

SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE PHASE 2B**  
 BEING A 20.53 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, L.P., RECORDED IN DOCUMENT 20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER  
**LENNAR HOMES OF TEXAS LAND & CONSTRUCTION L.P.**  
 100 NE LOOP 410, SUITE 1155  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 403-6200

STATE OF TEXAS  
 COUNTY OF BEXAR

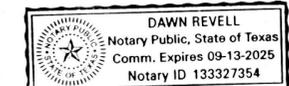
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

RICHARD MOTT, P.E.  
 OWNER/DEVELOPER  
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION L.P.  
 100 NE LOOP 410, SUITE 1155  
 SAN ANTONIO, TX 78216

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., 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 16th DAY OF April, A.D. 2024  
 Dawn Revell  
 NOTARY PUBLIC  
 BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE ATTACHEES 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

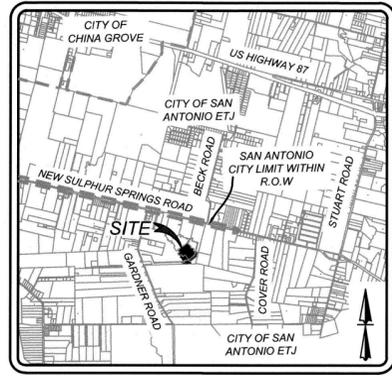
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF **SAPPHIRE GROVE, PHASE 2B** 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



LOCATION MAP  
 N.T.S.

**CPS/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 THE 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" 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 ENDOANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

**SURVEYOR NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 12A)

**DETENTION REQUIREMENT NOTE:**

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FIRE NOTE:**

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

**BUILDING SETBACK NOTE:**

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.

**COMMON AREA MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION, INCLUDING LOT 901 AND 902, BLOCK 41 AND LOT 903 AND LOT 902 BLOCK 42, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**OPEN SPACE NOTE:**

LOT 901 AND LOT 902, BLOCK 41, LOT 903 AND LOT 902 BLOCK 42 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

STATE OF TEXAS  
 COUNTY OF BEXAR

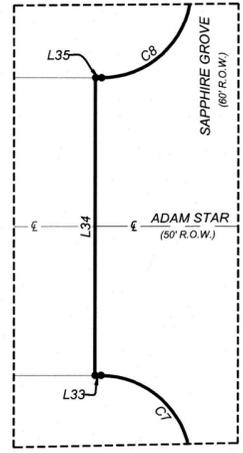
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Tim C. Pappas*  
 LICENSED PROFESSIONAL ENGINEER

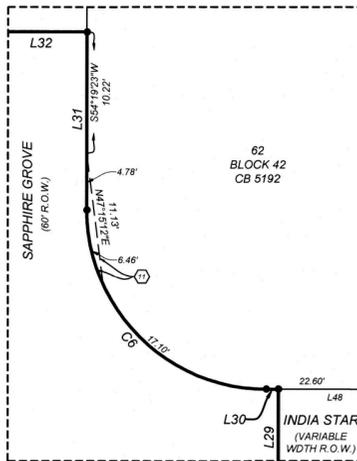
STATE OF TEXAS  
 COUNTY OF BEXAR

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:

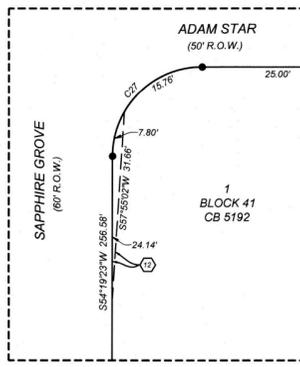
**16 APRIL 2024**  
 TIM C. PAPPAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 KFW SURVEYING, LLC  
 3421 PAESANOS PKWY, SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 PHONE: 210-979-8444  
 FAX: 210-979-8441



DETAIL "A"  
 SCALE: 1" = 20'  
 (SEE PAGE 2 OF 2)



DETAIL "B"  
 SCALE: 1" = 10'  
 (SEE PAGE 2 OF 2)



DETAIL "C"  
 SCALE: 1" = 20'  
 (SEE PAGE 2 OF 2)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	303.20'	830.00'	153.31'	20°55'48"	301.51'	S27°59'08"W
C2	10.28'	940.00'	5.14'	0°37'35"	10.28'	N38°45'49"E
C3	293.67'	55.00'	28.07'	305°55'43"	50.00'	N1°40'02"W
C4	50.12'	205.00'	25.19'	14°00'34"	50.00'	S71°44'10"W
C5	66.06'	155.00'	33.54'	24°25'04"	65.56'	N66°31'55"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N9°19'23"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	N9°19'23"E
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S80°40'37"E
C9	494.59'	770.00'	256.16'	36°48'10"	486.13'	N35°55'19"E
C10	533.13'	830.00'	276.13'	36°48'10"	524.01'	S35°55'19"W
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	S80°40'37"E
C13	250.14'	940.00'	125.81'	15°14'47"	249.40'	N46°42'00"E
C14	263.44'	990.00'	132.50'	15°14'47"	262.68'	S46°42'00"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S80°40'37"E
C17	14.44'	15.00'	7.83'	55°09'00"	13.89'	N26°44'53"E
C18	278.67'	55.00'	38.30'	290°18'01"	62.86'	S35°40'37"E
C19	14.44'	15.00'	7.83'	55°09'00"	13.89'	S81°53'54"W
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W
C21	39.84'	25.00'	25.58'	91°18'25"	35.76'	S81°19'49"E
C22	188.42'	275.00'	98.98'	39°15'26"	184.76'	N33°23'15"E
C23	222.68'	325.00'	115.91'	39°15'26"	218.35'	S33°23'15"W
C24	10.47'	15.00'	5.46'	40°00'34"	10.26'	S33°00'41"W
C25	149.51'	50.00'	65.928'	171°19'34"	99.71'	N81°19'49"W
C26	10.47'	15.00'	5.46'	40°00'34"	10.26'	N15°40'19"W
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	N80°40'37"W
C28	133.56'	225.00'	68.81'	34°00'34"	131.60'	N18°40'19"E
C29	10.43'	15.00'	5.44'	39°51'13"	10.22'	S21°35'39"E
C30	148.10'	50.00'	55.516'	169°42'26"	99.60'	S43°19'58"W
C31	10.43'	15.00'	5.44'	39°51'13"	10.22'	N71°44'26"W
C32	39.27'	25.00'	25.00'	90°00'00"	35.36'	N43°19'58"E
C33	103.88'	175.00'	53.52'	34°00'34"	102.36'	N18°40'19"W
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	N80°40'37"W
C35	37.24'	205.00'	18.67'	10°24'30"	37.19'	S59°31'38"W
C36	28.16'	155.00'	14.12'	10°24'30"	28.12'	N59°31'38"E
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	N9°19'23"E

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	60.00'	S72°26'46"E	L41	190.00'	S35°40'37"E
L2	110.00'	S51°32'59"E	L42	127.42'	N54°19'23"E
L3	161.11'	S50°55'24"E	L43	127.42'	S41°19'23"W
L4	38.35'	S42°33'37"W	L44	57.54'	N53°00'58"E
L5	58.98'	S23°10'21"E	L45	139.40'	N13°45'32"E
L6	168.70'	S76°14'28"E	L46	139.40'	S13°45'32"W
L7	140.00'	S13°45'32"W	L47	56.89'	S53°00'58"W
L8	110.00'	S76°14'28"E	L48	24.00'	S35°40'37"E
L9	6.75'	S13°45'32"W	L49	130.10'	S33°28'27"E
L10	160.06'	S76°14'28"E	L50	110.27'	S1°40'02"E
L11	105.91'	S35°42'15"E	L51	30.00'	S88°19'58"W
L12	65.71'	S35°26'54"E	L52	50.00'	N1°40'02"W
L13	116.71'	N1°40'02"W	L53	31.55'	N88°19'58"E
L14	14.35'	S88°19'58"W	L54	111.83'	N1°40'02"W
L15	18.15'	N88°19'58"W	L55	61.04'	N35°40'37"W
L16	110.00'	N1°40'02"W	L56	61.30'	S54°19'23"W
L17	60.00'	S88°19'58"W	L57	50.00'	N25°16'07"W
L18	138.75'	N25°16'07"W	L58	61.30'	N54°19'23"E
L19	50.00'	N11°15'33"W	L59	191.83'	N35°40'37"W
L20	6.30'	N54°19'23"E	L60	130.10'	N37°52'46"W
L21	116.83'	N35°40'37"W	L61	38.31'	S50°02'50"W
L22	30.19'	N54°19'23"E	L62	35.00'	N54°19'23"E
L23	62.50'	S88°19'58"W	L63	52.82'	S48°04'18"W
L24	30.21'	N1°40'02"W	L64	28.81'	S35°34'03"W
L25	90.00'	N11°15'33"W	L65	36.32'	S35°34'03"W
L26	132.79'	N54°19'23"E	L66	37.94'	S20°21'42"W
L27	70.05'	N37°52'46"W	L67	23.88'	S49°59'03"W
L28	24.00'	N11°15'33"W	L68	30.96'	S49°59'03"W
L29	60.00'	N54°19'23"E			
L30	1.00'	N35°40'37"W			
L31	15.00'	N71°44'26"E			
L32	60.00'	N35°40'37"W			
L33	1.00'	N35°40'37"W			
L34	50.00'	N54°19'23"E			
L35	1.00'	S35°40'37"E			
L36	37.55'	N54°19'23"E			
L37	37.55'	S54°19'23"W			
L38	80.00'	S35°40'37"E			
L39	37.55'	N54°19'23"E			
L40	37.55'	S54°19'23"W			

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

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

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

**TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801647) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-47(h).

**FLOODPLAIN VERIFICATION:**  
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0605G, DATED JULY 19, 2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**RESIDENTIAL FINISHED FLOOR:**  
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

**DRAINAGE EASEMENT ENCROACHMENTS:**  
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

**CLEAR VISION NOTE:**  
 CLEAR VISION EASEMENTS 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 (35-506(a)(5)).

**RESIDENTIAL FIRE FLOW NOTE:**  
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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 MARSHALL.

DATE OF PREPARATION: 4/16/2024

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SUBDIVISION PLAT ESTABLISHING
SAPPHIRE GROVE PHASE 2B
BEING A 20.53 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND
SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252,
BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT
20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS.



OWNER/DEVELOPER
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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6200

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED
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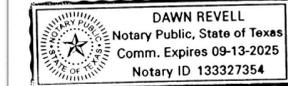
RICHARD MOTT, P.E.
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100 NE LOOP 410, SUITE 1155
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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RICHARD MOTT, P.E., 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 16th DAY OF April A.D. 2024

Dawn Revell
NOTARY PUBLIC
BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE
CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE
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STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS
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ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

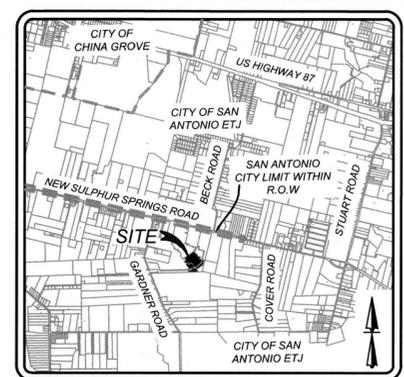
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE, PHASE 2B 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



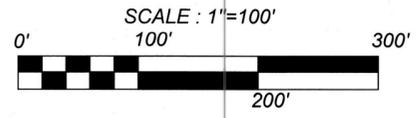
CPS/SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND
WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN
ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND
RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE
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" FOR THE
PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN
EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE
RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS
REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES,
LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND
ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED
RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

CPS/SAWS/COSA UTILITY NOTES:
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
UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC
AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES
ARE PROPOSED OR EXISTING WITHIN FIVE (5) AND TEN (10) FOOT WIDE
EASEMENTS.
IMPACT FEE PAYMENT DUE:
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.
WASTE WATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS
SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO
WATER SYSTEM.
DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN
ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY
THE SAN ANTONIO WATER SYSTEM.

DATE OF PREPARATION: 4/16/2024

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE PAGE 1 OF 2 FOR LINE
AND CURVE TABLES

- LEGEND
F.I.R. = FOUND 1/4" IRON ROD OR AS NOTED
S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
# = EXISTING EASEMENT
# = PROPOSED EASEMENT
C2 = PROPOSED CONTOURS
968 = EXISTING CONTOURS
- = CENTERLINE OF ROAD
R.O.W. = RIGHT-OF-WAY
E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY TEXAS
P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
C.B. = COUNTY BLOCK
L.F. = LINEAR FEET
N.T.S. = NOT TO SCALE



LOCATION MAP N.T.S.
SAPPHIRE GROVE PHASE 1A (VOLUME 20003, PAGES 857-861 P.R.)
SAPPHIRE GROVE PHASE 1B (VOLUME 20003, PAGES 857-861 P.R.)
SAPPHIRE GROVE PHASE 2A (VOLUME 20003, PAGES 1264-1266 P.R.)

KEY NOTES

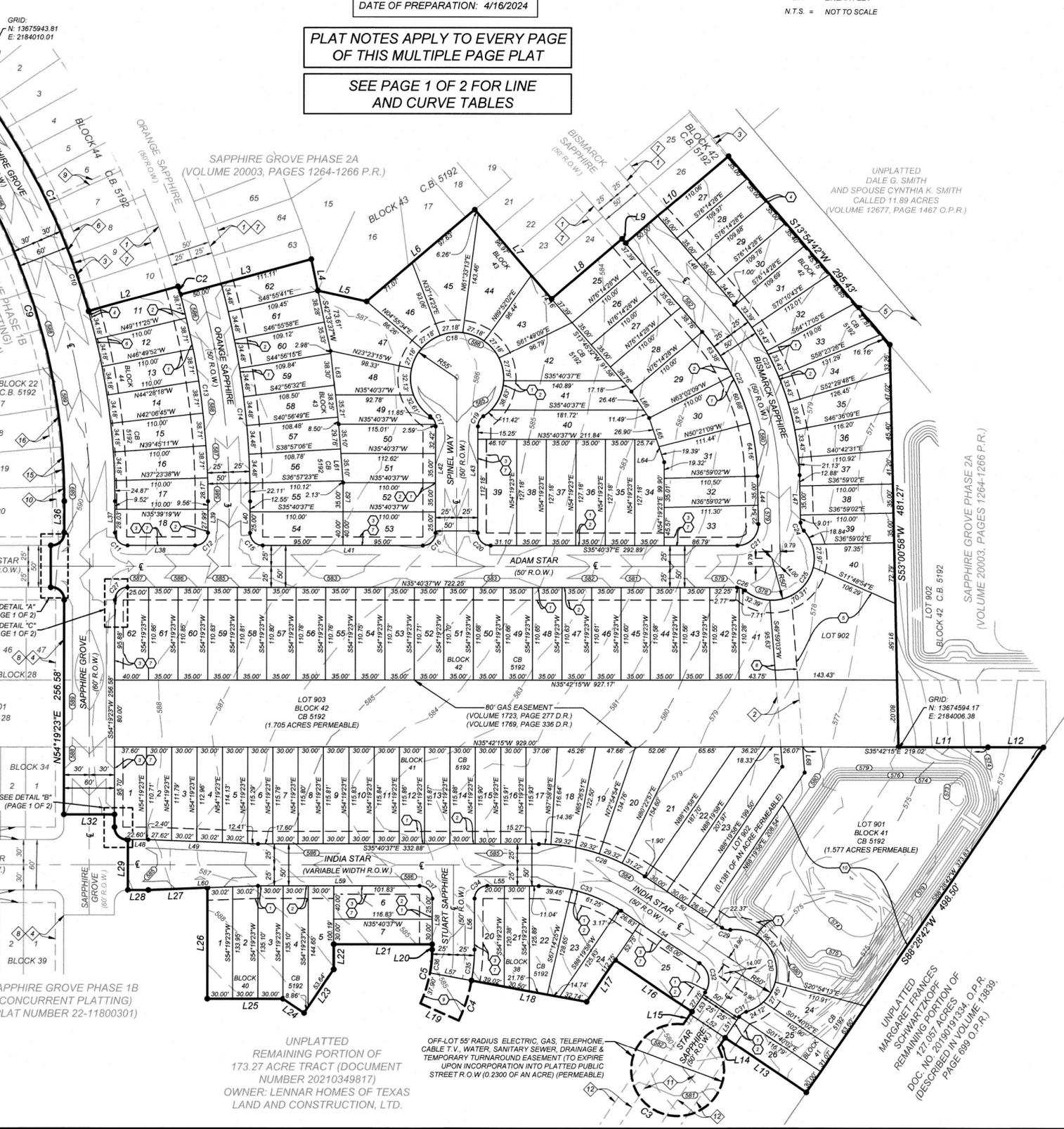
- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
15' BUILDING SETBACK LINE
10' BUILDING SETBACK
1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.3121 OF AN ACRE) (PERMEABLE)
14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
26' SANITARY SEWER EASEMENT (0.0580 OF AN ACRE) (PERMEABLE)
OFF-LOT 50' GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT/TENTHRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.0580 OF AN ACRE) (PERMEABLE)
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (1.577 ACRES) (PERMEABLE)
VARIABLE WIDTH CLEAR VISION EASEMENT (0.0001 OF AN ACRE)
VARIABLE WIDTH CLEAR VISION EASEMENT (0.0006 OF AN ACRE)
15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE, PHASE 2A, VOLUME 20003, PAGES 1264-1266 P.R.)
26' SANITARY SEWER EASEMENT (SAPPHIRE GROVE, PHASE 1A, VOLUME 20003, PAGES 857-861 P.R.)
1' VEHICULAR NON-ACCESS EASEMENT (SAPPHIRE GROVE, PHASE 2A, VOLUME 20003, PAGES 1264-1266 P.R.)
10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE, PHASE 1B, PLAT NUMBER 22-11800301)
43' MIN. R.O.W. DEDICATION (SAPPHIRE GROVE, PHASE 2A, VOLUME 20003, PAGES 1264-1266 P.R.)
14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE, PHASE 2A, VOLUME 20003, PAGES 1264-1266 P.R.)
15' BUILDING SETBACK LINE (SAPPHIRE GROVE, PHASE 2A, VOLUME 20003, PAGES 1264-1266 P.R.)
10' BUILDING SETBACK LINE (SAPPHIRE GROVE, PHASE 1B, PLAT NUMBER 22-11800301)
5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE, PHASE 2A, VOLUME 20003, PAGES 1264-1266 P.R.)
VARIABLE WIDTH CLEAR VISION EASEMENT (SAPPHIRE GROVE, PHASE 1B, PLAT NUMBER 22-11800301)
40' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (SAPPHIRE GROVE, PHASE 1A, VOLUME 20003, PAGES 857-861 P.R.)
OFF-LOT 20' CONSTRUCTION EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (SAPPHIRE GROVE, PHASE 1A, VOLUME 20003, PAGES 857-861 P.R.)
15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE, PHASE 1B, PLAT NUMBER 22-11800301)
15' BUILDING SETBACK LINE (SAPPHIRE GROVE, PHASE 1B, PLAT NUMBER 22-11800301)
1' VEHICULAR NON-ACCESS EASEMENT (SAPPHIRE GROVE, PHASE 1B, PLAT NUMBER 22-11800301)
14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE, PHASE 1B, PLAT NUMBER 22-11800301)
1' VEHICULAR NON-ACCESS EASEMENT (SAPPHIRE GROVE, PHASE 1A, VOLUME 20003, PAGES 857-861 P.R.)
14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE, PHASE 1A, VOLUME 20003, PAGES 857-861 P.R.)
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.

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:

16 APRIL 2024
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



UNPLATTED REMAINING PORTION OF 173.27 ACRE TRACT (DOCUMENT NUMBER 20210349817)
OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

OFF-LOT 85' RADIUS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER, DRAINAGE & TEMPORARY TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.2300 OF AN ACRE) (PERMEABLE)

UNPLATTED MARGARET FRANCES SCHWARTZ OFF REMAINING PORTION OF 173.27 ACRES (DESCRIBED IN VOLUME 19354, PAGE 689 O.P.R.)

