

PLAT NO. 23-11800218

REPLAT & SUBDIVISION PLAT ESTABLISHING PRESERVE AT CULEBRA-UNIT 14

BEING A TOTAL OF 21.023 ACRES, OUT OF A 74.875 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022105757, A 100.904 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210286179, A 96.061 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190077822, AND OUT OF A 19.717 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20240026266, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 65-82, AND LOT 902, BLOCK 40, LOTS 6-15 AND 18-27, BLOCK 45, LOTS 5-33, AND LOT 902, BLOCK 46, AND LOTS 1-7, BLOCK 47.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 11, 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: K.B. HOME LONE STAR, INC.

BY: JASON TOWNSLEY, DIRECTOR OF LAND DEVELOPMENT 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (210) 349-1111

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

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 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

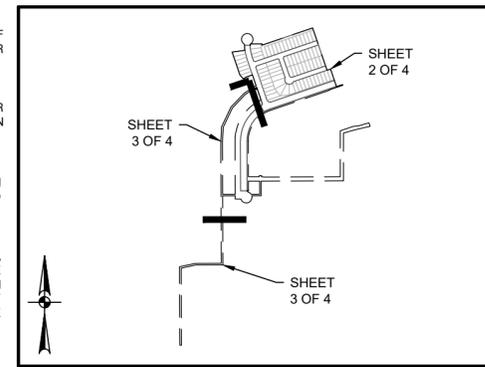
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT CULEBRA-UNIT 14, 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



INDEX MAP NOT-TO-SCALE

STATE OF TEXAS COUNTY OF

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OWNER: MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT SCOTT CALOSS, SUPERINTENDENT 8449 FM 471 S. CASTROVILLE, TEXAS 78009 (830) 931-2243

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. SCOTT CALOSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

NOTARY PUBLIC, COUNTY, TEXAS

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, INCLUDING LOT 902, BLOCK 40, LOT 902, BLOCK 46, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

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 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.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN AN OFFSITE VARIABLE WIDTH DRAINAGE EASEMENT, PRESERVE AT CULEBRA-UNIT 3 (VOL 20003, PG 1377-1381, PR).

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-23-38801084) 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).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR

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

RESIDENTIAL FIRE FLOW:

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

OPEN SPACE:

LOT 902, BLOCK 46, IS DESIGNATED AS OPEN SPACE AND A GETCTV EASEMENT. LOT 902, BLOCK 40 IS DESIGNATED AS OPEN SPACE, GETCTV AND AS A DRAINAGE EASEMENT.

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.

SURVEYOR'S NOTES:

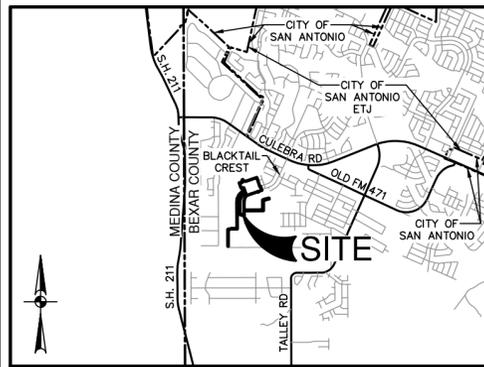
- 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKETS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
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, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS 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.

CPS/SAWS/COSA UTILITY:

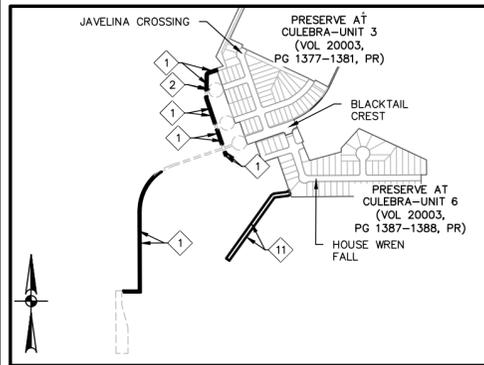
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes entries for Block, County Block, Document Number, Gas/Electric/Telephone/Cable TV Easement, Official Public Records, Real Property of Bexar County, Texas, Deed and Plat Records, Existing/Proposed Contours, Centerline, and various easements like 14' Gas/Electric/Telephone, 12' Gas/Electric/Telephone, 10' Gas/Electric/Telephone, 5' Gas/Electric/Telephone, Variable Width Clear Vision, Building Setback, 15' Building Setback, 18' Sanitary Sewer, 59' Drainage, 15' Drainage and Access, Variable Width Getctv, Water, Sanitary Sewer, Turnaround, Maintenance and Access, Variable Width Drainage, 15' Gas/Electric/Telephone, 5' Water, 25'x25' Sanitary Sewer, 10' Gas/Electric/Telephone, 16' Sanitary Sewer, Variable Width Public Drainage, 16' Gas/Electric/Telephone, 10' Water, and 480 Linear Feet to Intersection.



LOCATION MAP SCALE: 1" = 6000'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE: 1" = 1000'

5.490 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 15' MAINTENANCE ACCESS EASEMENT, AND 0.629 ACRES AS A VARIABLE WIDTH DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT, BOTH OF THE PRESERVE AT CULEBRA-UNIT 3, RECORDED IN VOLUME 20003, PAGES 1377-1381, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 0.596 ACRES AS A 32.6' DRAINAGE EASEMENT, OF THE PRESERVE AT CULEBRA-UNIT 6, RECORDED IN VOLUME 20003, PAGES 1387-1388, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PRESERVE AT CULEBRA-UNIT 3, WHICH IS RECORDED IN VOLUME 20003, PAGES 1377-1381, BEXAR COUNTY PLAT 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 COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: K.B. HOME LONE STAR, INC.

BY: JASON TOWNSLEY, DIRECTOR OF LAND DEVELOPMENT 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (210) 349-1111

SWORN AND SUBSCRIBED BEFORE ME THIS THE DAY OF A.D. 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

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 LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4

PLAT NO. 23-11800218

REPLAT & SUBDIVISION PLAT
ESTABLISHING
PRESERVE AT
CULEBRA-UNIT 14

BEING A TOTAL OF 21.023 ACRES, OUT OF A 74.875 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220105757, A 100.904 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210286179, A 96.061 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190077822, AND OUT OF A 19.717 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20240026266, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 65-82, AND LOT 902, BLOCK 40, LOTS 6-15 AND 18-27, BLOCK 45, LOTS 5-33, AND LOT 902, BLOCK 46, AND LOTS 1-7, BLOCK 47.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 11, 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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BY: JASON TOWNSLEY, DIRECTOR OF LAND DEVELOPMENT
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
(210) 349-1111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

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 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

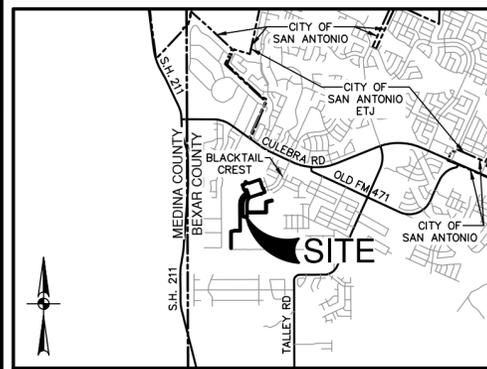
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DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
SCALE: 1" = 6000'

CPS/SAWS/COSA UTILITY:

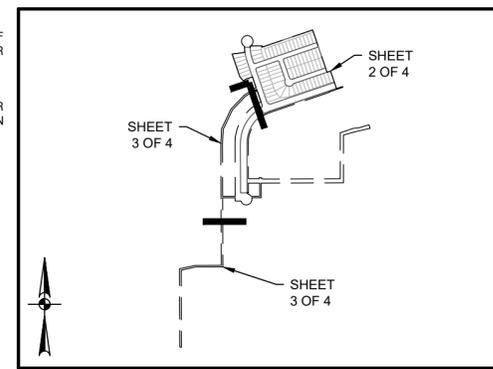
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INDEX MAP
NOT-TO-SCALE

UNPLATTED 74.875 ACRES
KB HOME LONE STAR INC.
(DOC NO 20220105757, OPR)

N: 13734366.14
E: 2033291.31

DETAIL "A" SEE THIS SHEET

L36

51.56' BLK 47

N77°11'08"E

131.75'

N71°11'33"E

128.81'

7.09'

N71°11'33"E

128.82'

4404

N71°11'33"E

128.87'

3

N71°11'33"E

128.93'

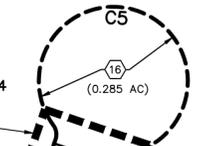
2

N71°11'33"E

128.99'

1

N71°11'33"E



DETAIL "A" SEE THIS SHEET

L39

101.09'

S83°12'01"W

114.41'

N71°11'33"E

16.57'

L54

81 BLK 40

23.43'

N71°11'33"E

128.82'

4

N71°11'33"E

128.87'

3

N71°11'33"E

128.93'

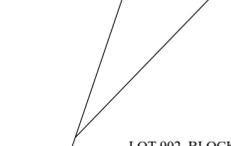
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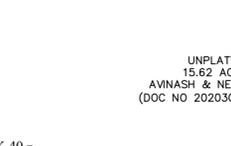
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128.93'

2

N71°11'33"E

128.99'

1



LOCATION MAP
SCALE: 1" = 6000'

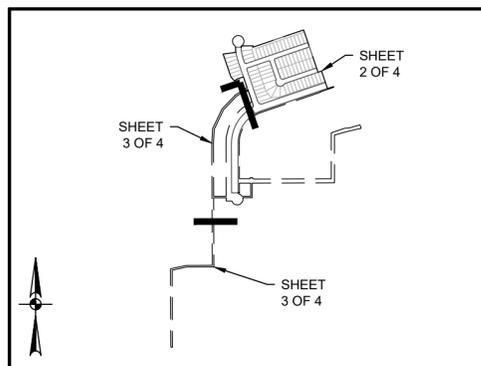
CPS/SAWS/COSA UTILITY:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
 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.

STATE OF TEXAS
 COUNTY OF _____
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT
 SCOTT CALOSS, SUPERINTENDENT
 8449 FM 471 S.
 CASTROVILLE, TEXAS 78009
 (830) 931-2243

STATE OF TEXAS
 COUNTY OF _____
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. SCOTT CALOSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, _____ COUNTY, TEXAS



INDEX MAP
NOT-TO-SCALE

PLAT NO. 23-11800218

**REPLAT & SUBDIVISION PLAT
 ESTABLISHING
 PRESERVE AT
 CULEBRA-UNIT 14**

BEING A TOTAL OF 21.023 ACRES, OUT OF A 74.875 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220105757, A 100.904 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210286179, A 96.061 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20190077822, AND OUT OF A 19.717 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20240026266, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.J. GONZALES SURVEY NUMBER 255, ABSTRACT 269, COUNTY BLOCK 4404, IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 65-82, AND LOT 902, BLOCK 40, LOTS 6-15 AND 18-27, BLOCK 45, LOTS 5-33, AND LOT 902, BLOCK 46, AND LOTS 1-7, BLOCK 47.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 11, 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: K.B. HOME LONE STAR, INC.
 BY: JASON TOWNSLEY, DIRECTOR OF LAND DEVELOPMENT
 4800 FREDERICKSBURG RD
 SAN ANTONIO, TEXAS 78229
 (210) 349-1111

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
 THIS PLAT OF PRESERVE AT CULEBRA-UNIT 14, 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.

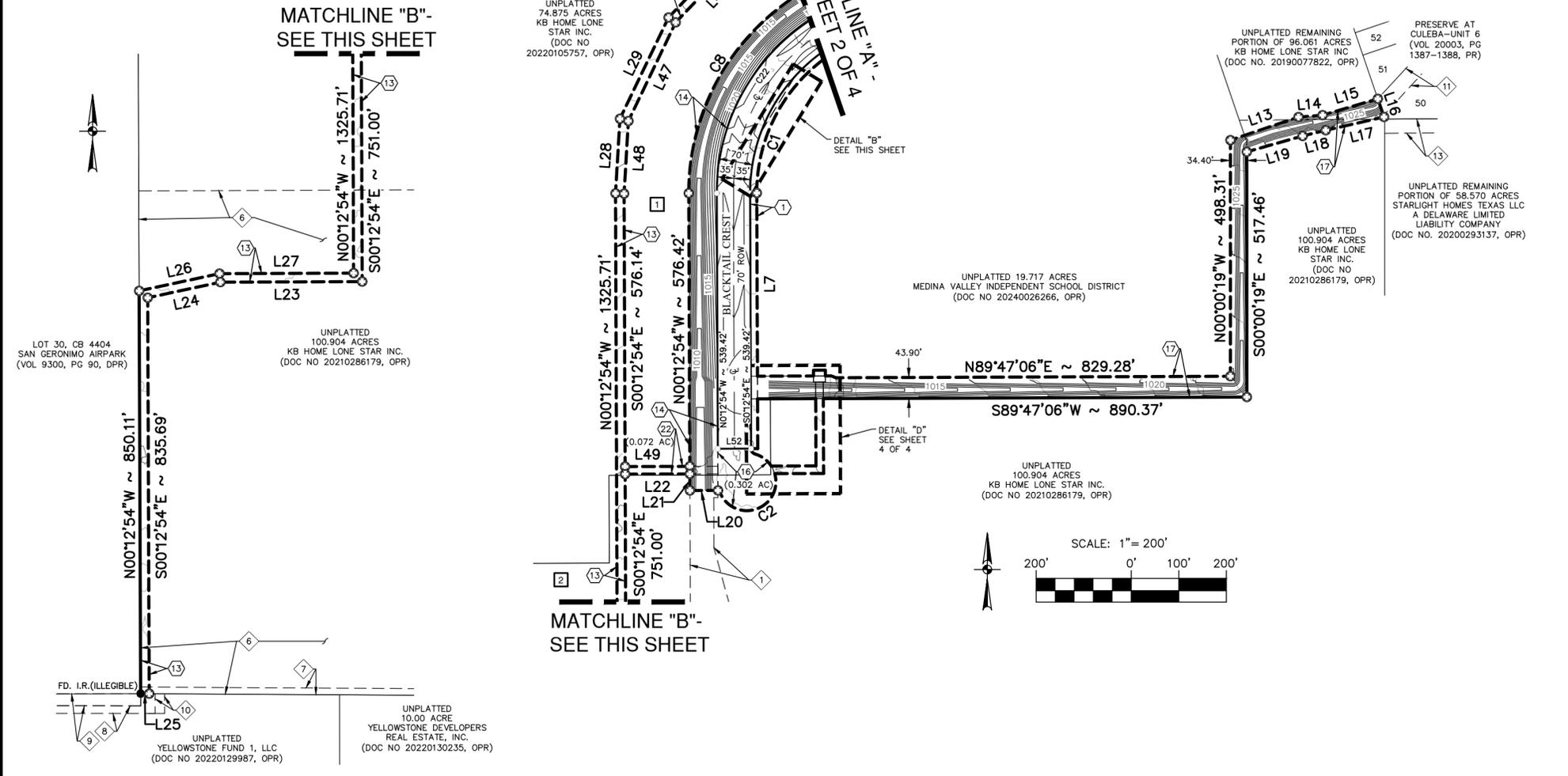
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.



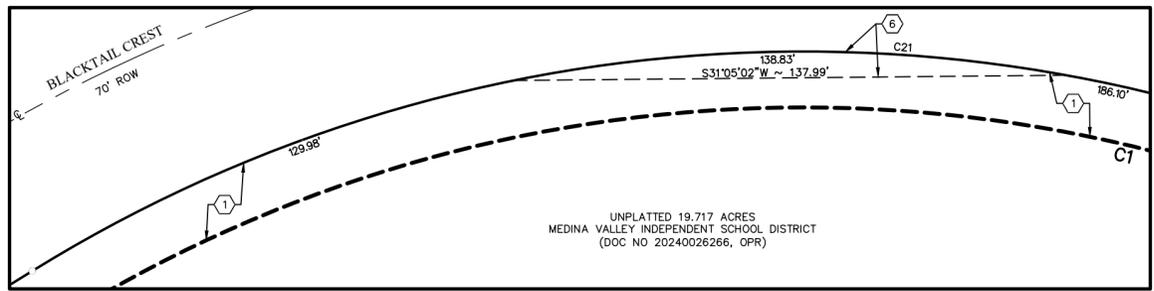
STATE OF TEXAS
 COUNTY OF BEXAR

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
 LICENSED PROFESSIONAL ENGINEER

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

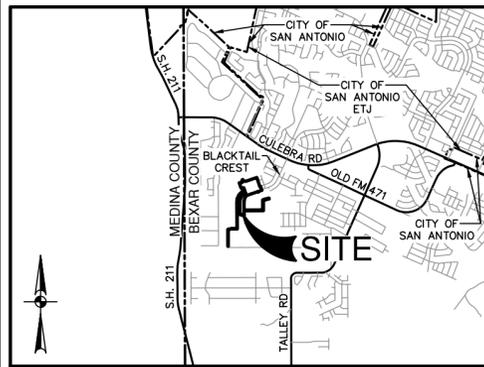
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "B"
 SCALE: 1" = 30'
 SEE THIS SHEET

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Civil Job No. 11668-14; Survey Job No. 11668-09 PRESERVE AT CULEBRA-UNIT 14



LOCATION MAP
SCALE: 1" = 6000'

CPS/SAWS/COSA UTILITY:

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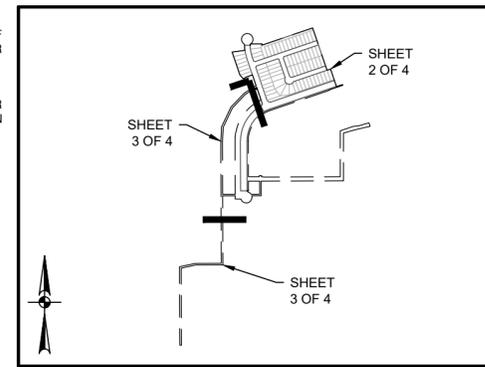
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SAWS WASTEWATER EDU:

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INDEX MAP
NOT-TO-SCALE

PLAT NO. 23-11800218

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
PRESERVE AT
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 11, 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF _____

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OWNER: MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT
SCOTT CALOSS, SUPERINTENDENT
8448 FM 471 S.
CASTROVILLE, TEXAS 78009
(830) 931-2243

OWNER/DEVELOPER: K.B. HOME LONE STAR, INC.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DR. SCOTT CALOSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

BY: JASON TOWNSLEY, DIRECTOR OF LAND DEVELOPMENT
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229
(210) 349-1111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

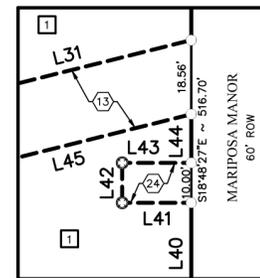
NOTARY PUBLIC, _____ COUNTY, TEXAS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

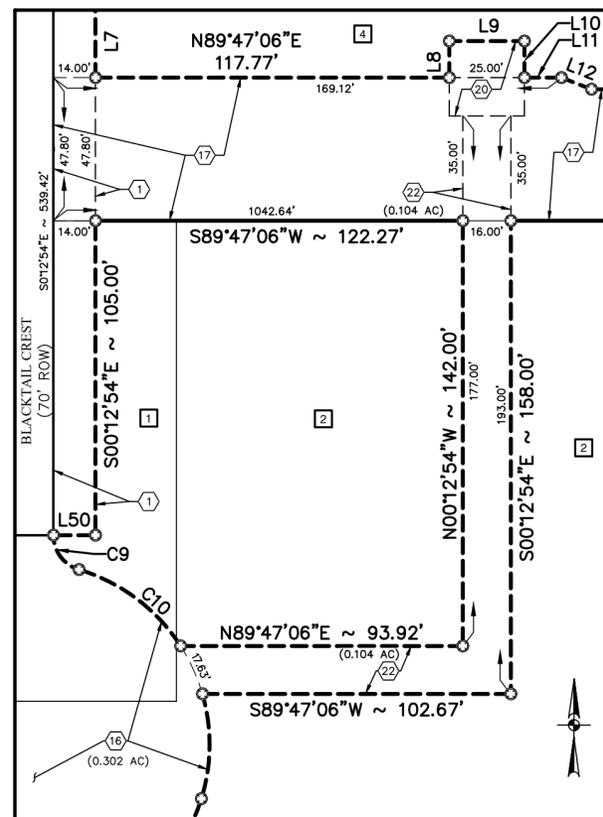
LINE #	BEARING	LENGTH
L1	S0°11'15"E	13.93'
L2	S71°11'33"W	40.00'
L3	S71°11'33"W	69.64'
L4	S18°48'27"E	10.00'
L5	S71°11'33"W	155.00'
L6	S18°48'27"E	4.00'
L7	S0°12'54"E	386.62'
L8	N0°12'54"W	12.20'
L9	N89°47'06"E	25.00'
L10	S0°12'54"E	12.20'
L11	N89°47'06"E	12.35'
L12	S68°54'34"E	10.73'
L13	N71°11'33"E	151.20'
L14	N85°21'50"E	50.91'
L15	N73°28'54"E	120.96'
L16	S18°48'27"E	40.45'
L17	S77°06'09"W	125.54'
L18	S76°04'33"W	50.23'
L19	S74°04'49"W	122.04'
L20	S89°47'06"W	61.74'
L21	N0°12'54"W	34.98'
L22	S89°47'06"W	136.00'
L23	S89°47'06"W	298.06'
L24	S77°51'13"W	156.32'
L25	N89°39'16"W	18.00'
L26	N77°51'13"E	172.79'
L27	N89°47'06"E	281.94'
L28	N3°23'00"E	157.69'
L29	N25°31'25"E	237.04'
L30	N43°33'22"E	208.08'

LINE #	BEARING	LENGTH
L31	N57°06'59"E	151.82'
L32	N18°48'27"W	121.76'
L33	S71°11'30"W	68.35'
L34	S59°11'33"W	40.18'
L35	N42°37'21"W	52.85'
L36	N82°16'35"E	139.22'
L37	N0°22'49"W	3.68'
L38	S0°22'49"E	3.42'
L39	N89°47'06"E	115.01'
L40	N18°48'27"W	124.47'
L41	S71°11'33"W	17.24'
L42	N18°48'27"W	10.00'
L43	N71°11'33"E	17.24'
L44	N18°48'27"W	12.18'
L45	S57°06'59"W	145.16'
L46	S43°33'22"W	203.08'
L47	S25°31'25"W	230.66'
L48	S3°23'00"W	153.60'
L49	N89°47'06"E	136.00'
L50	S89°47'06"W	14.00'
L51	S18°48'27"E	53.43'
L52	S89°47'06"W	70.00'
L53	S0°12'54"E	43.28'
L54	S71°11'33"W	119.63'
L55	S71°11'33"W	120.00'
L56	N18°48'27"W	45.00'
L57	S71°11'33"W	138.88'
L58	S71°11'33"W	50.00'
L59	S71°11'33"W	40.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	351.00'	71°24'27"	S35°29'19"W	409.68'	437.45'
C2	61.00'	178°52'00"	S73°07'13"W	121.99'	190.43'
C3	430.00'	7°20'36"	N4°03'07"W	55.07'	55.11'
C4	13.00'	54°50'37"	N27°48'08"W	11.97'	12.44'
C5	62.00'	290°02'01"	N89°47'34"E	71.09'	313.85'
C6	13.00'	55°11'24"	S27°12'53"W	12.04'	12.52'
C7	15.00'	90°10'11"	N44°42'08"E	21.24'	23.61'
C8	494.00'	64°44'51"	N32°09'31"E	529.01'	558.25'
C9	12.00'	73°16'58"	S36°51'23"E	14.32'	15.35'
C10	61.00'	40°37'35"	S53°10'59"E	42.35'	43.25'
C11	370.00'	18°25'38"	S9°35'38"E	118.48'	119.00'
C12	15.00'	90°00'00"	S63°48'27"E	21.21'	23.56'
C13	15.00'	90°00'00"	S26°11'33"W	21.21'	23.56'
C14	25.00'	90°00'00"	S63°48'27"E	35.36'	39.27'
C15	10.00'	40°31'34"	S50°55'46"W	6.93'	7.07'
C16	50.00'	171°03'08"	S63°48'27"E	99.70'	149.27'
C17	10.00'	40°31'34"	N1°27'20"E	6.93'	7.07'
C18	15.00'	90°00'00"	N63°48'27"W	21.21'	23.56'
C19	15.00'	90°00'00"	S26°11'33"W	21.21'	23.56'
C20	15.00'	90°00'00"	S63°48'27"E	21.21'	23.56'
C21	365.00'	71°24'27"	S35°29'19"W	426.02'	454.90'
C22	435.00'	60°35'14"	S30°04'43"W	438.86'	459.99'
C23	30.00'	79°10'46"	N20°46'56"E	38.24'	41.46'
C24	430.00'	18°25'38"	N9°35'38"W	137.70'	138.29'



DETAIL "C"
SCALE: 1" = 30'
SEE SHEET 2 OF 4



DETAIL "D"
SCALE: 1" = 40'
SEE SHEET 3 OF 4

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE THIS SHEET FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4