

LOCATION MAP  
NOT TO SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING
ESMT	EASEMENT		AND/OR DISTANCE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW
		LF	EASEMENT P.I. POINT (BOUNDARY)
		INT	LINEAR FEET INTERSECTION
- - - - -	EXISTING CONTOURS		
- - - - -	PROPOSED CONTOURS		
- - - - -	EFFECTIVE FEMA 1% AC FLOODPLAIN		
- - - - -	POST-PROJECT 1% AC UD FLOODPLAIN		
- - - - -	CENTERLINE		
- - - - -	ETJ (EXTRA TERRITORIAL JURISDICTION)		

- ① 10' GETCTV ESMT (0.052 OF AN ACRE TOTAL OFF-LOT) (PERMEABLE)
- ② 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ③ VAR WID CLEAR VISION ESMT
- ④ 15' BUILDING SETBACK LINE
- ⑤ 10' GETCTV ESMT & 10' BUILDING SETBACK LINE
- ⑥ 30' SANITARY SEWER ESMT
- ⑦ VAR WID PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.520 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑧ TEMPORARY 30' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION IN FUTURE PLATTED PUBLIC STREET ROW (0.685 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑨ VAR WID SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.069 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑩ 50'x50' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.228 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑪ VAR WID PUBLIC WATER ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (1.322 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑫ VAR WID PUBLIC WATER ESMT ENTIRE ESMT TO EXPIRE UPON FUTURE ROW DEDICATION (0.189 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑬ VAR WID PUBLIC WATER ESMT (0.071 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑭ VAR WID GETCTV ESMT
- ⑮ 14' GETCTV ESMT (0.063 OF AN ACRE TOTAL OFF-LOT) (PERMEABLE)
- ⑯ 30' SANITARY SEWER ESMT (LUENSMANN UNIT-1A, VOL 20003, PGS 707-715)
- ⑰ CHANNEL ESMT (VOL 7765, PG 545 DR)
- ⑱ 200' FLOWAGE ESMT (VOL 4855, PG 53 DR)
- ⑳ 14' GETCTV ESMT (LUENSMANN UNIT-1A, VOL 20003, PGS 707-715)
- ㉑ UNPLATTED A REMAINING PORTION OF 153.486 ACRES ARROYO CAP II-2 LLC (DOC# 20210357295 OPR)
- ㉒ UNPLATTED A REMAINING PORTION OF 28.692 ACRES STARLIGHT HOMES TEXAS LLC (DOC# 20210357105 OPR)
- ㉓ UNPLATTED A REMAINING PORTION OF 91.944 ACRES STARLIGHT HOMES TEXAS LLC (DOC# 20210357109 OPR)
- ㉔ UNPLATTED A REMAINING PORTION OF 211.84 ACRES STARLIGHT HOMES TEXAS LLC (DOC# 20210357111 OPR)
- ㉕ LOT 900, BLOCK 30, CB 5106 OPEN SPACE (0.867 ACRES, PERMEABLE)
- ㉖ LOT 901, BLOCK 55, CB 5106 OPEN SPACE (0.008 ACRES, PERMEABLE)
- ㉗ LOT 902, BLOCK 30, CB 5106 OPEN SPACE (0.037 ACRES, PERMEABLE)
- ㉘ LOT 900, BLOCK 55, CB 5106 OPEN SPACE (0.058 ACRES, PERMEABLE)

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.

*Bruna F. Spengler*  
BRUNA F. SPENGLER  
127547  
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.

*Eric J. Snell*  
ERIC J. SNELL  
6527  
REGISTERED PROFESSIONAL LAND SURVEYOR

**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", "AND/OR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT 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.

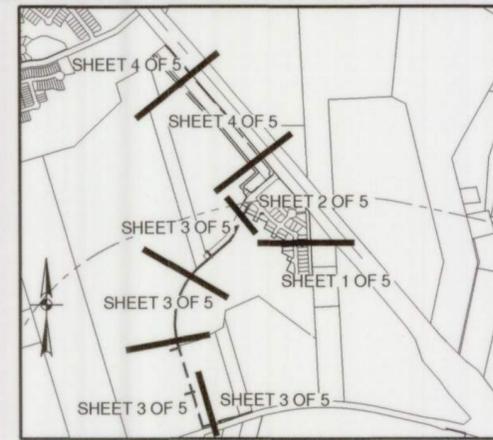
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**

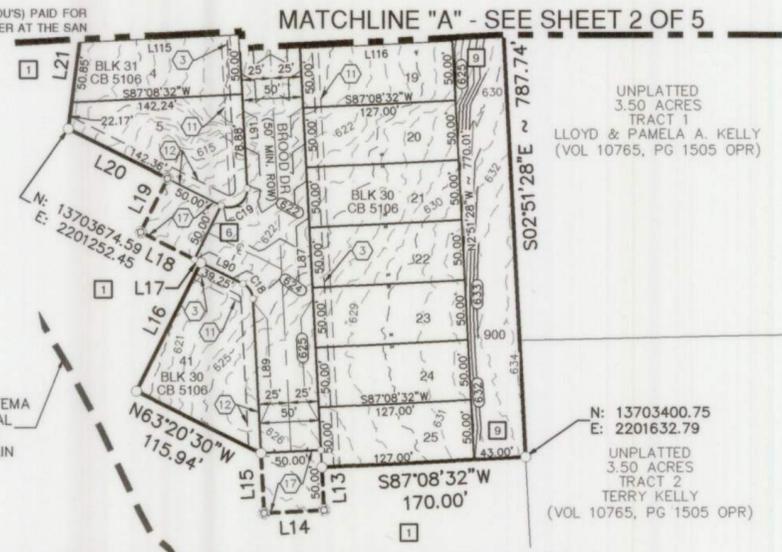
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAN ANTONIO RIVER AUTHORITY EDU:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO RIVER AUTHORITY.

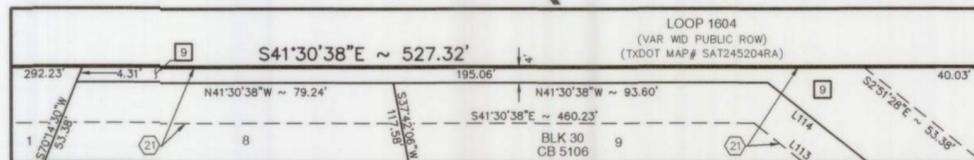


INDEX MAP  
SCALE: 1" = 1500'

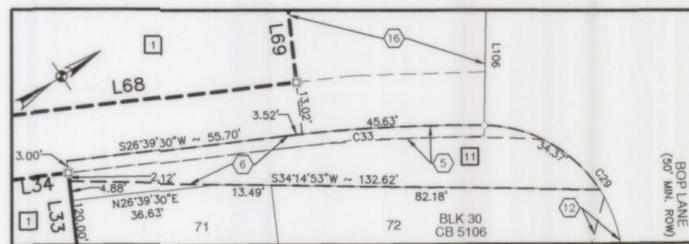


UNPLATTED  
3.50 ACRES  
TRACT 1  
LLOYD & PAMELA A. KELLY  
(VOL 10765, PG 1505 OPR)

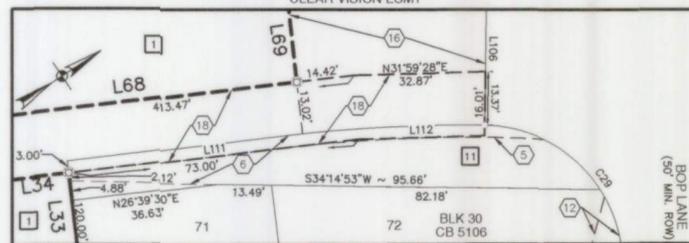
UNPLATTED  
3.50 ACRES  
TRACT 2  
TERRY KELLY  
(VOL 10765, PG 1505 OPR)



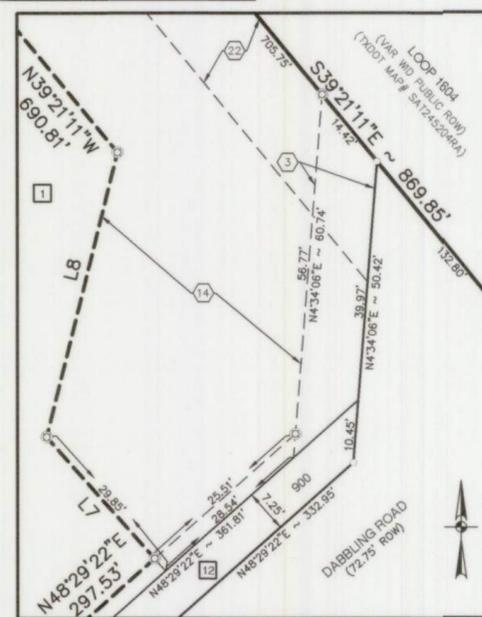
DETAIL "A"  
SCALE: 1" = 30'  
SEE SHEET 2 OF 5



DETAIL "B1"  
SCALE: 1" = 30'  
SEE SHEET 2 OF 5  
CLEAR VISION ESMT



DETAIL "B2"  
SCALE: 1" = 30'  
SEE SHEET 2 OF 5  
VARIABLE WIDTH WATER ESMT



DETAIL "C"  
SCALE: 1" = 20'  
SEE SHEET 2 OF 5

CURVE AND LINE TABLE  
SEE SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 5

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.

*Kyle Lents*  
OWNER/DEVELOPER:  
KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
1875 JAMBORREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 22<sup>ND</sup> DAY OF OCTOBER, A.D. 2023.

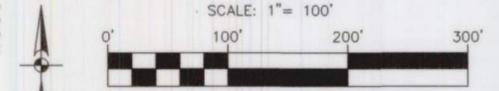
*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 22-11800542

SUBDIVISION PLAT  
OF  
LUENSMANN UNIT-1B1

BEING A TOTAL OF 17.483 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-25, 41, 53-55, 71, 72, 900, 902, BLOCK 30, LOTS 1-5, 9, BLOCK 31, AND LOTS 900-901, BLOCK 55, COMPRISED OF 14.574 ACRES, CUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220030096, 0.827 OF AN ACRE CUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 0.919 ACRES CUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, AND 1.160 ACRES CUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357111, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, AND THE JOHN ISHAM SURVEY NO. 27, ABSTRACT 365, COUNTY BLOCK 5108, IN BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TPL# FIRM REGISTRATION #10028900  
DATE OF PREPARATION: October 26, 2023

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.

*Kyle Lents*  
OWNER/DEVELOPER:  
KYLE LENTS  
STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 967-3900

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 22<sup>ND</sup> DAY OF OCTOBER, A.D. 2023.

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF LUENSMANN UNIT-1B1 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

COUNTY CLERK, BEXAR COUNTY, TEXAS



Civil Job No. 12473-06; Survey Job No. 12473-01 & 1B1

Date: Oct 26, 2023, 9:58am, User ID: C02975, File: P:\12473-06\pape-dawson\unit-1b1\1247306.dwg



LOCATION MAP  
NOT TO SCALE

UNPLATTED  
A REMAINING PORTION OF  
28.692 ACRES  
STARLIGHT HOMES  
TEXAS LLC  
(DOC# 20210357105 OPR)



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.

*Bruna Spengler*  
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.

*Eric J. Snell* 10-26-23  
REGISTERED PROFESSIONAL LAND SURVEYOR



**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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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**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.

**SAN ANTONIO RIVER AUTHORITY 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 RIVER AUTHORITY.

STATE OF TEXAS  
COUNTY OF BEXAR

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*Kyle Lents*  
OWNER/DEVELOPER

KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBOREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

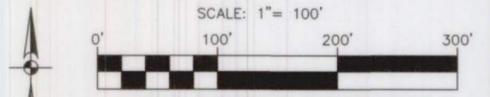
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Kyle Lents* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF October, A.D. 2023

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**PLAT NO. 22-11800542**  
SUBDIVISION PLAT  
OF  
**LUENSMANN UNIT-1B1**

BEING A TOTAL OF 17.483 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-25, 41, 53-55, 71, 72, 900, 902, BLOCK 30, LOTS 1-5, 9, BLOCK 31, AND LOTS 900-901, BLOCK 55, COMPRISED OF 14.574 ACRES OUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220030996, 0.827 OF AN ACRE OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 0.919 ACRES OUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, AND 1.160 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357111, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, AND THE JOHN ISHAM SURVEY NO. 27, ABSTRACT 365, COUNTY BLOCK 5108, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 26, 2023

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.

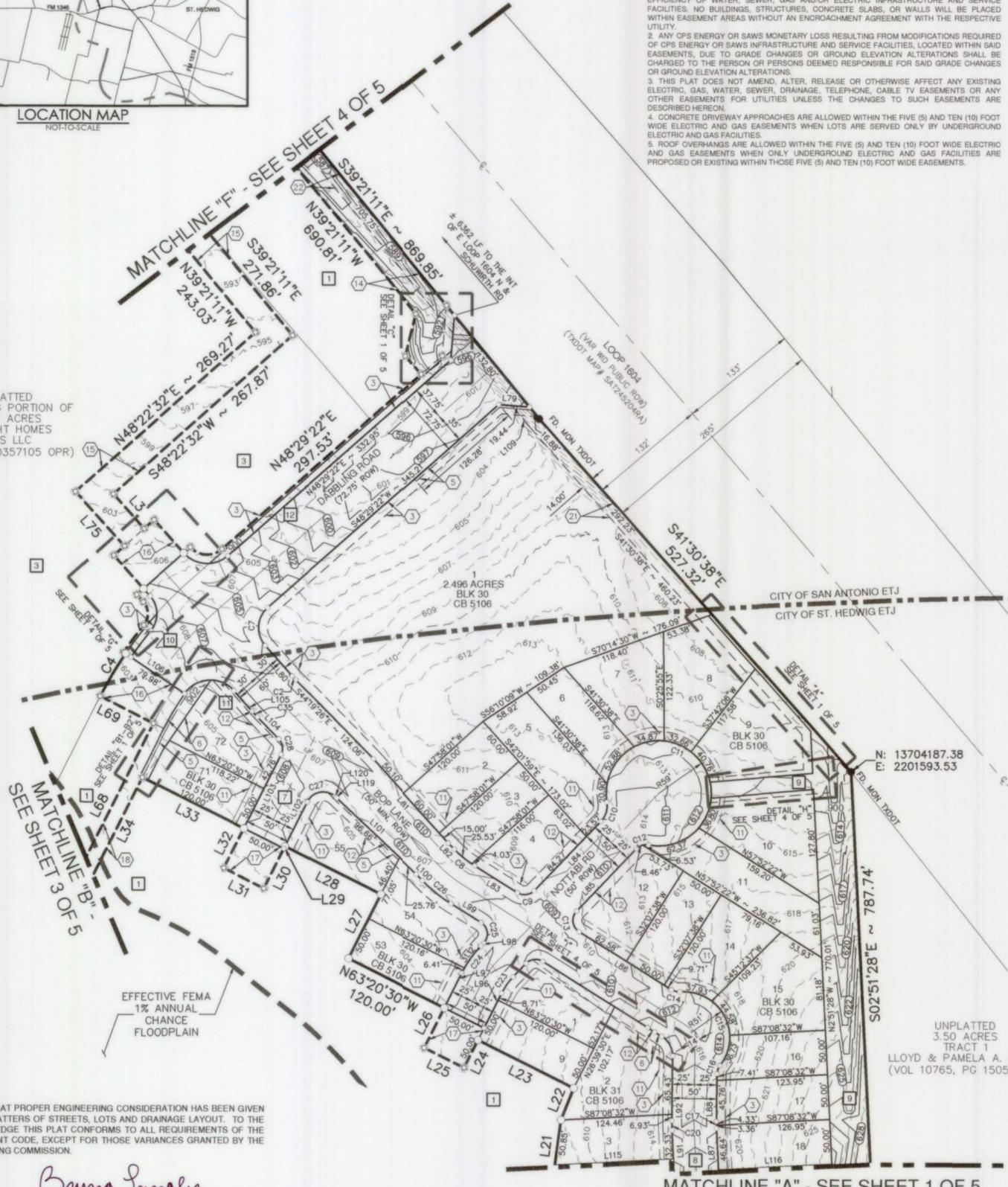
*Kyle Lents*  
OWNER/DEVELOPER

KYLE LENTS  
STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 967-3900

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Kyle Lents* 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 26 DAY OF October, A.D. 2023

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



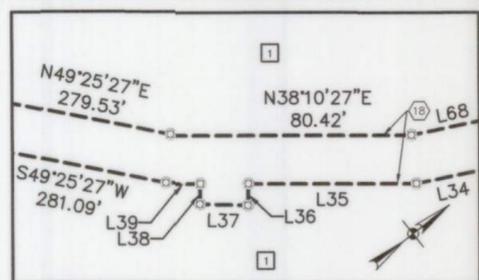
MATCHLINE "A" - SEE SHEET 1 OF 5

CURVE AND LINE TABLE  
SEE SHEET 5 OF 5

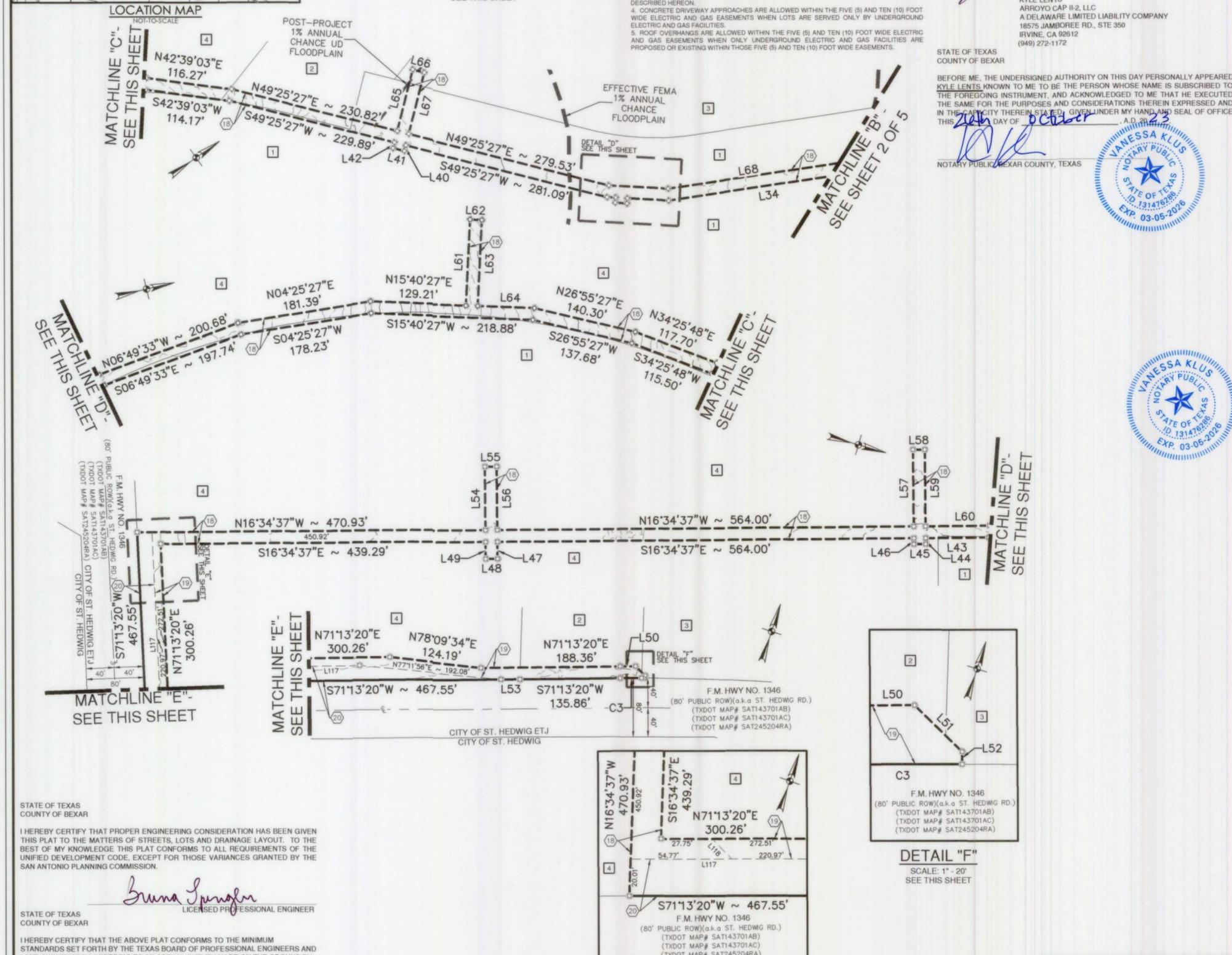
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 5

Civil Job No. 12473-06; Survey Job No. 12473-01 & 14 LUENSMANN UNIT-1B1



DETAIL "D"  
SCALE: 1" = 40'  
SEE THIS SHEET



**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 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 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.  
**SAN ANTONIO RIVER AUTHORITY 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 RIVER AUTHORITY.  
STATE OF TEXAS  
COUNTY OF BEXAR

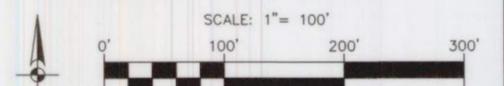
OWNER/DEVELOPER:  
*Kyle Lents*  
KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBORREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 26th DAY OF October, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
*Vanessa Klus*  
VANESSA KLUS  
NOTARY PUBLIC  
STATE OF TEXAS  
ID: 131476288  
EXP. 03-05-2026

**PLAT NO. 22-11800542**  
SUBDIVISION PLAT  
OF  
**LUENSMANN UNIT-1B1**

BEING A TOTAL OF 17.483 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-25, 41, 53-55, 71, 72, 900, 902, BLOCK 30, LOTS 1-5, 9, BLOCK 31, AND LOTS 900-901, BLOCK 55, COMPRISED OF 14.574 ACRES OUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022030096, 0.827 OF AN ACRE OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 0.919 ACRES OUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, AND 1.180 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357111, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, AND THE JOHN ISHAM SURVEY NO. 27, ABSTRACT 365, COUNTY BLOCK 5106, IN BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 26, 2023

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 26th DAY OF October, A.D. 2023.

OWNER/DEVELOPER: KYLE LENTS  
STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 957-3900

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 26th DAY OF October, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
*Vanessa Klus*  
VANESSA KLUS  
NOTARY PUBLIC  
STATE OF TEXAS  
ID: 131476288  
EXP. 03-05-2026

THIS PLAT OF LUENSMANN UNIT-1B1 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.

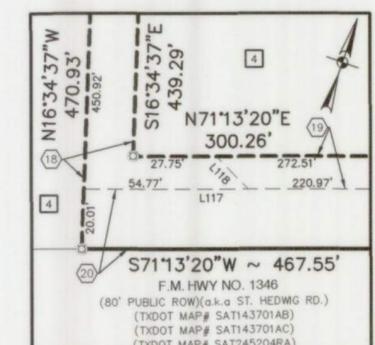
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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



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.  
*Bruna Spengler*  
BRUNA F. SPENGLER  
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.  
*Eric J. Snell*  
ERIC J. SNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
10-26-23



DETAIL "E"  
SCALE: 1" = 40'  
SEE THIS SHEET

CURVE AND LINE TABLE  
SEE SHEET 5 OF 5

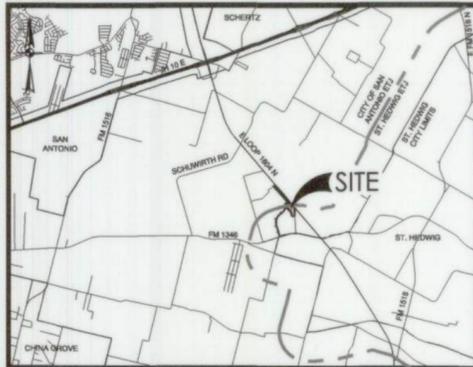


DETAIL "F"  
SCALE: 1" = 20'  
SEE THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SHEET 3 OF 5

LUENSMANN UNIT-1B1  
Civil Job No. 12473-06; Survey Job No. 12473-01 & 14





LOCATION MAP  
NOT TO SCALE

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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 CUSTOMERS SIDE OF THE METER, AN APPROVED PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900, 902, BLOCK 30, LOTS 900, 901, BLOCK 55, CB 5106, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, CITY OF ST. HEWIG, OR BEXAR COUNTY.

**SAN ANTONIO RIVER AUTHORITY SEWER MAINS:**

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPERS COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

**SARA NOTE:**

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE AND SERVICES 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.

**SETBACK NOTE:**

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO AND CITY OF ST. HEWIG.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38801881) 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 SUBMITTED 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

**FINISHED FLOOR NOTE:**

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

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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.

**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.

**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 PUBLIC WORKS, THE CITY OF SAN ANTONIO, CITY OF ST. HEWIG, 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.

**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 3/8" 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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. COMBINED SCALE FACTOR: 0.99983
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.

*Bruna F. Spengler*  
BRUNA F. SPENGLER  
LICENSED PROFESSIONAL ENGINEER  
127547

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.

*Eric J. Snell*  
ERIC J. SNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
6527  
10-26-23

**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 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 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.

**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.

**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 ONE ACCESS POINT(S) ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 649 LF.

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 DIRECTED BY TxDOT.

**COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN)**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 901, BLOCK 55, LOTS 41, 53, 55, 71, 902 BLOCK 30, AND LOTS 2-5, 9, BLOCK 31, CB 5106 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

LINE #	BEARING	LENGTH
L1	N43°32'28"E	15.53'
L2	N51°56'32"E	14.57'
L3	S41°30'38"E	51.75'
L4	N48°29'22"E	14.85'
L5	S41°30'38"E	50.00'
L6	N48°29'22"E	10.00'
L7	N41°30'38"W	27.10'
L8	N14°01'17"E	48.93'
L9	N41°59'17"W	54.34'
L10	N37°07'48"W	93.37'
L11	N48°18'09"E	10.59'
L12	N51°56'32"E	14.01'
L13	S2°51'28"E	35.66'
L14	S87°08'32"W	50.00'
L15	N2°51'28"W	50.00'
L16	N26°39'30"E	120.00'
L17	N63°20'30"W	6.04'
L18	N63°20'30"W	50.00'
L19	N26°39'30"E	50.00'
L20	N63°20'30"W	92.36'
L21	N7°38'40"E	123.87'
L22	N21°59'15"E	38.01'
L23	N63°20'30"W	120.00'
L24	S26°39'30"W	34.89'
L25	N63°20'30"W	50.00'
L26	N26°39'30"E	50.00'

LINE #	BEARING	LENGTH
L27	N26°39'30"E	80.65'
L28	N63°20'30"W	120.00'
L29	S26°39'30"W	2.63'
L30	S26°39'30"W	50.00'
L31	N63°20'30"W	50.00'
L32	N26°39'30"E	50.00'
L33	N63°20'30"W	127.00'
L34	S26°39'30"W	341.32'
L35	S38°10'27"W	56.04'
L36	S50°17'50"E	7.21'
L37	S39°42'10"W	16.00'
L38	N50°17'50"W	6.78'
L39	S38°10'27"W	11.56'
L40	S40°38'25"E	7.99'
L41	S49°21'35"W	16.00'
L42	N40°38'25"W	8.01'
L43	N63°20'30"W	85.32'
L44	N73°25'23"E	8.00'
L45	S16°34'37"E	16.00'
L46	S73°25'23"W	8.00'
L47	N73°25'23"E	23.00'
L48	S16°34'37"E	16.00'
L49	S73°25'23"W	23.00'
L50	N71°30'19"E	21.07'
L51	S63°46'40"E	18.01'
L52	S18°28'24"E	3.40'

LINE #	BEARING	LENGTH
L53	S71°13'20"W	25.68'
L54	S73°25'23"W	85.75'
L55	N16°34'37"W	16.00'
L56	N73°25'23"E	85.75'
L57	S73°25'23"W	103.76'
L58	N16°34'37"W	16.00'
L59	N73°25'23"E	103.76'
L60	N16°34'37"W	86.69'
L61	N73°34'35"W	116.87'
L62	N16°25'25"E	16.00'
L63	S73°34'35"E	116.66'
L64	N15°40'27"E	76.82'
L65	N40°37'37"W	85.74'
L66	N49°26'55"E	16.00'
L67	S40°37'37"E	85.74'
L68	N26°39'30"E	399.05'
L69	N62°47'22"W	66.98'
L70	N55°38'16"W	2.77'
L71	N41°30'38"W	11.08'
L72	N48°29'22"E	10.00'
L73	N41°30'38"W	50.00'
L74	N48°29'22"E	15.66'
L75	N42°04'31"W	81.69'
L76	S49°22'31"W	24.65'
L77	N40°37'29"W	30.00'
L78	N49°22'31"E	23.81'

LINE #	BEARING	LENGTH
L79	N85°25'54"W	34.68'
L80	S41°30'38"E	45.40'
L81	S42°01'59"E	125.10'
L82	S44°19'26"E	9.78'
L83	S57°52'22"E	56.45'
L84	N43°51'27"E	107.83'
L85	S43°51'27"W	96.59'
L86	S57°52'22"E	122.29'
L87	S2°51'28"E	382.30'
L88	S0°39'57"W	53.17'
L89	N2°51'28"W	129.15'
L90	N63°20'30"W	45.29'
L91	N2°51'28"W	161.21'
L92	N0°39'57"E	72.36'
L93	N59°20'03"W	9.28'
L94	N56°21'41"W	9.28'
L95	S43°51'27"W	20.79'
L96	S26°39'30"W	43.60'
L97	N26°39'30"W	43.60'
L98	N43°51'27"E	4.18'
L99	N57°52'22"W	39.84'
L100	N44°19'26"W	9.78'
L101	N46°39'52"W	122.42'
L102	S26°39'30"W	58.20'
L103	N26°39'30"E	92.76'
L104	N44°19'26"W	34.17'

LINE #	BEARING	LENGTH
L105	N41°30'38"W	30.49'
L106	S55°38'16"E	72.75'
L107	N41°30'38"W	11.08'
L108	N49°22'31"E	30.01'
L109	S39°21'11"E	30.63'
L110	S48°29'22"W	361.81'
L111	S26°39'30"W	414.32'
L112	S31°59'07"W	31.49'
L113	S2°51'28"E	38.91'
L114	S2°51'28"E	47.08'
L115	S87°08'32"W	132.97'
L116	S87°08'32"W	127.00'
L117	N71°13'20"E	275.74'
L118	S62°40'39"E	15.27'
L119	N41°15'21"W	1.26'
L120	N48°45'37"W	1.25'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	90°00'00"	S86°30'38"E	35.36'	39.27'
C2	120.00'	2°48'48"	S42°55'02"E	5.89'	5.89'
C3	2904.90'	0°40'00"	S71°37'55"W	33.80'	33.80'
C4	445.00'	7°09'39"	N30°48'29"E	55.58'	55.62'
C5	447.77'	4°49'52"	N36°47'14"E	37.75'	37.76'
C6	20.00'	80°42'49"	N1°09'13"W	25.90'	28.17'
C7	30.00'	90°00'00"	S3°29'22"W	42.43'	47.12'
C8	125.00'	13°32'57"	S51°05'54"E	29.49'	29.56'
C9	15.00'	78°16'11"	N82°59'32"E	18.93'	20.49'
C10	25.25'	53°23'05"	N17°09'54"E	22.68'	23.53'
C11	59.00'	29°39'52"	S44°11'42"E	67.12'	299.31'
C12	15.00'	57°16'47"	S72°29'50"W	14.38'	15.00'
C13	15.00'	101°43'49"	S7°00'28"E	23.27'	26.63'
C14	15.00'	37°42'42"	S76°43'43"E	9.70'	9.87'
C15	51.00'	133°57'43"	S28°36'12"E	93.88'	119.24'
C16	15.00'	37°42'42"	S19°31'18"W	9.70'	9.87'
C17	125.00'	3°31'25"	S1°05'45"E	7.69'	7.69'
C18	15.00'	60°29'03"	N33°05'59"W	15.11'	15.83'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	15.00'	119°30'57"	N56°54'01"E	25.92'	31.29'
C20	175.00'	3°31'25"	N1°05'45"W	10.76'	10.76'
C21	25.00'	60°00'00"	N29°20'03"W	25.00'	26.18'
C22	15.00'	78°16'11"	S82°59'32"W	18.93'	20.49'
C23	75.00'	17°11'57"	S35°15'28"W	22.43'	22.51'
C24	125.00'	17°11'57"	N35°15'28"E	37.38'	37.52'
C25	15.00'	101°43'49"	N7°00'28"W	23.27'	26.63'
C26	175.00'	133°57'43"	N51°05'54"W	41.29'	41.38'
C27	20.00'	104°34'54"	S78°56'56"W	31.64'	36.51'
C28	15.00'	70°58'55"	N8°49'58"W	17.42'	18.58'
C29	35.00'	104°06'57"	S86°29'54"W	55.20'	63.60'
C30	437.75'	4°49'52"	N36°47'15"E	36.90'	36.91'
C31	30.00'	80°42'49"	N1°09'13"W	38.85'	42.26'
C32	35.00'	90°00'08"	S86°30'38"E	49.50'	54.98'
C33	365.00'	7°42'56"	S30°30'57"W	49.11'	49.15'
C34	445.00'	7°16'49"	S38°02'30"W	56.51'	56.54'
C35	180.00'	2°48'48"	N42°55'02"W	8.84'	8.84'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SHEET 5 OF 5

PLAT NO. 22-11800542

SUBDIVISION PLAT  
OF  
LUENSMANN UNIT-1B1

BEING A TOTAL OF 17.483 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-25, 41, 53-55, 71, 72, 900, 902, BLOCK 30, LOTS 1-5, 9, BLOCK 31, AND LOTS 900-901, BLOCK 55, COMPRISED OF 14.574 ACRES OUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220030096, 0.827 OF AN ACRE OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 0.919 ACRES OUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, AND 1.160 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357111, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 51