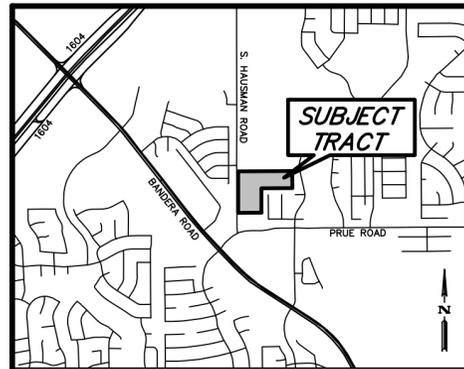


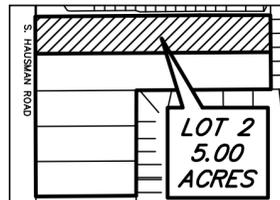
REPLAT & SUBDIVISION PLAT ESTABLISHING

PIEDMONT

BEING A TOTAL 16.140 ACRES, ESTABLISHING LOTS 1-54, 900, 901, 902 & 903, BLOCK 1, LOTS 1-22, BLOCK 2, AND LOT 904, BLOCK 3, BEING ALL OF THE FOLLOWING 6 PARCELS OF LAND AS CONVEYED UNTO BRIGHTON HOMES LTD: A CALLED 3.525 ACRE TRACT IN DOCUMENT NUMBER 20230121294, A CALLED 1.507 ACRE TRACT IN DOCUMENT NUMBER 20230121309, A CALLED 5.012 ACRE TRACT IN DOCUMENT NUMBER 20230121297, A CALLED 2.058 ACRE TRACT IN DOCUMENT NUMBER 20230121335, A CALLED 2.012 ACRE TRACT IN DOCUMENT NUMBER 20230121306 AND A CALLED 2.029 ACRE TRACT IN DOCUMENT NUMBER 20230121295, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189.



VICINITY MAP NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE 1"=600'

BEING A TOTAL OF 5.00 ACRES, THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, CB 4528, NCB 18047 OUT OF THE PHILIP H. BISSONNETTE PROPERTY SUBDIVISION RECORDED IN VOLUME 7800, PAGE 161 D.P.R.B.C.

STATE OF TEXAS COUNTY OF TRAVIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PHILIP H. BISSONNETTE PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 7800, PAGE 161 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

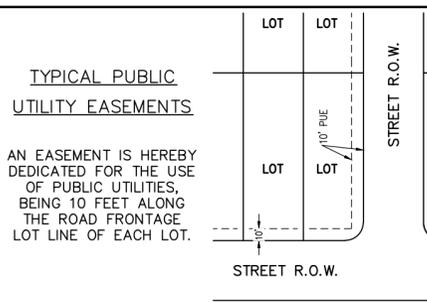
WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: BRIGHTON HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, BY BRIGHTLAND HOMES 1, INC 3815 S. CAPITAL OF TEXAS HIGHWAY AUSTIN, TX 78704

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____



TYPICAL PUBLIC UTILITY EASEMENTS

AN EASEMENT IS HEREBY DEDICATED FOR THE USE OF PUBLIC UTILITIES, BEING 10 FEET ALONG THE ROAD FRONTAGE LOT LINE OF EACH LOT.

Table with 3 columns: NUMBER, BEARING, DISTANCE. Rows L1 to L4 with bearings and distances.

LINE TABLE

Table with 3 columns: NUMBER, BEARING, DISTANCE. Rows L1 to L4 with bearings and distances.

Table with 6 columns: NUMBER, ARC LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD DISTANCE. Rows C1 to C34 with various measurements.

CURVE TABLE

COSA AND BEXAR COUNTY COMMON AREA MAINTENANCE. THE MAINTENANCE OF ALL PUBLIC STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900, 901, 902, AND 903 BLOCK 1, NCB 18046 AND LOT 901 BLOCK 3, NCB, 18046, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PIEDMONT 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.

FLOODPLAIN VERIFICATION. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C02206 EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S 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.

TO 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.

SAWS AQUIFER. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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 (ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT) AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

RESIDENTIAL FIRE FLOW. 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 RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

OPEN SPACE. LOTS 903, AND 904, BLOCK 1, AND LOT 901, BLOCK 3 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

LEGAL INSTRUMENT. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

TREE NOTE. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38802218) WHICH REQUIRED 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 STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(h).

- SURVEYOR'S NOTES: 1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. 2. MONUMENTATION AS SHOWN. IT IS THE POLICY OF BGE, INC. TO SET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" (WHERE PRACTICAL) AT ALL PROPERTY CORNERS, PCs, Pts, & Pts UPON COMPLETION OF CONSTRUCTION. 3. COORDINATES SHOWN HEREON ARE DISPLAYED IN GRID VALUES. 4. VERTICAL DATUM BASED ON NAVD 88.

C.P.S./SAWS/COSA UTILITY NOTES:

- 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 THE 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, 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 THE OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER OR 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 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, GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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: Dion P. Albertson, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963 BGE, INC. 7330 SAN PEDRO AVENUE, SUITE 202 SAN ANTONIO, TEXAS 78216 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. AARON NEUMANN, P.E. LICENSED PROFESSIONAL ENGINEER NO. 114451 BGE, INC. 7330 SAN PEDRO, SUITE 202 SAN ANTONIO, TEXAS 78216



BGE, Inc. 7330 San Pedro Ave., Suite 202, San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Licensed Surveying Firm No. 10194490

DATE OF PREPARATION: 7/18/2024 JOB NO: 9487-00 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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIGHTON HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, BY BRIGHTLAND HOMES 1, INC 3815 S. CAPITAL OF TEXAS HIGHWAY AUSTIN, TX 78704 AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, A.D., 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF PIEDMONT 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., 2024.

BY: _____ CHAIRMAN

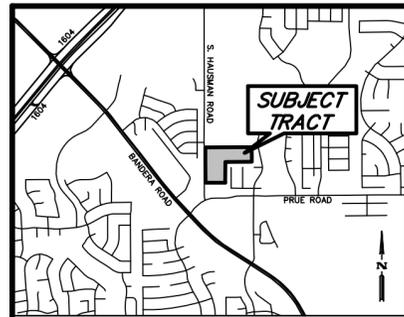
BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES.

REPLAT & SUBDIVISION PLAT ESTABLISHING

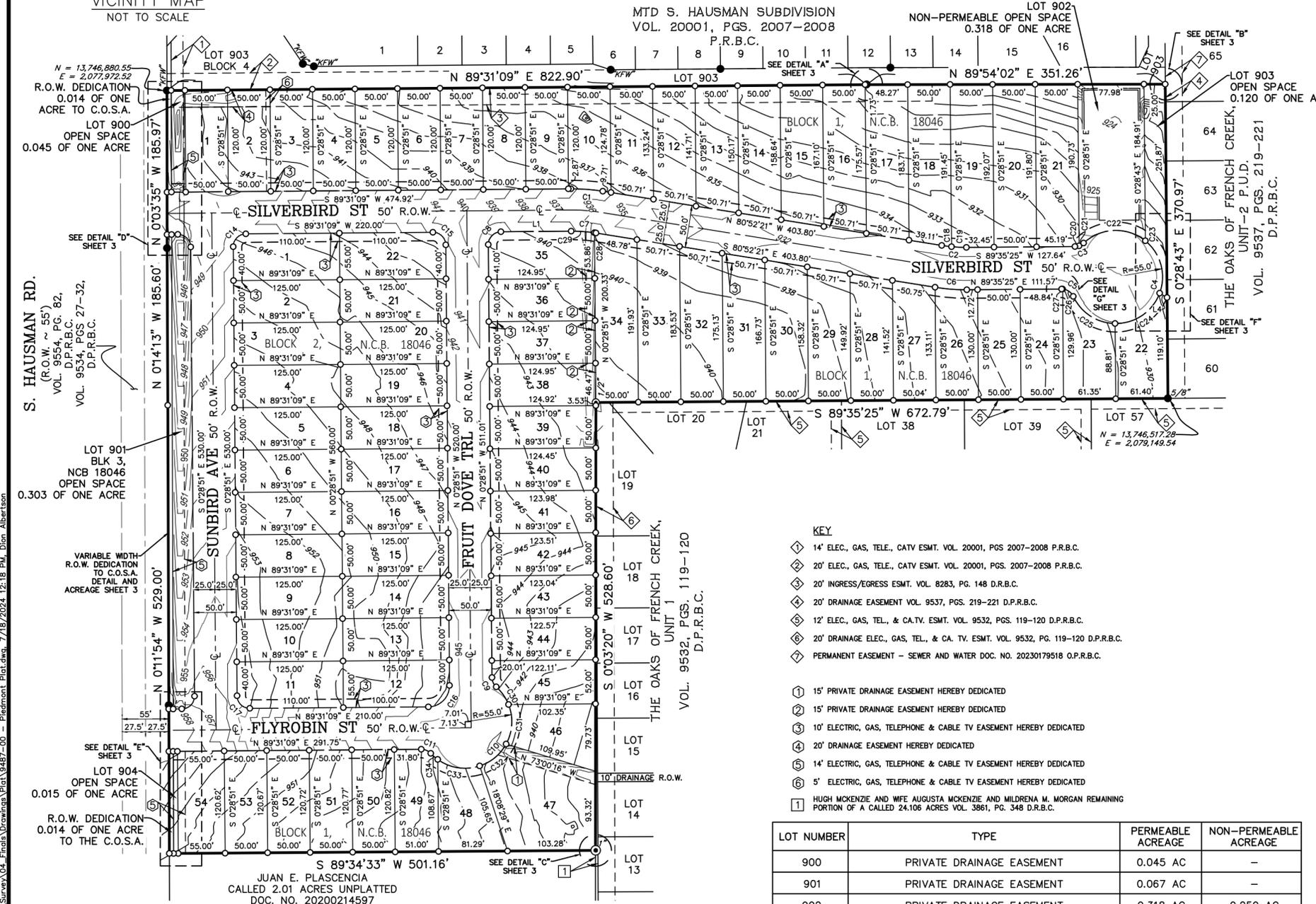
PIEDMONT

BEING A TOTAL 16.140 ACRES, ESTABLISHING LOTS 1-54, 900, 901, 902 & 903, BLOCK 1, LOTS 1-22, BLOCK 2, AND LOT 904, BLOCK 3, BEING ALL OF THE FOLLOWING 6 PARCELS OF LAND AS CONVEYED UNTO BRIGHTON HOMES LTD: A CALLED 3.525 ACRE TRACT IN DOCUMENT NUMBER 20230121294, A CALLED 1.507 ACRE TRACT IN DOCUMENT NUMBER 20230121309, A CALLED 5.012 ACRE TRACT IN DOCUMENT NUMBER 20230121297, A CALLED 2.058 ACRE TRACT IN DOCUMENT NUMBER 20230121335, A CALLED 2.012 ACRE TRACT IN DOCUMENT NUMBER 20230121306 AND A CALLED 2.029 ACRE TRACT IN DOCUMENT NUMBER 20230121295, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189.



VICINITY MAP NOT TO SCALE

- LEGEND
PIPE FOUND (DIAMETER AS NOTED)
1/2" IRON ROD FOUND (UNLESS NOTED)
1/2" IRON ROD FOUND WITH CAP STAMPED "KFW"
1/2" IRON ROD FOUND WITH CAP STAMPED "LANDATA"
1/2" IRON ROD SET W/ "BGE INC" CAP
C.O.S.A. CITY OF SAN ANTONIO
D.P.R.B.C. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
D.R.B.C. DEED RECORDS BEXAR COUNTY, TEXAS
P.R.B.C. PLAT RECORDS BEXAR COUNTY, TEXAS
PG. PAGE
PGS. PAGES
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
EXISTING EASEMENTS (SEE KEY FOR RECORD INFORMATION)
PROPOSED 15' DRAINAGE EASEMENT (HEREBY DEDICATED)
PROPERTY OWNERSHIP
EXISTING CONTOUR LINE/ELEVATION
PROPOSED CONTOUR LINE/ELEVATION
CENTERLINE SYMBOL



Vertical text on the left side of the plat: G:\TXC\Projects\San Antonio Projects\9487-00 - Piedmont 11 Acres\06_Survey\04_Finals\Drawings\Plat\9487-00 - Piedmont Plat.dwg, 7/18/2024 12:18:16 PM, Dion Albertson



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:
Dion P. Albertson
DION ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7730 SAN PEDRO AVENUE, SUITE 202
SAN ANTONIO, TEXAS 78216
STATE OF TEXAS COUNTY OF BEXAR
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3815 S. CAPITAL OF TEXAS HIGHWAY
AUSTIN, TX 78704
AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR
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STATE OF TEXAS COUNTY OF BEXAR
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DATED THIS ____ DAY OF _____, A.D., 2024.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

- KEY
14' ELEC., GAS, TELE., CATV ESMT. VOL. 20001, PGS 2007-2008 P.R.B.C.
20' ELEC., GAS, TELE., CATV ESMT. VOL. 20001, PGS. 2007-2008 P.R.B.C.
20' INGRESS/EGRESS ESMT. VOL. 8283, PG. 148 D.R.B.C.
20' DRAINAGE EASEMENT VOL. 9537, PGS. 219-221 D.P.R.B.C.
12' ELEC., GAS, TEL., & CA.TV. ESMT. VOL. 9532, PGS. 119-120 D.P.R.B.C.
20' DRAINAGE ELEC., GAS, TEL., & CA. TV. ESMT. VOL. 9532, PG. 119-120 D.P.R.B.C.
PERMANENT EASEMENT - SEWER AND WATER DOC. NO. 20230179518 O.P.R.B.C.
15' PRIVATE DRAINAGE EASEMENT HEREBY DEDICATED
15' PRIVATE DRAINAGE EASEMENT HEREBY DEDICATED
10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT HEREBY DEDICATED
20' DRAINAGE EASEMENT HEREBY DEDICATED
14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT HEREBY DEDICATED
5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT HEREBY DEDICATED
HIGH MCKENZIE AND WIFE AUGUSTA MCKENZIE AND MILDRENA M. MORGAN REMAINING PORTION OF A CALLED 24.106 ACRES VOL. 3861, PG. 348 D.R.B.C.

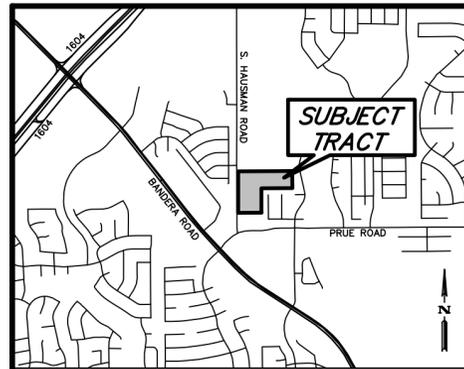
Table with 4 columns: LOT NUMBER, TYPE, PERMEABLE ACREAGE, NON-PERMEABLE ACREAGE. Rows include lots 900, 901, 902, 903, and 904 with their respective easement types and acreages.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES.

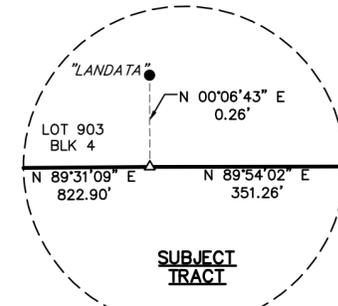
REPLAT & SUBDIVISION PLAT ESTABLISHING

PIEDMONT

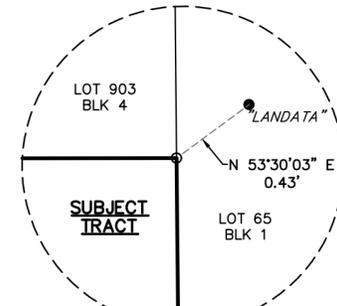
BEING A TOTAL 16.140 ACRES, ESTABLISHING LOTS 1-54, 900, 901, 902 & 903, BLOCK 1, LOTS 1-22, BLOCK 2, AND LOT 904, BLOCK 3, BEING ALL OF THE FOLLOWING 6 PARCELS OF LAND AS CONVEYED UNTO BRIGHTON HOMES LTD: A CALLED 3.525 ACRE TRACT IN DOCUMENT NUMBER 20230121294, A CALLED 1.507 ACRE TRACT IN DOCUMENT NUMBER 20230121309, A CALLED 5.012 ACRE TRACT IN DOCUMENT NUMBER 20230121297, A CALLED 2.058 ACRE TRACT IN DOCUMENT NUMBER 20230121335, A CALLED 2.012 ACRE TRACT IN DOCUMENT NUMBER 20230121306 AND A CALLED 2.029 ACRE TRACT IN DOCUMENT NUMBER 20230121295, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189.



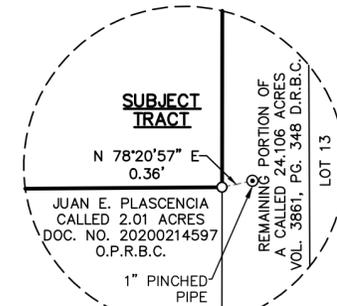
VICINITY MAP NOT TO SCALE



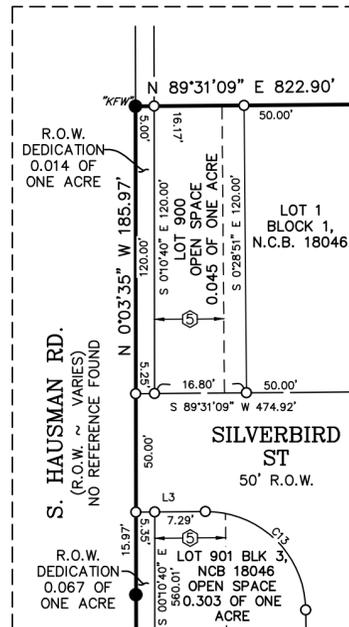
DETAIL "A" NOT TO SCALE SEE SHEET 2 OF 3



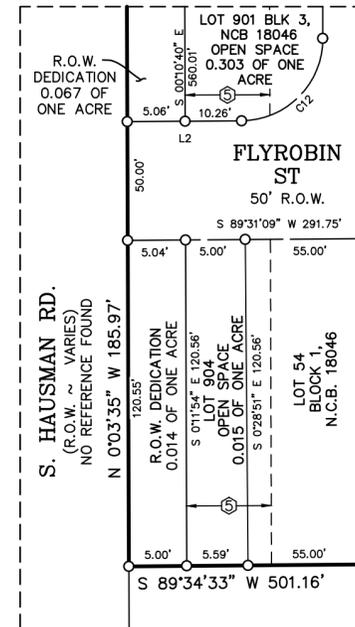
DETAIL "B" NOT TO SCALE SEE SHEET 2 OF 3



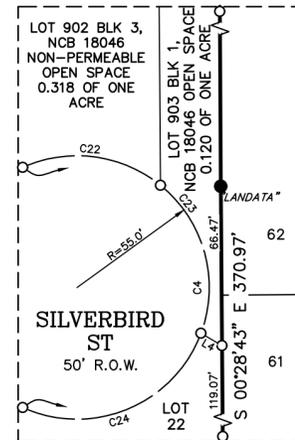
DETAIL "C" NOT TO SCALE SEE SHEET 2 OF 3



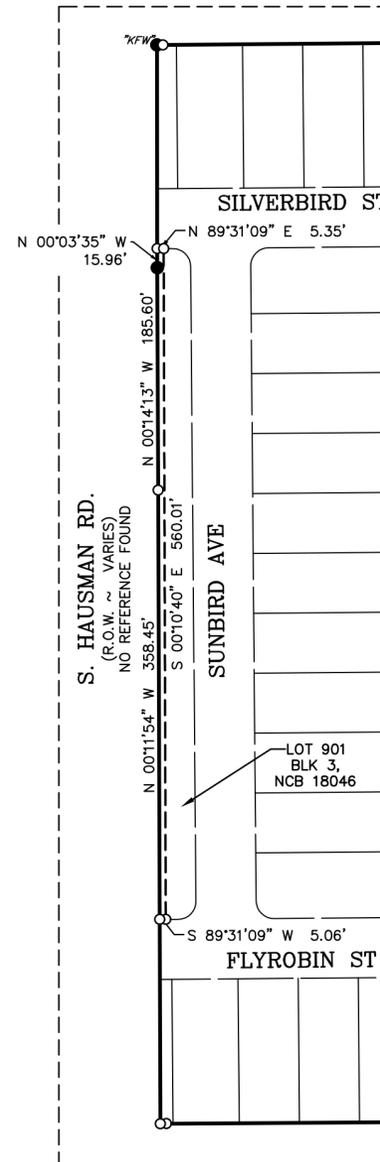
DETAIL "D" NOT TO SCALE SEE SHEET 2 OF 3



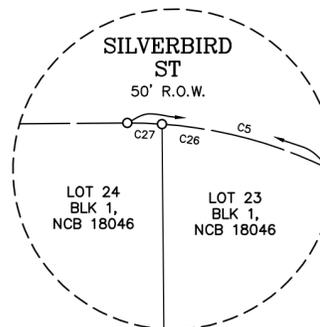
DETAIL "E" NOT TO SCALE SEE SHEET 2 OF 3



DETAIL "F" NOT TO SCALE SEE SHEET 2 OF 3



VARIABLE WIDTH R.O.W. DEDICATION 0.067 OF ONE ACRE TO C.O.S.A. NOT TO SCALE SEE SHEET 2 OF 3



DETAIL "G" NOT TO SCALE SEE SHEET 2 OF 3

- LEGEND: PIPE FOUND (DIAMETER AS NOTED), 1/2" IRON ROD FOUND (UNLESS NOTED), "KFW" IRON ROD FOUND WITH CAP STAMPED "KFW", "LANDATA" IRON ROD FOUND WITH CAP STAMPED "LANDATA", D.P.R.B.C. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, O.P.R.B.C. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, D.R.B.C. DEED RECORDS BEXAR COUNTY, TEXAS, P.R.B.C. PLAT RECORDS BEXAR COUNTY, TEXAS, PG. PAGE, R.O.W. RIGHT-OF-WAY, VOL. VOLUME, EXISTING EASEMENTS (SEE KEY FOR RECORD INFORMATION), PROPOSED 15' DRAINAGE EASEMENT (HEREBY DEDICATED), PROPERTY OWNERSHIP, EXISTING CONTOUR LINE/ELEVATION, CENTERLINE SYMBOL.

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:

Dion P. Albertson, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963 BGE, INC. 7330 SAN PEDRO AVENUE, SUITE 202 SAN ANTONIO, TEXAS 78216

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.

AARON NEUMANN, P.E. LICENSED PROFESSIONAL ENGINEER NO. 114451 BGE, INC. 7330 SAN PEDRO, SUITE 202 SAN ANTONIO, TEXAS 78216



BGE, Inc. 7330 San Pedro Ave., Suite 202, San Antonio, TX 78216 Tel: 210-581-3600 • www.bgeinc.com TBPELS Licensed Surveying Firm No. 10194490

DATE OF PREPARATION: 7/18/2024 JOB NO: 9487-00

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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BRIGHTON HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, BY BRIGHTLAND HOMES 1, INC 3815 S. CAPITAL OF TEXAS HIGHWAY AUSTIN, TX 78704 AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED... 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 DAY OF A.D., 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF PIEDMONT 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., 2024.

BY: CHAIRMAN BY: SECRETARY



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES