

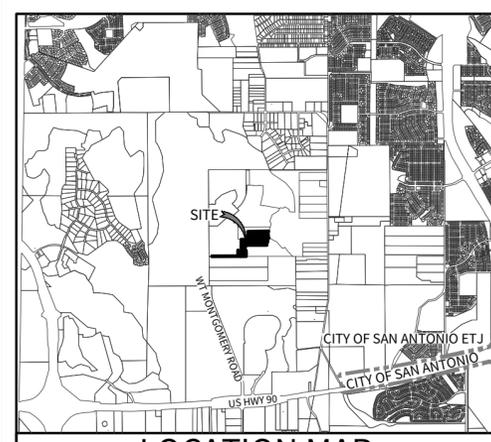
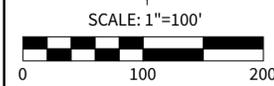
PLAT NUMBER: 24-11800105

SUBDIVISION PLAT ESTABLISHING TRES LAURELS, UNIT 2A

BEING A TOTAL OF 18.53 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY 63, ABSTRACT 422, COUNTY BLOCK 4341, BEAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.445 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20210002690 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 25.027 ACRE TRACT RECORDED IN DOCUMENT 20210002702 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS



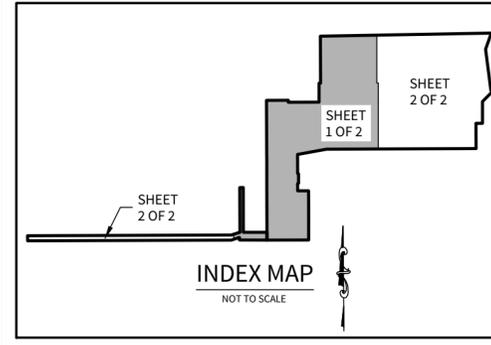
M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM



LOCATION MAP N.T.S.

LEGEND table with symbols for ACRES, BLOCK, BUILDING SETBACK LINE, CURVE NUMBER, COUNTY BLOCK, etc.

KEYNOTES table with symbols for 10' B.S.L. & E.G.T.CA. ESM.T., 20' B.S.L., etc.



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...

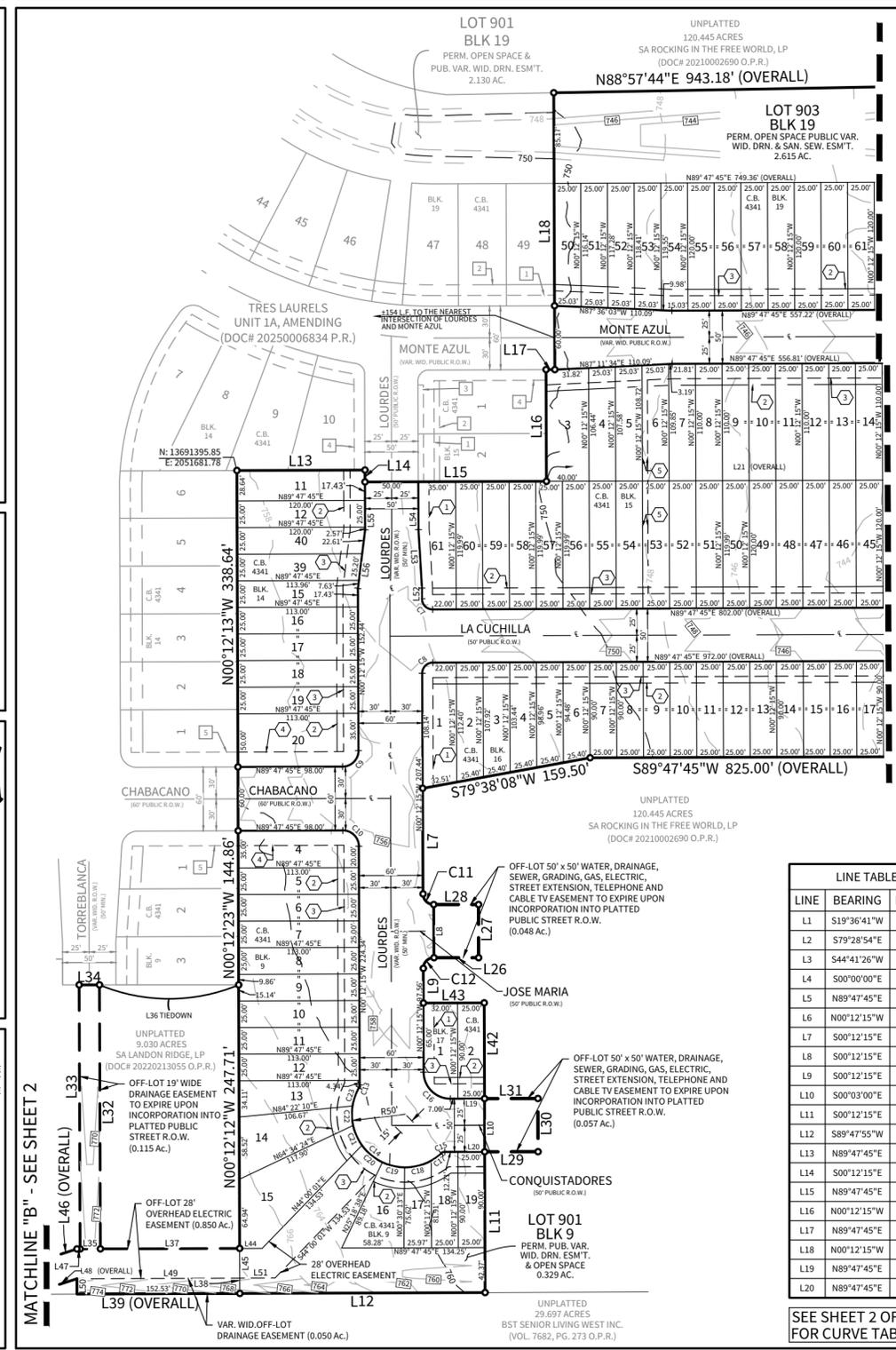
STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS...

SURVEYOR'S NOTES: (IBS26 - 37.) 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "CUDE" UNLESS OTHERWISE NOTED.

COMMON AREA MAINTENANCE: (IBS26 - 1.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVED AREAS, INCLUDING LOT 901 BLOCK 9 & LOT 903 BLOCK 19, C.B. 4341, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS...

CPS/SAWS/COSA UTILITY: (IBS26 - 22-26.) 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...

DRAINAGE EASEMENT ENCROACHMENTS: (IBS26 - 12.) NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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...



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...

OWNER/DEVELOPER SA ROCKING IN THE FREE WORLD, L.L.C. 6812 WEST AVE., SUITE 100 SAN ANTONIO, TEXAS 78213 PHONE: (210)764-9575 CONTACT PERSON: BLAKE YANTIS

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

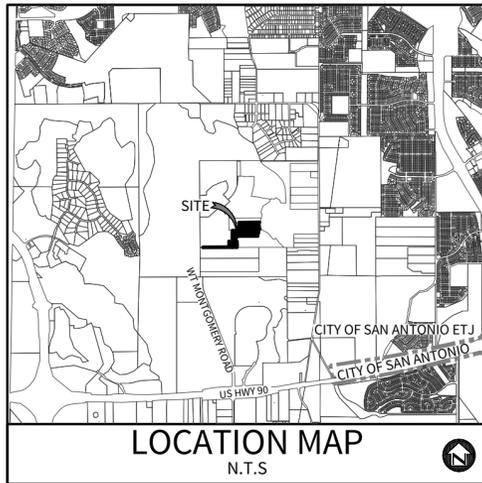
STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

STATE OF TEXAS COUNTY OF BEAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

LINE TABLE with columns for LINE, BEARING, LENGTH and LINE, BEARING, LENGTH for lines L1 through L20.

NOTES APPLY TO ALL PAGES OF THIS PLAT FEBRUARY 2025 SHEET 1 OF 2



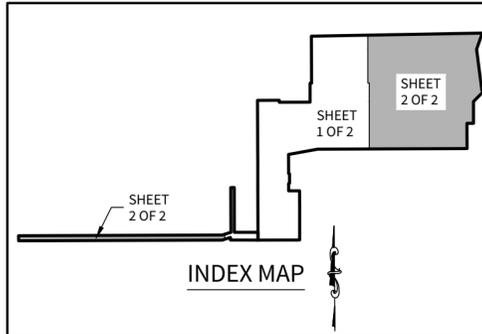


LEGEND

- Ac. = ACRES
- Blk. = BLOCK
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CORS = CONTINUOUSLY OPERATING REFERENCE STATIONS
- COSA = CITY OF SAN ANTONIO
- DOC. = DOCUMENT
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- D.P.R.B.C. = DRAINAGE
- DRN. = DRAINAGE
- EDU = EQUIVALENT DWELLING UNIT(S)
- E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- ESMT. = EASEMENT
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- G.P.M. = GALLONS PER MINUTE
- L1 = LINE NUMBER
- L.F. = LINEAR FEET
- NGS = NATIONAL GEODETIC SURVEY
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- PG. = PAGE
- P.R. = PLAT RECORDS
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- (ELEV)--- = PROPOSED CONTOUR
- (ELEV)--- = STREET CENTERLINE
- (ELEV)--- = EXISTING GROUND MAJOR CONTOUR
- (ELEV)--- = EXISTING GROUND MINOR CONTOUR
- (ELEV)--- = PROPERTY LINE
- (ELEV)--- = B.S.L.
- (ELEV)--- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED
- (ELEV)--- = CITY LIMITS
- (ELEV)--- = EQUAL BEARING AND DISTANCE
- (ELEV)--- = SEE COUNTY FINISH FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE

KEYNOTES:

1 - 10' B.S.L. & E.G.T.CA. ESMT.	1 - 10' E.G.T.CA. ESMT. TRES LAURELS UNIT 1A (DOC# 20250006834)
2 - 20' B.S.L.	2 - 20' B.S.L. TRES LAURELS UNIT 1A (DOC# 20250006834)
3 - 14' E.G.T.CA. ESMT.	3 - 5' WATER EASEMENT TRES LAURELS UNIT 1A (DOC# 20250006834)
4 - 14' B.S.L. & E.G.T.CA. ESMT.	4 - 10' E.G.T.CA. ESMT. & B.S.L. TRES LAURELS UNIT 1A (DOC# 20250006834)
5 - 5' E.G.T.CA. ESMT.	5 - 14' E.G.T.CA. ESMT. & B.S.L. TRES LAURELS UNIT 1A (DOC# 20250006834)



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.

M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER CHAFFEE, P.E.

LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

OWNER/DEVELOPER: SA ROCKING IN THE FREE WORLD, LLC
6812 WEST AVE., SUITE 100
SAN ANTONIO, TEXAS 78213
PHONE: (210)764-9575
CONTACT PERSON: BLAKE YANTIS

BY: _____ NAME: _____ TITLE: _____

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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. _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	10.00'	40.53'	7.07'	N69° 31' 58"E	6.93'
C2	50.00'	171.05'	149.27'	S45° 12' 15"E	99.70'
C3	10.00'	40.53'	7.07'	S20° 03' 32"W	6.93'
C4	5.00'	90.00'	7.85'	S45° 12' 15"E	7.07'
C5	25.00'	90.00'	39.27'	S45° 12' 15"E	35.36'
C6	5.00'	90.00'	7.85'	S44° 47' 45"W	7.07'
C7	10.00'	90.00'	15.71'	N45° 12' 15"W	14.14'
C8	10.00'	90.00'	15.71'	S44° 47' 45"W	14.14'
C9	15.00'	90.00'	23.56'	N44° 47' 45"E	21.21'
C10	15.00'	90.00'	23.56'	N45° 12' 15"W	21.21'
C11	10.00'	90.00'	15.71'	S45° 12' 15"E	14.14'
C12	10.00'	90.00'	15.71'	S44° 47' 45"W	14.14'
C13	5.00'	30.15'	2.63'	N14° 52' 06"E	2.60'
C14	50.00'	162.56'	141.86'	N51° 20' 17"W	98.84'
C15	5.00'	42.41'	3.70'	S68° 35' 22"W	3.62'
C16	25.00'	90.00'	39.27'	S45° 12' 15"E	35.36'
C17	50.00'	13.33'	11.63'	N54° 02' 52"E	11.61'
C18	50.00'	29.92'	26.11'	N75° 40' 18"E	25.81'
C19	50.00'	24.68'	21.54'	S77° 01' 45"E	21.37'
C20	50.00'	28.80'	25.13'	S50° 17' 29"E	24.87'
C21	50.00'	23.65'	20.64'	S24° 04' 00"E	20.50'
C22	50.00'	21.17'	18.47'	S1° 39' 20"E	18.37'
C23	50.00'	21.01'	18.34'	S19° 26' 05"W	18.23'
C24	50.00'	31.48'	27.47'	S66° 57' 23"W	27.13'
C25	50.00'	17.19'	15.00'	N88° 42' 34"W	14.94'
C26	50.00'	25.99'	22.68'	N67° 07' 08"W	22.49'
C27	50.00'	17.36'	15.15'	S45° 26' 42"E	15.09'
C28	50.00'	23.69'	20.68'	N24° 55' 15"W	20.53'
C29	50.00'	23.71'	20.69'	N1° 13' 17"W	20.54'
C30	50.00'	29.69'	25.91'	N25° 28' 36"E	25.62'

STATE OF TEXAS
COUNTY OF BEAR

SEE SHEET 1 OF 2 FOR LINE TABLE

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: SA LONDON RIDGE, LP
6812 WEST AVE., SUITE 100
SAN ANTONIO, TEXAS 78213
PHONE: (210)764-9575
CONTACT PERSON: BLAKE YANTIS

BY: _____ NAME: _____ TITLE: _____

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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. _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CPS/SAWS/COSA UTILITY: (IBS26 - 22-26.)

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.

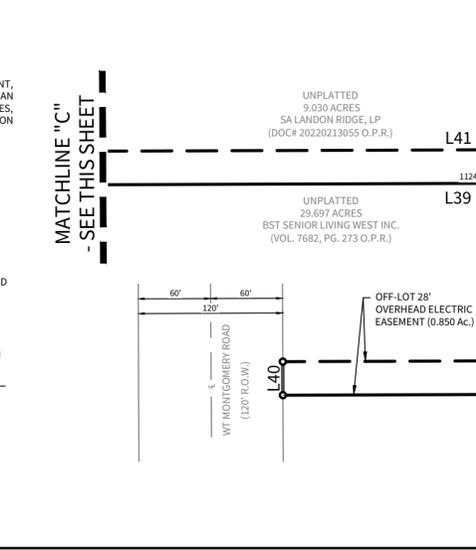
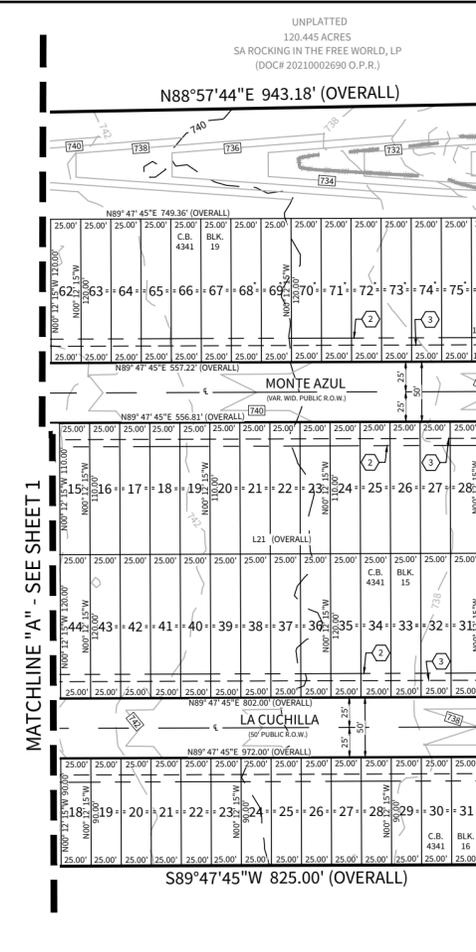
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SETBACK: (IBS26 - 41.)

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

RESIDENTIAL FINISHED FLOOR (IBS26 - 8.)

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



DRAINAGE EASEMENT ENCROACHMENTS: (IBS26 - 12.)

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.

TREE NOTE: (IBS26 - 43.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRF-APP-APP23-38801338) 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).

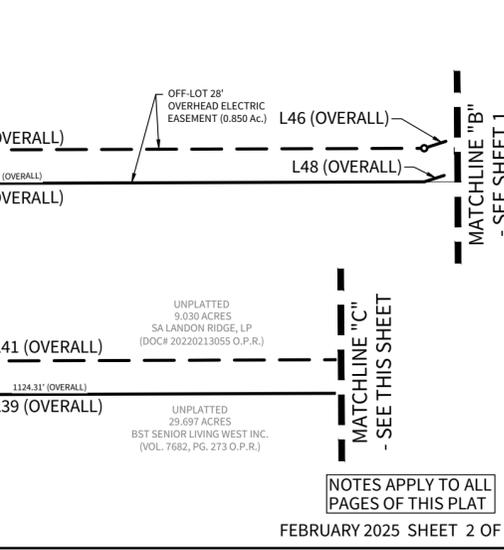
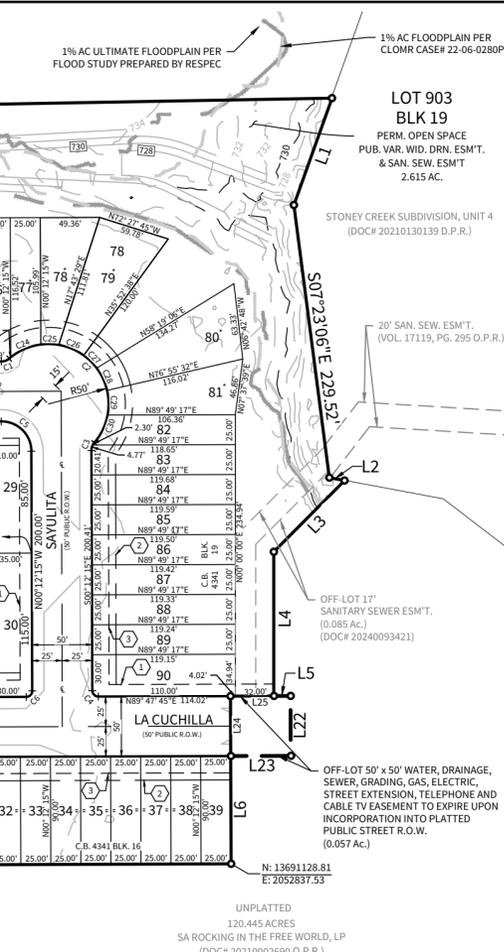
EASEMENTS FOR FLOODPLAINS: (IBS26 - 2.)

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN: (IBS26 - 7.)

"FINISHED FLOOR ELEVATION" FOR STRUCTURES OR LOTS CONTAINING "FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. CLOMRs PENDING FEMA APPROVAL: (IBS26 - 5.)

LOT 903, BLOCK 19, CE 4341, LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0365F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. XX-XX-XXXX) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



PLAT NUMBER: 24-11800105

SUBDIVISION PLAT ESTABLISHING TRES LAURELS, UNIT 2A

BEING A TOTAL OF 18.53 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY 63, ABSTRACT 422, COUNTY BLOCK 4341, BEAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.445 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20210002690 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 25.027 ACRE TRACT RECORDED IN DOCUMENT 20210002702 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

SCALE: 1"=100'

0 100 200

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE 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
100 N LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
AUTHORIZED AGENT: RICHARD MOTT, P.E.
PHONE: (210) 403-6200

BY: _____ NAME: _____ TITLE: _____

BY: U.S. HOME L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST) BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEAR

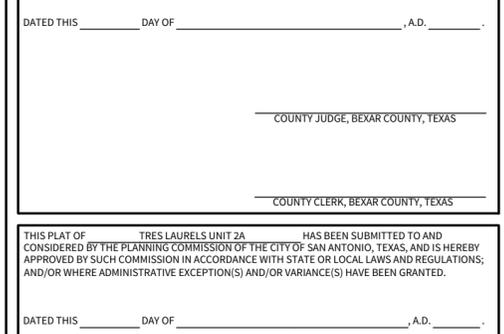
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN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

NOTARY PUBLIC, BEAR COUNTY, TEXAS



KEYNOTES:

1 - 10' B.S.L. & E.G.T.CA. ESMT.	1 - 10' E.G.T.CA. ESMT. TRES LAURELS UNIT 1A (DOC# 20250006834)
2 - 20' B.S.L.	2 - 20' B.S.L. TRES LAURELS UNIT 1A (DOC# 20250006834)
3 - 14' E.G.T.CA. ESMT.	3 - 5' WATER EASEMENT TRES LAURELS UNIT 1A (DOC# 20250006834)
4 - 14' B.S.L. & E.G.T.CA. ESMT.	4 - 10' E.G.T.CA. ESMT. & B.S.L. TRES LAURELS UNIT 1A (DOC# 20250006834)
5 - 5' E.G.T.CA. ESMT.	5 - 14' E.G.T.CA. ESMT. & B.S.L. TRES LAURELS UNIT 1A (DOC# 20250006834)



STATE OF TEXAS
COUNTY OF BEAR

SEE SHEET 1 OF 2 FOR LINE TABLE

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: SA LONDON RIDGE, LP
6812 WEST AVE., SUITE 100
SAN ANTONIO, TEXAS 78213
PHONE: (210)764-9575
CONTACT PERSON: BLAKE YANTIS

BY: _____ NAME: _____ TITLE: _____

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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. _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

NOTES APPLY TO ALL PAGES OF THIS PLAT

FEBRUARY 2025 SHEET 2 OF 2