

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRICAL GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED TO THE U.S. AND STATE COURTS THE UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "OVERHANG EASEMENT," "ANCHOR EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND/OR 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 THE SEVERED EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSES OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES. THE SEVERED EASEMENT AREAS, TOGETHER WITH ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR WATER INFRASTRUCTURE, SHALL BE DEEMED TO BE BUILTINGS, 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 REIFICATION REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE SERVICE FACILITIES LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE DEEMED TO BE THE RESPONSIBILITY OF THE PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRICAL, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNDER THE CHARGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "WESTWOOD" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, DISPLAYED IN GRID VALUES.
3. DIMENSIONS SHOWN HEREON ARE SURFACE UTILIZING COMBINED SCALE FACTOR OF 1.0001668459 APPLIED AT N 13.710, 831.21", E 2,096.679,14".


MARY JANE C. PHILLIPS
LICENSED PROFESSIONAL ENGINEER NO. 102318


ETHAN C. OELKE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6926

DRAINAGE EASEMENT ENCROACHMENTS NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS, THAT IMPEDE DRAINAGE, SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSSED-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 EGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTING STRUCTURE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OF THE PROPERTY OWNER'S ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

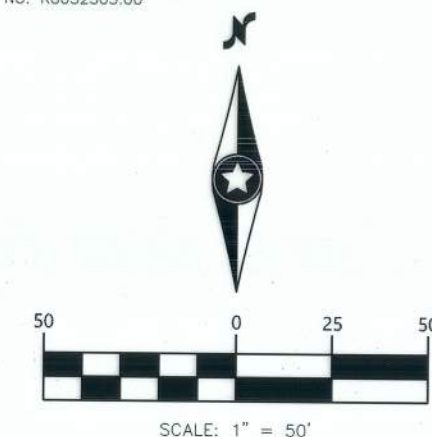
COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SHADE 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.

BEING A 0.172 ACRE RIGHT-OF-WAY DEDICATION AND A 6.792 ACRE TRACT OF LAND ESTABLISHING LOT 1, BLOCK 1, NCB 11721, SITUATED IN THE CHARLES F KING SURVEY NO. 86, ABSTRACT NO. 395, CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, BEING ALL OF THAT CALLED 6.964-ACRE TRACT CONVEYED UNTO SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION, RECORDED IN DOCUMENT NO. 20230154219, BEXAR COUNTY OFFICIAL PUBLIC RECORDS.

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Westwood Professional Services, Inc.
TBPELS SURVEYING FIRM NO. 10074301
TBPELS ENGINEERING FIRM NO. 11756
 DATE OF PREPARATION: 10/18/2023
 PROJECT NO. R0032303.00



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.

SAHT CULEBRA ROAD APARTMENTS GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
BY: SAN ANTONIO HOUSING TRUST PUBLIC FACILITY CORPORATION,
A TEXAS PUBLIC UTILITY CORPORATION, ITS SOLE MEMBER
BY: _____
PEDRO A. ALANIS
ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

§
§

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DORA A. ALANIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT
FOR THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE
CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 20 DAY of October 2008

JOHN HERNANDEZ
My Notary ID # 421874605
Expires 04/31/2027

John Hernandez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PAVILION CULEBRA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAW AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle features a five-pointed star at the top, followed by the name "MARY JANE C. PHILLIPS", the license number "102318", and the word "LICENSED" at the bottom.

STATE OF TEXAS
REGISTERED
★
ETHAN C. OELKE
6926
PROFESSIONAL
LAND SURVEYOR