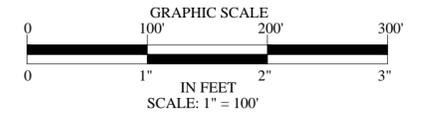


SUBDIVISION PLAT OF VISTA REAL PHASE II

BEING A 77.67 ACRE TRACT (INCLUSIVE OF 0.09 ACRE R.O.W. DEDICATION) OF LAND OUT OF THE D. REYES SURVEY, ABSTRACT NO. 618, BEXAR COUNTY, TEXAS, AND BEING A PART OF A CALLED 229.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WBW SINGLE LAND INVESTMENT, LLC-SERIES 119, RECORDED DOC. NO. 20210030840 OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



Valgo Engineering, LLC

109 West 2nd Street, Suite 201, Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Survey Firm #10194797

STATE OF TEXAS COUNTY OF WILLIAMSON

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: BRUCE WHITIS, PRESIDENT WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 143 109 WEST 2ND ST. STE 201 GEORGETOWN, TX 78626 (254) 953-5353

STATE OF TEXAS COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE WHITIS 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 THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, A.D. 20__.

NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

THIS PLAT OF VISTA REAL PHASE II 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__.

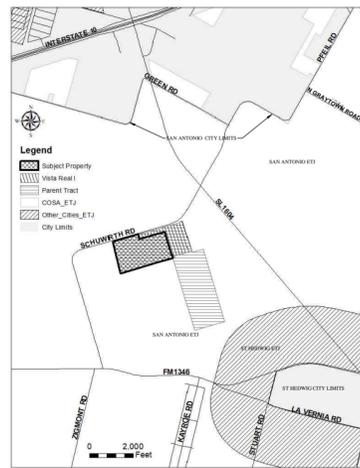
BY: CHAIRMAN BY: SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS IS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILLED 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



LEGEND

- AE PEDESTRIAN ACCESS EASEMENT
BL BUILDING SETBACK LINE
BM BENCHMARK
C.B. COUNTY BLOCK
DA DRAINAGE AREA
DE DRAINAGE EASEMENT
ELEV ELEVATION
NTS NOT TO SCALE
NO NUMBER
PG PAGE
V. VOLUME
POB POINT OF BEGINNING
RE REFERENCE
REV REVISION
R.O.W. RIGHT OF WAY
TBM TEMPORARY BENCH MARK
TYP TYPICAL
OHE OVERHEAD OR UNDERGROUND EASEMENT
O.P.R. B.C.TX OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
WWE WASTEWATER EASEMENT
FWLE FENCE WALL AND LANDSCAPE EASEMENT
FFE FINISHED FLOOR ELEVATION
FE FENCE EASEMENT
ETJ EXTRA TERRITORIAL JURISDICTION
MIN. MINIMUM
1/2" IRON ROD FOUND
1/2" IRON ROD W/ CAP MARKED "YALGO" SET CHANGE IN BEARING
BENCHMARK
10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT ADJACENT TO SCHUWIRTH RD ROW
1' VEHICULAR NON-ACCESS EASEMENT
5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
EASEMENT
STREET CENTERLINE
INSET LINE
LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

IMPACT FEE NOTE:

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

CPS/SAWS/COSA UTILITY NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," "TRANSFORMER EASEMENT," "WATER EASEMENT," AND "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.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

STATE OF TEXAS COUNTY OF WILLIAMSON

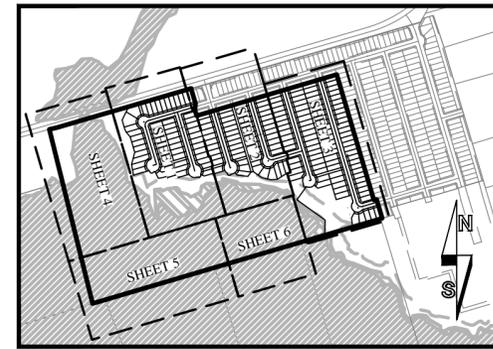
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. LICENSED PROFESSIONAL ENGINEER

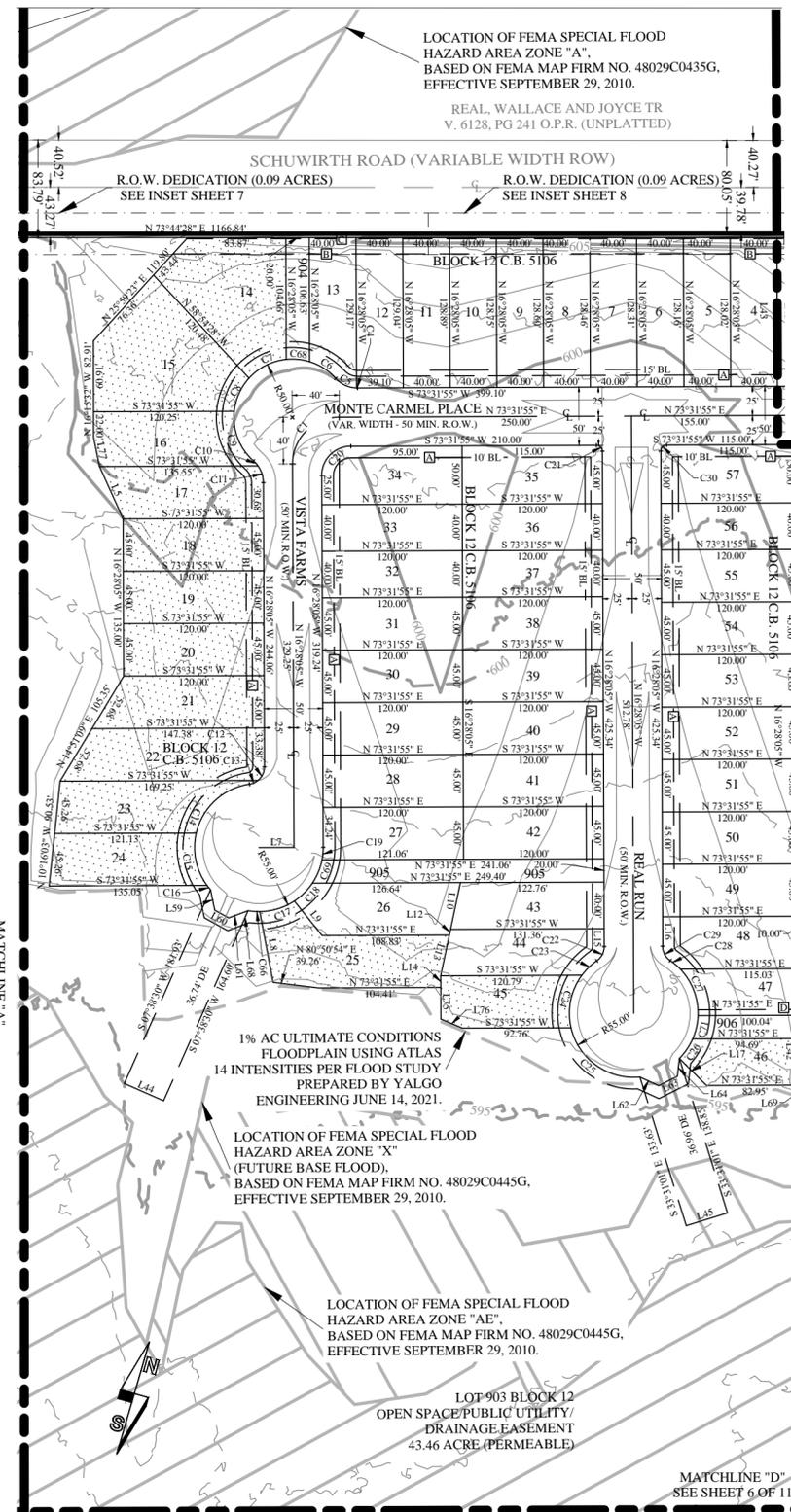
STATE OF TEXAS COUNTY OF WILLIAMSON

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:

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INDEX MAP NOT-TO-SCALE



LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", BASED ON FEMA MAP FIRM NO. 48029C0435G, EFFECTIVE SEPTEMBER 29, 2010.

REAL, WALLACE AND JOYCE TR V. 6128, PG 241 O.P.R. (UNPLATTED)

SCHUWIRTH ROAD (VARIABLE WIDTH ROW) R.O.W. DEDICATION (0.09 ACRES) SEE INSET SHEET 7 R.O.W. DEDICATION (0.09 ACRES) SEE INSET SHEET 8

MONTE CARMEL PLACE (VAR. WIDTH - 50' MIN. R.O.W.)

REAL RUN (50' MIN. R.O.W.)

1% AC ULTIMATE CONDITIONS FLOODPLAIN USING ATLAS 14 INTENSITIES PER FLOOD STUDY PREPARED BY YALGO ENGINEERING JUNE 14, 2021.

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "X" (FUTURE BASE FLOOD), BASED ON FEMA MAP FIRM NO. 48029C0445G, EFFECTIVE SEPTEMBER 29, 2010.

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "AE", BASED ON FEMA MAP FIRM NO. 48029C0445G, EFFECTIVE SEPTEMBER 29, 2010.

LOT 903 BLOCK 12 OPEN SPACE/PUBLIC UTILITY/ DRAINAGE EASEMENT 43.46 ACRE (PERMEABLE)

MATCHLINE "B" SEE SHEET 2 OF 11

MATCHLINE "D" SEE SHEET 6 OF 11

MATCHLINE "D" SEE SHEET 5 OF 11 MATCHLINE "E" SEE SHEET 5 OF 11

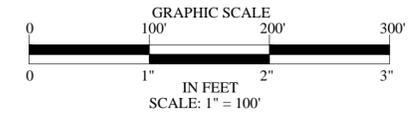
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY

PLAT NUMBER 21-11800564

SUBDIVISION PLAT OF
VISTA REAL PHASE II

BEING A 77.67 ACRE TRACT (INCLUSIVE OF 0.09 ACRE R.O.W. DEDICATION) OF LAND OUT OF THE D. REYES SURVEY, ABSTRACT NO. 618, BEXAR COUNTY, TEXAS, AND BEING A PART OF A CALLED 229.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WBW SINGLE LAND INVESTMENT, LLC-SERIES 1119, RECORDED DOC. NO. 20210030840 OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



Valgo Engineering, LLC

109 West 2nd Street, Suite 201, Georgetown, TX 78626
PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Survey Firm #10194797

STATE OF TEXAS
COUNTY OF WILLIAMSON

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OWNER/DEVELOPER: BRUCE WHITIS, PRESIDENT
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 143
109 WEST 2ND ST. STE 201
GEORGETOWN, TX 78626
(254) 953-5353

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE WHITIS 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 THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

THIS PLAT OF VISTA REAL PHASE II 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__.

CHAIRMAN

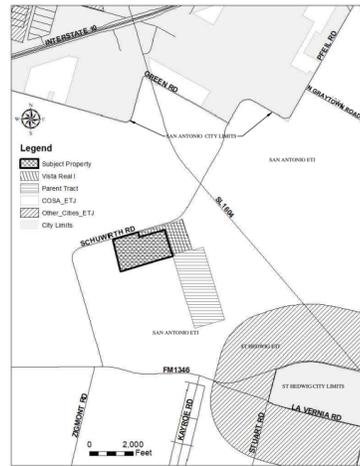
SECRETARY

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 FILLED 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

LEGEND

AE	PEDESTRIAN ACCESS EASEMENT
BL	BUILDING SETBACK LINE
BM	BENCHMARK
C.B.	COUNTY BLOCK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
PG	PAGE
V.	VOLUME
POB	POINT OF BEGINNING
RE	REFERENCE
REV	REVISION
R.O.W.	RIGHT OF WAY
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD OR UNDERGROUND EASEMENT
O.P.R. B.C.TX	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
WWE	WASTEWATER EASEMENT
FWLE	FENCE WALL AND LANDSCAPE EASEMENT
FFE	FINISHED FLOOR ELEVATION
FE	FENCE EASEMENT
ETJ	EXTRA TERRITORIAL JURISDICTION
MIN.	MINIMUM
○	1/2" IRON ROD FOUND
●	1/2" IRON ROD W/ CAP MARKED "YALGO" SET
+	CHANGE IN BEARING
⊕	BENCHMARK
⊕	10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
⊕	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT ADJACENT TO SCHUWIRTH RD ROW
⊕	1' VEHICULAR NON-ACCESS EASEMENT
⊕	5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
—	EASEMENT
—	STREET CENTERLINE
—	INSET LINE
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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, 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.

STATE OF TEXAS
COUNTY OF WILLIAMSON
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

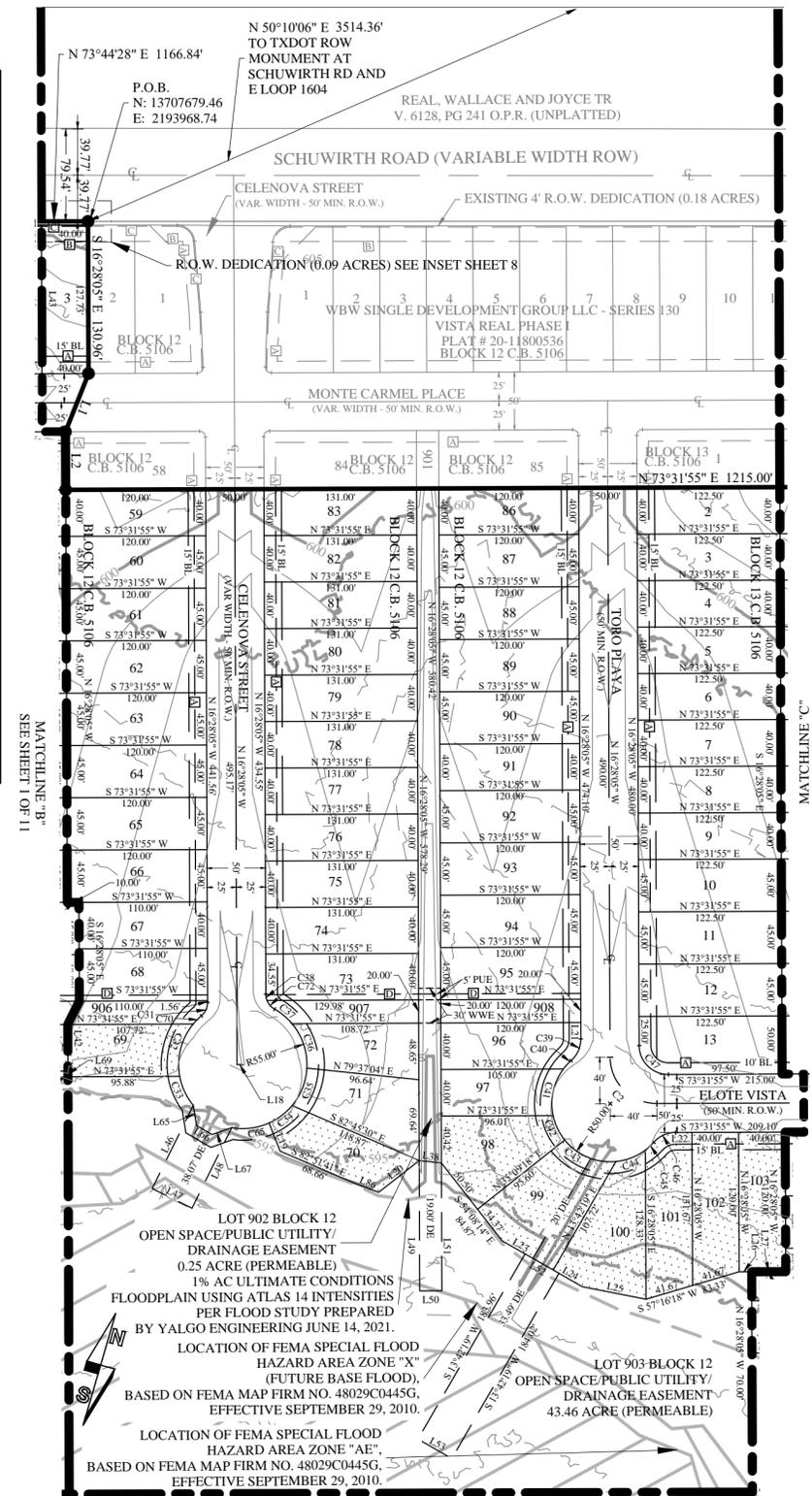
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF WILLIAMSON
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:

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REGISTERED PROFESSIONAL LAND SURVEYOR



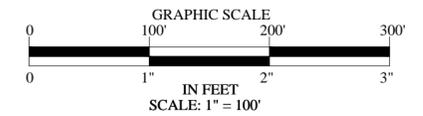
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY

VISTA REAL PHASE II
CIVIL JOB NO. XXXX-XX; SURVEY JOB NO. XXXX-XX
FILE PATH

SUBDIVISION PLAT OF VISTA REAL PHASE II

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Yalgo Engineering, LLC

109 West 2nd Street, Suite 201, Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-24040 Texas Registered Survey Firm #10194797

STATE OF TEXAS COUNTY OF WILLIAMSON

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OWNER/DEVELOPER: BRUCE WHITIS, PRESIDENT WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 143 109 WEST 2ND ST. STE 201 GEORGETOWN, TX 78626 (254) 953-5353

STATE OF TEXAS COUNTY OF WILLIAMSON

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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 HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILLED 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.

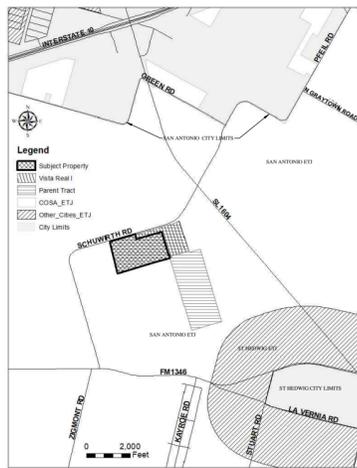
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY



LOCATION MAP NOT-TO-SCALE

LEGEND

- AE PEDESTRIAN ACCESS EASEMENT
BL BUILDING SETBACK LINE
BM BENCHMARK
C.B. COUNTY BLOCK
DA DRAINAGE AREA
DE DRAINAGE EASEMENT
ELEV ELEVATION
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3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
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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 WILLIAMSON

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

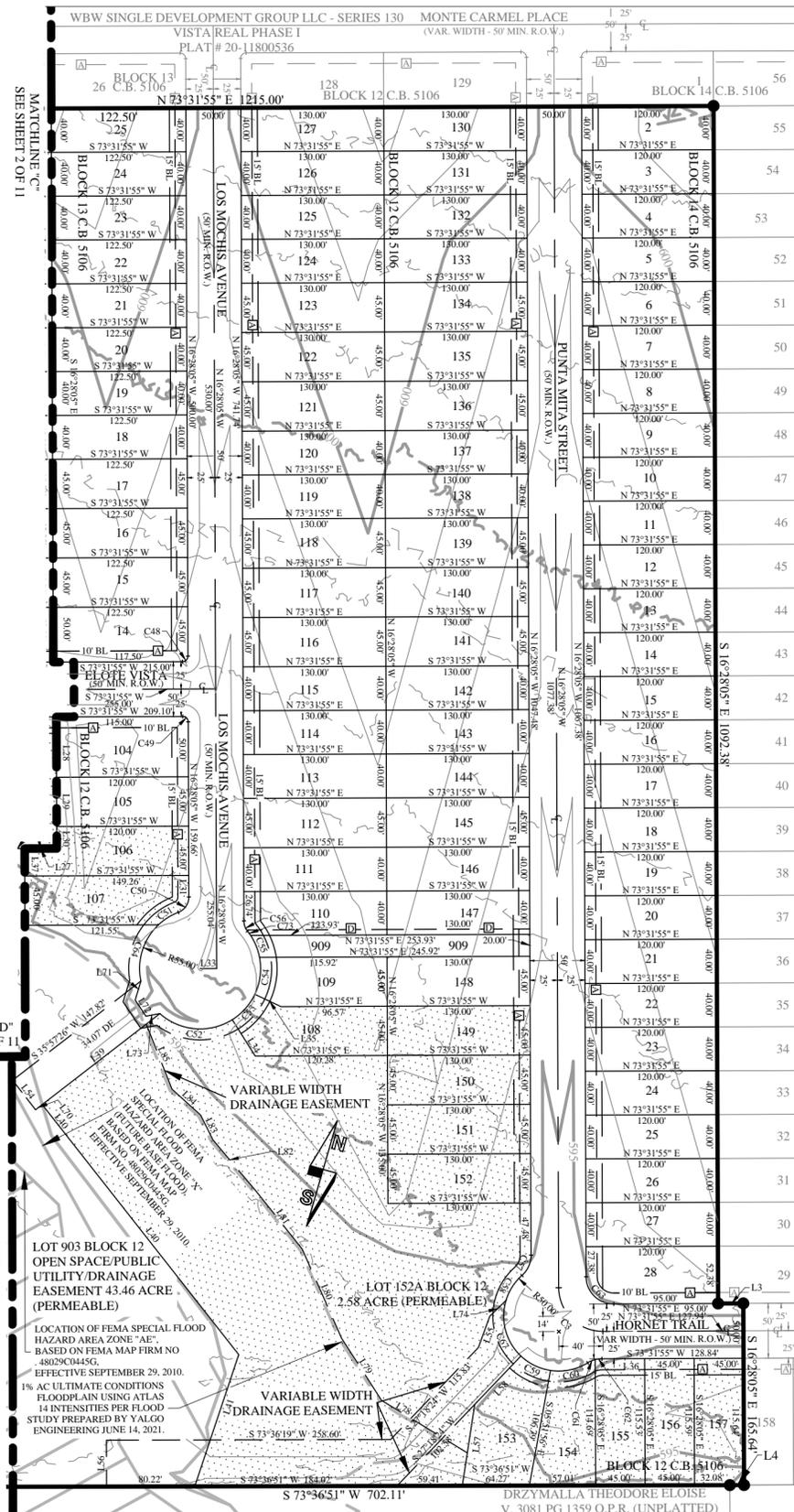
LICENCED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF WILLIAMSON

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:

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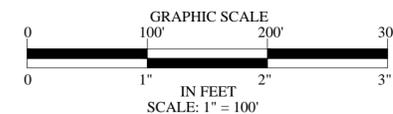
REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX MAP NOT-TO-SCALE

SUBDIVISION PLAT OF
VISTA REAL PHASE II

BEING A 77.67 ACRE TRACT (INCLUSIVE OF 0.09 ACRE R.O.W. DEDICATION) OF LAND OUT OF THE D. REYES SURVEY, ABSTRACT NO. 618, BEXAR COUNTY, TEXAS, AND BEING A PART OF A CALLED 229.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BWB SINGLE LAND INVESTMENT, LLC-SERIES 119, RECORDED DOC. NO. 20210030840 OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



Yalgo Engineering, LLC

109 West 2nd Street, Suite 201, Georgetown, TX 78626
PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Survey Firm #10194797

STATE OF TEXAS
COUNTY OF WILLIAMSON

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: BRUCE WHITIS, PRESIDENT
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 143
109 WEST 2ND ST. STE 201
GEORGETOWN, TX 78626
(254) 953-5353

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE WHITIS 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 THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

THIS PLAT OF VISTA REAL PHASE II 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 FILLED 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.

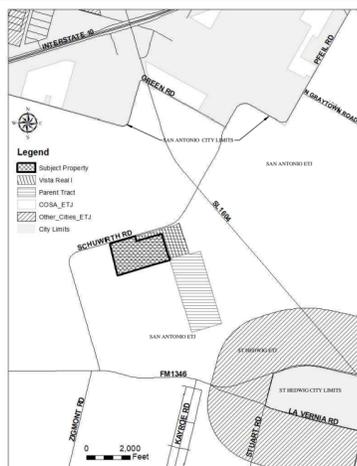
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COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY



LOCATION MAP
NOT-TO-SCALE

LEGEND

AE	PEDESTRIAN ACCESS EASEMENT
BL	BUILDING SETBACK LINE
BM	BENCHMARK
C.B.	COUNTY BLOCK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
PG	PAGE
V.	VOLUME
POB	POINT OF BEGINNING
RE	REFERENCE
REV	REVISION
R.O.W.	RIGHT OF WAY
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD OR UNDERGROUND EASEMENT
O.P.R. B.C.TX	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
WWE	WASTEWATER EASEMENT
FWLE	FENCE WALL AND LANDSCAPE EASEMENT
FFE	FINISHED FLOOR ELEVATION
FE	FENCE EASEMENT
ETJ	EXTRA TERRITORIAL JURISDICTION
MIN.	MINIMUM
○	1/2" IRON ROD FOUND
●	1/2" IRON ROD W/ CAP MARKED "YALGO" SET
—	CHANGE IN BEARING
⊕ NO. #	BENCHMARK
⊕ EL. ###	BENCHMARK
⊠	10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
⊡	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT ADJACENT TO SCHUWIRTH RD ROW
⊞	1' VEHICULAR NON-ACCESS EASEMENT
⊟	5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
—	EASEMENT
—	STREET CENTERLINE
—	INSET LINE
⋯	LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

IMPACT FEE NOTE:

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STATE OF TEXAS
COUNTY OF WILLIAMSON

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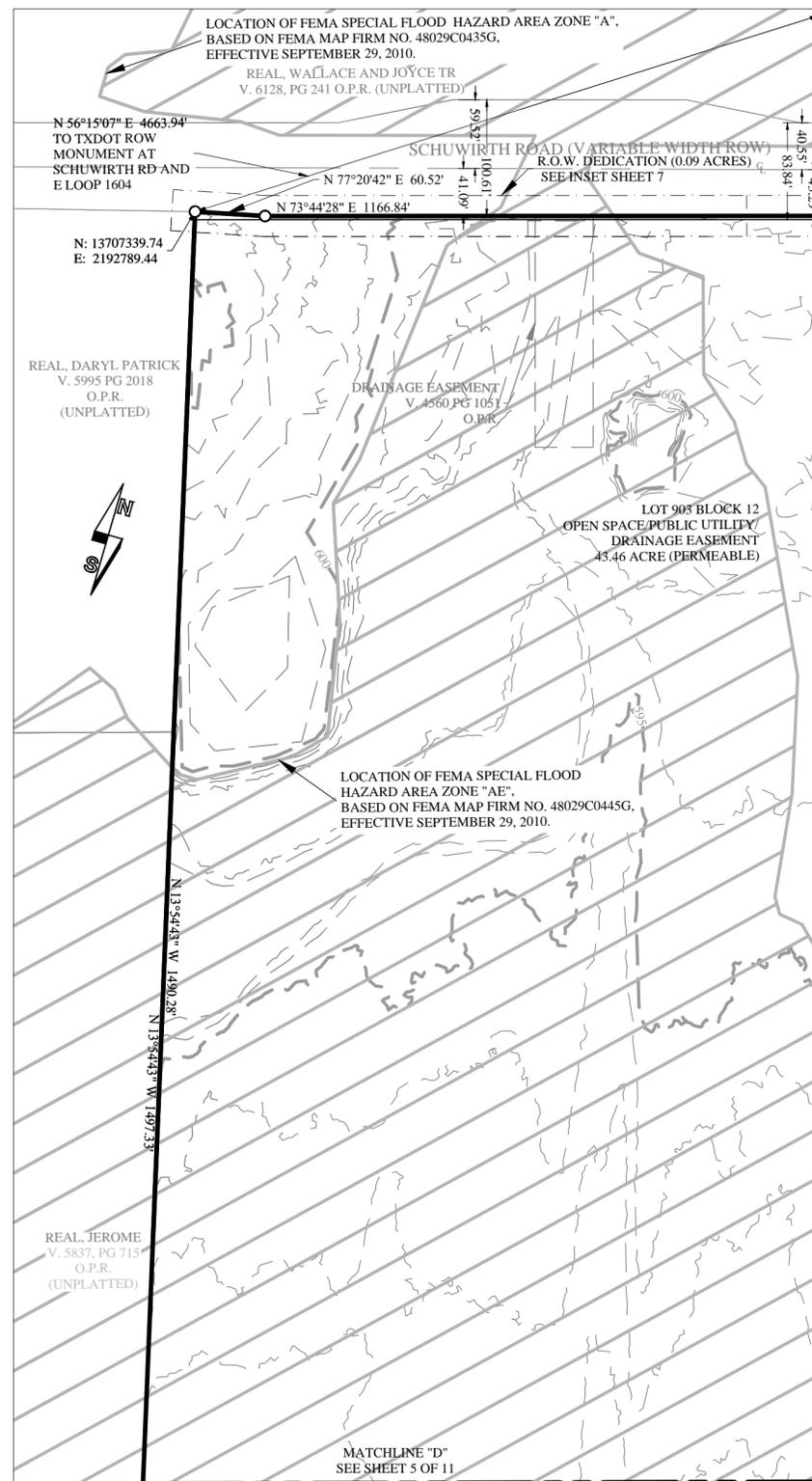
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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REGISTERED PROFESSIONAL LAND SURVEYOR

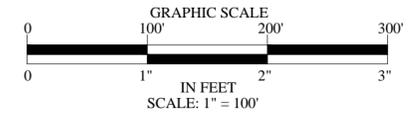


MATCHLINE "A"
SEE SHEET 1 OF 11

MATCHLINE "D"
SEE SHEET 5 OF 11

SUBDIVISION PLAT OF
VISTA REAL PHASE II

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OWNER/DEVELOPER: BRUCE WHITIS, PRESIDENT
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 143
109 WEST 2ND ST. STE 201
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STATE OF TEXAS
COUNTY OF WILLIAMSON

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NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

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BY: _____
CHAIRMAN

BY: _____
SECRETARY

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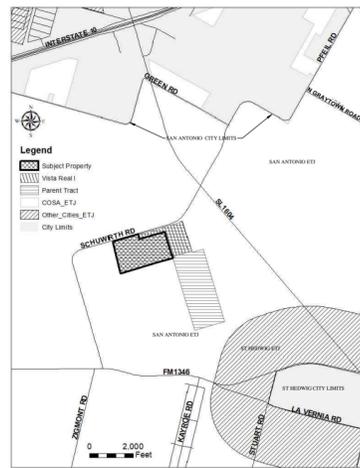
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COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
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SEE SHEETS 10 AND 11 FOR CURVE
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LOCATION MAP
NOT-TO-SCALE

LEGEND

- AE PEDESTRIAN ACCESS EASEMENT
- BL BUILDING SETBACK LINE
- BM BENCHMARK
- C.B. COUNTY BLOCK
- DA DRAINAGE AREA
- DE DRAINAGE EASEMENT
- ELEV ELEVATION
- NTS NOT TO SCALE
- NO NUMBER
- PG PAGE
- V. VOLUME
- POB POINT OF BEGINNING
- RE REFERENCE
- REV REVISION
- R.O.W. RIGHT OF WAY
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- OHE OVERHEAD OR UNDERGROUND EASEMENT
- O.P.R. B.C.TX OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- WWE WASTEWATER EASEMENT
- FWLE FENCE WALL AND LANDSCAPE EASEMENT
- FFE FINISHED FLOOR ELEVATION
- FE FENCE EASEMENT
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STATE OF TEXAS
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STATE OF TEXAS
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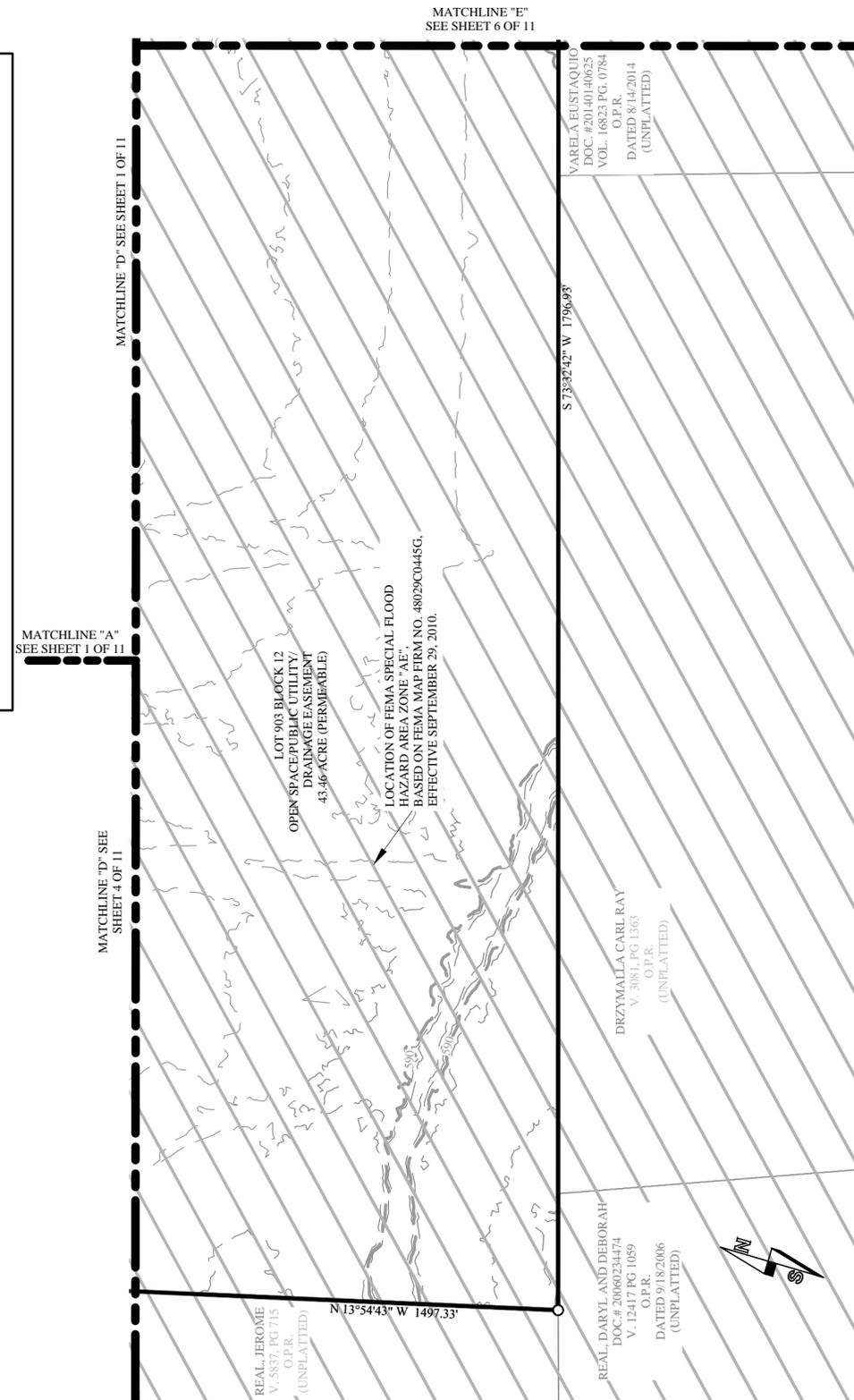
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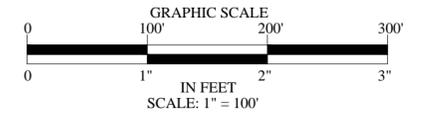


INDEX MAP
NOT-TO-SCALE



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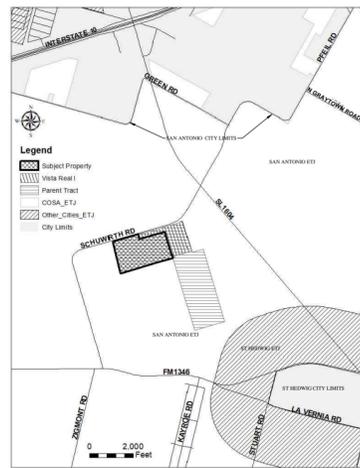
DATED THIS ____ DAY OF _____, A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY



LOCATION MAP
NOT-TO-SCALE

LEGEND

AE	PEDESTRIAN ACCESS EASEMENT
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⊠	10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
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STATE OF TEXAS
COUNTY OF WILLIAMSON

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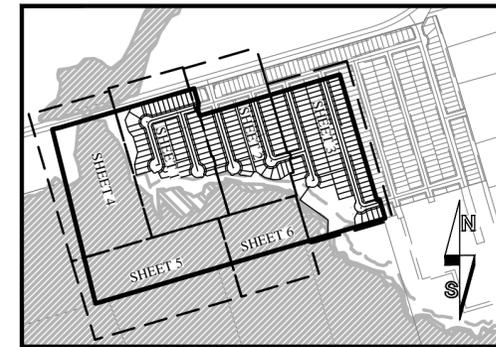
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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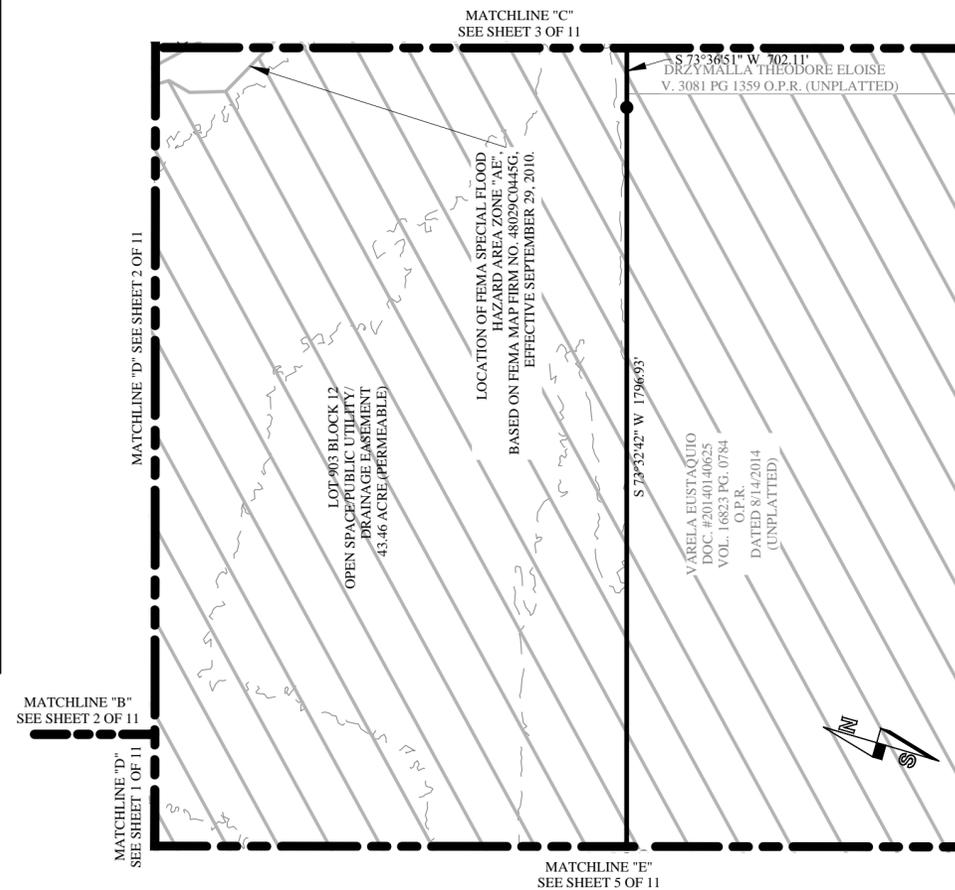
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REGISTERED PROFESSIONAL LAND SURVEYOR

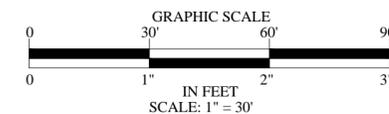


INDEX MAP
NOT-TO-SCALE



SUBDIVISION PLAT OF
VISTA REAL PHASE II

BEING A 77.67 ACRE TRACT (INCLUSIVE OF 0.09 ACRE R.O.W. DEDICATION) OF LAND OUT OF THE D. REYES SURVEY, ABSTRACT NO. 618, BEXAR COUNTY, TEXAS, AND BEING A PART OF A CALLED 229.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WBW SINGLE LAND INVESTMENT, LLC-SERIES 119, RECORDED DOC. NO. 20210030840 OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



Yalgo Engineering, LLC

109 West 2nd Street, Suite 201, Georgetown, TX 78626
PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Survey Firm #10194797

STATE OF TEXAS
COUNTY OF WILLIAMSON

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OWNER/DEVELOPER: BRUCE WHITIS, PRESIDENT
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 143
109 WEST 2ND ST. STE 201
GEORGETOWN, TX 78626
(254) 953-5353

STATE OF TEXAS
COUNTY OF WILLIAMSON

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NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

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BY: _____
CHAIRMAN

BY: _____
SECRETARY

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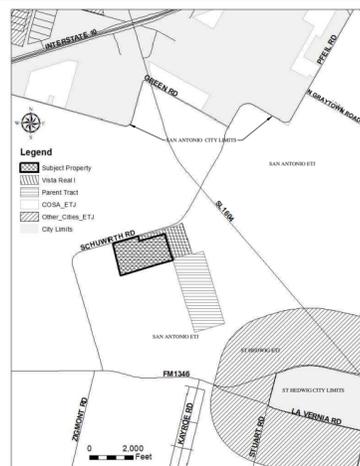
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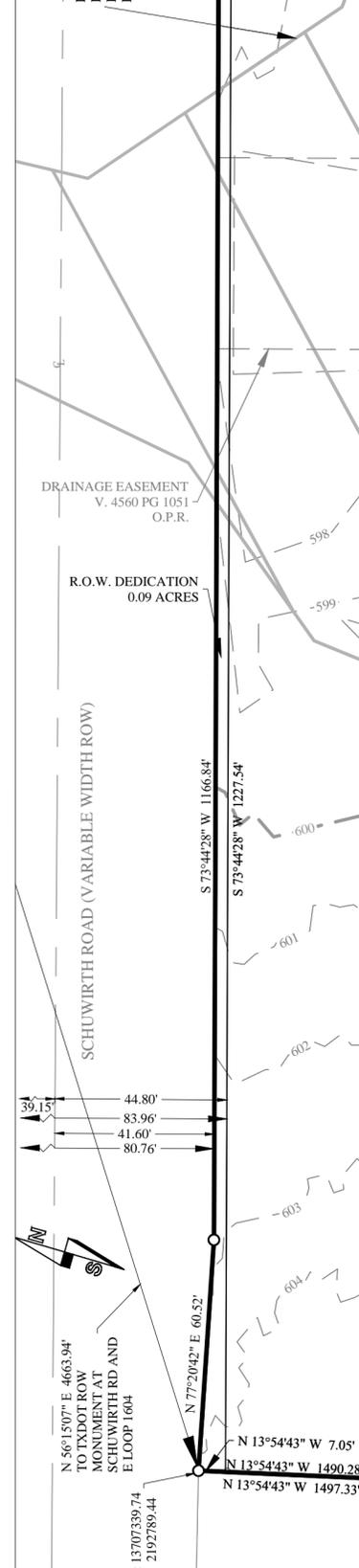
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MATCHLINE "F"
SEE THIS SHEET

LOCATION OF FEMA SPECIAL FLOOD HAZARD AREA ZONE "A", BASED ON FEMA MAP FIRM NO. 48029C0435G, EFFECTIVE SEPTEMBER 29, 2010.



MATCHLINE "G"
SEE SHEET 8 OF 11

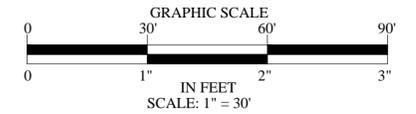


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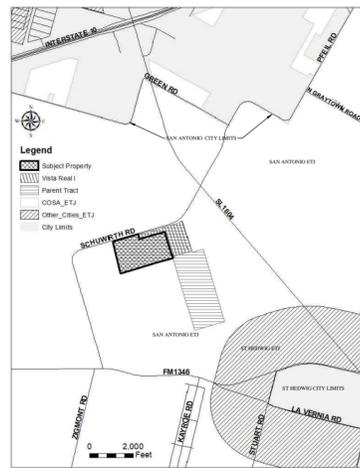
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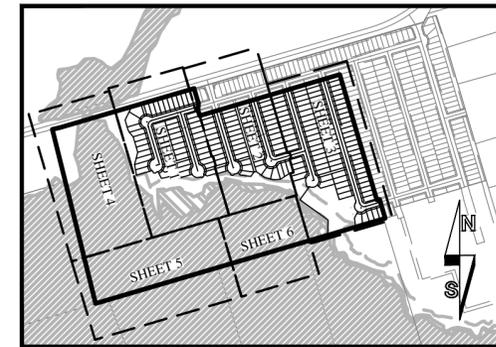
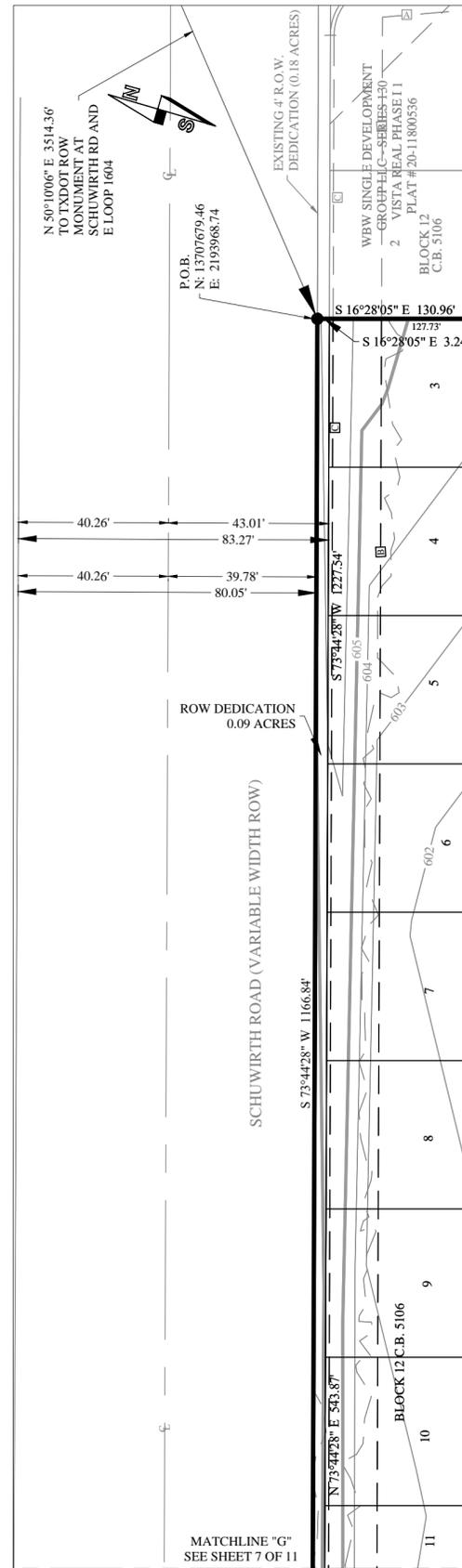
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF WILLIAMSON

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:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

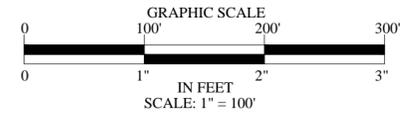
REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX MAP NOT-TO-SCALE

SUBDIVISION PLAT OF VISTA REAL PHASE II

BEING A 77.67 ACRE TRACT (INCLUSIVE OF 0.09 ACRE R.O.W. DEDICATION) OF LAND OUT OF THE D. REYES SURVEY, ABSTRACT NO. 618, BEXAR COUNTY, TEXAS, AND BEING A PART OF A CALLED 229.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WBW SINGLE LAND INVESTMENT, LLC-SERIES 119, RECORDED DOC. NO. 20210030840 OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



Yalgo Engineering, LLC
109 West 2nd Street, Suite 201, Georgetown, TX 78626
PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Survey Firm #10194797

STATE OF TEXAS
COUNTY OF WILLIAMSON

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: BRUCE WHITIS, PRESIDENT
WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 143
109 WEST 2ND ST. STE 201
GEORGETOWN, TX 78626
(254) 953-5353

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE WHITIS 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 THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, A.D. 20___.

NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

THIS PLAT OF VISTA REAL PHASE II 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 FILLED 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.

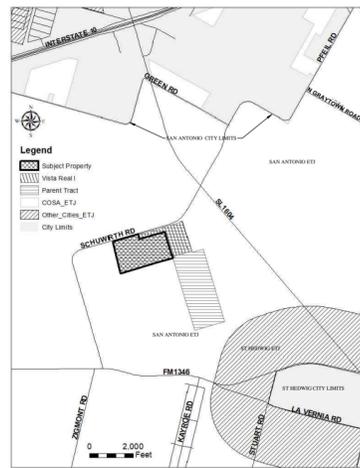
DATED THIS ___ DAY OF ___, A.D. 20___.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY



LOCATION MAP NOT-TO-SCALE

LEGEND

Table with 2 columns: Symbol and Description. Includes items like PEDESTRIAN ACCESS EASEMENT, BENCHMARK, COUNTY BLOCK, DRAINAGE AREA, etc.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.
IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.
CPS/SAWS/COSA/UTILITY NOTE: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "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, 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, 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.
STATE OF TEXAS
COUNTY OF WILLIAMSON
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
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF WILLIAMSON
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:
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

- 1. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 152A BLOCK 12, LOT 902 BLOCK 12, LOT 903 BLOCK 12, LOT 904 BLOCK 12, LOT 905 BLOCK 12, LOT 906 BLOCK 12, LOT 907 BLOCK 12, LOT 908 BLOCK 12, LOT 909 BLOCK 12; CB 5106, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THE 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.
2. EASEMENTS FOR FLOODPLAINS: 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 48029C0435G, DATED SEPTEMBER 29, 2010 AND DFIRM PANEL 48029C0445G, 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 BEXAR COUNTY.
3. RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
4. 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.
5. EASEMENT EXPIRING AT ROW: EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
6. RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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.
7. OPEN SPACE: LOTS 902-903, BLOCK 12 CB 5106, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
8. OPEN SPACE: LOT 152A, BLOCK 12 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.
9. 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.
10. SETBACKS: 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.
11. COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
12. SARA DEDICATION: THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.
13. SARA UTILITY: ANY SAN ANTONIO RIVER AUTHORITY (SARA) MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SARA 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.
14. SARA WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.
15. SAN ANTONIO RIVER AUTHORITY: SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.
16. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN TRE-APP-APP21-38801627 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).

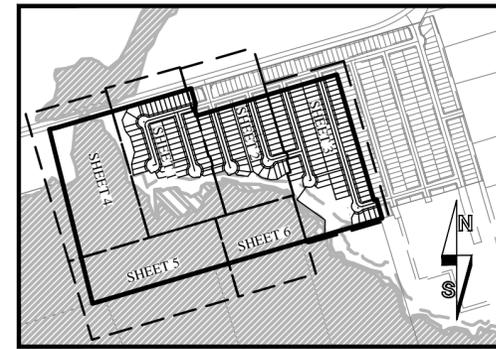
GENERAL NOTES:

- 1. ALL PERMANENT CORNERS SET ARE 1/2" IRON RODS WITH CAP MARKED "YALGO LLC" UNLESS OTHERWISE NOTED HEREON. IRON RODS SET IN AREAS WHERE THERE IS AN EXPECTATION OF MOVEMENT WILL NOT BE CONSIDERED PERMANENT AND NOT MARKED ACCORDINGLY.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE GRID WITH A COMBINED CORRECTION FACTOR 0.9998406.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
5. FOR LOT 152A, BLOCK 12, CB 5106, THE FIRE PROTECTION ON THIS COMMERCIAL LOT WILL BE REVIEWED DURING PERMITTING WITH THE FIRE MARSHAL.
6. LOTS 904 BLOCK 12, 905 BLOCK 12, 906 BLOCK 12, 907 BLOCK 12, 908 BLOCK 12, 909 BLOCK 12; CB 5106, ARE DESIGNATED AS WASTEWATER EASEMENTS TO THE SAN ANTONIO RIVER AUTHORITY (SARA) AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE SAN ANTONIO RIVER AUTHORITY (SARA).
7. STREETS AND R.O.W. ARE PUBLIC, TO BE MAINTAINED BY CITY OF SAN ANTONIO OR BEXAR COUNTY.

SURVEYOR'S NOTE:

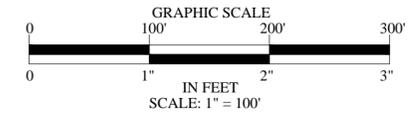
This project is referenced to the NAD1983 (2011) State Plane Coordinate System, Texas South Central Zone No. 4204. All bearings are grid bearings and all distances are horizontal surface distances. The Combined Correction Factor (CCF) is 0.9998406. Surface distance = Grid distance / CCF. All coordinates can be referenced to the Point of Beginning and iron rod with cap set in the south right-of-way line of Schuwirth Road. Observed coordinates for said P.O.B. are N = 13707679.46, E = 2193968.74.

INDEX MAP NOT-TO-SCALE



SUBDIVISION PLAT OF
VISTA REAL PHASE II

BEING A 77.67 ACRE TRACT (INCLUDING OF 0.09 ACRE R.O.W. DEDICATION) OF LAND OUT OF THE D. REYES SURVEY, ABSTRACT NO. 618, BEXAR COUNTY, TEXAS, AND BEING A PART OF A CALLED 229.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BWB SINGLE LAND INVESTMENT, LLC-SERIES 119, RECORDED DOC. NO. 20210030840 OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



Valgo Engineering, LLC

109 West 2nd Street, Suite 201, Georgetown, TX 78626
PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Survey Firm #10194797

STATE OF TEXAS
COUNTY OF WILLIAMSON

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: BRUCE WHITIS, PRESIDENT
BWB SINGLE DEVELOPMENT GROUP, LLC - SERIES 143
109 WEST 2ND ST. STE 201
GEORGETOWN, TX 78626
(254) 953-5353

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE WHITIS 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 THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

THIS PLAT OF VISTA REAL PHASE II 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 FILLED 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.

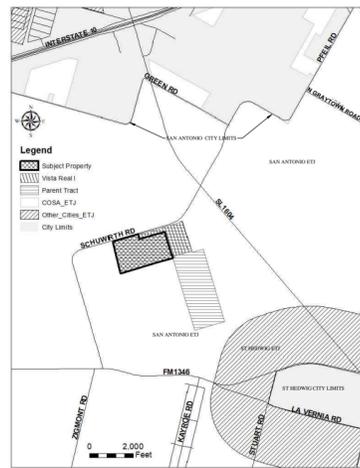
DATED THIS ____ DAY OF _____, A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AE PEDESTRIAN ACCESS EASEMENT
- BL 40.00' BUILDING SETBACK LINE
- BM BENCHMARK
- C.B. COUNTY BLOCK
- DA DRAINAGE AREA
- DE DRAINAGE EASEMENT
- ELEV ELEVATION
- NTS NOT TO SCALE
- NO NUMBER
- PG PAGE
- V. VOLUME
- POB POINT OF BEGINNING
- RE REFERENCE
- REV REVISION
- R.O.W. RIGHT OF WAY
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- OHE OVERHEAD OR UNDERGROUND EASEMENT
- O.P.R. B.C.TX OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- WWE WASTEWATER EASEMENT
- FWLE FENCE WALL AND LANDSCAPE EASEMENT
- FFE FINISHED FLOOR ELEVATION
- FE FENCE EASEMENT
- ETJ EXTRA TERRITORIAL JURISDICTION
- MIN. MINIMUM
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ CAP MARKED "YALGO" SET CHANGE IN BEARING
- ⊕ NO. ## BENCHMARK
- ⊖ EL. ###
- ⊠ 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- ⊡ 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT ADJACENT TO SCHUWIRTH RD ROW
- ⊣ 1' VEHICULAR NON-ACCESS EASEMENT
- ⊤ 5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- EASEMENT
- STREET CENTERLINE
- INSET LINE
- ▨ LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," "TRANSFORMER EASEMENT," "WATER EASEMENT," AND "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, 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, 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.

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF WILLIAMSON

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:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

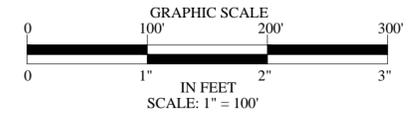
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	62.83'	56.57'	N 28°31'55" E	90°00'00"
C2	40.00'	62.83'	56.57'	N 61°28'05" W	90°00'00"
C3	40.00'	62.83'	56.57'	N 61°28'05" W	90°00'00"
C4	25.00'	0.90'	0.90'	S 74°33'55" W	2°04'01"
C5	25.00'	20.12'	19.59'	S 81°20'23" E	46°07'22"
C6	50.00'	26.82'	26.50'	N 73°38'40" W	30°43'55"
C7	50.00'	36.48'	35.68'	N 46°53'28" E	41°48'11"
C8	50.00'	31.63'	31.10'	N 07°52'10" E	36°14'25"
C9	50.00'	47.48'	45.72'	S 37°27'15" E	54°24'25"
C10	25.00'	5.78'	5.77'	S 58°01'52" E	13°15'12"
C11	25.00'	15.24'	15.01'	S 33°56'11" E	34°56'11"
C12	15.00'	13.29'	12.86'	S 08°55'05" W	50°46'20"
C13	15.00'	8.12'	8.02'	S 49°48'41" W	31°00'52"
C14	55.00'	65.73'	61.89'	N 31°04'50" E	68°28'35"
C15	55.00'	47.35'	45.90'	N 27°49'08" W	49°19'21"
C16	55.00'	4.73'	4.73'	S 54°56'38" E	4°55'40"
C17	55.00'	31.36'	30.94'	N 56°38'41" E	32°40'11"
C18	55.00'	21.87'	21.73'	N 28°55'08" E	22°46'54"
C19	55.00'	10.83'	10.81'	S 10°49'59" E	11°16'40"
C20	25.00'	39.27'	35.36'	N 28°31'55" E	90°00'00"
C21	5.00'	7.85'	7.07'	N 61°28'05" W	90°00'00"
C22	15.00'	14.44'	13.89'	N 11°06'25" E	55°09'00"
C23	55.00'	17.82'	17.74'	N 29°24'02" E	18°33'46"
C24	55.00'	47.44'	45.98'	S 04°35'30" E	49°25'18"
C25	55.00'	79.11'	72.46'	N 70°30'28" W	82°24'38"
C26	55.00'	20.40'	20.29'	N 17°59'03" E	21°15'13"
C27	55.00'	43.87'	42.72'	N 37°00'28" W	45°42'01"
C28	55.00'	11.29'	11.27'	S 65°44'17" E	11°45'37"
C29	15.00'	14.44'	13.89'	S 44°02'35" E	55°09'00"
C30	5.00'	7.85'	7.07'	N 28°31'55" E	90°00'00"
C31	15.00'	13.09'	12.68'	S 08°31'46" W	49°59'41"
C32	55.00'	48.04'	46.53'	S 01°44'04" E	50°02'54"
C33	55.00'	27.78'	27.48'	S 41°13'40" E	28°56'19"
C34	55.00'	25.04'	24.83'	N 36°31'35" E	26°05'17"
C35	55.00'	35.11'	34.52'	N 05°11'32" E	36°34'49"
C36	55.00'	41.40'	40.43'	S 34°39'43" E	43°07'41"
C37	55.00'	19.43'	19.33'	S 66°20'49" E	20°14'32"
C38	15.00'	5.57'	5.54'	N 27°06'51" W	21°17'31"
C39	25.00'	21.03'	20.41'	N 07°37'36" E	48°11'23"
C40	50.00'	9.88'	9.86'	S 26°03'42" W	11°19'11"
C41	50.00'	42.24'	41.00'	N 03°48'06" W	48°24'25"
C42	50.00'	23.42'	23.21'	S 41°25'30" E	26°50'24"
C43	50.00'	49.76'	47.73'	N 83°21'24" W	57°01'23"
C44	50.00'	27.46'	27.12'	N 52°23'49" E	31°28'12"
C45	50.00'	9.88'	9.86'	N 31°00'08" E	11°19'11"
C46	25.00'	21.03'	20.41'	S 49°26'13" W	48°11'23"
C47	25.00'	39.27'	35.36'	N 61°28'05" W	90°00'00"
C48	5.00'	7.85'	7.07'	N 28°31'55" E	90°00'00"
C49	5.00'	7.85'	7.07'	S 61°28'05" E	90°00'00"
C50	15.00'	18.08'	17.01'	S 18°04'10" W	69°04'31"
C51	55.00'	21.46'	21.32'	N 41°25'52" E	22°21'08"
C52	55.00'	70.86'	66.06'	N 78°34'14" E	73°49'19"
C53	55.00'	31.36'	30.94'	N 25°19'29" E	32°40'11"
C54	55.00'	34.54'	33.97'	S 08°59'58" E	35°58'44"
C55	55.00'	21.68'	21.54'	S 38°16'58" E	22°35'16"
C56	15.00'	10.00'	9.82'	S 35°34'29" E	38°12'48"
C57	25.00'	21.03'	20.41'	N 07°37'36" E	48°11'23"
C58	50.00'	26.97'	26.64'	N 16°16'07" E	30°54'22"
C59	50.00'	30.47'	30.00'	N 80°09'03" W	34°54'55"
C60	50.00'	35.15'	34.43'	S 62°14'59" W	40°17'01"
C61	25.00'	7.49'	7.46'	N 50°41'19" E	17°09'40"
C62	25.00'	6.22'	6.21'	S 66°24'02" W	14°15'46"
C63	25.00'	39.27'	35.36'	N 61°28'05" W	90°00'00"
C64	55.00'	56.01'	53.62'	S 01°04'51" W	58°20'53"
C65	55.00'	32.76'	32.27'	N 66°37'54" E	34°07'21"
C66	55.00'	10.13'	10.12'	S 78°15'22" W	10°33'13"
C67	50.00'	55.42'	52.63'	S 30°56'20" E	63°30'31"
C68	50.00'	20.24'	20.11'	N 79°23'28" E	23°11'48"
C69	55.00'	21.81'	21.67'	N 06°10'01" E	22°43'20"
C70	55.00'	9.83'	9.81'	N 28°24'30" E	10°14'13"
C71	55.00'	20.65'	20.53'	N 03°24'00" W	21°30'54"
C72	15.00'	10.13'	9.94'	N 57°06'51" W	38°42'29"
C73	55.00'	4.90'	4.90'	N 52°07'45" W	5°06'16"

SUBDIVISION PLAT OF
VISTA REAL PHASE II

BEING A 77.67 ACRE TRACT (INCLUSIVE OF 0.09 ACRE R.O.W. DEDICATION) OF LAND OUT OF THE D. REYES SURVEY, ABSTRACT NO. 618, BEXAR COUNTY, TEXAS, AND BEING A PART OF A CALLED 229.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BWB SINGLE LAND INVESTMENT, LLC-SERIES 119, RECORDED DOC. NO. 20210030840 OFFICIAL PUBLIC RECORD OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



Yalgo Engineering, LLC

109 West 2nd Street, Suite 201, Georgetown, TX 78626
PH (254) 953-5353 FX (254) 953-5057
Texas Registered Engineering Firm F-24040
Texas Registered Survey Firm #10194797

STATE OF TEXAS
COUNTY OF WILLIAMSON

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: BRUCE WHITIS, PRESIDENT
BWV SINGLE DEVELOPMENT GROUP, LLC - SERIES 143
109 WEST 2ND ST. STE 201
GEORGETOWN, TX 78626
(254) 953-5353

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE WHITIS 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 THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

THIS PLAT OF VISTA REAL PHASE II 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____.

CHAIRMAN

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 FILLED 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.

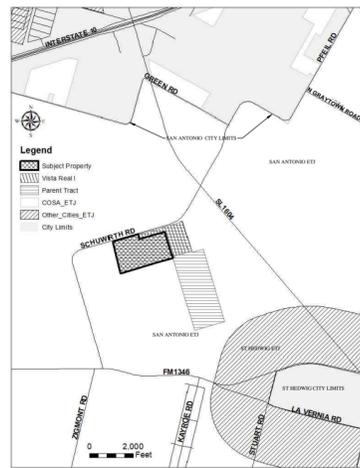
DATED THIS ____ DAY OF _____, A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 10 AND 11 FOR CURVE AND LINE TABLES RESPECTIVELY



LOCATION MAP
NOT-TO-SCALE

LEGEND

- AE PEDESTRIAN ACCESS EASEMENT
- BL BUILDING SETBACK LINE
- BM BENCHMARK
- C.B. COUNTY BLOCK
- DA DRAINAGE AREA
- DE DRAINAGE EASEMENT
- ELEV ELEVATION
- NTS NOT TO SCALE
- NO NUMBER
- PG PAGE
- V. VOLUME
- POB POINT OF BEGINNING
- RE REFERENCE
- REV REVISION
- R.O.W. RIGHT OF WAY
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- OHE OVERHEAD OR UNDERGROUND EASEMENT
- O.P.R. B.C.TX OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- WWE WASTEWATER EASEMENT
- FWLE FENCE WALL AND LANDSCAPE EASEMENT
- FFE FINISHED FLOOR ELEVATION
- FE FENCE EASEMENT
- ETJ EXTRA TERRITORIAL JURISDICTION
- MIN. MINIMUM
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ CAP MARKED "YALGO" SET
- CHANGE IN BEARING
- ⊕ NO. # BENCHMARK
- ⊕ EL. ###
- ⊠ 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- ⊡ 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT ADJACENT TO SCHUWIRTH RD ROW
- ⊣ 1' VEHICULAR NON-ACCESS EASEMENT
- ⊤ 5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT
- EASEMENT
- STREET CENTERLINE
- INSET LINE
- ⊠ LOTS WITH MINIMUM FINISHED FLOOR ELEVATIONS

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

IMPACT FEE NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," "TRANSFORMER EASEMENT," "WATER EASEMENT," AND "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 SAID 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, 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, 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.

STATE OF TEXAS
COUNTY OF WILLIAMSON

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF WILLIAMSON

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REGISTERED PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	N 05°20'00" E	53.85'
L2	N 16°28'05" W	50.00'
L3	N 73°31'55" E	22.94'
L4	N 73°31'55" E	12.92'
L5	N 40°29'27" W	49.27'
L6	INTENTIONALLY OMITTED	
L7	S 73°31'55" W	30.00'
L8	S 26°52'45" E	61.77'
L9	S 54°54'22" E	37.97'
L10	S 04°20'07" E	40.91'
L11	INTENTIONALLY OMITTED	
L12	S 04°20'07" E	5.11'
L13	S 04°20'07" E	35.80'
L14	S 16°28'05" E	10.00'
L15	N 16°28'05" W	15.34'
L16	N 16°28'05" W	25.34'
L17	S 61°23'21" E	32.87'
L18	N 73°31'55" E	5.00'
L19	S 37°34'56" E	26.04'
L20	N 35°38'43" E	44.25'
L21	S 16°28'05" E	14.10'
L22	N 73°31'55" E	14.10'
L23	N 76°23'51" W	50.50'
L24	S 76°23'51" E	28.82'
L25	S 84°56'13" W	55.59'
L26	N 73°31'55" E	10.74'
L27	S 73°31'55" W	29.26'
L28	S 16°28'05" E	55.00'
L29	N 16°28'05" W	45.00'
L30	N 16°28'05" W	20.00'
L31	N 16°28'05" W	19.66'
L32	INTENTIONALLY OMITTED	
L33	S 73°31'55" W	15.00'
L34	S 48°20'25" E	39.15'
L35	S 81°00'36" E	26.32'
L36	N 73°31'55" E	38.84'
L37	N 16°28'05" W	25.00'
L38	N 79°55'18" E	19.12'
L39	N 35°57'26" E	135.46'
L40	N 54°20'02" W	289.71'
L41	N 02°09'22" E	126.69'
L42	N 16°28'05" W	40.00'
L43	N 16°28'05" W	127.87'
L44	N 82°21'30" W	36.74'
L45	N 56°28'59" E	36.96'
L46	N 09°54'28" E	79.92'
L47	S 80°05'32" E	38.07'
L48	S 09°54'28" W	77.20'
L49	N 16°28'05" W	112.12'
L50	S 73°31'55" W	19.00'
L51	S 16°28'05" E	110.00'
L52	N 76°17'41" W	33.49'
L53	S 76°23'51" E	33.49'
L54	S 54°02'34" E	34.07'
L55	N 03°42'43" E	30.29'
L56	N 16°23'41" W	42.31'
L57	S 07°36'30" E	75.05'
L58	S 27°18'24" W	60.98'
L59	N 27°53'21" W	17.89'
L60	S 77°03'51" E	13.64'
L61	N 53°18'41" E	17.66'
L62	S 81°28'38" E	17.76'
L63	N 46°57'22" E	17.92'
L64	S 10°10'23" E	15.41'
L65	S 25°26'44" E	17.69'
L66	N 75°52'56" W	15.39'
L67	S 54°06'23" W	17.91'
L68	N 07°05'15" E	13.85'
L69	S 16°28'05" E	5.00'
L70	N 35°57'26" E	7.73'
L71	S 00°41'49" W	18.23'
L72	S 49°52'20" E	17.69'
L73	S 63°01'14" W	12.96'
L74	S 29°15'23" W	20.96'
L75	N 16°28'05" W	27.07'
L76	N 83°20'19" W	20.19'
L77	N 27°43'54" W	25.49'
L78	N 74°41'40" W	91.57'
L79	N 48°56'47" W	67.29'
L80	S 40°00'07" E	88.96'
L81	S 54°46'46" E	68.39'
L82	S 56°13'50" E	59.99'
L83	N 42°42'55" W	25.31'
L84	N 64°02'42" W	35.10'
L85	N 37°47'16" W	63.82'
L86	N 85°27'07" W	22.97'



INDEX MAP
NOT-TO-SCALE