

SUBDIVISION PLAT OF BRE PHASE 5 UNIT 2A

BEING A 13.979 ACRE TRACT OF LAND OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS...



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

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...

OWNER/DEVELOPER: SEAN MILLER PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78258 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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 PRESENCE OF THE FOLLOWING WITNESSES...

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-25 Notary ID 12081891

THIS PLAT OF BRE PHASE 5 UNIT 2A 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...

DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

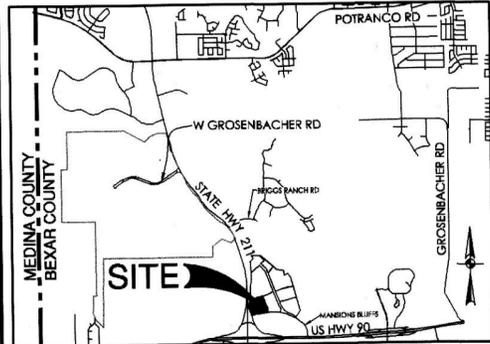
CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

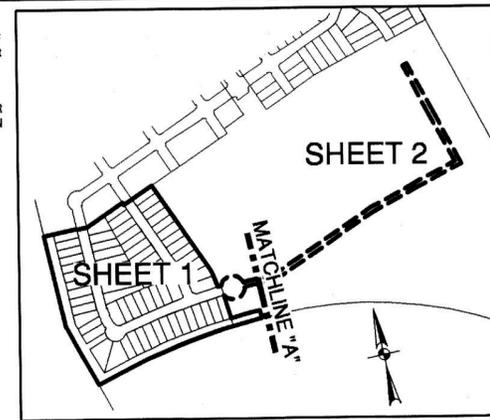
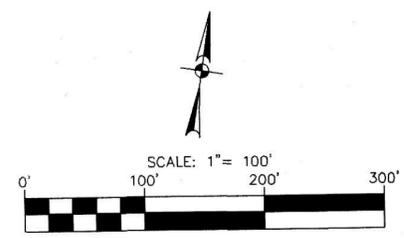


LOCATION MAP NOT TO SCALE

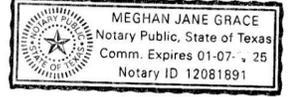
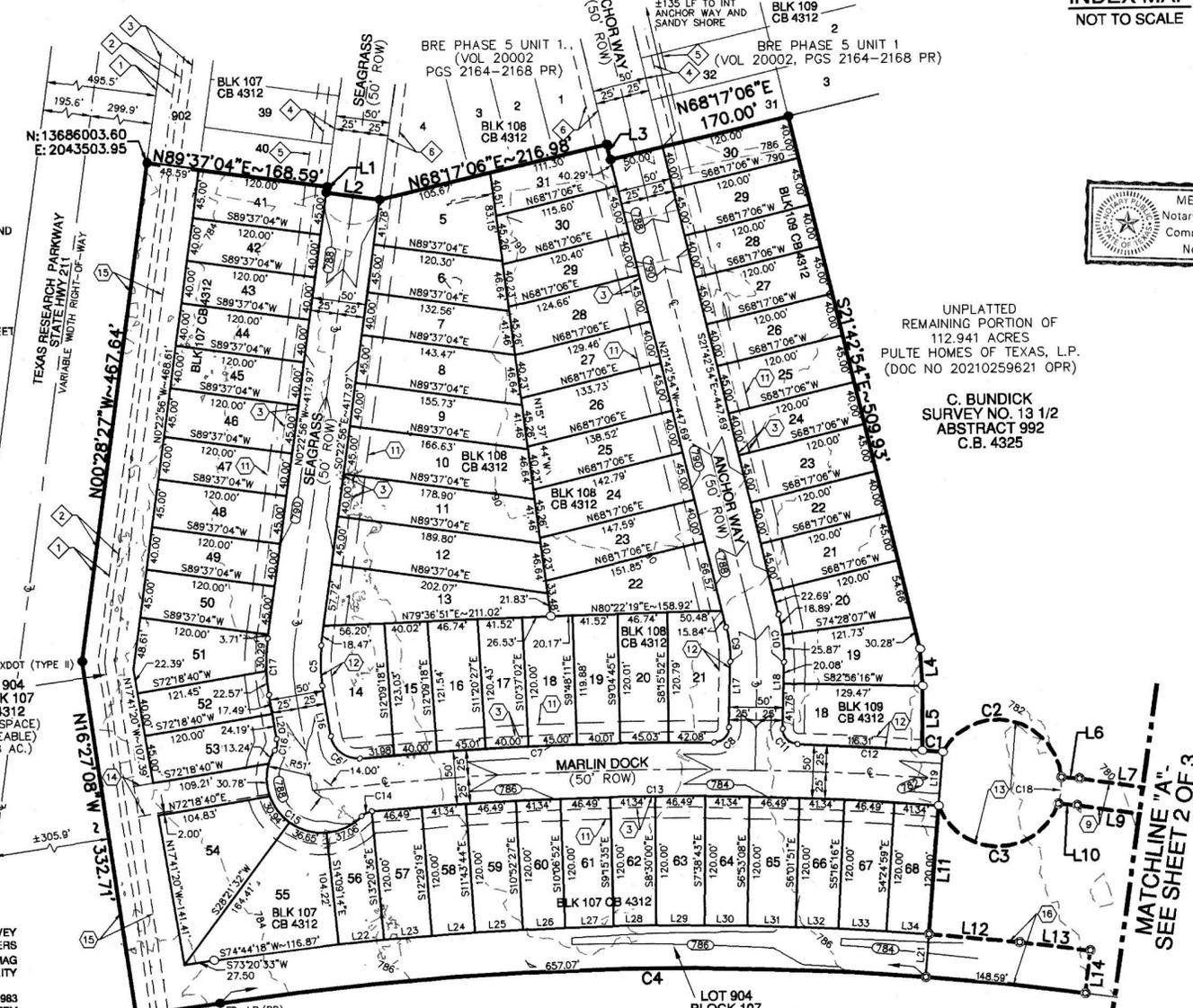
- LEGEND: AC ACRE(S), BLK BLOCK, CB COUNTY BLOCK, DOC DOCUMENT NUMBER, GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, INT INTERSECTION, OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS, VOL VOLUME, PG PAGE(S), PR PLAT RECORDS OF BEXAR COUNTY, TEXAS, ROW RIGHT-OF-WAY, LF LINEAR FEET, FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE), SET 1/2" IRON ROD (PD), SET 1/2" IRON ROD (PD)-ROW, EASEMENT POINT OF INTERSECTION, CENTERLINE, EXISTING CONTOURS, PROPOSED CONTOURS, ORIGINAL SURVEY LINE, 10' GETCTV EASEMENT, 25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 1.03 AC), 20' BUILDING SETBACK LINE, 10' GETCTV EASEMENT & BUILDING SETBACK LINE, VARIABLE WIDTH TURNAROUND, CONSTRUCTION, ACCESS, WATER, SEWER, DRAINAGE AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.247 AC. PERMEABLE), 28' GETCTV EASEMENT, 30' GETCTV EASEMENT, VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 0.137 AC. PERMEABLE)

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," "ANCHOR EASEMENT," "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...

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 NOT TO SCALE



UNPLATTED REMAINING PORTION OF 112.941 ACRES PULTE HOMES OF TEXAS, L.P. (DOC NO 20210259621 OPR) C. BUNDICK SURVEY NO. 13 1/2 ABSTRACT 992 C.B. 4325

UNPLATTED 40.00 ACRES BRIGGS RANCH LTD. VOL. 17797, PG. 2223, OPR

LOT 904 BLOCK 107 CB 4312 (OPEN SPACE) (PERMEABLE) (1.588 AC.)

SURVEYOR'S NOTES:

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

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

Matthew Geistweidt 12-21-2023 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

G.E. Buchanan 12/21/2023 REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

BRE PHASE 5 UNIT 2A Civil Job No. 12361-07, Survey Job No. 12361-00

SUBDIVISION PLAT OF BRE PHASE 5 UNIT 2A

BEING A 13.979 ACRE TRACT OF LAND OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, AND OUT OF THE C. BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 41-68 AND 904, BLOCK 107, LOT 5-31, BLOCK 108, AND LOT 18-30, BLOCK 109 IN BEXAR COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPE L.F. FIRM REGISTRATION #10028800
DATE OF PREPARATION: December 21, 2023

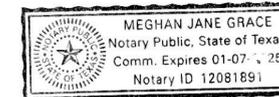
STATE OF TEXAS
COUNTY OF BEXAR

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: SEAN MILLER
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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 PRESENCE OF THE FOLLOWING NOTARIES, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF December, A.D. 2023



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 5 UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

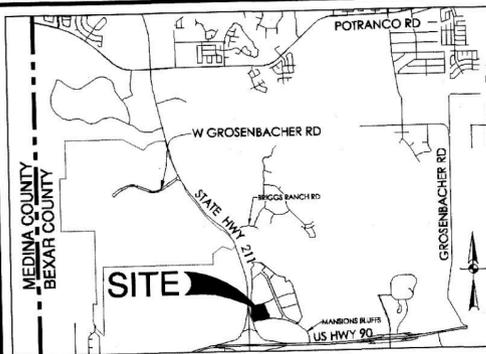
CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
INT INTERSECTION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
LF LINEAR FEET
SURVEYOR FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW
EASEMENT POINT OF INTERSECTION
CENTERLINE
EXISTING CONTOURS
PROPOSED CONTOURS
ORIGINAL SURVEY LINE
10' GETCTV EASEMENT
25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 1.03 AC.)
20' BUILDING SETBACK LINE
10' GETCTV EASEMENT & BUILDING SETBACK LINE
VARIABLE WIDTH TURNAROUND, CONSTRUCTION, ACCESS, WATER, SEWER, DRAINAGE AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.247 AC. PERMEABLE)
28' GETCTV EASEMENT
30' GETCTV EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 0.137 AC. PERMEABLE)
14' ELECTRIC & GAS EASEMENT (VOL 8002, PG 1025 OPR)
20' WATER EASEMENT (VOL 15284, PG 420 OPR)
30' GETCTV EASEMENT (VOL 20002, PGS 2164-2168 PR)
10' GETCTV EASEMENT (VOL 20002, PGS 2164-2168 PR)
20' BUILDING SETBACK LINE (VOL 20002, PGS 2164-2168 PR)
10' GETCTV EASEMENT & BUILDING SETBACK LINE (VOL 20002, PGS 2164-2168 PR)
20' BUILDING SETBACK LINE (PLAT NO 22-11800311)
10' GETCTV EASEMENT (PLAT NO 22-11800311)
20' CLEAR VISION EASEMENT AND BUILDING SETBACK LINE (PLAT NO 22-11800311)
VARIABLE WIDTH GETCTV, WATER, SEWER, ACCESS, AND DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (PLAT NO 22-11800311)

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON 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...

SURVEYOR'S NOTES:

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
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STATE OF TEXAS
COUNTY OF BEXAR

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

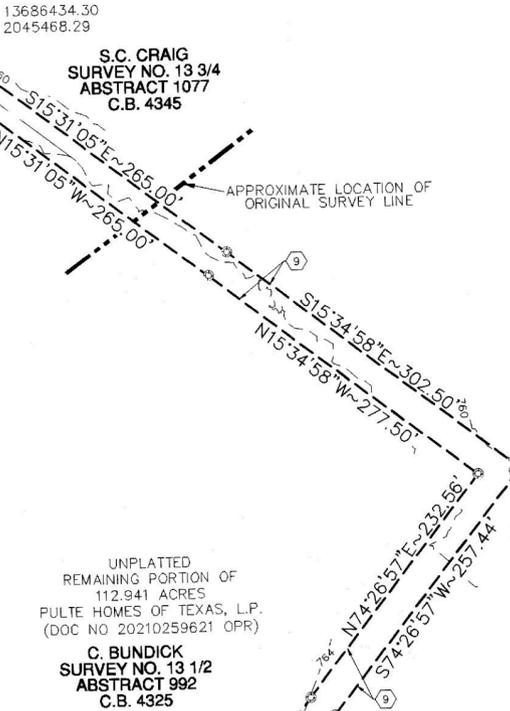
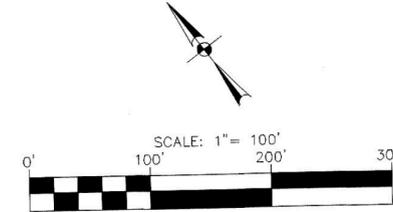
Matthew Hall 12-21-2023
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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G.E. Buchanan 12/21/2023
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.



UNPLATTED REMAINING PORTION OF 112.941 ACRES PULTE HOMES OF TEXAS, L.P. (DOC NO 20210259621 OPR)
C. BUNDICK SURVEY NO. 13 1/2 ABSTRACT 992 C.B. 4325

UNPLATTED REMAINING PORTION OF 112.941 ACRES PULTE HOMES OF TEXAS, L.P. (DOC NO 20210259621 OPR)
C. BUNDICK SURVEY NO. 13 1/2 ABSTRACT 992 C.B. 4325

MATCHLINE "A" SEE SHEET 1 OF 3

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



BRE PHASE 5 UNIT 2A
Civil Job No. 12361-07; Survey Job No. 12361-00

Date: Dec 21, 2023, 11:20am User: G:\McGinnis
File: P:\223180590\Design\Drawings\DWG\Plat PL 22-11800590.dwg

PLAT NO. 22-11800590
SUBDIVISION PLAT
OF
BRE PHASE 5 UNIT 2A

BEING A 13.979 ACRE TRACT OF LAND OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021029621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, AND OUT OF THE C. BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 41-68 AND 904, BLOCK 107, LOT 5-31, BLOCK 108, AND LOT 18-30, BLOCK 109 IN BEXAR COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #473 | TBP.LS FIRM REGISTRATION #10228600
DATE OF PREPARATION: December 21, 2023

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: SEAN MILLER
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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, AND UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20__

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-25
Notary ID 12081891

THIS PLAT OF BRE PHASE 5 UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



- LEGEND
- AC ACRE(S)
 - BLK BLOCK
 - CB COUNTY BLOCK
 - DOC DOCUMENT NUMBER
 - GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - INT INTERSECTION
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - PG PAGE(S)
 - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - LF LINEAR FEET
 - (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - ⊙ EASEMENT POINT OF INTERSECTION
 - CENTERLINE
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - - - ORIGINAL SURVEY LINE
- ① 14' ELECTRIC & GAS EASEMENT (VOL. 8002, PG 1025 OPR)
 - ② 20' WATER EASEMENT (VOL. 15294, PG 420 OPR)
 - ③ 30' GETCTV EASEMENT (VOL. 20002, PGS 2164-2168 PR)
 - ④ 10' GETCTV EASEMENT (VOL. 20002, PGS 2164-2168 PR)
 - ⑤ 20' BUILDING SETBACK LINE (VOL. 20002, PGS 2164-2168 PR)
 - ⑥ 10' GETCTV EASEMENT & BUILDING SETBACK LINE (VOL. 20002, PGS 2164-2168 PR)
 - ⑦ 20' BUILDING SETBACK LINE (PLAT NO 22-11800311)
 - ⑧ 10' GETCTV EASEMENT (PLAT NO 22-11800311)
 - ⑨ 20' CLEAR VISION EASEMENT AND BUILDING SETBACK LINE (PLAT NO 22-11800311)
 - ⑩ VARIABLE WIDTH GETCTV, WATER, SEWER, ACCESS, AND DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (PLAT NO 22-11800311)
- ⑪ 10' GETCTV EASEMENT
 - ⑫ 25' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 1.03 AC.)
 - ⑬ 20' BUILDING SETBACK LINE
 - ⑭ 10' GETCTV EASEMENT & BUILDING SETBACK LINE
 - ⑮ VARIABLE WIDTH TURNAROUND, CONSTRUCTION, ACCESS, WATER, SEWER, DRAINAGE AND GETCTV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.247 AC. PERMEABLE)
 - ⑯ 28' GETCTV EASEMENT
 - ⑰ 30' GETCTV EASEMENT
 - ⑱ VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT 0.137 AC. PERMEABLE)

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.

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.

RESIDENTIAL FIRE FLOW:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL. IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE:
LOT 904, BLOCK 107, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

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.

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 745 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.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 107, CB 4312, 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 (TRF-APP-APP21-38801251) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

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

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE DETENTION POND LOCATED IN LOT 904, BLOCK 100, CB 4312, BRE PHASE 5 UNIT 2B, PLAT #22-11800311.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S02°2'58"E	5.74'
L2	N89°37'04"E	50.00'
L3	S21°42'54"E	15.00'
L4	S12°33'40"E	34.64'
L5	S7°34'14"E	59.85'
L6	N85°56'33"E	16.96'
L7	N89°47'34"E	143.55'
L8	N74°26'57"E	25.00'
L9	S89°47'34"W	147.46'
L10	S85°56'33"W	17.48'
L11	S3°39'24"E	120.00'
L12	N87°10'23"E	84.70'
L13	N88°46'56"E	65.73'
L14	S1°00'26"E	39.78'
L15	S73°38'51"W	79.18'
L16	S17°41'20"E	47.33'
L17	N7°03'44"W	61.48'
L18	S7°03'44"E	61.84'
L19	S3°39'24"E	50.00'
L20	N17°41'20"W	41.68'
L21	S3°39'24"E	40.03'
L22	S78°13'48"W	42.40'
L23	S77°05'02"W	44.70'
L24	S77°53'28"W	39.74'
L25	S78°41'54"W	44.70'
L26	S79°30'20"W	39.74'
L27	S80°18'46"W	44.70'
L28	S81°07'12"W	39.74'
L29	S81°55'38"W	44.70'
L30	S82°44'04"W	39.74'
L31	S83°32'30"W	44.70'
L32	S84°20'56"W	39.74'
L33	S85°09'22"W	44.70'
L34	S85°57'48"W	39.74'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3167.00'	0°20'14"	N86°10'29"E	18.64'	18.64'
C2	59.00'	145°24'10"	S85°53'06"E	112.86'	149.73'
C3	59.00'	139°57'24"	S81°17'41"W	110.87'	144.12'
C4	2957.00'	15°36'38"	S81°25'10"W	803.17'	805.66'
C5	125.00'	17°18'24"	S9°02'08"E	37.61'	37.76'
C6	25.00'	85°46'08"	S60°34'23"E	34.03'	37.42'
C7	3167.00'	5°57'15"	N79°31'11"E	328.96'	329.11'
C8	14.00'	89°33'34"	N37°43'02"E	19.72'	21.88'
C9	125.00'	14°39'09"	N14°23'19"W	31.88'	31.97'
C10	175.00'	14°39'09"	S14°23'19"E	44.63'	44.75'
C11	14.00'	89°02'09"	S51°34'49"E	19.63'	21.76'
C12	3167.00'	2°26'30"	N85°07'21"E	134.95'	134.96'
C13	3117.00'	9°41'12"	S81°30'00"W	526.35'	526.97'
C14	15.00'	40°53'51"	S56°12'28"W	10.48'	10.71'
C15	51.00'	167°01'37"	N60°43'39"W	101.35'	148.67'
C16	15.00'	40°28'30"	N2°32'55"E	10.38'	10.60'
C17	175.00'	17°18'24"	N9°02'08"W	52.66'	52.86'
C18	59.00'	24°30'01"	N0°56'01"W	25.04'	25.23'

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

Matthew Geistweidt
12-21-2023
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

J. Buchanan
12/21/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

