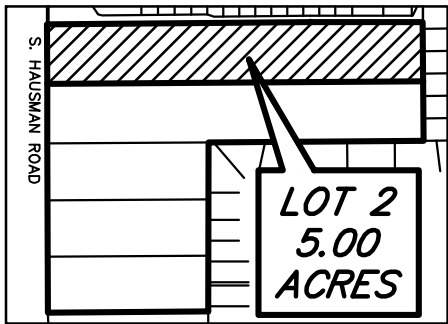


VICINITY MAP  
NOT TO SCALE



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.

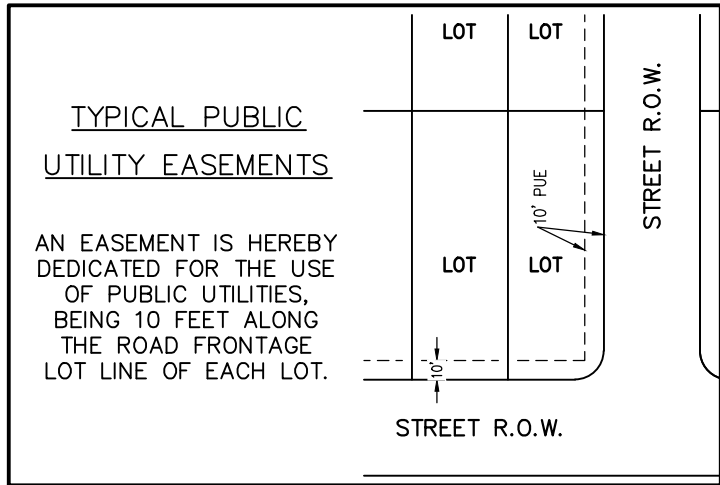
WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT  
HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE  
ANY COVENANTS OR RESTRICTIONS.

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: \_\_\_\_\_



CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	37.73'	225.00'	9°36'31"	N 85°40'36" W	37.69'
C2	29.13'	175.00'	9°32'14"	S 85°38'28" E	29.10'
C3	11.25'	15.00'	42°59'27"	N 68°05'42" E	10.99'
C4	277.13'	55.00'	288°41'54"	N 10°56'55" E	64.11'
C5	17.20'	15.00'	65°42'27"	N 57°33'21" W	16.27'
C6	37.45'	225.00'	9°32'14"	S 85°38'28" E	37.41'
C7	29.35'	175.00'	9°36'31"	N 85°40'36" W	29.31'
C8	23.56'	15.00'	90°00'00"	S 44°31'09" W	21.21'
C9	12.52'	15.00'	47°48'36"	S 24°23'09" E	12.16'
C10	178.06'	55.00'	185°29'19"	N 44°27'12" E	109.87'
C11	12.48'	15.00'	47°40'43"	N 66°38'30" W	12.13'
C12	23.56'	15.00'	90°00'00"	N 44°31'09" E	21.21'
C13	23.56'	15.00'	90°00'00"	N 45°28'51" W	21.21'
C14	23.56'	15.00'	90°00'00"	S 44°31'09" W	21.21'
C15	23.56'	15.00'	90°00'00"	N 45°28'51" W	21.21'
C16	39.27'	25.00'	90°00'00"	N 44°31'09" E	35.36'
C17	23.56'	15.00'	90°00'00"	S 45°28'51" E	21.21'
C18	11.55'	175.00'	3°46'48"	S 82°45'45" E	11.54'
C19	17.58'	175.00'	5°45'26"	S 87°31'52" E	17.58'
C20	4.89'	15.00'	18°41'32"	N 80°14'39" E	4.87'
C21	6.36'	15.00'	24°17'55"	N 58°44'55" E	6.31'
C22	79.26'	55.00'	82°34'11"	S 87°53'03" W	72.58'
C23	68.34'	55.00'	71°11'19"	N 15°14'12" W	64.02'
C24	67.70'	55.00'	70°31'29"	N 55°37'12" E	63.51'
C25	61.83'	55.00'	64°24'55"	S 56°54'36" E	58.63'
C26	16.05'	15.00'	61°17'16"	N 55°20'46" W	15.29'
C27	1.16'	15.00'	4°25'11"	N 88°11'59" W	1.16'
C28	1.93'	175.00'	0°37'53"	N 81°11'17" W	1.93'
C29	27.42'	175.00'	8°58'38"	N 85°59'32" W	27.39'
C30	25.56'	55.00'	26°37'54"	N 34°58'30" W	25.34'
C31	48.37'	55.00'	50°23'09"	N 03°32'02" E	46.82'
C32	41.40'	55.00'	43°07'55"	N 50°17'34" E	40.43'
C33	51.79'	55.00'	53°57'04"	S 81°09'57" E	49.90'
C34	10.93'	55.00'	11°23'16"	S 48°29'46" E	10.91'

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

- 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, 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 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

PLAT NO. 22-11800552

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.



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

Copyright 2024

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



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:

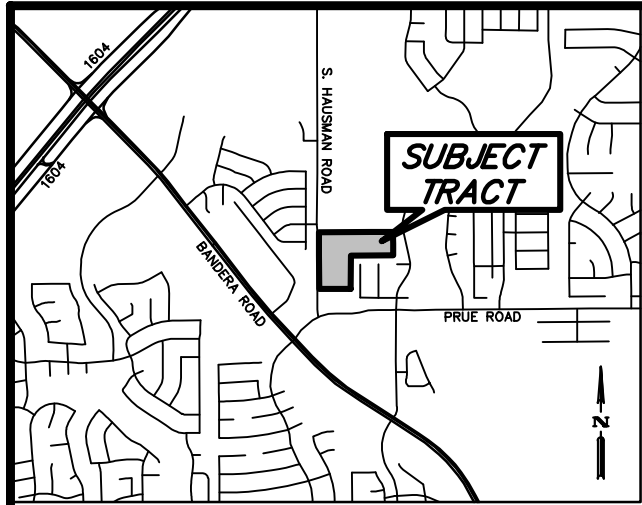
DION P. ALBERTSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963  
BGE, INC.  
7330 SAN PEDRO AVENUE, SUITE 202  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS §  
COUNTY OF BEXAR §

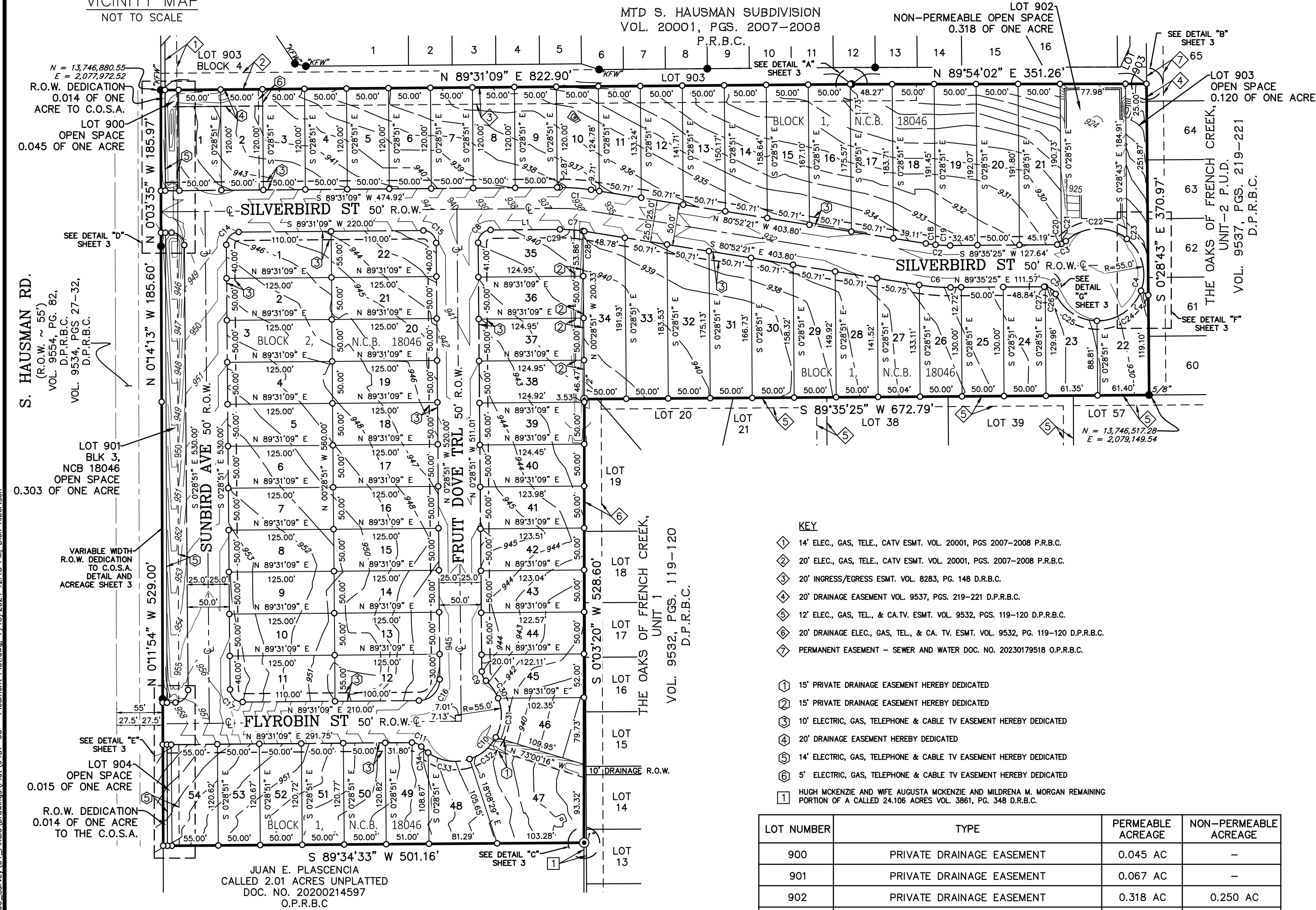
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS,  
LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE  
UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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





VICINITY MAP  
NOT TO SCALE



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

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

- 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
  - P.G. PAGE
  - P.G.S. 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



PLAT NO. 22-11800552

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.

**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 BEFORE ME, 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

- 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.

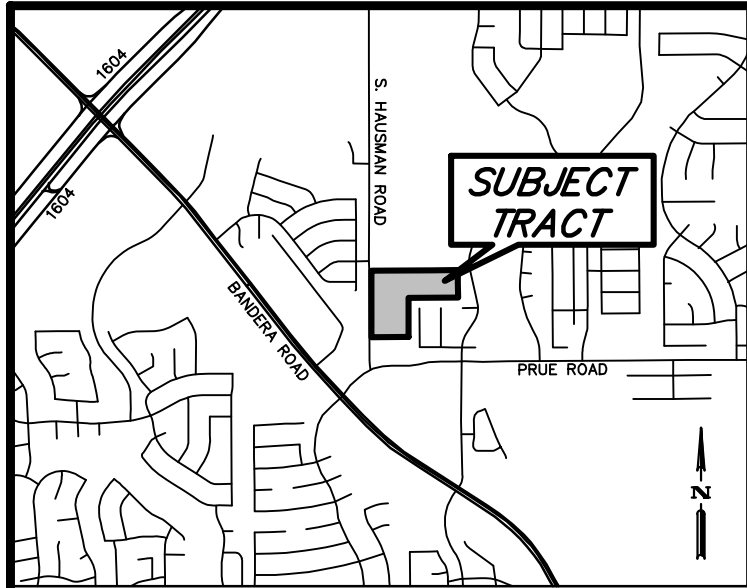
- 15' PRIVATE DRAINAGE EASEMENT HEREBY DEDICATED
- 15' PRIVATE DRAINAGE EASEMENT HEREBY DEDICATED
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT HEREBY DEDICATED
- 20' DRAINAGE EASEMENT HEREBY DEDICATED
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT HEREBY DEDICATED
- 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT HEREBY DEDICATED
- HUGH 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.

LOT NUMBER	TYPE	PERMEABLE ACREAGE	NON-PERMEABLE ACREAGE
900	PRIVATE DRAINAGE EASEMENT	0.045 AC	-
901	PRIVATE DRAINAGE EASEMENT	0.067 AC	-
902	PRIVATE DRAINAGE EASEMENT	0.318 AC	0.250 AC
903	VARIABLE WIDTH WATER/WASTEWATER EASEMENT	0.120 AC	-
904	OPEN SPACE	0.014 AC	-

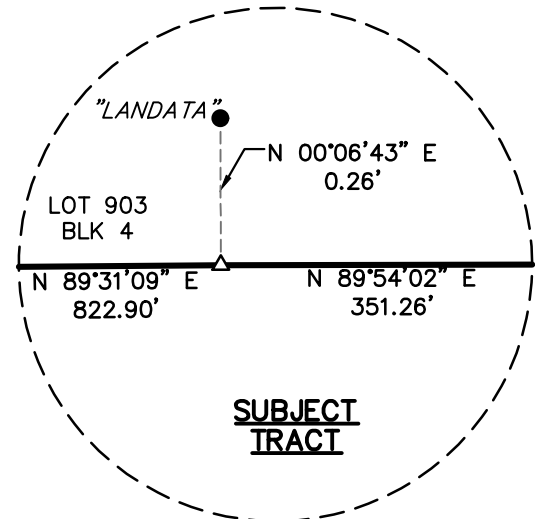
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT.  
SEE SHEET 1 OF 3  
FOR LINE AND CURVE TABLES

SHEET 2 OF 3

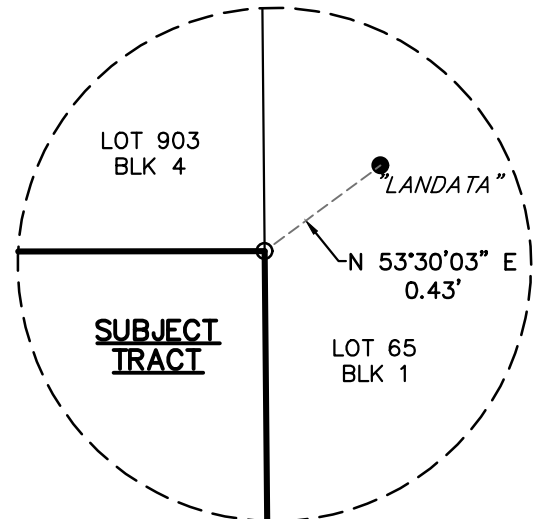




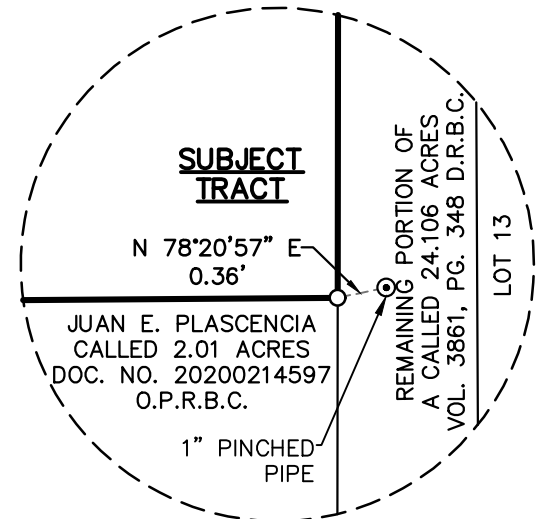
VICINITY MAP  
NOT TO SCALE



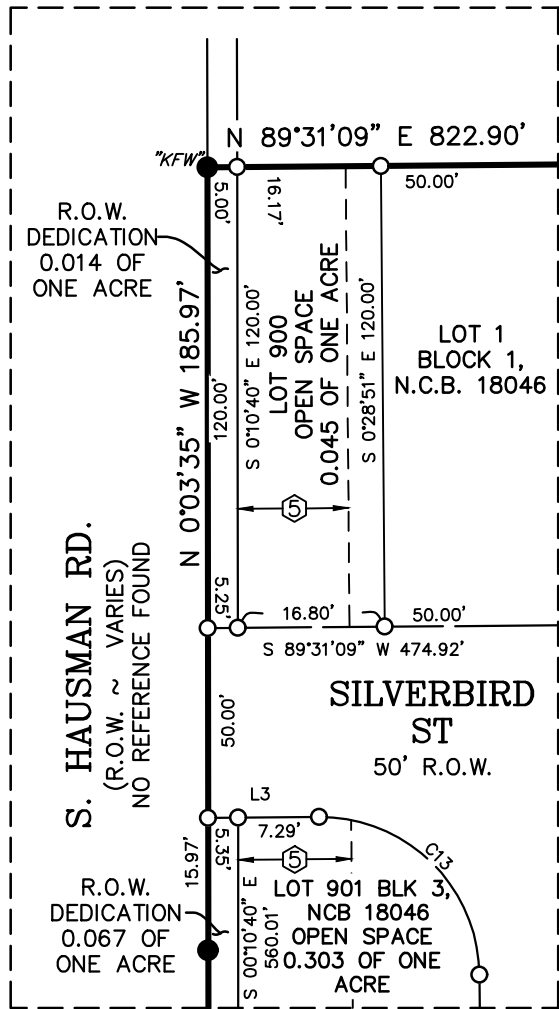
DETAIL "A"  
NOT TO SCALE  
SEE SHEET 2 OF 3



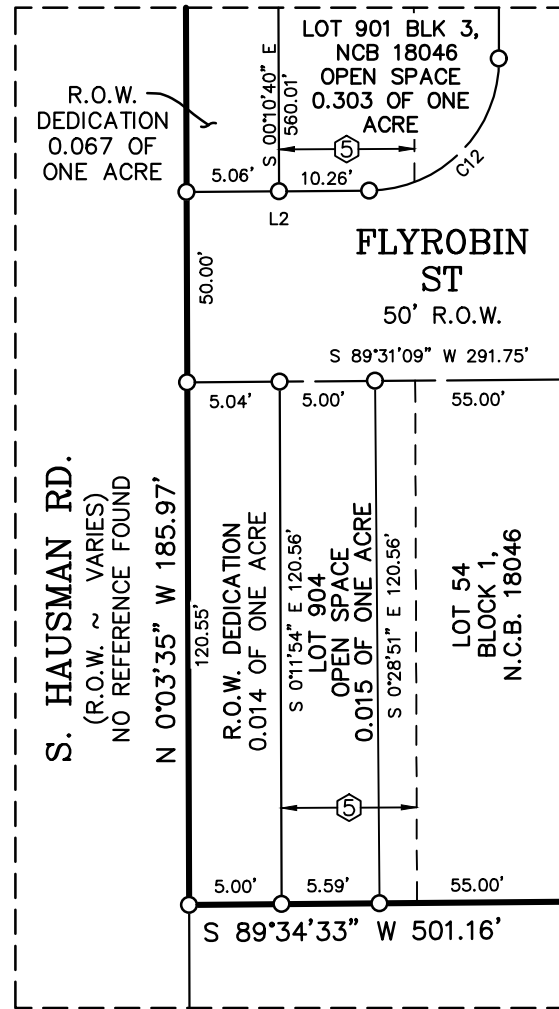
DETAIL "B"  
NOT TO SCALE  
SEE SHEET 2 OF 3



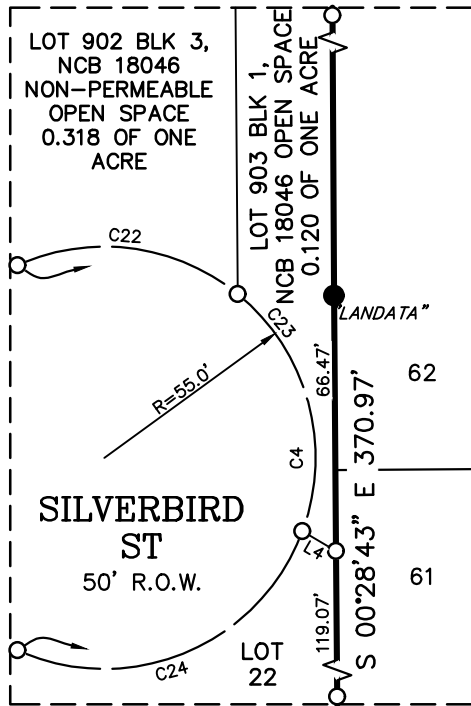
DETAIL "C"  
NOT TO SCALE  
SEE SHEET 2 OF 3



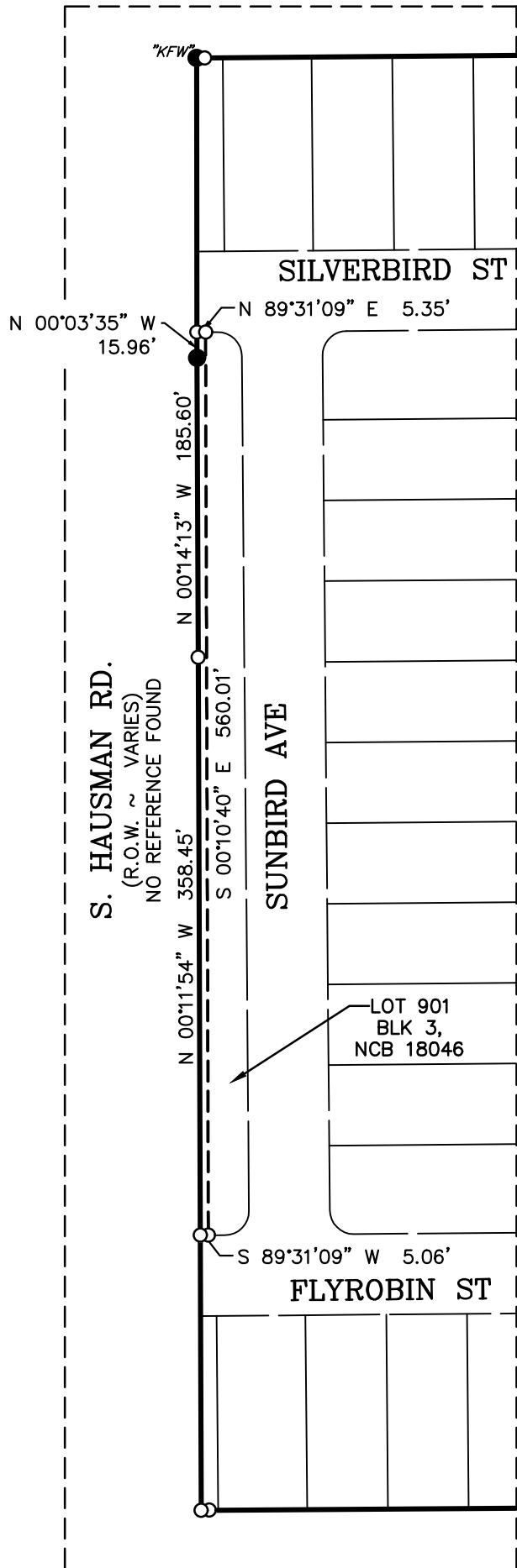
DETAIL "D"  
NOT TO SCALE  
SEE SHEET 2 OF 3



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

- 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
  - D.P.R.B.C. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
  - O.P.R.B.C. OFFICIAL PUBLIC RECORDS BEAR COUNTY, TEXAS
  - D.R.B.C. DEED RECORDS BEAR COUNTY, TEXAS
  - P.R.B.C. PLAT RECORDS BEAR COUNTY, TEXAS
  - P.G. 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 BEAR §  
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.  
7330 SAN PEDRO AVENUE, SUITE 202  
SAN ANTONIO, TEXAS 78216  
STATE OF TEXAS §  
COUNTY OF BEAR §  
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

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

SHEET 3 OF 3

PLAT NO. 22-11800552

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 BEAR COUNTY, TEXAS, SITUATED IN THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189.

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 BEAR  
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, BEAR COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF BEAR §

THIS PLAT OF PIEMONT 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