

**LOCATION MAP**  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME PAGE(S)
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		REPETITIVE BEARING AND/OR DISTANCE
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 DEED RECORDS OF BEXAR COUNTY		
DR	DEED RECORDS OF BEXAR COUNTY		
---	EXISTING CONTOURS		
- - -	PROPOSED CONTOURS		
+	CENTERLINE		

- 3 10' GETCTV ESMT (0.359 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 4 5' GETCTV EASEMENT
- 5 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) (0.034 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 7 VAR WID PUBLIC DRAINAGE ESMT (0.022 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 11 15' BUILDING SETBACK LINE
- 12 16' WATER ESMT (0.008 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 13 50'X50' MAINTENANCE ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.114 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 14 10' BUILDING SETBACK LINE AND GETCTV ESMT
- 15 50'X85' MAINTENANCE ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.098 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 16 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 (0.257 ACRES TOTAL OFF-LOT) (PERMEABLE)
- 1 UNPLATTED A REMAINING PORTION OF 146.541 ACRES EDDEB INVESTMENTS, LTD (DOC# 20240091190 OPR)
- 2 UNPLATTED 379.81 ACRES BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM & SAN ANTONIO RIVER AUTHORITY (DOC# 20220162201 OPR)
- 3 ESPADA TRACT UNIT 15 (VOL 20003, PG 1853-1857 PR)
- 4 LOT 902 OPEN SPACE BLOCK 61 CB 4002 0.344 ACRES PERMEABLE
- 5 LOT 901 OPEN SPACE BLOCK 65 CB 4002 0.023 ACRES PERMEABLE LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOC# 20240174687 OPR)

**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.

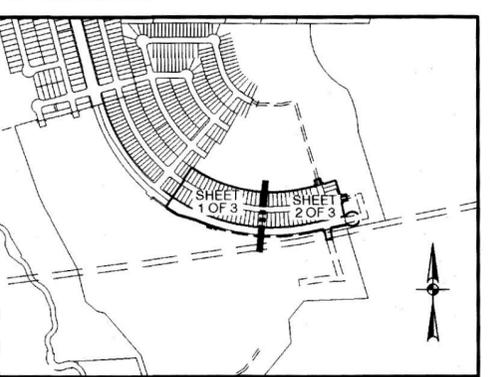
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



**INDEX MAP**  
SCALE: 1" = 1000'

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.

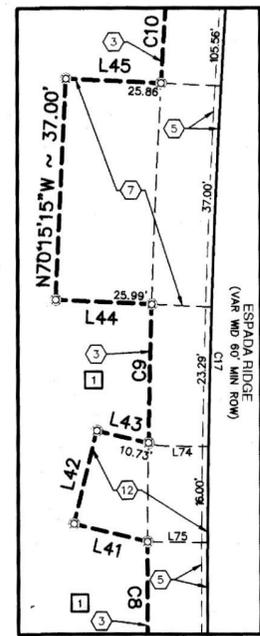
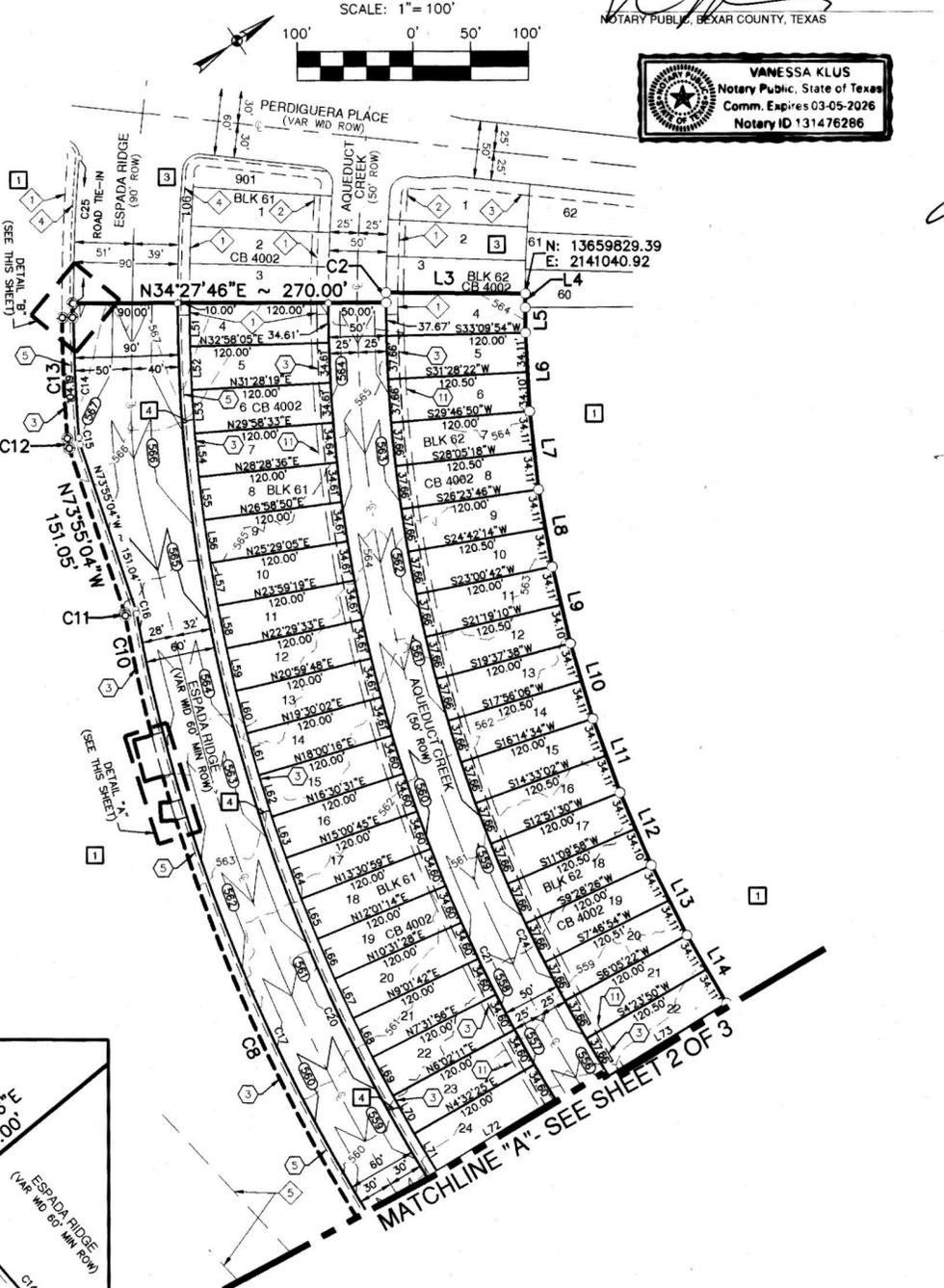
OWNER/DEVELOPER: EDWARD BARRON III  
EDDEB INVESTMENTS, LTD  
A TEXAS LIMITED PARTNERSHIP  
30829 MAN O WAR DRIVE  
FAIR OAKS RANCH, TX 78015

STATE OF TEXAS  
COUNTY OF BEXAR

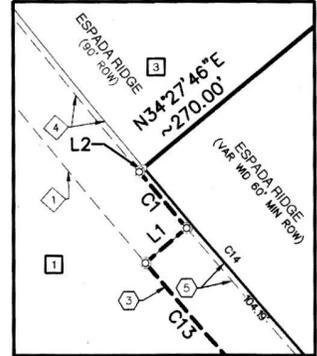
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD BARRON III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF October, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**VANESSA KLUS**  
Notary Public, State of Texas  
Comm. Expires 03-05-2026  
Notary ID 131476286



**DETAIL "A"**  
SCALE: 1" = 20'  
SEE THIS SHEET



**DETAIL "B"**  
SCALE: 1" = 20'  
SEE THIS SHEET

**PLAT-23-11800384**  
SUBDIVISION PLAT  
OF  
**ESPADA TRACT UNIT 17**

BEING A TOTAL OF 12.584 ACRE TRACT OF LAND, COMPRISED OF 12.561 OUT OF A CALLED 146.541 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240091190, AND ALL OF A 0.023 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240174687, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SITUATED IN THE JUAN M. URRIGAS SURVEY NO. 2, ABSTRACT NO. 789, COUNTY BLOCK 4283 AND NOW ASSIGNED TO NEW 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 #10028900  
DATE OF PREPARATION: September 30, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF Oct, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**TRISTAN CORTEZ**  
Notary Public, State of Texas  
Comm. Expires 07-24-2028  
Notary ID 136007178

THIS PLAT OF ESPADA TRACT UNIT 17, 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



STATE OF TEXAS  
COUNTY OF BEXAR

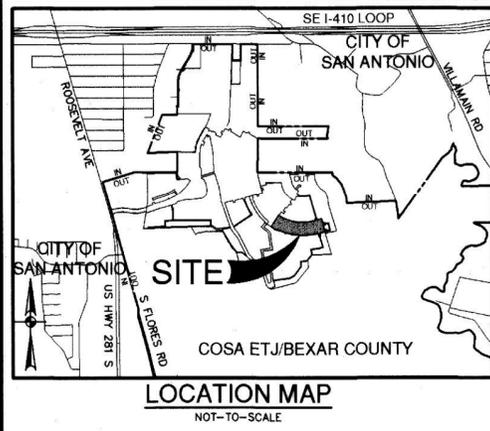
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

ESPADA TRACT UNIT 17  
Civil Job No. 12632-17; Survey Job No. 12632-00



**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 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 (EDUS) 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  
 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.

**PLAT-23-11800384**  
 SUBDIVISION PLAT  
 OF  
**ESPADA TRACT UNIT 17**

BEING A TOTAL OF 12.584 ACRE TRACT OF LAND, COMPRISED OF 12.561 OUT OF A CALLED 148.541 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240091190, AND ALL OF A 0.023 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240174687, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JUAN M. URRIBEGAS SURVEY NO. 2, ABSTRACT NO. 769, COUNTY BLOCK 4283 AND NOW ASSIGNED TO NEW 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 #10028900

DATE OF PREPARATION: September 30, 2024

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OF 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 29th DAY OF 09, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TRISTAN CORTEZ 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 29th DAY OF 09, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

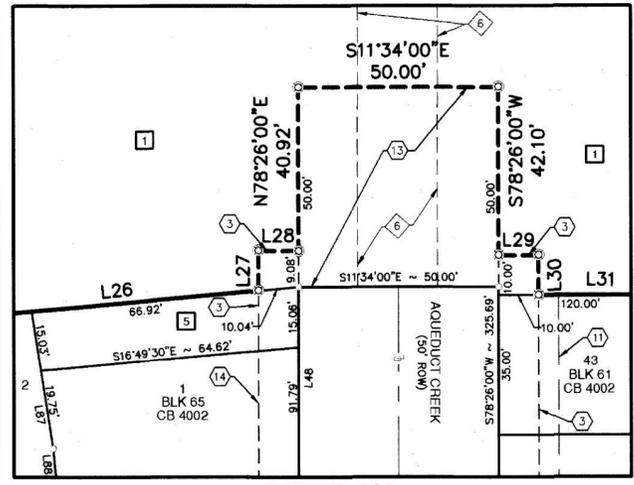
BY: \_\_\_\_\_ SECRETARY

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.

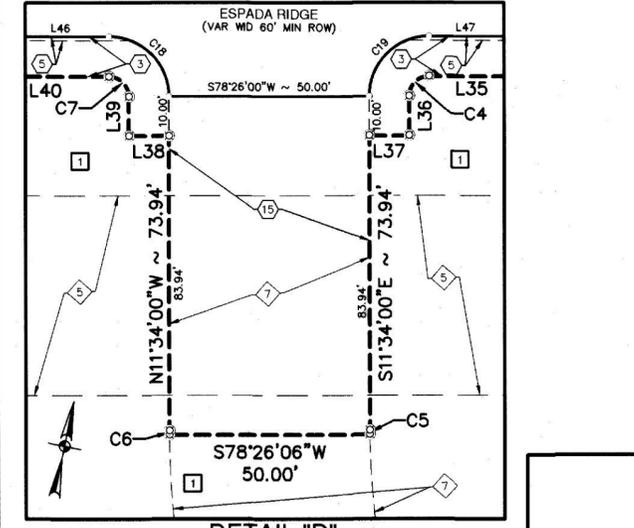
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

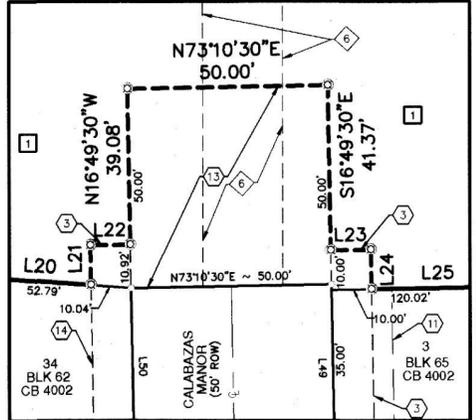
COUNTY CLERK, BEXAR COUNTY, TEXAS



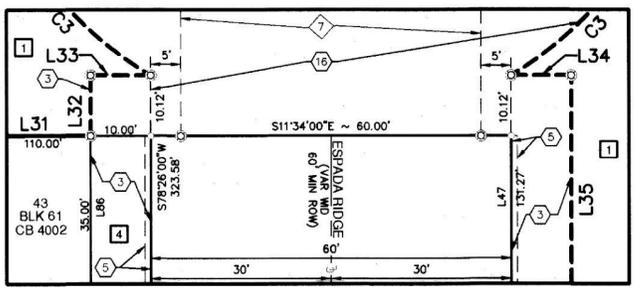
**DETAIL "C"**  
 SCALE: 1" = 30'  
 SEE THIS SHEET



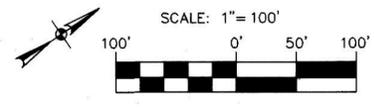
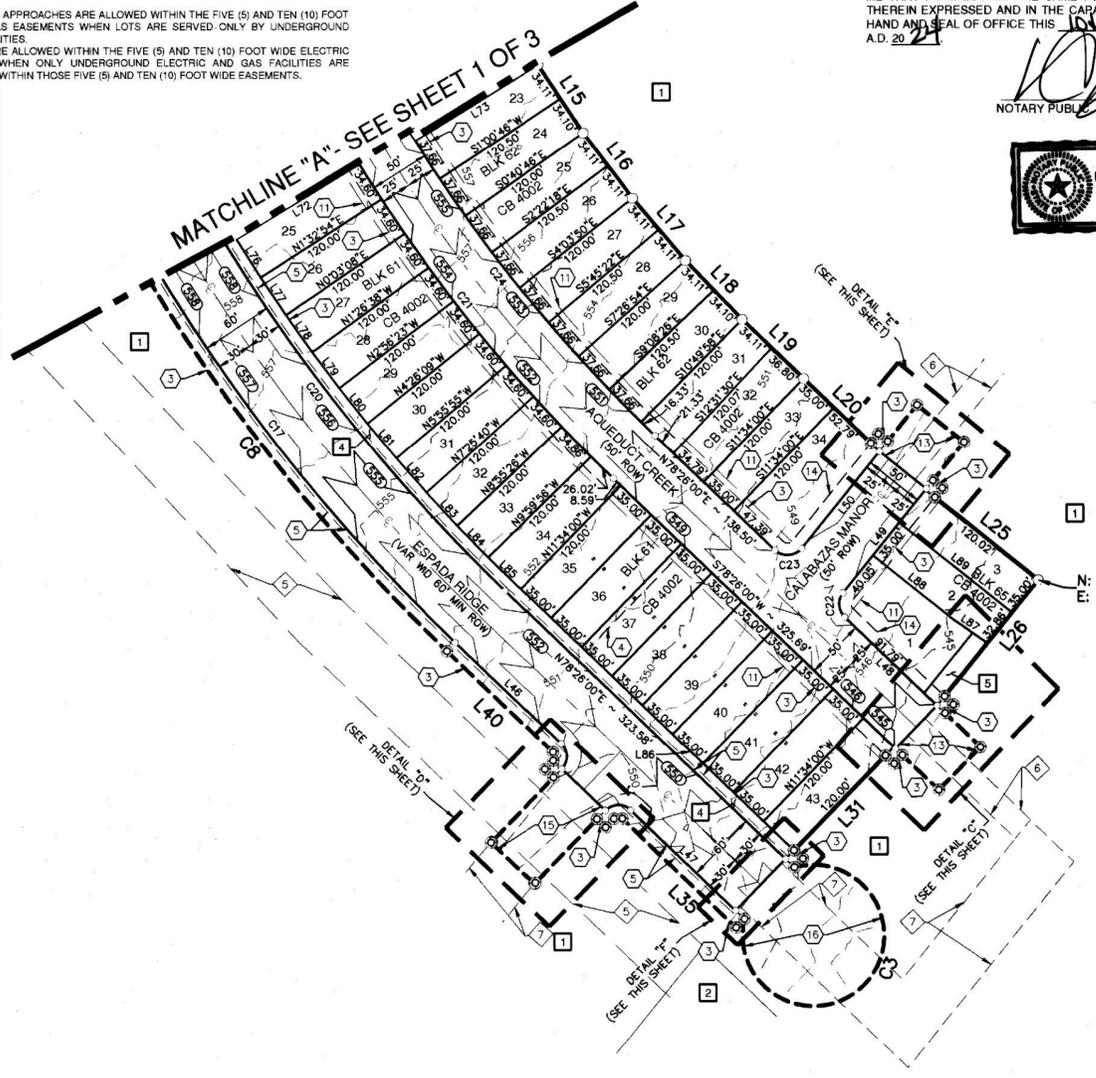
**DETAIL "D"**  
 SCALE: 1" = 30'  
 SEE THIS SHEET



**DETAIL "E"**  
 SCALE: 1" = 30'  
 SEE THIS SHEET



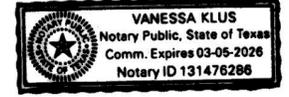
**DETAIL "F"**  
 SCALE: 1" = 20'  
 SEE THIS SHEET



STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C. EDWARD BARRON III KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF 09, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



N: 13659722.11  
 E: 2142236.37



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.

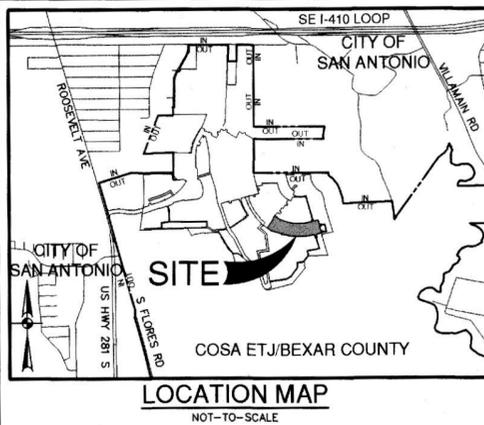
*Jordan R. Garrett*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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

PLAT NOTES APPLY TO EVERY PAGE  
 OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

ESPADA TRACT UNIT 17  
 Civil Job No. 12632-17; Survey Job No. 12632-00



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 ACCESS OVER THE 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 WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
 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 (EDUS) 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 48029C00590G, EFFECTIVE DATE SEPTEMBER 29, 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.  
**CLEAR VISION:**  
 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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: EDWARD BARRON III  
 EDDEB INVESTMENTS, LTD  
 A TEXAS LIMITED PARTNERSHIP  
 30829 MAN O WAR DRIVE  
 FAIR OAKS RANCH, TX 78015  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD BARRON III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF SEPTEMBER, A.D. 2024.  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**PLAT-23-11800384**  
 SUBDIVISION PLAT  
 OF  
**ESPADA TRACT UNIT 17**  
 BEING A TOTAL OF 12.584 ACRE TRACT OF LAND, COMPRISED OF 12.561 OUT OF A CALLED 146.541 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240091190, AND ALL OF A 0.023 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240174687, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SITUATED IN THE JUAN M. URRIGAS SURVEY NO. 2, ABSTRACT NO. 769, COUNTY BLOCK 4283 AND NOW ASSIGNED TO NEW 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 #1028900  
 DATE OF PREPARATION: September 30, 2024  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT  
 100 NE LOOP 410, SUITE 1155  
 SAN ANTONIO, TEXAS 78216  
 STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF SEPTEMBER, A.D. 2024.  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**VANESSA KLUS**  
 Notary Public, State of Texas  
 Comm. Expires 03-05-2026  
 Notary ID 131476286

**OPEN SPACE NOTE:**  
 LOT 902, BLOCK 61, AND LOT 901, BLOCK 65, 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-APP22-988002006) 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 35-47(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 902, BLOCK 61, AND LOT 901, BLOCK 65, 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 OR 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:**  
 1. 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 1/2" 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.  
 2. 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 COGS NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017.  
 4. 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  
 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

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N34°00'22"E	9.00'	L33	S11°34'00"E	10.00'	L65	N77°14'11"W	37.74'
L2	N34°27'46"E	1.00'	L34	S11°34'00"E	10.00'	L66	N78°43'58"W	37.74'
L3	N34°51'28"E	120.33'	L35	S78°26'00"W	131.27'	L67	N80°13'45"W	37.73'
L4	S55°05'46"E	12.17'	L36	S11°34'00"E	10.00'	L68	N81°43'31"W	37.74'
L5	S55°37'47"E	21.95'	L37	S78°26'00"W	10.00'	L69	N83°13'18"W	37.73'
L6	S58°31'38"E	68.21'	L38	S78°26'06"W	10.00'	L70	N84°43'05"W	37.74'
L7	S61°54'42"E	68.22'	L39	N11°34'00"W	10.00'	L71	N86°12'52"E	37.73'
L8	S65°17'46"E	68.22'	L40	S78°26'00"W	122.43'	L72	N3°02'39"E	120.00'
L9	S68°40'50"E	68.21'	L41	S30°44'49"W	12.56'	L73	S2°42'18"W	120.00'
L10	S72°03'57"E	68.22'	L42	N59°15'11"W	16.00'	L74	S17°43'49"W	8.15'
L11	S75°26'55"E	68.22'	L43	N30°44'49"E	8.84'	L75	S17°43'49"W	10.00'
L12	S78°50'07"E	68.21'	L44	S19°44'45"W	15.99'	L76	N87°42'39"W	37.74'
L13	S82°13'07"E	68.22'	L45	N19°44'45"E	15.86'	L77	N89°12'25"W	37.74'
L14	S85°36'03"E	68.22'	L46	S78°26'00"W	122.43'	L78	S89°17'48"W	37.74'
L15	S88°59'14"E	68.21'	L47	S78°26'00"W	121.15'	L79	S87°48'01"W	37.73'
L16	N87°37'42"E	68.22'	L48	N78°26'00"E	106.85'	L80	S86°18'15"W	37.74'
L17	N84°14'38"E	68.22'	L49	S16°49'30"E	111.42'	L81	S84°48'28"W	37.74'
L18	N80°51'31"E	68.21'	L50	N16°49'30"W	104.06'	L82	S83°18'41"W	37.73'
L19	N78°30'48"E	70.91'	L51	N56°17'08"W	37.73'	L83	S81°48'55"W	37.74'
L20	N78°26'00"E	77.74'	L52	N57°46'54"W	37.74'	L84	S80°19'52"W	37.11'
L21	N16°49'30"W	10.00'	L53	N59°16'41"W	37.74'	L85	S78°52'58"W	37.89'
L22	N73°10'30"E	10.00'	L54	N60°46'32"W	37.78'	L86	S78°26'00"W	315.00'
L23	N73°10'30"E	10.00'	L55	N62°16'22"W	37.73'	L87	S69°38'38"W	34.78'
L24	S16°49'30"E	10.00'	L56	N63°46'09"W	37.74'	L88	S73°10'30"W	85.31'
L25	N73°10'30"E	110.02'	L57	N65°15'56"W	37.73'	L89	S73°10'30"W	120.02'
L26	S16°49'25"E	124.74'	L58	N66°45'43"W	37.74'			
L27	N78°26'00"E	10.00'	L59	N68°15'29"W	37.73'			
L28	S11°33'28"E	10.00'	L60	N69°45'16"W	37.74'			
L29	S11°34'00"E	10.00'	L61	N71°15'03"W	37.74'			
L30	S78°26'00"W	10.00'	L62	N72°44'50"W	37.74'			
L31	S11°34'00"E	110.00'	L63	N74°14'37"W	37.73'			
L32	N78°26'00"E	10.12'	L64	N75°44'24"W	37.74'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1546.00'	0°27'22"	N55°45'55"W	12.31'	12.31'
C2	1275.00'	0°23'42"	N55°20'23"W	8.79'	8.79'
C3	59.00'	298°52'31"	S11°34'00"E	60.00'	307.76'
C4	5.00'	90°00'00"	S33°26'00"W	7.07'	7.85'
C5	175.00'	0°20'58"	S11°44'29"E	1.07'	1.07'
C6	225.00'	0°16'17"	N11°42'09"W	1.07'	1.07'
C7	5.00'	90°00'06"	N56°34'00"W	7.07'	7.85'
C8	1525.00'	28°55'17"	N87°06'22"W	761.63'	769.78'
C9	1525.00'	0°52'20"	N71°35'32"W	23.21'	23.22'
C10	1525.00'	3°59'43"	N67°46'05"W	106.32'	106.34'
C11	15.00'	8°08'50"	N69°50'39"W	2.13'	2.13'
C12	35.00'	14°03'39"	N66°53'14"W	8.57'	8.59'
C13	1555.00'	3°51'48"	N57°55'30"W	104.83'	104.85'
C14	1545.00'	4°19'11"	N57°41'50"W	116.46'	116.48'
C15	25.00'	14°03'38"	N66°53'15"W	6.12'	6.14'
C16	25.00'	8°08'50"	N69°50'39"W	3.55'	3.55'
C17	1515.00'	35°47'46"	N83°40'07"W	931.19'	946.51'
C18	15.00'	90°00'00"	N56°34'00"W	21.21'	23.56'
C19	15.00'	90°00'00"	S33°26'00"W	21.21'	23.56'
C20	1455.00'	46°01'46"	S78°33'07"E	1137.71'	1168.89'
C21	1325.00'	46°01'46"	N78°33'07"W	1036.06'	1064.46'
C22	15.00'	84°44'30"	S59°11'45"E	20.22'	22.19'
C23	15.00'	95°15'30"	N30°48'15"E	22.16'	24.94'
C24	1275.00'	46°01'46"	S78°33'07"E	996.97'	1024.29'
C25	1545.00'	4°41'06"	S53°11'35"E	126.30'	126.33'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
 SHEET 3 OF 3

ESPADA TRACT UNIT 17  
 Civil Job No. 12632-17; Survey Job No. 12632-00