

PLAT NO. 22-11800683

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
BRE PHASE 5 UNIT 3B

BEING A 13.979 TRACT OF LAND OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE C. BLUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4328, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 42-75 AND 905, BLOCK 100, LOTS 11-19, BLOCK 117, LOTS 1-21 AND 901, BLOCK 118 AND LOTS 17-19, BLOCK 112, IN 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: September 11, 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: TREY ROGERS
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1965

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TREY ROGERS, 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 11 DAY OF September, A.D. 2024.

Deborah A. Pena
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 5 UNIT 3B 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

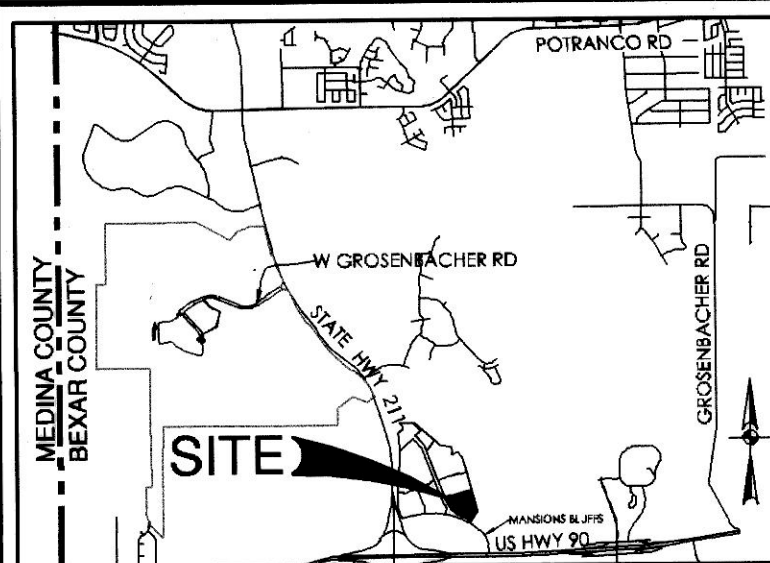
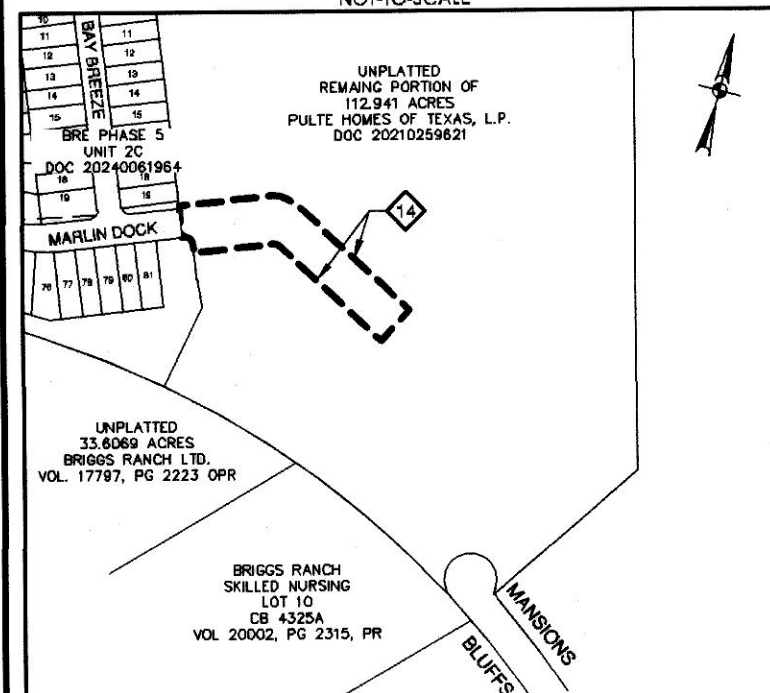
CERTIFICATE OF APPROVAL

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

LOCATION MAP
NOT-TO-SCALE

PLAT NO. 22-11800683

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
BRE PHASE 5 UNIT 3B

BEING A 13.979 TRACT OF LAND OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE C. BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 42-75 AND 905, BLOCK 100, LOTS 11-19, BLOCK 117, LOTS 1-21 AND 901, BLOCK 118 AND LOTS 17-19, BLOCK 112, IN BEXAR COUNTY, TEXAS



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DATE OF PREPARATION: September 11, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: TREY ROGERS
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78299
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TREY ROGERS, 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 13 DAY OF September, A.D. 2024.

Notary Public, Bexar County, Texas

THIS PLAT OF BRE PHASE 5 UNIT 3B 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

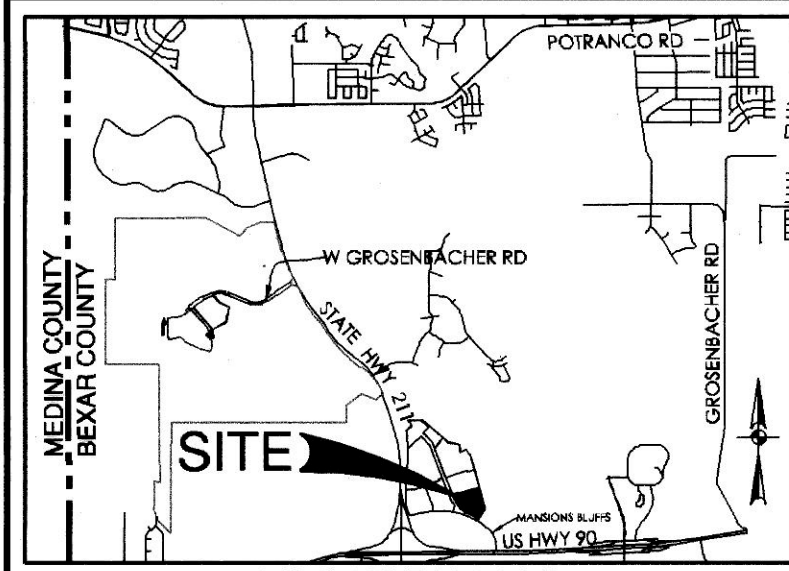
CERTIFICATE OF APPROVAL

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



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
- BLK BLOCK
- CB COUNTY BLOCK
- DOC DOCUMENT NUMBER
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- INT INTERSECTION
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- LF LINEAR FEET
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- EASEMENT POINT OF INTERSECTION
- CENTERLINE
- 770- EXISTING CONTOURS
- 1140- PROPOSED CONTOURS
- CITY OF SAN ANTONIO LIMITS

- 10' GETCTV EASEMENT
- 1 VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 20' BUILDING SETBACK LINE
- 10' GETCTV EASEMENT & BUILDING SETBACK LINE
- 15' GETCTV EASEMENT
- 5' WATER EASEMENT
- 16' SANITARY SEWER EASEMENT
- 5' ELECTRIC EASEMENT
- VARIABLE WIDTH ELECTRIC EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 50'x50' GETCTV, WATER, SEWER, ACCESS, AND DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (PERMITS)
- LOT 901, BLOCK 118, CB 4312 (0.501 AC)
- 10' GETCTV EASEMENT (PLAT NO 22-11800682)
- 20' BUILDING SETBACK LINE (PLAT NO 22-11800682)
- 10' GETCTV EASEMENT AND BUILDING SETBACK LINE (PLAT NO 22-11800682)
- 1 VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (PLAT NO 22-11800682)
- 35' WIDE INGRESS/EGRESS EASEMENT (VOL 9649, PGS 132-133 DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9649, PGS 132-133 DPR)
- 20' BUILDING SETBACK (VOL 9649, PGS 132-133 DPR)
- 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOL 9649, PGS 132-133 DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (PLAT NO 22-11800681)
- 5' WATER EASEMENT (PLAT NO 22-11800681)
- 10' GETCTV EASEMENT (PLAT NO 22-11800681)
- VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT NO 22-11800681)
- 16' SANITARY SEWER EASEMENT (PLAT NO 22-11800681)
- VARIABLE WIDTH DRAINAGE EASEMENT VOL 20003, PGS 1427-1428, PR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE ROAD (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 AVOID, 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.

SETBACK:

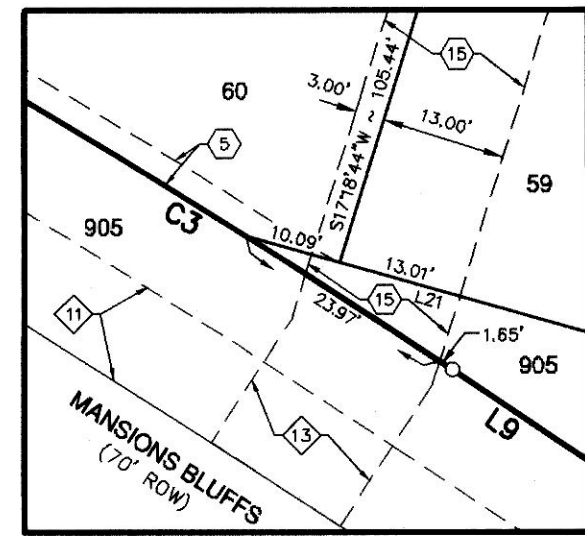
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW:

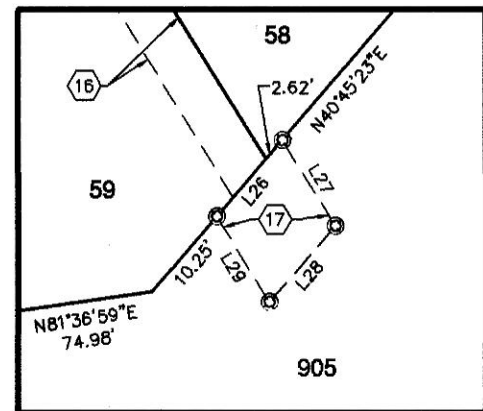
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIVISION OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE:

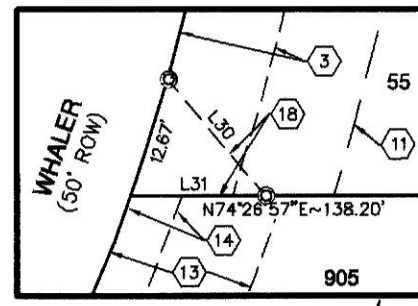
LOT 905, BLOCK 100, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE AND ACCESS EASEMENT.
LOT 901, BLOCK 118, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.



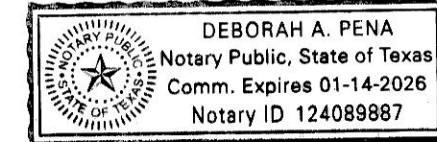
DETAIL "A"
NOT TO SCALE
SEE THIS SHEET



DETAIL "B"
NOT TO SCALE
SEE THIS SHEET



DETAIL "C"
NOT TO SCALE
SEE THIS SHEET



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH
C1	18.00'	3174.09"	N9°33'12"W	9.89'	9.81'
C2	55.00'	111°50'54"	N49°51'48"W	91.11'	107.37'
C3	1055.00'	117°0'54"	N61°55'46"W	205.56'	205.89'
C4	445.00'	45°48'19"	N44°37'03"W	346.36'	355.76'
C5	15.00'	90°00'00"	S66°42'54"E	21.21'	23.56'
C6	330.00'	6°09'51"	N71°22'02"E	35.49'	35.50'
C7	15.00'	90°00'00"	N29°26'57"E	21.21'	23.56'
C8	200.00'	47°05'47"	S7°59'51"W	159.81'	164.40'
C9	25.00'	37°56'09"	S12°34'40"W	16.25'	16.55'
C10	51.00'	164°09'08"	S75°41'09"W	101.03'	146.11'
C11	25.00'	39°06'23"	N41°47'29"W	16.73'	17.06'
C12	1175.00'	6°10'33"	N64°25'56"W	126.59'	126.65'
C13	325.00'	45°48'19"	N44°37'03"W	252.96'	259.82'
C14	15.00'	90°00'00"	N66°42'54"W	21.21'	23.56'
C15	15.00'	90°00'00"	N23°17'06"E	21.21'	23.56'
C16	15.00'	90°00'00"	S23°17'06"W	21.21'	23.56'
C17	270.00'	6°09'51"	S71°22'02"W	29.03'	29.05'
C18	15.00'	90°00'00"	N60°33'03"W	21.21'	23.56'
C19	150.00'	47°05'47"	N7°59'51"E	119.86'	123.30'
C20	25.00'	87°33'49"	N75°19'39"E	34.60'	38.21'
C21	1225.00'	6°37'46"	S64°12'20"E	141.66'	141.74'
C22	275.00'	45°48'19"	S44°37'03"E	214.04'	219.85'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°17'06"E	120.00'
L2	N21°42'54"W	50.00'
L3	N68°17'06"E	50.00'
L4	S21°42'54"E	66.32'
L5	N15°33'03"W	65.10'
L6	N74°26'57"E	50.00'
L7	S15°33'03"E	50.00'
L8	N74°26'57"E	176.02'
L9	N56°20'19"W	56.84'
L10	N67°31'13"W	152.48'
L11	S21°42'54"E	123.93'
L12	N68°17'06"E	31.51'
L13	N74°26'57"E	10.00'
L14	S31°32'44"W	13.04'
L15	N21°42'54"W	75.88'
L16	N21°42'54"W	123.93'
L17	S68°17'06"W	31.51'
L18	N74°26'57"E	10.00'
L19	N31°32'44"E	20.74'
L20	S21°42'54"E	75.88'
L21	S74°20'01"E	61.91'
L22	S61°14'10"E	40.11'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	N81°54'06"W	48.22'
L24	N69°54'22"W	55.37'
L25	S64°19'06"W	45.71'
L26	N40°45'23"E	10.49'
L27	S31°38'50"E	10.49'
L28	S40°45'23"W	10.49'
L29	N31°38'50"W	10.49'
L30	S55°38'13"E	15.77'
L31	S74°26'57"W	14.01'



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.

Matthew Geistweidt 9-11-2024
LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
COUNTY OF BEXAR

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

G.E. Buchanan 09/11/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT