

LOCATION MAP N.T.S.

CPS/SAWS/COGA UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 12A).

FLOOD PLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0605G, EFFECTIVE JULY 14, 2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FIRE NOTE:

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

BUILDING SETBACK NOTE:

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

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION 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.

IMPACT FEE PAYMENT DUE:

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

WASTE WATER EDU NOTE:

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

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801647) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THE CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-47(h).

RESIDENTIAL FINISHED FLOOR:

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

DRAINAGE EASEMENT ENCROACHMENTS:

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

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(d)(5)).

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE DETENTION POND LOCATED IN LOT #01, BLOCK #1, CB 5192, SUBDIVISION UNIT 28 (PLAT #22-11800302).

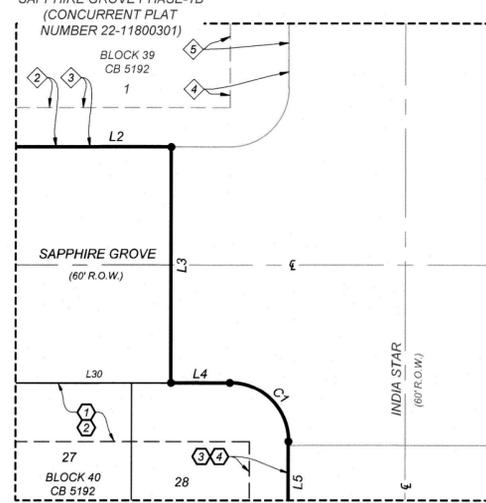
LEGEND:

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⬢ = EXISTING EASEMENT
- ⬢ = PROPOSED EASEMENT
- ⬢ = PROPOSED CONTOURS
- 958 --- = EXISTING CONTOURS
- ⊥ = CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET
- N.T.S. = NOT TO SCALE
- ETJ = EXTRA TERRITORIAL JURISDICTION

KEY NOTES:

- 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 26' SANITARY SEWER EASEMENT (VOLUME: 20003 PAGES 857-861 P.P.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (SAPPHIRE GROVE PHASE-1B CONCURRENT PLAT NUMBER 22-11800301)
- 10' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE-1B CONCURRENT PLAT NUMBER 22-11800301)
- 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (SAPPHIRE GROVE PHASE-1B CONCURRENT PLAT NUMBER 22-11800301)
- 15' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE-1B CONCURRENT PLAT NUMBER 22-11800301)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (SAPPHIRE GROVE PHASE-2B CONCURRENT PLAT NUMBER 22-11800302)
- 10' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE-2B CONCURRENT PLAT NUMBER 22-11800302)
- 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (SAPPHIRE GROVE PHASE-2B CONCURRENT PLAT NUMBER 22-11800302)
- 15' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE-2B CONCURRENT PLAT NUMBER 22-11800302)
- OFF-LOT 18' SANITARY SEWER EASEMENT R.O.W. PERMEABLE (VOL. 20003, PGS. 857-861 P.P.)

SAPPHIRE GROVE PHASE-1B (CONCURRENT PLAT NUMBER 22-11800301)



DETAIL "A" SCALE: 1" = 30' (SEE PAGE 2 OF 2)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S80°40'37"E
C2	28.16'	155.00'	14.12'	10°24'30"	28.12'	S59°31'38"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N46°40'02"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N43°19'58"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N46°40'02"W
C6	118.75'	170.00'	61.92'	40°10'28"	116.36'	S34°18'39"W
C7	19.51'	70.00'	9.82'	15°57'58"	19.44'	S6°18'57"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°40'02"E
C9	63.85'	155.00'	32.38'	23°36'05"	63.40'	N76°31'55"E
C10	84.44'	205.00'	42.83'	23°36'05"	83.85'	S76°31'55"W
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S43°19'58"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	S46°40'02"E
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	S43°19'58"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N43°19'58"E
C15	38.23'	130.00'	18.23'	15°57'58"	36.11'	N6°18'57"E
C16	160.67'	230.00'	83.77'	40°10'28"	157.42'	N34°18'39"E

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	125.00'	S35°40'37"E	L26	93.81'	N88°19'58"E
L2	80.00'	N54°19'23"E	L27	33.89'	N1°40'02"W
L3	60.00'	S35°40'37"E	L28	48.29'	N40°10'26"E
L4	15.00'	N54°19'23"E	L29	175.00'	N54°19'23"E
L5	25.00'	S35°40'37"E	L30	181.80'	S54°19'23"W
L6	70.05'	S37°52'46"E	L31	123.87'	S14°17'55"W
L7	132.79'	S54°19'23"W	L32	12.79'	S1°40'02"E
L8	90.00'	S35°40'37"E	L33	50.00'	S25°16'07"E
L9	30.21'	S1°40'02"E	L34	190.00'	S1°40'02"E
L10	62.50'	N88°19'58"E	L35	50.00'	S1°40'02"E
L11	30.19'	N54°19'23"E	L36	99.94'	S1°40'02"E
L12	116.83'	S35°40'37"E	L37	50.00'	S88°28'42"W
L13	6.30'	N54°19'23"E	L38	50.00'	N1°40'02"W
L14	188.75'	S25°16'07"E	L39	50.00'	N1°40'02"W
L15	60.00'	N88°19'58"E	L40	146.70'	N88°19'58"E
L16	110.00'	S1°40'02"E	L41	12.79'	N1°40'02"W
L17	3.80'	S88°19'58"W	L42	123.87'	N14°17'55"E
L18	166.71'	S1°40'02"E	L43	181.80'	N54°19'23"E
L19	99.82'	S1°40'02"E	L44	30.00'	N88°19'58"E
L20	50.00'	S88°19'58"W	L45	30.00'	N88°19'58"E
L21	50.00'	N1°40'02"W	L46	29.82'	S1°40'02"E
L22	50.00'	N88°19'58"E	L47	50.00'	N3°56'18"W
L23	190.00'	N1°40'02"W			
L24	50.00'	S88°19'58"W			
L25	50.00'	N1°40'02"W			

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, STE. 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6282



3421 Paasanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP# Firm #: 9513 • TPLS Firm #: 1012200

STATE OF TEXAS
COUNTY OF BEXAR

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

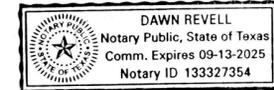
RICHARD MOTT, P.E.
OWNER/DEVELOPER
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 3rd DAY OF May A.D. 2024
Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE, PHASE 2C 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

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.

[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

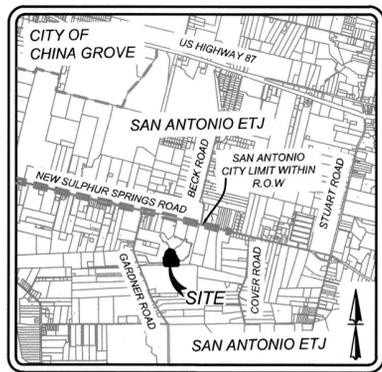
[Signature]
TERESA A. BEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

DATE OF PREPARATION: 5/3/2024

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL LOTS = 101





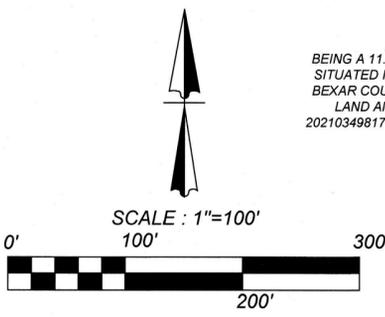
LOCATION MAP N.T.S.

LEGEND:

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED CONTOURS
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CENTERLINE OF ROAD
R.O.W. = RIGHT-OF-WAY
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KEY NOTES

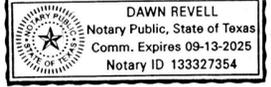
- 15' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
15' BUILDING SETBACK LINE
10' BUILDING SETBACK LINE
10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
26' SANITARY SEWER EASEMENT (VOLUME: 20003 PAGES 857-861 P.P.R.)
10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (SAPPHIRE GROVE PHASE-1B CONCURRENT PLAT NUMBER 22-11800301)
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10' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE-2B CONCURRENT PLAT NUMBER 22-11800302)
OFF-LOT 40' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) SAPPHIRE GROVE PHASE 1A (VOL. 20003, PGS. 857-861 P.P.R.)
OFF-LOT 20' CONSTRUCTION EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) SAPPHIRE GROVE PHASE 1A (VOL. 20003, PGS. 857-861 P.P.R.)



OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 100 NE LOOP 410, STE. 1155 SAN ANTONIO, TX 78216 PHONE: (210) 403-6282

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...

RICHARD MOTT, P.E. OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF May A.D. 2024 Dawn Revell NOTARY PUBLIC BEXAR COUNTY TEXAS

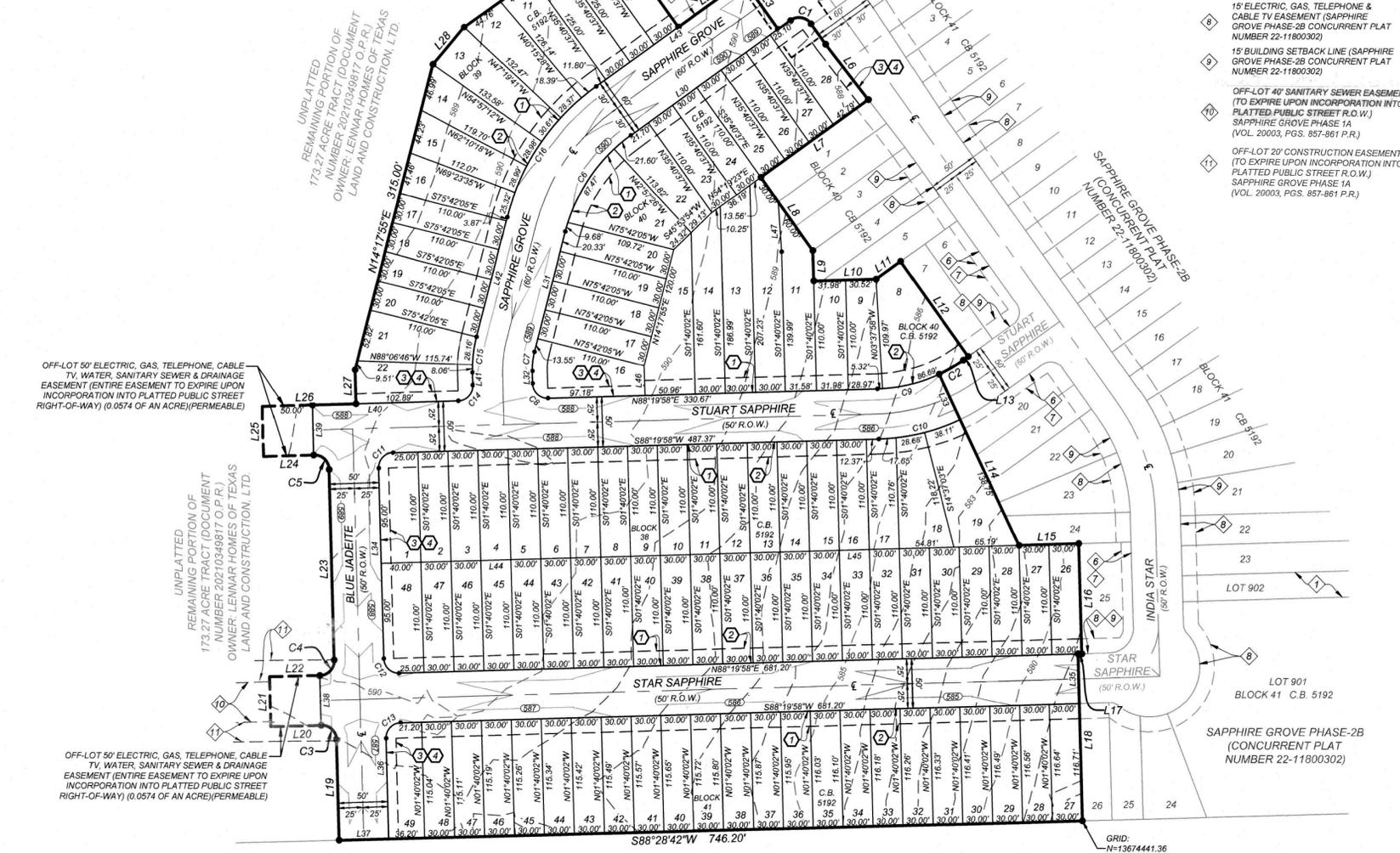


CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS ___ DAY OF ___ A.D. 20___ COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE, PHASE 2C 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



MARGARET FRANCES SCHWARTZKOPF REMAINING PORTION OF CALLED 127.057 ACRES DOCUMENT NUMBER 20190191334 O.P.R. (DESCRIBED IN VOLUME 13839, PAGE 699 O.P.R.)

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. Travis R. Elseth 99254 LICENSED PROFESSIONAL ENGINEER 5/3/24

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. WASTE WATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "WASTEWATER EASEMENT," "CONCRETE DRIVEWAY EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS 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 UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

DATE OF PREPARATION: 5/3/2024 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLES RESIDENTIAL LOTS = 101

