

LOCATION MAP  
NOT TO SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
DIR	DEED RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE
ESMT	EASEMENT		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	LF	LINEAR FEET
	EXISTING CONTOURS	INT	INTERSECTION
	PROPOSED CONTOURS		
	EFFECTIVE FEMA 1% AC FLOODPLAIN		
	POST-PROJECT 1% AC UD FLOODPLAIN		
	CENTERLINE		
	ETJ (EXTRA TERRITORIAL JURISDICTION)		

- ① 10' GETCTV ESMT (0.284 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ② 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ③ VAR WID CLEAR VISION ESMT
- ④ VAR WID PUBLIC DRAINAGE ESMT (6.486 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑤ 15' BUILDING SETBACK LINE
- ⑥ 10' GETCTV ESMT & 10' BUILDING SETBACK LINE
- ⑦ 30' SANITARY SEWER ESMT
- ⑧ 20' WATER ESMT
- ⑨ 50'x60' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.345 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑩ 28' DRAINAGE & ACCESS ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.280 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑪ 30' DRAINAGE & ACCESS ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.378 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑫ 50'x50' SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.171 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑬ 5' WATER ESMT
- ⑭ VAR WID ROW DEDICATION (0.316 TOTAL ACRES)
- ⑮ VAR WID MAINTENANCE ACCESS & PUBLIC DRAINAGE ESMT (4.238 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑯ VAR WID MAINTENANCE ACCESS & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.101 TOTAL ACRES OFF-LOT) (PERMEABLE)
- ⑰ 15' GETCTV ESMT
- ⑱ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (LUENSMANN UNIT-1B1, PLAT# 22-11800542, CONCURRENT PLAT)
- ⑲ 10' GETCTV ESMT (LUENSMANN UNIT-1B1, PLAT# 22-11800542, CONCURRENT PLAT)
- ⑳ 25' BUILDING SETBACK LINE (LUENSMANN UNIT-1B1, PLAT# 22-11800542, CONCURRENT PLAT)
- ㉑ 10' GETCTV ESMT & 10' BUILDING SETBACK LINE (LUENSMANN UNIT-1B1, PLAT# 22-11800542, CONCURRENT PLAT)
- ㉒ VAR WID CLEAR VISION ESMT (LUENSMANN UNIT-1B1, PLAT# 22-11800542, CONCURRENT PLAT)
- ㉓ UNPLATTED REMAINING PORTION OF 153.486 ACRES ARROYO CAP II-2 LLC (DOC# 20220030096 OPR)
- ㉔ UNPLATTED REMAINING PORTION OF 28.692 ACRES STARLIGHT HOMES TEXAS LLC (DOC# 20210357105 OPR)
- ㉕ UNPLATTED REMAINING PORTION OF 211.840 ACRES STARLIGHT HOMES TEXAS LLC (DOC# 20210357111 OPR)
- ㉖ LUENSMANN UNIT-1B1 (PLAT# 22-11800542, CONCURRENT PLAT)
- ㉗ LOT 901, BLOCK 30, CB 5106 OPEN SPACE (10.739 ACRES, PERMEABLE)
- ㉘ LOT 901, BLOCK 35, CB 5106 OPEN SPACE (0.270 ACRES, PERMEABLE)
- ㉙ LOT 901, BLOCK 39, CB 5106 OPEN SPACE (0.095 ACRES, PERMEABLE)
- ㉚ LOT 901, BLOCK 41, CB 5106 OPEN SPACE (0.117 ACRES, PERMEABLE)
- ㉛ LOT 901, BLOCK 42, CB 5106 OPEN SPACE (0.085 ACRES, PERMEABLE)
- ㉜ LOT 901, BLOCK 43, CB 5106 OPEN SPACE (0.069 ACRES, PERMEABLE)
- ㉝ LOT 901, BLOCK 53, CB 5106 OPEN SPACE (0.084 ACRES, PERMEABLE)
- ㉞ LOT 902, BLOCK 55, CB 5106 OPEN SPACE (0.131 ACRES, PERMEABLE)
- ㉟ LOT 903, BLOCK 55, CB 5106 OPEN SPACE (0.101 ACRES, PERMEABLE)

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.

*Bruna Spengler*  
BRUNA F. SPENGLER  
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, INC.

*W. J. Spiller* 10-26-23  
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.

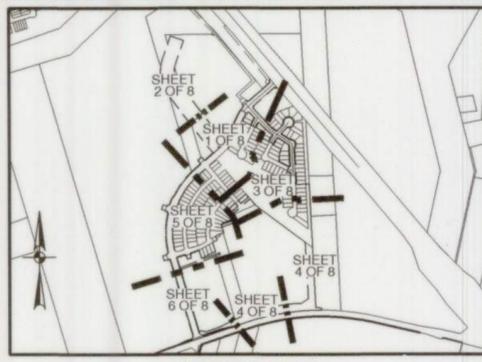
**SAWS IMPACT FEE:**

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.

**SAN ANTONIO RIVER AUTHORITY 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 RIVER AUTHORITY.

- ⑮ UNPLATTED 3.50 ACRES TRACT 2 TERRY KELLY (VOL 10765, PG 1505 OPR)
- ⑯ UNPLATTED 6.241 ACRES GEORGE R. & EVELYN J. STANUSH (DOC# 20210296133 OPR)



INDEX MAP  
SCALE: 1"= 1500'

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.

*Kyle Lents*  
OWNER/DEVELOPER:

KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
1875 JAMBOREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 26th DAY OF October, A.D. 2023.

NO ARY PUBLIC, BEXAR COUNTY, TEXAS

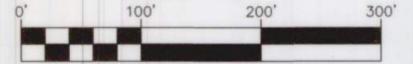


**PLAT NO. 22-11800738**

SUBDIVISION PLAT  
OF  
**LUENSMANN UNIT-1B2**

BEING A TOTAL OF 52.967 ACRE TRACT OF LAND, ESTABLISHING LOTS 26-40, 42-52, 56-70, 73-82, 901, BLOCK 30, LOTS 6-4, BLOCK 31, LOTS 1-10, BLOCK 32, LOTS 5-8, BLOCK 33, LOTS 1-34, BLOCK 34, LOTS 1-23, 901, BLOCK 35, LOT 901, BLOCK 39, LOT 901, BLOCK 41, LOT 901, BLOCK 42, LOT 901, BLOCK 43, LOT 901, BLOCK 53, AND LOTS 902-903, BLOCK 55, 0.316 ACRE RIGHT OF WAY DEDICATION, 12.277 ACRES OFFSITE EASEMENTS, COMPRISED OF A 35.010 ACRES OUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220030096, 7.517 OF ACRES OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 6.998 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020357111, AND 3.442 ACRES OUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMAGIO DE LOS REYES SURVEY NO. 26, ABSTRACT 616, COUNTY BLOCK 5106, AND THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, IN BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TPLS# FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 26, 2023

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.

*Kyle Lents*  
OWNER/DEVELOPER:

KYLE LENTS  
STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 967-3900

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 26th DAY OF October, A.D. 2023.

NO ARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LUENSMANN UNIT-1B2, 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

CURVE AND LINE TABLE  
SEE SHEET 7&8 OF 8

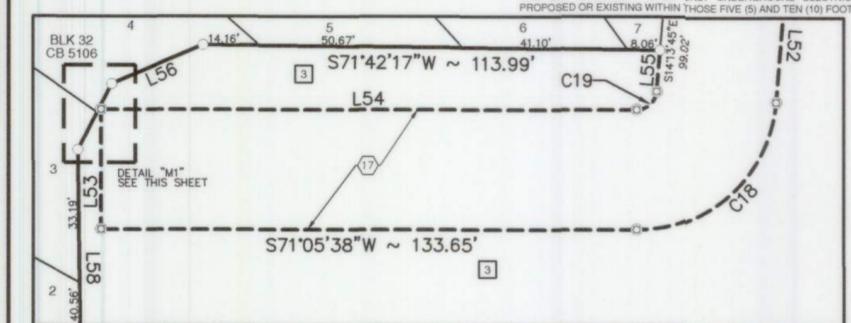
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 8

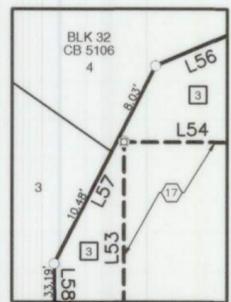




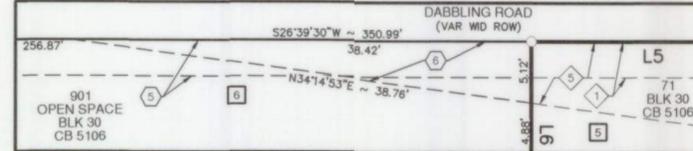
LOCATION MAP  
NOT-TO-SCALE



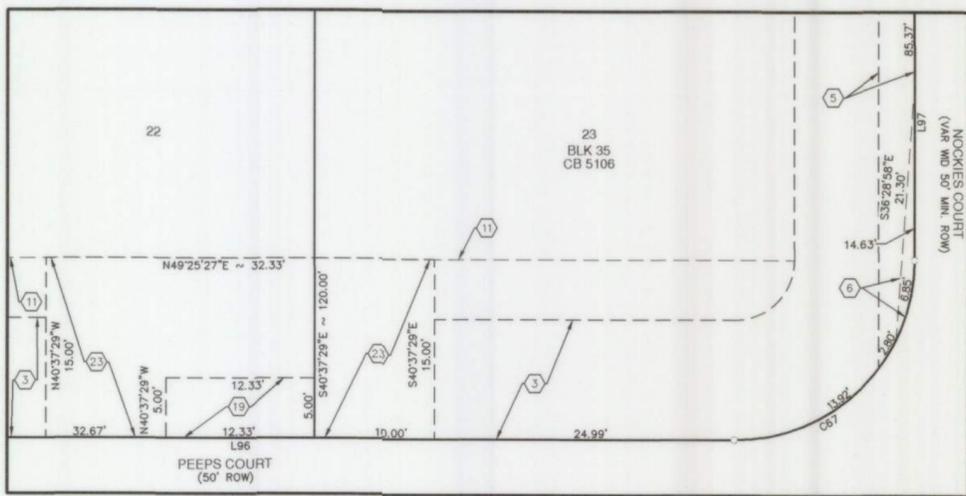
DETAIL "M"  
SCALE: 1" = 30'  
SEE SHEET 5 OF 8



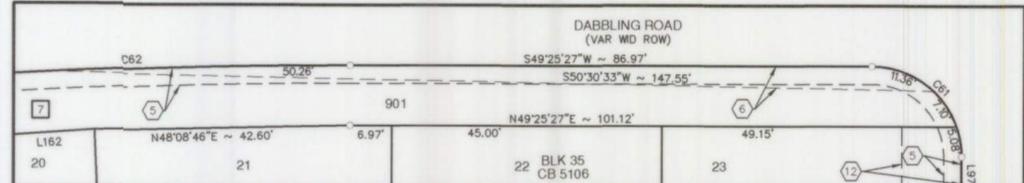
DETAIL "M1"  
SCALE: 1" = 10'  
SEE THIS SHEET



DETAIL "L"  
SCALE: 1" = 2'  
SEE SHEET 1 OF 8



DETAIL "C"  
SCALE: 1" = 10'  
SEE SHEET 1 OF 8



DETAIL "N"  
SCALE: 1" = 20'  
SEE SHEET 1 OF 8

**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 OVERHANDS 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.

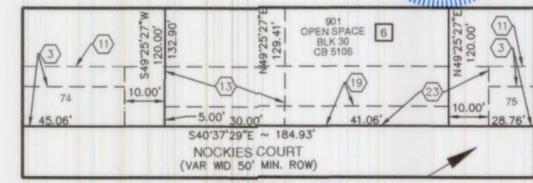
**SAWS IMPACT FEE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.  
**SAN ANTONIO RIVER AUTHORITY EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO RIVER AUTHORITY.

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.

*Kyle Lents*  
OWNER/DEVELOPER:  
KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBOREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 23<sup>rd</sup> DAY OF October, A.D. 2023.

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



DETAIL "B"  
SCALE: 1" = 30'  
SEE SHEET 1 OF 8



**PLAT NO. 22-11800738**  
SUBDIVISION PLAT  
OF  
**LUENSMANN UNIT-1B2**

BEING A TOTAL OF 52.967 ACRE TRACT OF LAND, ESTABLISHING LOTS 26-40, 42-52, 56-70, 73-82, 901, BLOCK 30, LOTS 6-8, BLOCK 31, LOTS 1-10, BLOCK 32, LOTS 5-8, BLOCK 33, LOTS 1-34, BLOCK 34, LOTS 1-23, 901, BLOCK 35, LOT 901, BLOCK 39, LOT 901, BLOCK 41, LOT 901, BLOCK 42, LOT 901, BLOCK 43, LOT 901, BLOCK 53, AND LOTS 902-903, BLOCK 55, 0.316 ACRE RIGHT OF WAY DEDICATION, 12.277 ACRES OFF-SITE EASEMENTS, COMPRISED OF A 35.010 ACRES OUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022030096, 7.517 OF ACRES OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 6.998 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020357111, AND 3.442 ACRES OUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMAGIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, AND THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LODD 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: October 26, 2023

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.

*Kyle Lents*  
OWNER/DEVELOPER:  
STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 967-3900

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS 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 23<sup>rd</sup> DAY OF October, A.D. 2023.

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LUENSMANN UNIT-1B2 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

CURVE AND LINE TABLE  
SEE SHEET 7&8 OF 8  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
**SHEET 2 OF 8**



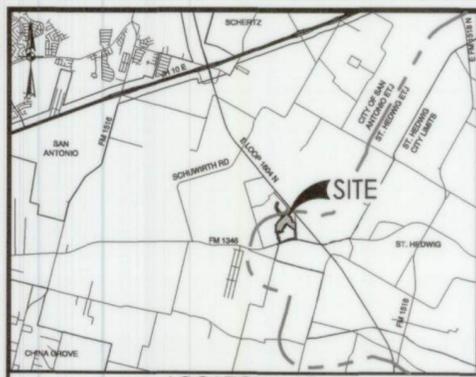
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

*Bruna Spengler*  
LICENSED PROFESSIONAL ENGINEER

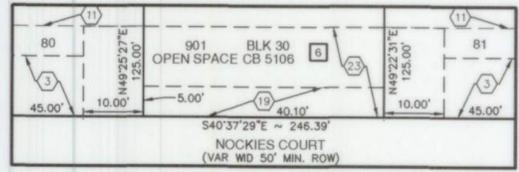
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Eric J. Snell* 10-26-23  
REGISTERED PROFESSIONAL LAND SURVEYOR

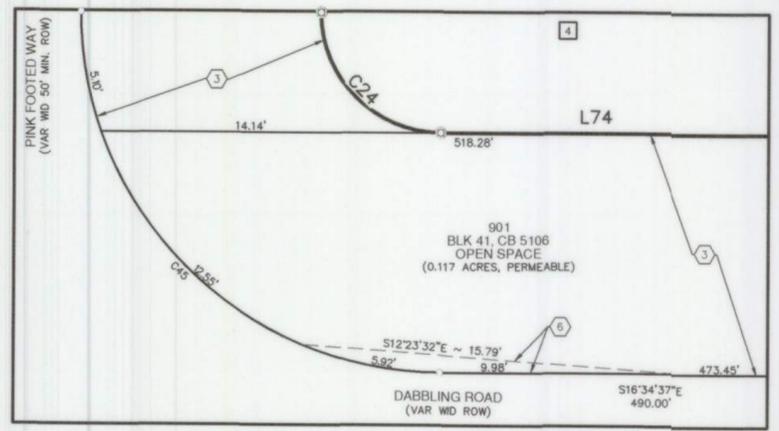




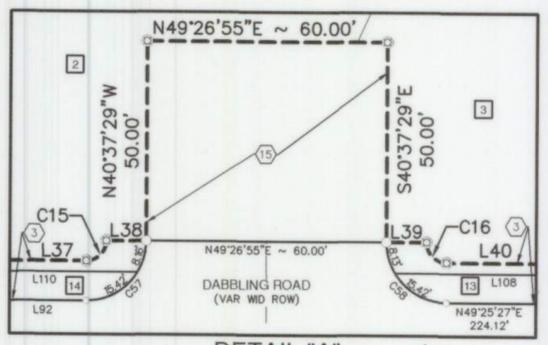
LOCATION MAP  
NOT TO SCALE



DETAIL "D"  
SCALE: 1" = 20'  
SEE THIS SHEET



DETAIL "O"  
SCALE: 1" = 5'  
SEE SHEET 5 OF 8



DETAIL "A"  
SCALE: 1" = 30'  
SEE SHEET 1 OF 8

**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.

**SAN ANTONIO RIVER AUTHORITY 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 RIVER AUTHORITY.

**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 GRANTORS 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.

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.

*Kyle Lents*  
OWNER/DEVELOPER:  
KYLE LENTS  
ARROYO GAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBOREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **KYLE LENTS** 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 26th DAY OF October, A.D. 2023.

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**PLAT NO. 22-11800738**  
SUBDIVISION PLAT  
OF  
**LUENSMANN UNIT-1B2**

BEING A TOTAL OF 52.987 ACRE TRACT OF LAND, ESTABLISHING LOTS 26-40, 42-52, 56-70, 73-82, 901, BLOCK 30, LOTS 6-8, BLOCK 31, LOTS 1-10, BLOCK 32, LOTS 5-8, BLOCK 33, LOTS 1-34, BLOCK 34, LOTS 1-23, 901, BLOCK 35, LOT 901, BLOCK 39, LOT 901, BLOCK 41, LOT 901, BLOCK 42, LOT 901, BLOCK 43, LOT 901 BLOCK 53, AND LOTS 902-903, BLOCK 55, 0.316 ACRE RIGHT OF WAY DEDICATION, 12.277 ACRES OFFSITE EASEMENTS, COMPRISED OF A 35.010 ACRES OUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20220030096, 7.517 OF ACRES OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 6.998 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020357111, AND 3.442 ACRES OUT OF A 28.682 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMAGIO DE LOS REYES SURVEY NO. 26, ABSTRACT 616, COUNTY BLOCK 5106, AND THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 MW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TDP/LS FIRM REGISTRATION #10029800  
DATE OF PREPARATION: October 26, 2023

STATE OF TEXAS  
COUNTY OF BEXAR

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*Kyle Lents*  
OWNER/DEVELOPER: KYLE LENTS  
STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 967-3900

STATE OF TEXAS  
COUNTY OF BEXAR

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STATE OF TEXAS  
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*Bruna Spengler*  
BRUNA F. SPENGLER  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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*Eric J. Snell*  
ERIC J. SNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
CURVE AND LINE TABLE  
SEE SHEET 7&8 OF 8

Civil Job No. 12473-16; Survey Job No. 12473-01 & -14



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STATE OF TEXAS  
 COUNTY OF BEXAR

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**PLAT NO. 22-11800738**  
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SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TDP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10029800

DATE OF PREPARATION: October 26, 2023

STATE OF TEXAS  
 COUNTY OF BEXAR

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OWNER/DEVELOPER: **KYLE LENTS**  
 STARLIGHT HOMES TEXAS, LLC  
 17319 SAN PEDRO AVE., STE 140  
 SAN ANTONIO, TX 78232  
 (210) 967-3900

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **KYLE LENTS** 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 26th DAY OF October, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**VANESSA KLUS**  
 NOTARY PUBLIC  
 STATE OF TEXAS  
 ID: 131478288  
 EXP. 03-05-2026

THIS PLAT OF LUENSMANN UNIT-1B2 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

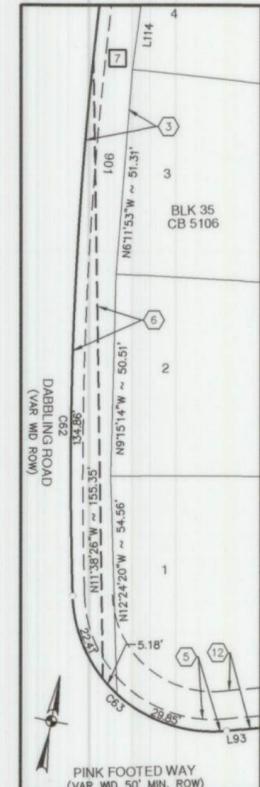
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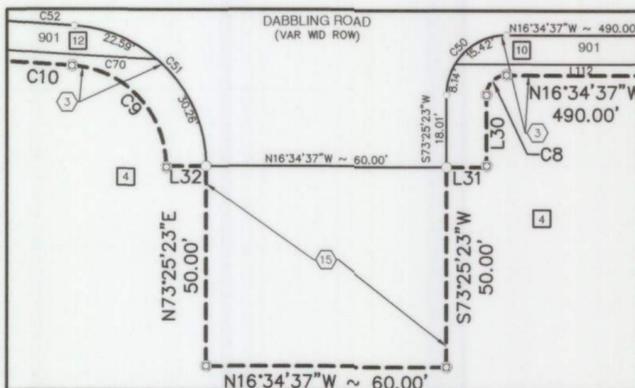
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



**DETAIL "H"**  
 SCALE: 1" = 30'  
 SEE SHEET 5 OF 8



**DETAIL "F"**  
 SCALE: 1" = 30'  
 SEE SHEET 5 OF 8

STATE OF TEXAS  
 COUNTY OF BEXAR

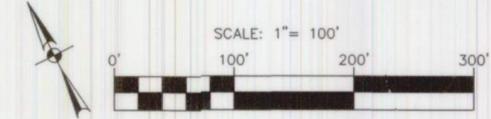
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**Bruna F. Spengler**  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

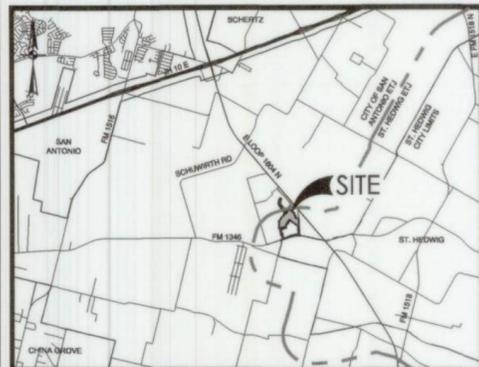
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**Eric J. Snell**  
 10-26-23  
 REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE AND LINE TABLE  
 SEE SHEET 7&8 OF 8  
 PLAT NOTES APPLY TO EVERY PAGE  
 OF THIS MULTIPLE PAGE PLAT  
**SHEET 4 OF 8**

Civil Job No. 12473-16; Survey Job No. 12473-01 & -14 LUENSMANN UNIT-1B2



LOCATION MAP  
NOT TO SCALE

**CPS/SAWS/COSA UTILITY:**

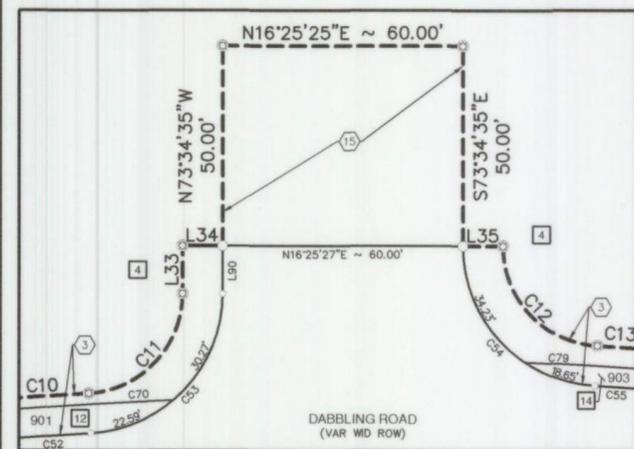
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DETAIL "E"  
SCALE: 1" = 30'  
SEE THIS SHEET

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*Bruna F. Spengler*  
BRUNA F. SPENGLER  
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, INC.

*Eric J. Snell*  
ERIC J. SNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

*Kyle Lents*  
OWNER/DEVELOPER:  
KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBOREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Kyle Lents* 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 SPECIFIED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22<sup>ND</sup> DAY OF *October*, A.D. 20*23*

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**PLAT NO. 22-11800738**

SUBDIVISION PLAT  
OF  
**LUENSMANN UNIT-1B2**

BEING A TOTAL OF 52.967 ACRE TRACT OF LAND, ESTABLISHING LOTS 26-40, 42-52, 56-70, 73-82, 901, BLOCK 30, LOTS 6-8, BLOCK 31, LOTS 1-10, BLOCK 32, LOTS 5-8, BLOCK 33, LOTS 1-34, BLOCK 34, LOTS 1-23, 901, BLOCK 35, LOT 901, BLOCK 39, LOT 901, BLOCK 41, LOT 901, BLOCK 42, LOT 901, BLOCK 43, LOT 901, BLOCK 53, AND LOTS 902-903, BLOCK 55, 0.316 ACRE RIGHT OF WAY DEDICATION, 12.277 ACRES OFFSITE EASEMENTS, COMPRISED OF A 35.010 ACRES OUT OF A 153.486 ACRES TRACT OF LAND RECORDED IN DOCUMENT NO. 20220030096, 7.517 OF ACRES OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 6.998 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020357111, AND 3.442 ACRES OUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMAGIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, AND THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 26, 2023

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.

*Kyle Lents*  
OWNER/DEVELOPER:  
KYLE LENTS  
STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 967-3900

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF LUENSMANN UNIT-1B2 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

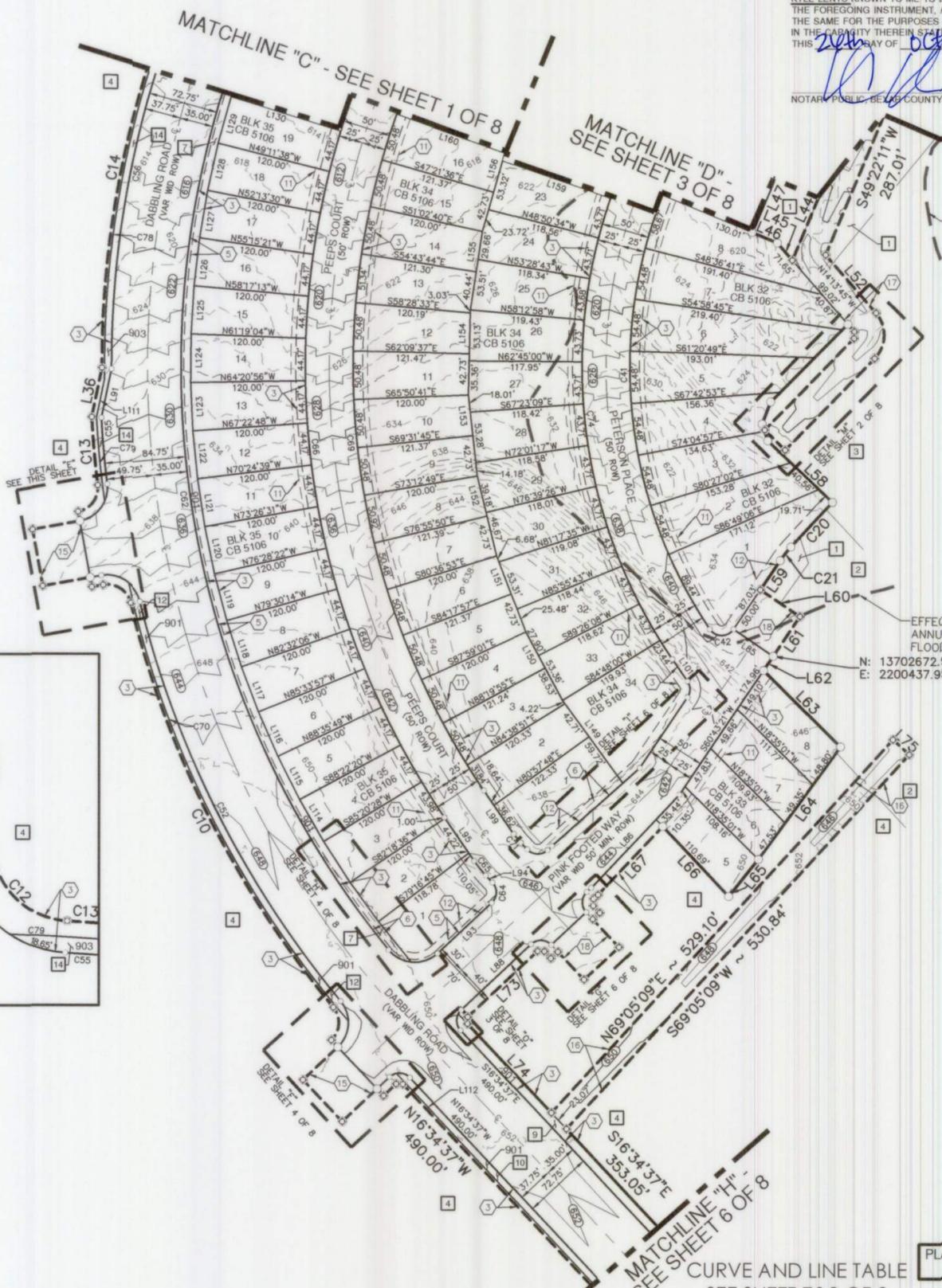
**CERTIFICATE OF APPROVAL**

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



EFFECTIVE FEMA 1% ANNUAL CHANCE FLOODPLAIN

EFFECTIVE FEMA 1% ANNUAL CHANCE FLOODPLAIN

N: 13702672.94  
E: 2200437.95

CURVE AND LINE TABLE  
SEE SHEET 7&8 OF 8

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 5 OF 8





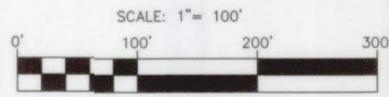
LOCATION MAP  
NOT TO SCALE

**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.

**SAN ANTONIO RIVER AUTHORITY 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 RIVER AUTHORITY.

**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.



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.

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KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBOREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

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*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**PLAT NO. 22-11800738**  
SUBDIVISION PLAT  
OF  
**LUENSMANN UNIT-1B2**

BEING A TOTAL OF 52.967 ACRE TRACT OF LAND, ESTABLISHING LOTS 26-40, 42-52, 56-70, 73-82, 901, BLOCK 30, LOTS 6-8, BLOCK 31, LOTS 1-10, BLOCK 32, LOTS 5-8, BLOCK 33, LOTS 1-34, BLOCK 34, LOTS 1-23, 901, BLOCK 35, LOT 901, BLOCK 39, LOT 901, BLOCK 41, LOT 901, BLOCK 42, LOT 901, BLOCK 43, LOT 901, BLOCK 53, AND LOTS 902-903, BLOCK 55, 0.316 ACRE RIGHT OF WAY DEDICATION, 12.277 ACRES OFFSITE EASEMENTS, COMPRISED OF A 35.010 ACRES OUT OF A 153.486 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2022030096, 7.517 OF ACRES OUT OF A 91.944 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357109, 6.998 ACRES OUT OF A 211.840 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020357111, AND 3.442 ACRES OUT OF A 28.692 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20210357105, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE DEMACIO DE LOS REYES SURVEY NO. 26, ABSTRACT 618, COUNTY BLOCK 5106, AND THE ABRAHAM GOZNEY SURVEY NO. 117, ABSTRACT 272, COUNTY BLOCK 5109, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10528800  
DATE OF PREPARATION: October 26, 2023

STATE OF TEXAS  
COUNTY OF BEXAR

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*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

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

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

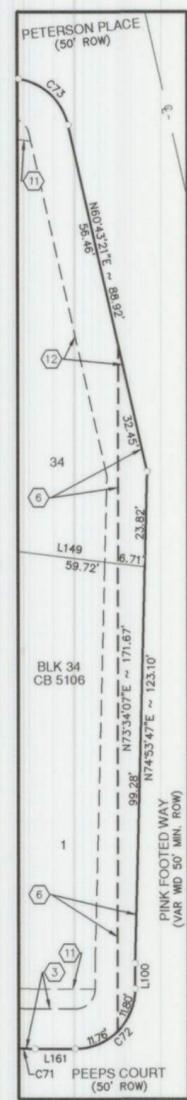
CERTIFICATE OF APPROVAL

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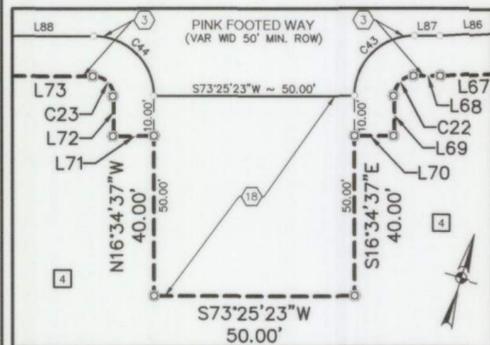
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

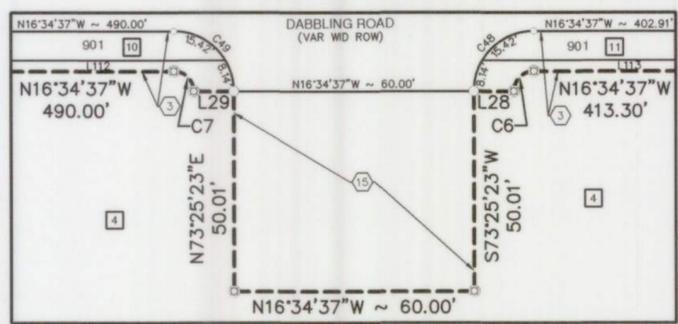
COUNTY CLERK, BEXAR COUNTY, TEXAS



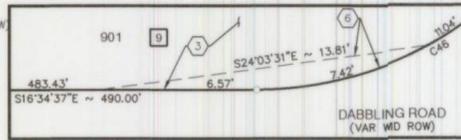
DETAIL "I"  
SCALE: 1" = 30'  
SEE SHEET 5 OF 8



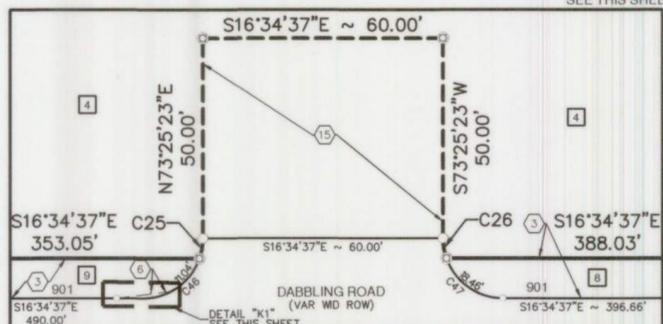
DETAIL "G"  
SCALE: 1" = 30'  
SEE SHEET 5 OF 8



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



DETAIL "K1"  
SCALE: 1" = 5'  
SEE THIS SHEET

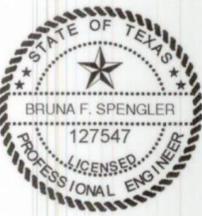


DETAIL "K"  
SCALE: 1" = 30'  
SEE THIS SHEET

CURVE AND LINE TABLE  
SEE SHEET 7&8 OF 8

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 8



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.

*Bruna Spengler*  
LICENSED PROFESSIONAL ENGINEER

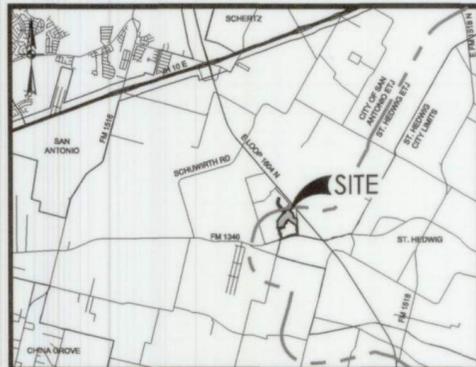
STATE OF TEXAS  
COUNTY OF BEXAR

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*Eric J. Snell* 10-26-23  
REGISTERED PROFESSIONAL LAND SURVEYOR



LUENSMANN UNIT-1B2  
Civil Job No. 12473-16; Survey Job No. 12473-01 & -14



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," "SEWERY 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.

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**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.

**SAN ANTONIO RIVER AUTHORITY 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 RIVER AUTHORITY.

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: KYLE LENTS  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBOREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYLE LENTS, 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 26th DAY OF October, A.D. 2023.

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**PLAT NO. 22-11800738**

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OF  
LUENSMANN UNIT-1B2**

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**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSP# FIRM REGISTRATION #470 | TSP#S FIRM REGISTRATION #10028800

DATE OF PREPARATION: October 26, 2023

STATE OF TEXAS  
COUNTY OF BEXAR

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STARLIGHT HOMES TEXAS, LLC  
17319 SAN PEDRO AVE., STE 140  
SAN ANTONIO, TX 78232  
(210) 967-3900

STATE OF TEXAS  
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*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	296.00'	55°51'34"	S85°10'5"E	277.29'	288.58'
C2	352.25'	22°45'25"	N38°02'12"E	138.99'	139.91'
C3	447.75'	7°42'53"	N30°30'54"E	60.23'	60.28'
C4	365.00'	7°42'56"	S30°30'57"W	49.11'	49.15'
C5	2904.90'	18°43'21"	S80°39'36"W	945.01'	949.23'
C6	5.00'	89°55'29"	N61°32'21"W	7.07'	7.85'
C7	5.00'	89°55'29"	N28°23'07"E	7.07'	7.85'
C8	5.00'	90°00'00"	N61°34'37"W	7.07'	7.85'
C9	25.00'	86°30'45"	N30°10'01"E	34.26'	37.75'
C10	1047.75'	26°02'21"	N0°04'11"W	472.08'	476.17'
C11	25.00'	86°31'34"	N30°18'48"W	34.27'	37.75'
C12	25.00'	86°33'53"	N63°08'29"E	34.28'	37.77'
C13	1059.75'	3°53'10"	N21°48'07"E	71.86'	71.88'
C14	1047.75'	22°54'32"	N37°58'11"E	416.14'	418.93'
C15	5.00'	90°02'56"	N4°23'59"E	7.07'	7.86'
C16	5.00'	89°57'04"	S85°36'01"E	7.07'	7.85'
C17	469.00'	56°26'00"	N9°08'18"W	443.49'	461.94'
C18	35.00'	85°19'23"	S28°25'57"W	47.44'	52.12'
C19	5.00'	85°19'23"	N28°25'57"E	6.78'	7.45'
C20	2925.00'	1°14'51"	S69°40'36"W	63.69'	63.69'
C21	125.00'	8°19'50"	S64°53'15"W	18.16'	18.17'
C22	5.00'	90°00'00"	S28°25'23"W	7.07'	7.85'
C23	5.00'	90°00'00"	N61°34'37"W	7.07'	7.85'
C24	5.00'	90°00'00"	S28°25'23"W	7.07'	7.85'
C25	15.00'	19°28'16"	N83°09'31"E	5.07'	5.10'
C26	15.00'	19°28'16"	S63°41'15"W	5.07'	5.10'
C27	2251.03'	1°17'56"	N74°39'46"E	443.19'	443.91'
C28	25.00'	90°00'00"	S18°20'30"E	35.36'	39.27'
C29	15.00'	52°41'41"	N89°41'21"W	13.31'	13.80'
C30	51.00'	177°47'30"	N27°08'27"W	101.98'	158.26'
C31	15.00'	35°05'48"	N44°12'24"E	9.05'	9.19'
C32	59.00'	265°20'57"	N50°10'59"W	86.76'	273.24'
C33	15.00'	85°20'57"	N39°49'01"E	20.34'	22.34'
C34	615.00'	0°32'58"	S26°55'59"W	5.90'	5.90'
C35	15.00'	81°59'08"	S13°47'06"E	19.68'	21.46'
C36	59.00'	268°43'46"	S79°35'13"W	84.36'	276.72'
C37	565.00'	7°17'36"	N30°18'18"E	71.87'	71.92'
C38	435.00'	22°45'58"	S38°02'28"W	171.71'	172.84'
C39	15.00'	90°02'56"	S4°23'59"W	21.22'	23.57'
C40	15.00'	89°56'02"	N85°35'30"W	21.20'	23.54'
C41	490.00'	56°43'31"	S21°04'44"W	465.55'	485.12'
C42	15.00'	111°59'37"	S63°16'51"E	24.87'	29.32'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C43	15.00'	90°00'00"	S28°25'23"W	21.21'	23.56'
C44	15.00'	90°00'00"	N61°34'37"W	21.21'	23.56'
C45	15.00'	90°00'00"	S28°25'23"W	21.21'	23.56'
C46	15.00'	90°00'00"	S61°34'37"E	21.21'	23.56'
C47	15.00'	90°00'00"	S28°25'23"W	21.21'	23.56'
C48	15.00'	90°00'00"	N61°34'37"W	21.21'	23.56'
C49	15.00'	90°00'00"	N28°25'23"E	21.21'	23.56'
C50	15.00'	90°00'00"	N61°34'37"W	21.21'	23.56'
C51	35.00'	86°30'45"	N30°10'01"E	47.97'	52.85'
C52	1037.75'	26°02'21"	N0°04'11"W	467.58'	471.63'
C53	35.00'	86°31'34"	N30°18'48"W	47.97'	52.86'
C54	35.00'	86°33'50"	N63°08'27"E	47.99'	52.88'
C55	1049.75'	3°48'58"	N21°46'01"E	69.90'	69.92'
C56	1037.75'	22°57'58"	N37°56'28"E	413.19'	415.97'
C57	5.00'	90°02'56"	N4°23'59"E	21.22'	23.57'
C58	15.00'	89°57'04"	S85°36'01"E	21.20'	23.55'
C59	362.25'	22°45'58"	N38°02'28"E	142.99'	143.94'
C60	437.75'	7°42'49"	N30°30'54"E	58.89'	58.93'
C61	15.00'	89°57'04"	N85°36'01"W	21.20'	23.55'
C62	965.00'	61°58'39"	S18°26'08"W	993.70'	1043.85'
C63	35.00'	94°01'25"	S59°33'54"E	51.20'	57.44'
C64	15.00'	90°00'00"	N28°25'23"E	21.21'	23.56'
C65	125.00'	8°54'02"	N12°07'36"W	19.40'	19.42'
C66	835.00'	57°06'02"	N20°52'26"E	798.14'	832.16'
C67	15.00'	90°02'56"	N4°23'59"E	21.22'	23.57'
C68	15.00'	89°57'04"	N85°36'01"W	21.20'	23.55'
C69	785.00'	57°06'02"	S20°52'26"W	750.35'	782.33'
C70	1045.00'	28°20'52"	N0°04'11"W	511.77'	517.03'
C71	75.00'	8°54'02"	S12°07'36"E	11.64'	11.65'
C72	15.00'	90°00'00"	S61°34'37"E	21.21'	23.56'
C73	15.00'	68°25'11"	N26°30'45"E	16.87'	17.91'
C74	540.00'	57°08'18"	N20°52'18"E	516.48'	538.52'
C75	15.00'	90°03'57"	N4°24'29"E	21.23'	23.58'
C76	445.00'	7°42'48"	S30°31'51"W	59.86'	59.91'
C77	355.00'	22°45'58"	N38°02'28"E	140.13'	141.06'
C78	1045.00'	23°30'34"	S37°40'10"W	425.78'	428.78'
C79	1054.75'	4°49'01"	S21°18'06"W	88.65'	88.67'

**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 3/8" 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. COMBINED SCALE FACTOR: 0.99983
- 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.

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.

*Bruna F. Spengler*  
BRUNA F. SPENGLER  
127547  
LICENSED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
COUNTY OF BEXAR

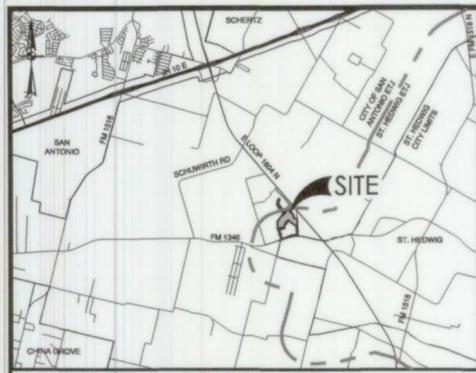
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Eric J. Snell*  
ERIC J. SNELL  
6527  
REGISTERED PROFESSIONAL LAND SURVEYOR  
10-26-23  
REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE AND LINE TABLE  
SEE SHEET 7&8 OF 8  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
SHEET 7 OF 8

Civil Job No. 12473-16; Survey Job No. 12473-01 & -14



**OPEN SPACE NOTE:**

LOT 901, BLOCK 30, LOT 901, BLOCK 35, LOT 901, BLOCK 39, LOT 901, BLOCK 41, LOT 901, BLOCK 42, LOT 901, BLOCK 43, LOT 901, BLOCK 53, AND LOTS 902-903, BLOCK 55 ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 30, LOT 901, BLOCK 35, LOT 901, BLOCK 39, LOT 901, BLOCK 41, LOT 901, BLOCK 42, LOT 901, BLOCK 43, LOT 901, BLOCK 53, AND LOTS 902-903, BLOCK 55, CB 5106, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, OR THE CITY OF ST. HEWY.

**SAN ANTONIO RIVER AUTHORITY SEWER MAINS:**

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

**SARA NOTE:**

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE AND SERVICES 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.

**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 OR THE CITY OF ST. HEWY.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800443) 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).

**FINISHED FLOOR NOTE:**

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

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**ACCESS NOTE:**

THE SAN ANTONIO RIVER AUTHORITY IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**DRAINAGE EASEMENT ENCROACHMENTS:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO, BEXAR COUNTY, AND THE CITY OF ST. HEWY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**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 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.
- 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 CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. COMBINED SCALE FACTOR: 0.99983. 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.

*Bruma F. Spengler*  
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, INC.

*Eric J. Snell*  
10-26-23  
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) HAS BEEN GRANTED 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 "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 GRANITOR'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 BY 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. ELECTRIC 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 UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**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.

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE ACCESS POINT(S) ALONG F.M. HWY 1346, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 937 LF.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

**CLOMRS PENDING FEMA APPROVAL:**

LOTS 31 THRU 40, 43 THRU 51, 58 THRU 68, 77 THRU 82, AND 901, BLOCK 30, LOTS 1 THRU 10, BLOCK 32, AND LOTS 20 THRU 31, BLOCK 34, CB 5106, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0445G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 23-06-2536R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**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.

**SAN ANTONIO RIVER AUTHORITY 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 RIVER AUTHORITY.

**SAN ANTONIO RIVER AUTHORITY NOTE:**

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

**EASEMENTS FOR FLOODPLAINS:**

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0445G, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**SAWS DEDICATION:**

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.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

**COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 34 THRU 40, 42 THRU 48, 62 THRU 63, 73 THRU 82, AND 901, BLOCK 30, AND LOTS 1 THRU 10, BLOCK 32, CB 5106 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

LINE TABLE														
LINE #	BEARING	LENGTH												
L1	S59°58'30"E	64.96'	L37	N49°25'27"E	86.89'	L73	S73°25'23"W	100.00'	L109	N49°25'27"E	119.14'	L145	N26°39'30"E	12.64'
L2	S32°34'17"E	22.05'	L38	N49°22'31"E	10.00'	L74	S16°34'37"E	128.03'	L110	N49°25'27"E	99.73'	L146	S23°46'22"W	56.78'
L3	S39°25'07"E	10.01'	L39	N49°22'31"E	10.00'	L75	S20°54'51"E	23.00'	L111	N38°22'50"E	41.55'	L147	S23°46'22"W	19.38'
L4	S55°38'16"E	82.75'	L40	N49°25'27"E	129.44'	L76	N73°25'23"E	18.16'	L112	N16°34'37"W	515.69'	L148	N68°51'52"W	50.23'
L5	S26°39'30"W	55.70'	L41	N43°27'40"W	35.72'	L77	S82°56'15"E	72.90'	L113	N16°34'37"W	423.29'	L149	N9°35'22"W	106.66'
L6	S63°20'30"E	180.00'	L42	N40°34'33"W	76.60'	L78	N69°19'58"E	32.22'	L114	N3°08'36"W	50.51'	L150	N1°29'11"W	42.73'
L7	N26°39'30"E	2.63'	L43	N40°37'49"W	50.00'	L79	N82°11'14"E	147.35'	L115	N0°06'45"W	50.51'	L151	N5°42'03"E	42.73'
L8	S63°20'30"E	120.00'	L44	N49°22'11"E	130.62'	L80	N87°49'44"E	111.66'	L116	N2°55'07"E	50.51'	L152	N13°05'09"E	43.11'
L9	S26°39'30"W	80.65'	L45	S14°13'45"E	23.88'	L81	N40°37'29"W	102.17'	L117	N5°56'59"E	50.51'	L153	N20°28'15"E	42.73'
L10	S63°20'30"E	170.00'	L46	S40°37'29"E	28.63'	L82	S38°20'03"E	125.10'	L118	N8°58'50"E	50.51'	L154	N27°58'12"E	42.72'
L11	S26°39'30"W	15.11'	L47	S49°22'31"W	120.00'	L83	N40°37'29"W	86.37'	L119	N12°00'42"E	50.51'	L155	N35°22'13"E	42.73'
L12	S63°20'30"E	120.00'	L48	S40°37'59"E	50.00'	L84	S49°26'29"W	94.89'	L120	N15°02'33"E	50.51'	L156	S42°38'24"W	42.73'
L13	S21°59'15"W	38.01'	L49	S49°22'31"W	125.00'	L85	S29°16'39"E	50.00'	L121	N18°04'25"E	50.51'	L157	N42°38'24"E	8.43'
L14	S73°48'40"W	123.87'	L50	N40°37'29"W	49.99'	L86	S69°58'58"W	134.29'	L122	N21°06'17"E	50.51'	L158	N47°52'27"E	35.97'
L15	S63°20'30"E	142.36'	L51	N49°22'11"E	124.99'	L87	S73°25'23"W	6.33'	L123	N24°08'08"E	50.51'	L159	N44°12'26"W	119.35'
L16	S26°39'30"W	50.00'	L52	S14°13'45"E	80.42'	L88	S73°25'23"W	100.00'	L124	N27°10'00"E	50.51'	L160	N43°40'32"W	120.00'
L17	S63°20'30"E	6.04'	L53	N18°54'22"W	30.00'	L89	S62°40'39"E	57.91'	L125	N30°11'51"E	50.51'	L161	S16°34'37"E	10.00'
L18	S26°39'30"W	120.00'	L54	N71°05'38"E	133.65'	L90	N73°34'35"W	12.02'	L126	N33°13'43"E	50.51'	L162	N45°21'09"E	50.51'
L19	S63°20'30"E	115.94'	L55	N14°13'45"W	10.38'	L91	N38°22'50"E	52.09'	L127	N36°15'35"E	50.51'			
L20	N87°08'32"E	50.00'	L56	S47°51'55"W	24.87'	L92	N49°25'27"E	86.89'	L128	N39°17'26"E	50.51'			
L21	S2°51'28"E	14.34'	L57	S81°32'22"W	18.52'	L93	N73°25'23"E	77.71'	L129	N42°19'18"E	50.51'			
L22	N87°08'32"E	170.00'	L58	S19°41'58"E	93.46'	L94	N16°34'37"W	100.00'	L130	N46°09'46"W	120.00'			
L23	S80°41'15"E	49.89'	L59	S60°43'21"W	37.03'	L95	N7°40'35"W	55.26'	L131	S49°25'27"W	124.25'			
L24	S79°00'15"E	28.22'	L60	S29°16'39"E	50.00'	L96	N49°25'27"E	87.06'	L132	S26°39'30"W	8.95'			
L25	S10°59'45"W	22.34'	L61	S60°43'21"W	50.00'	L97	N40°37'29"W	100.00'	L133	S26°39'30"W	17.18'			
L26	N71°13'20"E	51.42'	L62	S60°43'21"W	18.02'	L98	S49°25'27"W	87.13'	L134	N78°38'25"E	23.80'			
L27	N27°19'21"E	40.77'	L63	S18°35'01"E	113.59'	L99	S7°40'35"E	55.26'	L135	S57°26'15"E	126.70'			
L28	N16°34'37"W	10.00'	L64	S62°49'19"W	145.68'	L100	N73°25'23"E	6.33'	L136	S50°17'50"E	11.71'			
L29	N16°34'37"W	10.00'	L65	S65°20'00"W	49.76'	L101	N7°41'51"W	28.22'	L137	S38°15'43"W	50.26'			
L30	S73°25'23"W	18.01'	L66	N16°34'37"W	100.68'	L102	N49°26'28"E	94.81'	L138	S28°20'59"W	41.53'			
L31	N16°34'37"W	10.00'	L67	S69°58'58"W	98.55'	L103	N40°37'29"W	80.03'	L139	S78°38'25"W	17.84'			
L32	N16°34'37"W	10.00'	L68	S73°25'23"W	6.63'	L104	N42°54'55"W	125.10'	L140	S32°33'45"W	69.39'			
L33	N73°34'35"W	12.02'	L69	S16°34'37"E	10.00'	L105	N40°37'29"W	5.00'	L141	S35°52'27"E	68.68'			
L34	N16°25'25"E	10.00'	L70	S73°25'23"W	10.00'	L106	S26°39'30"W	350.99'	L142	S26°39'30"W	34.69'			
L35	N16°25'18"E	10.00'	L71	S73°25'23"W	10.00'	L107	S26°39'30"W	300.00'	L143	N26°39'30"E	47.34'			
L36	N38°22'50"E	52.34'	L72	N16°34'37"W	10.00'	L108	N49°25'27"E	236.97'	L144	S23°46'22"W	37.40'			

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.

*Kyle Lentz*  
OWNER/DEVELOPER

KYLE LENTZ  
ARROYO CAP II-2, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
18575 JAMBORREE RD., STE 350  
IRVINE, CA 92612  
(949) 272-1172

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Kyle Lentz* 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 *26th* DAY OF *October*, A.D. 20*23*

*Vanessa Klus*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS