

LOCATION MAP  
NOT-TO-SCALE

**LEGEND**

- |     |   |        |   |
|-----|---|--------|---|
| BLK | BLOCK   | VOL    | VOLUME  |
| CB  | COUNTY BLOCK  | PG     | PAGE(S)   |
| DPR | DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS   | ROW    | RIGHT-OF-WAY  |
| DTL | DETAIL  | GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION   |
| AC  | ACRES   | OPR    | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS  |
| LF  | LINEAR FEET   |        |   |
| PR  | PLAT RECORDS OF BEAR COUNTY, TEXAS  |        |   |
| ○   | SET 1/2" IRON ROD (PD)  | ●      | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  |
| ○   | SET 1/2" IRON ROD (PD)-ROW  | ○      | EASEMENT POINT OF INTERSECTION  |
| --- | 1140  | ---    | EXISTING CONTOURS (SURVEYOR)  |
| --- | 1140  | ---    | PROPOSED CONTOURS   |
| --- | ---   | ---    | CENTERLINE  |
| --- | ---   | ---    | CITY OF SAN ANTONIO LIMITS  |
| --- | ---   | ---    | 1% AC EFFECTIVE FLOODPLAIN PER PANEL # 48029C01456  |
| --- | ---   | ---    | 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC.   |
| --- | ---   | ---    | APPROXIMATE ORIGINAL FIELD SURVEY BOUNDARY  |
| ①   | 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑩      | VARIABLE WIDTH GETCTV, DRAINAGE, WATER, SEWER, ACCESS, AND TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.539 OF AN ACRE "OFF-LOT", PERMEABLE) |
| ②   | 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑪      | 15.5" WATER EASEMENT (0.009 OF AN ACRE "OFF-LOT", PERMEABLE)  |
| ③   | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)   | ⑫      | VARIABLE WIDTH GETCTV EASEMENT (0.002 OF AN ACRE "OFF-LOT", PERMEABLE)  |
| ④   | VARIABLE WIDTH CLEAR VISION EASEMENT  | ⑬      | 5" WATER EASEMENT (0.022 OF AN ACRE "OFF-LOT", PERMEABLE)   |
| ⑤   | 16" SANITARY SEWER EASEMENT   | ⑭      | 25" SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.025 OF AN ACRE "OFF-LOT", PERMEABLE)  |
| ⑥   | 10" WATER SEWER EASEMENT  | ⑮      | 100' WIDE CPSS EASEMENT (VOL. 1393, PG 88, OPR)   |
| ⑦   | 10" BUILDING SETBACK  | ⑯      | 85' PERMANENT WATER LINE EASEMENT (VOL. 18335, PG 276, OPR)   |
| ⑧   | 15" BUILDING SETBACK  | ⑰      | CHANNEL EASEMENT (VOL. 7926, PG 439, OPR)   |
| ⑨   | 20" GETCTV, WATER, SANITARY SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.050 OF AN ACRE "OFF-LOT", PERMEABLE) | ⑱      | ±3795 LF TO INTERSECTION OF EVANS RD AND TPC PKWY   |
| ⑩   | 15" GETCTV EASEMENT (0.068 OF AN ACRE "OFF-LOT", PERMEABLE)   | ⑲      | VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT (0.891 OF AN ACRE "OFF-LOT", PERMEABLE)   |
| ⑪   | 16" SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.128 OF AN ACRE "OFF-LOT", PERMEABLE)                              |        |   |
| ⑫   | 16" WATER SEWER EASEMENT (0.269 OF AN ACRE "OFF-LOT", PERMEABLE)  |        |   |
| ⑬   | VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL: 2.331 OF AN ACRE "OFF-LOT", PERMEABLE)   |        |   |
| ⑭   | VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS EASEMENT (0.891 OF AN ACRE "OFF-LOT", PERMEABLE)   |        |   |

STATE OF TEXAS  
COUNTY OF BEAR

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 BEAR

LICENSED PROFESSIONAL ENGINEER

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

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 INCLOSURES, 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 BEAR

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.

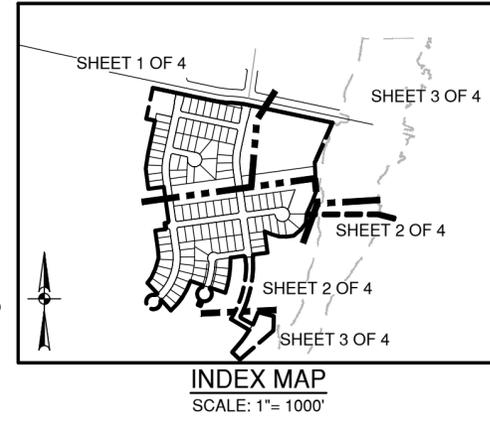
OWNER/DEVELOPER: 114 SCHWAB INVESTMENTS, LTD. A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER (SIGNING FOR 0.329 ACRE PORTION OF TRACT 114 SCHWAB INVESTMENTS, LTD (DOC NO 20200307732, OPR))

BY: ISRAEL FOGIEL, PRESIDENT 10003 NW MILITARY HIGHWAY, STE 2201 SAN ANTONIO, TEXAS 78231 (210) 344-9200 (DOC NO 20200307732, OPR)

STATE OF TEXAS  
COUNTY OF BEAR

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



INDEX MAP  
SCALE: 1" = 1000'



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

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

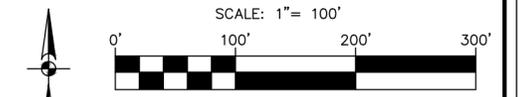
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

SHEET 1 OF 4

**PLAT NO. 21-11800064**  
SUBDIVISION PLAT  
OF  
**BROOK STONE CREEK-UNIT 2A**

BEING A TOTAL OF 44.935 ACRES, INCLUSIVE OF A 5' RIGHT-OF-WAY DEDICATION, OUT OF A 149.05 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200307733, AND 0.329 ACRE OFFSITE EASEMENTS LOCATED ON A 135.30 ACRE TRACT RECORDED IN DOCUMENT NO. 20200307732, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4916, BEAR COUNTY, TEXAS, ESTABLISHING LOTS 1-8, 901, BLOCK 10, LOTS 1-10, BLOCK 11, LOTS 1-24, 901, BLOCK 12, LOTS 1-8, BLOCK 13, LOTS 1-17, 901, BLOCK 14, LOTS 1-4, BLOCK 15, LOTS 1-17, 42-50, BLOCK 16, AND LOTS 1-8, BLOCK 17.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: April 21, 2022

STATE OF TEXAS  
COUNTY OF BEAR

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: CONTINENTAL HOMES OF TEXAS, L.P.  
BY: A TEXAS LIMITED PARTNERSHIP CITEX OF TEXAS, INC.  
BY: A DELEWARE CORPORATION, ITS GENERAL PARTNER LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF BROOK STONE CREEK-UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

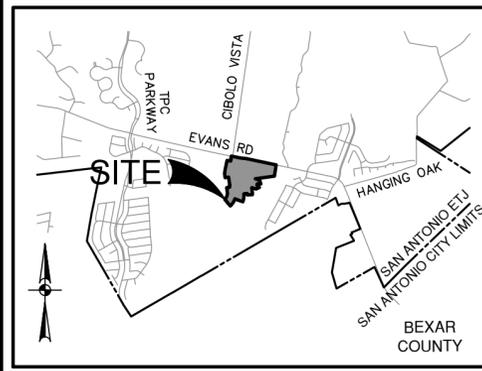
BY: \_\_\_\_\_ CHAIRMAN

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

Civil Job No. 12093-05; Survey Job No. 12093-00

BROOK STONE CREEK-UNIT 2A

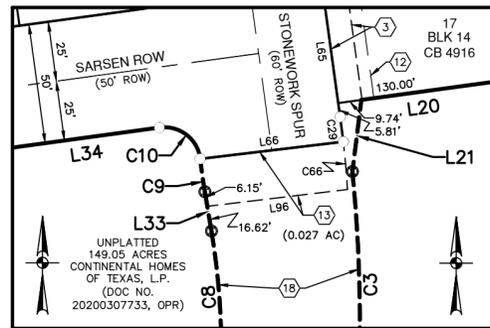
Date: Apr 12, 2022, 3:30 PM User: ds. @papadawson.com Plot: P:\2020\03\05\Design\CA\Plat\PL1209305.dwg



LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**

- 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.
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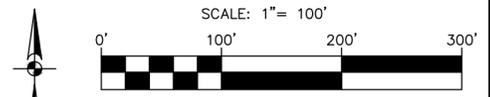
DETAIL "C"  
NOT-TO-SCALE  
SEE THIS SHEET

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

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

**PLAT NO. 21-11800064**  
SUBDIVISION PLAT  
OF  
**BROOK STONE CREEK-UNIT 2A**

BEING A TOTAL OF 44.935 ACRES, INCLUSIVE OF A 5' RIGHT-OF-WAY DEDICATION, OUT OF A 149.05 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200307733, AND 0.329 ACRE OFFSITE EASEMENTS LOCATED ON A 135.30 ACRE TRACT RECORDED IN DOCUMENT NO. 20200307732, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-8, 901, BLOCK 10, LOTS 1-10, BLOCK 11, LOTS 1-24, 901, BLOCK 12, LOTS 1-8, BLOCK 13, LOTS 1-17, 901, BLOCK 14, LOTS 1-4, BLOCK 15, LOTS 1-17, 42-50, BLOCK 16, AND LOTS 1-8, BLOCK 17.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: April 21, 2022

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: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.  
A DELEWARE CORPORATION, ITS GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

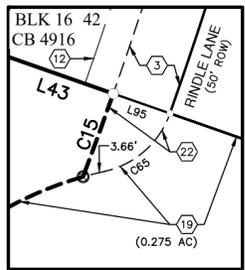
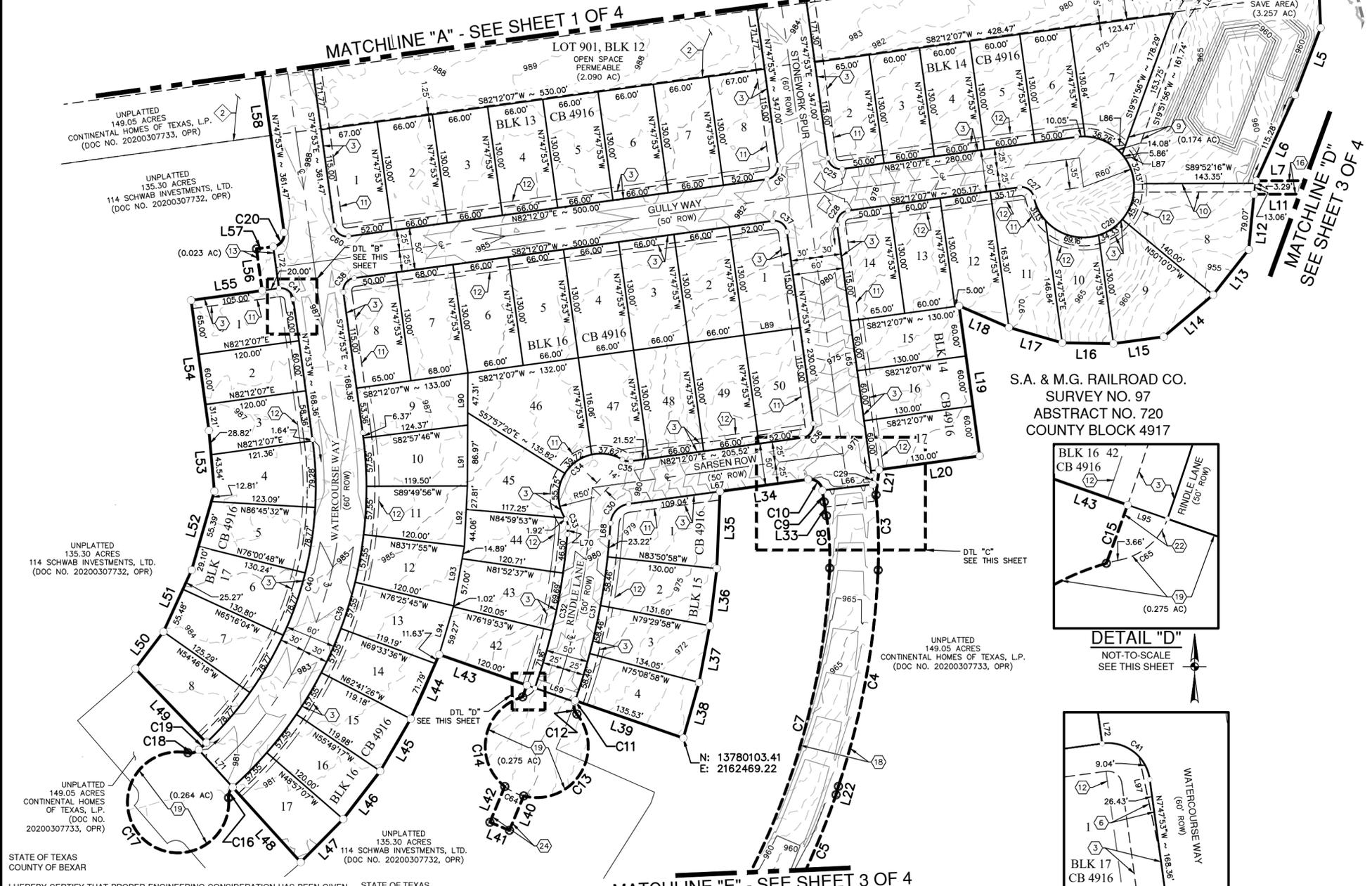
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BROOK STONE CREEK-UNIT 2A 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.

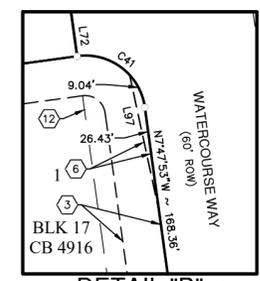
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

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

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



DETAIL "D"  
NOT-TO-SCALE  
SEE THIS SHEET



DETAIL "B"  
NOT-TO-SCALE  
SEE THIS SHEET

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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

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.

OWNER/DEVELOPER: 114 SCHWAB INVESTMENTS, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: ISRAEL FOGIEL, PRESIDENT  
10003 NW MILITARY HIGHWAY, STE 2201  
SAN ANTONIO, TEXAS 78231  
(210) 344-9200

(SIGNING FOR  
0.329 ACRE  
PORTION OF  
TRACT  
114 SCHWAB  
INVESTMENTS,  
LTD  
(DOC NO  
20200307732, OPR)

STATE OF TEXAS  
COUNTY OF BEXAR

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

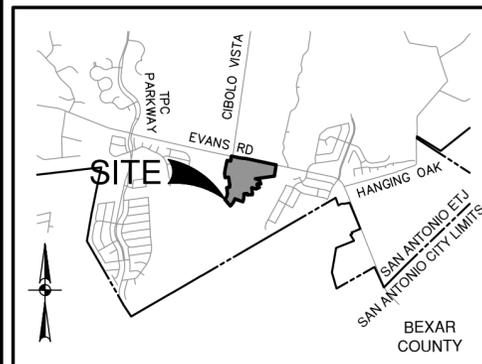
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR LINE AND  
CURVE TABLES

Civil Job No. 12093-05; Survey Job No. 12093-00

Date: Apr 12, 2022, 3:30 PM - User: G. Blumenthal  
File: P:\2020\03\07\03\0732\030732.dwg



LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.  
**SAWS WASTEWATER EDU:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

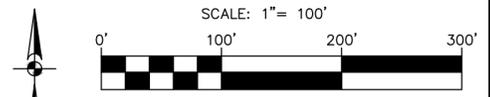
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

OWNER/DEVELOPER: 114 SCHWAB INVESTMENTS, LTD. (SIGNING FOR 0.329 ACRE PORTION OF TRACT 114 SCHWAB INVESTMENTS, LTD (DOC NO. 20200307732, OPR))  
 BY: FW COMPANIES, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
 BY: ISRAEL FOGIEL, PRESIDENT 10003 NW MILITARY HIGHWAY, STE 2201 SAN ANTONIO, TEXAS 78231 (210) 344-9200

**PLAT NO. 21-11800064**  
 SUBDIVISION PLAT  
 OF  
**BROOK STONE CREEK-UNIT 2A**

BEING A TOTAL OF 44.935 ACRES, INCLUSIVE OF A 5' RIGHT-OF-WAY DEDICATION, OUT OF A 149.05 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200307733, AND 0.329 ACRE OFFSITE EASEMENTS LOCATED ON A 135.30 ACRE TRACT RECORDED IN DOCUMENT NO. 20200307732, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-8, 901, BLOCK 10, LOTS 1-10, BLOCK 11, LOTS 1-24, 901, BLOCK 12, LOTS 1-8, BLOCK 13, LOTS 1-17, 901, BLOCK 14, LOTS 1-4, BLOCK 15, LOTS 1-17, 42-50, BLOCK 16, AND LOTS 1-8, BLOCK 17.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 21, 2022

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: CONTINENTAL HOMES OF TEXAS, L.P.  
 BY: A TEXAS LIMITED PARTNERSHIP C/HEX OF TEXAS, INC.  
 BY: A DELEWARE CORPORATION, ITS GENERAL PARTNER LESLIE OSTRANDER, ASSISTANT SECRETARY 5419 N LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

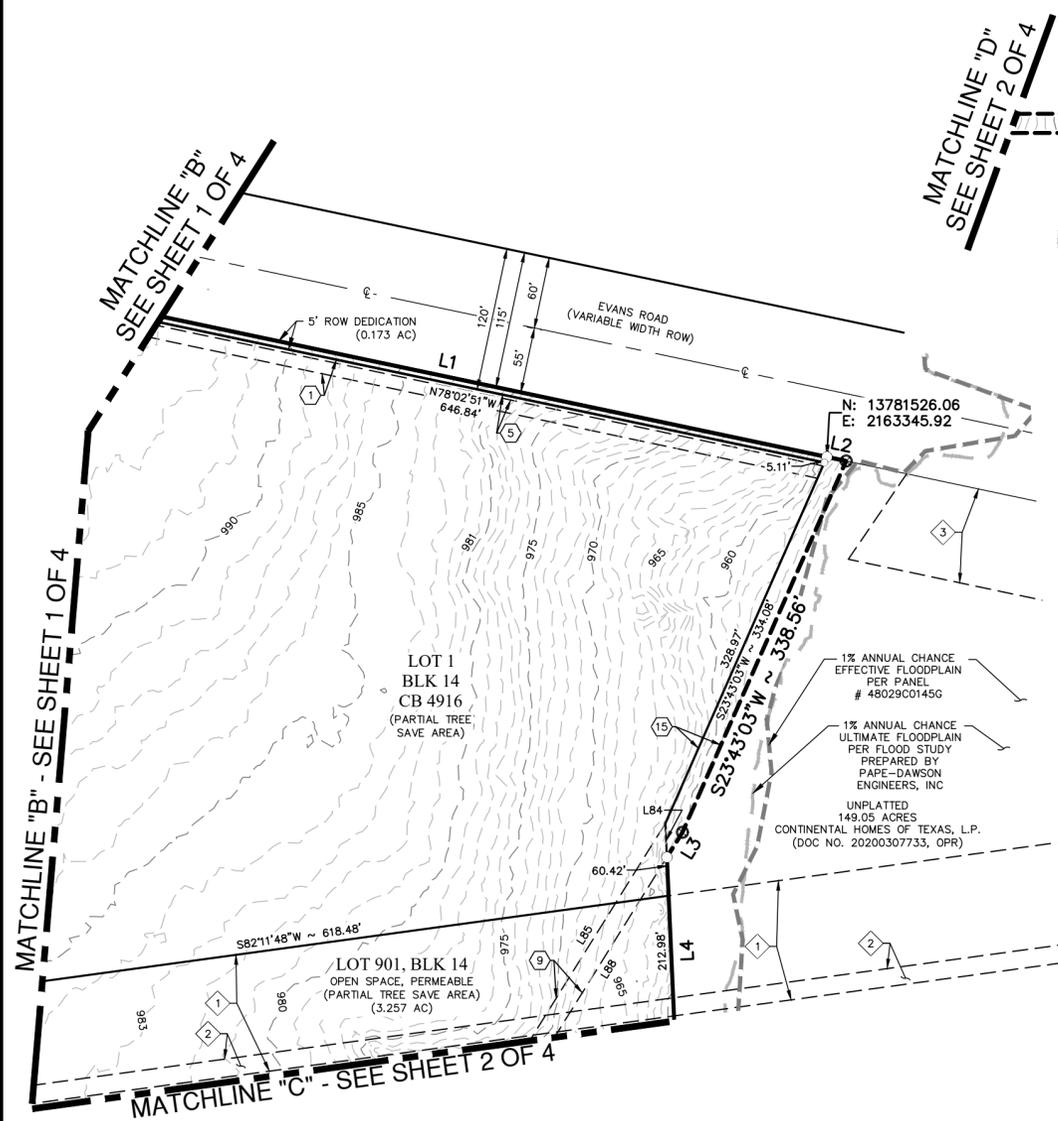
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS  
 THIS PLAT OF BROOK STONE CREEK-UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

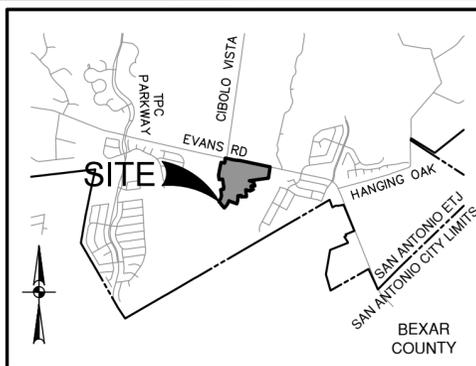
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

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



**PLAT NO. 21-11800064**  
**SUBDIVISION PLAT**  
**OF**  
**BROOK STONE CREEK-UNIT 2A**



**LOCATION MAP**  
NOT-TO-SCALE

**RESIDENTIAL FINISHED FLOOR**

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

**DRAINAGE EASEMENT ENCROACHMENTS:**

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

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN A BUILDABLE LOT ON THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0145G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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: 114 SCHWAB INVESTMENTS, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: FW COMPANIES, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER (SIGNING FOR 0.329 ACRE PORTION OF TRACT 114 SCHWAB INVESTMENTS, LTD (DOC NO 2020030732, OPR))

BY: ISRAEL FOGIEL, PRESIDENT  
10003 NW MILITARY HIGHWAY, STE 2201  
SAN ANTONIO, TEXAS 78231  
(210) 344-9200

STATE OF TEXAS  
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**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 (NAD2011) 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.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

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.

LINE #	BEARING	LENGTH
L1	S78°02'51"E	698.87'
L2	S78°02'51"E	16.34'
L3	S31°54'12"W	24.47'
L4	S2°32'46"E	245.12'
L5	S20°51'43"W	85.26'
L6	S24°15'00"W	111.98'
L7	N89°52'16"E	592.88'
L8	S75°23'26"E	140.49'
L9	S14°36'34"W	16.00'
L10	N75°23'26"W	138.42'
L11	S89°52'16"W	593.44'
L12	S5°28'06"W	66.01'
L13	S38°03'40"W	68.27'
L14	S49°37'20"W	76.89'
L15	S82°12'07"W	60.00'
L16	N89°07'00"W	60.70'
L17	N73°48'27"W	65.67'
L18	N66°36'19"W	64.29'
L19	S7°47'53"E	180.00'
L20	S82°12'07"W	120.26'
L21	S7°08'48"W	30.11'
L22	S16°04'41"W	10.28'
L23	S61°35'01"E	108.47'
L24	N33°14'22"E	10.41'
L25	N22°23'10"E	101.14'
L26	S75°21'30"E	134.94'
L27	S2°34'23"W	120.12'
L28	N46°23'33"W	88.96'
L29	N40°14'49"E	122.89'
L30	N36°31'07"E	43.56'
L31	N33°14'22"E	67.90'
L32	N58°59'01"W	177.47'
L33	N9°29'38"W	16.62'
L34	S82°12'07"W	105.30'
L35	S2°21'05"W	91.74'
L36	S6°59'01"W	68.39'
L37	S10°37'52"W	68.57'
L38	S15°47'45"W	68.69'
L39	N70°47'58"W	135.53'
L40	S22°26'21"W	44.17'
L41	N67°33'39"W	25.00'
L42	N22°26'21"E	45.96'
L43	N70°40'08"W	110.00'
L44	S23°52'44"W	83.43'
L45	S30°06'43"W	71.85'
L46	S37°35'48"W	71.89'
L47	S44°28'58"W	71.89'
L48	N42°04'58"W	120.00'
L49	N43°46'36"W	121.69'
L50	N37°10'07"E	55.10'

LINE #	BEARING	LENGTH
L51	N24°29'21"E	80.75'
L52	N15°59'55"E	97.30'
L53	N5°05'38"W	72.36'
L54	N7°47'53"W	156.21'
L55	N82°12'07"E	85.00'
L56	N7°47'53"W	50.00'
L57	N82°12'07"E	20.00'
L58	N7°47'53"W	286.77'
L59	S82°12'07"W	130.17'
L60	N71°4'30"W	170.04'
L61	N8°23'01"E	128.59'
L62	N77°59'27"W	75.00'
L63	S12°00'33"W	49.00'
L64	S16°37'27"W	54.08'
L65	S7°47'53"E	300.81'
L66	S83°09'10"W	60.00'
L67	S82°12'07"W	214.33'
L68	S4°25'22"W	17.03'
L69	N70°40'08"W	50.00'
L70	N4°25'22"E	8.14'
L71	N42°04'58"W	60.00'
L72	N7°47'53"W	50.00'
L73	N7°23'39"E	54.08'
L74	N12°00'33"E	43.31'
L75	N32°59'27"W	14.18'
L76	S57°00'33"W	21.18'
L77	S12°00'33"W	38.46'
L78	S16°37'27"W	54.08'
L79	N7°23'39"E	54.08'
L80	N12°00'33"E	39.44'
L81	N78°03'23"W	226.12'
L82	N77°59'27"W	110.17'
L83	S12°00'33"W	20.53'
L84	S2°32'46"E	28.28'
L85	N31°54'12"E	314.99'
L86	N82°12'07"E	14.57'
L87	S82°12'07"W	12.51'
L88	N31°54'12"E	289.98'
L89	S82°12'07"W	67.00'
L90	N0°15'12"E	62.00'
L91	N0°15'12"E	72.29'
L92	S2°52'08"W	71.86'
L93	S10°08'10"W	71.89'
L94	S16°27'03"W	60.30'
L95	N70°40'08"W	10.00'
L96	S83°09'10"W	58.73'
L97	S12°07'41"E	35.04'
L98	S33°14'22"W	55.79'
L99	N32°59'27"W	37.14'

**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.

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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.

**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 AQUIFER:**

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2570623) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**OPEN SPACE:**

LOT 901, BLOCK 12, IS DESIGNATED AS A DRAINAGE EASEMENT AND OPEN SPACE. LOT 901, BLOCK 14, IS DESIGNATED AS A DRAINAGE EASEMENT, MAINTENANCE ACCESS EASEMENT, AND OPEN SPACE. LOT 901, BLOCK 10, IS DESIGNATED AS OPEN SPACE.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, INCLUDING LOT 901, BLOCK 10, LOT 901, BLOCK 12, AND LOT 901, BLOCK 14, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**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.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 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.

**TREE SAVE:**

LOT 1 AND LOT 901, BLOCK 14, ARE DESIGNATED AS A PARTIAL TREE SAVE AREAS.

**SETBACK:**

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

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C64	61.00'	23°42'38"	S63°28'30"E	25.06'	25.24'
C65	15.00'	58°14'35"	N48°27'10"E	14.60'	15.25'
C66	300.00'	3°49'21"	N4°56'10"W	20.01'	20.01'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	950.44'	9°34'32"	S82°50'07"E	158.66'	158.84'
C2	840.44'	9°34'32"	S82°50'07"E	140.30'	140.46'
C3	632.40'	8°06'45"	S13°37'55"E	89.47'	89.54'
C4	947.40'	15°51'03"	S10°20'59"W	261.26'	262.10'
C5	947.85'	8°12'02"	S22°59'48"W	135.54'	135.66'
C6	15.00'	88°40'50"	S17°14'36"E	20.97'	23.22'
C7	890.00'	28°35'32"	N16°43'13"E	439.54'	444.13'
C8	300.00'	11°55'05"	N3°32'06"W	62.29'	62.40'
C9	299.98'	2°38'49"	N8°10'14"W	13.86'	13.86'
C10	15.00'	91°00'51"	N52°17'27"W	21.40'	23.83'
C11	770.00'	0°07'50"	S19°15'57"W	1.76'	1.76'
C12	15.00'	58°14'35"	S9°47'26"E	14.60'	15.25'
C13	61.00'	143°34'54"	S32°52'44"W	115.89'	152.86'
C14	61.00'	125°45'39"	N11°15'39"E	108.59'	133.89'
C15	710.00'	1°11'31"	N19°55'38"E	14.77'	14.77'
C16	15.00'	53°07'46"	S21°21'07"W	13.42'	13.91'
C17	60.00'	286°15'37"	N42°04'58"W	72.00'	299.77'
C18	15.00'	53°07'48"	N74°28'56"E	13.42'	13.91'
C19	420.00'	1°41'38"	N47°04'13"E	12.42'	12.42'
C20	15.00'	90°00'00"	N37°12'07"E	21.21'	23.56'
C21	30.00'	89°58'36"	S56°58'51"W	42.41'	47.09'
C22	100.00'	4°36'54"	S14°19'00"W	8.05'	8.05'
C23	100.00'	4°36'54"	S14°19'00"W	8.05'	8.05'
C24	470.00'	19°48'26"	S2°06'20"W	161.67'	162.48'
C25	15.00'	90°00'00"	S52°47'53"E	21.21'	23.56'
C26	60.00'	266°10'39"	S35°17'27"W	87.64'	278.74'
C27	15.00'	86°10'39"	N54°42'33"W	20.49'	22.56'
C28	15.00'	90°00'00"	S37°12'07"W	21.21'	23.56'
C29	630.00'	0°57'02"	S7°19'22"E	10.45'	10.45'
C30	25.00'	77°46'45"	S43°18'45"W	31.39'	33.94'
C31	770.00'	14°54'30"	S11°52'37"W	199.79'	200.35'
C32	720.00'	14°54'30"	N11°52'37"E	186.82'	187.34'
C33	15.00'	38°27'40"	N14°48'28"W	9.88'	10.07'
C34	50.00'	154°42'05"	N43°18'45"E	97.57'	135.00'
C35	15.00'	38°27'40"	S78°34'03"E	9.88'	10.07'
C36	15.00'	90°00'00"	N37°12'07"E	21.21'	23.56'
C37	15.00'	90°00'00"	N52°47'53"W	21.21'	23.56'
C38	15.00'	90°00'00"	S37°12'07"W	21.21'	23.56'
C39	480.00'	55°42'55"	S20°03'35"W	448.59'	466.76'
C40	420.00'	55°42'55"	N20°03'35"E	392.51'	408.41'
C41	15.00'	90°00'00"	N52°47'53"W	21.21'	23.56'
C42	530.00'	19°48'26"	N2°06'20"E	182.31'	183.22'
C43	100.00'	4°36'54"	N9°42'06"E	8.05'	8.05'
C44	100.00'	4°36'54"	N9°42'06"E	8.05'	8.05'
C45	100.00'	4°36'54"	S14°19'00"W	8.05'	8.05'
C46	100.00'	4°36'54"	S14°19'00"W	8.05'	8.05'
C47	15.00'	90°00'00"	S32°59'27"E	21.21'	23.56'
C48	15.00'	90°00'00"			