

LOCATION MAP
NOT-TO-SCALE

LEGEND

| | | | |
|-------|--|---------|-------------------------------|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | VAR WID | VARIABLE WIDTH |
| DOC | DOCUMENT NUMBER | | REPETITIVE BEARING |
| OPR | OFFICIAL PUBLIC RECORDS | | AND/OR DISTANCE |
| | (OFFICIAL PUBLIC RECORDS | ROW | RIGHT-OF-WAY |
| | OF REAL PROPERTY) OF | | |
| | BEXAR COUNTY, TEXAS | | |
| LF | LINEAR FEET | | |
| INT | INTERSECTION | | |
| ESMT | EASEMENT | | |
| GETCV | GAS, ELECTRIC, TELEPHONE, | | |
| | AND CABLE TV | | |
| DR | DEED RECORDS OF BEXAR | | |
| | COUNTY | | |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| --- | CLOMR (100-YR) FLOODPLAIN | | |
| --- | CENTERLINE | | |
| ③ | 10' GETCV ESMT | ① | 50' SANITARY SEWER ESMT |
| ⑤ | 1' VEHICULAR NON-ACCESS | ② | (VOL 4204, PG 1884-1887, OPR) |
| ⑥ | ESMT (NOT-TO-SCALE) | ③ | 100' SANITARY SEWER ESMT |
| ⑪ | 15' BUILDING SETBACK LINE | ④ | (VOL 19048, PG 2258, OPR) |
| ⑫ | 10' GETCV ESMT & | ⑤ | 14' GETCV ESMT |
| ⑬ | 10' BUILDING SETBACK LINE | ⑥ | (ESPADA COMMERCIAL |
| ⑭ | 16' SANITARY SEWER ESMT | ⑦ | ARTERIAL, PLAT# 22-11800641) |
| ⑮ | 16' WATER ESMT | ⑧ | 30' SIGNOR PIPELINE ESMT |
| ⑯ | 5' WATER ESMT | ⑨ | (VOL 5067, PG 883-887 OPR) |
| ⑰ | UNPLATTED | ⑩ | (VOL 4877, PG 241-245 OPR) |
| ⑱ | A REMAINING PORTION OF | ⑪ | 50' DRAINAGE EASEMENT |
| ⑲ | 1296.619 ACRES | ⑫ | (VOL 4249, PG 1984-1987 OPR) |
| ⑲ | MARMAXX OPERATING CORP. | ⑬ | VAR WID SANITARY SEWER ESMT |
| ⑲ | (DOC# 20170188144 OPR) | ⑭ | (VOL 2993, PG 1926-1932 OPR) |
| ⑳ | UNPLATTED | ⑮ | 14' GETCV ESMT |
| ⑳ | 25.84 ACRE | ⑯ | (ESPADA TRACT PHASE I, |
| ⑳ | JOHNSON TRUST | ⑰ | PLAT# 22-11800659) |
| ⑳ | INVESTMENTS, LLC | ⑱ | VAR WID GETCV ESMT |
| ⑳ | (DOC# 2023030024260 OPR) | ⑲ | (ESPADA TRACT PHASE I, |
| ㉑ | ESPADA TRACT PHASE I | ㉑ | PLAT# 22-11800659) |
| ㉑ | (PLAT# 22-11800659, | ㉑ | 16' SANITARY SEWER ESMT |
| ㉑ | CONCURRENT PLAT) | ㉑ | (ESPADA TRACT PHASE I, |
| ㉑ | ± 979 LF TO THE INT OF | ㉑ | PLAT# 22-11800659) |
| ㉑ | JAGUAR PARKWAY & | ㉑ | 10' WATER ESMT |
| ㉑ | ROOSEVELT AVE | ㉑ | (ESPADA TRACT PHASE I, |
| ㉑ | LOT 901 | ㉑ | PLAT# 22-11800659) |
| ㉑ | OPEN SPACE | ㉑ | 28' GETCV ESMT |
| ㉑ | BLOCK 56 CB 4002 | ㉑ | (ESPADA TRACT PHASE I, |
| ㉑ | 3.605 ACRES PERMEABLE | ㉑ | PLAT# 22-11800659) |
| ㉑ | LOT 902 | ㉑ | 10' WATER ESMT |
| ㉑ | OPEN SPACE | ㉑ | (ESPADA TRACT PHASE I, |
| ㉑ | BLOCK 56 CB 4002 | ㉑ | PLAT# 22-11800659) |
| ㉑ | 0.113 ACRES PERMEABLE | ㉑ | 10' WATER ESMT |
| ㉑ | LOT 903 | ㉑ | (ESPADA TRACT PHASE I, |
| ㉑ | OPEN SPACE | ㉑ | PLAT# 22-11800659) |
| ㉑ | BLOCK 56 CB 4002 | ㉑ | 28' GETCV ESMT |
| ㉑ | 0.193 ACRES PERMEABLE | ㉑ | (ESPADA TRACT PHASE I, |
| ㉑ | ESPADA COMMERCIAL ARTERIAL | ㉑ | PLAT# 22-11800659) |
| ㉑ | (PLAT# 22-11800641, | ㉑ | BOUCHU TRAILS |
| ㉑ | CONCURRENT PLAT) | ㉑ | (VAR WID ROW) |
| ㉑ | BOUCHU TRAILS | ㉑ | BOUCHU CHAPEL |
| ㉑ | (VAR WID ROW) | ㉑ | (50' ROW) |
| ㉑ | BOUCHU CHAPEL | | |
| ㉑ | (50' ROW) | | |

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

Jordan R. Garrett
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 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.

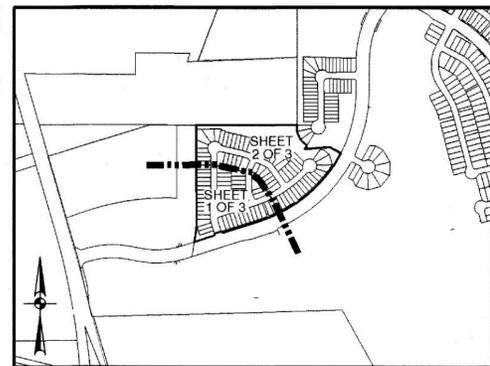
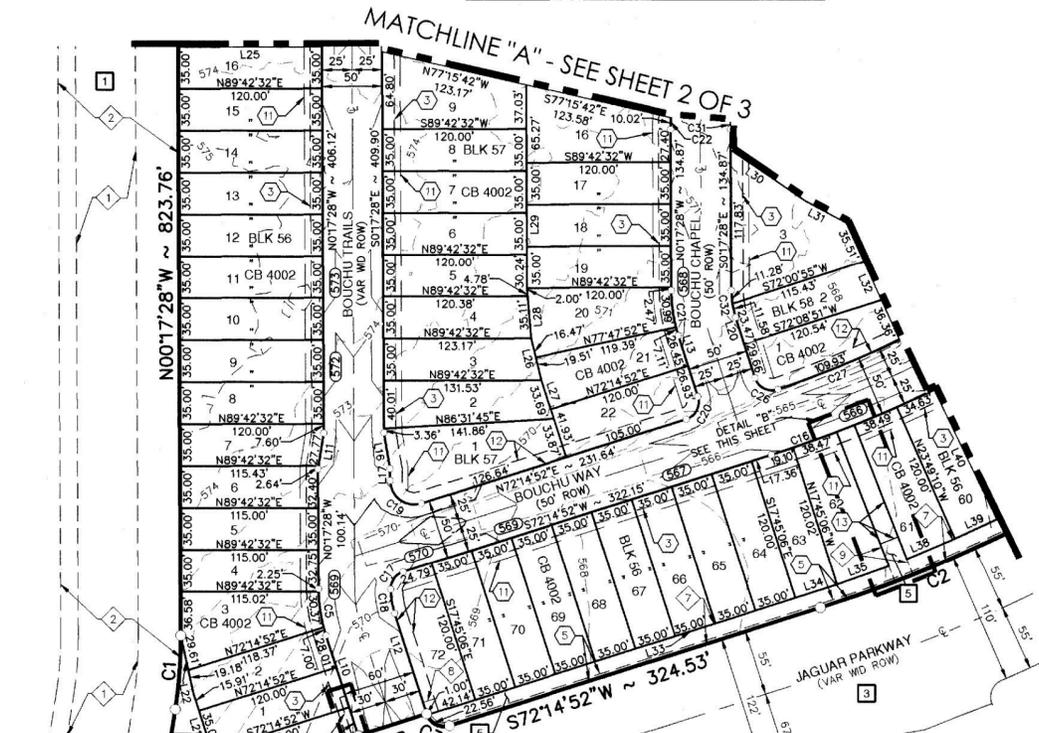
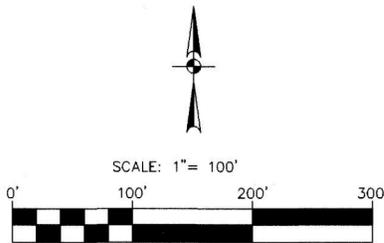
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

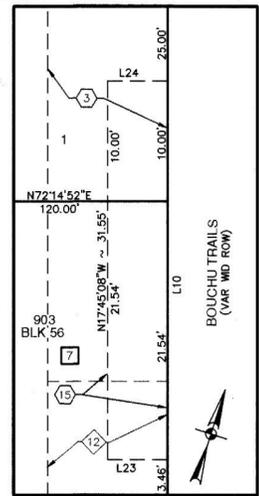
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

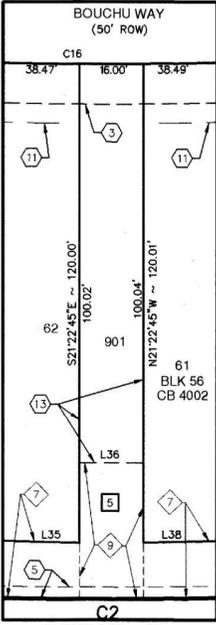
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



INDEX MAP
SCALE: 1" = 1000'



DETAIL "A"
SCALE: 1" = 10'
SEE THIS SHEET



DETAIL "B"
SCALE: 1" = 30'
SEE THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT-23-11800229

SUBDIVISION PLAT
OF
ESPADA TRACT UNIT 1

BEING A 18.447 ACRE TRACT OF LAND, OUT OF A 166.498 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20230055482, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BOTH OUT OF THE JUAN M. URRIGAS SURVEY NUMBER 32, ABSTRACT 769, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-72, 901-903, BLOCK 56, LOTS 1-22, BLOCK 57, AND LOTS 1-10, BLOCK 58, CITY BLOCK 4002, 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: April 29, 2024

STATE OF TEXAS
COUNTY OF BEXAR

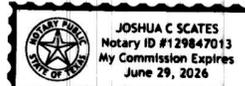
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT 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 29 DAY OF April, A.D. 2024.

Joshua C. Scates
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

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

FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 3 OF 3

SHEET 1 OF 3



Civil Job No. 12632-12; Survey Job No. 12632-00

PLAT-23-11800229

SUBDIVISION PLAT OF ESPADA TRACT UNIT 1

BEING A 18.447 ACRE TRACT OF LAND, OUT OF A 166.498 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20220055482, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS...



2200 NW LOOP 410 | SAN ANTONIO, TX 78211 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1029800

DATE OF PREPARATION: April 29, 2024

STATE OF TEXAS COUNTY OF BEXAR

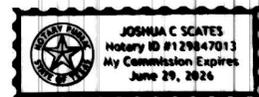
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. A TEXAS LIMITED PARTNERSHIP BY U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY...

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS...

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

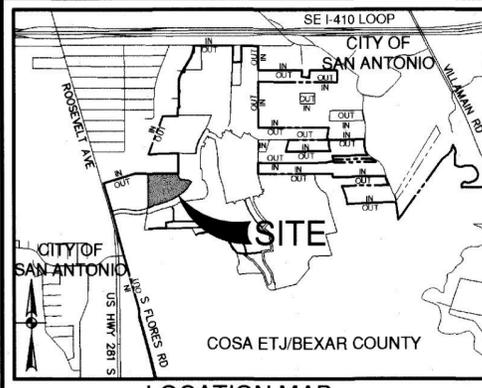
CERTIFICATE OF APPROVAL

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...

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

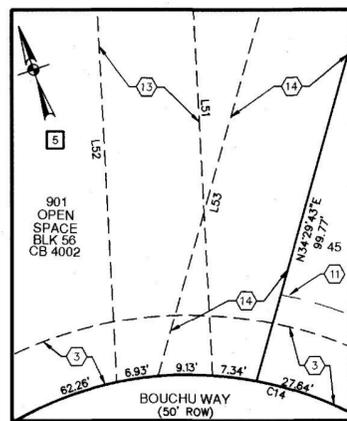
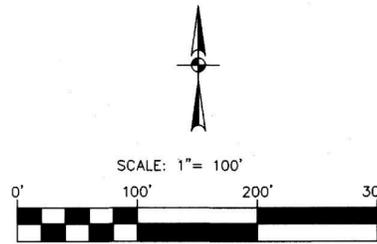
- 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV 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.



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

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...

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

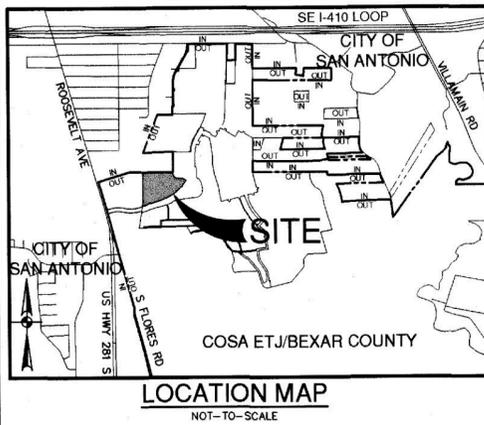


Signature of Jordan R. Garrett, Registered Professional Land Surveyor

FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3



INTERIM CONDITIONS:

CONTRACTOR SHALL PHASE CONSTRUCTION AND/OR PROVIDE NECESSARY BMPs TO MITIGATE INTERIM CONDITIONS RUNOFF DURING CONSTRUCTION DUE TO CLEARING, GRADING, SUBGRADE PREPARATION, PAVING, BUILDINGS, ETC., AND TO PREVENT ADVERSE IMPACTS TO OTHER PROPERTY, STRUCTURES, AND INFRASTRUCTURE DURING CONSTRUCTION.

OPEN SPACE NOTE:

LOTS 901-903, BLOCK 56 ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

TREE SAVE:

PORTION OF LOT 901, BLOCK 56, (3.682 AC), IS DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN FOR TREE SAVE AREA.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE APP-APP22-38802006) 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 PERMIT 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).

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS 48029C0590G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 41, CB 4002, SUBDIVISION UNIT [ESPADA TRACT PHASE], RECORDED IN VOLUME _____, PAGE [PLAT # 22-11800229].

FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

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.

SAWS ACCESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTORS ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS 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 1/2" 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. SURFACE ADJUSTMENT FACTOR: 1.00017
- 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

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Jordan R. Garrett
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Jordan R. Garrett
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 GRANTORS 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 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.

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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

CLOMRS PENDING FEMA APPROVAL:

LOT 901 BLOCK 56 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C00590G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 24-06-1018R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-903, BLOCK 56, 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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 22-47, BLOCK 56, 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.

RESIDENTIAL FINISHED FLOOR

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

| LINE TABLE | | | |
|------------|-------------|---------|--|------------|-------------|---------|--|------------|-------------|---------|--|------------|-------------|---------|--|
| LINE # | BEARING | LENGTH | |
| L1 | N85°1'27"E | 91.83' | | L21 | S17°45'08"E | 50.91' | | L41 | S77°15'42"E | 35.00' | | L61 | S33°38'00"E | 120.00' | |
| L2 | S1°08'13"W | 52.65' | | L22 | S12°17'52"E | 48.79' | | L42 | S77°15'42"E | 35.00' | | L62 | N35°35'46"W | 120.00' | |
| L3 | S23°13'44"E | 73.39' | | L23 | S72°14'52"W | 5.00' | | L43 | S23°46'25"W | 120.00' | | L63 | N53°1'06"E | 38.74' | |
| L4 | S46°53'14"E | 73.39' | | L24 | N72°14'52"E | 5.00' | | L44 | N23°46'25"E | 120.00' | | L64 | N51°12'19"E | 38.74' | |
| L5 | S31°17'01"W | 34.56' | | L25 | N89°42'32"E | 120.00' | | L45 | S64°39'11"E | 45.58' | | L65 | N49°14'32"E | 38.74' | |
| L6 | N85°24'27"E | 209.21' | | L26 | N13°43'45"W | 35.99' | | L46 | S39°44'00"E | 56.44' | | L66 | N47°16'45"E | 38.74' | |
| L7 | S61°21'40"E | 104.97' | | L27 | N17°45'08"W | 25.63' | | L47 | S34°17'02"E | 39.08' | | L67 | N45°18'58"E | 38.74' | |
| L8 | S72°14'52"W | 60.00' | | L28 | N45°1'05"W | 39.89' | | L48 | N48°05'05"E | 121.07' | | L68 | N43°21'11"E | 38.74' | |
| L9 | S72°14'52"W | 164.72' | | L29 | N0°17'28"W | 35.00' | | L49 | S25°33'36"W | 59.13' | | L69 | N41°23'24"E | 38.74' | |
| L10 | N17°45'08"W | 88.01' | | L30 | N55°33'22"W | 74.99' | | L50 | N44°53'01"E | 35.00' | | L70 | N38°43'40"E | 65.34' | |
| L11 | N9°10'17"E | 30.41' | | L31 | N61°38'54"W | 39.41' | | L51 | N15°52'43"E | 95.74' | | L71 | N35°08'06"E | 75.46' | |
| L12 | S17°45'08"E | 88.01' | | L32 | S24°34'17"E | 35.51' | | L52 | S15°52'43"W | 90.10' | | L72 | N85°24'27"E | 28.22' | |
| L13 | N17°45'08"W | 53.38' | | L33 | N72°14'52"E | 322.14' | | L53 | N34°29'43"E | 111.03' | | L73 | S50°53'40"E | 64.34' | |
| L14 | N23°46'25"E | 53.46' | | L34 | S71°59'42"W | 36.46' | | L54 | N0°17'28"W | 17.03' | | L74 | S61°13'36"E | 76.46' | |
| L15 | N66°13'35"W | 3.83' | | L35 | N70°06'52"E | 46.06' | | L55 | S55°33'22"E | 19.54' | | L75 | N27°49'58"E | 16.18' | |
| L16 | S9°45'12"E | 30.41' | | L36 | N68°37'15"E | 16.00' | | L56 | S61°38'54"E | 39.41' | | L76 | S12°44'18"W | 126.35' | |
| L17 | S0°17'28"E | 10.00' | | L37 | S55°33'22"E | 26.28' | | L57 | N63°00'34"E | 38.74' | | | | | |
| L18 | N66°13'35"W | 71.43' | | L38 | N67°01'56"E | 43.60' | | L58 | N61°01'12"E | 38.74' | | | | | |
| L19 | S23°46'25"W | 53.46' | | L39 | N64°55'12"E | 38.74' | | L59 | N59°03'26"E | 38.74' | | | | | |
| L20 | S17°45'08"E | 53.13' | | L40 | S25°46'56"E | 119.99' | | L60 | N57°05'39"E | 38.74' | | | | | |

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 388.05' | 9°08'55" | N41°7'00"E | 61.90' | 61.96' |
| C2 | 1145.00' | 44°57'53" | S49°45'56"W | 875.69' | 898.57' |
| C3 | 15.00' | 90°00'00" | N62°45'08"W | 21.21' | 23.56' |
| C4 | 15.00' | 90°00'00" | S27°14'52"W | 21.21' | 23.56' |
| C5 | 130.00' | 17°27'40" | N9°01'18"W | 39.47' | 39.62' |
| C6 | 15.00' | 48°49'53" | N24°42'24"W | 12.40' | 12.78' |
| C7 | 59.00' | 200°41'33" | N51°13'25"E | 116.08' | 206.66' |
| C8 | 15.00' | 48°49'53" | S52°50'45"E | 12.40' | 12.78' |
| C9 | 425.00' | 11°02'07" | S71°44'38"E | 81.73' | 81.86' |
| C10 | 125.00' | 31°56'33" | S50°15'18"E | 68.79' | 69.69' |
| C11 | 15.00' | 92°25'26" | S80°29'45"E | 21.66' | 24.20' |
| C12 | 961.00' | 9°49'59" | N48°22'32"E | 164.73' | 164.93' |
| C13 | 15.00' | 59°08'45" | N13°53'10"E | 14.81' | 15.48' |
| C14 | 59.00' | 294°31'21" | S48°25'32"E | 63.82' | 303.28' |
| C15 | 15.00' | 55°31'25" | S71°04'26"W | 13.97' | 14.54' |
| C16 | 1011.00' | 28°56'09" | S57°46'48"W | 505.17' | 510.58' |
| C17 | 15.00' | 73°05'39" | S35°42'03"W | 17.86' | 19.14' |
| C18 | 70.00' | 16°54'21" | S91°7'57"E | 20.58' | 20.65' |
| C19 | 20.00' | 107°27'40" | S54°01'18"E | 32.25' | 37.51' |
| C20 | 15.00' | 90°00'00" | N27°14'52"E | 21.21' | 23.56' |

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C21 | 125.00' | 17°27'40" | N9°01'18"W | 37.95' | 38.09' |
| C22 | 125.00' | 24°03'53" | N11°44'29"E | 52.12' | 52.50' |
| C23 | 15.00' | 90°00'00" | N21°13'35"W | 21.21' | 23.56' |
| C24 | 375.00' | 11°02'07" | N71°44'38"W | 72.11' | 72.23' |
| C25 | 25.00' | 103°01'46" | S51°13'25"W | 39.14' | 44.96' |
| C26 | 15.00' | 91°18'00" | S63°24'08"E | 21.45' | 23.90' |
| C27 | 961.00' | 12°48'31" | N64°32'36"E | 214.39' | 214.84' |
| C28 | 15.00' | 92°25'22" | N11°55'39"E | 21.66' | 24.20' |
| C29 | 75.00' | 31°56'33" | N50°15'18"W | 41.27' | 41.81' |
| C30 | 15.00' | 90°00'00" | S68°46'25"W | 21.21' | 23.56' |
| C31 | 75.00' | 24°03'53" | S11°44'29"W | 31.27' | 31.50' |
| C32 | 75.00' | 17°27'40" | S9°01'18"E | 22.77' | 22.86' |

PLAT-23-11800229

SUBDIVISION PLAT OF ESPADA TRACT UNIT 1

BEING A 18.447 ACRE TRACT OF LAND, OUT OF A 166.498 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20230055482, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BOTH OUT OF THE JUAN M. URRIGAS SURVEY NUMBER 32, ABSTRACT 769, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-72, 901-903, BLOCK 56, LOTS 1-22, BLOCK 57, AND LOTS 1-10, BLOCK 58, CITY BLOCK 4002, 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: April 29, 2024

STATE OF TEXAS
COUNTY OF BEXAR

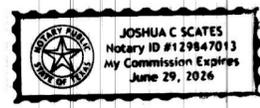
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 30 DAY OF April, A.D. 2024.

Richard Mott
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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

PLAT NOTES APPLY TO EVERY PAGE