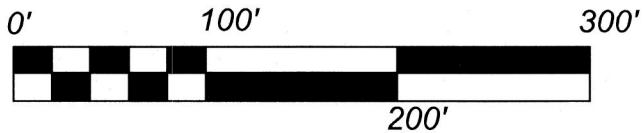


SUBDIVISION PLAT ESTABLISHING
SAPPHIRE GROVE PHASE 2A

BEING A 28.42 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND
SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252,
BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, L.P. RECORDED IN DOCUMENT
20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS.

SCALE : 1"=100'



OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 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, FOREVER ALL STREETS, ALLEYS,
PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

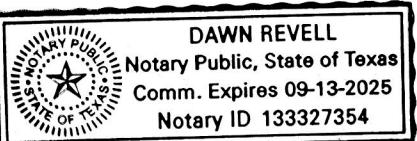
RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

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 16th DAY OF October, A.D. 2023

Sam 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

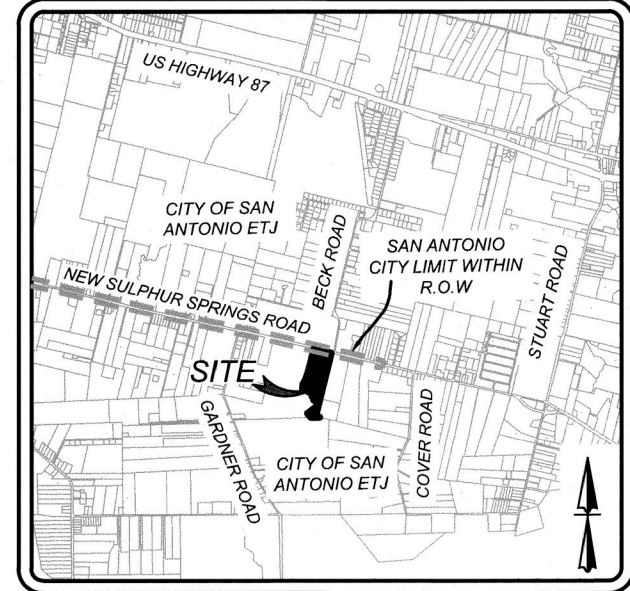
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE PHASE 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



LOCATION MAP
N.T.S.

CPS/SAWS/COSA 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 18)

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 DPMR PANEL 48029C0605F, 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.

COUNTY FINISHED FLOOR ELEVATION RELATIVE TO FLOODPLAIN:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES AND LOTS CONTAINING FLOOD PLAIN
OR ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN *) SHALL BE IN COMPLIANCE
WITH THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION.
CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142)(b) & (b)(1).

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, INCLUDING
LOT 901 & 902, BLOCK 42; LOT 40, 901 & LOT 902, BLOCK 45; 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.

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, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS + SURVEYING, INC.

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:

TIM G. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SAPPHIRE GROVE PHASE 1A
(PLAT # 21-11800571)
CONCURRENT PLATTING

OFF-LOT 60'x50' ELEC., GAS, TELE-
CATV, WATER, SANITARY SEWER &
DRAINAGE EASEMENT
(TO EXPIRE UPON INCORPORATION
INTO PLATTED PUBLIC STREET R.O.W.)
(SAPPHIRE GROVE PHASE 1A,
PLAT # 21-11800571)

UNPLATTED
REMAINING PORTION OF
173.27 ACRE TRACT (DOC.
#20210349817) OWNER: LENNAR
HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.

GRID
N: 13675677.60
E: 2183968.55

OFF-LOT 47.5' TEMPORARY
DRAINAGE EASEMENT
(TO EXPIRE UPON INCORPORATION
INTO PLATTED PUBLIC STREET R.O.W.
PERMEABLE 0.4939 ACRE)

OFF-LOT 55' RADIUS ELEC., GAS, TELE-
CATV, WATER, SANITARY
SEWER, DRAINAGE &
TEMPORARY TURNAROUND
EASEMENT
(TO EXPIRE UPON INCORPORATION
INTO PLATTED PUBLIC STREET R.O.W.
PERMEABLE 0.2355 ACRE)

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"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ⬢ = PROPOSED EASEMENT
- FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION
- 972 = PROPOSED CONTOURS
- 968 = EXISTING CONTOURS
- = CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET
- * = SEE FINISHED FLOOR ELEVATION NOTE

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 WASTE WATER 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN
(TRE-APP-APP22-38800516) 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 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 35-477(i).

OPEN SPACE NOTE:

LOT 901, 902, BLOCK 42, & LOT 901, 902, BLOCK 45, CB 5192, IS DESIGNATED AS OPEN SPACE AND AS A
COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE
AND CABLE TV EASEMENT.

LOT 40, BLOCK 45, CB 5192, (REC. CENTER) IS DESIGNATED AS OPEN SPACE AND AS A
COMMON AREA

KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- VARIABLE WIDTH R.O.W. DEDICATION (PERMEABLE, 1.995 ACRES)
- 20' PUBLIC DRAINAGE EASEMENT (PERMEABLE, 0.0451 ACRE)
- 20' PUBLIC DRAINAGE EASEMENT (PERMEABLE, 0.0520 ACRE)
- VARIABLE WIDTH R.O.W. DEDICATION (PERMEABLE, 0.0781 ACRE)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' PUBLIC DRAINAGE EASEMENT (PERMEABLE, 0.0505 ACRE)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH 100 YEAR ULTIMATE FLOODPLAIN INUNDATION EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE 1A, PLAT #21-11800571)
- 18' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (SAPPHIRE GROVE PHASE 1A, PLAT #21-11800571)
- OFF-LOT 50' X 50' CENTRIC GAS FIBER HUT & M&R STATION EASEMENT (SAPPHIRE GROVE PHASE 1A, PLAT #21-11800571)

OFF-LOT 55' RADIUS ELEC., GAS, TELE-
CATV, WATER, SANITARY SEWER,
DRAINAGE & TEMPORARY TURNAROUND
EASEMENT
(TO EXPIRE UPON INCORPORATION INTO
PLATTED PUBLIC STREET R.O.W.
PERMEABLE 0.2390 ACRE)

OFF-LOT 20' CONSTRUCTION EASEMENT
(TO EXPIRE UPON INCORPORATION INTO
PLATTED PUBLIC STREET R.O.W.)
(SAPPHIRE GROVE PHASE 1A,
PLAT #21-11800571)

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

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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID
DRAINAGE EASEMENTS.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH
THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSTHO)
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
1,500 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.

CLOMR PENDING FEMA APPROVAL:

LOT 40, BLOCK 45, LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS
DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DPMR
PANEL 48029C0605F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOOD PLAIN STUDY HAS
BEEN PREPARED BY KFW ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO
AND BEXAR COUNTY. THE FLOOD PLAIN STUDY (FEMA CASE NO. 23-06-25629) IS PENDING
APPROVAL BY FEMA. FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF
FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

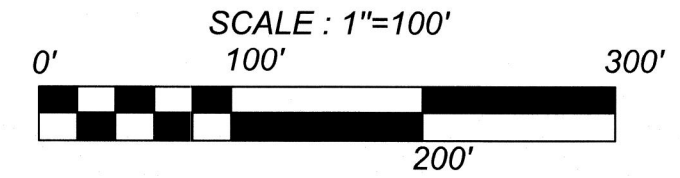
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 3 OF 3 FOR LINE
AND CURVE TABLES

PLAT NUMBER: 21-11800688

SUBDIVISION PLAT ESTABLISHING
SAPPHIRE GROVE PHASE 2A

BEING A 28.42 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND
SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252,
BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT
20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS.



OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 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, FOREVER ALL STREETS, ALLEYS,
PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

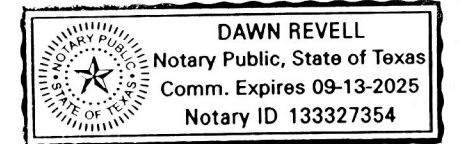
STATE OF TEXAS
COUNTY OF BEXAR

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 16th DAY OF October, A.D. 2023

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

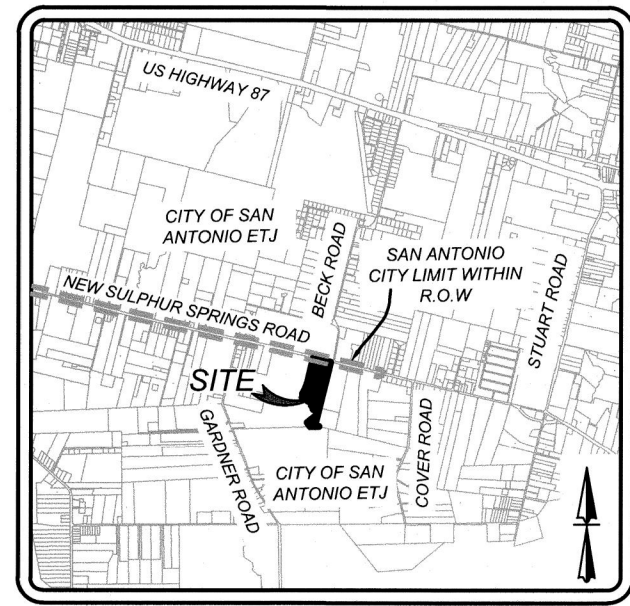
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE PHASE 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



LOCATION MAP
N.T.S.

CPS/SAWS/COSEA 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.

FINISHED FLOOR ELEVATION:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES AND LOTS CONTAINING FLOOD PLAIN
OR ADJACENT TO THE FLOOD PLAIN INDICATED WITH AN (*) SHALL BE IN COMPLIANCE
WITH THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION.
CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142(a) & (b)(1)).

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"
- SET 1/2" IRON ROD WITH YELLOW
CAP STAMPED "KFW EASEMENT"
- PROPOSED EASEMENT
- MINIMUM FINISHED FLOOR
ELEVATION
- PROPOSED CONTOURS
- EXISTING CONTOURS
- CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- E.S.M.T. = EASEMENT
- E.G.T.T.V. = ELECTRIC, GAS, TELEPHONE &
CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF
BEXAR COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET
- * = SEE FINISHED FLOOR ELEVATION NOTE

KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK
- 1' VEHICULAR NON-ACCESS EASEMENT
(NOT TO SCALE)
- VARIABLE WIDTH R.O.W. DEDICATION
(PERMEABLE, 1.995 ACRES)
- 20' PUBLIC DRAINAGE EASEMENT
(PERMEABLE, 0.0451 ACRE)
- 20' PUBLIC DRAINAGE EASEMENT
(PERMEABLE, 0.0520 ACRE)
- VARIABLE WIDTH R.O.W. DEDICATION
(PERMEABLE, 0.0781 ACRE)
- 14' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT
- 20' PUBLIC DRAINAGE EASEMENT
(PERMEABLE, 0.0505 ACRE)
- 10' ELECTRIC, GAS, TELEPHONE,
& CABLE T.V. EASEMENT
- VARIABLE WIDTH 100 YEAR ULTIMATE
FLOODPLAIN INUNDATION EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, &
CABLE T.V. EASEMENT

- 14' ELECTRIC, GAS, TELEPHONE &
CABLE T.V. EASEMENT
(SAPPHIRE GROVE PHASE 1A, PLAT #21-11800571)
- 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON
INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.)
(SAPPHIRE GROVE PHASE 1A, PLAT #21-11800571)
- OFF-LOT 50' X 50' CENTRIC GAS FIBER HUT & M&R
STATION EASEMENT
(SAPPHIRE GROVE PHASE 1A, PLAT #21-11800571)

STATE OF TEXAS
COUNTY OF BEXAR

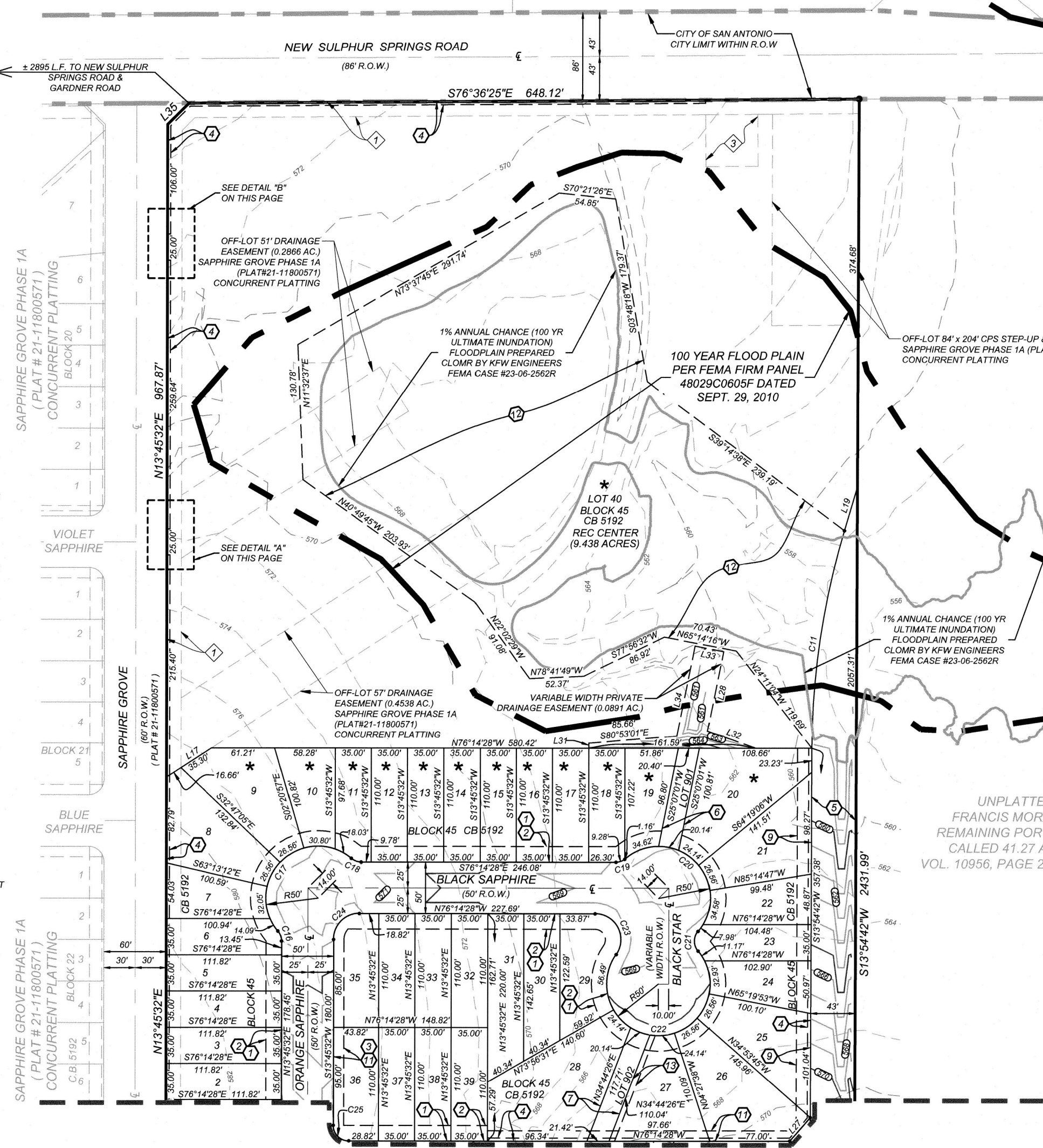
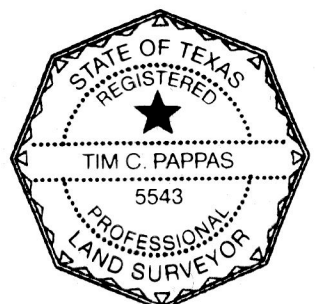
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN
GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE
LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL
REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

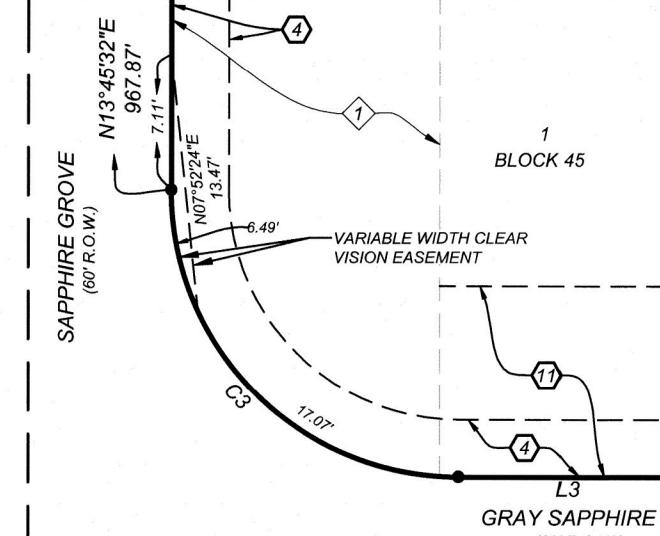
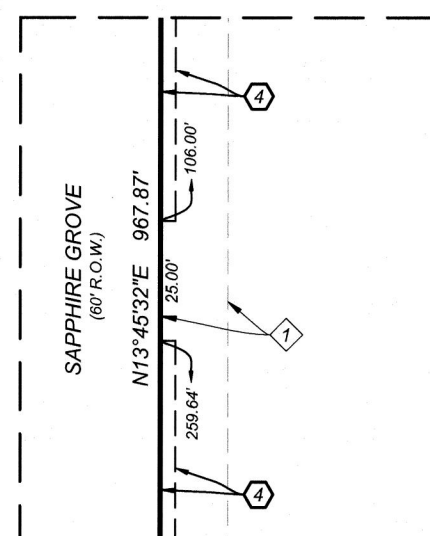
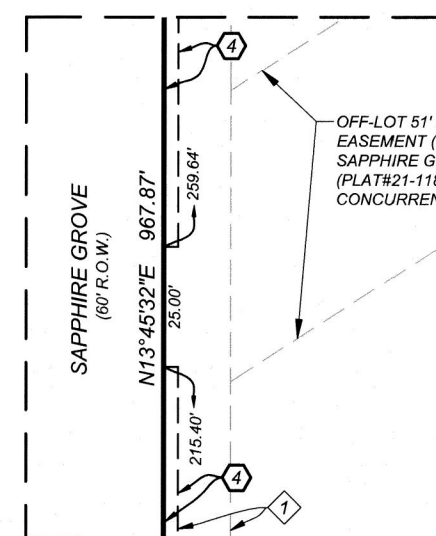
STATE OF TEXAS
COUNTY OF BEXAR

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:

13 OCT. 2023
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441



MATCHLINE "A" SEE PAGE 1 OF 3



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 3 OF 3 FOR LINE
AND CURVE TABLES

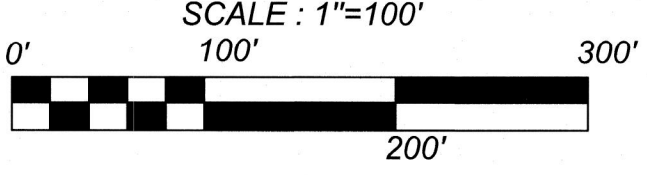
PAGE 2 OF 3

DRAWN BY:

Date: Oct 13, 2023, 10:56am User ID: jmartin
File: N:\314\39\05\Design\Civil\PLAT\PL3143905.dwg

SUBDIVISION PLAT ESTABLISHING
SAPPHIRE GROVE PHASE 2A

BEING A 28.42 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND
SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252,
BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT
20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS.



OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 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. FOREVER ALL STREETS, ALLEYS,
PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

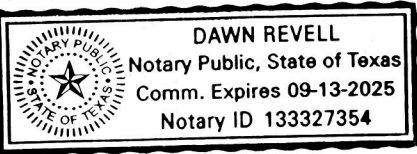
RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

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 14th DAY OF October, A.D. 2023

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

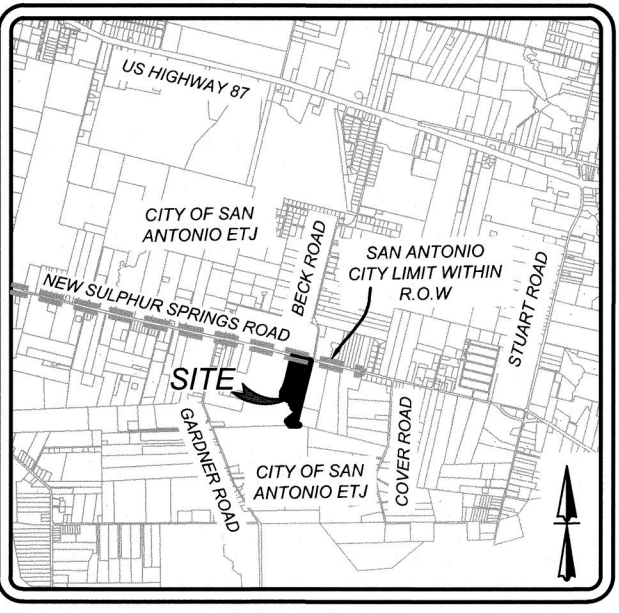
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE PHASE 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



LOCATION MAP
N.T.S.

CPS/SAWS/ COSA 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
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LEGEND

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OR AS NOTED
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STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW
CAP STAMPED "KFW EASEMENT"
- ▢ = PROPOSED EASEMENT
- FF = 527.6 = MINIMUM FINISHED FLOOR
ELEVATION
- 0.72 — = PROPOSED CONTOURS
- 958 — = EXISTING CONTOURS
- C — = CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE &
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- O.P.R. = OFFICIAL PUBLIC RECORDS OF
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- L.F. = LINEAR FEET
- ★ = SEE FINISHED FLOOR ELEVATION NOTE

KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE,
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(SAPPHIRE GROVE PHASE 1A, PLAT #21-11800571)
- 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON
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- OFF-LOT 50' X 50' CENTRIC GAS FIBER HUT & M&R
STATION EASEMENT
(SAPPHIRE GROVE PHASE 1A PLAT #21-11800571)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	303.20'	830.00'	153.31'	20°55'48"	301.51'	N27°59'08"E
C2	23.09'	15.00'	14.53'	88°11'39"	20.88'	N59°39'43"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C4	274.83'	55.00'	41.22'	286°18'22"	65.96'	N86°03'08"W
C5	20.25'	990.00'	10.13'	1°10'19"	20.25'	S39°39'46"W
C6	293.65'	55.00'	28.08'	305°54'35"	50.02'	N48°20'02"W
C7	17.99'	940.00'	9.00'	1°05'48"	17.99'	N39°37'30"E
C8	10.28'	940.00'	5.14'	0°37'35"	10.28'	N38°45'49"E
C9	22.62'	15.00'	14.28'	87°10'28"	20.68'	S70°14'37"W
C10	214.61'	990.00'	107.73'	12°25'13"	214.19'	S32°51'59"W
C11	213.68'	743.00'	107.58'	16°28'41"	212.95'	N22°09'02"E
C12	193.50'	940.00'	97.08'	11°47'39"	193.15'	N32°33'12"E
C13	106.92'	475.00'	53.69'	12°53'51"	106.70'	N20°12'28"E
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C16	10.43'	15.00'	5.44'	39°51'13"	10.22'	N6°10'04"W
C17	148.10'	50.00'	555.16'	169°42'26"	99.80'	N58°45'32"E
C18	10.43'	15.00'	5.44'	39°51'13"	10.22'	S66°18'51"E
C19	10.43'	15.00'	5.44'	39°51'13"	10.22'	N83°49'56"E
C20	148.02'	50.00'	550.39'	169°37'07"	99.59'	S31°17'07"E
C21	20.78'	15.00'	12.45'	79°23'28"	19.16'	S13°49'42"W
C22	222.13'	50.00'	65.70'	254°32'43"	79.58'	N78°35'40"W
C23	54.51'	25.00'	47.94'	124°55'09"	44.33'	N13°46'53"W
C24	39.27'	25.00'	25.00'	90°00'00"	35.36'	S58°45'32"W
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C27	53.36'	525.00'	26.70'	5°49'26"	53.34'	S16°40'15"W
C28	22.45'	15.00'	13.93'	85°45'07"	20.41'	S23°17'36"E
C29	13.18'	75.00'	6.61'	10°04'18"	13.17'	S71°12'19"E
C30	10.43'	15.00'	5.44'	39°51'13"	10.22'	N83°49'56"E
C31	148.10'	50.00'	555.16'	169°42'26"	99.80'	S31°14'28"E
C32	10.43'	15.00'	5.44'	39°51'13"	10.22'	S33°41'09"W
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C34	13.62'	15.00'	7.32'	52°01'12"	13.16'	S77°44'56"W
C35	247.87'	50.00'	39.04'	284°02'25"	61.54'	N13°45'32"E
C36	13.62'	15.00'	7.32'	52°01'12"	13.16'	S50°13'51"E
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C38	39.27'	25.00'	25.00'	90°00'00"	35.36'	N31°14'28"W
C39	21.97'	125.00'	11.01'	10°04'18"	21.94'	S71°12'19"E
C40	163.04'	830.00'	81.78'	11°15'18"	162.78'	S44°04'40"W
C41	439.56'	782.50'	225.74'	32°11'05"	433.80'	N33°36'47"E
C42	28.33'	830.00'	14.17'	1°57'21"	28.33'	N16°32'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.42'	S76°14'28"E
L2	60.00'	N13°45'32"E
L3	16.00'	N76°14'28"W
L4	14.35'	S13°45'32"W
L5	32.34'	N13°45'32"E
L6	38.35'	N42°33'37"E
L7	58.98'	N23°10'21"W
L8	17.98'	N13°45'32"E
L9	17.98'	S13°45'32"W
L10	36.04'	S66°10'09"E
L11	50.00'	N76°14'28"W
L12	35.88'	N66°10'09"W
L13	47.32'	S26°39'23"W
L14	50.00'	N60°55'24"W
L15	15.59'	S42°33'37"W
L16	6.75'	S13°45'32"W
L17	51.97'	N70°55'07"E
L18	102.62'	S13°54'42"W
L19	44.01'	N30°23'23"E
L20	58.77'	S76°14'28"E
L21	58.77'	N76°14'28"W
L22	65.82'	N76°14'28"W
L23	65.82'	N13°45'32"W
L24	43.07'	N13°54'42"E
L25	65.71'	N35°26'54"W
L26	28.25'	N31°09'53"W
L27	30.23'	N55°19'32"E
L28	78.50'	S25°07'01"W
L29	47.50'	N40°17'41"W
L30	47.50'	S72°28'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L31	5.00'	N13°45'32"E
L32	49.60'	S56°32'37"E
L33	28.00'	S64°52'59"E
L34	89.01'	N25°07'01"E
L35	29.11'	N58°56'31"E

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



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. ELSE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441