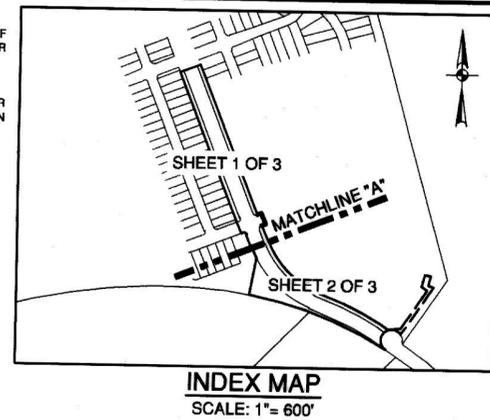
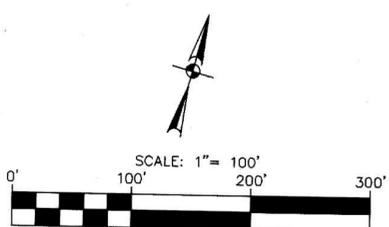


**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "WATER EASEMENT," "WASTEWATER EASEMENT," "WATER 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 FACILITIES NO BUILDING, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE 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.

**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.

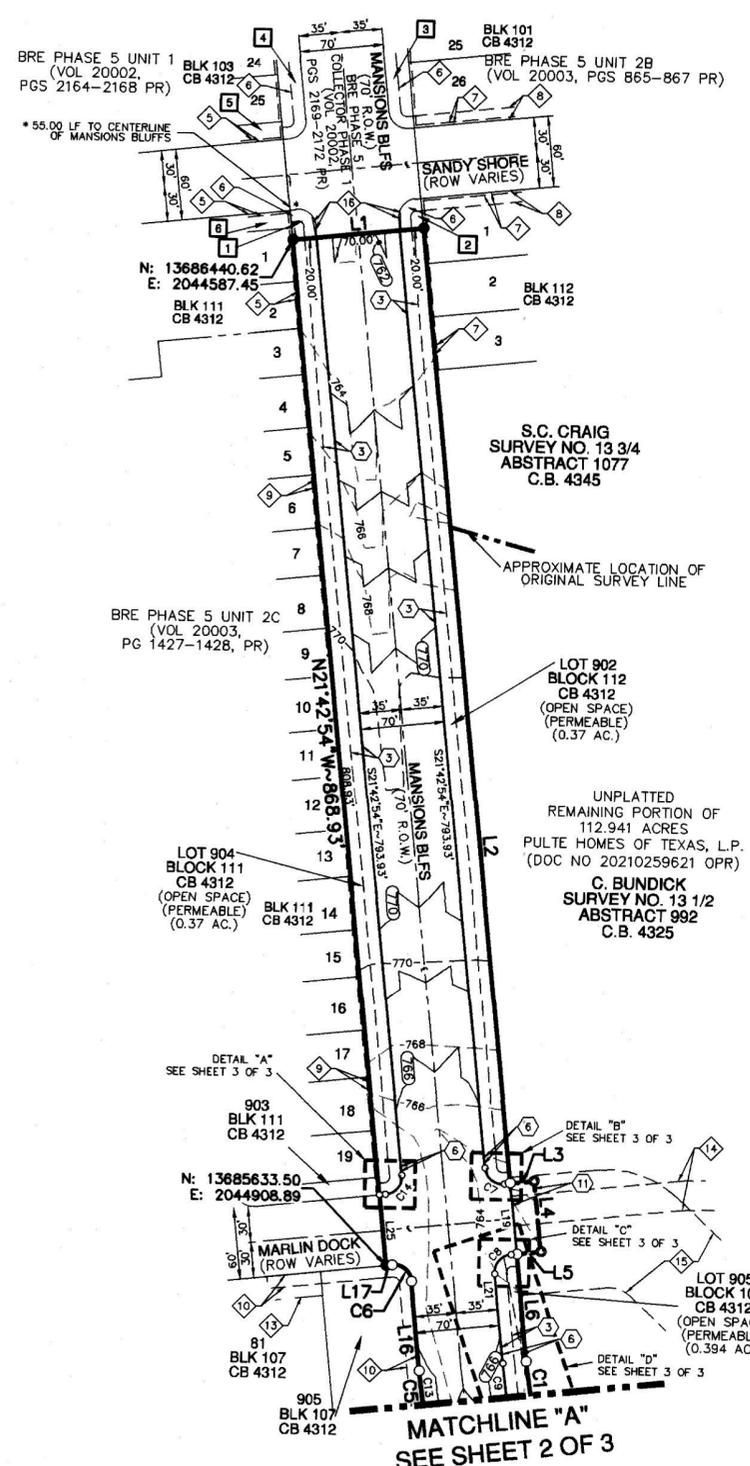


**PLAT NO. 22-11800681**  
**SUBDIVISION PLAT OF BRE PHASE 5 COLLECTOR PHASE 2A**  
 BEING A 4.803 TRACT OF LAND OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4945, AND OUT OF THE C. BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOT 905, BLOCK 100, LOT 906, BLOCK 107, LOT 904, BLOCK 111, AND LOT 902, BLOCK 112 IN BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: September 06, 2024

- LEGEND**
- |        |   |     |                                |
|--------|---|-----|--------------------------------|
| AC     | ACRE(S)   | ●   | FOUND 1/2" IRON ROD (SURVEYOR) |
| BLK    | BLOCK   | ○   | OTHERWISE                      |
| CB     | COUNTY BLOCK  | ○   | SET 1/2" IRON ROD (PD)         |
| DC     | DOCUMENT NUMBER   | ○   | SET 1/2" IRON ROD (PD)-ROW     |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   | ○   | EASEMENT POINT OF INTERSECTION |
| INT    | INTERSECTION  | —+— | CENTERLINE                     |
| OPR    | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | --- | EXISTING CONTOURS              |
| PG     | PAGE(S)   | --- | PROPOSED CONTOURS              |
| PR     | PLAT RECORDS OF BEXAR COUNTY, TEXAS   | --- | ORIGINAL SURVEY LINE           |
| DPR    | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  |     |                                |
| ROW    | RIGHT-OF-WAY  |     |                                |
| LF     | LINEAR FEET   |     |                                |
- 10' GETCTV EASEMENT
  - VARIABLE WIDTH CLEAR VISION EASEMENT
  - 18' SANITARY SEWER EASEMENT
  - 20'X60' DRAINAGE ACCESS, WATER, SANITARY SEWER, & GETCTV EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PUBLIC STREET RIGHT-OF-WAY (0.228 AC OFF-LOT - PERMEABLE)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.175 AC OFF-LOT - PERMEABLE)
  - VARIABLE WIDTH GETCTV EASEMENT
  - 6' WATER EASEMENT
  - LOT 901 BLK 111 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL. 20002, PG 2169-2172 PR)
  - LOT 901 BLK 112 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL. 20002, PG 2169-2172 PR)
  - LOT 901 BLK 101 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL. 20002, PG 2169-2172 PR)
  - LOT 901 BLK 103 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL. 20002, PG 2169-2172 PR)
  - LOT 903 BLK 103 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL. 20002, PG 2169-2172 PR)
  - LOT 902 BLK 111 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL. 20002, PG 2164-2168 PR)
  - BRIGGS RANCH COMMERCIAL (VOL. 20002, PG 2087-2088 PR)
  - 35' WIDE INGRESS/EGRESS EASEMENT (VOL. 9649, PG 132-133 DPR)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9649, PG 132-133 DPR)
  - 20' BUILDING SETBACK LINE (VOL. 9649, PG 132-133 DPR)
  - 14' ELECTRIC, GAS TELEPHONE, & CATV EASEMENT (VOL. 9649, PG 132-133 DPR)
  - 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOL. 20002, PG 2169-2172 PR)
  - 10' GETCTV EASEMENT (VOL. 20002, PG 2169-2172 PR)
  - 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOL. 20003, PG 865-867 PR)
  - 10' GETCTV EASEMENT & BUILDING SETBACK LINE (VOL. 20003, PG 865-867 PR)
  - 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOL. 20003, PG 1427-1428 PR)
  - 10' GETCTV EASEMENT (VOL. 20003, PG 1427-1428 PR)
  - 20' BUILDING SETBACK LINE (VOL. 20003, PG 1427-1428 PR)
  - 25' SANITARY SEWER EASEMENT (VOL. 20003, PG 1936-1938 PR)
  - VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20003, PG 1427-1428 PR)
  - 20' BUILDING SETBACK LINE (VOL. 20002, PG 2315 PR)
  - 14' ELECTRIC, GAS TELEPHONE, & CATV EASEMENT (VOL. 20002, PG 2315 PR)
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20002, PG 2315 PR)
  - 20' ELECTRIC LINE R.O.W. AGREEMENT (VOL. 15505, PG 2365 OPR)
  - VARIABLE WIDTH ACCESS EASEMENT (DOC NO 20220068829 OPR)
  - GAS R.O.W. AGREEMENT (VOL. 15694, PG 446 OPR)



DEBORAH A. PENA  
 Notary Public, State of Texas  
 Comm. Expires 01-14-2026  
 Notary ID 124089887

OWNER/DEVELOPER: TREY ROGERS  
 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  
 (830) 328-3686

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TREY ROGERS 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 6 DAY OF September, A.D. 2024.

*Deborah A. Pena*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 5 COLLECTOR 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

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

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.

*Nash Hart* 9-11-2024  
 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* 09/11/2024  
 REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE DATA TABLES  
 LOCATED ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE  
 OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



Civil Job No. 12361-09; Survey Job No. 12361-00 BRE PHASE 5 COLLECTOR PHASE 2A

PLAT NO. 22-11800681

SUBDIVISION PLAT OF BRE PHASE 5 COLLECTOR PHASE 2A

BEING A 4.803 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...



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: September 06, 2024

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER/DEVELOPER: TREY ROGERS 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 (830) 328-3686

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TREY ROGERS 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...

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 5 COLLECTOR 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...

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

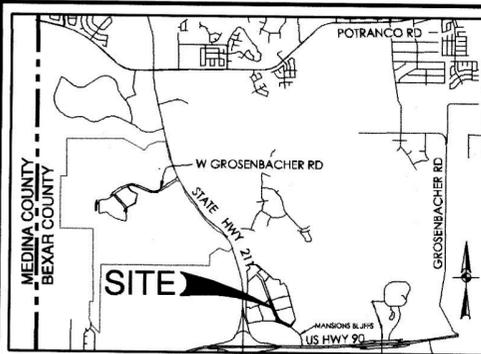
CERTIFICATE OF APPROVAL

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...

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION 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
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
LF LINEAR FEET
10' GETCTV EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT
16' SANITARY SEWER EASEMENT
20' X 20' DRAINAGE, ACCESS, WATER, SANITARY SEWER, & GETCTV EASEMENT
ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PUBL. C. STREET RIGHT-OF-WAY
(0.028 AC OFF-LOT - PERMEABLE)
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
(0.175 AC OFF-LOT - PERMEABLE)
VARIABLE WIDTH GETCTV EASEMENT
5' WATER EASEMENT
LOT 901 BLK 111 CB 4312 (OPEN SPACE)(PERMEABLE)
LOT 901 BLK 112 CB 4312 (OPEN SPACE)(PERMEABLE)
LOT 901 BLK 101 CB 4312 (OPEN SPACE)(PERMEABLE)
LOT 901 BLK 103 CB 4312 (OPEN SPACE)(PERMEABLE)
LOT 902 BLK 103 CB 4312 (OPEN SPACE)(PERMEABLE)
LOT 902 BLK 111 CB 4312 (OPEN SPACE)(PERMEABLE)
BRIGGS RANCH COMMERCIAL
35' WIDE INGRESS/EGRESS EASEMENT
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
20' BUILDING SETBACK LINE
14' ELECTRIC, GAS TELEPHONE, & CATV EASEMENT

CPS/SAWS/COSA UTILITY:

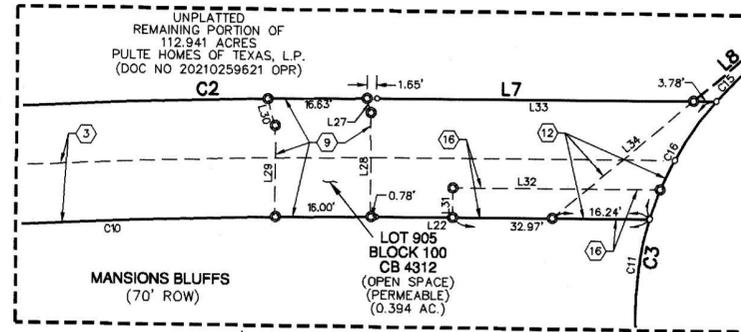
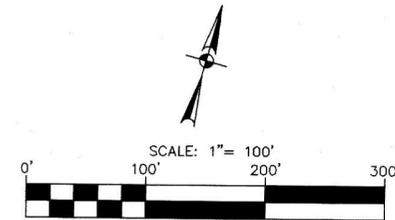
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES...

SAWS IMPACT FEE:

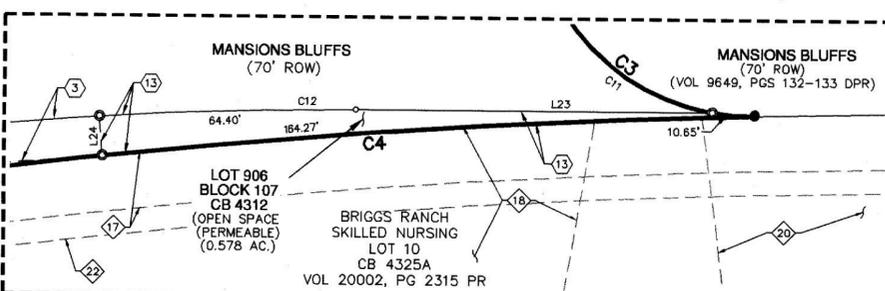
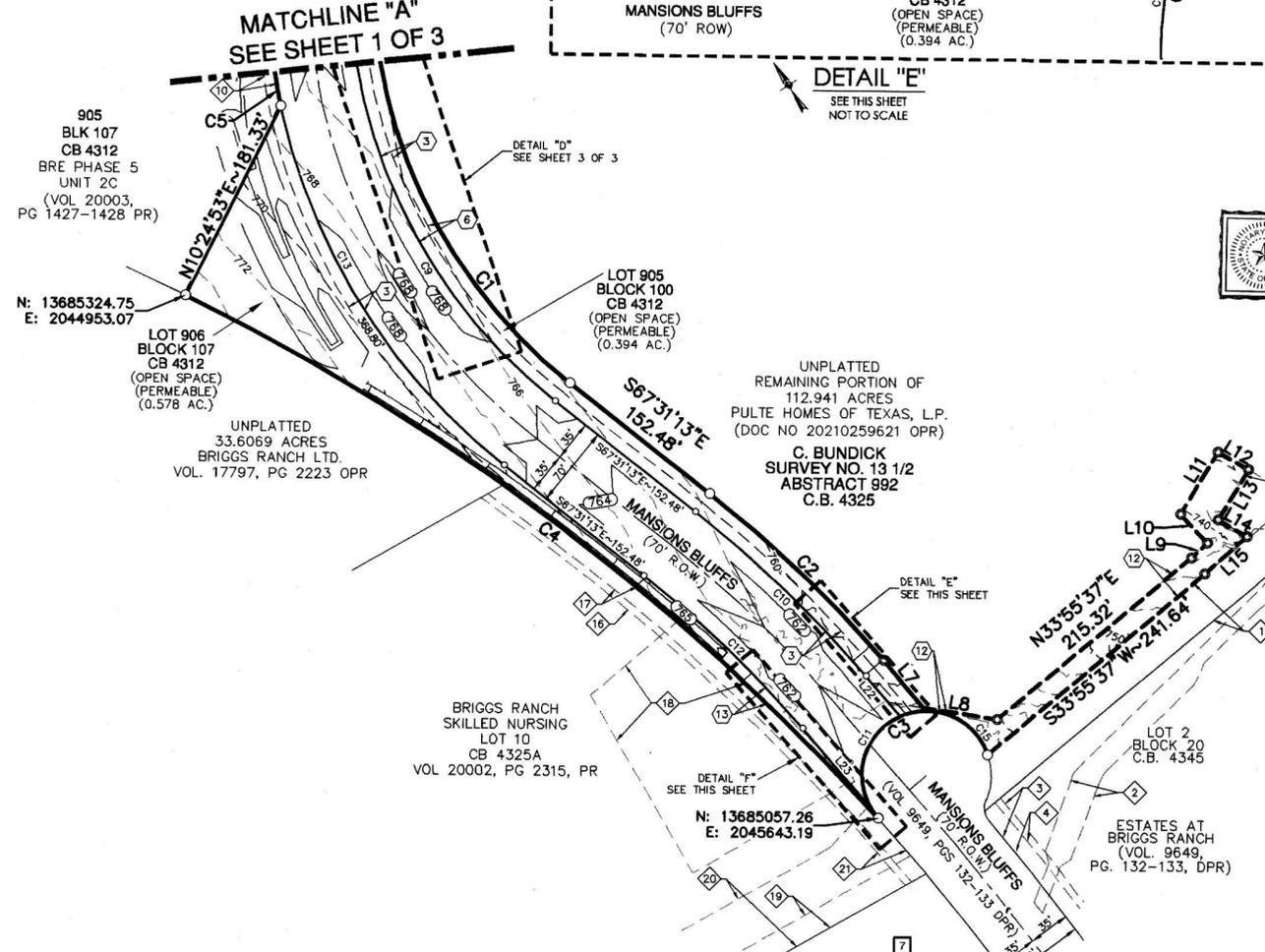
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.



DETAIL "E" SEE THIS SHEET NOT TO SCALE



DETAIL "F" SEE THIS SHEET NOT TO SCALE

CURVE AND LINE DATA TABLES LOCATED ON SHEET 3 OF 3 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.

Matthew Geistweidt 9-11-2024 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 09/11/2024 REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. 12361-09; Survey Job No. 12361-00 BRE PHASE 5 COLLECTOR PHASE 2A

SUBDIVISION PLAT OF BRE PHASE 5 COLLECTOR PHASE 2A

BEING A 4.803 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...



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #4710 TEXAS SURVEYING FIRM #10202800

DATE OF PREPARATION: September 06, 2024

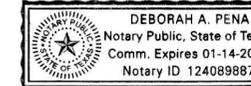
STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER/DEVELOPER: TREY ROGERS PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I, L.L.C. ITS GENERAL PARTNER 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (830) 328-3686

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TREY ROGERS 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...



DEBORAH A. PENA Notary Public, State of Texas Comm. Expires 01-14-2026 Notary ID 124089887

THIS PLAT OF BRE PHASE 5 COLLECTOR 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...

DATED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

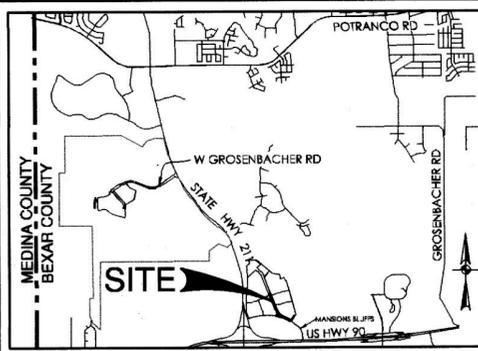
CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



- LEGEND: AC ACRE(S), BLK BLOCK, CB COUNTY BLOCK, DOC DOCUMENT NUMBER, GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION INTERSECTION, INT OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS, VOL VOLUME, PR PAGE(S), PG PLAT RECORDS OF BEXAR COUNTY, TEXAS, DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ROW RIGHT-OF-WAY, LF LINEAR FEET

- 10' GETCTV EASEMENT, VARIABLE WIDTH CLEAR VISION EASEMENT, 10' SANITARY SEWER EASEMENT, 20'X60' DRAINAGE, ACCESS, WATER, SANITARY SEWER, & GETCTV EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PUBLIC STREET RIGHT-OF-WAY (0.028 AC OFF-LOT - PERMEABLE), VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.175 AC OFF-LOT - PERMEABLE), VARIABLE WIDTH GETCTV EASEMENT, 5' WATER EASEMENT, LOT 901 BLK 111 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL 20002, PG 2189-2172 PR), LOT 901 BLK 112 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL 20002, PG 2189-2172 PR), LOT 901 BLK 101 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL 20002, PG 2189-2172 PR), LOT 901 BLK 103 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL 20002, PG 2189-2172 PR), LOT 903 BLK 103 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL 20002, PG 2164-2168 PR), LOT 902 BLK 111 CB 4312 (OPEN SPACE)(PERMEABLE) (VOL 20002, PG 2164-2168 PR), BRIGGS RANCH COMMERCIAL (VOL 20002, PG 2087-2088 PR), 35' WIDE INGRESS/EGRESS EASEMENT (VOL 9649, PG 132-133 DPR), VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9649, PG 132-133 DPR), 20' BUILDING SETBACK LINE (VOL 9649, PG 132-133 DPR), 14' ELECTRIC, GAS TELEPHONE, & CATV EASEMENT (VOL 9649, PG 132-133 DPR)

SURVEYOR'S NOTES:

- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COGS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE SURFACE ADJUSTMENT FACTOR = 1.00017. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

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

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 7-11-2024 LICENSED PROFESSIONAL ENGINEER, G. E. BUCHANAN 05/11/2024 REGISTERED PROFESSIONAL LAND SURVEYOR

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 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" AND THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE...

COMMON AREA MAINTENANCE:

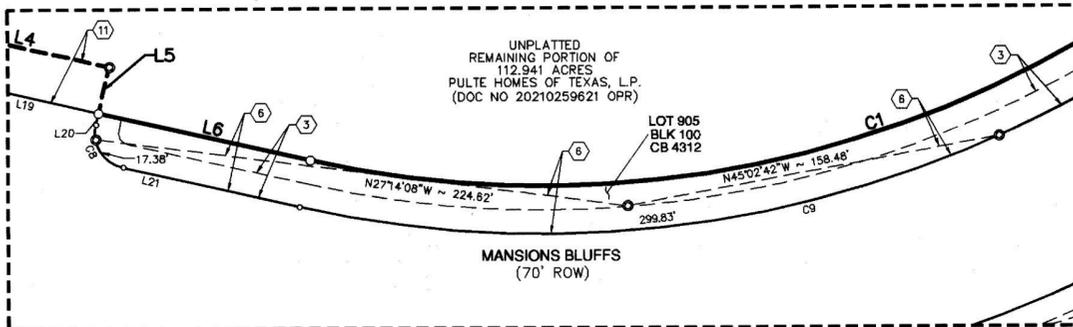
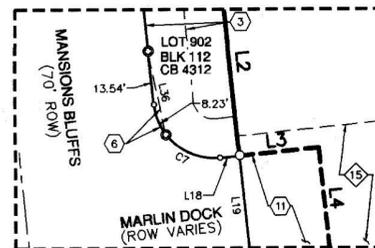
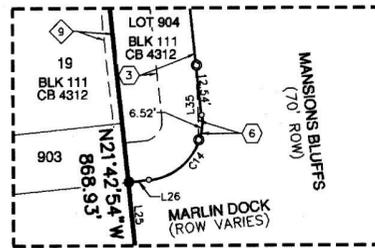
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 905, BLOCK 100, CB 4312, LOT 906, BLOCK 107, CB 4312, LOT 904, BLOCK 111, CB 4312 AND LOT 902, BLOCK 112, CB 4312, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801251) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

OPEN SPACE:

LOT 905, BLOCK 100, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 906, BLOCK 107, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE MAINTENANCE AND SHARED CROSS ACCESS EASEMENT. LOT 904, BLOCK 111, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 902, BLOCK 112, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.



SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

SAWS DEDICATION:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR

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

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

LINE TABLE

Table with columns: LINE #, BEARING, LENGTH. Lists line segments L1 through L36 with their respective bearings and lengths.

CURVE TABLE

Table with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curve segments C1 through C16 with their respective radii, delta angles, chord bearings, chord lengths, and curve lengths.

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 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CLEAR VISION:

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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN A VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (8.469 AC. OFF-LOT) DESCRIBED AS KEYNOTE 7 ON BRE PHASE 5 UNIT 1 (VOL 20002, PGS 2164-2168 PR).

CURVE AND LINE DATA TABLES LOCATED ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

