

LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|-----|---|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| CB | COUNTY BLOCK | PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| DOC | DOCUMENT NUMBER | ROW | RIGHT-OF-WAY |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ● | FOUND 1" IRON PIPE (UNLESS NOTED OTHERWISE) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ | EASEMENT POINT OF INTERSECTION |

- | | |
|----------|--|
| — 1140 — | EXISTING CONTOURS |
| — 1140 — | PROPOSED CONTOURS |
| --- | 100 YEAR FEMA FLOODPLAIN PER FEMA FLOODPLAIN MAP 48029C0445G EFFECTIVE 9/29/10 AND 48029C0445H EFFECTIVE 7/19/23 |
| --- | 1% ANNUAL CHANCE (100-YR) PROPOSED CONDITIONS FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS |
| --- | 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS |
| --- | POST-PROJECT 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER CLOMR CASE NO. 23-06-0423R PREPARED BY PAPE-DAWSON ENGINEERS |
| — 1 — | CENTERLINE |

- | | | | |
|---|---|---|---|
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑩ | 30' SANITARY SEWER EASEMENT (VOL. 20003, PG. 707-715, PR) |
| ② | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑪ | 28' GETCTV EASEMENT (VOL. 20003, PG. 707-715, PR) |
| ③ | VARIABLE WIDTH CLEAR VISION EASEMENT | ⑫ | 30' PRIVATE SANITARY SEWER EASEMENT (DOC NO. 20220229670, OPR) |
| ④ | VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT | ⑬ | 15' BUILDING SETBACK |
| ⑤ | 15' BUILDING SETBACK | ⑭ | 60' GETCTV, ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.098 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ⑥ | 60' GETCTV, ACCESS, SANITARY SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.023 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑮ | 30' SANITARY SEWER EASEMENT (TOTAL: 0.285 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ⑦ | 30' SANITARY SEWER EASEMENT (TOTAL: 0.285 OF AN ACRE, "OFF-LOT", PERMEABLE) | ⑯ | 20' WATER EASEMENT |
| ⑧ | 20' WATER EASEMENT | ⑰ | 30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.103 OF AN ACRE, "OFF-LOT") |
| ⑨ | 30' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.103 OF AN ACRE, "OFF-LOT") | ⑱ | VARIABLE WIDTH WATER EASEMENT |
| ⑩ | VARIABLE WIDTH WATER EASEMENT | ⑲ | 10' BUILDING SETBACK |
| ⑪ | 10' BUILDING SETBACK | ⑳ | 6.5' DRAINAGE EASEMENT (TOTAL: 0.030 OF AN ACRE, "OFF-LOT", PERMEABLE) |
| ⑫ | 6.5' DRAINAGE EASEMENT (TOTAL: 0.030 OF AN ACRE, "OFF-LOT", PERMEABLE) | ㉑ | 11.5' PRIVATE DRAINAGE EASEMENT |
| ⑬ | 11.5' PRIVATE DRAINAGE EASEMENT | ㉒ | 30' SANITARY SEWER EASEMENT (TOTAL: 0.030 OF AN ACRE, "OFF-LOT") |
| ⑭ | 30' SANITARY SEWER EASEMENT (TOTAL: 0.030 OF AN ACRE, "OFF-LOT") | ㉓ | 30' SANITARY SEWER EASEMENT |

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR

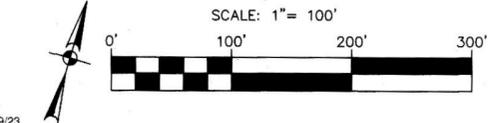
CPS:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.

IMPACT FEE:

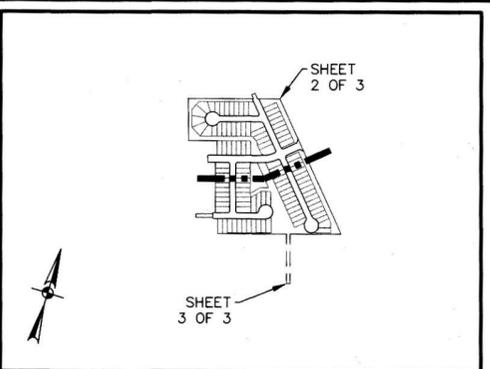
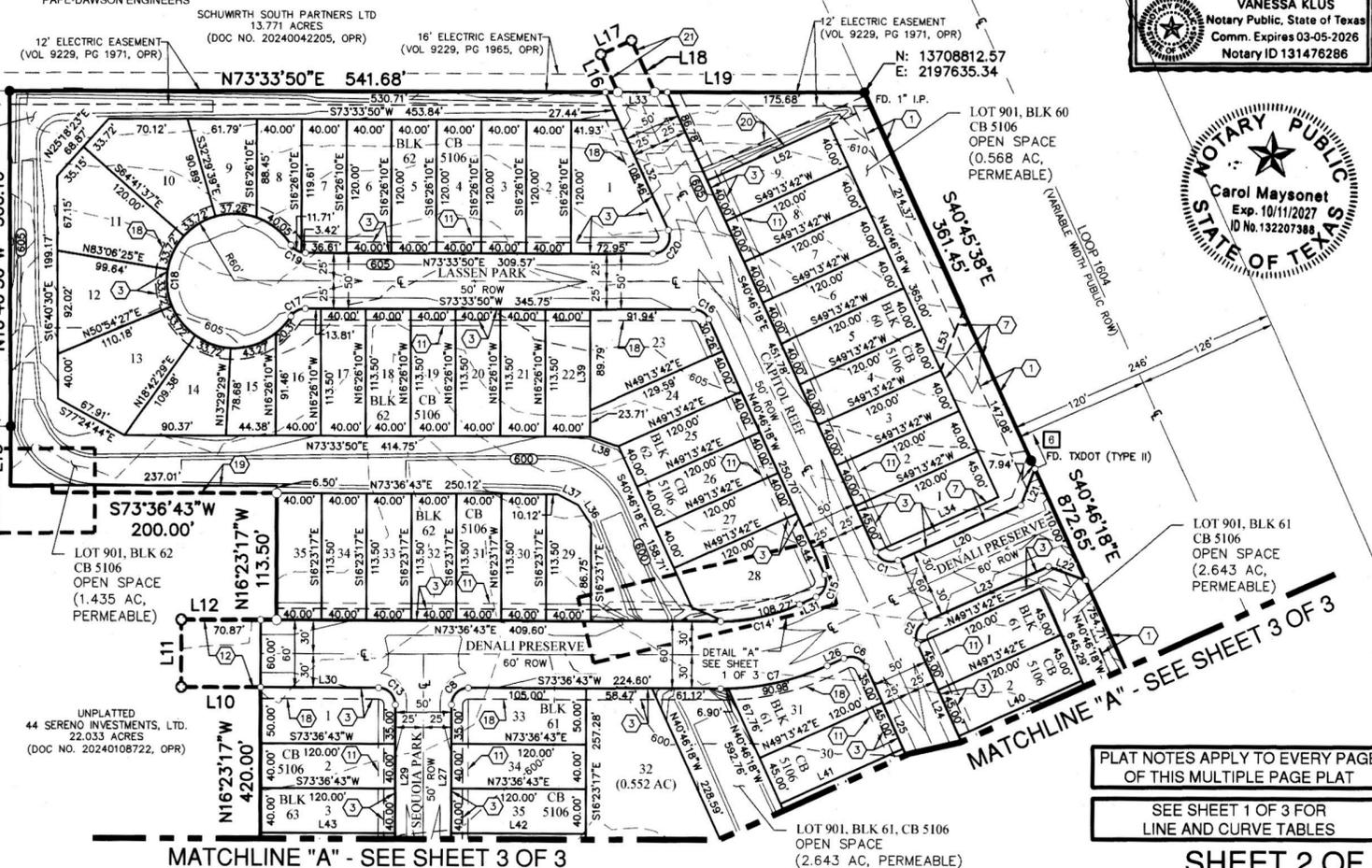
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.



- | | | | |
|---|--|---|--|
| ① | 100 YEAR FEMA FLOODPLAIN PER FEMA FLOODPLAIN MAP 48029C0445G EFFECTIVE 9/29/10 AND 48029C0445H EFFECTIVE 7/19/23 | ⑤ | 901, BLK 24 CB 5106 OPEN SPACE (VOL. 20003, PG. 707-715, PR) |
| ② | 1% ANNUAL CHANCE (100-YR) PROPOSED CONDITIONS FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS | ⑥ | ±1690 LINEAR FEET TO INTERSECTION OF E LOOP 1604 N AND SCHURWIRTH RD |
| ③ | 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS | ⑦ | 901, BLK 61 CB 5106 OPEN SPACE (2.643 AC, PERMEABLE) |
| ④ | POST-PROJECT 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER CLOMR CASE NO. 23-06-0423R PREPARED BY PAPE-DAWSON ENGINEERS | | |



INDEX MAP
SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF BEXAR

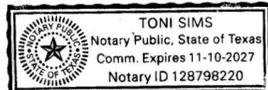
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: 4 SERENO INVESTMENTS, LTD.
BY: ISRAEL FOGIEL, PRESIDENT
10033 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TX 78231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL, 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 20 DAY OF March, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

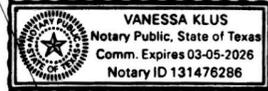
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: SCHURWIRTH SOUTH PARTNERS, LTD.
BY: SCHURWIRTH SOUTH PARTNERS GP, L.L.C., ITS MANAGING GENERAL PARTNER
GREGORY L. GIBSON, MANAGER
9311 SAN PEDRO AVE, STE 850
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. GIBSON, 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 20 DAY OF April, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 24-11800078

SUBDIVISION PLAT
OF
SERENO SPRINGS-UNIT 1

BEING A TOTAL OF 22.713 ACRES OF LAND, IN THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, BEXAR COUNTY, TEXAS CONSISTING OF A 22.143 ACRE TRACT OF LAND, CONVEYED UNTO FORESTAR (USA) REAL ESTATE GROUP, INC. BY DEED RECORDED IN DOCUMENT NO. 20240108701, AN OFF LOT OF 0.030 OF AN ACRE BEING A PORTION OF A 13.771 ACRE TRACT CONVEYED TO SCHURWIRTH SOUTH PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 20240042205, AN OFF LOT OF 0.030 OF AN ACRE, AN OFF LOT OF 0.098 OF AN ACRE, AN OFF LOT OF 0.023 OF AN ACRE, AN OFF LOT OF 0.103 OF AN ACRE ALL BEING A PORTION OF A 22.033 ACRE TRACT CONVEYED UNTO 44 SERENO INVESTMENTS, BY DEED RECORDED IN DOCUMENT NO. 20240108722, AND AN OFF LOT OF 0.285 OF AN ACRE BEING A PORTION OF A 22.199 ACRE TRACT CONVEYED UNTO 44 SERENO INVESTMENTS, BY DEED RECORDED IN DOCUMENT NO. 20250012041 ALL IN THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-9 AND 901, BLOCK 60, LOTS 1-57 AND 901, BLOCK 61, LOTS 1-35 AND 901 BLOCK 62, AND LOTS 1-10, BLOCK 63



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

DATE OF PREPARATION: March 6, 2025

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: FORESTAR (USA) REAL ESTATE GROUP INC.
BY: MICHAEL COPELAND
16500 SAN PEDRO AVE., SUITE 400
SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL COPELAND, 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 April, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SERENO SPRINGS-UNIT 1 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

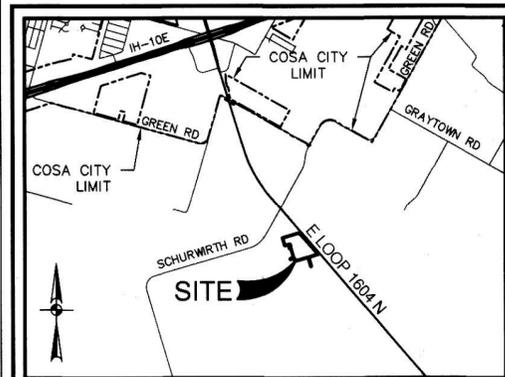
BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

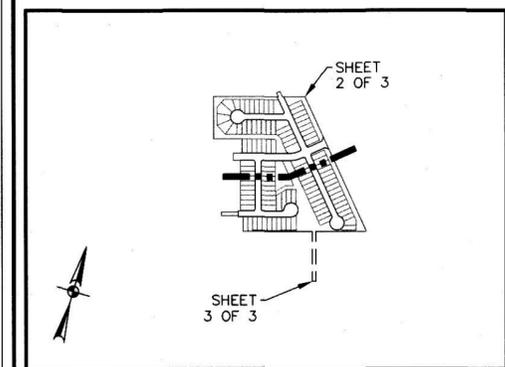
SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

SHEET 2 OF 3





LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"=1000'

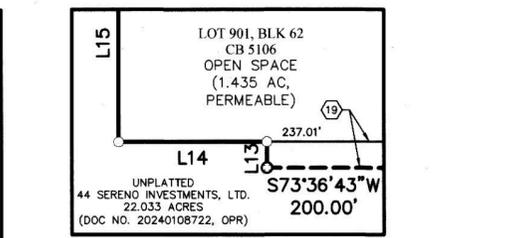
CPS:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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.

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: SCHUWIRTH SOUTH PARTNERS, LTD.
 BY: ISRAEL FOGIEL, PRESIDENT
 ITS MANAGING GENERAL PARTNER
 GREGORY L. GIBSON, MANAGER
 9311 SAN PEDRO AVE, STE 850
 SAN ANTONIO, TX 78216
 STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY L. GIBSON 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 27th DAY OF APRIL, A.D. 2025.

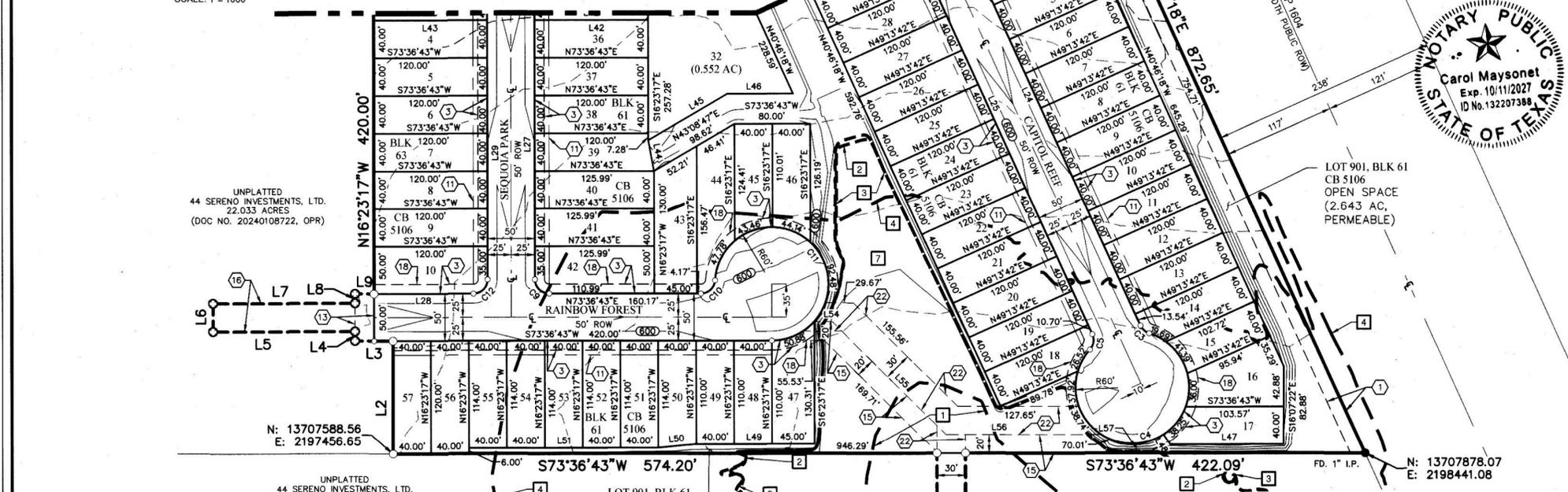
STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
 OWNER/DEVELOPER: 44 SERENO INVESTMENTS, LTD.
 BY: ISRAEL FOGIEL, PRESIDENT
 10003 NW MILITARY HWY, SUITE 2201
 SAN ANTONIO, TX 78231
 STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL 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 27th DAY OF MARCH, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 VANESSA KLUS
 Notary Public, State of Texas
 Comm. Expires 03-05-2026
 Notary ID 131476286

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 TONI SIMS
 Notary Public, State of Texas
 Comm. Expires 11-10-2027
 Notary ID 128798220

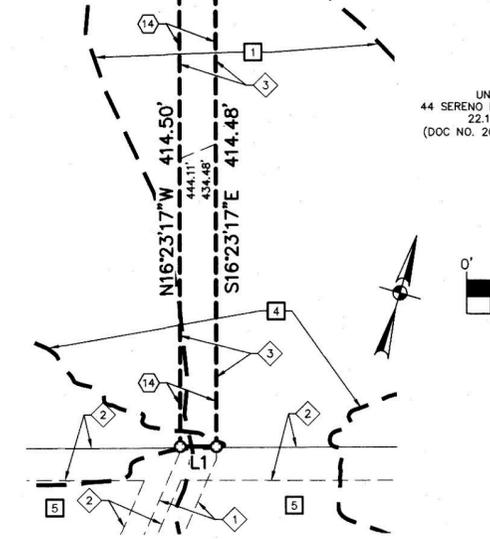


DETAIL "B"
 SEE SHEET 2 OF 3
 SCALE: 1"=30'



UNPLATTED
 44 SERENO INVESTMENTS, LTD.
 22.033 ACRES
 (DOC NO. 20240108722, OPR)
 N: 13707588.56
 E: 2197456.65
IMPACT FEE:
 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 AND/OR WASTEWATER SERVICE CONNECTION.
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.
 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.
 REBECCA ANN CARROLL
 92666
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS
 TOM H. MILO
 6819
 LICENSED PROFESSIONAL LAND SURVEYOR

UNPLATTED
 44 SERENO INVESTMENTS, LTD.
 22.139 ACRES
 (DOC NO. 20250012041, OPR)
 N: 13707878.07
 E: 2198441.08
 LOT 901, BLK 61
 CB 5106
 OPEN SPACE
 (2.643 AC,
 PERMEABLE)



UNPLATTED
 44 SERENO INVESTMENTS, LTD.
 22.139 ACRES
 (DOC NO. 20250012041, OPR)
 N: 13707878.07
 E: 2198441.08
 SCALE: 1"=100'
 0' 100' 200' 300'
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
 SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES
 SHEET 3 OF 3

PLAT NO. 24-11800078
 SUBDIVISION PLAT
 OF
 SERENO SPRINGS-UNIT 1

BEING A TOTAL OF 22.713 ACRES OF LAND, IN THE DEMACIO DE LOS REYES SURVEY NO. 28, ABSTRACT 618, COUNTY BLOCK 5106, BEXAR COUNTY, TEXAS CONSISTING OF A 22.143 ACRE TRACT OF LAND, CONVEYED UNTO FORESTAR (USA) REAL ESTATE GROUP, INC. BY DEED RECORDED IN DOCUMENT NO. 20240108701, AN OFF LOT OF 0.030 OF AN ACRE BEING A PORTION OF A 13.771 ACRE TRACT CONVEYED TO SCHUWIRTH SOUTH PARTNERS, LTD. BY DEED RECORDED IN DOCUMENT NO. 20240042205, AN OFF LOT OF 0.030 OF AN ACRE, AN OFF LOT OF 0.098 OF AN ACRE, AN OFF LOT OF 0.023 OF AN ACRE, AN OFF LOT OF 0.103 OF AN ACRE ALL BEING A PORTION OF A 22.033 ACRE TRACT CONVEYED UNTO 44 SERENO INVESTMENTS, BY DEED RECORDED IN DOCUMENT NO. 20240108722, AND AN OFF LOT OF 0.285 OF AN ACRE BEING A PORTION OF A 22.139 ACRE TRACT CONVEYED UNTO 44 SERENO INVESTMENTS, BY DEED RECORDED IN DOCUMENT NO. 20250012041 ALL IN THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-9 AND 901, BLOCK 60, LOTS 1-57 AND 901, BLOCK 61, LOTS 1-35 AND 901 BLOCK 62, AND LOTS 1-10, BLOCK 63

PAPE-DAWSON ENGINEERS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78211 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
 DATE OF PREPARATION: March 6, 2025

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: FORESTAR (USA) REAL ESTATE GROUP INC.
 BY: MICHAEL COPELAND
 16500 SAN PEDRO AVE., SUITE 400
 SAN ANTONIO, TX 78232

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL COPELAND 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 APRIL, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
 Carol Maysonet
 Exp. 10/11/2027
 ID No. 132207388

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

DATED THIS _____ DAY OF _____, A.D. 20____
 COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
 THIS PLAT OF SERENO SPRINGS-UNIT 1, 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



Civil Job No. 12733-12; Survey Job No. 12733-11 SERENO SPRINGS- UNIT 1