835 OPR)  
⑯ UNPLATTED 1072.021 ACRES OWNER: B & L TSCHIRHART (VOL 12431, PG 2393-2407 OPR)  
⑰ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1915-1921 OPR)  
⑱ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1906-1914 OPR)  
⑲ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  
⑳ OFF-LOT VARIABLE WIDTH CLEAR VISION EASEMENT (OFF-LOT 0.025 AC. PERMEABLE)  
㉑ 15' BUILDING SETBACK LINE  
㉒ 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
㉓ 16' WATER EASEMENT  
㉔ 20' SANITARY SEWER EASEMENT  
㉕ VARIABLE WIDTH TEMPORARY TURNAROUND, DRAINAGE, GRADING, WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.28 AC. PERMEABLE)  
㉖ 24' DRAINAGE EASEMENT  
㉗ 45' DRAINAGE EASEMENT  
㉘ 16' WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.126 AC. PERMEABLE)  
㉙ 16' WATER EASEMENT (OFF-LOT 0.126 AC. PERMEABLE)  
㉚ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
㉛ 15' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
㉜ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
㉝ VARIABLE WIDTH DRAINAGE EASEMENT (0.639 AC. PERMEABLE)

**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 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 BUILDING, STRUCTURE, 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

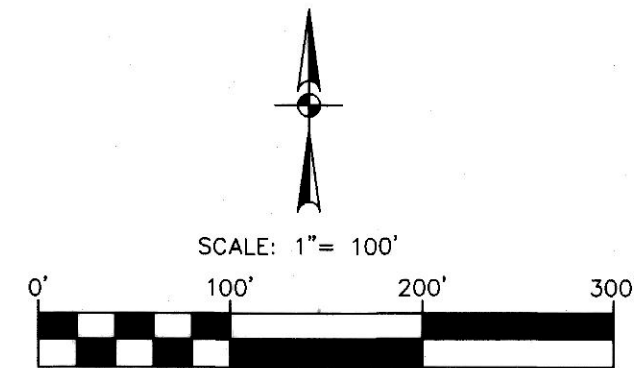
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



**PLAT NO. 24-11800145**

**REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
HIGHPOINT UNIT-2!**

BEING A 35.526 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 AND 181.99 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1836-1843, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.025 ACRE OFFSITE VARIABLE WIDTH CLEAR VISION EASEMENT LOCATED ON A PORTION OF LOT 901, BLOCK 37, OF THE HIGHPOINT UNIT-2D RECORDED IN VOLUME 20003, PAGE 501-504 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE GRAVEL CASAS SURVEY NUMBER 112, ABSTRACT 1279, COUNTY BLOCK 4399, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 57-104 AND LOTS 902-904, BLOCK 28, LOTS 48-55 AND LOT 902, BLOCK 29, LOTS 1-22, BLOCK 30, LOTS 1-29, BLOCK 31, LOTS 1-11 AND LOT 901 BLOCK 36, NOW ASSIGNED TO COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: February 27, 2025

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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.

*Linda C. Occhipinti*  
OWNER/DEVELOPER: LADERA I, LLC  
BY: CIVIL AND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
RHONDA OLIVER, PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RHONDA OLIVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 5th DAY OF March, A.D. 2025.

*Linda C. Occhipinti*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA  
THIS PLAT OF HIGHPOINT UNIT-2! 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

**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

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.

*Matthew Geistweidt* 2-28-2025  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

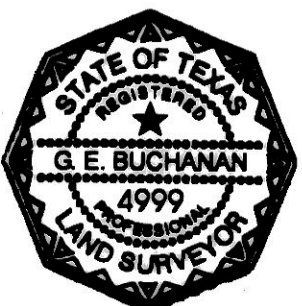
*G.E. Buchanan* 02/28/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED  
181.99 ACRES  
OWNER: LADERA I, LLC  
(VOL 14342,  
PG 1836 OPR)  
ELIZABETH DAVIS  
SURVEY NUMBER 6  
ABSTRACT 1001  
COUNTY BLOCK 4348

CURVE AND LINE DATE TABLES  
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

**SHEET 3 OF 4**





# PLAT NO. 24-11800145

## REPLAT AND SUBDIVISION PLAT ESTABLISHING HIGHPOINT UNIT-21

BEING A 35.526 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 AND 181.99 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1836-1843, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.025 ACRE OFFSITE VARIABLE WIDTH CLEAR VISION EASEMENT LOCATED ON A PORTION OF LOT 901, BLOCK 37, OF THE HIGHPOINT UNIT-20 RECORDED IN VOLUME 20003, PAGE 501-504 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND THE GRAVEL CASAS SURVEY NUMBER 112, ABSTRACT 1279, COUNTY BLOCK 4399, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 57-104 AND LOTS 902-904, BLOCK 28, LOTS 48-55 AND LOT 902, BLOCK 29, LOTS 1-22, BLOCK 30, LOTS 1-29, BLOCK 31, LOTS 1-11 AND LOT 901, BLOCK 36, NOW ASSIGNED TO COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: February 27, 2025

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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.

*Shondra M. Oliver*  
OWNER/DEVELOPER: LADERA I, LLC  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
RHONDA OLIVER, PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RHONDA OLIVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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<sup>th</sup> DAY OF March, A.D. 20 25.

*Linda C. Occhipinti*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF HIGHPOINT UNIT-21 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

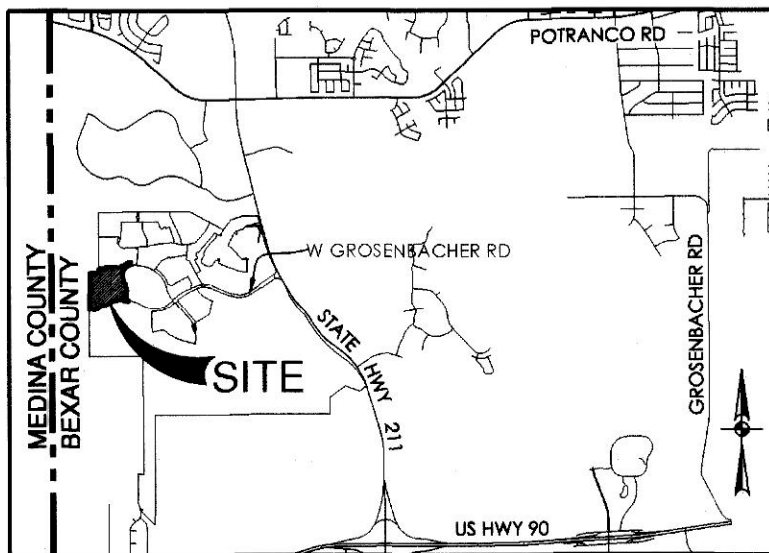
BY: \_\_\_\_\_ SECRETARY

### 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



LOCATION MAP  
NOT-TO-SCALE

| LINE TABLE |             |         | LINE TABLE |             |         |
|------------|-------------|---------|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  | LINE #     | BEARING     | LENGTH  |
| L1         | S14°36'39"E | 70.00'  | L43        | N2°40'07"W  | 59.52'  |
| L2         | S24°20'16"E | 165.75' | L44        | N24°20'16"W | 120.00' |
| L3         | S0°00'00"E  | 300.13' | L45        | N23°45'26"W | 70.88'  |
| L4         | S8°06'50"W  | 51.01'  | L46        | N19°45'41"W | 20.00'  |
| L5         | N1°38'23"E  | 59.01'  | L47        | S7°36'22"W  | 120.22' |
| L6         | N33°55'41"W | 18.65'  | L48        | S7°36'22"W  | 120.43' |
| L7         | N89°27'49"W | 223.80' | L49        | N12°53'48"W | 85.30'  |
| L8         | N89°52'42"E | 319.76' | L50        | N2°38'36"W  | 78.06'  |
| L9         | N0°17'17"W  | 157.00' | L51        | S89°22'24"E | 82.49'  |
| L10        | N89°42'41"E | 189.76' | L52        | N83°28'16"E | 94.39'  |
| L11        | N0°17'19"W  | 46.92'  | L53        | N79°16'12"E | 119.04' |
| L12        | N89°42'41"E | 165.00' | L54        | N73°10'20"E | 117.83' |
| L13        | N3°01'42"E  | 60.49'  | L55        | N68°00'04"E | 119.06' |
| L14        | N58°39'04"E | 152.44' | L56        | N60°42'05"E | 155.41' |
| L15        | N73°21'03"E | 125.22' | L57        | S68°36'32"E | 133.28' |
| L16        | S89°59'59"W | 70.00'  | L58        | S0°53'08"W  | 125.00' |
| L17        | N24°20'16"W | 165.75' | L59        | N81°01'30"E | 16.24'  |
| L18        | N85°44'50"W | 100.57' | L60        | S8°58'30"E  | 45.00'  |
| L19        | S41°51'10"W | 43.06'  | L61        | S81°01'30"W | 16.24'  |
| L20        | S0°53'08"W  | 101.21' | L62        | N0°53'08"E  | 125.00' |
| L21        | S78°56'34"W | 71.70'  | L63        | N22°47'08"E | 105.81' |
| L22        | S67°26'42"W | 160.41' | L64        | S67°12'52"E | 24.00'  |
| L23        | N10°50'08"E | 100.20' | L65        | S22°47'08"W | 105.81' |
| L24        | N0°17'19"W  | 174.03' | L66        | N41°02'18"E | 95.62'  |
| L25        | N89°42'41"E | 50.00'  | L67        | S89°06'52"E | 61.00'  |
| L26        | S0°17'19"E  | 58.08'  | L68        | N89°06'52"W | 115.26' |
| L27        | N89°42'41"E | 111.50' | L69        | S89°06'52"E | 106.01' |
| L28        | N85°44'50"W | 141.88' | L70        | N89°42'41"E | 16.00'  |
| L29        | S89°42'41"W | 111.50' | L71        | S89°42'02"W | 16.00'  |
| L30        | S0°17'19"E  | 25.95'  | L72        | S89°42'02"W | 16.00'  |
| L31        | S10°50'08"W | 100.20' | L73        | N89°42'43"E | 16.00'  |
| L32        | N67°26'42"E | 160.41' | L74        | S60°42'05"W | 371.84' |
| L33        | N77°01'49"E | 70.66'  | L75        | S0°53'08"W  | 110.17' |
| L34        | N41°51'0"E  | 43.06'  | L76        | N16°55'33"W | 18.39'  |
| L35        | S77°01'49"W | 80.40'  | L77        | S9°46'30"W  | 20.09'  |
| L36        | N78°56'34"E | 80.45'  | L78        | S89°22'24"E | 23.53'  |
| L37        | N0°53'08"E  | 109.95' | L79        | S61°40'E    | 31.59'  |
| L38        | S89°42'41"W | 33.00'  | L80        | N34°50'27"E | 14.84'  |
| L39        | N85°44'50"W | 113.63' | L81        | N49°38'17"E | 99.56'  |
| L40        | N3°19'56"E  | 53.37'  | L82        | N42°45'22"E | 14.25'  |
| L41        | N4°40'39"W  | 79.91'  | L83        | S15°52'20"W | 70.51'  |
| L42        | N13°18'11"W | 59.96'  | L84        | S52°45'52"W | 109.18' |

### SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN US SURVEY FEET, GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

*Matthew Geistweidt*  
2-28-2025  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*G.E. Buchanan*  
02/28/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR

### CPS/SAWS/COSA UTILITY:

- 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 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 RIGHTS-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 BUILDING, STRUCTURE, 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 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.

### RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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.

### CURVE TABLE

| CURVE # | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|----------|------------|---------------|---------|---------|
| C1      | 365.00'  | 55°18'26"  | S47°44'08"W   | 338.81' | 352.33' |
| C2      | 540.00'  | 24°20'16"  | S12°10'08"E   | 227.66' | 229.38' |
| C3      | 22.00'   | 82°19'16"  | S41°09'38"E   | 28.96'  | 31.61'  |
| C4      | 1093.00' | 1°29'01"   | S81°34'46"E   | 28.30'  | 28.30'  |
| C5      | 1042.00' | 8°40'25"   | N85°07'23"W   | 157.59' | 157.74' |
| C6      | 1101.00' | 34°31'37"  | S73°20'08"W   | 653.48' | 663.47' |
| C7      | 435.00'  | 2°39'26"   | S76°43'04"W   | 20.17'  | 20.17'  |
| C8      | 470.00'  | 24°20'16"  | N12°10'08"W   | 198.15' | 199.64' |
| C9      | 435.00'  | 31°24'12"  | N8°38'11"W    | 235.45' | 238.42' |
| C10     | 35.00'   | 92°48'45"  | N39°20'27"W   | 50.70'  | 56.70'  |
| C11     | 15.00'   | 90°00'00"  | S49°15'10"W   | 21.21'  | 23.56'  |
| C12     | 585.00'  | 28°35'26"  | S10°02'33"E   | 288.90' | 291.92' |
| C13     | 300.00'  | 25°13'24"  | S11°43'34"E   | 131.01' | 132.07' |
| C14     | 15.00'   | 38°29'29"  | S18°21'36"E   | 9.89'   | 10.08'  |
| C15     | 50.00'   | 155°02'23" | S39°54'51"W   | 97.64'  | 135.30' |
| C16     | 15.00'   | 38°29'29"  | N81°48'42"W   | 9.89'   | 10.08'  |
| C17     | 1236.00' | 11°29'52"  | S73°11'38"W   | 247.62' | 248.03' |
| C18     | 300.00'  | 23°26'27"  | S79°09'55"W   | 121.88' | 122.74' |
| C19     | 15.00'   | 39°51'13"  | S70°57'32"W   | 10.22'  | 10.43'  |
| C20     | 50.00'   | 169°42'26" | N44°06'52"W   | 99.60'  | 148.10' |
| C21     | 15.00'   | 39°51'13"  | N20°48'45"E   | 10.22'  | 10.43'  |
| C22     | 15.00'   | 39°51'13"  | N19°02'28"W   | 10.22'  | 10.43'  |
| C23     | 50.00'   | 169°42'26" | N45°53'08"E   | 99.60'  | 148.10' |
| C24     | 15.00'   | 39°51'13"  | S69°11'15"E   | 10.22'  | 10.43'  |
| C25     | 15.00'   | 81°11'04"  | N50°17'36"E   | 19.52'  | 21.25'  |
| C26     | 175.00'  | 1°08'04"   | N10°16'06"E   | 3.46'   | 3.46'   |
| C27     | 125.00'  | 11°07'27"  | N5°16'25"E    | 24.23'  | 24.27'  |
| C28     | 15.00'   | 90°00'00"  | S45°17'19"E   | 21.21'  | 23.56'  |
| C29     | 1025.00' | 4°32'29"   | S88°01'04"E   | 81.22'  | 81.24'  |
| C30     | 30.00'   | 71°52'38"  | N58°18'51"E   | 35.22'  | 37.63'  |
| C31     | 446.00'  | 12°27'55"  | N28°36'30"E   | 96.84'  | 97.03'  |
| C32     | 15.00'   | 90°00'00"  | N40°44'50"W   | 21.21'  | 23.56'  |
| C33     | 965.00'  | 4°32'29"   | S88°01'04"E   | 76.47'  | 76.49'  |

### 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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

### SAWS DEDICATION:

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-APP24-38801217) 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).

### 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.

### CURVE TABLE

| CURVE # | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|----------|------------|---------------|---------|---------|
| C34     | 15.00'   | 90°00'00"  | N44°42'41"E   | 21.21'  | 23.56'  |
| C35     | 175.00'  | 11°07'27"  | S5°16'25"W    | 33.92'  | 33.98'  |
| C36     | 125.00'  | 9°56'59"   | S5°51'38"W    | 21.68'  | 21.71'  |
| C37     | 15.00'   | 108°46'02" | S53°29'53"E   | 24.39'  | 28.48'  |
| C38     | 250.00'  | 4°40'25"   | N69°46'54"E   | 20.39'  | 20.39'  |
| C39     | 1286.00' | 2°08'27"   | N68°30'55"E   | 48.05'  | 48.05'  |
| C40     | 15.00'   | 68°42'00"  | N35°14'08"E   | 16.93'  | 17.99'  |
| C41     | 15.00'   | 38°17'05"  | N18°15'24"W   | 9.84'   | 10.02'  |
| C42     | 50.00'   | 152°42'50" | N38°57'29"E   | 97.18'  | 133.27' |
| C43     | 15.00'   | 38°17'05"  | S83°49'39"E   | 9.84'   | 10.02'  |
| C44     | 15.00'   | 86°28'19"  | N33°47'39"E   | 20.55'  | 22.64'  |
| C45     | 635.00'  | 13°41'40"  | N2°35'40"W    | 151.41' | 151.77' |
| C46     | 15.00'   | 86°28'19"  | N59°44'02"W   | 20.55'  | 22.64'  |
| C47     | 25.00'   | 76°08'40"  | S38°57'29"W   | 30.83'  | 33.22'  |
| C48     | 15.00'   | 107°33'48" | S52°53'46"E   | 24.20'  | 28.16'  |
| C49     | 1286.00' | 5°37'14"   | N76°07'57"E   | 126.10' | 126.15' |
| C50     | 25.00'   | 78°03'25"  | N39°54'51"E   | 31.49'  | 34.06'  |
| C51     | 250.00'  | 25°13'24"  | N11°43'34"W   | 109.17' | 110.06' |
| C52     | 635.00'  | 7°50'24"   | N20°25'04"W   | 86.82'  | 86.89'  |
| C53     | 15.00'   | 90°00'00"  | N44°06'52"W   | 21.21'  | 23.56'  |
| C54     | 15.00'   | 90°00'00"  | N45°53'08"E   | 21.21'  | 23.56'  |
| C55     | 25.00'   | 90°00'00"  | S44°06'52"E   | 35.36'  | 39.27'  |
| C56     | 25.00'   | 90°00'00"  | S45°53'08"W   | 35.36'  | 39.27'  |
| C57     | 30.00'   | 80°08'22"  | N40°57'19"E   | 38.62'  | 41.96'  |
| C58     | 75.00'   | 80°08'22"  | N40°57'19"E   | 96.56'  | 104.90' |
| C59     | 35.00'   | 91°06'32"  | N45°33'16"E   | 49.97'  | 55.66'  |
| C60     | 1101.00' | 0°30'36"   | S89°08'46"E   | 9.80'   | 9.80'   |
| C61     | 365.00'  | 99°43'37"  | S25°31'33"W   | 558.09' | 635.31' |
| C62     | 59.00'   | 100°17'18" | N73°59'03"E   | 90.58'  | 103.27' |
| C63     | 20.00'   | 84°19'27"  | S35°53'04"W   | 26.85'  | 29.43'  |
| C64     | 435.00'  | 25°45'04"  | S62°30'49"W   | 193.87' | 195.51' |
| C65     | 365.00'  | 17°55'57"  | S15°22'18"E   | 113.77' | 114.24' |