

**PLAT NO. 22-11800773**  
**SUBDIVISION PLAT**  
**OF**  
**GROSENBACHER RANCH UNIT-6**

BEING 11.390 ACRES, OUT OF A 120.592 ACRE TRACT CONVEYED TO MILESTONE GROSENBACHER DEVELOPMENT, LTD. DESCRIBED IN THE FOLLOWING DEEDS: DOCUMENT NUMBER 20180179810, DOCUMENT NUMBER 20180179811, DOCUMENT NUMBER 20180179812, AND DOCUMENT NUMBER 20180179813, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE C. CHAVARRIA SURVEY, ABSTRACT 954, COUNTY BLOCK 4339, AND THE P. DE RUBIO SURVEY NUMBER 311, ABSTRACT 1119, COUNTY BLOCK 4340, NOW ALL IN COUNTY BLOCK 4351, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #4721 | TEXAS SURVEYING FIRM #10028900  
 DATE OF PREPARATION: November 19, 2024

STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: MILESTONE GROSENBACHER DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP  
 BY: AGENT: CHESLEY I. SWANN III  
 543 BUSBY DRIVE  
 SAN ANTONIO, TX 78209  
 PHONE: (210) 541-1413  
 FAX: (210) 979-0901

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHESLEY I. SWANN III 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 21 DAY OF November, A.D. 2024

*MEGHAN JANE GRACE*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF GROSENBACHER RANCH UNIT-6 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

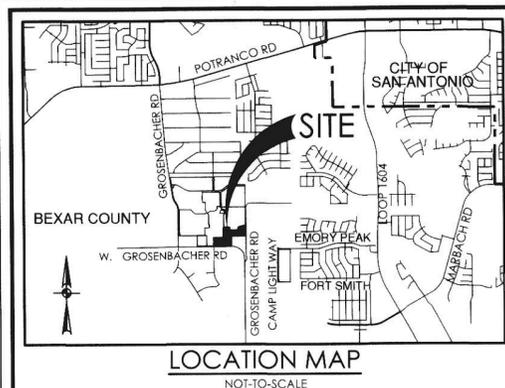
CERTIFICATE OF APPROVAL

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



- LEGEND**
- CB COUNTY BLOCK
  - PG PAGE(S)
  - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - ROW RIGHT-OF-WAY
  - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
  - VOL VOLUME
  - AC ACRE(S)
  - DOC NO DOCUMENT NUMBER
  - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD (PD)
  - SET 1/2" IRON ROD (PD)-ROW
  - EASEMENT P.I. POINT
  - CENTERLINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - ORIGINAL SURVEY LINE
  - ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ③ 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
  - ④ VARIABLE WIDTH CLEAR VISION EASEMENT
  - ⑤ 15' BUILDING SETBACK LINE
  - ⑥ 10' BUILDING SETBACK LINE GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - ⑦ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PGS 1921-1923, PR)
  - ⑧ 15' BUILDING SETBACK LINE (VOL 20002, PGS 1921-1923, PR)
  - ⑨ 10' BUILDING SETBACK LINE GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PGS 1921-1923, PR)
  - ⑩ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PGS 1921-1923, PR)
  - ⑪ 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20002, PGS 1921-1923, PR)
  - ⑫ 11' CLEAR VISION, BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PGS 1921-1923, PR)
  - ⑬ VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20002, PGS 1921-1923, PR)
  - ⑭ 10' GRADING EASEMENT (VOL 20002, PGS 1921-1923, PR)
  - ⑮ 12' PERMANENT SANITARY SEWER EASEMENT (VOL 17788, PG 1257 OPR)

**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

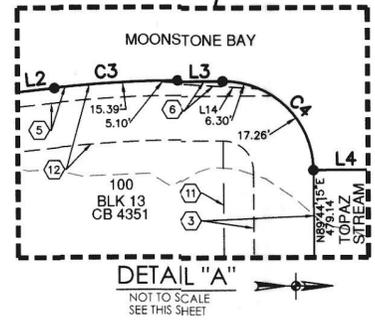
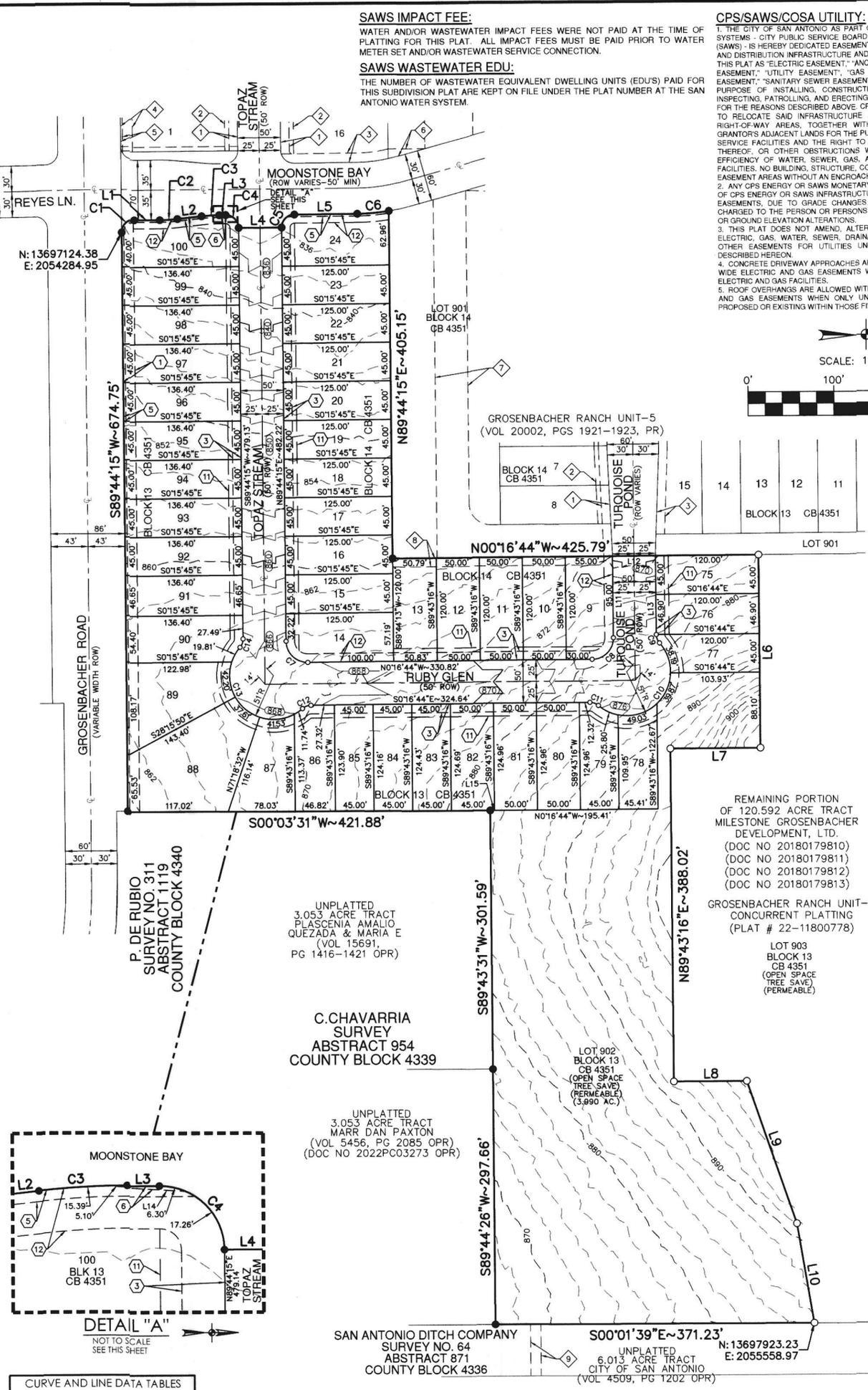
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Matthew Geistweidt* 11-19-2024  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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

*Tom H. Milo*  
 REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE AND LINE DATA TABLES LOCATED ON SHEET 2 OF 2  
 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.

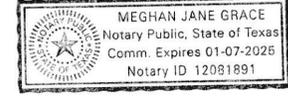
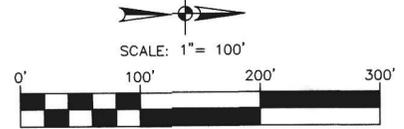
**CPS/SAWS/COSA UTILITY:**  
 THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND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

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.



REMAINING PORTION OF 120.592 ACRE TRACT MILESTONE GROSENBACHER DEVELOPMENT, LTD. (DOC NO 20180179810) (DOC NO 20180179811) (DOC NO 20180179812) (DOC NO 20180179813)

GROSENBACHER RANCH UNIT-7 CONCURRENT PLATTING (PLAT # 22-11800778)

LOT 903 BLOCK 13 CB 4351 (OPEN SPACE TREE SAVES) (PERMEABLE)

UNPLATTED 6.013 ACRE TRACT CITY OF SAN ANTONIO (VOL 4509, PG 1202 OPR)



Civil Job No. 7938-15; Survey Job No. 9101-18 GROSENBACHER RANCH UNIT-6

