

2.000 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1, OF THE GOLF ACADEMY, UT-1 RECORDED IN VOLUME 9520, PAGES 207 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND	
AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
DOC DOCUMENT NUMBER	ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	DR DEED RECORDS OF BEXAR COUNTY, TEXAS
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS	ELEC ELECTRIC
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	TELE TELEPHONE
	CATV CABLE TELEVISION
	NCB NEW CITY BLOCK
	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD (PD)

- |   |  |
|---|--|
| 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                                      | 7 16' WATER EASEMENT OFF-LOT (0.078 AC.)                             |
| 2 VARIABLE WIDTH DRAINAGE EASEMENT  | 8 60' ELEC. EASEMENT (VOL 5359, PG 242-244, DPR)                     |
| 3 VARIABLE WIDTH WATER EASEMENT   | 9 14' GAS, ELEC., TELE. & CA. T.V. EASEMENT (VOL 9520, PG 207, DPR)  |
| 4 10' ELECTRIC EASEMENT   | 10 10' WATER EASEMENT (VOL 20001, PG 141, PR)                        |
| 5 2' ELECTRIC EASEMENT  | 11 1' NON-ACCESS EASEMENT (VOL 20001, PG 141, PR)                    |
| 6 10' RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO 0.091 OF AN ACRE                 | 12 14' GAS, ELEC., TELE. & CA. T.V. EASEMENT (VOL 9542, PG 90, DPR)  |
| 1 LOT 1, BLOCK 1 BULLISH RESOURCES, INC. (THE GOLF ACADEMY, UT-1) (VOL 9520, PG 207, DPR) | 13 25' BUILDING SETBACK LINE (VOL 9542, PG 90, DPR)                  |
|   | 14 14' GAS, ELEC., TELE. & CA. T.V. EASEMENT (VOL 20001, PG 141, PR) |

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 CODES EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR

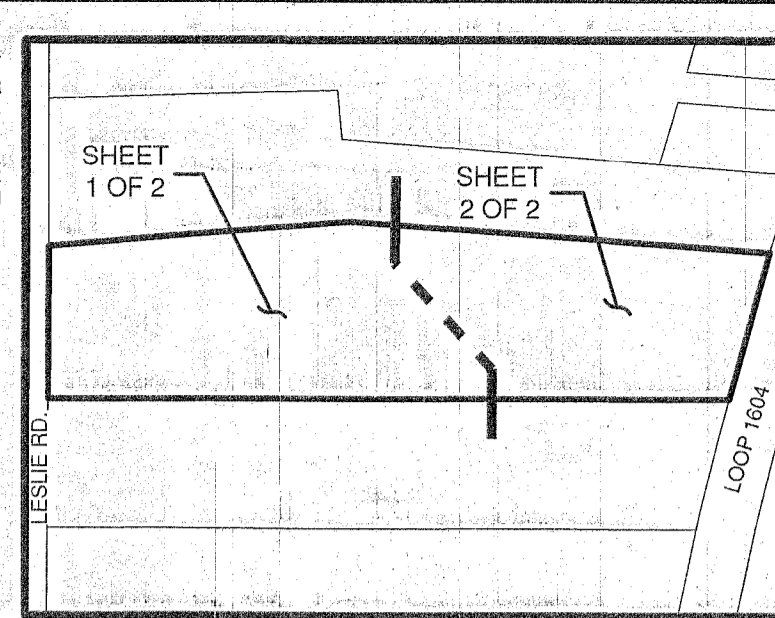
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

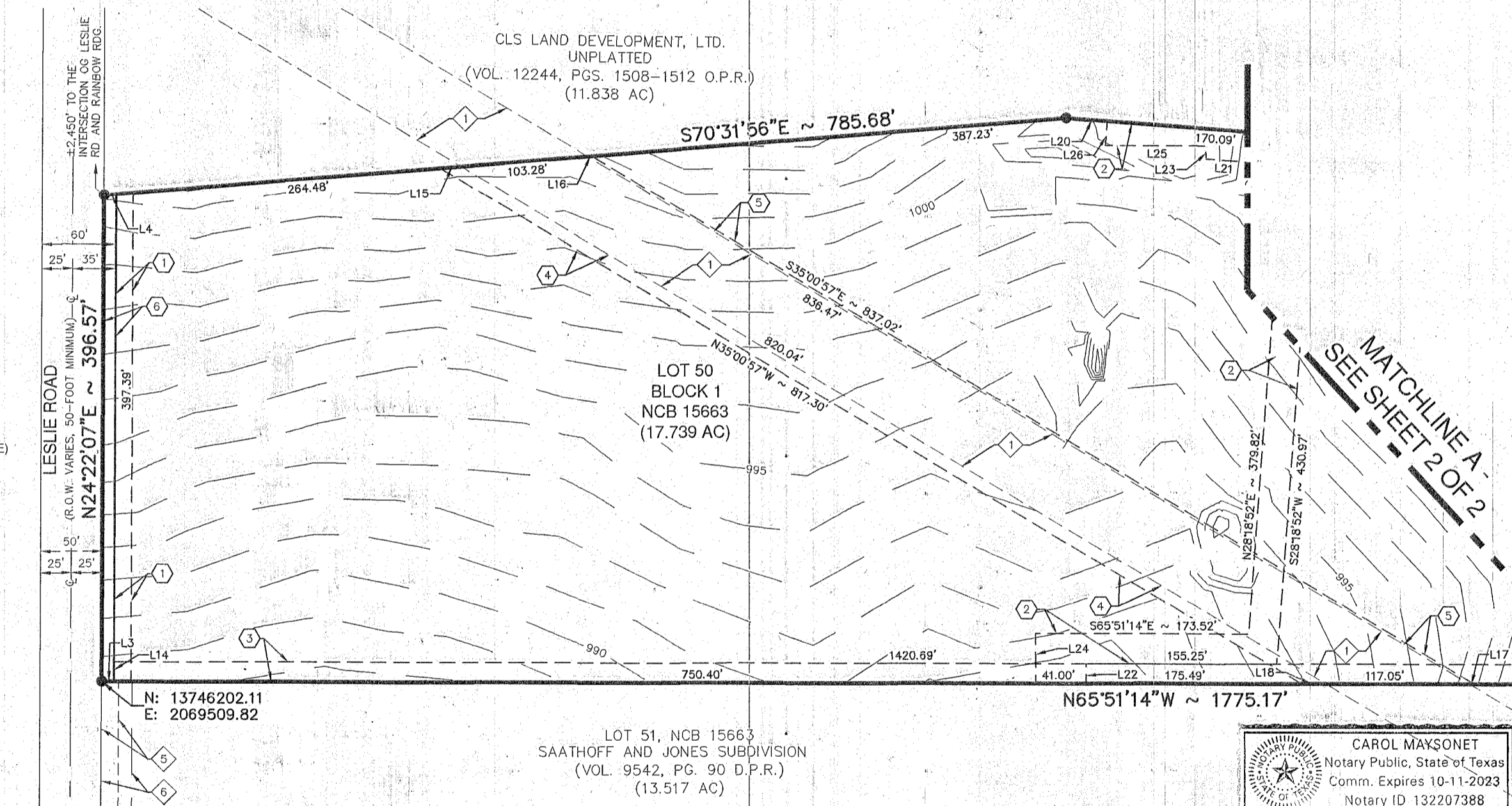
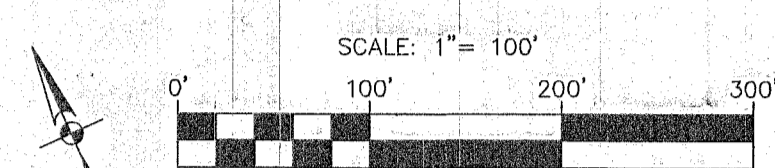
CPS/SAWS/COSA UTILITY:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND 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.

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



SHEET INDEX  
SCALE: 1" = 500'



N: 13746202.11  
E: 2069509.82

LOT 51, NCB 15663  
SAATHOFF AND JONES SUBDIVISION  
(VOL. 9542, PG. 90 D.P.R.)  
(13.517 AC)

CAROL MAYSONET  
Notary Public, State of Texas  
Comm. Expires 10-11-2023  
Notary ID 132207388

PLAT NO. 22-11800597

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
PROSE HELOTES  
MULTI-FAMILY

BEING A TOTAL OF 17.908 ACRES, ESTABLISHING LOT 50, BLOCK 1, IN NEW CITY BLOCK 15663, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 1, BLOCK 1 OF THE GOLF ACADEMY U-1 RECORDED IN VOLUME 9520, PAGE 207 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 15.844 ACRE TRACT OF LAND RECORDED IN VOLUME 17975, PAGES 1417-1422 OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRICK, SURVEY NUMBER 426, ABSTRACT 249, COUNTY BLOCK 4470, IN NEW CITY BLOCK 15663, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON  
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSP# FIRM REGISTRATION #470 | TSP#S FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 06, 2023

STATE OF TEXAS  
COUNTY OF TRAVIS

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.

OWNER/DEVELOPER: CRP/AR PROSE HELOTES OWNER, L.P.,  
A DELAWARE LIMITED PARTNERSHIP  
1111 WEST 6TH ST, SUITE 320  
AUSTIN, TX 78703  
(830) 757-5700  
BY: CRP/AR PROSE HELOTES GP, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
BY: CRP/AR PROSE HELOTES VENTURE, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER  
BY: PROSE HELOTES ALLIANCE, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED MEMBER  
NAME: JEFFREY DILTZ  
TITLE: MEMBER

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFREY DILTZ, 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 9th DAY OF MAY, A.D. 2024.

Laura Jane Mitchell  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

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.

Siavash Sayyadi  
OWNER/DEVELOPER: SIYAVASH SAYYADI  
(FOR OFF-LOT WATER EASEMENT ONLY)  
CLS LAND DEVELOPMENT, LTD  
19207 HABITAT COVE  
SAN ANTONIO, TX 78258

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SIYAVASH SAYYADI, 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 19th DAY OF JULY, A.D. 2025.

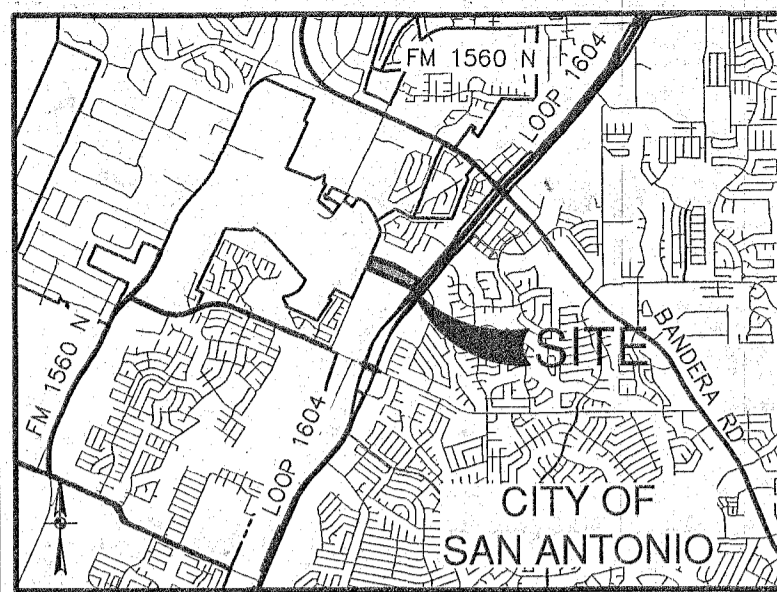
Carol Maysonet  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PROSE HELOTES MULTI-FAMILY 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

SHEET 1 OF 2



LOCATION MAP  
NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	ELEC	ELECTRIC
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	TELE	TELEPHONE
		CATV	CABLE TELEVISION
		NCB	NEW CITY BLOCK
		(SURVEYOR)	
		○	SET 1/2" IRON ROD (PD)

1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	7	16" WATER EASEMENT OFF-LOT (0.078 AC.)
2	VARIABLE WIDTH DRAINAGE EASEMENT	1	60" ELEC. EASEMENT (VOL. 5359, PG 242-244, DR)
3	VARIABLE WIDTH WATER EASEMENT	2	14" GAS, ELEC., TELE. & CA. T.V. EASEMENT (VOL. 9520, PG 207, DPR)
4	10' ELECTRIC EASEMENT	3	10" WATER EASEMENT (VOL. 20001, PG 141, PR)
5	2' ELECTRIC EASEMENT	4	1" NON-ACCESS EASEMENT (VOL. 20001, PG 141, PR)
6	10' RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO 0.091 OF AN ACRE	5	14" GAS, ELEC., TELE. & CA. T.V. EASEMENT (VOL. 9542, PG 90, DPR)
1	LOT 1, BLOCK 1 BULLISH RESOURCES, INC. (THE GOLF ACADEMY, UT-1) (VOL. 9520, PG 207, DPR)	6	25' BUILDING SETBACK LINE (VOL. 9542, PG 90, DPR)
		7	14" GAS, ELEC., TELE. & CA. T.V. EASEMENT (VOL. 20001, PG 141, PR)

### SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR  
07/06/2023

### 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.

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 50, BLOCK 1, NCB 15663, 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.

### DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE 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.

### TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### RESIDENTIAL FINISHED FLOOR

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

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

### TXDOT NOTES:

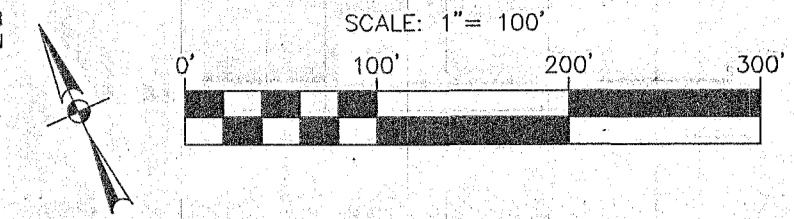
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG W LOOP 1604 N, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 395.18 LINEAR FEET.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

LINE #	BEARING	LENGTH
L1	S61°23'24"E	16.36'
L2	S61°41'08"E	14.33'
L3	N65°51'14"W	10.00'
L4	S70°31'56"E	10.04'
L5	S61°41'08"E	16.37'
L6	N24°08'46"E	14.06'
L7	S65°51'14"W	10.00'
L8	S24°08'46"W	14.06'
L9	N50°41'18"W	14.00'
L10	N39°18'42"E	10.00'
L11	S50°41'18"E	14.00'
L12	S40°35'06"W	12.73'
L13	N50°41'18"W	14.00'
L14	N24°22'07"E	16.00'
L15	S70°31'56"E	17.21'
L16	S70°31'56"E	3.44'
L17	N65°51'14"W	3.90'
L18	N65°51'14"W	19.51'
L19	N65°51'14"W	14.51'
L20	S61°41'08"E	33.78'

LINE #	BEARING	LENGTH
L21	N61°41'08"W	31.38'
L22	S24°01'53"W	16.01'
L23	N24°10'40"E	10.61'
L24	N24°01'53"E	40.50'
L25	N65°49'20"W	81.80'
L26	N28°18'52"E	19.82'
L27	S50°41'18"E	14.00'
L28	N54°46'10"W	32.10'

### FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0220G, EFFECTIVE DATE 9/23/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



## PLAT NO. 22-11800597

### REPLAT & SUBDIVISION PLAT

### ESTABLISHING

### PROSE HELOTES

### MULTI-FAMILY

BEING A TOTAL OF 17.908 ACRES, ESTABLISHING LOT 50, BLOCK 1, IN NEW CITY BLOCK 15663, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 1, BLOCK 1 OF THE GOLF ACADEMY U-1 RECORDED IN VOLUME 9520, PAGE 207, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 15.944 ACRES TRACT OF LAND RECORDED IN VOLUME 17875, PAGES 1417-1422 OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRICK, SURVEY NUMBER 426, ABSTRACT 249, COUNTY BLOCK 4476, IN NEW CITY BLOCK 15663, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TDP: FIRM REGISTRATION #470 | TDP: FIRM REGISTRATION #10228900

DATE OF PREPARATION: July 06, 2023

STATE OF TEXAS  
COUNTY OF TRAVIS

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.

OWNER/DEVELOPER: CRP/AR PROSE HELOTES OWNER, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

1111 WEST 6TH ST, SUITE 320  
AUSTIN, TX 78703  
(830) 757-5700

BY: CRP/AR PROSE HELOTES GP, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: CRP/AR PROSE HELOTES VENTURE, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: PROSE HELOTES ALLIANCE, L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED MEMBER

BY: *[Signature]*  
NAME: JEFFREY DILTZ  
TITLE: MEMBER

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFFREY DILTZ, 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 11th DAY OF MAY, A.D. 2023.

*[Signature]*  
NOTARY PUBLIC/TRAVIS COUNTY, TEXAS

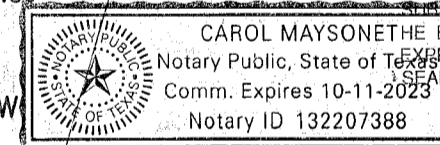
STATE OF TEXAS  
COUNTY OF BEXAR

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.

*[Signature]*  
OWNER/DEVELOPER: SIYAVASH SAYYADI  
(FOR OFF-LOT WATER EASEMENT ONLY)  
CLS LAND DEVELOPMENT, LTD  
19207 HABITAT COVE  
SAN ANTONIO, TX 78258

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SIYAVASH SAYYADI, 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 13th DAY OF JULY, A.D. 2023.



NOTARY PUBLIC/BEXAR COUNTY, TEXAS

THIS PLAT OF PROSE HELOTES MULTI-FAMILY 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

SHEET 2 OF 2

