

PLAT NO. 24-11800112

REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
BRE PHASE 1, UNIT 1

BEING A 93.067 ACRE TRACT OF LAND OUT OF A 323.624 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240004273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. S. C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-42, 901-903, BLOCK 7, LOTS 1-7, BLOCK 8, LOTS 1-46, 901-902, BLOCK 9, LOTS 1-11, BLOCK 10, LOTS 1-15, BLOCK 11, LOTS 1-11, BLOCK 12, LOTS 1-12, BLOCK 13, LOTS 1-20, BLOCK 14, LOTS 1-32, BLOCK 15, LOTS 1-20, 901, BLOCK 16, LOTS 1-11, BLOCK 17, AND LOT 901, BLOCK 18, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**2000 NW LOOP 410 | SAN ANTONIO, TX 78219 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: March 13, 2025

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: PAUL POWELL  
HDC HWY 211, LTD  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, 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 18th DAY OF March, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 1, 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

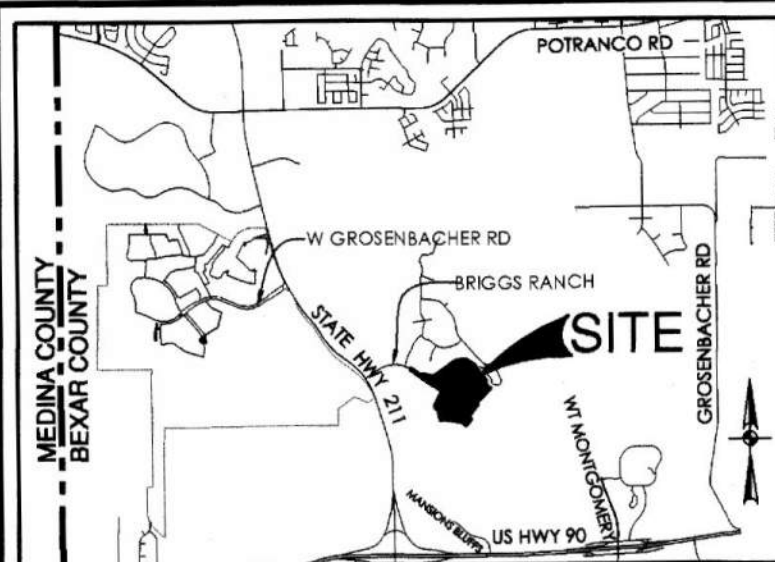
## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, IS 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 \_\_\_\_

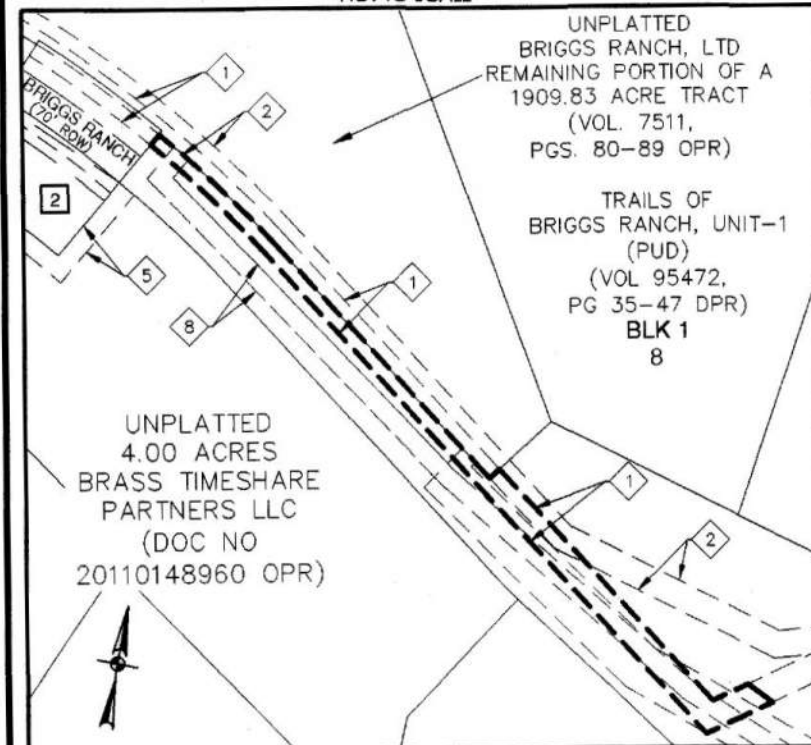
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE

AREA BEING REPLATTED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION

SCALE: 1"= 100'

A 0.414 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 28' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT OF TRAILS OF BRIGGS RANCH, UNIT-1 (PUD), RECORDED IN VOLUME 9547, PAGES 35-47, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON TRAILS OF BRIGGS RANCH, UNIT-1 (PUD) AS RECORDED IN VOLUME 9547, PAGES 35-47, 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.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: PAUL POWELL  
HDC HWY 211, LTD  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF March, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
MY COMMISSION EXPIRES: 10-11-2027

## 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 5" 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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE U.S. SURVEY FEET DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

Matthew H. Hest 3-14-2025  
LICENSED PROFESSIONAL ENGINEER

G.E. Buchanan 03/14/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR

## SAWS IMPACT FEE:

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

## SAWS WASTEWATER EDU:

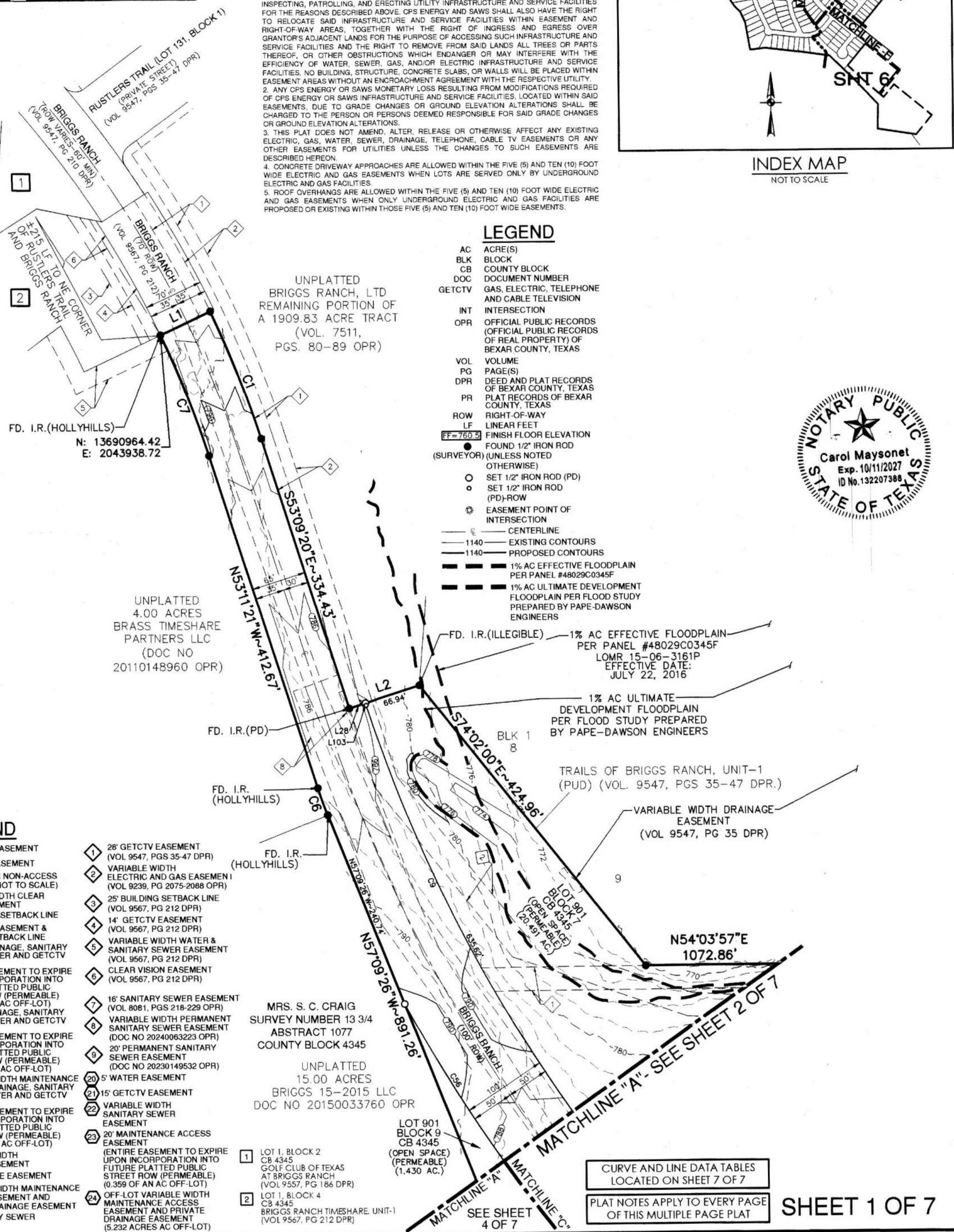
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

## CPS/SAWS/COSA UTILITY:

- 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", "SEWER EASEMENT", "COVER 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.
- 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 AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

## 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 OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- LF LINEAR FEET
- FF=1.00 FINISH FLOOR ELEVATION
- FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW
- EASEMENT POINT OF INTERSECTION
- CENTERLINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0345F
- 1% AC ULTIMATE DEVELOPMENT FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS

CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 7 OF 7PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 7





REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
BRE PHASE 1, UNIT 1

BEING A 93.067 ACRE TRACT OF LAND OUT OF A 323.624 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240004273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. S. C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-42, 901-903, BLOCK 7, LOTS 1-7, BLOCK 8, LOTS 1-48, 901-902, BLOCK 9, LOTS 1-11, BLOCK 10, LOTS 1-15, BLOCK 11, LOTS 1-11, BLOCK 12, LOTS 1-12, BLOCK 13, LOTS 1-20, BLOCK 14, LOTS 1-32, BLOCK 15, LOTS 1-20, 901, BLOCK 16, LOTS 1-11, BLOCK 17, AND LOT 901, BLOCK 18, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: March 13, 2025

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: PAUL POWELL  
HDC HWY 211, LTD  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, 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 18th DAY OF MARCH, A.D. 2025

Notary Public  
Carol Maysonet  
Exp. 10/11/2027  
ID No. 132207386  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 1, 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

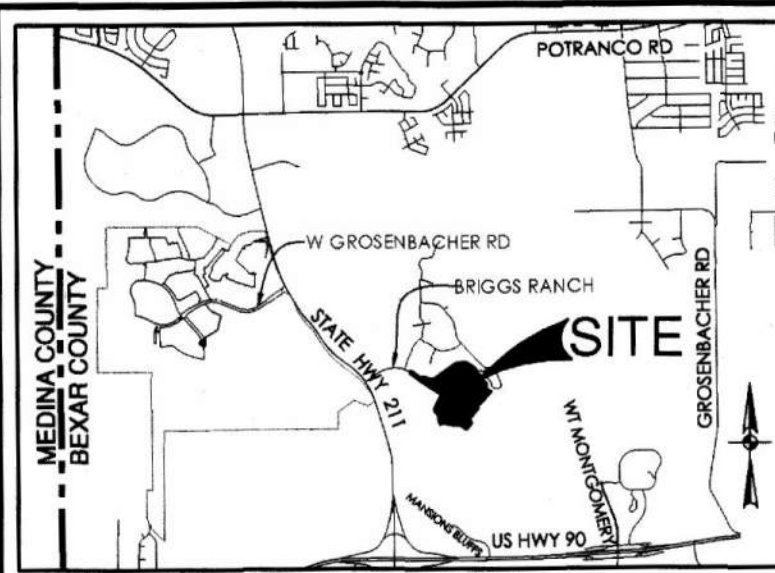
CERTIFICATE OF APPROVAL

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\_\_\_\_

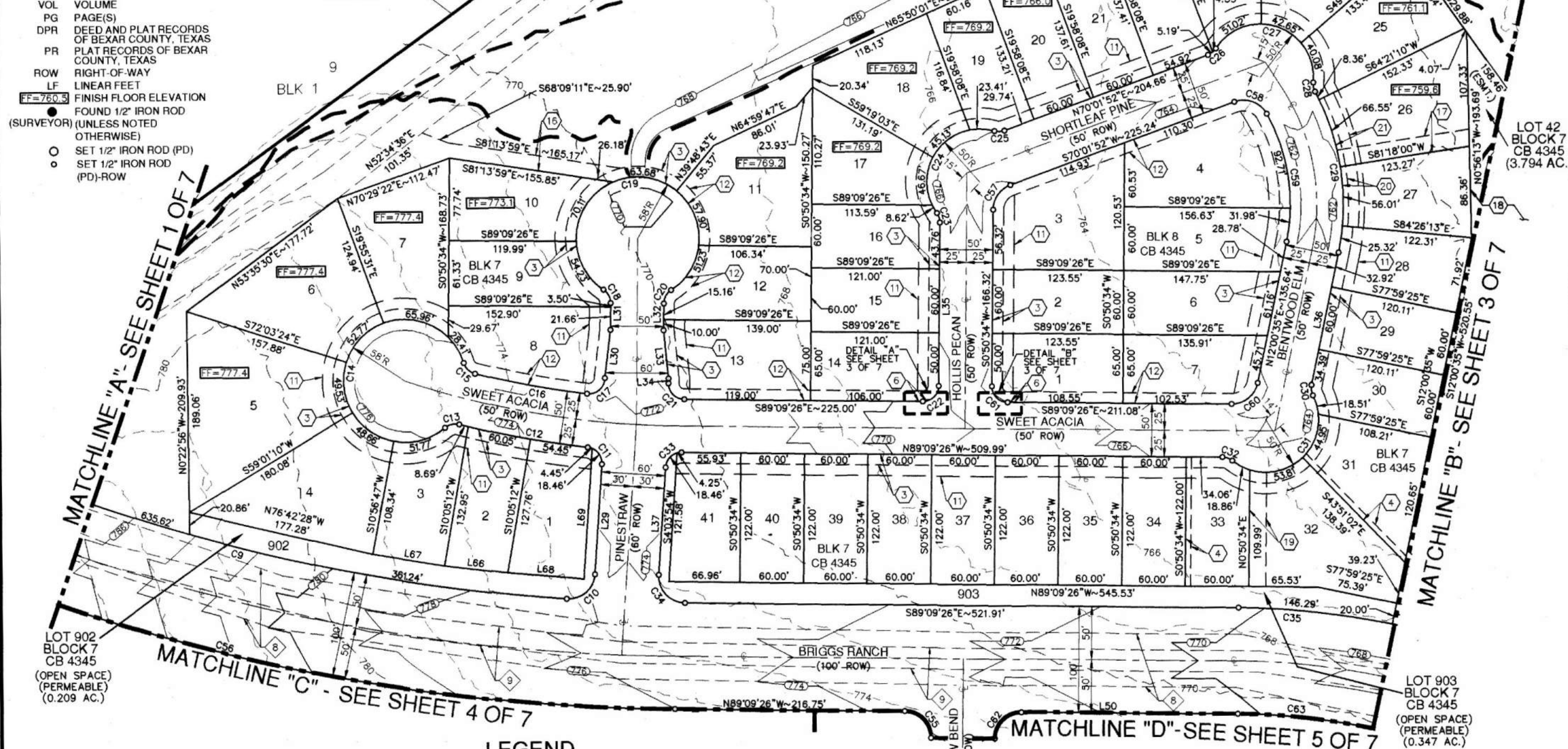
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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 OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - VOL VOLUME
  - PG PAGE(S)
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - ROW RIGHT-OF-WAY
  - LF LINEAR FEET
  - FF=726.3 FINISH FLOOR ELEVATION
  - FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD (PD) (PD)-ROW
  - EASEMENT POINT OF INTERSECTION
  - C CENTERLINE
  - 1140 EXISTING CONTOURS
  - 1140 PROPOSED CONTOURS
  - 1% AC EFFECTIVE FLOODPLAIN PER PANEL #48029C0345F
  - 1% AC ULTIMATE DEVELOPMENT FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS



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 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.
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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.

LEGEND

- 10' GETCTV EASEMENT
- 5' GETCTV EASEMENT
- 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 20' BUILDING SETBACK LINE
- 10' GETCTV EASEMENT & BUILDING SETBACK LINE
- 100'x50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.124 OF AN AC OFF-LOT))
- 50'x50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.110 OF AN AC OFF-LOT))
- VARIABLE WIDTH MAINTENANCE ACCESS, DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.161 OF AN AC OFF-LOT))
- VARIABLE WIDTH GETCTV EASEMENT
- 16' DRAINAGE EASEMENT
- VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT
- 16' SANITARY SEWER EASEMENT
- 28' GETCTV EASEMENT (VOL. 9547, PGS 35-47 DPR)
- VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL. 9239, PG 2075-2088 OPR)
- 25' BUILDING SETBACK LINE (VOL. 9567, PG 212 DPR)
- 14' GETCTV EASEMENT (VOL. 9567, PG 212 DPR)
- VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL. 9567, PG 212 DPR)
- CLEAR VISION EASEMENT (VOL. 9567, PG 212 DPR)
- 16' SANITARY SEWER EASEMENT (VOL. 8081, PGS 218-229 OPR)
- VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (DOC NO 20240063223 OPR)
- 20' PERMANENT SANITARY SEWER EASEMENT (DOC NO 20230149532 OPR)
- 5' WATER EASEMENT
- 15' GETCTV EASEMENT
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- 20' MAINTENANCE ACCESS EASEMENT
- ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.359 OF AN AC OFF-LOT)
- OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT (5.232 ACRES AC OFF-LOT)

CPS/SAWS/COSA UTILITY:

- 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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS 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.
- ANY CPS ENERGY OR SAWS UTILITY 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.
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- 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 AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

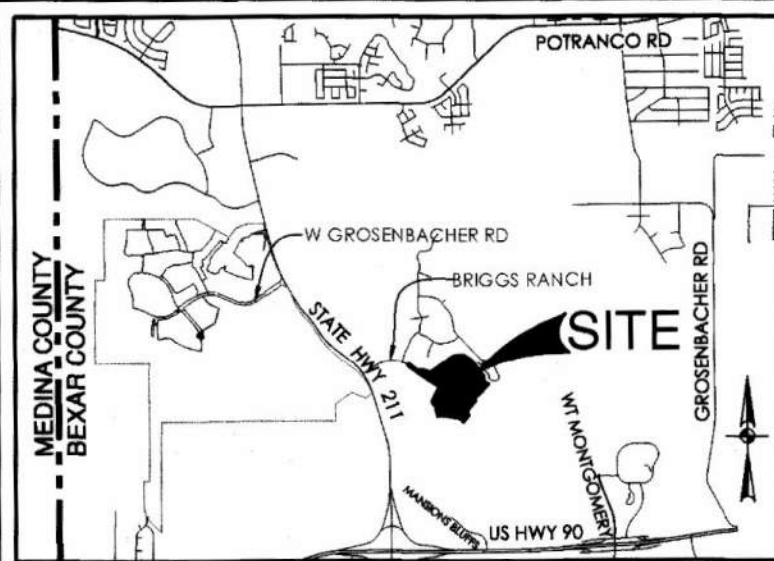
CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 7 OF 7

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 7







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)
DEED	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
LF	LINEAR FEET
FF=750	FINISH FLOOR ELEVATION
●	FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW
⊙	EASEMENT POINT OF INTERSECTION
—	CENTERLINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
3	10' GETCTV EASEMENT
5	5' GETCTV EASEMENT
1	1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
2	VARIABLE WIDTH CLEAR VISION EASEMENT
11	20' BUILDING SETBACK LINE
12	10' GETCTV EASEMENT & BUILDING SETBACK LINE
13	100'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.124 OF AN AC OFF-LOT))
14	50'X92' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.110 OF AN AC OFF-LOT))
15	VARIABLE WIDTH MAINTENANCE ACCESS, DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.161 OF AN AC OFF-LOT))
16	VARIABLE WIDTH GETCTV EASEMENT
17	16' DRAINAGE EASEMENT
18	VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT
19	16' SANITARY SEWER EASEMENT
1	28' GETCTV EASEMENT (VOL 9547, PGS 35-47 DPR)
2	VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 9239, PG 2075-2088 OPR)
3	25' BUILDING SETBACK LINE (VOL 9567, PG 212 DPR)
4	14' GETCTV EASEMENT (VOL 9567, PG 212 DPR)
5	VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL 9567, PG 212 DPR)
6	CLEAR VISION EASEMENT (VOL 9567, PG 212 DPR)
7	16' SANITARY SEWER EASEMENT (VOL 8081, PGS 218-229 OPR)
8	VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (DOC NO 20240063223 OPR)
9	20' PERMANENT SANITARY SEWER EASEMENT (DOC NO 2023149532 OPR)
10	5' WATER EASEMENT
11	15' GETCTV EASEMENT
12	VARIABLE WIDTH SANITARY SEWER EASEMENT
13	20' MAINTENANCE ACCESS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.359 OF AN AC OFF-LOT))
14	OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT (5.232 ACRES AC OFF-LOT)

**SURVEYOR'S NOTES:**

1. 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.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE U.S. SURVEY FEET DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

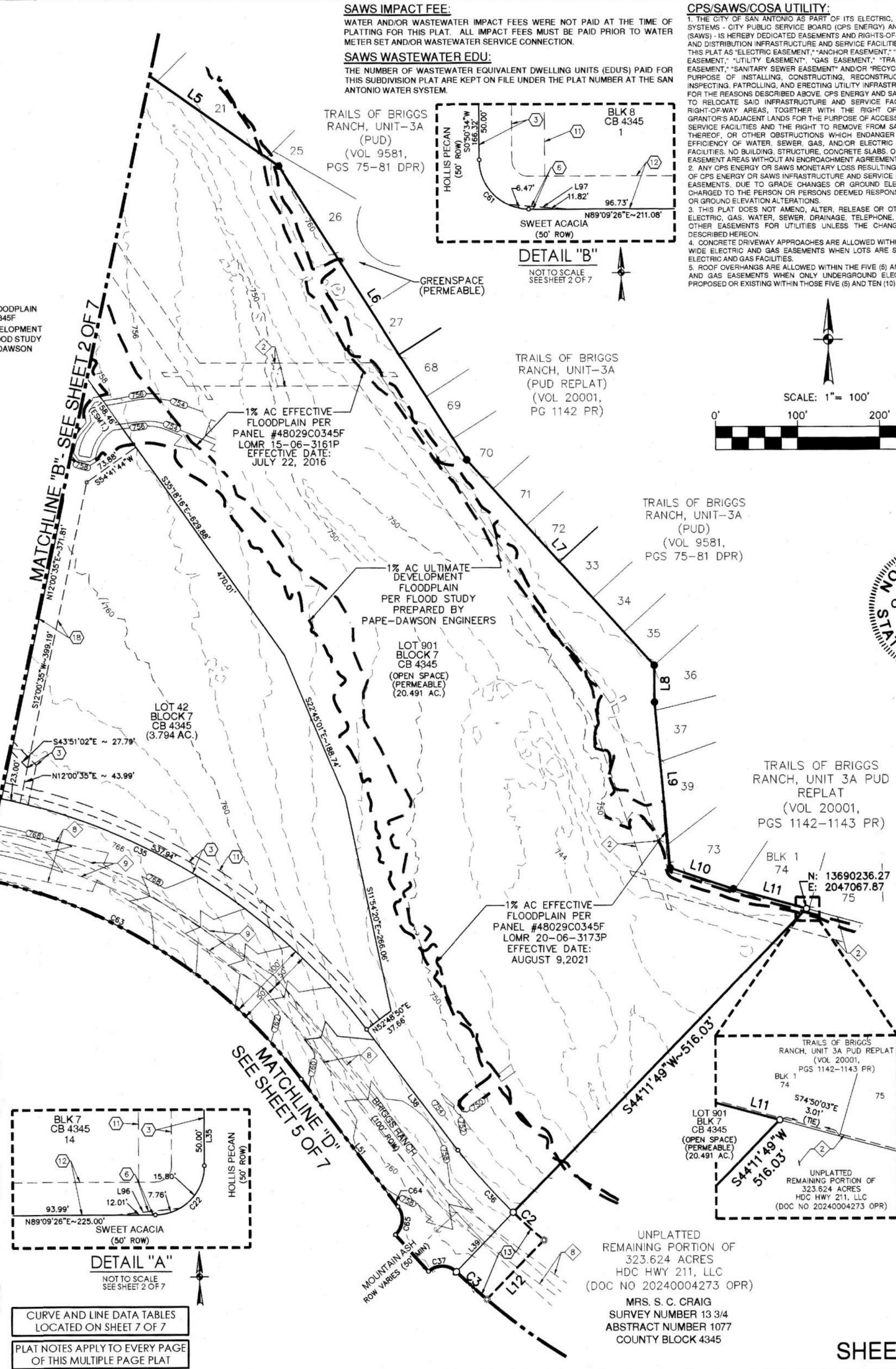
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING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

*Matthew Geistweidt* 3-11-2025  
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.

*G.E. Buchanan* 03/14/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR



**SAWS IMPACT FEE:**

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

**SAWS WASTEWATER EDU:**

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

**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.

**PLAT NO. 24-11800112**

**REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
BRE PHASE 1, UNIT 1**

BEING A 93.067 ACRE TRACT OF LAND OUT OF A 323.624 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240004273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. S. C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-42, 901-903, BLOCK 7, LOTS 1-7, BLOCK 8, LOTS 1-48, 901-902, BLOCK 9, LOTS 1-11, BLOCK 10, LOTS 1-15, BLOCK 11, LOTS 1-11, BLOCK 12, LOTS 1-12, BLOCK 13, LOTS 1-20, BLOCK 14, LOTS 1-32, BLOCK 15, LOTS 1-20, 901, BLOCK 16, LOTS 1-11, BLOCK 17, AND LOT 901, BLOCK 18, 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 #1028800

DATE OF PREPARATION: March 13, 2025

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: PAUL POWELL  
HDC HWY 211, LTD  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, 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 18th DAY OF March, A.D. 2025.

*Carol Maysonet*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 1, 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.

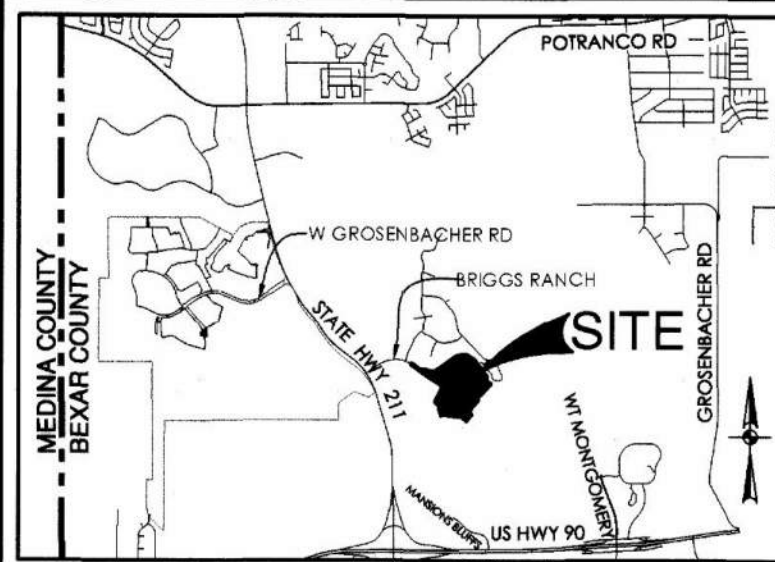
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

UNPLATTED  
REMAINING PORTION OF  
323.624 ACRES  
HDC HWY 211, LLC  
(DOC NO 20240004273 OPR)  
MRS. S. C. CRAIG  
SURVEY NUMBER 13 3/4  
ABSTRACT NUMBER 1077  
COUNTY BLOCK 4345





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)
  - DR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - ROW RIGHT-OF-WAY
  - LF LINEAR FEET
  - FF FINISH FLOOR ELEVATION
  - FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD (PD)
  - SET 1/2" IRON ROD (PD)-ROW
  - EASEMENT POINT OF INTERSECTION
  - C CENTERLINE
  - 1140 EXISTING CONTOURS
  - 1140 PROPOSED CONTOURS
  - 10' GETCTV EASEMENT
  - 5' GETCTV EASEMENT
  - 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
  - VARIABLE WIDTH CLEAR VISION EASEMENT
  - 20' BUILDING SETBACK LINE
  - 10' GETCTV EASEMENT & BUILDING SETBACK LINE
  - 100'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.124 OF AN AC OFF-LOT))
  - 60'X30' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.110 OF AN AC OFF-LOT))
  - VARIABLE WIDTH MAINTENANCE ACCESS, DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.161 OF AN AC OFF-LOT))
  - VARIABLE WIDTH GETCTV EASEMENT
  - 16' DRAINAGE EASEMENT
  - VARIABLE WIDTH MAINTENANCE ACCESS, DRAINAGE, SANITARY SEWER AND PRIVATE DRAINAGE EASEMENT
  - 16' SANITARY SEWER EASEMENT

- 28' GETCTV EASEMENT (VOL 9547, PGS 35-47 DPR)
- VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 9239, PG 2075-2088 DPR)
- 25' BUILDING SETBACK LINE (VOL 9567, PG 212 DPR)
- 14' GETCTV EASEMENT (VOL 9567, PG 212 DPR)
- VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL 9567, PG 212 DPR)
- CLEAR VISION EASEMENT (VOL 9567, PG 212 DPR)
- 16' SANITARY SEWER EASEMENT (VOL 8081, PGS 218-229 OPR)
- VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (DOC NO 20240063223 OPR)
- 20' PERMANENT SANITARY SEWER EASEMENT (DOC NO 20230149532 OPR)
- 5' WATER EASEMENT
- 15' GETCTV EASEMENT
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- 20' MAINTENANCE ACCESS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.359 OF AN AC OFF-LOT))
- OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT (5.232 ACRES AC OFF-LOT)

- 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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE U.S. SURVEY FEET DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
  - DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017.
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

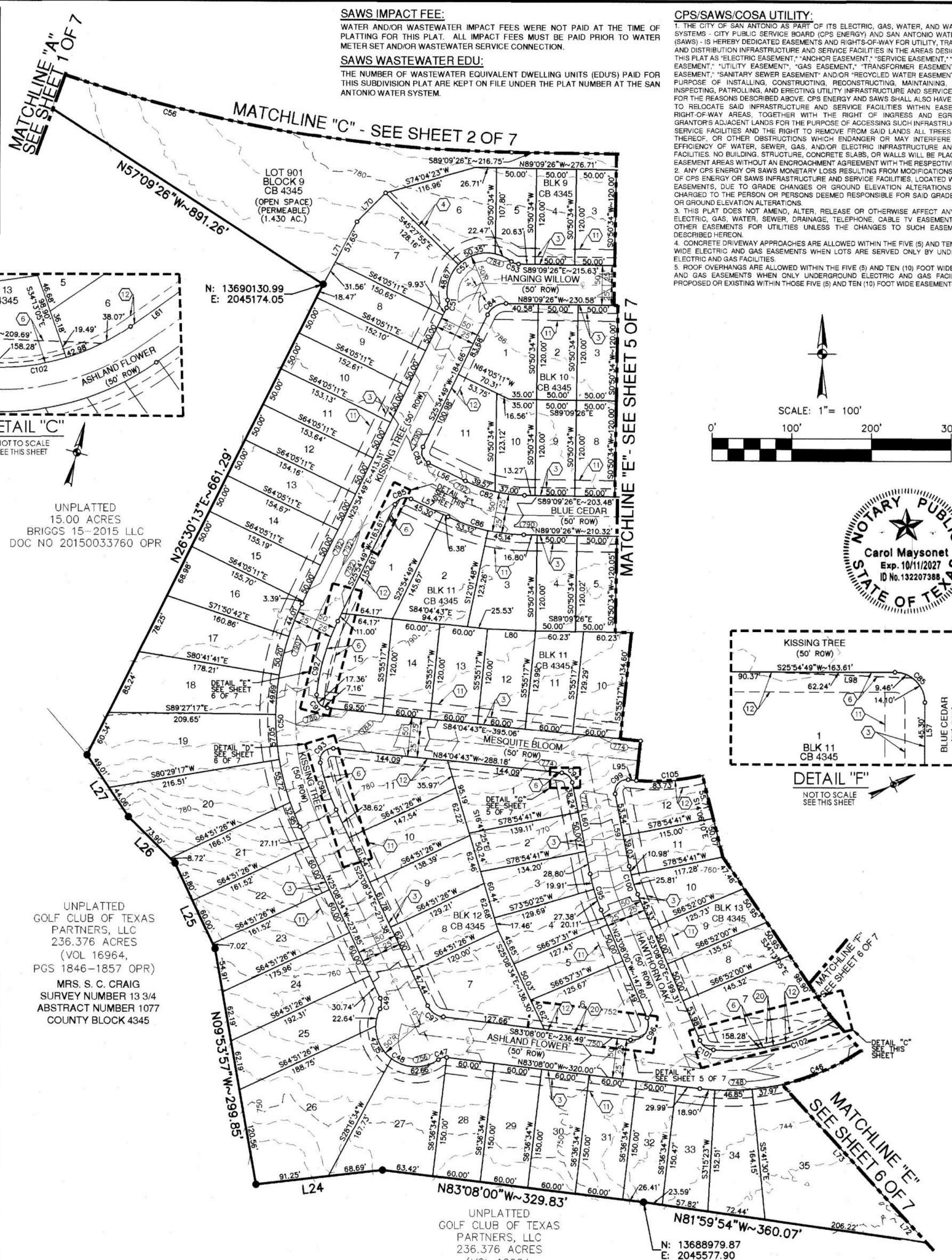
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Matthew Geistweidt* 3-11-2025  
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.

*G. E. Buchanan* 03/14/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 7 OF 7

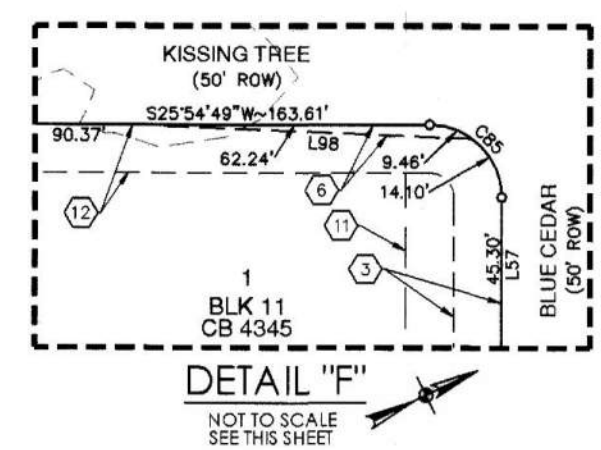
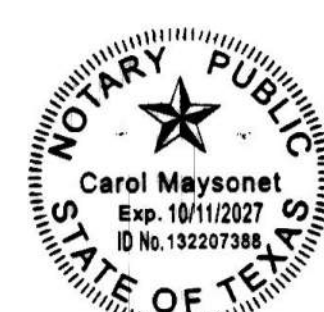
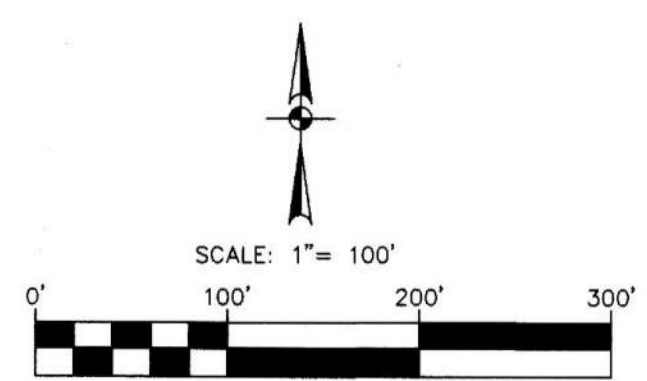
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

**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.

**CPS/SAWS/COSA UTILITY:**

- 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.
- 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 AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



**PLAT NO. 24-11800112**

**REPLAT AND SUBDIVISION PLAT**

**ESTABLISHING**

**BRE PHASE 1, UNIT 1**

BEING A 93.067 ACRE TRACT OF LAND OUT OF A 323.624 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240004273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. S. C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-42, 901-903, BLOCK 7, LOTS 1-7, BLOCK 8, LOTS 1-48, 901-902, BLOCK 9, LOTS 1-11, BLOCK 10, LOTS 1-15, BLOCK 11, LOTS 1-11, BLOCK 12, LOTS 1-12, BLOCK 13, LOTS 1-20, BLOCK 14, LOTS 1-32, BLOCK 15, LOTS 1-20, 901, BLOCK 16, LOTS 1-11, BLOCK 17, AND LOT 901, BLOCK 18, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900  
DATE OF PREPARATION: March 13, 2025

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: PAUL POWELL  
HDC HWY 211, LTD  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF March, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 1, 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

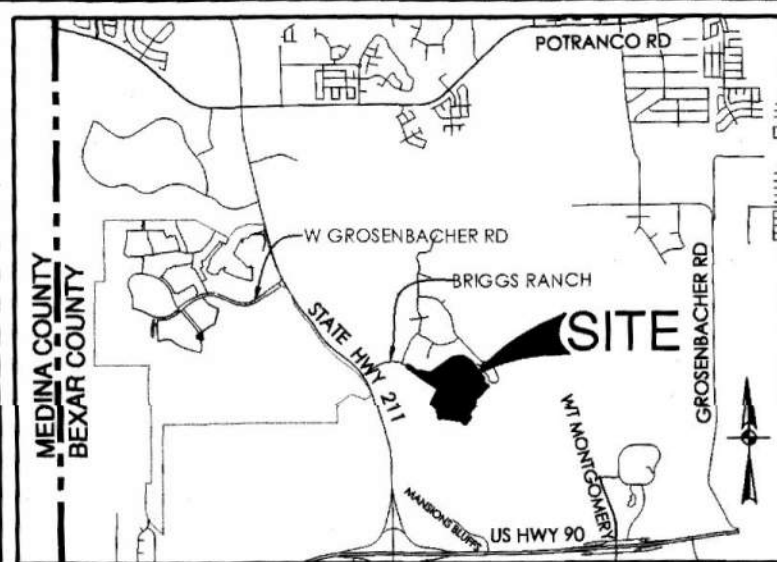
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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





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)
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - ROW RIGHT-OF-WAY
  - LF LINEAR FEET
  - FF-760.3 FINISH FLOOR ELEVATION (SURVEYOR) (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD (PD)
  - SET 1/2" IRON ROD (PD) ROW
  - EASEMENT POINT OF INTERSECTION
  - CENTERLINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS

- 10' GETCTV EASEMENT
- 5' GETCTV EASEMENT
- 1' VEHICULAR NON ACCESS EASEMENT (NOT TO SCALE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 20' BUILDING SETBACK LINE (VOL 9567, PG 212 DPR)
- 10' GETCTV EASEMENT & BUILDING SETBACK LINE
- 100'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.124 OF AN AC OFF-LOT))
- 50'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.110 OF AN AC OFF-LOT))
- VARIABLE WIDTH MAINTENANCE ACCESS, DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.161 OF AN AC OFF-LOT))
- VARIABLE WIDTH GETCTV EASEMENT
- 16' DRAINAGE EASEMENT
- VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT
- 16' SANITARY SEWER EASEMENT
- 28' GETCTV EASEMENT (VOL 9547, PGS 35-47 DPR)
- VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 9239, PG 2075-2088 OPR)
- 25' BUILDING SETBACK LINE (VOL 9567, PG 212 DPR)
- 14' GETCTV EASEMENT (VOL 9567, PG 212 DPR)
- VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL 9567, PG 212 DPR)
- CLEAR VISION EASEMENT (VOL 9567, PG 212 DPR)
- 16' SANITARY SEWER EASEMENT (VOL 9081, PGS 218-229 OPR)
- VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (DOC NO 20240063223 OPR)
- 20' PERMANENT SANITARY SEWER EASEMENT (DOC NO 20230149532 OPR)
- 5' WATER EASEMENT
- 15' GETCTV EASEMENT
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- 20' MAINTENANCE ACCESS EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.359 OF AN AC OFF-LOT))
- OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT (5.232 ACRES AC OFF-LOT)

**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 U.S. SURVEY FEET DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 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

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* 3-14-2025  
LICENSED PROFESSIONAL ENGINEER

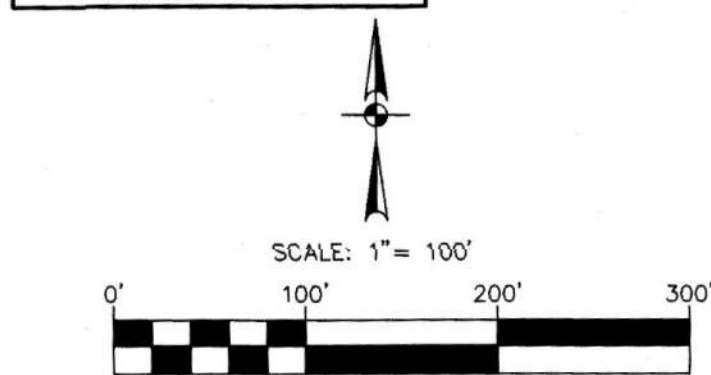
STATE OF TEXAS  
COUNTY OF BEXAR

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.

*G.E. Buchanan* 03/14/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 7 OF 7

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

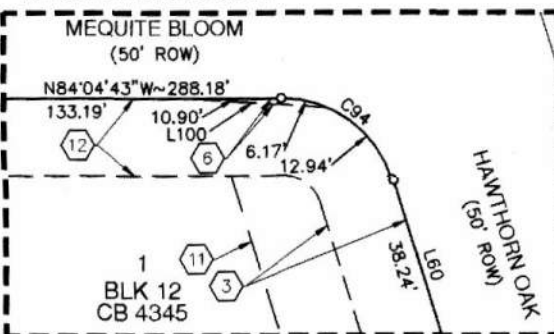


**SAWS IMPACT FEE:**

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 "G"  
NOT TO SCALE  
SEE SHEET 4 OF 7

**CPS/SAWS/COSA UTILITY:**

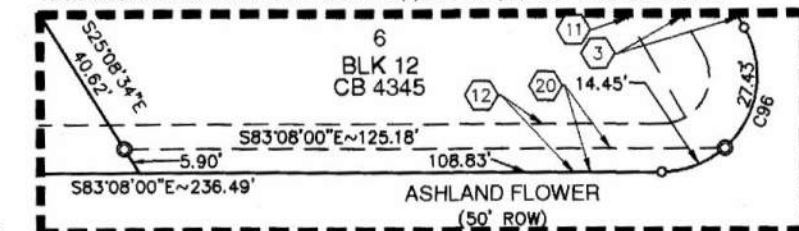
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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



DETAIL "K"  
NOT TO SCALE  
SEE SHEET 4 OF 7



**PLAT NO. 24-11800112**

**REPLAT AND SUBDIVISION PLAT**

**ESTABLISHING**

**BRE PHASE 1, UNIT 1**

BEING A 93.067 ACRE TRACT OF LAND OUT OF A 323.624 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024004273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. S. C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-42, 901-903, BLOCK 7, LOTS 1-7, BLOCK 8, LOTS 1-48, 901-902, BLOCK 9, LOTS 1-11, BLOCK 10, LOTS 1-15, BLOCK 11, LOTS 1-11, BLOCK 12, LOTS 1-12, BLOCK 13, LOTS 1-20, BLOCK 14, LOTS 1-32, BLOCK 15, LOTS 1-20, 901, BLOCK 16, LOTS 1-11, BLOCK 17, AND LOT 901, BLOCK 18, IN 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: March 13, 2025

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: PAUL POWELL  
HDC HWY 211, LTD  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, 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 18th DAY OF March, A.D. 2025.

*Carol Maysonet*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 1, 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

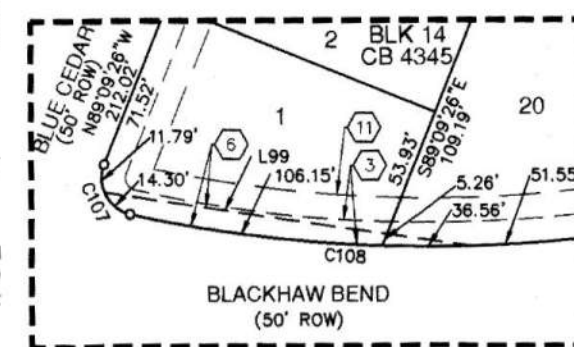
**CERTIFICATE OF APPROVAL**

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.

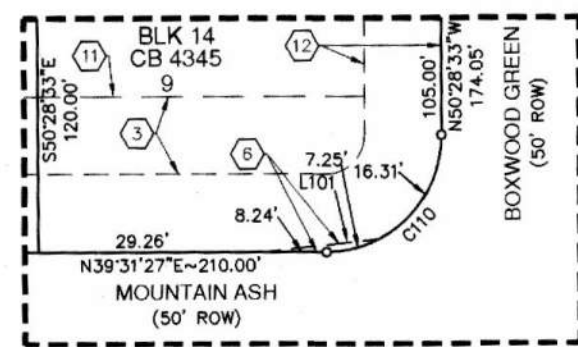
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

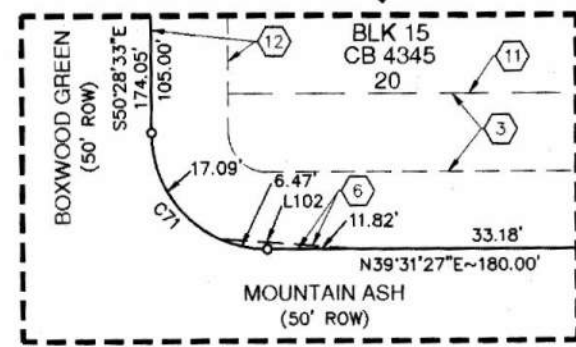
COUNTY CLERK, BEXAR COUNTY, TEXAS



DETAIL "H"  
NOT TO SCALE  
SEE THIS SHEET

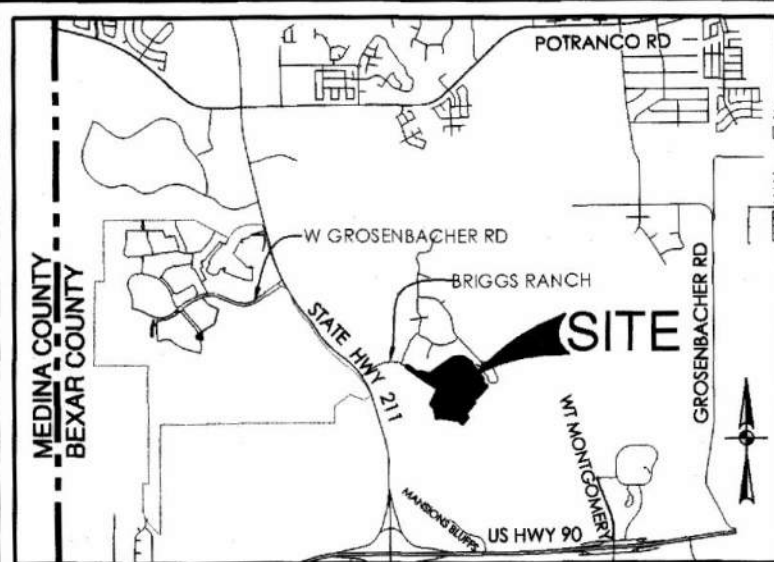


DETAIL "I"  
NOT TO SCALE  
SEE THIS SHEET



DETAIL "J"  
NOT TO SCALE  
SEE THIS SHEET





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)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
LF	LINEAR FEET
FF=780.3	FINISH FLOOR ELEVATION
●	FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW
⊙	EASEMENT POINT OF INTERSECTION
—	CENTERLINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
①	10' GETCTV EASEMENT
②	5' GETCTV EASEMENT
③	1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
④	VARIABLE WIDTH CLEAR VISION EASEMENT
⑤	20' BUILDING SETBACK LINE
⑥	10' GETCTV EASEMENT & BUILDING SETBACK LINE
⑦	100'X50' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT
⑧	ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.124 OF AN AC OFF-LOT)
⑨	50'X92' DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT
⑩	ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.110 OF AN AC OFF-LOT)
⑪	VARIABLE WIDTH MAINTENANCE ACCESS, DRAINAGE, SANITARY SEWER, WATER AND GETCTV EASEMENT
⑫	ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.161 OF AN AC OFF-LOT)
⑬	VARIABLE WIDTH GETCTV EASEMENT
⑭	16' DRAINAGE EASEMENT
⑮	VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT
⑯	16' SANITARY SEWER EASEMENT
⑰	28' GETCTV EASEMENT (VOL 9547, PGS 35-47 DPR)
⑱	VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 9239, PG 2075-2088 OPR)
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⑳	14' GETCTV EASEMENT (VOL 9567, PG 212 DPR)
㉑	VARIABLE WIDTH WATER & SANITARY SEWER EASEMENT (VOL 9567, PG 212 DPR)
㉒	CLEAR VISION EASEMENT (VOL 9567, PG 212 DPR)
㉓	16' SANITARY SEWER EASEMENT (VOL 9081, PGS 218-229 OPR)
㉔	VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (DOC NO 20240063223 OPR)
㉕	20' PERMANENT SANITARY SEWER EASEMENT (DOC NO 20230149532 OPR)
㉖	5' WATER EASEMENT
㉗	15' GETCTV EASEMENT
㉘	VARIABLE WIDTH SANITARY SEWER EASEMENT
㉙	20' MAINTENANCE ACCESS EASEMENT
㉚	ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (0.359 OF AN AC OFF-LOT)
㉛	OFF-LOT VARIABLE WIDTH MAINTENANCE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT (5.232 ACRES AC OFF-LOT)

#### 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 U.S. SURVEY FEET DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE SCALE ADJUSTMENT OF 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

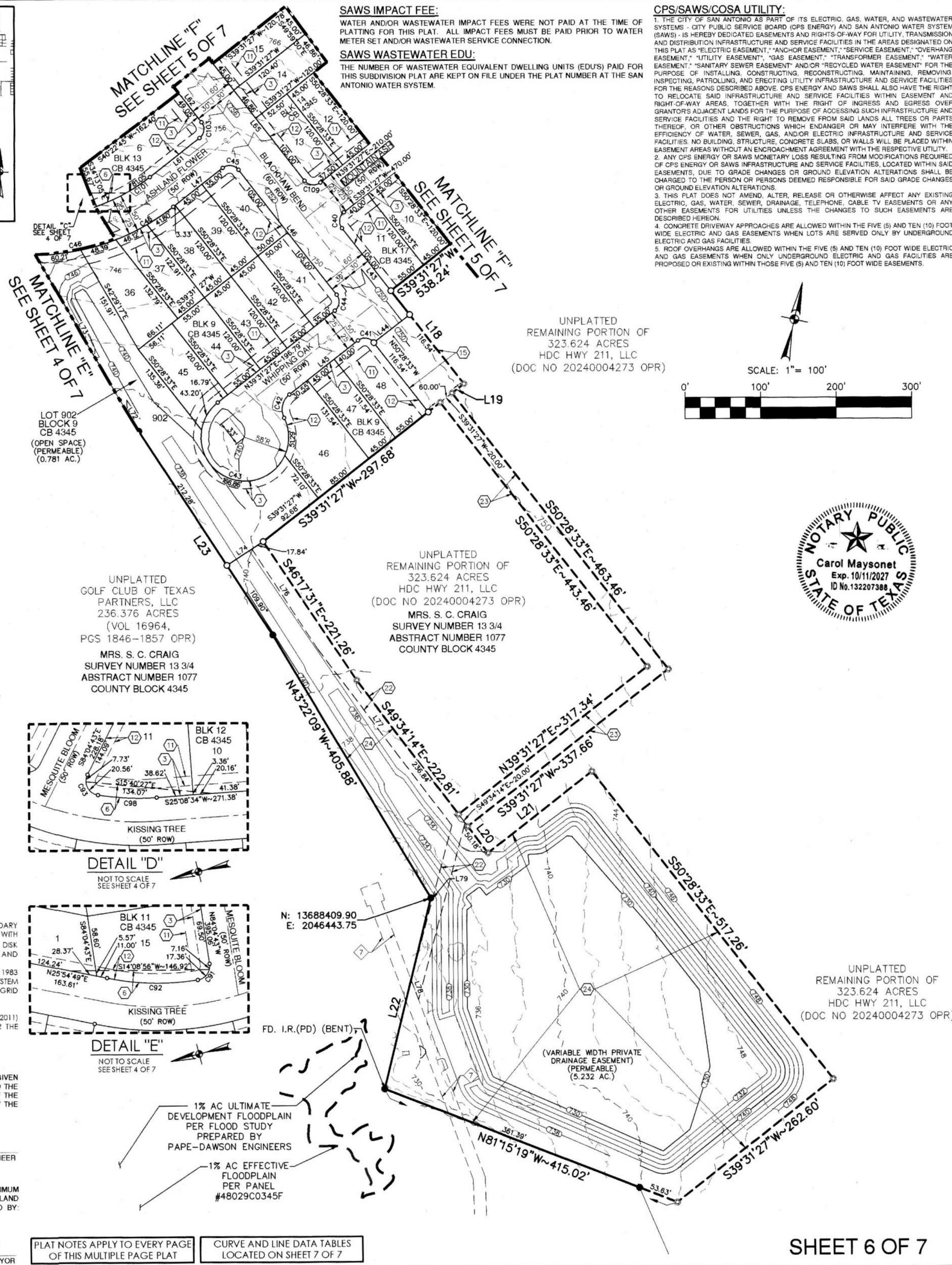
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Matthew Geistweidt* 3-14-2025  
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.

*G.E. Buchanan* 03/14/2025  
REGISTERED PROFESSIONAL LAND SURVEYOR



#### 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.

#### 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 DEDICATING 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.

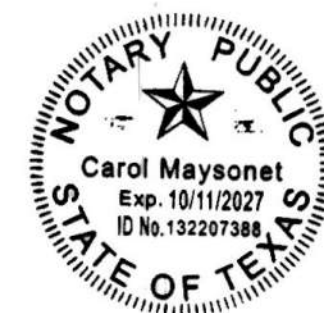
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.

UNPLATTED  
REMAINING PORTION OF  
323.624 ACRES  
HDC HWY 211, LLC  
(DOC NO 20240004273 OPR)

UNPLATTED  
REMAINING PORTION OF  
323.624 ACRES  
HDC HWY 211, LLC  
(DOC NO 20240004273 OPR)  
MRS. S. C. CRAIG  
SURVEY NUMBER 13 3/4  
ABSTRACT NUMBER 1077  
COUNTY BLOCK 4345

UNPLATTED  
GOLF CLUB OF TEXAS  
PARTNERS, LLC  
236.376 ACRES  
(VOL 16964,  
PGS 1846-1857 OPR)  
MRS. S. C. CRAIG  
SURVEY NUMBER 13 3/4  
ABSTRACT NUMBER 1077  
COUNTY BLOCK 4345



PLAT NO. 24-11800112

## REPLAT AND SUBDIVISION PLAT ESTABLISHING BRE PHASE 1, UNIT 1

BEING A 93.067 ACRE TRACT OF LAND OUT OF A 323.624 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20240004273 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. S. C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-42, 901-903, BLOCK 7, LOTS 1-7, BLOCK 8, LOTS 1-48, 901-902, BLOCK 9, LOTS 1-11, BLOCK 10, LOTS 1-15, BLOCK 11, LOTS 1-11, BLOCK 12, LOTS 1-12, BLOCK 13, LOTS 1-20, BLOCK 14, LOTS 1-32, BLOCK 15, LOTS 1-20, 901, BLOCK 16, LOTS 1-11, BLOCK 17, AND LOT 901, BLOCK 18, IN 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: March 13, 2025

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: PAUL POWELL  
HDC HWY 211, LTD  
100 NE LOOP 410, SUITE 1080  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF March, A.D. 2025.

*Carol Maysonet*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 1, 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

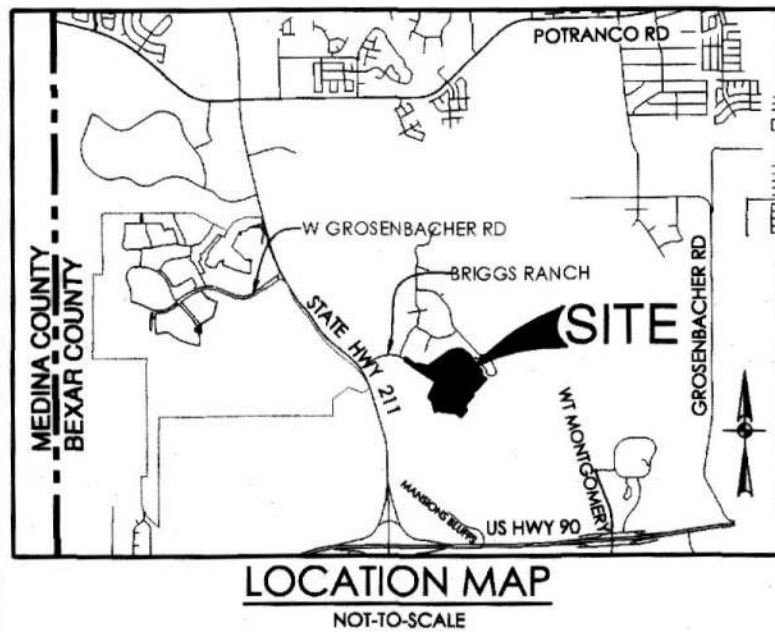
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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





#### SETBACK:

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

#### 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEHAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

#### 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.

#### 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 DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

#### OPEN SPACE:

LOTS 901-903, BLOCK 7, LOT 901, BLOCK 9, LOT 901, BLOCK 16, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 18, CB 4345, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 902, BLOCK 9, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT, A MAINTENANCE ACCESS EASEMENT, AND A SANITARY SEWER EASEMENT.

#### 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 PANEL 48029C0345E, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER 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 BEHAR COUNTY.

#### PUBLIC WORKS 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 (FILO) 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 BEHAR COUNTY.

#### 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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE U.S. SURVEY FEET DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEHAR

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 BEHAR

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N29°18'40"E	65.00'
L2	N36°50'40"E	86.94'
L3	N81°16'54"E	240.06'
L4	S88°47'46"E	200.12'
L5	S54°51'04"E	352.55'
L6	S32°22'44"E	425.37'
L7	S42°11'46"E	338.86'
L8	S019°18"E	44.86'
L9	S5°07'02"E	203.55'
L10	S71°29'23"E	81.04'
L11	S74°51'55"E	92.36'
L12	S44°11'49"W	100.26'
L13	S44°11'49"W	20.00'
L14	N45°53'15"W	14.67'
L15	S48°13'55"W	123.21'
L16	S42°45'13"E	5.57'
L17	S40°25'01"W	50.00'
L18	S50°28'33"E	156.54'
L19	S39°31'27"W	20.00'
L20	S49°34'14"E	44.20'
L21	N39°31'27"E	175.08'
L22	N1°15'31"E	259.70'
L23	N45°43'52"W	322.18'
L24	S83°25'39"W	159.94'
L25	N25°08'34"W	118.82'
L26	N45°01'21"W	82.61'
L27	N34°06'58"W	93.07'
L28	N36°50'40"E	20.00'
L29	N4°03'54"E	104.12'
L30	N7°07'24"E	45.70'
L31	N0°50'34"E	25.16'
L32	S0°50'34"W	25.16'
L33	S5°26'17"E	45.70'
L34	S0°50'34"W	4.57'
L35	N0°50'34"E	153.76'
L36	S12°00'35"W	127.32'
L37	S4°03'54"W	101.60'
L38	S36°53'11"E	184.32'
L39	S44°11'49"W	100.00'
L40	S48°13'55"W	105.13'
L41	S47°02'48"W	50.00'
L42	S48°48'33"W	30.99'
L43	S50°28'33"E	145.00'
L44	S39°31'27"W	60.00'
L45	S39°31'27"W	115.55'
L46	N50°28'33"W	210.00'
L47	S39°31'27"W	83.33'
L48	N0°50'34"E	100.00'
L49	S0°50'34"W	100.00'
L50	N89°09'26"W	203.95'
L51	N36°53'11"W	184.32'
L52	N48°13'55"E	101.30'
L53	S26°09'43"E	68.29'
L54	N30°14'22"E	30.99'
L55	N39°31'27"E	31.77'
L56	S64°05'11"E	51.69'
L57	N64°05'11"W	51.69'
L58	N61°36'50"E	28.68'
L59	S11°05'19"E	92.57'
L60	N11°05'19"W	117.04'
L61	N39°31'27"E	83.33'
L62	N50°28'33"W	59.94'
L63	S61°36'50"W	28.68'
L64	N26°09'43"W	84.05'
L65	S50°28'33"E	204.94'
L66	N82°54'32"W	60.08'
L67	N80°46'45"W	68.51'
L68	N85°05'50"W	72.06'
L69	S40°35'54"W	123.24'
L70	N44°32'05"E	51.13'
L71	N26°12'10"E	89.21'
L72	S43°47'49"E	48.51'
L73	S42°29'24"E	221.29'
L74	S44°16'08"W	57.56'
L75	N45°37'43"W	157.92'
L76	N49°34'14"W	293.59'
L77	N32°56'24"W	27.65'
L78	N2°24'49"E	211.10'
L79	S87°52'58"E	60.13'
L80	S89°06'23"E	46.14'
L81	S86°00'15"E	54.95'
L82	S81°00'16"E	54.95'
L83	S76°00'18"E	54.95'
L84	S71°00'20"E	54.95'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1230.10'	7°31'58"	S56°55'21"E	161.61'
C2	650.00'	4°24'43"	S48°02'56"E	50.04'
C3	750.00'	3°49'21"	N47°44'56"W	50.03'
C4	15.00'	20°15'27"	S32°25'32"E	5.28'
C5	800.00'	6°37'48"	S46°16'05"E	92.52'
C6	485.00'	4°01'58"	N55°12'20"W	34.13'
C7	1165.00'	7°32'01"	N56°57'21"W	153.07'
C8	850.00'	6°37'48"	S46°16'05"E	98.30'
C9	1750.00'	32°38'16"	S69°28'28"E	983.44'
C10	25.00'	90°08'30"	N49°08'09"E	35.40'
C11	15.00'	87°32'38"	N39°42'25"W	20.75'
C12	875.00'	8°04'01"	N79°26'44"W	123.20'
C13	15.00'	54°47'07"	S77°11'43"W	13.80'
C14	58.00'	29°32'57"	N16°33'08"E	63.60'
C15	15.00'	58°54'29"	S46°09'08"E	14.75'
C16	825.00'	7°27'42"	S79°20'13"E	107.36'
C17	15.00'	96°05'22"	N48°53'15"E	22.31'
C18	15.00'	56°46'26"	N27°32'39"W	14.26'
C19	58.00'	29°32'57"	S89°09'26"E	63.56'
C20	15.00'	56°46'26"	S29°13'47"W	14.26'
C21	15.00'	90°00'00"	S44°09'26"E	21.21'
C22	15.00'	90°00'00"	N45°50'34"E	21.21'
C23	15.00'	36°21'21"	N17°20'06"W	9.36'
C24	50.00'	141°54'00"	N35°26'13"E	94.52'
C25	15.00'	36°21'21"	N88°12'33"E	9.36'
C26	15.00'	37°07'02"	N51°28'21"E	9.55'
C27	50.00'	15°15'39"	S70°27'20"E	97.29'
C28	15.00'	33°56'58"	S10°48'00"E	8.76'
C29	225.00'	39°47'04"	S7°52'57"E	153.11'
C30	15.00'	38°34'34"	S7°16'42"E	9.91'
C31	50.00'	155°59'07"	S51°25'34"W	97.81'
C32	15.00'	38°34'34"	N69°52'09"W	9.91'
C33	15.00'	86°46'40"	S47°27'14"W	20.61'
C34	25.00'	9°31'20"	S42°32'46"E	36.34'
C35	750.00'	52°16'16"	S63°01'18"E	660.74'
C36	650.00'	8°57'24"	S41°21'52"E	101.51'
C37	25.00'	85°55'50"	N88°48'10"W	34.08'
C38	15.00'	90°47'11"	S2°50'20"W	21.36'
C39	15.00'	97°31'21"	S88°17'08"W	22.56'
C40	15.00'	90°00'00"	S5°28'33"W	21.21'
C41	15.00'	90°00'00"	S84°31'27"W	21.21'
C42	25.00'	78°10'52"	S0°26'01"W	31.53'
C43	58.00'	258°10'52"	N89°33'59"W	90.03'
C44	15.00'	90°00'00"	N5°28'33"W	21.21'
C45	15.00'	90°00'00"	S84°31'27"W	21.21'
C46	300.00'	57°20'33"	S68°11'44"W	287.87'
C47	15.00'	41°46'07"	S75°58'57"W	10.69'
C48	50.00'	151°46'46"	N49°00'44"W	96.98'
C49	15.00'	52°01'12"	N0°52'02"E	13.16'
C50	325.00'	51°03'23"	N0°23'08"E	280.12'
C51	15.00'	37°08'42"	N7°20'28"E	9.56'
C52	50.00'	1°39'13'09"	N58°22'41"E	93.73'
C53	15.00'	37°08'42"	S70°35'05"E	9.56'
C54	15.00'	90°00'00"	N45°50'34"E	21.21'
C55	25.00'	90°00'00"	N44°09'26"W	35.36'
C56	1850.00'	25°06'21"	N76°36'16"W	804.16'
C57	25.00'	69°11'19"	S35°26'13"W	28.39'
C58	25.00'	81°09'13"	N69°23'31"W	32.52'
C59	175.00'	40°49'30"	N8°24'10"W	122.07'
C60	25.00'	78°49'59"	N51°25'34"E	31.75'
C61	15.00'	90°00'00"	S44°09'26"E	21.21'
C62	25.00'	90°00'00"	S45°50'34"W	35.36'
C63	650.00'	52°16'16"	N63°01'18"W	572.64'
C64	750.00'	0°48'43"	S37°17'32"E	10.63'
C65	25.00'	85°55'50"	N5°16'01"E	34.08'
C66	15.00'	94°52'54"	S84°19'38"E	22.10'
C67	510.00'	52°16'16"	S63°01'18"E	449.31'
C68	15.00'	90°00'00"	S44°09'26"E	21.21'
C69	460.00'	52°16'16"	N63°01'18"W	405.26'
C70	15.00'	76°24'38"	N1°19'08"E	18.55'
C71	15.00'	90°00'00"	N84°31'27"E	21.21'
C72	325.00'	24°18'49"	S38°19'08"E	136.88'
C73	15.00'	36°57'43"	S7°40'52"E	9.51'
C74	50.00'	136°55'09"	S57°39'35"E	93.02'
C75	15.00'	36°57'43"	N72°21'42"E	9.51'
C76	15.00'	88°21'11"	S44°58'50"E	20.91'
C77	590.00'	1°38'49"	S0°01'10"W	16.96'
C78	15.00'	90°00'00"	S45°50'34"W	21.21'
C79	15.00'	90°00'00"	S44°09'26"E	21.21'
C80	650.00'	1°25'26"	N0°07'51"E	16.15'
C81	15.00'	91°25'26"	N45°07'51"E	21.48'
C82	175.00'	25°04'18"	S76°37'19"E	75.97'
C83	15.00'	90°00'00"	S19°05'11"E	21.21'
C84	25.00'	64°55'45"	S58°22'41"W	26.84'

#### 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 "RELOCATED 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 ENHANCE 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.

#### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

#### 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.

#### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 902 AND 903, BLOCK 7, LOT 901 AND 902, BLOCK 9, LOT 901, BLOCK 16 AND LOT 901, BLOCK 18, CB 4345, 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 BEHAR COUNTY.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38800815) 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. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE.

#### COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN):

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEHAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOTS 5-7, 10-11, 17-26, 42, BLOCK 7, CB 4345)

#### RESIDENTIAL FINISHED FLOOR

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

CURVE TABLE
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