

PLAT-23-11800231

SUBDIVISION PLAT  
OF  
ESPADA TRACT UNIT 15

A 26.316 ACRE TRACT OF LAND COMPRISED OF 25.940 ACRES OF A CALLED 146.541 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20240037286 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.376 ACRES OF A CALLED 186.798 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20230055462 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF WHICH SITUATED WITHIN THE JUAN MANUEL URRIGAS SURVEY, ABSTRACT NUMBER 769, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028000

DATE OF PREPARATION: April 29, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

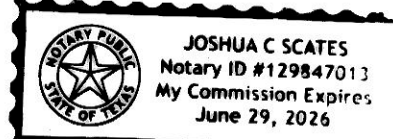
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF April, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 15, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

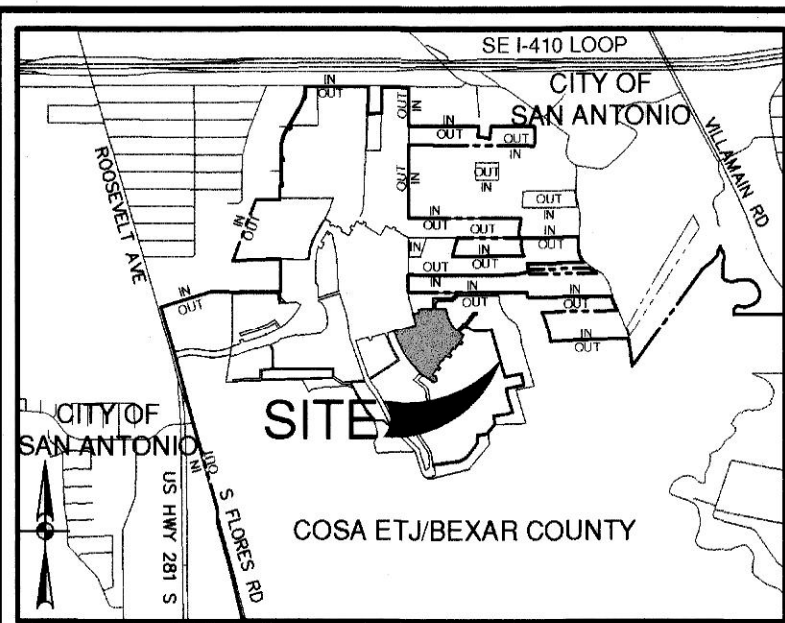
CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		REPETITIVE BEARING
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
LF	LINEAR FEET		
INT	INTERSECTION		
ESMT	EASEMENT		
GETCTV	GAS, ELECTRIC, TELEPHONE, AND CABLE TV		
DR	DEED RECORDS OF BEXAR COUNTY	PR	PLAT RECORDS OF BEXAR COUNTY
---	EXISTING CONTOURS		
- - -	PROPOSED CONTOURS		
- - -	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
- - -	1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS		
- - -	CENTERLINE		

- 10' GETCTV ESMT (0.267 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) (0.023 TOTAL ACRES OFF-LOT)
- VAR WID CLEAR VISION ESMT
- 15' BUILDING SETBACK LINE
- 10' GETCTV & BUILDING SETBACK LINE
- 50'X50' MAINTENANCE ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND PUBLIC DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.228 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 50' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET ROW (2.772 ACRES OFF-LOT) (PERMEABLE)
- 5' WATER ESMT
- TEMPORARY TURNAROUND MAINTENANCE ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND PUBLIC DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.263 ACRES TOTAL OFF-LOT) (PERMEABLE)
- VAR WID MAINTENANCE ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND PUBLIC DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.207 ACRES TOTAL OFF-LOT) (PERMEABLE)
- VAR WID DRAINAGE ESMT TO EXPIRE UPON INCORPORATION OF FUTURE PLAT (2.295 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 15' GETCTV ESMT
- 20' SANITARY SEWER ESMT (0.227 ACRES OFF-LOT) (PERMEABLE)
- 20' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED PUBLIC STREET ROW (0.738 ACRES OFF-LOT) (PERMEABLE)
- VAR WID MAINTENANCE ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND PUBLIC DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.263 ACRES TOTAL OFF-LOT) (PERMEABLE)
- UNPLATTED A REMAINING PORTION OF 146.541 ACRES LENNAR HOMES OF TEXAS LAND (DOC# 20240037286 OPR)
- UNPLATTED A REMAINING PORTION OF 166.496 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD (DOC# 20230055482 OPR)
- ESPADA TRACT PHASE I (PLAT-22-11800659) CONCURRENT PLAT
- UNPLATTED 379.61 ACRES BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM & SAN ANTONIO RIVER AUTHORITY (DOC# 20220162201 OPR)
- UNPLATTED 4.180 ACRE ELENA DEWITT PENA (VOL 6749, PG 127-132 DR)
- UNPLATTED 2.09 ACRE ERIK A. DEWITT AND JULIA M. JIMENEZ (DOC# 20220122660 OPR)

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Jordan R. Garrett*  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY 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," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

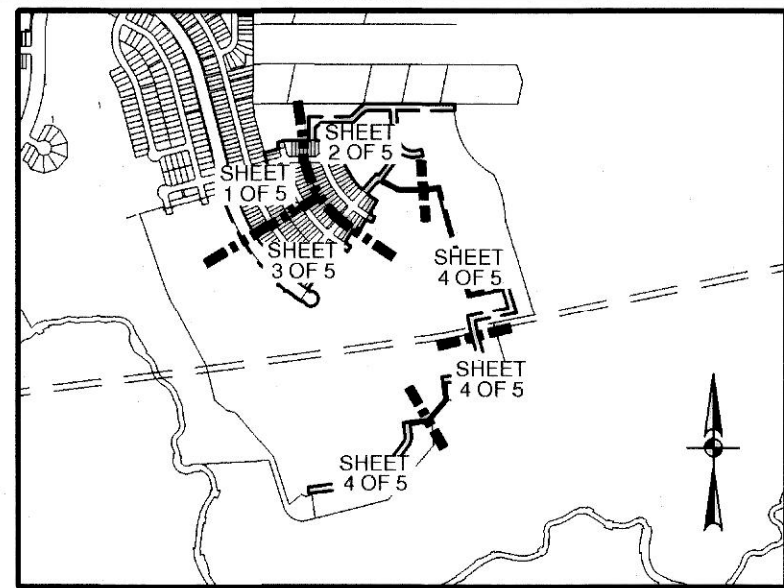
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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

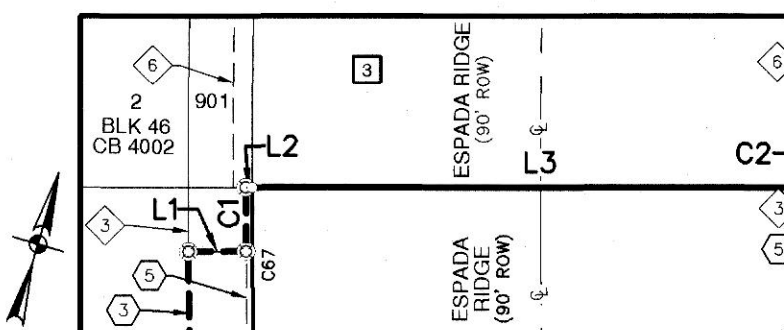
**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

- UNPLATTED 4.180 ACRE EDWARD A. DEWITT JR & JO ANA FARIAS & ERIK A. DEWITT ETAL (DOC# 20220208396 OPR)
- UNPLATTED 2.090 ACRE CORINA A. JIMENEZ VALADEZ (DOC# 20210357365 OPR)
- LOT 901 OPEN SPACE BLOCK 59 CB 4002 0.080 ACRES PERMEABLE
- LOT 901 OPEN SPACE BLOCK 60 CB 4002 0.083 ACRES PERMEABLE
- LOT 901 OPEN SPACE BLOCK 61 CB 4002 0.101 ACRES PERMEABLE
- LOT 901 OPEN SPACE BLOCK 52 CB 4002 0.041 ACRES PERMEABLE



INDEX MAP

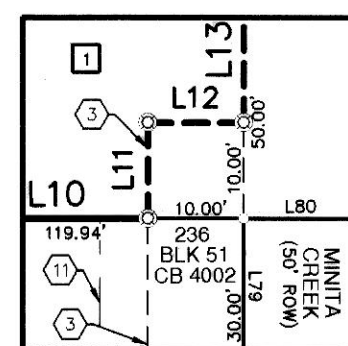
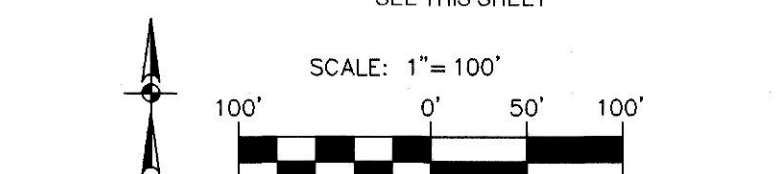
SCALE: 1" = 1500'



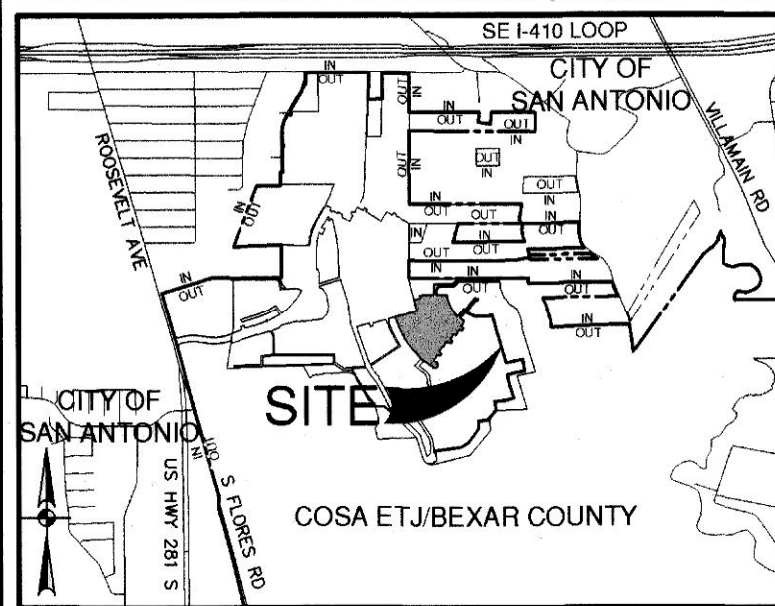
DETAIL "A"

SCALE: 1" = 30'

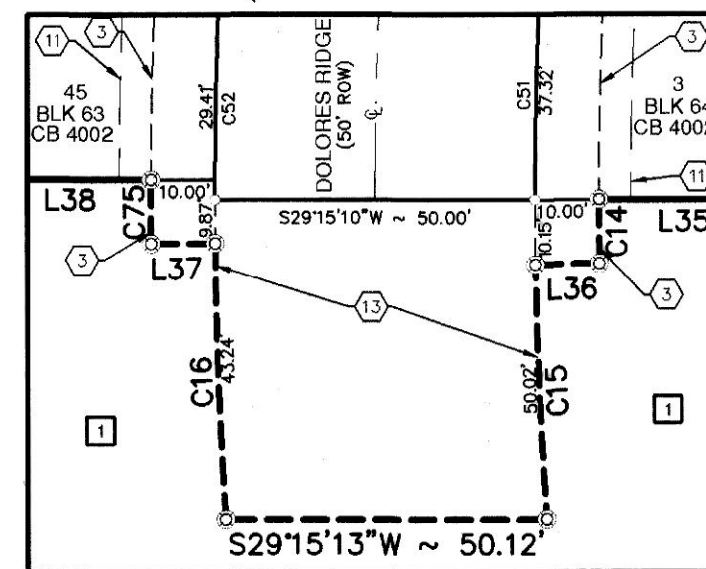
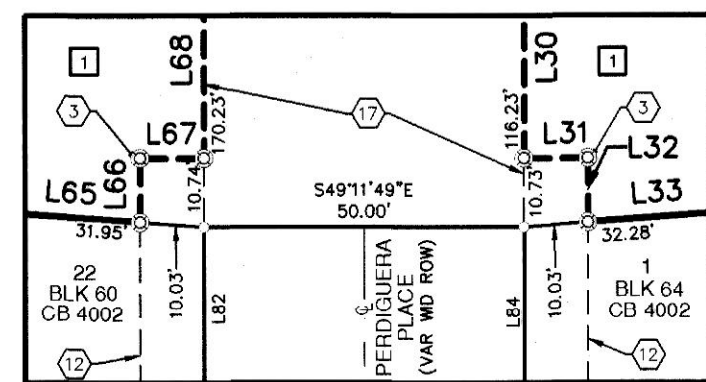
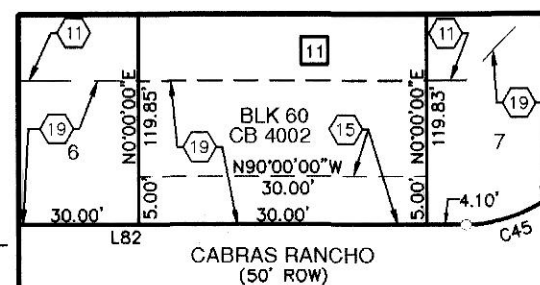
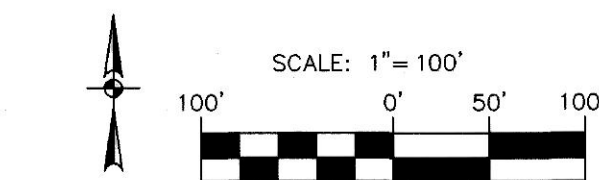
SEE THIS SHEET







LOCATION MAP  
NOT-TO-SCALE



DETAIL "G"  
SCALE: 1" = 30'  
SEE THIS SHEET

STATE OF TEXAS  
COUNTY OF BEXAR

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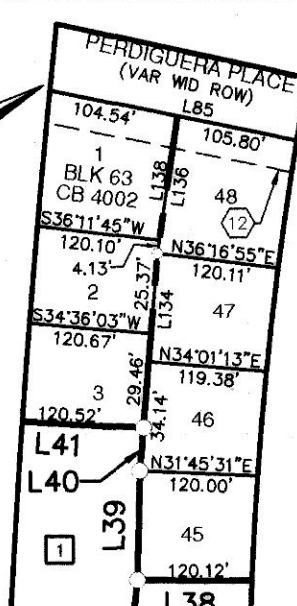
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**SAWS IMPACT FEE:**

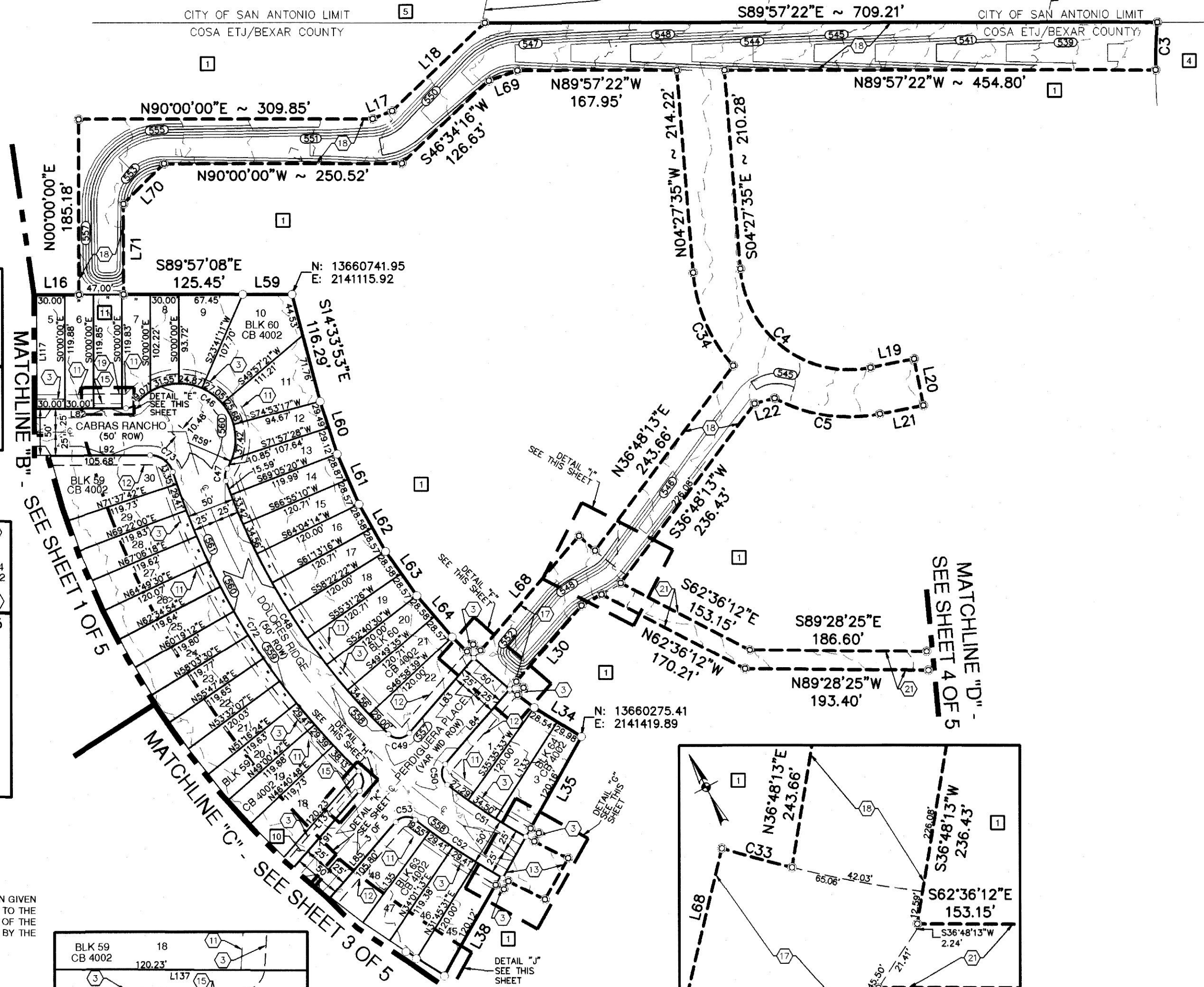
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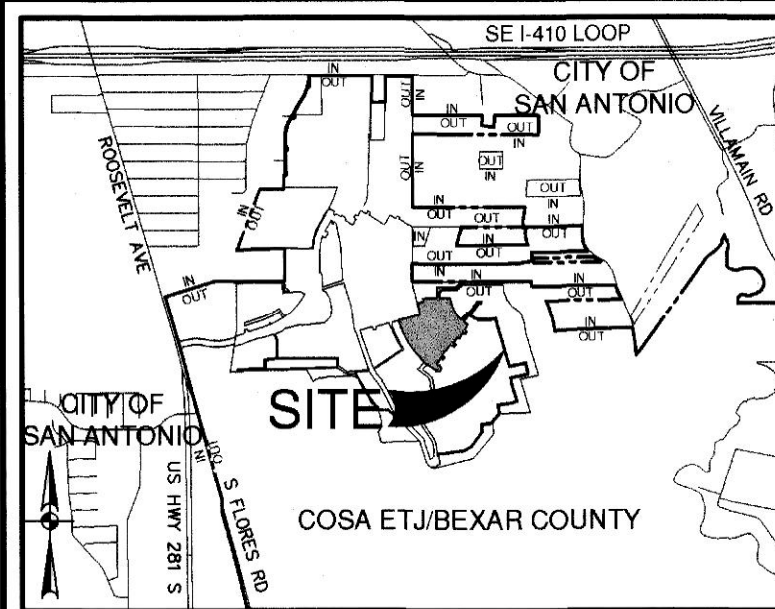
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DETAIL "J"  
SCALE: 1" = 60'  
SEE THIS SHEET  
& SHEET 3 OF 5







LOCATION MAP

NOT-TO-SCALE



DETAIL "K"

SCALE: 1" = 60'  
SEE THIS SHEET &  
SHEETS 1-2 OF 5

STATE OF TEXAS  
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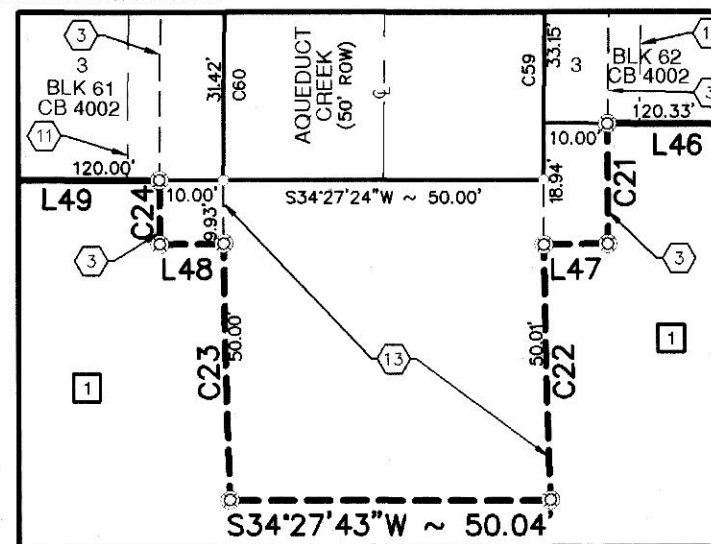
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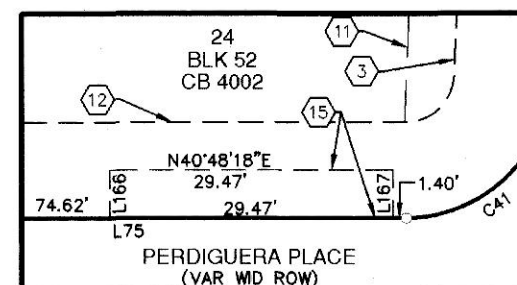
SAWS WASTEWATER EDU:

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



DETAIL "O"

SCALE: 1" = 30'  
SEE THIS SHEET

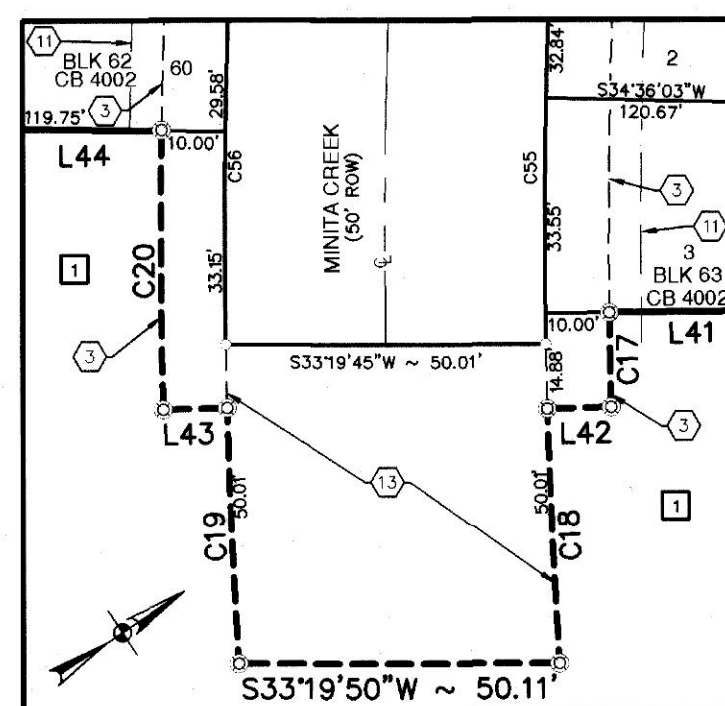


DETAIL "N"

SCALE: 1" = 20'  
SEE THIS SHEET

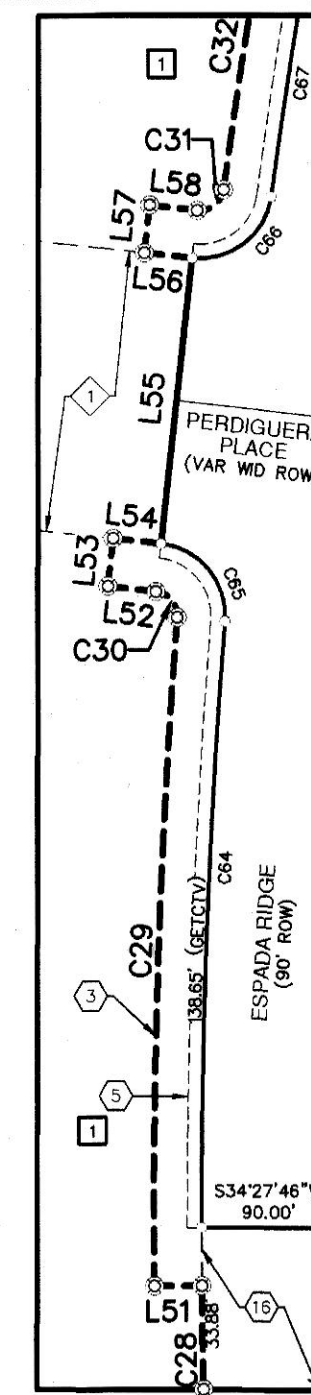
DETAIL "M"

SCALE: 1" = 60'  
SEE THIS SHEET



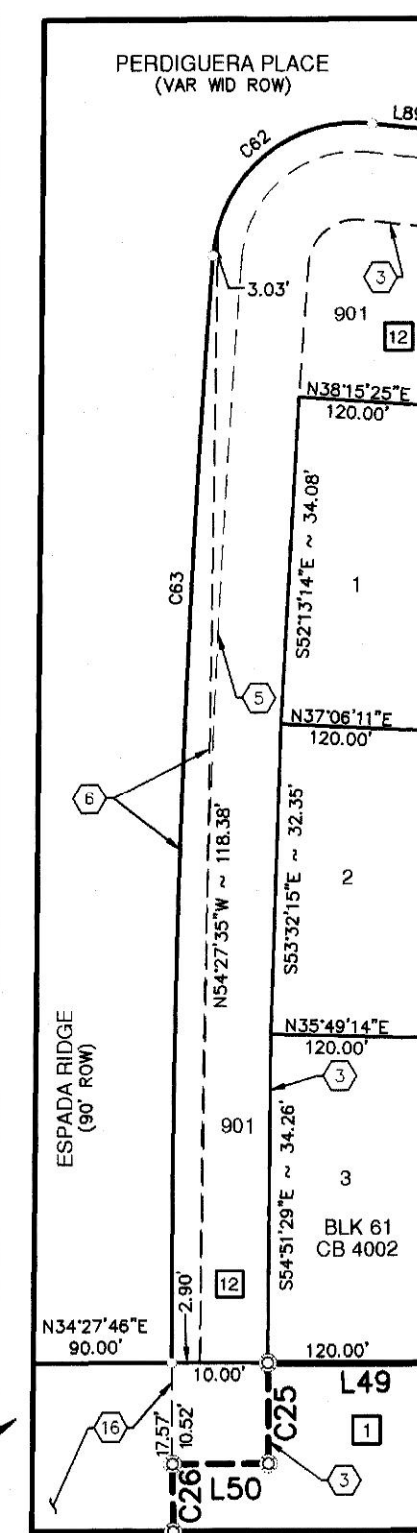
DETAIL "L"

SCALE: 1" = 30'  
SEE THIS SHEET



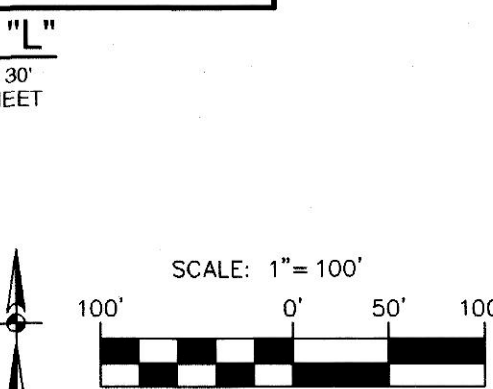
DETAIL "P"

SCALE: 1" = 40'  
SEE THIS SHEET



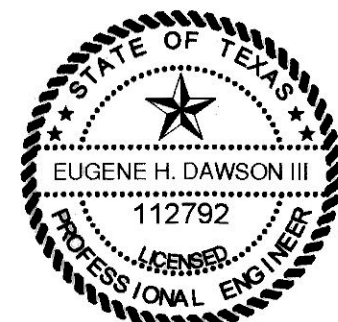
DETAIL "Q"

SCALE: 1" = 30'  
SEE THIS SHEET



MATCHLINE "A" - SEE SHEET 1 OF 5

MATCHLINE "C" - SEE SHEET 2 OF 5



PLAT-23-11800231

SUBDIVISION PLAT  
OF  
ESPADA TRACT UNIT 15

A 26.316 ACRE TRACT OF LAND COMPRISED OF 25.940 ACRES OF A CALLED 146.541 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20240037286 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.376 ACRES OF A CALLED 168.799 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20230055482 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF WHICH SITUATED WITHIN THE JUAN MANUEL URRIGAS SURVEY, ABSTRACT NUMBER 769, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

2020 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

DATE OF PREPARATION: April 29, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

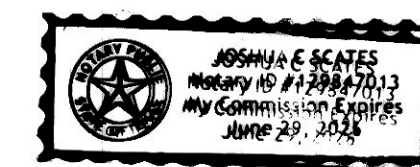
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF April, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 15, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

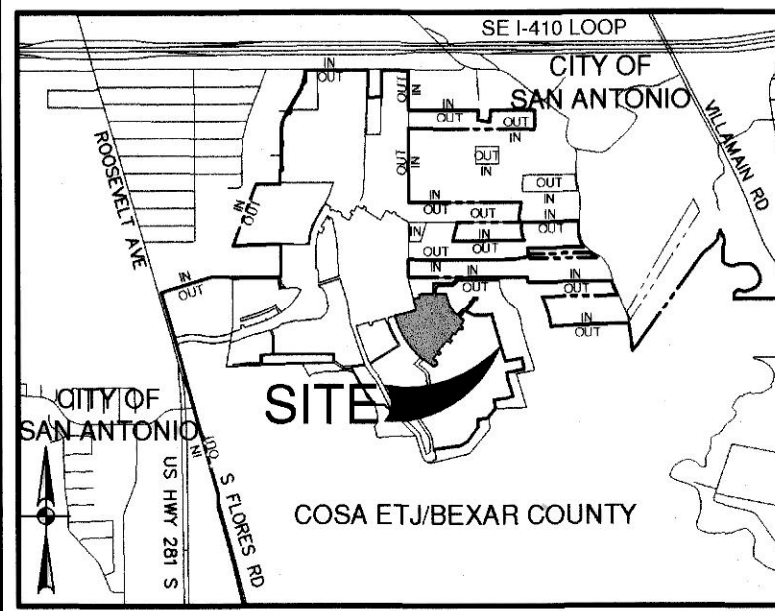
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 5

FOR CURVE TABLE AND LINE TABLE.  
SEE SHEET 5 OF 5





### LOCATION MAP

NOT-TO-SCALE

#### CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY 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," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

#### SAWS IMPACT FEE:

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

#### SAWS WASTEWATER EDU:

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

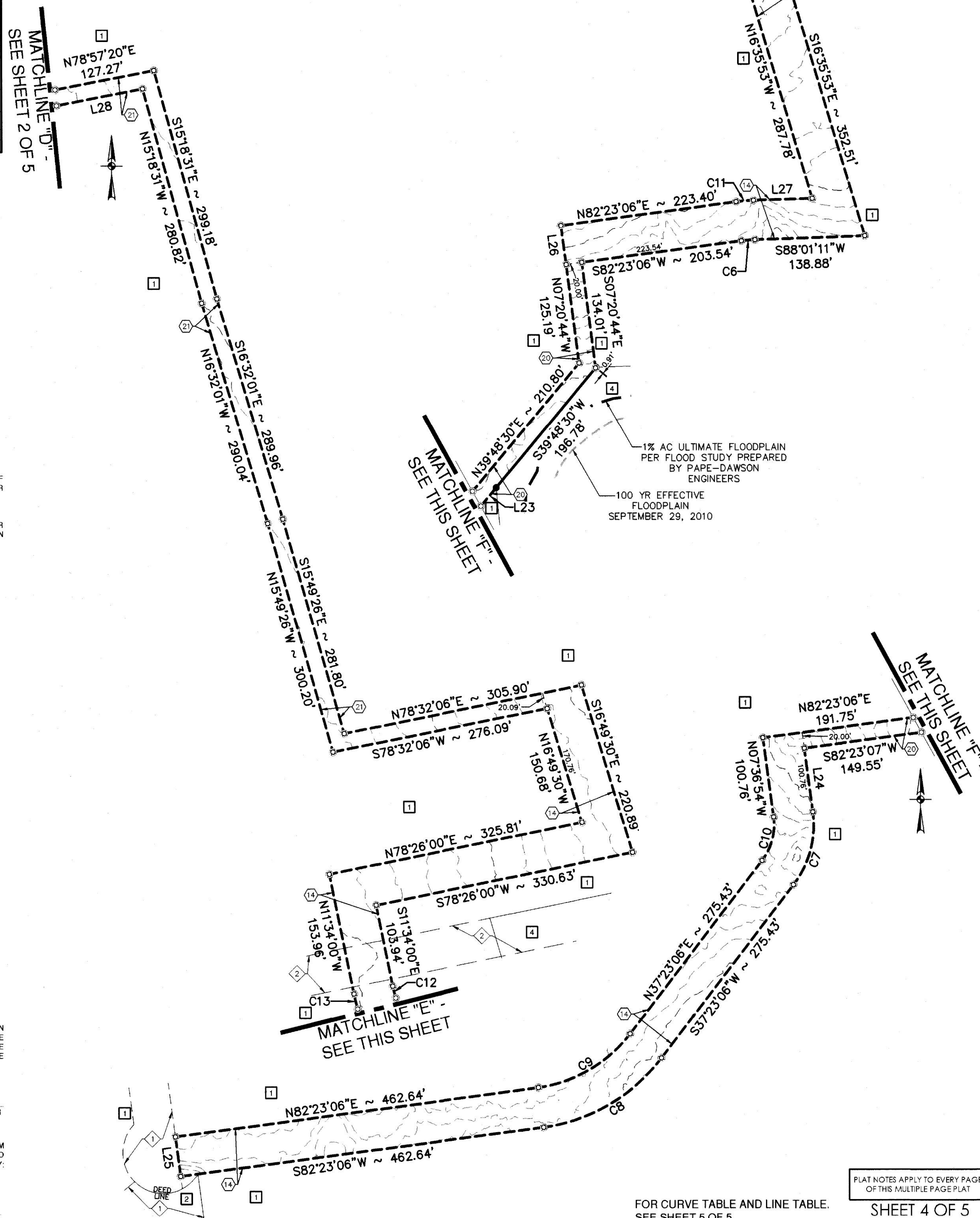
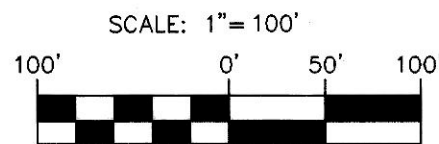
STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Jordan R. Garrett*  
REGISTERED PROFESSIONAL LAND SURVEYOR



FOR CURVE TABLE AND LINE TABLE.  
SEE SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 5

PLAT-23-11800231

## SUBDIVISION PLAT OF ESPADA TRACT UNIT 15

A 26.316 ACRE TRACT OF LAND COMPRISED OF 25.940 ACRES OF A CALLED 146.541 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20240037286 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.376 ACRES OF A CALLED 166.798 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20230055482 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF WHICH SITUATED WITHIN THE JUAN MANUEL URRIEGAS SURVEY, ABSTRACT NUMBER 769, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10928800

DATE OF PREPARATION: April 29, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

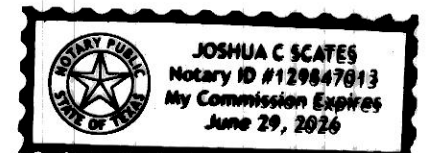
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF April, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 15 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

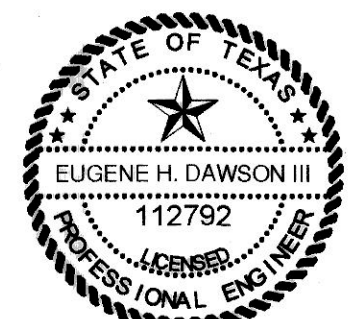
#### CERTIFICATE OF APPROVAL

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





# PLAT-23-11800231

## SUBDIVISION PLAT OF ESPADA TRACT UNIT 15

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10228900

DATE OF PREPARATION: April 29, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

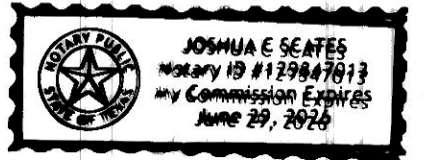
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OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
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100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF Apr-1, A.D. 20 24.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 15, 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

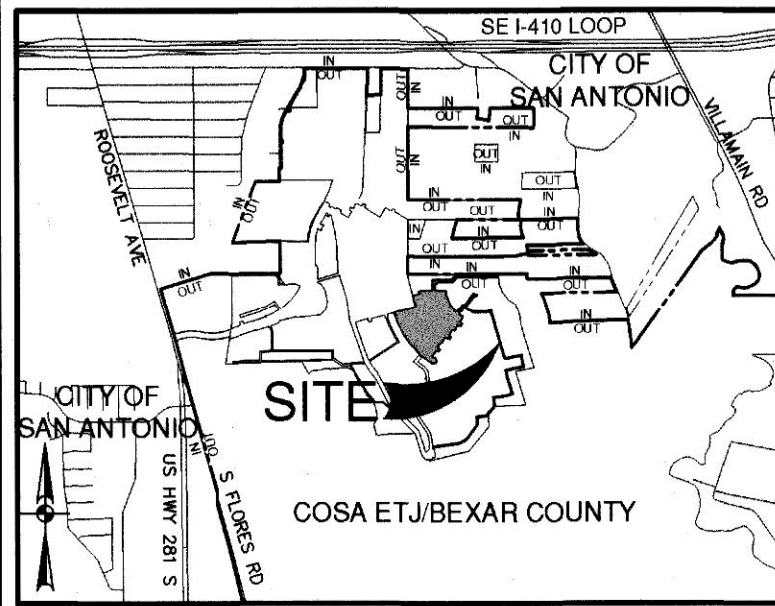
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP  
NOT-TO-SCALE

### 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.

### OPEN SPACE NOTE:

LOT 901, BLOCK 52, LOT 902, BLOCK 53, LOT 901, BLOCK 59, LOT 901, BLOCK 60, AND LOT 901, BLOCK 61 ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

### RESIDENTIAL FINISHED FLOOR

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

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP22-388002006) 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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

### DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE OWNER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 52, LOT 902, BLOCK 53, LOT 901, BLOCK 59, LOT 901, BLOCK 60, AND LOT 901, BLOCK 61 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

### FIRE FLOW DEMAND NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

### SETBACK NOTE:

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

### DRAINAGE EASEMENT NOTE:

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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

### SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

LICENSED PROFESSIONAL ENGINEER

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

Jordan R. Garrett  
REGISTERED PROFESSIONAL LAND SURVEYOR

### CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER VEGETATION OR MATERIALS, OR MAKE ANY MODIFICATIONS TO THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

### SAWS IMPACT FEE:

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

### SAWS WASTEWATER EDU:

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

### FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0055063, EFFECTIVE DATE: SEPTEMBER 09, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

### INTERIM CONDITIONS:

CONTRACTOR SHALL PHASE CONSTRUCTION AND/OR PROVIDE NECESSARY BMPs TO MITIGATE INTERIM CONDITIONS RUNOFF DURING CONSTRUCTION DUE TO CLEARING, GRADING, SUBGRADE PREPARATION, PAVING, BUILDINGS, ETC., AND TO PREVENT ADVERSE IMPACTS TO OTHER PROPERTY, STRUCTURES, AND INFRASTRUCTURE DURING CONSTRUCTION.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1546.00'	0°22'10"	N16°29'10"W	9.97'
C2	1455.00'	0°05'28"	N16°15'20"W	2.32'
C3	560.14'	5°07'11"	S21°15'3"W	50.05'
C4	115.00'	96°49'47"	S52°52'29"E	172.03'
C5	165.00'	39°49'35"	N81°22'34"W	114.69'
C6	175.00'	5°38'05"	S85°12'09"W	17.20'
C7	125.00'	45°00'00"	S14°53'06"W	95.67'
C8	225.00'	45°00'00"	S59°53'06"W	172.21'
C9	175.00'	45°00'00"	N59°53'06"E	133.94'
C10	75.00'	45°00'00"	N14°53'06"E	57.40'
C11	225.00'	5°38'05"	N85°12'09"E	22.12'
C12	175.00'	5°01'53"	S14°04'56"E	15.36'
C13	225.00'	5°01'53"	S14°04'56"E	19.75'
C14	685.00'	0°50'13"	S61°09'34"E	10.01'
C15	695.00'	3°17'11"	S63°13'27"E	39.86'
C16	745.00'	3°19'32"	N62°55'17"W	43.24'
C17	975.00'	0°51'56"	S57°47'34"E	14.73'
C18	985.00'	2°19'16"	S59°22'43"E	39.90'
C19	1035.00'	2°13'11"	N59°14'28"W	40.10'
C20	1045.00'	2°23'01"	N56°56'15"W	43.47'
C21	1265.00'	0°51'04"	S55°34'04"E	18.79'
C22	1275.00'	1°47'28"	S56°53'28"E	39.85'
C23	1325.00'	1°43'59"	N56°49'59"W	40.08'
C24	1335.00'	0°25'45"	N55°45'07"W	10.00'
C25	1445.00'	0°24'51"	S55°44'40"E	10.44'
C26	1454.00'	0°16'40"	S56°09'43"E	7.05'
C27	58.00'	256°19'41"	S24°09'45"W	91.20'
C28	1545.00'	0°48'01"	N56°23'37"W	21.58'
C29	1555.00'	5°08'31"	N53°25'21"W	139.50'
C30	5.00'	88°20'57"	S84°58'27"W	6.97'
C31	5.00'	88°20'43"	N3°22'23"W	6.97'
C32	1555.00'	30°52'29"	N32°06'30"W	827.83'
C33	405.00'	3°15'27"	S47°17'12"E	23.02'
C34	165.00'	37°38'16"	N23°16'43"W	106.45'
C35	1455.00'	3°10'62"	S31°51'16"E	780.27'
C36	15.00'	91°47'35"	N86°41'46"E	21.54'
C37	15.00'	88°04'24"	N31°41'3"W	20.85'
C38	1325.00'	3°10'53"	N31°44'29"W	709.62'
C39	1275.00'	30°56'32"	S31°40'49"E	680.22'
C40	15.00'	92°03'54"	N86°48'59"E	24.10'
C41	15.00'	87°48'50"	N3°06'27"W	20.80'
C42	1035.00'	32°25'52"	N30°47'55"W	578.05'
C43	15.00'	90°00'00"	N59°34'59"W	21.21'
C44	15.00'	90°00'00"	N30°25'01"E	21.21'
C45	15.00'	49°37'37"	N65°11'12"E	12.59'
C46	59.00'	171°23'53"	S53°55'40"E	117.67'
C47	15.00'	5°13'25"	S60°09'34"W	12.97'
C48	695.00'	26°22'22"	S32°38'19"E	317.09'
C49	15.00'	93°22'31"	S87°29'14"E	21.83'
C50	15.00'	93°22'09"	N55°06'06"E	21.83'
C51	695.00'	8°10'17"	S56°39'20"E	99.04'
C52	745.00'	8°31'37"	N56°28'41"W	110.77'
C53	15.00'	86°59'09"	S84°17'33"W	20.65'
C54	15.00'	92°21'37"	S5°22'50"E	21.85'
C55	985.00'	6°04'00"	S54°35'38"E	104.25'
C56	1035.00'	6°12'01"	N54°28'51"W	111.95'
C57	15.00'	87°49'11"	S84°42'34"W	20.81'
C58	15.00'	92°02'53"	S51°15'15"E	21.59'
C59	1275.00'	4°17'33"	S53°23'29"E	95.50'
C60	1325.00'	4°24'53"	N53°19'48"W	102.07'
C61	15.00'	88°04'40"	S84°50'18"W	20.85'
C62	15.00'	91°47'19"	S5°05'41"E	21.54'
C63	1455.00'	4°32'54"	S53°15'48"E	115.47'
C64	1545.00'	4°41'09"	N53°11'40"W	126.32'
C65	15.00'	88°20'56"	S84°58'27"W	20.91'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C66	15.00'	88°18'47"	N3°23'21"W	20.90'
C67	1545.00'	3°14'39"	N31°55'24"W	832.11'
C68	15.00'	104°34'59"	S37°42'31"W	23.73'
C69	985.00'	32°15'03"	S30°42'30"E	547.15'
C70	15.00'	92°22'00"	N86°58'58"E	21.65'
C71	15.00'	86°58'49"	N2°41'26"W	20.65'
C72	745.00'	28°50'09"	N31°45'47"W	371.00'
C73	25.00'	72°39'18"	N53°40'21"W	29.62'
C74	15.00'	75°25'01"	S52°17'29"E	18.35'
C75	755.00'	0°45'32"	N60°52'57"W	10.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N73°19'45"E	9.00'
L2	N73°31'31"E	1.00'
L3	N73°41'56"E	90.00'
L4	N73°46'51"E	130.00'
L5	N73°47'27"E	50.00'
L6	N73°34'25"E	120.07'
L7	N15°23'33"W	32.56'
L8	N14°34'59"W	102.07'
L9	N14°35'01"W	65.01'
L10	N75°25'01"E	109.94'
L11	N14°34'59"W	10.00'
L12	N75°25'01"E	10.00'
L13	N14°34'50"W	40.00'
L14	N75°25'01"E	50.00'
L15	N14°34'55"W	3.37'
L16	S89°57'08"E	199.31'
L17	N68°17'08"E	22.20'
L18	N46°34'16"E	134.75'
L19	N78°42'38"E	46.73'
L20	S11°17'22"E	50.00'
L21	S78°42'38"W	46.73'
L22	S74°56'47"W	21.84'
L23	S39°48'30"W	30.54'
L24	S7°36'54"E	80.76'
L25	N7°36'54"W	50.00'
L26	N7°27'21"W	50.00'
L27	N88°01'11"E	74.17'
L28	S78°57'20"W	110.73'
L29	S61°12'16"W	24.09'
L30	S40°47'59"W	105.49'
L31	S49°11'49"E	10.00'
L32	S40°47'58"W	10.00'
L33	S53°13'45"E	22.25'
L34	S57°58'52"E	58.52'
L35	S29°15'21"W	110.16