

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)
- 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 UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PERMEABLE) (PLAT NO. 22-11800311)

CPS/SAWS/COSA UTILITY:

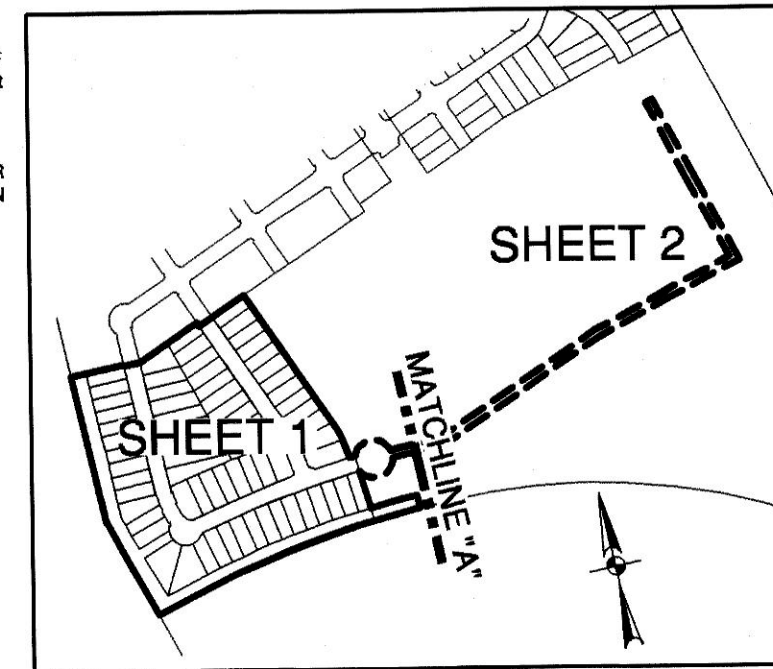
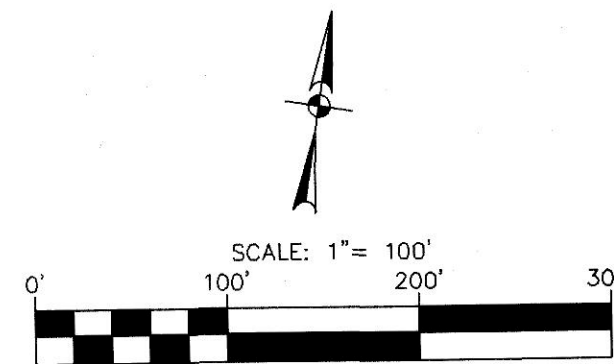
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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

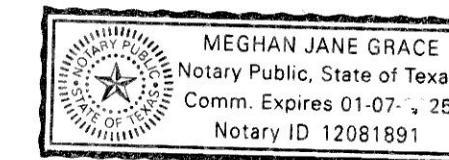
SAWS WASTEWATER EDU:

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.

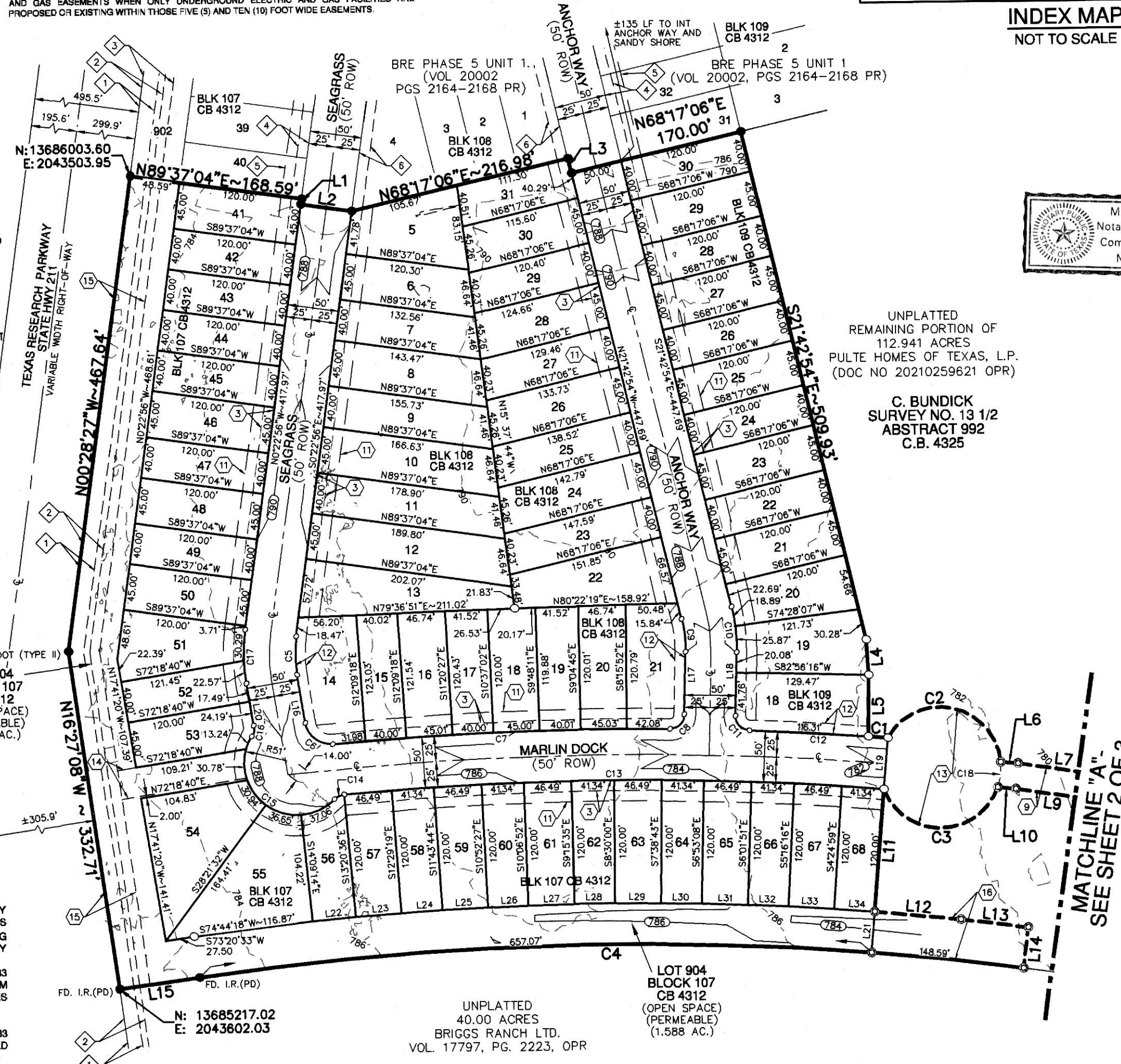


INDEX MAP

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



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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.

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.

Matthew Geistweidt 12-21-2023
LICENSED PROFESSIONAL ENGINEER
G.E. Buchanan 12/21/2023
REGISTERED PROFESSIONAL LAND SURVEYOR



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 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.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #1028800

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 78258
(210) 486-1985

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. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 2023.

Meghan Jane Grace
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

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

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 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
TBP FIRM REGISTRATION #470 | TBP L 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 NOTARY PUBLIC, GIVE UNDER MY HAND AND SEAL OF OFFICE
THIS 21 DAY OF December, A.D. 2023

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

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

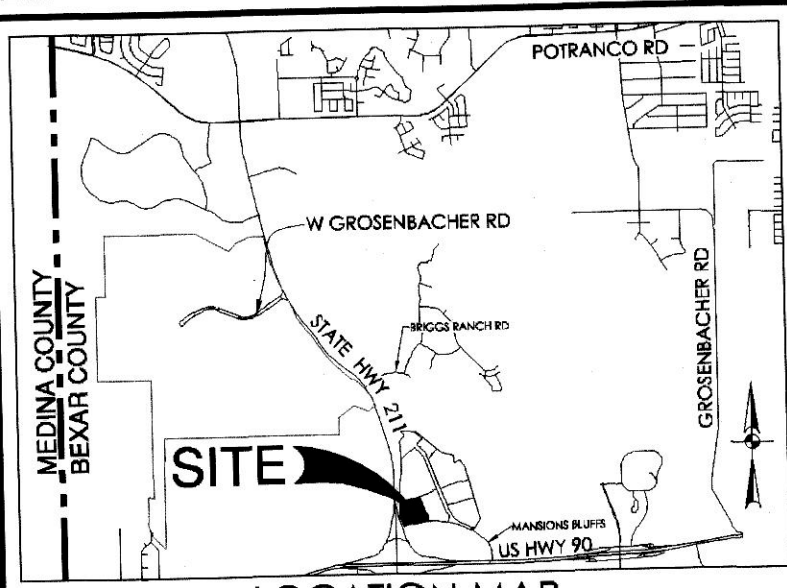
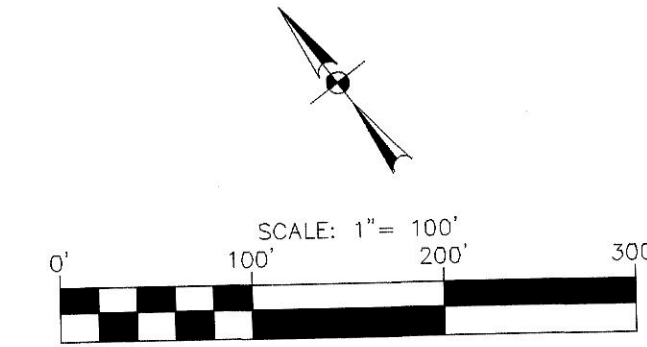
COUNTY CLERK, BEXAR COUNTY, TEXAS

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.



LEGEND

- | | | | |
|------------|--------------------------|----|-------------------------------|
| AC | ACRE(S) | 3 | 10' GETCTV EASEMENT |
| BLK | BLOCK | 9 | 25' SANITARY SEWER EASEMENT |
| CB | COUNTY BLOCK | | (TO EXPIRE UPON INCORPORATION |
| DOC | DOCUMENT NUMBER | | INTO FUTURE PLATTED PUBLIC |
| GETCTV | GAS, ELECTRIC, TELEPHONE | | STREET RIGHT-OF-WAY) |
| | AND CABLE TELEVISION | | (OFF-LOT 1.03 AC.) |
| INT | INTERSECTION | 11 | 20' BUILDING SETBACK LINE |
| OPR | OFFICIAL PUBLIC RECORDS | 12 | 10' GETCTV EASEMENT & |
| | (OFFICIAL PUBLIC RECORDS | | BUILDING SETBACK LINE |
| | OF REAL PROPERTY) OF | | |
| | BEXAR COUNTY, TEXAS | 13 | VARIABLE WIDTH TURNAROUND, |
| VOL | VOLUME | | CONSTRUCTION, ACCESS, WATER, |
| PG | PAGE(S) | | SEWER, DRAINAGE AND GETCTV |
| PR | PLAT RECORDS OF BEXAR | | EASEMENT (ENTIRE EASEMENT |
| | COUNTY, TEXAS | | TO EXPIRE UPON INCORPORATION |
| ROW | RIGHT-OF-WAY | | INTO FUTURE PLATTED PUBLIC |
| LF | LINEAR FEET | | STREET RIGHT-OF-WAY) |
| | | | (OFF-LOT 0.247 AC. PERMEABLE) |
| (SURVEYOR) | FOUND 1/2" IRON ROD | 14 | 28' GETCTV EASEMENT |
| | (UNLESS NOTED | | |
| | OTHERWISE) | 15 | 30' GETCTV EASEMENT |
| | SET 1/2" IRON ROD (PD) | | |
| | SET 1/2" IRON ROD | 16 | VARIABLE WIDTH DRAINAGE |
| | (PD)-ROW | | EASEMENT |
| | EASEMENT POINT OF | | (OFF-LOT 0.137 AC. PERMEABLE) |
| | INTERSECTION | | |
| | CENTERLINE | | |
| | 1140 EXISTING CONTOURS | | |
| | 1140 PROPOSED CONTOURS | | |
| | ORIGINAL SURVEY LINE | | |

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
SYSTEMS - 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
GRANTORS 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.

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 3/4" 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 CORRS 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.

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

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



