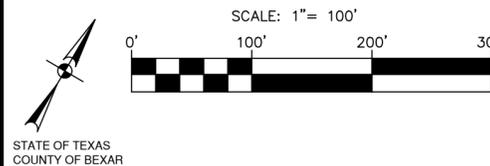


**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	—	EXISTING CONTOURS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	—	PROPOSED CONTOURS
ETJ	EXTRATERRITORIAL JURISDICTION	—	EFFECTIVE (EXISTING)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	—	FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	—	CITY OF SAN ANTONIO LIMITS
		—	ORIGINAL SURVEY/COUNTY LINE CENTERLINE

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 3 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5 10' WATER EASEMENT
- 6 15' BUILDING SETBACK
- 7 10' GETCTV EASEMENT
- 8 15' BUILDING SETBACK
- 9 16' DRAINAGE EASEMENT
- 10 5' WATER EASEMENT (LOT 902, BLK 19, LOTS 10-11, BLK 20, LOT 11, BLK 21, LOTS 26-27, BLK 26, LOTS 1-7, BLK 28)
- 11 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (LOTS 10-11, BLK 20, LOT 902, BLK 19, LOTS 26-27, BLK 26, LOTS 1-7, BLK 28)
- 12 16' SANITARY SEWER EASEMENT
- 13 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 14 VARIABLE WIDTH ROW DEDICATION (0.013 AC)
- 15 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 16 85' PERMANENT WATER EASEMENT (VOL 18335, PG 276, OPR)
- 17 100' WIDE CPSE EASEMENT (VOL 1393, PG 88, OPR)
- 18 14' GETCTV EASEMENT (VOL 20002, PG 1432-1435, PR)
- 19 VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20002, PG 1432-1435, PR)
- 20 SAN ANTONIO RIVER AUTHORITY EASEMENT (VOL 6747, PG 662, OPR)
- 21 SAN ANTONIO RIVER AUTHORITY EASEMENT (0.64 AC) (VOL 6747, PG 662, OPR)
- 22 10' GETCTV EASEMENT (VOL 20002, PG 2062-2065, PR)
- 23 15' BUILDING SETBACK (VOL 20002, PG 2062-2065, PR)
- 24 10' GETCTV EASEMENT (VOL 20003, PG 118-123, PR)
- 25 10' BUILDING SETBACK (VOL 20003, PG 118-123, PR)
- 26 10' BUILDING SETBACK (VOL 20003, PG 984-987, PR)
- 27 10' BUILDING SETBACK (VOL 20003, PG 984-987, PR)
- 28 15' BUILDING SETBACK (VOL 20003, PG 118-123, PR)
- 29 15' BUILDING SETBACK (VOL 20003, PG 118-123, PR)
- 30 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20003, PG 118-123, PR)
- 31 20'/28' GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20003, PG 1382-1386, PR)
- 32 VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 33 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 34 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- 35 VARIABLE WIDTH CLEAR VISION EASEMENT (LOTS 36-39, BLOCK 15 AND LOTS 1-2, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 36 VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 37 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 38 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- 39 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 40 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- 41 VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 42 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 43 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- 44 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 45 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- 46 VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 47 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 48 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- 49 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 50 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20002, PG 2062-2065, PR)
- 51 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 20002, PG 2062-2065, PR)
- 52 5' ROW DEDICATION (0.173 AC) (VOL 20002, PG 2062-2065, PR)
- 53 16' SANITARY SEWER EASEMENT (VOL 20002, PG 2062-2065, PR)
- 54 10' WATER SEWER EASEMENT (VOL 20002, PG 2062-2065, PR)
- 55 REMAINDER OF 16' SANITARY SEWER EASEMENT (VOL 20003, PG 984-987, PR)
- 56 16' SANITARY SEWER EASEMENT (VOL 20003, PG 984-987, PR)
- 57 10' BUILDING SETBACK (VOL 20003, PG 1382-1386, PR)
- 58 10' GETCTV EASEMENT (0.019 OF AN ACRE, "OFF-LOT" PERMEABLE) (VOL 20003, PG 1382-1386, PR)
- 59 5' WATER EASEMENT (0.033 OF AN ACRE, "OFF-LOT" PERMEABLE) (VOL 20003, PG 1382-1386, PR)
- 60 VARIABLE WIDTH DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT (VOL 20003, PG 1382-1386, PR)
- 61 10' GETCTV EASEMENT (VOL 20003, PG 1352-1353, PR)
- 62 10' BUILDING SETBACK (VOL 20003, PG 1352-1353, PR)
- 63 15' BUILDING SETBACK (VOL 20003, PG 1352-1353, PR)
- 64 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20002, PG 2062-2065, PR)



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  
LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

**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.

**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.

- 20' MAINTENANCE AND ACCESS EASEMENT (VOL 20003, PG 283-285, PR)
- VARIABLE WIDTH DRAINAGE, MAINTENANCE AND ACCESS EASEMENT (VOL 20003, PG 283-285, PR)
- 16' WATER EASEMENT (VOL 20003, PG 283-285, PR)
- 16' WATER SEWER EASEMENT (VOL 20002, PG 2062-2065, PR)
- 10' GETCTV EASEMENT (VOL 20003, PG 118-123, PR)
- 10' BUILDING SETBACK (VOL 20003, PG 118-123, PR)
- 10' BUILDING SETBACK (VOL 20003, PG 984-987, PR)
- 15' BUILDING SETBACK (VOL 20003, PG 118-123, PR)
- 15' BUILDING SETBACK (VOL 20003, PG 118-123, PR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20003, PG 118-123, PR)
- 20'/28' GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 30-31, BLOCK 14) (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 1382-1386, PR)
- 16' DRAINAGE EASEMENT (VOL 20003, PG 1382-1386, PR)
- VARIABLE WIDTH SEWER EASEMENT (VOL 20003, PG 1382-1386, PR)
- 15' GETCTV EASEMENT (LOT 1, BLOCK 24) (VOL 20003, PG 1382-1386, PR)
- 10' GETCTV EASEMENT (LOT 3

**PLAT NO. 22-11800769**  
**SUBDIVISION PLAT**  
**OF**  
**BROOK STONE CREEK - UNIT 2E**

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 140.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 2023021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, 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: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

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 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

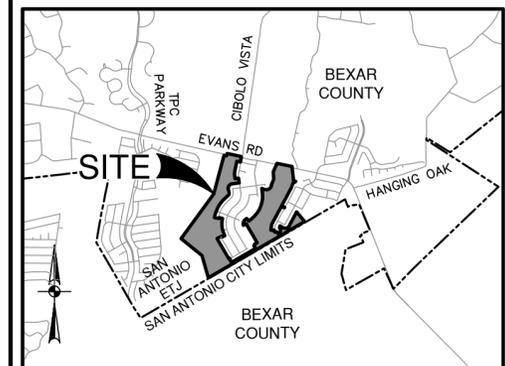
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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

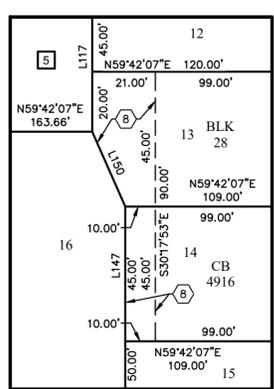


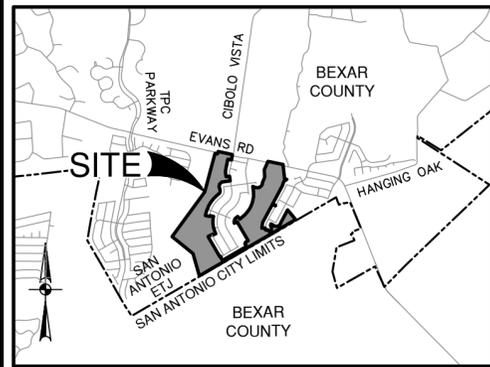
**LOCATION MAP**  
 NOT-TO-SCALE

**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.

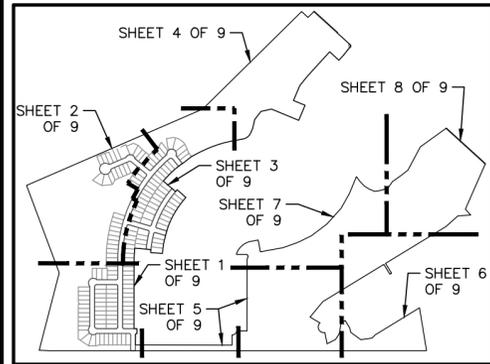
**SAWS IMPACT FEE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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.





LOCATION MAP  
NOT-TO-SCALE



INDEX MAP  
SCALE: 1"= 1000'

**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.

**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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES

STATE OF TEXAS  
COUNTY OF BEXAR

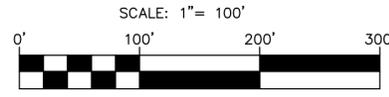
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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**

REGISTERED PROFESSIONAL LAND SURVEYOR



SHEET 3 OF 9

**PLAT NO. 22-11800769**  
**SUBDIVISION PLAT OF BROOK STONE CREEK - UNIT 2E**

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 140.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20230021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800  
DATE OF PREPARATION: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
C/O TEXAS, INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **LESLIE OSTRANDER** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

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 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

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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

Civil Job No. 12093-11; Survey Job No. 12093-00

Date: Nov 18, 2024, 2:43pm User: ID: ARENACA File: P:\12093\11\Design\Civil\PLAT\120931.dwg

**PLAT NO. 22-11800769**  
**SUBDIVISION PLAT**  
**OF**  
**BROOK STONE CREEK - UNIT 2E**

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 140.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20230021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, 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: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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, TEXAS 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

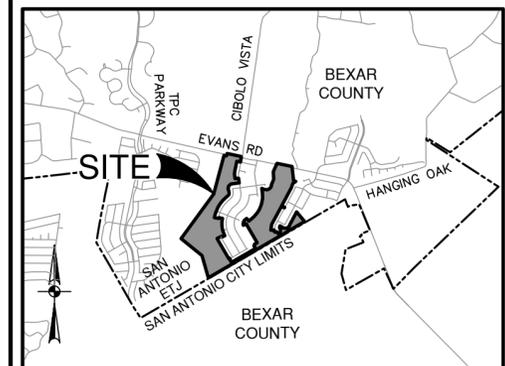
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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.

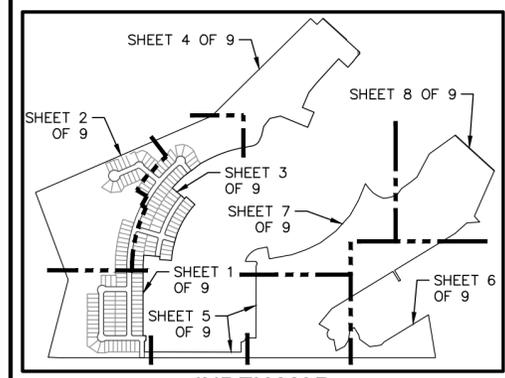
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

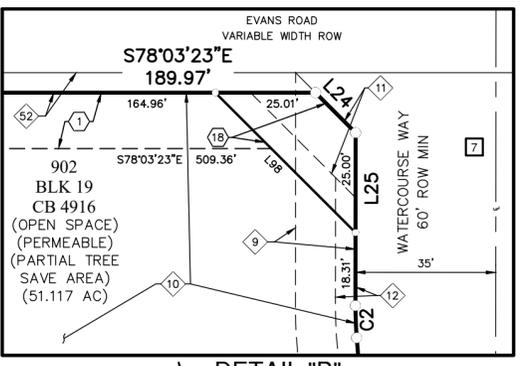
BY: \_\_\_\_\_ SECRETARY



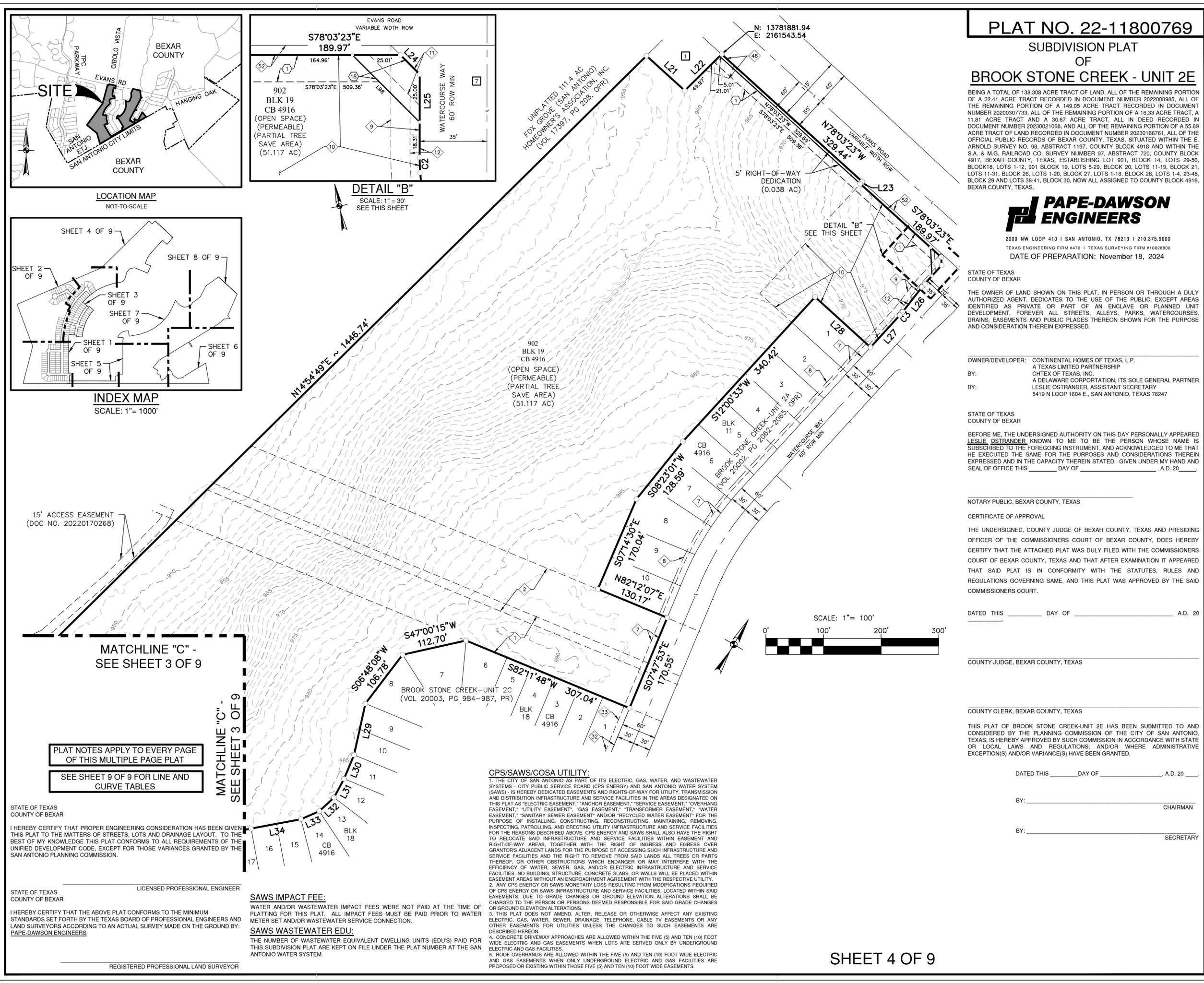
LOCATION MAP  
 NOT-TO-SCALE



INDEX MAP  
 SCALE: 1" = 1000'



DETAIL "B"  
 SCALE: 1" = 30'  
 SEE THIS SHEET



15' ACCESS EASEMENT  
 (DOC NO. 20220170268)

MATCHLINE "C" -  
 SEE SHEET 3 OF 9

MATCHLINE "C" -  
 SEE SHEET 3 OF 9

PLAT NOTES APPLY TO EVERY PAGE  
 OF THIS MULTIPLE PAGE PLAT  
 SEE SHEET 9 OF 9 FOR LINE AND  
 CURVE TABLES

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

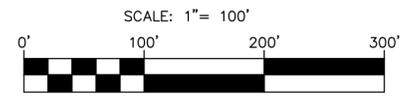
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

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.

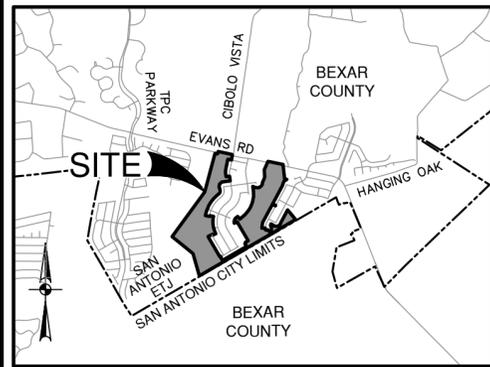
**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE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



SCALE: 1" = 100'

Civil Job No. 12093-11; Survey Job No. 12093-00

Date: Nov 18, 2024, 2:43pm User: ID: AREWACA File: P:\12093\11\Design\Civil\PLAT\1209311.dwg

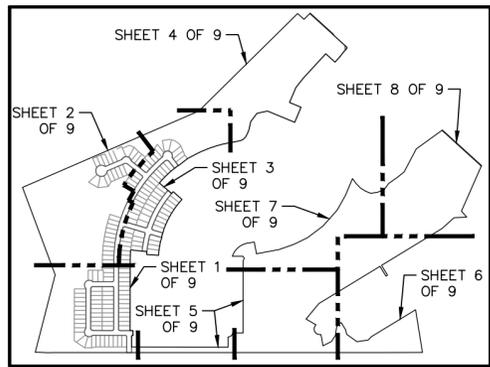
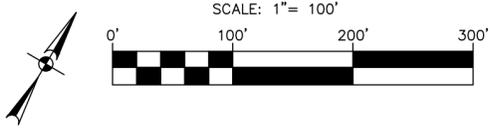


LOCATION MAP  
NOT-TO-SCALE

**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 GRANITOR'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.

**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.



INDEX MAP  
SCALE: 1" = 1000'

**PLAT NO. 22-11800769**  
**SUBDIVISION PLAT**  
**OF**  
**BROOK STONE CREEK - UNIT 2E**

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 140.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20230021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, 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: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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, TEXAS 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

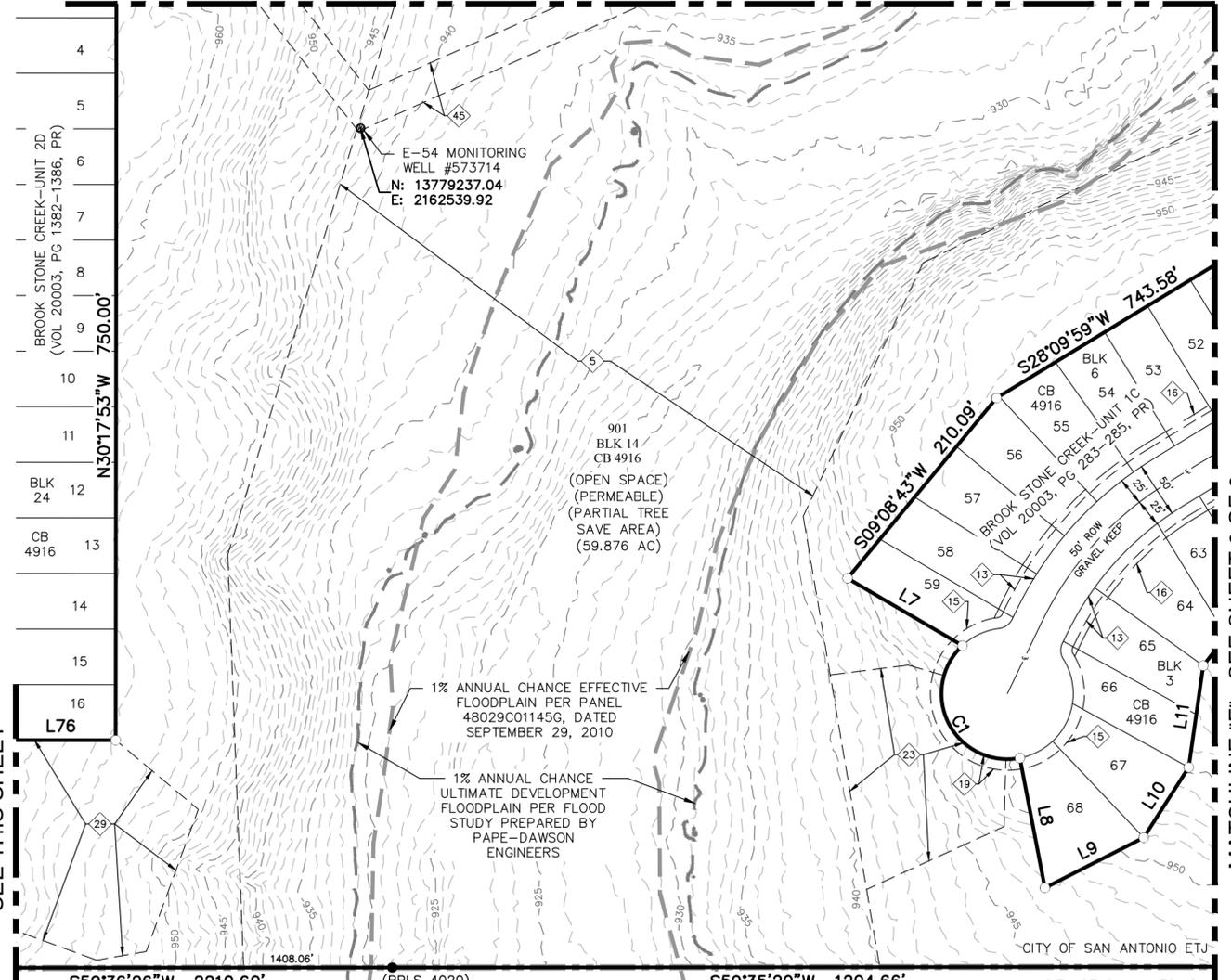
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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



MATCHLINE "E" - SEE THIS SHEET

MATCHLINE "F" - SEE SHEET 6 OF 9

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES

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

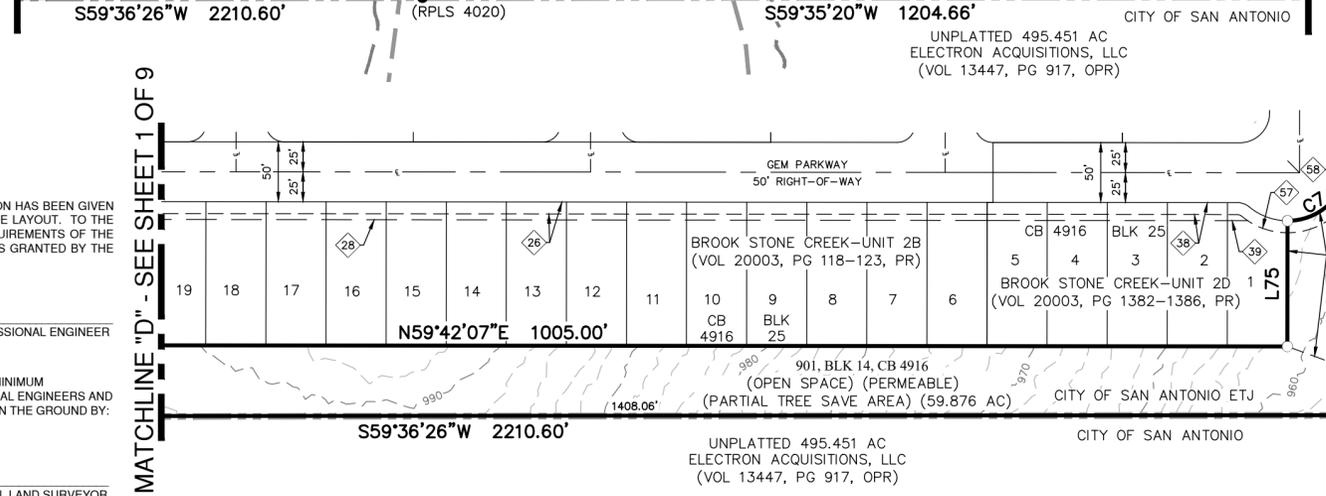
LICENSED PROFESSIONAL ENGINEER

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

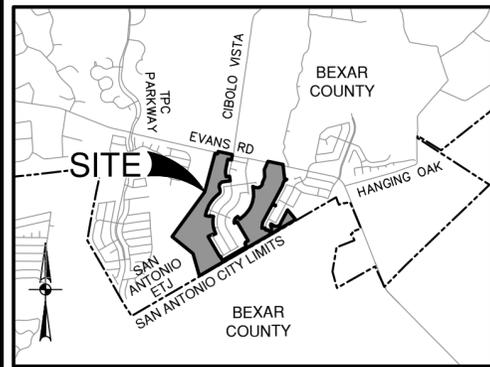
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "D" - SEE SHEET 1 OF 9

MATCHLINE "E" - SEE THIS SHEET



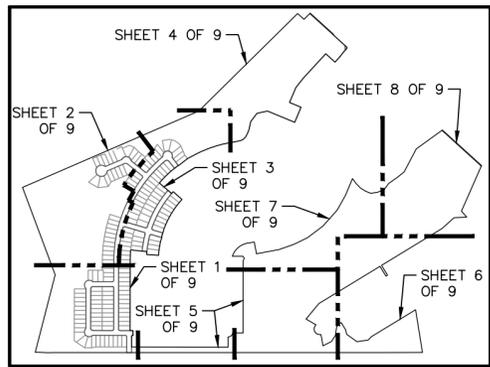
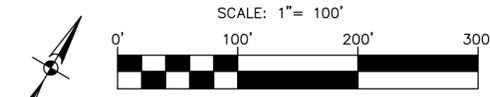
UNPLATTED 495.451 AC  
 ELECTRON ACQUISITIONS, LLC  
 (VOL 13447, PG 917, OPR)



LOCATION MAP  
NOT-TO-SCALE

**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 PURPOSES 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 GRANITOR'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, 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.



INDEX MAP  
SCALE: 1"= 1000'

**PLAT NO. 22-11800769**  
**SUBDIVISION PLAT**  
**OF**  
**BROOK STONE CREEK - UNIT 2E**

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 140.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20230021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, 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: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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, TEXAS 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

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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

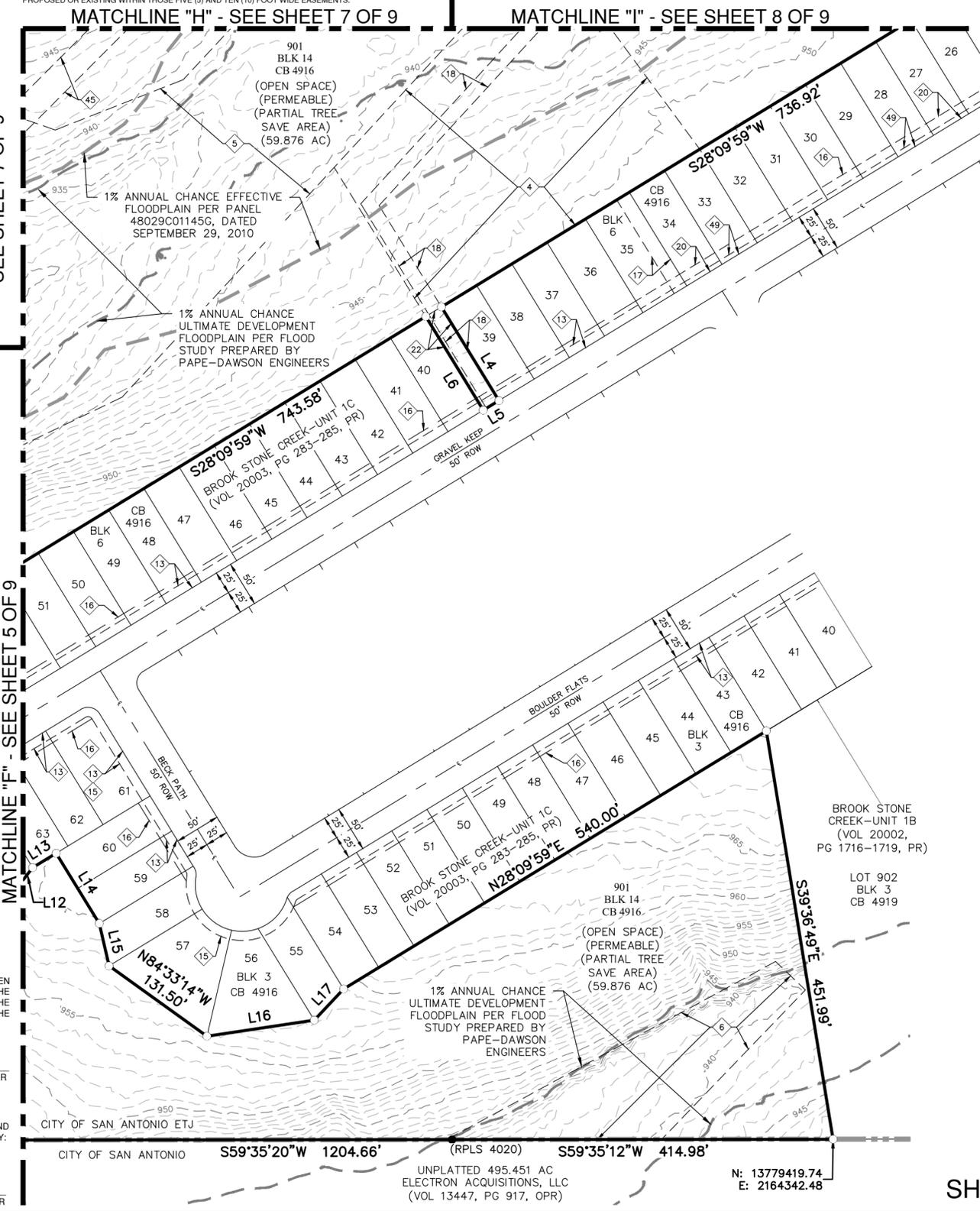
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES

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  
 LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR



CITY OF SAN ANTONIO ETJ  
 CITY OF SAN ANTONIO S59°35'20"W 1204.66' (RPLS 4020) S59°35'12"W 414.98'

UNPLATTED 495.451 AC  
 ELECTRON ACQUISITIONS, LLC  
 (VOL 13447, PG 917, OPR)  
 N: 13779419.74  
 E: 2164342.48

**PLAT NO. 22-11800769**  
**SUBDIVISION PLAT**  
**OF**  
**BROOK STONE CREEK - UNIT 2E**

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 140.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20230021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800  
 DATE OF PREPARATION: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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, TEXAS 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

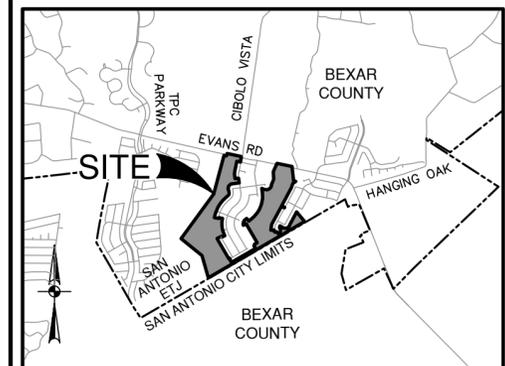
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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.

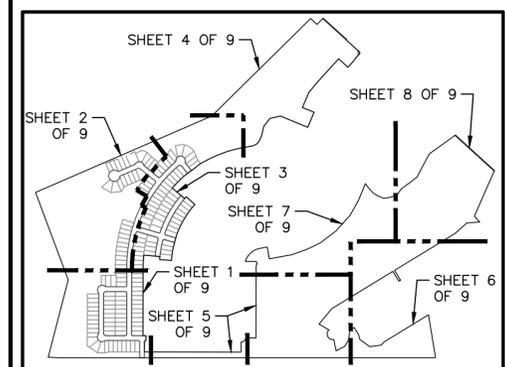
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



LOCATION MAP  
 NOT-TO-SCALE

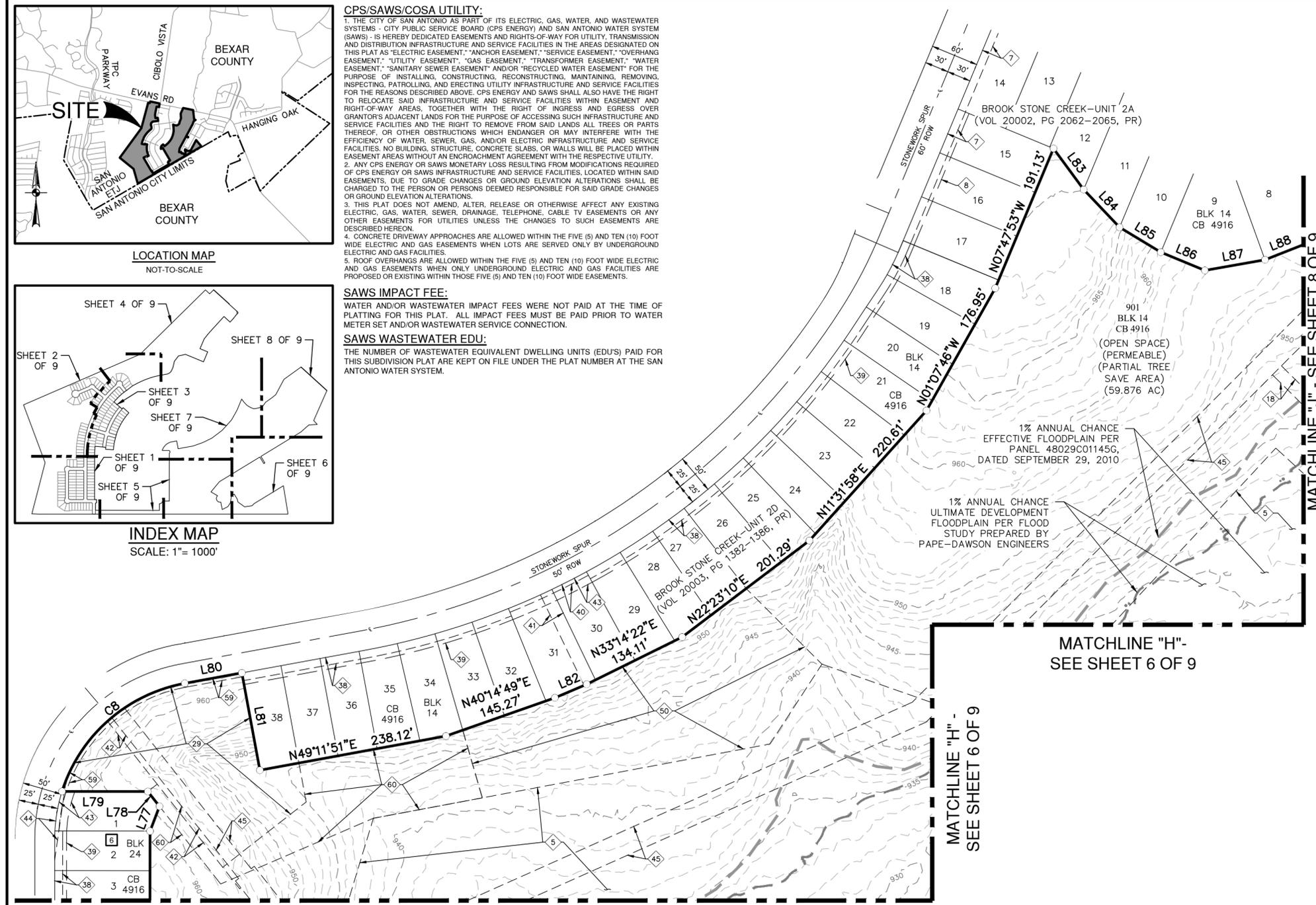


INDEX MAP  
 SCALE: 1" = 1000'

**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.

**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.

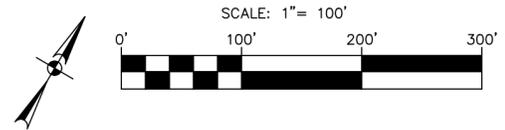


MATCHLINE "G" - SEE SHEET 5 OF 9

MATCHLINE "H" - SEE SHEET 6 OF 9

MATCHLINE "H" - SEE SHEET 6 OF 9

MATCHLINE "J" - SEE SHEET 8 OF 9



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

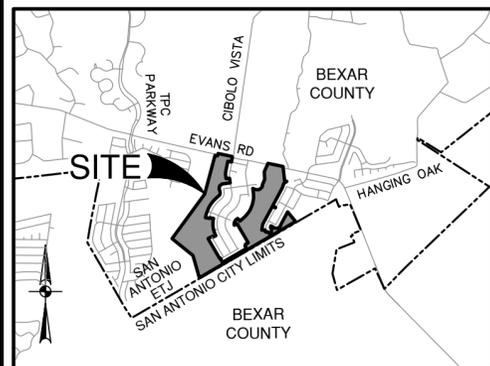
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
**PAPE-DAWSON ENGINEERS**

REGISTERED PROFESSIONAL LAND SURVEYOR

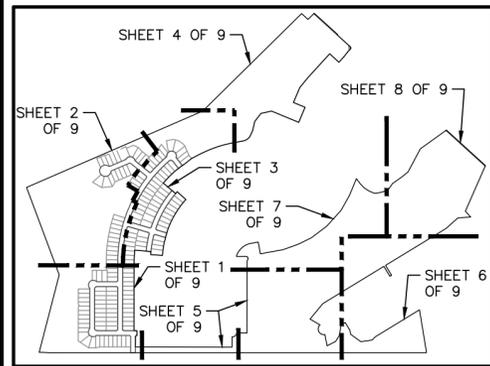
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES

Civil Job No. 12093-11; Survey Job No. 12093-00

Date: Nov 18, 2024, 2:40pm User: ID: ARENACA File: P:\120\93\11\Design\Civil\PLAT\PLAT202311.dwg



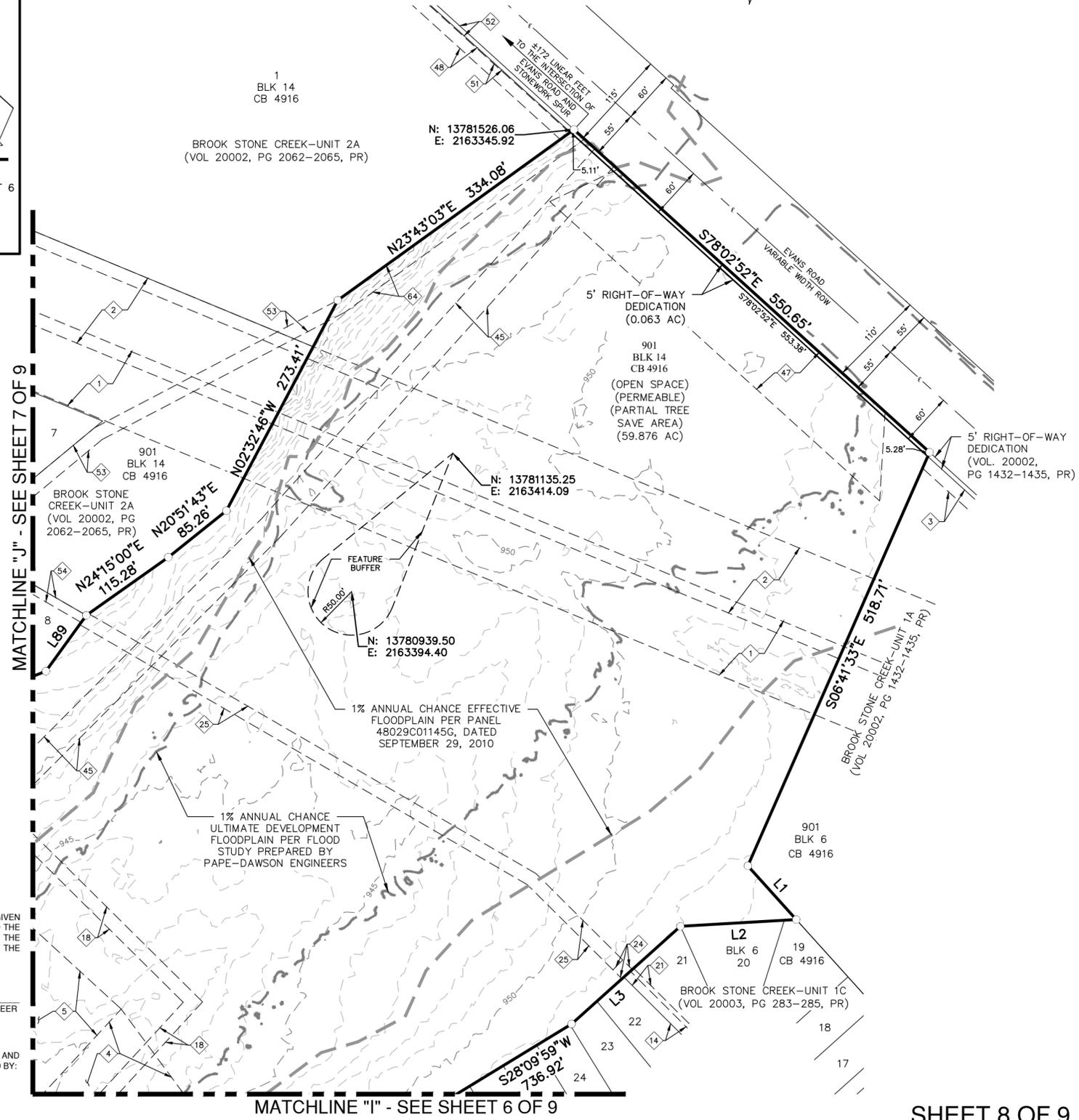
LOCATION MAP  
NOT-TO-SCALE



INDEX MAP  
SCALE: 1" = 1000'

**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 GRANITOR'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.

**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.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
 SEE SHEET 9 OF 9 FOR LINE AND CURVE TABLES

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  
 LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

**PLAT NO. 22-11800769**  
**SUBDIVISION PLAT**  
**OF**  
**BROOK STONE CREEK - UNIT 2E**

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 149.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20230021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, 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: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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 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

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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

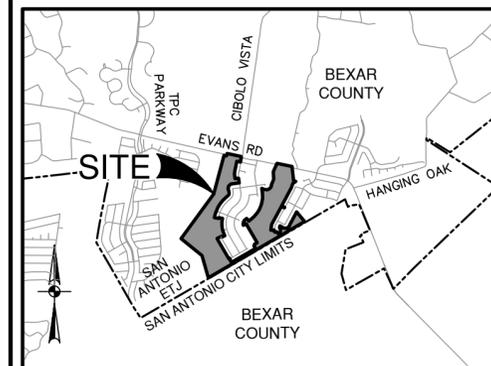
BY: \_\_\_\_\_ SECRETARY

Civil Job No. 12093-11; Survey Job No. 12093-00

Date: Nov 18, 2024, 2:43pm User: ID: ARENACA File: P:\120\93\11\Design\Civil\PLAT\220931.dwg

# PLAT NO. 22-11800769

## SUBDIVISION PLAT OF BROOK STONE CREEK - UNIT 2E



**LOCATION MAP**  
NOT-TO-SCALE

### RESIDENTIAL FINISHED FLOOR

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

### OPEN SPACE:

LOT 901, BLOCK 14 AND LOT 902, BLOCK 19, CB 4916, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

### SETBACK:

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

### 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 DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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.

### 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.

### 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.

### 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 AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

### 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.

### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 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.

### 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 BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOTS AFFECTED ARE LOTS 25-31, BLOCK 26, AND LOTS 17-18, BLOCK 28)

### 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 48029CO145G, 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 BEXAR COUNTY.

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 14, AND LOT 902, BLOCK 19, CB 4916, 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 BEXAR COUNTY.

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA #TRE-APP-APP22-38801394 AKA 2813364-2570623) 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. 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 ARBORIST OFFICE PER 35-477(H).

BEING A TOTAL OF 138.308 ACRE TRACT OF LAND, ALL OF THE REMAINING PORTION OF A 32.41 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022008985, ALL OF THE REMAINING PORTION OF A 140.05 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE REMAINING PORTION OF A 16.33 ACRE TRACT, A 11.81 ACRE TRACT AND A 30.67 ACRE TRACT, ALL IN DEED RECORDED IN DOCUMENT NUMBER 20230021068, AND ALL OF THE REMAINING PORTION OF A 55.89 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20230166761, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED WITHIN THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 AND WITHIN THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4917, BEXAR COUNTY, TEXAS, ESTABLISHING LOT 901, BLOCK 14, LOTS 29-50, BLOCK 18, LOTS 1-12, 901 BLOCK 19, LOTS 5-29, BLOCK 20, LOTS 11-19, BLOCK 21, LOTS 11-31, BLOCK 26, LOTS 1-20, BLOCK 27, LOTS 1-18, BLOCK 28, LOTS 1-4, 23-45, BLOCK 29 AND LOTS 38-41, BLOCK 30, NOW ALL ASSIGNED TO COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028000  
DATE OF PREPARATION: November 18, 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: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
C/O TEXAS, INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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 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

THIS PLAT OF BROOK STONE CREEK-UNIT 2E 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

LINE #	BEARING	LENGTH
L1	S72°20'01"E	82.92'
L2	S56°18'25"W	132.79'
L3	S17°39'59"W	167.78'
L4	S61°50'01"E	120.00'
L5	S28°09'59"W	20.00'
L6	N61°50'01"W	120.00'
L7	S89°54'21"E	119.62'
L8	S41°13'05"E	119.00'
L9	N32°32'31"E	99.56'
L10	N21°11'43"E	74.95'
L11	N22°17'49"W	92.31'
L12	N7°26'14"E	33.94'
L13	N28°09'59"E	30.00'
L14	S61°50'01"E	90.00'
L15	S43°17'01"E	47.47'
L16	N51°04'25"E	118.24'
L17	N12°50'59"E	46.66'
L18	S58°57'57"W	67.95'
L19	S61°58'16"W	103.51'
L20	S58°44'39"W	27.12'
L21	S78°03'23"E	90.00'
L22	N14°54'49"E	90.00'
L23	S12°00'33"W	5.00'
L24	S32°59'27"E	14.18'
L25	S12°00'33"W	43.31'
L26	S72°33'39"W	54.08'
L27	S12°00'33"W	75.23'
L28	N77°59'27"W	130.00'
L29	S17°54'42"E	91.42'
L30	S74°7'53"E	45.00'
L31	S21°5'42"E	37.01'
L32	S16°43'49"W	34.82'
L33	S35°49'01"W	34.82'
L34	S49°02'54"W	87.98'
L35	S48°56'05"W	46.86'
L36	S47°01'24"W	48.87'
L37	S44°48'03"W	48.87'
L38	S42°34'42"W	48.87'
L39	S40°21'21"W	48.87'
L40	S38°08'00"W	48.87'
L41	S35°54'40"W	48.87'
L42	S33°41'19"W	48.87'
L43	S31°49'47"W	102.47'
L44	S21°29'48"W	120.00'
L45	N68°30'12"W	2.77'
L46	S21°29'48"W	98.13'
L47	S17°34'01"W	19.18'
L48	S15°58'13"W	51.04'
L49	S13°38'56"W	51.04'
L50	S11°19'39"W	51.04'
L51	S79°49'59"E	170.00'

LINE #	BEARING	LENGTH
L52	S78°29'59"E	120.35'
L53	S11°24'40"W	27.70'
L54	S81°8'59"W	52.39'
L55	S5°13'18"W	52.39'
L56	S2°07'36"W	52.39'
L57	S0°58'05"E	52.39'
L58	S4°03'46"E	52.39'
L59	S7°09'28"E	52.39'
L60	S9°08'42"E	14.90'
L61	S13°54'41"E	98.17'
L62	N76°05'19"E	2.46'
L63	S13°54'41"E	47.50'
L64	S19°29'54"E	43.54'
L65	S22°04'36"E	43.54'
L66	S24°58'25"E	54.29'
L67	S63°37'50"W	122.50'
L68	S65°03'40"W	169.85'
L69	S24°26'05"E	11.38'
L70	S26°28'41"E	44.93'
L71	S28°22'53"E	44.93'
L72	N59°42'07"E	30.00'
L73	S30°17'53"E	50.00'
L74	S30°17'53"E	105.00'
L75	N30°17'53"W	104.90'
L76	N59°42'07"E	105.45'
L77	N9°32'54"W	33.46'
L78	N68°30'12"W	23.81'
L79	S59°42'07"W	107.91'
L80	N49°12'07"E	73.02'
L81	S40°47'53"E	125.02'
L82	N36°31'07"E	43.56'
L83	S66°36'19"E	64.29'
L84	S73°48'27"E	65.67'
L85	S89°07'00"E	60.70'
L86	N82°12'07"E	60.00'
L87	N49°37'20"E	76.89'
L88	N38°03'40"E	68.27'
L89	N5°28'06"E	79.07'
L90	N76°05'19"E	107.02'
L91	S76°05'19"W	107.02'
L92	N59°42'07"E	135.00'
L93	N81°11'29"W	200.26'
L94	S36°23'35"W	191.56'
L95	S81°11'29"E	184.27'
L96	S68°30'12"E	96.10'
L97	N68°30'12"W	96.28'
L98	S33°01'25"E	49.53'
L99	S68°30'12"E	45.00'
L100	S9°00'23"W	51.04'
L101	S6°41'06"W	51.04'
L102	S42°15'50"W	51.04'

LINE #	BEARING	LENGTH
L103	S2°02'33"W	51.04'
L104	S0°16'43"E	51.04'
L105	S2°36'00"E	51.04'
L106	S5°07'08"E	59.73'
L107	S8°07'09"E	72.21'
L108	S10°10'15"E	18.00'
L109	S13°54'41"E	48.22'
L110	N13°54'41"W	49.12'
L111	N18°18'19"W	44.93'
L112	N20°20'55"W	44.93'
L113	N22°23'30"W	44.93'
L114	S59°42'07"W	120.00'
L115	S30°17'53"E	50.00'
L116	S30°17'53"E	50.00'
L117	N30°17'53"W	110.00'
L118	N59°42'07"E	120.00'
L119	N28°40'32"W	49.24'
L120	N26°58'43"W	48.10'
L121	N25°12'02"W	48.10'
L122	N23°25'21"W	48.10'
L123	N21°38'40"W	48.10'
L124	N19°51'59"W	48.10'
L125	N18°05'18"W	48.10'
L126	N16°18'37"W	48.10'
L127	N14°31'56"W	48.10'
L128	N12°45'15"W	48.10'
L129	N1°24'00"E	48.10'
L130	N3°10'41"E	48.10'
L131	N4°57'22"E	48.10'
L132	S44°18'09"W	34.41'
L133	S46°46'47"W	45.75'
L134	S31°39'17"W	56.19'
L135	S53°36'25"E	114.53'
L136	S83°29'44"W	53.72'
L137	S81°11'29"E	91.41'
L138	S8°48'31"W	109.26'
L139	S15°07'16"W	48.11'
L140	S16°26'37"W	48.10'
L141	S18°13'18"W	48.10'
L142	N68°30'12"W	22.39'
L143	N72°54'58"E	49.39'
L144	S68°30'12"E	32.64'
L145	S15°16'17"W	14.38'
L146	S70°40'47"E	15.85'
L147	S30°17'53"E	95.00'
L148	N53°36'25"W	21.25'
L149	S68°30'12"E	136.80'
L150	S54°02'51"E	27.31'
L151	N8°48'31"E	55.14'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	59.00'	147°52'05"	S57°17'03"E	113.39'	152.27'
C2	100.00'	4°36'54"	S9°42'06"W	8.05'	8.05'
C3	100.00'	4°36'54"	S9°42'06"W	8.05'	8.05'
C4	1090.00'	1°20'00"	N10°50'01"E	25.37'	25.37'
C5	1090.00'	1°37'07"	N25°44'54"W	30.79'	30.79'
C6	15.00'	90°00'00"	S14°42'07"W	21.21'	23.56'
C7	50.00'	81°36'28"	N19°00'48"E	65.35'	71.22'
C8	200.00'	62°02'10"	N18°11'02"E	206.12'	216.55'
C9	1090.00'	21°56'46"	S0°48'22"E	414.95'	417.50'
C10	15.00'	92°07'57"	S57°50'43"E	21.60'	24.12'
C11	15.00'	92°07'57"	S30°01'20"W	21.60'	24.12'
C12	1090.00'	8°53'42"	S20°29'29"E	169.05'	169.22'
C13	1140.00'	9°02'34"	N20°25'03"W	179.74'	179.92'
C14	15.00'	88°00'55"	N59°54'14"W	20.84'	23.04'
C15	15.00'	91°40'45"	S30°14'56"W	21.52'	24.00'
C16	1380.00'	14°42'26"	S22°56'40"E	353.26	