

PLAT NO: 24-11800024
REPLAT AND SUBDIVISION PLAT
ESTABLISHING PECAN SPRINGS UNIT 4B, P.U.D.

A 27.02 ACRE TRACT OF LAND, LOCATED IN THE A.S. KINCHOL SURVEY NO. 410, ABSTRACT NO. 410, COUNTY BLOCK 4664, BEAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 26.34 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20250006396, ALL OF A CALLED 1.416 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20240140098, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND ALL OF LOT 17, BLOCK 7, COUNTY BLOCK 4661 OF THE PECAN SPRINGS UNIT 4, P.U.D. SUBDIVISION OF RECORD IN VOLUME 20003, PAGES 1496-1499 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS, ESTABLISHING LOTS 902, 18 THROUGH 24, BLOCK 7 AND LOTS 901, 904, 35 THROUGH 42, BLOCK 12 AND LOT 999.

MATKINHOVER
ENGINEERING & SURVEYING
P.O. BOX 54
SPRINGER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0099 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS
(NOT TO SCALE)
DATE OF PREPARATION: 1/16/2025

STATE OF TEXAS
COUNTY OF BEAR
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.

CO-OWNER/DEVELOPER
TAYLOR A. DREISS
PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR A. DREISS, 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 OF CO-OWNER/DEVELOPER OF THE PECAN SPRINGS UNIT 4B, P.U.D. OFFICE THIS 16th DAY OF JANUARY, A.D. 2025
JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028
NOTARY PUBLIC BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
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.

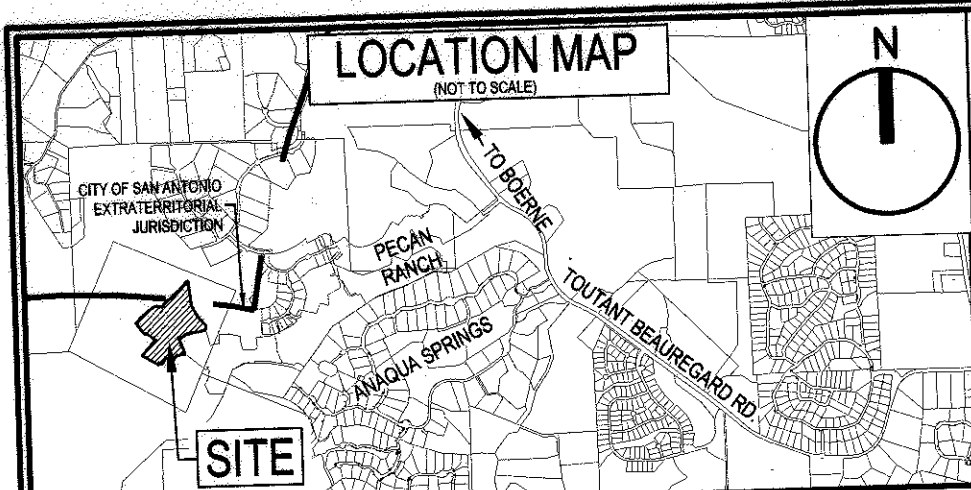
CO-OWNER/DEVELOPER
TAYLOR A. DREISS, PRESIDENT OF PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444
STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR A. DREISS, KNOWN TO ME TO BE THE PERSONS 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 OF CO-OWNER/DEVELOPER OF THE PECAN SPRINGS UNIT 4B, P.U.D. AND SEAL OF OFFICE THIS 16th DAY OF JANUARY, A.D. 2025
JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028
NOTARY PUBLIC BEAR COUNTY, TEXAS

THIS PLAT OF PECAN SPRINGS UNIT 4B, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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 BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS WITHIN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ____ A.D. 20__
COUNTY JUDGE, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS



- LEGEND**
- EASEMENT GEOMETRY POINT
 - SET 1/2" IRON ROD WITH A RED PLASTIC CAP
 - FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP
 - ⊕ CENTERLINE
 - P.R.B.C. PLAT RECORDS OF BEAR COUNTY
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - E.G.T.V.W. ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
 - E.G.T.V. ELECTRIC, GAS, TELEPHONE, AND TELEVISION EASEMENT
 - AC. ACRE
 - L.F. LINEAR FEET
 - CB. COUNTY BLOCK
 - VOL. VOLUME
 - N.T.S. NOT TO SCALE
 - B.S.L. BUILDING SETBACK LINE
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 - (X.XXX AC.) NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 3

SURVEY NOTES

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP MARKED "MATKIN-HOOVER ENG. & SURVEY."
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
3. DIMENSIONS SHOWN ARE GRID.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, 4204.

CPSS/SAWIS/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 DEDICATING EASEMENTS AND SERVICE FACILITIES IN THE 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 EASEMENT," "SEWER EASEMENT," "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER 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.
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.

DRAINAGE NOTES

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0090F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 904, BLOCK 7, CB 4661, PECAN SPRINGS UNIT 4, P.U.D., RECORDED IN VOLUME 20003, PAGE 1496-1499, (PLAT #23-11800109).

NET ACREAGE NOTE:
THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

OPEN SPACE LOTS:
LOTS 901 & 904 BLOCK 12, LOT 902 BLOCK 7 OF C.B. 4661 ARE DESIGNATED AS OPEN SPACE, WATER, ELECTRIC, GAS, TELEPHONE, TELEVISION & DRAINAGE EASEMENT AND AS A COMMON AREA.

STATE OF TEXAS
COUNTY OF BEAR
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 MATKINHOVER ENGINEERING & SURVEYING.

KYLE L. PRESSLER
LICENSED PROFESSIONAL LAND SURVEYOR
NO. 6528 STATE OF TEXAS
FIRM NO. 10024000
1/16/2025

STATE OF TEXAS
COUNTY OF BEAR
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.

CODY LEE MORRIS
LICENSED PROFESSIONAL ENGINEER
NO. 131472 STATE OF TEXAS
1/16/2025

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE-SAVE AREAS, PARKS, INCLUDING LOT 999, 902 BLOCK 7, AND 901 & 904 BLOCK 12, CB 4661, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

PRIVATE STREET DESIGNATION:
LOT 999, CB 4661, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

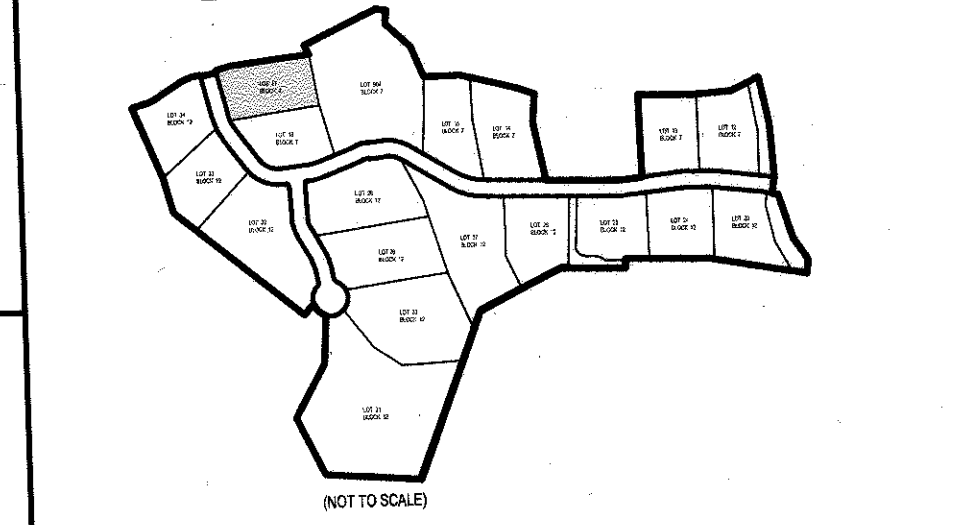
LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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 DEDICATION:
THE DEVELOPER DEDICATES THE 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 (TREE APP. 24-3880095) 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 35-4719).

THE AREA OF 1.00 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 17, BLOCK 7, IN THE PECAN SPRINGS UNIT 4 SUBDIVISION, DOOR 2024082335 BEAR COUNTY, TEXAS.
AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION



NOTE: LINE AND CURVE TABLE ARE ON SHEET 1 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27° 12' 54"E	146.41'
L2	N15° 58' 55"W	136.45'
L3	N78° 00' 05"E	50.00'
L4	N78° 00' 05"E	22.47'
L5	N57° 19' 58"E	91.69'
L6	N74° 49' 57"E	40.49'
L7	S80° 21' 07"E	22.29'
L8	S53° 50' 03"W	86.80'
L9	N80° 45' 21"W	68.31'
L10	N86° 44' 17"W	108.63'
L11	N33° 46' 50"E	17.26'
L12	N33° 46' 50"E	9.97'
L13	S39° 18' 55"W	11.58'
L14	N34° 01' 27"W	43.89'
L15	S59° 58' 53"W	20.00'
L16	N34° 01' 27"W	50.00'
L17	N55° 58' 33"E	5.86'
L18	N53° 00' 51"E	80.25'
L19	S74° 49' 57"W	86.25'
L20	N38° 42' 48"E	55.92'
L21	S82° 44' 41"W	63.18'
L22	N62° 44' 41"E	63.18'
L23	S33° 42' 48"W	56.77'
L24	N74° 13' 45"E	73.81'
L25	N57° 19' 58"E	74.97'
L26	N78° 00' 05"E	19.50'
L27	S78° 08' 07"E	95.18'
L28	S45° 38' 28"W	44.42'
L29	N73° 28' 05"E	47.71'
L30	N88° 00' 07"W	50.98'
L31	N53° 45' 12"W	44.52'
L32	N48° 25' 05"W	47.28'
L33	S13° 59' 58"E	40.88'
L34	S89° 30' 22"W	52.50'
L35	N64° 44' 53"E	87.73'
L36	N15° 37' 21"W	32.08'
L37	S32° 25' 13"E	59.29'
L38	S29° 30' 09"E	26.05'
L39	S65° 58' 33"W	11.52'
L40	N33° 46' 50"E	15.81'
L41	S33° 46' 50"W	8.98'

CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FIRE ACCESS 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 MARSHAL.

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. BUILDING SETBACKS FOR EACH LOT SHOWN ON THIS PLAT ARE SUBJECT TO FURTHER RESTRICTIONS AS IMPOSED BY THE HOMEOWNERS ASSOCIATION.

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

RESIDENTIAL FIRE FLOW:
RESIDENTIAL DEVELOPMENT ONLY (R1/R2)
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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.

STATE OF TEXAS
COUNTY OF BEAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PECAN SPRINGS UNIT 4, P.U.D. WHICH IS RECORDED IN VOLUME ____ PAGES ____ COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY

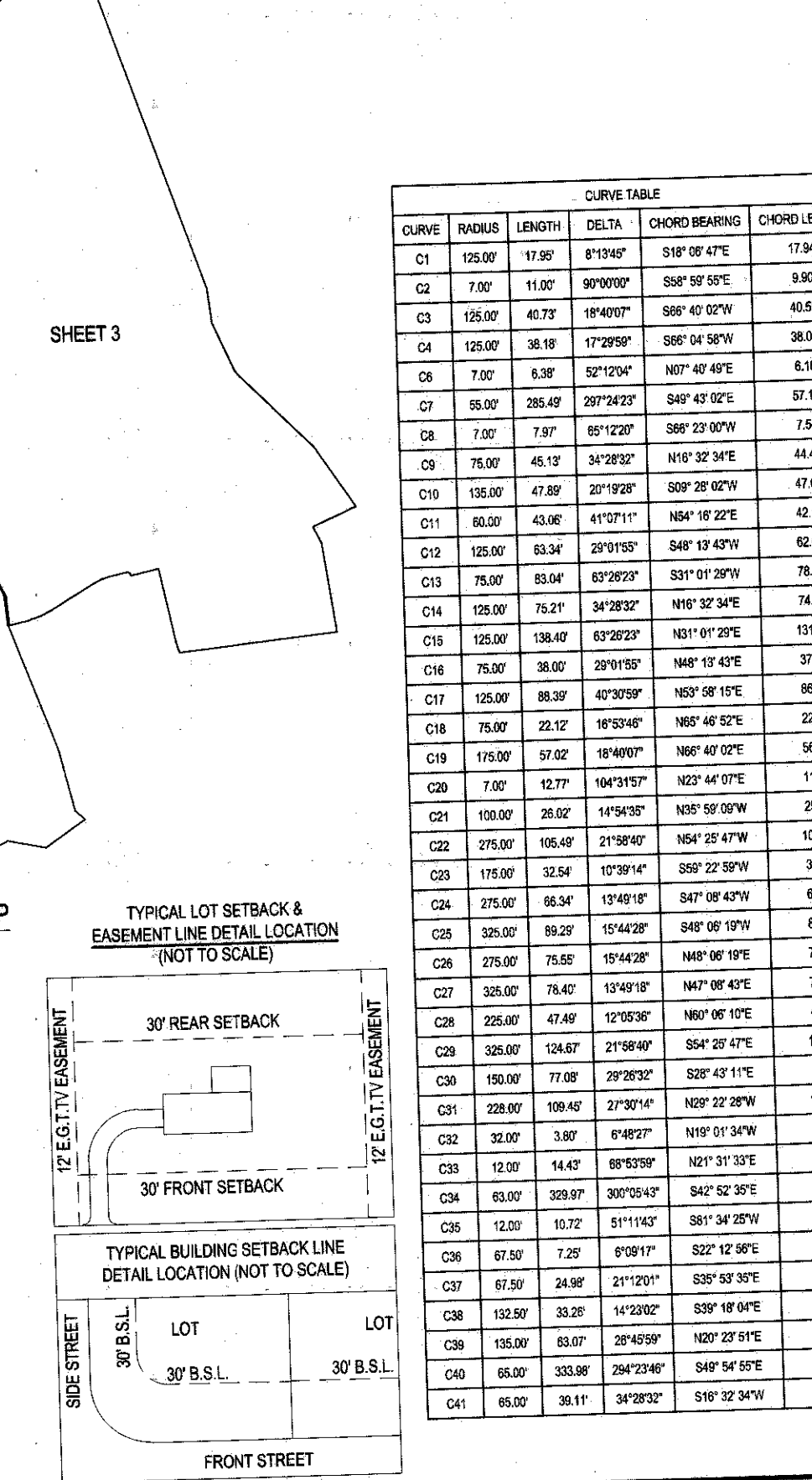
(I/WE, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY EASEMENTS OR RESTRICTIONS.

BRIAN A. TREVIÑO BY TAYLOR A. DREISS, PRESIDENT OF PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

LISA R. TREVIÑO BY TAYLOR A. DREISS, PRESIDENT OF PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

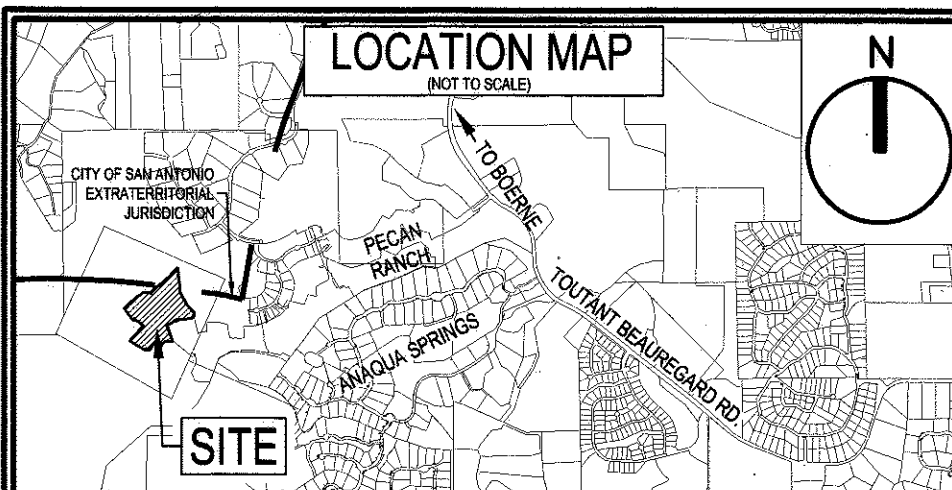
STATE OF TEXAS
COUNTY OF BEAR
SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF JANUARY, A.D. 2025
JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR
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.



NOTE: LINE AND CURVE TABLE ARE ON SHEET 1 OF 3

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	125.00'	17.95'	8°13'45"	S18° 09' 47"E	17.94'
C2	7.00'	11.00'	90°00'00"	S38° 55' 55"E	9.90'
C3	125.00'	40.73'	18°40'07"	S66° 40' 02"W	40.55'
C4	125.00'	38.18'	17°29'58"	S66° 04' 58"W	38.03'
C5	7.00'	6.38'	52°12'04"	N07° 40' 49"E	6.16'
C6	55.00'	285.49'	291°24'23"	S49° 43' 02"E	57.14'
C7	7.00'	7.97'	85°12'20"	S86° 23' 00"W	7.54'
C8	75.00'	45.13'	34°28'32"	N16° 32' 34"E	44.45'
C9	135.00'	47.89'	20°19'28"	S09° 28' 02"W	47.64'
C10	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C11	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C12	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C13	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C14	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C15	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C16	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C17	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C18	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C19	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C20	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C21	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C22	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C23	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C24	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C25	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C26	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C27	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C28	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C29	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C30	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C31	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C32	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C33	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C34	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C35	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C36	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C37	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C38	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C39	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C40	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'
C41	125.00'	63.34'	29°01'55"	S48° 13' 43"W	62.89'



LEGEND	
⊙	EASEMENT GEOMETRY POINT
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY."
●	FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY."
⊕	CENTERLINE
P.R.B.C.	PLAT RECORDS OF BEXAR COUNTY
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
E.G.T.V.W.	ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
E.G.T.V.	ELECTRIC, GAS, TELEPHONE, AND TELEVISION EASEMENT
AC.	ACRE
L.F.	LINEAR FEET
CB.	COUNTY BLOCK
VOL.	VOLUME
N.T.S.	NOT TO SCALE
B.S.L.	BUILDING SETBACK LINE
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
(X.XXX AC.)	NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 3

SURVEY NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP MARKED "MATKIN-HOOVER ENG. & SURVEY." UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
3. DIMENSIONS SHOWN ARE GRID.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, 4204.

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 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 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 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.

DRAINAGE NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0080F, EFFECTIVE 9/28/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
3. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 904, BLOCK 7, CB 4661, PECAN SPRINGS UNIT 4, P.U.D., RECORDED IN VOLUME 20003, PAGE 1496-1499 (PLAT #23-11800109).

NET ACREAGE NOTE:

THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

OPEN SPACE LOTS:

LOTS 901 & 904 BLOCK 12, LOT 902 BLOCK 7 OF C.B. 4661 ARE DESIGNATED AS OPEN SPACE, WATER, ELECTRIC, GAS, TELEPHONE, TELEVISION & DRAINAGE EASEMENT AND AS A COMMON AREA.

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 MATKIN-HOOVER ENGINEERING & SURVEYING.

Kyle L. Pressler

KYLE L. PRESSLER
LICENSED PROFESSIONAL LAND SURVEYOR
NO. 6528 STATE OF TEXAS
FIRM NO. 10024000

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.

Cody Lee Morris

CODY LEE MORRIS
LICENSED PROFESSIONAL ENGINEER
NO. 131472 STATE OF TEXAS

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE SAVE AREAS, PARKS, INCLUDING LOT 999, 902 BLOCK 7, AND 901 & 904 BLOCK 12, CB 4661, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PRIVATE STREET DESIGNATION:

LOT 999, CB 4661, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE, TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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 DEDICATION:

THE DEVELOPER DEDICATES THE 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 (TREE APP-24-3880096) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FIRE ACCESS 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 MARSHAL.

SETBACK NOTE:

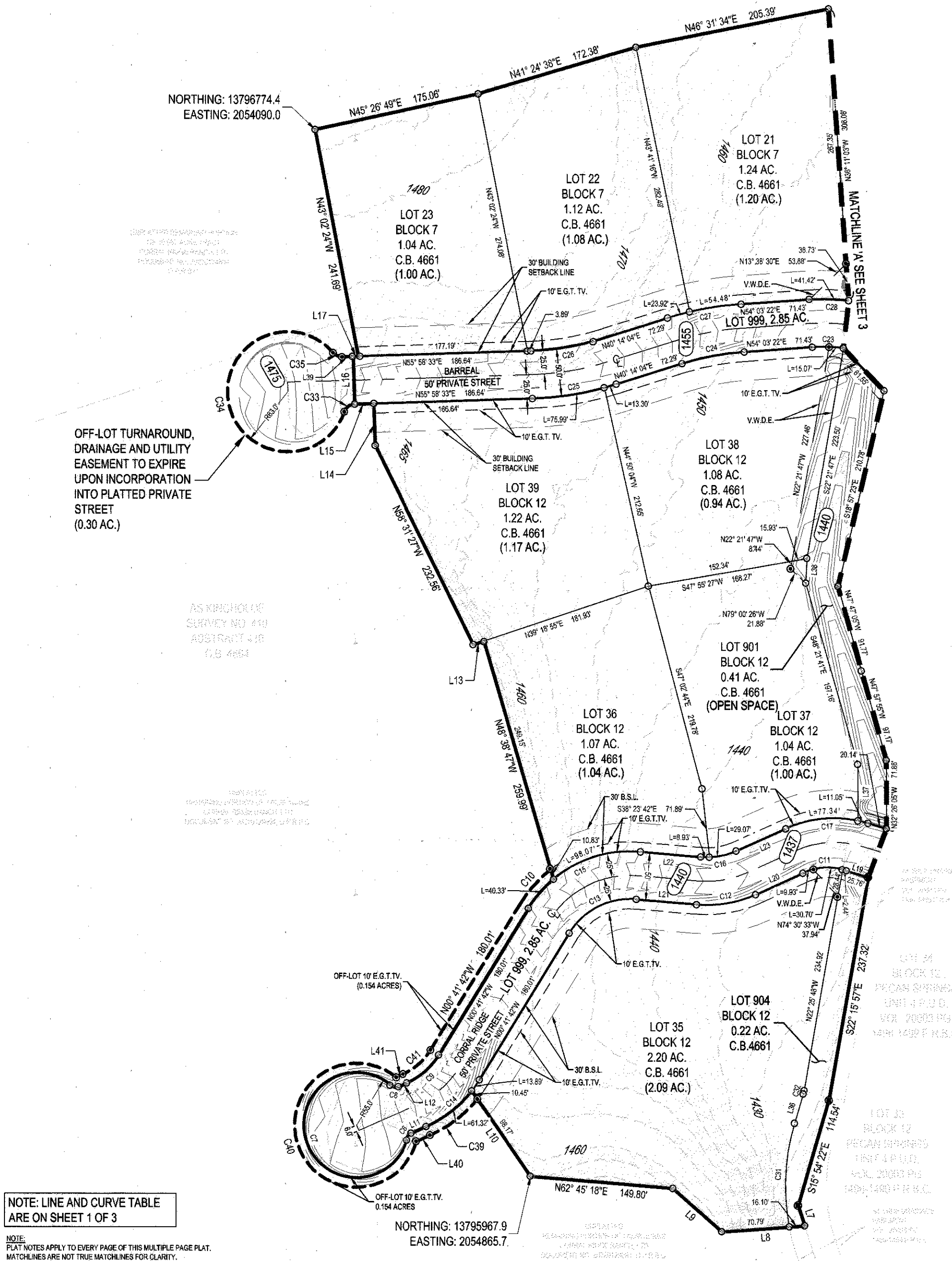
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO BUILDING SETBACKS FOR EACH LOT SHOWN ON THIS PLAT ARE SUBJECT TO FURTHER RESTRICTIONS AS IMPOSED BY THE HOMEOWNERS ASSOCIATION.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

RESIDENTIAL FIRE FLOW, RESIDENTIAL DEVELOPMENT ONLY (R187):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.



NOTE: LINE AND CURVE TABLE

ARE ON SHEET 1 OF 3

NOTE:

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. MATCHLINES ARE NOT TRUE MATCHLINES FOR CLARITY.

PLAT NO: 24-11800024

REPLAT AND SUBDIVISION PLAT

ESTABLISHING PECAN SPRINGS UNIT 4B, P.U.D.

A 27.02 ACRE TRACT OF LAND, LOCATED IN THE A.S. KINCHLOE SURVEY NO. 410, ABSTRACT NO. 410, COUNTY BLOCK 4661, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 28.34 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20250006396, ALL OF A CALLED 1.415 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20240140098, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 17, BLOCK 7, COUNTY BLOCK 4661 OF THE PECAN SPRINGS UNIT 4, P.U.D. SUBDIVISION OF RECORD IN VOLUME 20003, PAGES 1496-1499 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 902, 18 THROUGH 24, BLOCK 7 AND LOTS 901, 904, 35 THROUGH 42, BLOCK 12 AND LOT 999.

MATKIN-HOOVER
ENGINEERING & SURVEYING

P.O. BOX 54
5 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'
DATE OF PREPARATION: 1/16/2025

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.

Taylor Dreiss

CO-OWNER/DEVELOPER
TAYLOR DREISS
PECAN SPRINGS DEVELOPMENT COMPANY, LLC.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR DREISS, 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 January, A.D. 2025.

Jessika Prem Saltamachia

NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSIKA PREM SALTAMACHIA
My Notary ID # 134634438
Expires April 3, 2028

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.

Brian A. Trevino

CO-OWNER
BRIAN A. TREVINO BY TAYLOR A. DREISS, PRESIDENT OF PECAN SPRINGS DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

Lisa R. Trevino

CO-OWNER
LISA R. TREVINO BY TAYLOR A. DREISS, PRESIDENT OF PECAN SPRINGS DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR A. DREISS, KNOWN TO ME TO BE THE PERSONS 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 January, A.D. 2025.

Jessika Prem Saltamachia

NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSIKA PREM SALTAMACHIA
My Notary ID # 134634438
Expires April 3, 2028

THIS PLAT OF PECAN SPRINGS UNIT 4B, P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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

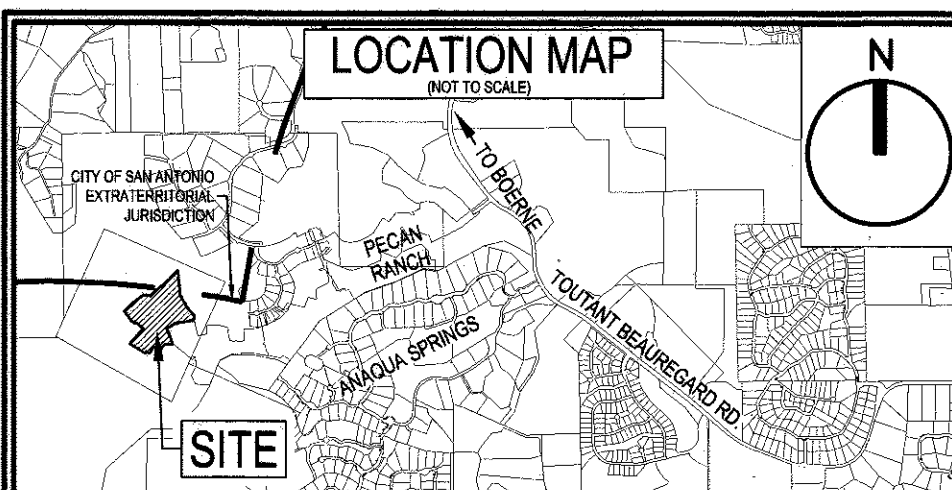
CERTIFICATE OF APPROVAL:

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 WITHIN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE 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	
⊙	EASEMENT GEOMETRY POINT
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY."
●	FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY."
⊕	CENTERLINE
P.R.B.C.	PLAT RECORDS OF BEXAR COUNTY
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
E.G.T.V.W.	ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
E.G.T.V.	ELECTRIC, GAS, TELEPHONE, AND TELEVISION EASEMENT
AC.	ACRE
L.F.	LINEAR FEET
CB.	COUNTY BLOCK
VOL.	VOLUME
N.T.S.	NOT TO SCALE
B.S.L.	BUILDING SETBACK LINE
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
(X.XXX AC.)	NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 3

SURVEY NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP MARKED "MATKIN-HOOVER ENG. & SURVEY," UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
- DIMENSIONS SHOWN ARE GRID.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, 4204.

CPS/SAWS/COOSA 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 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 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

DRAINAGE NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480200080P, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 904, BLOCK 7, CB 4661, PECAN SPRINGS UNIT 4, P.U.D., RECORDED IN VOLUME 20003, PAGE 1496-1499, (PLAT #23-11800109).

NET ACREAGE NOTE:
THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

OPEN SPACE LOTS:
LOTS 901 & 904 BLOCK 12, LOT 902 BLOCK 7 OF C.B. 4661 ARE DESIGNATED AS OPEN SPACE, WATER, ELECTRIC, GAS, TELEPHONE, TELEVISION & DRAINAGE EASEMENT AND AS A COMMON AREA.

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 MATKIN-HOOVER ENGINEERING & SURVEYING.

KYLE L. PRESSLER
LICENSED PROFESSIONAL LAND SURVEYOR
NO. 8528 STATE OF TEXAS
FIRM NO. 10024000

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 LAND DEVELOPMENT COMMISSION.

CODY LEE MORRIS
LICENSED PROFESSIONAL ENGINEER
NO. 131472 STATE OF TEXAS

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE SAVE AREAS, PARKS, INCLUDING LOT 999, 902 BLOCK 7, AND 901 & 904 BLOCK 12, CB 4661, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PRIVATE STREET DESIGNATION:
LOT 999, CB 4661, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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 DEDICATION:
THE DEVELOPER DEDICATES THE 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 (TREE-APP-24-38800065) 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).

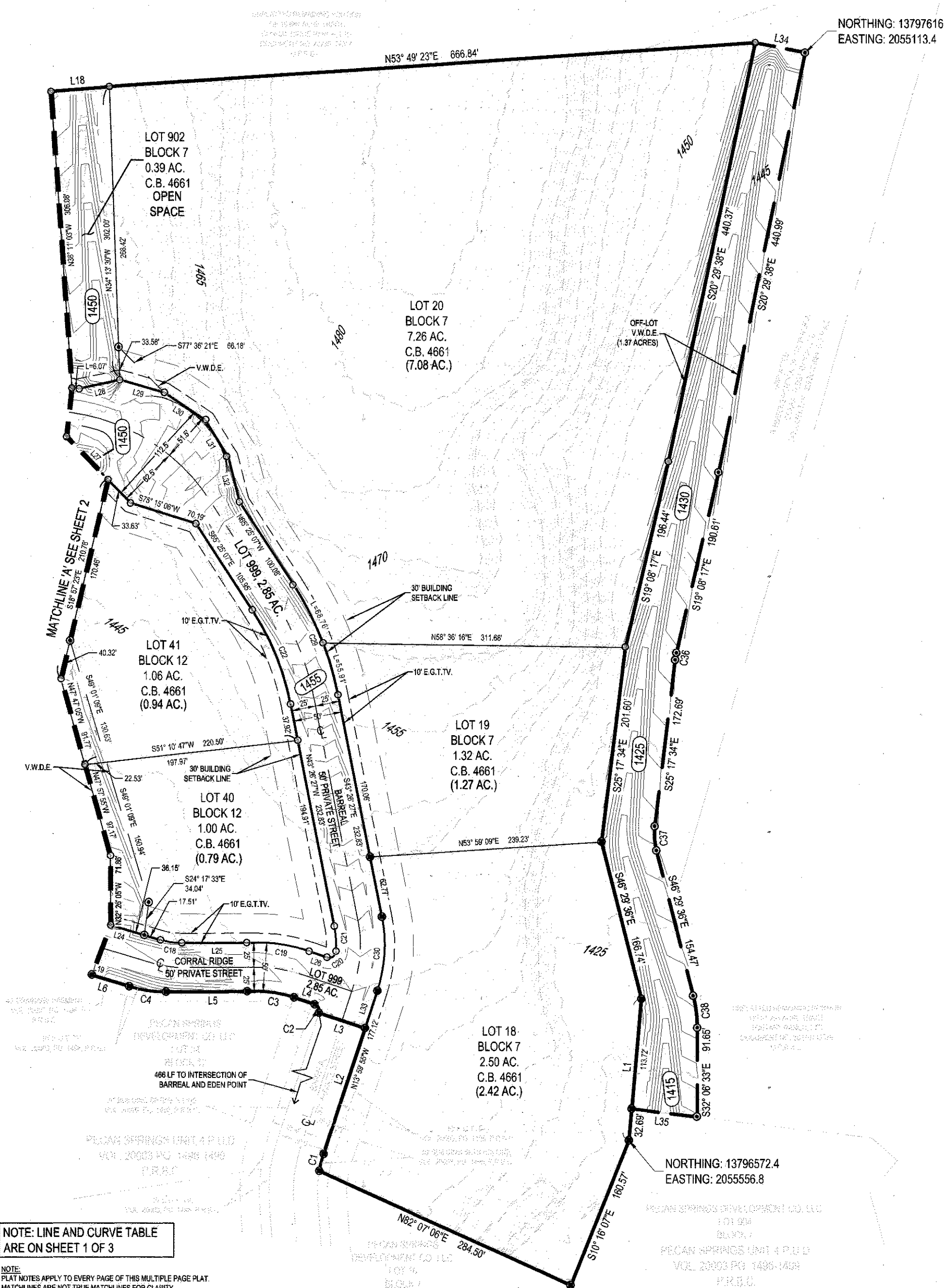
CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FIRE ACCESS 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 MARSHAL.

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. BUILDING SETBACKS FOR EACH LOT SHOWN ON THIS PLAT ARE SUBJECT TO FURTHER RESTRICTIONS AS IMPOSED BY THE HOMEOWNERS ASSOCIATION.

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

RESIDENTIAL FIRE FLOW - RESIDENTIAL DEVELOPMENT ONLY R102:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.



NOTE: LINE AND CURVE TABLE ARE ON SHEET 1 OF 3

NOTE: PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. MATCHLINES ARE NOT TRUE MATCHLINES FOR CLARITY.

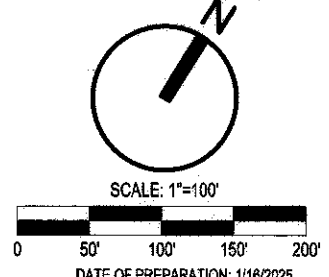
PLAT NO: 24-11800024

REPLAT AND SUBDIVISION PLAT

ESTABLISHING PECAN SPRINGS UNIT 4B, P.U.D.

A 27.02 ACRE TRACT OF LAND, LOCATED IN THE A.S. KINCHLOE SURVEY NO. 410, ABSTRACT NO. 410, COUNTY BLOCK 4664, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 26.34 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20240140098, ALL OF A CALLED 1.415 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20240140098, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 17, BLOCK 7, COUNTY BLOCK 4661 OF THE PECAN SPRINGS UNIT 4, P.U.D. SUBDIVISION OF RECORD IN VOLUME 20003, PAGES 1496-1499 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 902, 18 THROUGH 24, BLOCK 7 AND LOTS 901, 904, 35 THROUGH 42, BLOCK 12 AND LOT 999.

MATKIN-HOOVER
ENGINEERING & SURVEYING
P.O. BOX 31
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0000 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



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.

CO-OWNER/DEVELOPER
TAYLOR DREISS
PECAN SPRINGS DEVELOPMENT COMPANY, LLC
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR DREISS, 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 January, A.D. 2025.

Jessika Prem Saltamachia
NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028

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.

CO-OWNER
BRIAN A. TRIVINO BY TAYLOR A. DREISS, PRESIDENT OF PECAN SPRINGS DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

CO-OWNER
LISA R. TRIVINO BY TAYLOR A. DREISS, PRESIDENT OF PECAN SPRINGS DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ATTORNEY-IN-FACT
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR A. DREISS, KNOWN TO ME TO BE THE PERSONS 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 January, A.D. 2025.

Jessika Prem Saltamachia
NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSIKA PREM SALTAMACHIA
My Notary ID # 134834438
Expires April 3, 2028

THIS PLAT OF PECAN SPRINGS UNIT 4B, P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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 WITHIN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE 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 _____