

LOCATION MAP

NOT-TO-SCALE

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		REPTITIVE BEARING
OPR	OFFICIAL PUBLIC RECORDS		AND/OR DISTANCE
	(OFFICIAL PUBLIC RECORDS	ROW	RIGHT-OF-WAY
	OF REAL PROPERTY) OF		
	BEXAR COUNTY, TEXAS		
INT	INTERSECTION		
ESMT	EASEMENT		
GETCTV	GAS, ELECTRIC, TELEPHONE,		
	AND CABLE TV		
DR	DEED RECORDS OF BEXAR		
	COUNTY		
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
	1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY		
	PAPE-DAWSON ENGINEERS		
	CENTERLINE		

- | | |
|--|--|
| 10' GETCTV ESMT
(0.004 TOTAL ACRES OFF-LOT)
(PERMEABLE) | 10' GETCTV ESMT
(VOL 20003, PG 1853-1857 PR) |
| 1' VEHICULAR NON-ACCESS
EASEMENT (NOT-TO-SCALE) | 1' VEHICULAR NON-ACCESS ESMT
(NOT-TO-SCALE) |
| 15' BUILDING SETBACK LINE | 15' BUILDING SETBACK LINE |
| 16' WATER ESMT | 16' WATER ESMT |
| 10' BUILDING SETBACK LINE
AND GETCTV ESMT | 10' BUILDING SETBACK LINE
AND GETCTV ESMT |
| 16' SANITARY SEWER ESMT | 16' SANITARY SEWER ESMT |
| 20' GETCTV ESMT
(0.056 TOTAL ACRES OFF LOT)
(PERMEABLE) | 20' GETCTV ESMT
(VOL 20003, PG 1853-1857 PR) |
| 5' WATER ESMT | 5' WATER ESMT |
| 15' BUILDING SETBACK LINE
AND GETCTV ESMT | 15' BUILDING SETBACK LINE
AND GETCTV ESMT |
| 1 UNPLATTED
A REMAINING PORTION OF
146.541 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD
(DOC# 20240037286 OPR) | 1 UNPLATTED
A REMAINING PORTION OF
146.541 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD
(DOC# 20240037286 OPR) |
| 2 UNPLATTED
A REMAINING PORTION OF
166.498 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD
(DOC# 20230055482 OPR) | 2 UNPLATTED
A REMAINING PORTION OF
166.498 ACRES
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD
(DOC# 20230055482 OPR) |
| 3 ESPADA TRACT PHASE 1
(VOL 20003, PG 1769-1780 PR) | 3 ESPADA TRACT PHASE 1
(VOL 20003, PG 1769-1780 PR) |
| 4 ESPADA TRACT UNIT 15
(VOL 20003, PG 1853-1857 PR) | 4 ESPADA TRACT UNIT 15
(VOL 20003, PG 1853-1857 PR) |
| 5 ESPADA TRACT UNIT 17
(PLAT#23-11800384, PLATTED
CONCURRENTLY) | 5 ESPADA TRACT UNIT 17
(PLAT#23-11800384, PLATTED
CONCURRENTLY) |
| 6 ESPADA TRACT UNIT 2
(VOL 20003, PG 1848-1852 PR) | 6 ESPADA TRACT UNIT 2
(VOL 20003, PG 1848-1852 PR) |
| 7 LOT 902 BLOCK 42 CB 4002
OPEN SPACE | 7 LOT 902 BLOCK 42 CB 4002
OPEN SPACE |
| 8 2.368 ACRES PERMEABLE
LOT 903 BLOCK 42 CB 4002
OPEN SPACE | 8 2.368 ACRES PERMEABLE
LOT 903 BLOCK 42 CB 4002
OPEN SPACE |
| 9 0.379 ACRES PERMEABLE
LOT 904 BLOCK 42 CB 4002
OPEN SPACE | 9 0.379 ACRES PERMEABLE
LOT 904 BLOCK 42 CB 4002
OPEN SPACE |
| 10 0.117 ACRES PERMEABLE
LOT 902 BLOCK 45 CB 4002
OPEN SPACE | 10 0.117 ACRES PERMEABLE
LOT 902 BLOCK 45 CB 4002
OPEN SPACE |
| 11 0.129 ACRES PERMEABLE
LOT 902 BLOCK 46 CB 4002
OPEN SPACE | 11 0.129 ACRES PERMEABLE
LOT 902 BLOCK 46 CB 4002
OPEN SPACE |
| 12 0.351 ACRES PERMEABLE
LOT 901 BLOCK 66 CB 4002
OPEN SPACE | 12 0.351 ACRES PERMEABLE
LOT 901 BLOCK 66 CB 4002
OPEN SPACE |
| 0.182 ACRES PERMEABLE
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
(DOC# 20240174686 OPR) | 0.182 ACRES PERMEABLE
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
(DOC# 20240174686 OPR) |

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

FOR CURVE TABLE
AND LINE TABLE.
SEE SHEET 3 OF 3

CPS/SAWS/COSA UTILITY:

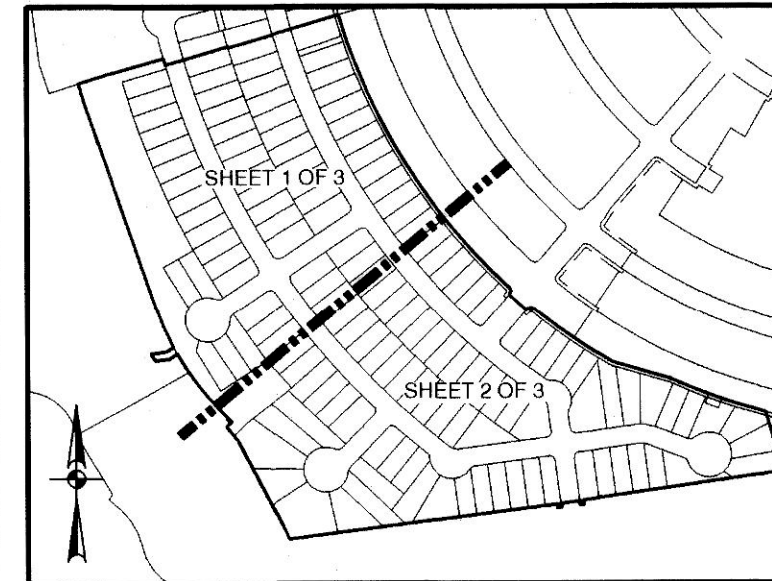
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 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 INCLOSURE 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 ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

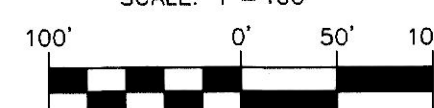
SAWS WASTEWATER EDU:

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.



INDEX MAP

SCALE: 1" = 500'



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: C. EDWARD BARRON III
CODE INVESTMENTS, LTD
A TEXAS LIMITED PARTNERSHIP
30829 MAN O WAR DRIVE
FAIR OAKS RANCH, TX 78015

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C. EDWARD BARRON III, 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 10th DAY OF SEPTEMBER, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT-23-11800383

SUBDIVISION PLAT

OF

ESPADA TRACT UNIT 13

BEING A TOTAL OF 27.513 ACRE TRACT OF LAND, COMPRISED OF 26.530 ACRES OUT OF A 146.541 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240091190, ALL OF A 0.182 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240174686, AND 0.801 OF AN ACRE OUT OF 166.498 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20230055482, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OUT OF THE JUAN M. URRIGAS SURVEY NUMBER 32, ABSTRACT 769, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1029800
DATE OF PREPARATION: September 30, 2024

STATE OF TEXAS
COUNTY OF BEXAR

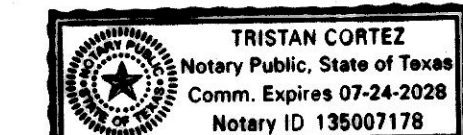
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED
LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST
BY CONVERSION FROM U.S. HOME CORPORATION,
A DELAWARE CORPORATION) ITS GENERAL PARTNER
RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 30th DAY OF SEPTEMBER, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 13, 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 VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

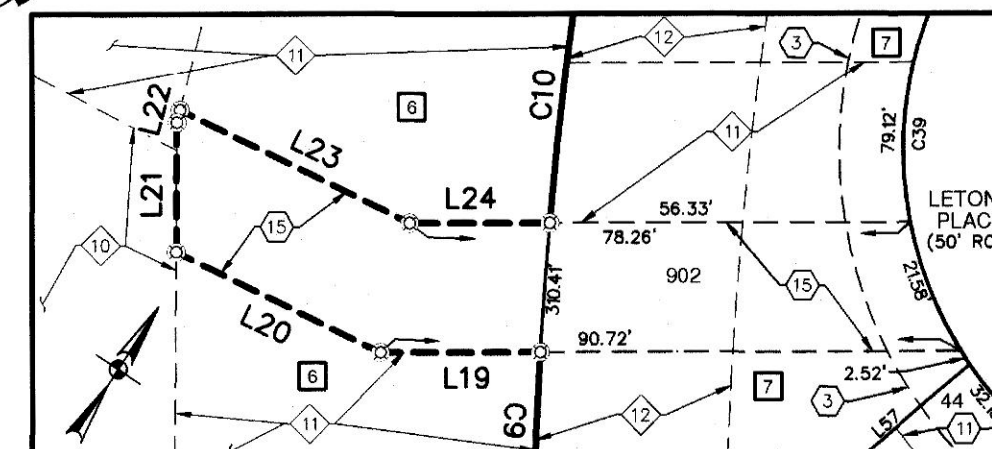
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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

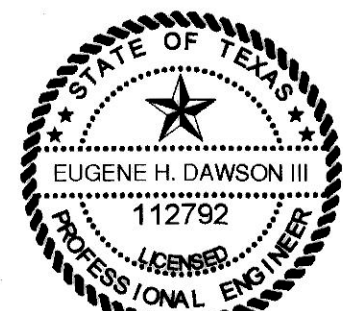
COUNTY CLERK, BEXAR COUNTY, TEXAS



DETAIL "A"

SCALE: 1" = 30'
SEE THIS SHEET

SHEET 1 OF 3



PLAT-23-11800383

SUBDIVISION PLAT
OF
ESPADA TRACT UNIT 13

BEING A TOTAL OF 27.513 ACRE TRACT OF LAND, COMPRISED OF 26.530 ACRES OUT OF A 146.541 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240091190, ALL OF A 0.182 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240174686, AND 0.801 OF AN ACRE OUT OF 166.498 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20230055482, ALL OUT OF THE JUAN M. URRIGAS SURVEY NUMBER 32, ABSTRACT 789, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002880

DATE OF PREPARATION: September 30, 2024

STATE OF TEXAS
COUNTY OF BEXAR

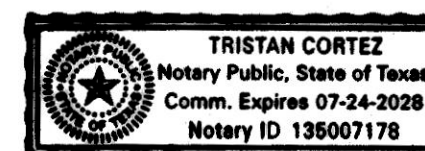
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LEMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 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 30 DAY OF SEP, A.D. 2024.

Tristan Cortez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 13 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

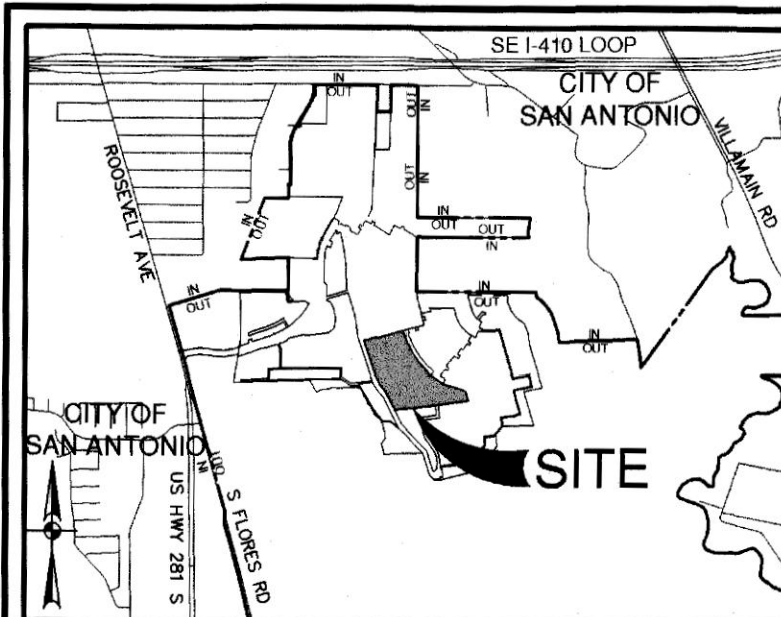
CERTIFICATE OF APPROVAL

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____

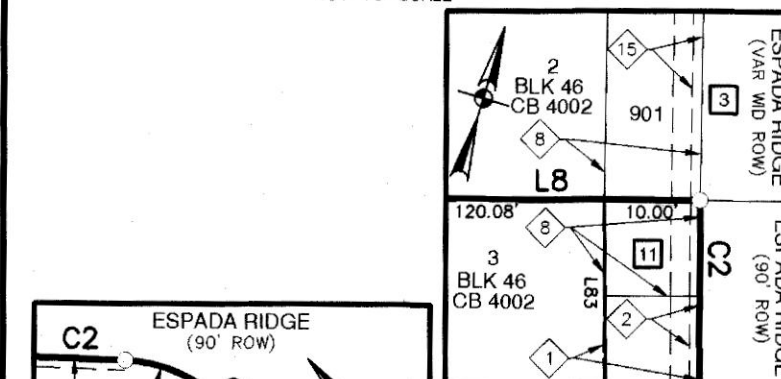
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

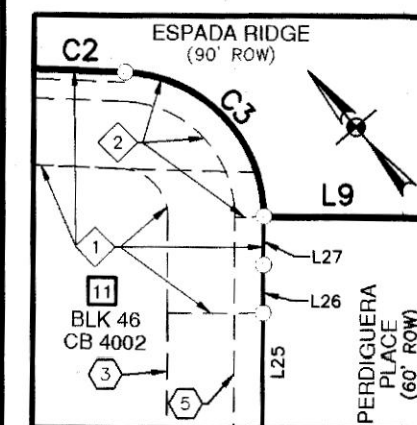


LOCATION MAP

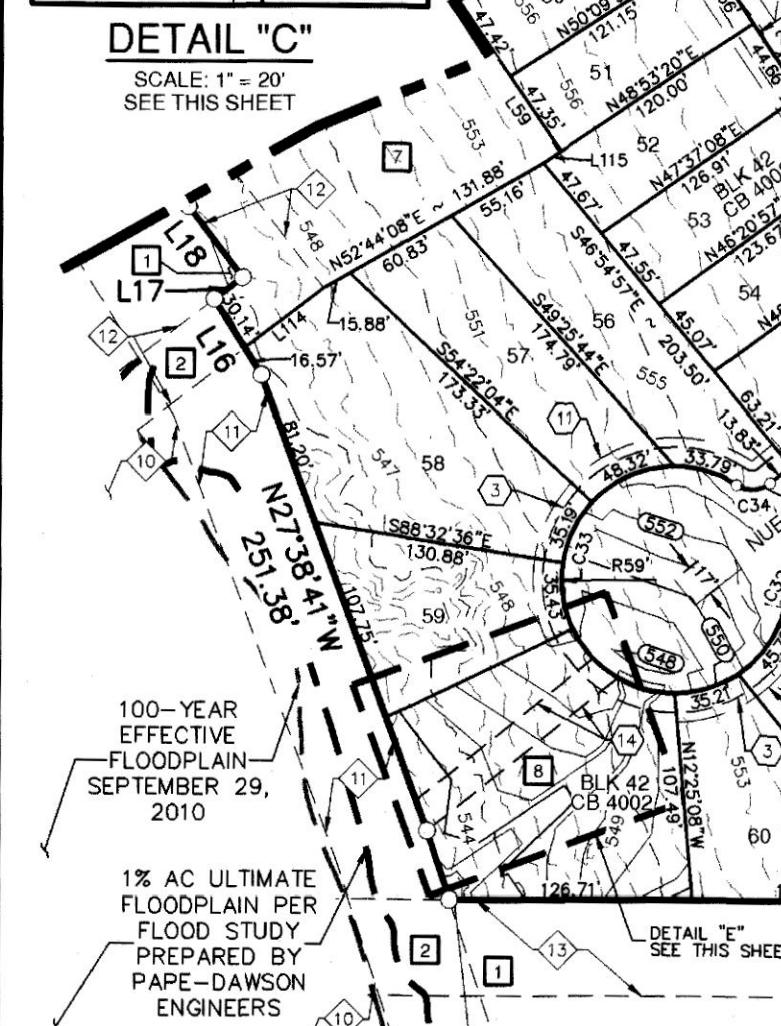
NOT-TO-SCALE



DETAIL "B"

SCALE: 1" = 20"
SEE SHEET 1 OF 3

DETAIL "C"

SCALE: 1" = 20"
SEE THIS SHEET

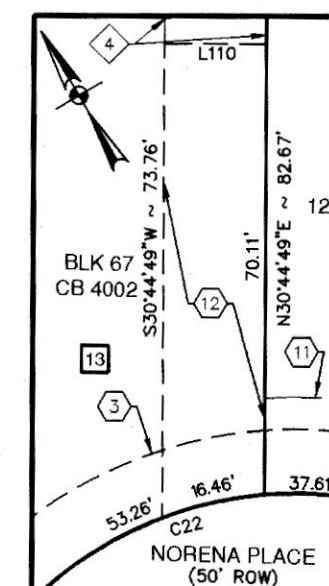
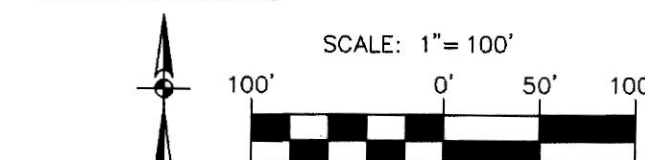
CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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 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. ROOT 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.

SAWS IMPACT FEE:

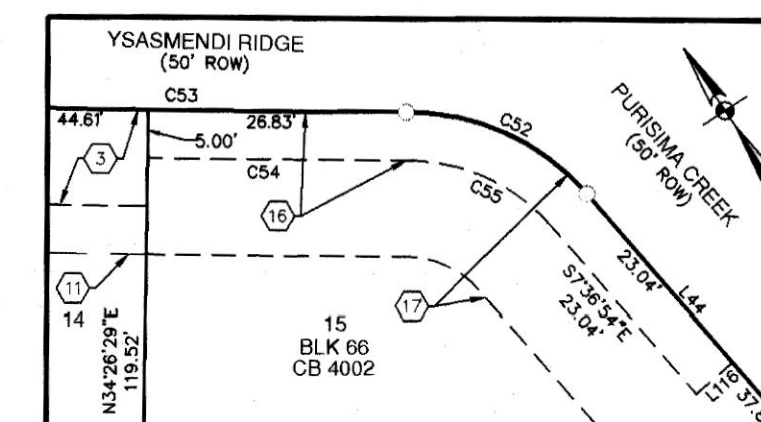
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

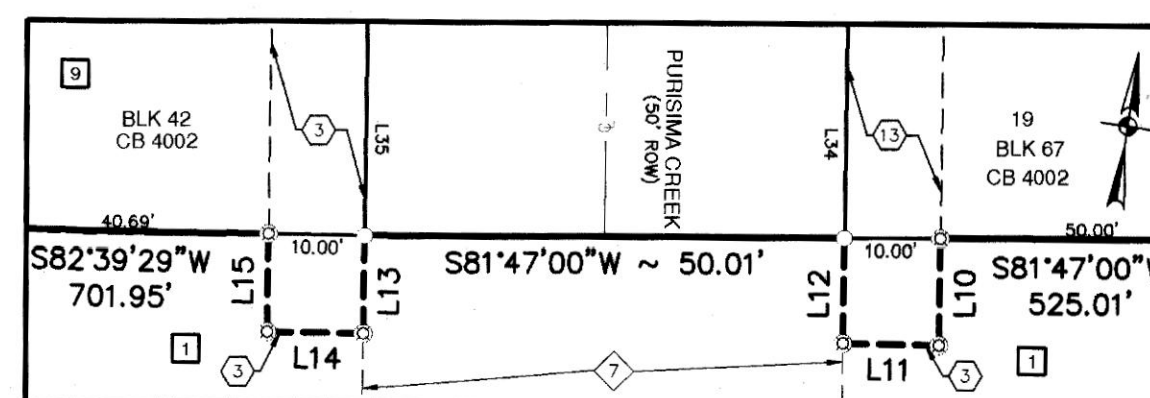
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



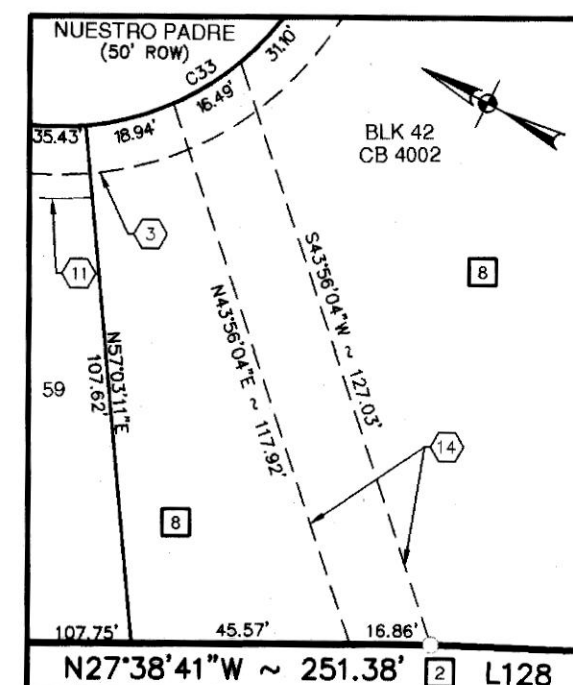
DETAIL "F"

SCALE: 1" = 30"
SEE THIS SHEET

DETAIL "G"

SCALE: 1" = 20"
SEE THIS SHEET

DETAIL "E"

SCALE: 1" = 20"
SEE THIS SHEET

DETAIL "D"

SCALE: 1" = 40"
SEE THIS SHEETSTATE 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Jack B. Dawson III
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

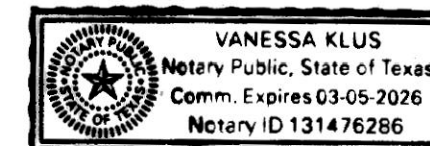
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: C. EDWARD BARRON III
EDC INVESTMENTS, LTD.
A TEXAS LIMITED PARTNERSHIP
30829 MAN O WAR DRIVE
FAIR OAKS RANCH, TX 78015

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C. EDWARD BARRON III 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 30 DAY OF SEP, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLATFOR CURVE TABLE AND LINE TABLE.
SEE SHEET 3 OF 3

SHEET 2 OF 3

