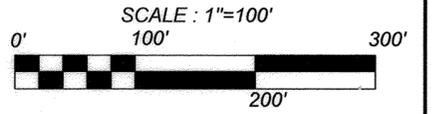


SUBDIVISION PLAT ESTABLISHING  
CLEARWATER CREEK, PHASE 1A

A 27.38 ACRE TRACT OF LAND INCLUSIVE OF A 0.76 ACRE RIGHT OF WAY DEDICATION, SITUATE IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, BEXAR COUNTY, TEXAS, BEING OUT OF A 242.562 ACRE TRACT OF LAND AS CONVEYED TO SA KOSTA BROWNE, LTD., AND FAIR OAKS MOSAIC PLY, LLC, OF RECORD IN DOCUMENT NO. 2018025343, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 Fax #: (210) 979-8441  
TBPE Firm #: 5513 • TBPLS Firm #: 10122300

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.

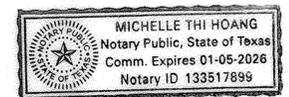
OWNER: BLAKE JANTIS  
SA KOSTA BROWNE LTD. & FAIR OAKS MOSAIC TBY, LLC  
6812 WEST AVENUE, STE. 100  
SAN ANTONIO, TX

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Jantis, 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 21 DAY OF April, A.D. 2022

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 ON 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\_\_

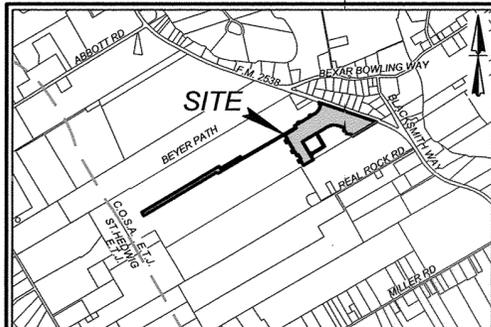
COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF CLEARWATER CREEK, PHASE 1A 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



C.P.S.A.W.S.C.O.S.A. UTILITY NOTE:  
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 BUILDINGS, STRUCTURES, 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.

TxDOT NOTE:  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. 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 3 ACCESS POINT(S) ALONG FM 2638, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1515.52'.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

TREE NOTE:  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2677548) 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).

SURVEYOR NOTES:  
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.

3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.

4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12B).

NOTES:  
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, & 903 BLOCK 1, LOTS 901 & 902 BLOCK 2, AND LOT 901 BLOCK 5 ON 1022, 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.

2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 480290406E EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OCL PLATS)

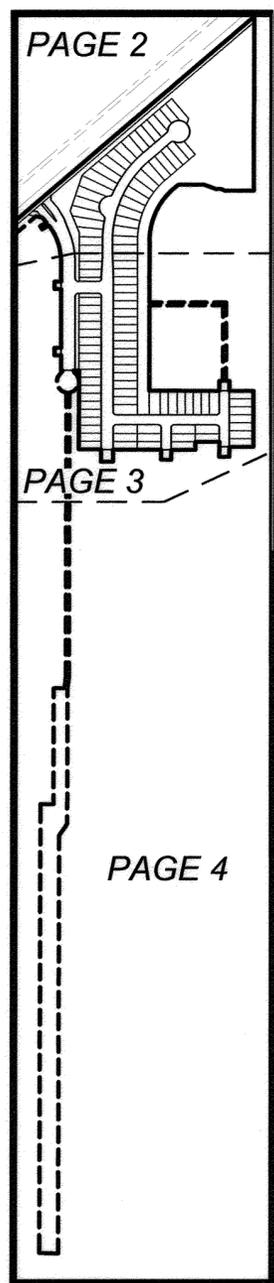
4. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE 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.

5. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFF-SITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. 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.

7. LOT 901 BLOCK 1 & LOT 901 BLOCK 5 ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS. LOT 902 BLOCK 1, LOT 901 BLOCK 2, & LOT 902 BLOCK 2 ARE DESIGNATED AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS. LOT 903 BLOCK 1 IS DESIGNATED AS OPEN SPACE, PRIVATE DRAINAGE EASEMENT.

8. 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.



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	220.36'	55.00'	229°33'37"	99.87'	N05°09'25"W
C2	16.43'	19.00'	49°33'37"	15.93'	N84°50'35"E
C3	71.78'	365.00'	11°16'02"	71.66'	N54°25'46"E
C4	133.50'	287.00'	26°39'04"	132.30'	N35°28'13"E
C5	45.12'	55.00'	47°00'21"	43.87'	N20°23'03"W
C6	293.15'	340.00'	49°24'02"	284.15'	S84°45'48"W
C7	16.43'	19.00'	49°33'37"	15.93'	S35°16'58"W
C8	47.57'	55.00'	49°33'37"	46.11'	S35°16'58"W
C9	166.67'	435.00'	21°57'08"	165.65'	S49°05'13"W
C10	23.56'	15.00'	90°00'00"	21.21'	S15°03'47"W
C11	23.56'	15.00'	90°00'00"	21.21'	S74°56'13"E
C12	108.62'	575.00'	10°49'26"	108.46'	N65°28'30"E
C13	16.68'	15.00'	63°42'11"	15.83'	N39°02'07"E
C14	134.60'	55.00'	140°13'02"	103.44'	N77°17'33"E
C15	16.68'	15.00'	63°42'11"	15.83'	S64°27'02"E
C16	258.57'	575.00'	25°45'56"	256.40'	S83°25'09"E
C17	11.63'	15.00'	44°24'55"	11.34'	N87°15'21"E
C18	277.46'	55.00'	289°02'18"	63.85'	S29°34'03"W
C19	16.92'	15.00'	64°37'23"	16.04'	N38°13'29"W
C20	452.66'	525.00'	49°24'02"	438.77'	S84°45'48"W
C21	23.56'	15.00'	90°00'00"	21.21'	S15°03'47"W
C22	23.56'	15.00'	90°00'00"	21.21'	S74°56'13"E
C23	23.56'	15.00'	90°00'00"	21.21'	N15°03'47"E
C24	23.56'	15.00'	90°00'00"	21.21'	N74°56'13"W
C25	23.56'	15.00'	90°00'00"	21.21'	N15°03'47"E
C26	23.56'	15.00'	90°00'00"	21.21'	N74°56'13"W
C27	23.56'	15.00'	90°00'00"	21.21'	N15°03'47"E
C28	23.56'	15.00'	90°00'00"	21.21'	N74°56'13"W
C29	18.85'	6.00'	180°00'00"	12.00'	N70°32'11"W
C30	5.92'	2.00'	169°42'02"	3.98'	N65°23'12"W
C31	27.20'	152.70'	10°12'24"	27.17'	N24°34'03"E
C32	344.88'	400.00'	49°24'02"	334.30'	S84°45'48"W
C33	40.00'	400.00'	5°43'46"	39.98'	N74°14'59"W
C34	40.00'	400.00'	5°43'46"	39.98'	N79°58'45"W
C35	40.00'	400.00'	5°43'46"	39.98'	N85°42'32"W
C36	40.00'	400.00'	5°43'46"	39.98'	S88°33'42"W
C37	40.00'	400.00'	5°43'46"	39.98'	S82°49'55"W
C38	40.00'	400.00'	5°43'46"	39.98'	S77°06'09"W
C39	40.00'	400.00'	5°43'46"	39.98'	S71°22'22"W
C40	40.00'	400.00'	5°43'46"	39.98'	S65°38'36"W
C41	18.96'	400.00'	2°42'56"	18.96'	S61°25'15"W
C42	5.63'	15.00'	21°29'19"	5.59'	S70°48'26"W
C43	7.45'	15.00'	28°26'40"	7.37'	N45°50'27"E

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	64.85'	N60°23'20"E	L34	50.00'	N60°03'47"E
L2	64.93'	N09°27'16"W	L35	15.00'	N60°03'47"E
L3	31.97'	N70°32'11"W	L36	56.32'	N60°03'47"E
L4	17.50'	S29°56'13"E	L37	21.21'	S64°27'50"W
L5	50.00'	S60°03'47"W	L38	56.30'	S19°27'51"W
L6	50.00'	S60°03'47"W	L39	55.41'	S29°45'47"W
L7	50.00'	N29°56'13"W	L40	71.70'	S38°06'39"W
L8	75.00'	N60°03'47"E	L41	72.35'	S60°03'47"W
L9	40.00'	S60°03'47"W	L42	101.10'	S29°56'13"E
L10	50.00'	S60°03'47"W	L43	14.79'	N60°03'47"E
L11	50.00'	N29°56'13"W	L44	100.12'	N62°55'31"E
L12	50.00'	N60°03'47"E	L45	74.13'	N60°03'47"E
L13	60.00'	S60°03'47"W	L46	74.13'	S60°03'47"W
L14	60.00'	N29°56'13"W	L47	100.12'	S57°12'02"W
L15	62.12'	N60°03'47"E	L48	105.00'	N60°03'47"E
L16	111.10'	N29°56'13"W	L49	50.00'	S29°56'13"E
L17	6.00'	N29°56'13"W	L50	50.00'	N29°56'13"W
L18	74.24'	N60°03'47"E	L51	95.00'	N60°03'47"E
L19	33.00'	N29°56'13"W	L52	50.00'	N29°56'13"W
L20	38.00'	N60°03'47"E	L53	60.00'	N29°56'13"W
L21	33.00'	S29°56'13"E	L54	101.10'	N29°56'13"W
L22	33.00'	N29°56'13"W	L55	72.13'	S70°32'11"E
L23	37.00'	N60°03'47"E	L56	46.70'	N78°26'59"E
L24	33.00'	S29°56'13"E	L57	28.81'	S78°26'59"W
L25	88.35'	N60°03'47"E	L58	44.02'	S19°27'51"W
L26	38.89'	N60°14'13"W	L59	31.40'	S29°45'47"W
L27	19.00'	N29°45'47"E	L60	101.62'	N19°27'49"E
L28	35.75'	S60°14'13"E	L61	77.88'	N19°27'49"E
L29	32.38'	N19°27'49"E	L62	28.93'	S70°32'11"E
L30	32.93'	N19°19'05"W	L63	21.21'	S25°32'11"E
L31	377.50'	N60°03'47"E	L64	39.67'	S19°27'49"W
L32	15.00'	N29°56'13"W	L65	56.22'	N66°42'29"E
L33	17.50'	S29°56'13"E	L66	55.34'	S66°42'29"W

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.

Michael B. Richards  
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

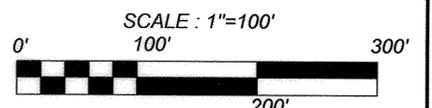
Douglas A. Kramer  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

TOTAL RESIDENTIAL LOTS = 104  
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

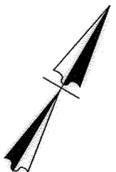


SUBDIVISION PLAT ESTABLISHING CLEARWATER CREEK, PHASE 1A

A 27.38 ACRE TRACT OF LAND INCLUSIVE OF A 0.76 ACRE RIGHT OF WAY DEDICATION, SITUATE IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, BEXAR COUNTY, TEXAS, BEING OUT OF A 242.562 ACRE TRACT OF LAND AS CONVEYED TO SA KOSTA BROWNE, LTD., AND FAIR OAKS MOSAIC TBY, LLC, OF RECORD IN DOCUMENT NO. 20180253543, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 Passmore Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 978-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



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: BLAKE WATTS  
SA KOSTA BROWNE LTD. & FAIR OAKS MOSAIC TBY, LLC  
6812 WEST AVENUE, STE. 100  
SAN ANTONIO, TX

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Watts & 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 29 DAY OF April, A.D. 2022

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 ON 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\_\_\_\_

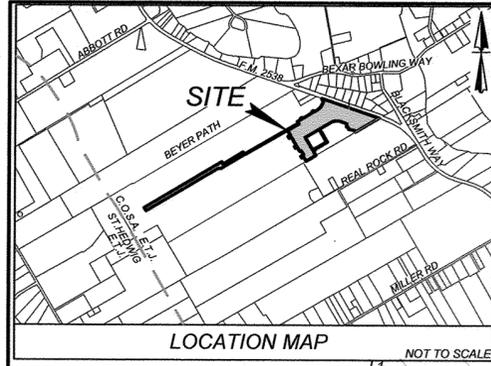
COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF CLEARWATER CREEK, PHASE 1A 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

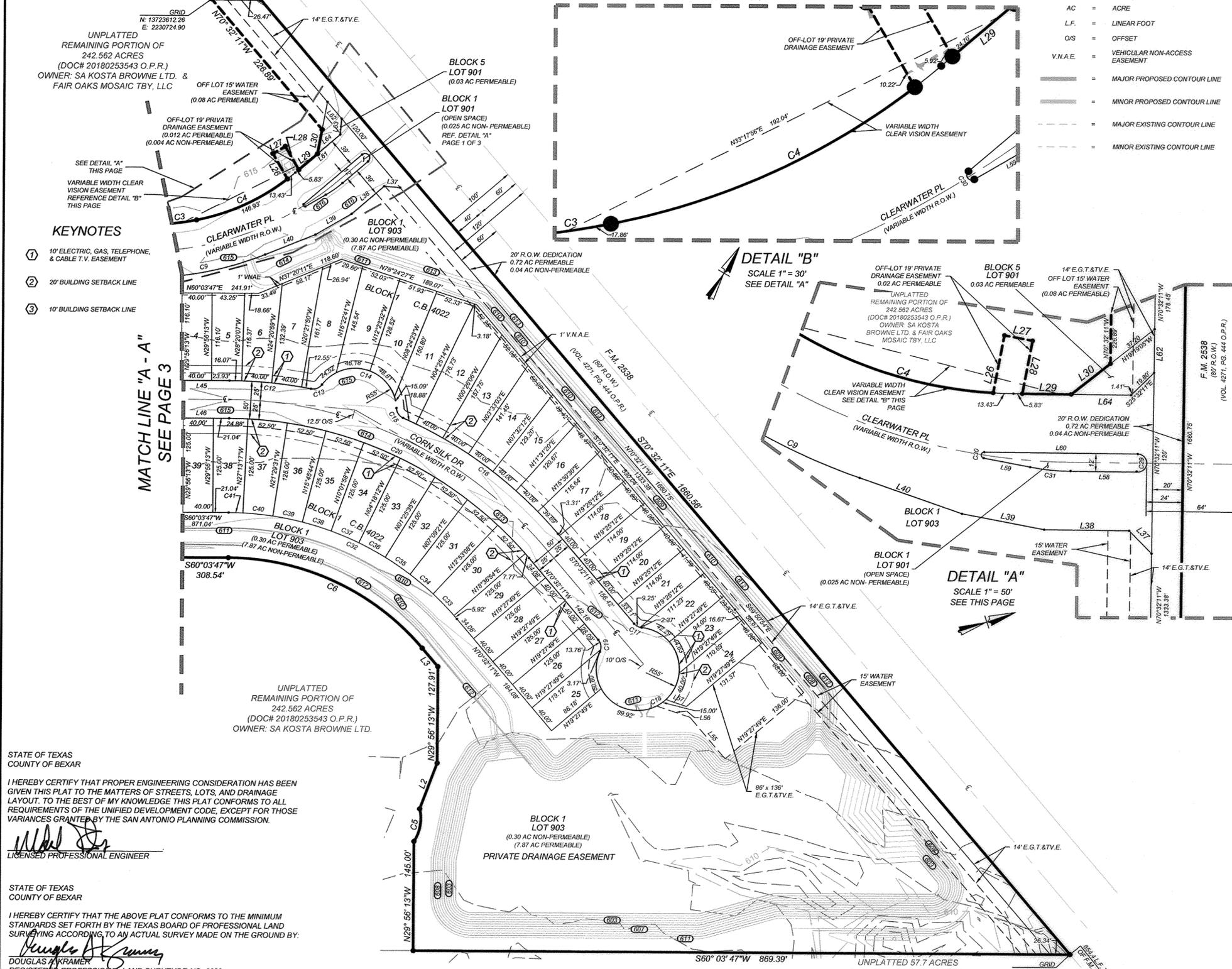
BY: \_\_\_\_\_  
SECRETARY



SAWS NOTE:  
THE DEVELOPER DEDICATES WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.  
SAWS IMPACT FEE NOTE:  
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.  
SAWS WATER INGRESS/EGRESS NOTE:  
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TREE NOTE:  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2677548) 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).

C.P.S.A.W.S.C.O.S.A. UTILITY NOTE:  
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 AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "NATURAL GAS EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 BUILDINGS, STRUCTURES, 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.

LEGEND table with symbols and descriptions for S.I.R., R.O.W., D.P.R., O.P.R., VOL., PG., C.B., E.G.T.&T.V.E., AC, L.F., OS, V.N.A.E., MAJOR PROPOSED CONTOUR LINE, MINOR PROPOSED CONTOUR LINE, MAJOR EXISTING CONTOUR LINE, MINOR EXISTING CONTOUR LINE.



- KEYNOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 2. 20' BUILDING SETBACK LINE; 3. 10' BUILDING SETBACK LINE.

MATCH LINE "A-A" SEE PAGE 3

DETAIL "B" SCALE 1" = 30' SEE DETAIL "A"

DETAIL "A" SCALE 1" = 50' SEE THIS PAGE

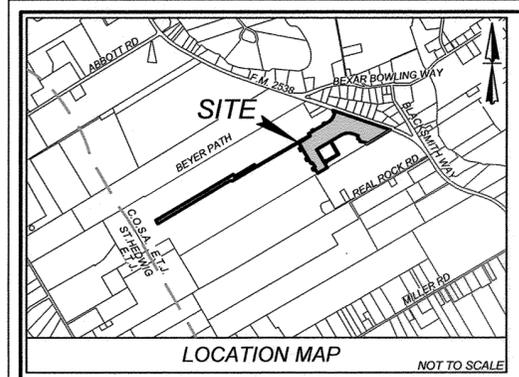
UNPLATTED REMAINING PORTION OF 242.562 ACRES (DOC# 20180253543 O.P.R.) OWNER: SA KOSTA BROWNE LTD. & FAIR OAKS MOSAIC TBY, LLC

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.  
MICHAEL B. RICHARDS  
LICENSED PROFESSIONAL ENGINEER  
5/2/22

STATE OF TEXAS COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASMORE PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441  
4-27-22

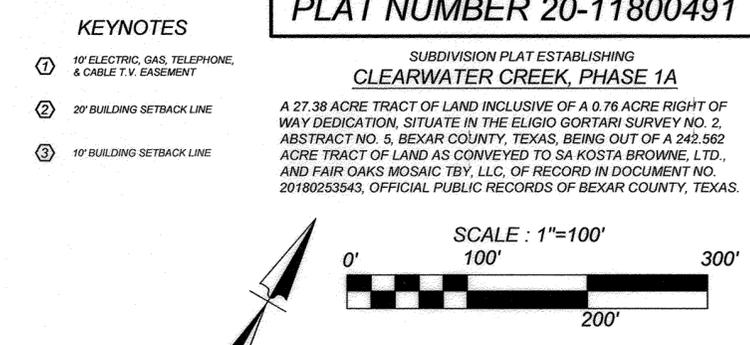
TOTAL RESIDENTIAL LOTS = 104  
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE: 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...

KEYNOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 2. 20' BUILDING SETBACK LINE. 3. 10' BUILDING SETBACK LINE. SAWS NOTE: THE DEVELOPER DEDICATES WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. SAWS IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.



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: BLAKE YARMS SA KOSTA BROWNE LTD. & FAIR OAKS MOSAIC TBY, LLC 3421 PAESANOS PKWY, SUITE 100 SAN ANTONIO, TX. DULY AUTHORIZED AGENT: Michelle Thi Hoang, Notary Public, State of Texas, Comm. Expires 01-05-2026, Notary ID 133517899.

- LEGEND: S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING". S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT". R.O.W. = RIGHT-OF-WAY. D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. VOL. = VOLUME. PG. = PAGE. C.B. = COUNTY BLOCK. E.G.T.&T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT. AC = ACRE. L.F. = LINEAR FOOT. OS = OFFSET. V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT. MAJOR PROPOSED CONTOUR LINE. MINOR PROPOSED CONTOUR LINE. MAJOR EXISTING CONTOUR LINE. MINOR EXISTING CONTOUR LINE.

MATCH LINE "B-B" SEE PAGE 4

MATCH LINE "A-A" SEE PAGE 2

UNPLATTED REMAINING PORTION OF 242.562 ACRES (DOC# 20180253543 O.P.R.) OWNER: SA KOSTA BROWNE LTD. & FAIR OAKS MOSAIC TBY, LLC

UNPLATTED REMAINING PORTION OF 242.562 ACRES (DOC# 20180253543 O.P.R.) OWNER: SA KOSTA BROWNE LTD. & FAIR OAKS MOSAIC TBY, LLC

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. MICHAEL B. RICHARDS, LICENSED PROFESSIONAL ENGINEER, 121665, 5/2/22.

STATE OF TEXAS COUNTY OF BEXAR. I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: DOUGLAS A. KRAMER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632, KFW SURVEYING, LLC, 3421 PAESANOS PKWY, SUITE 101, SAN ANTONIO, TEXAS 78231, PHONE: 210-979-8444, FAX: 210-979-8441, 4-27-22.

UNPLATTED 67.7 ACRES (VOL. 16626, PG. 2397 O.P.R.) OWNER: PAMELA SUZANNE LUENSMANN

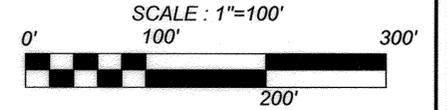
TOTAL RESIDENTIAL LOTS = 104 SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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, TX COUNTY CLERK, BEXAR COUNTY, TX

DATED THIS \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ BY: CHAIRMAN BY: SECRETARY

SUBDIVISION PLAT ESTABLISHING  
CLEARWATER CREEK, PHASE 1A

A 27.38 ACRE TRACT OF LAND INCLUSIVE OF A 0.76 ACRE RIGHT OF WAY DEDICATION, SITUATE IN THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT NO. 5, BEJAR COUNTY, TEXAS, BEING OUT OF A 242.562 ACRE TRACT OF LAND AS CONVEYED TO SA KOSTA BROWNE, LTD., AND FAIR OAKS MOSAIC TBY, LLC, OF RECORD IN DOCUMENT NO. 20180253543, OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEJAR

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: BLAKE YAMAS  
SA KOSTA BROWNE LTD. & FAIR OAKS MOSAIC TBY, LLC  
6812 WEST AVENUE, STE. 100  
SAN ANTONIO, TX

DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Yamas, 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 29 DAY OF April, A.D. 2022

*[Signature]*  
NOTARY PUBLIC, BEJAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

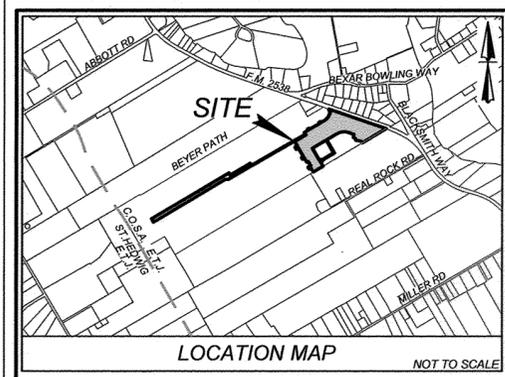
COUNTY JUDGE, BEJAR COUNTY, TX COUNTY CLERK, BEJAR COUNTY, TX

THIS PLAT OF CLEARWATER CREEK, PHASE 1A 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



**C.P.S./S.A.W./S.C.O.S.A. UTILITY NOTE:**

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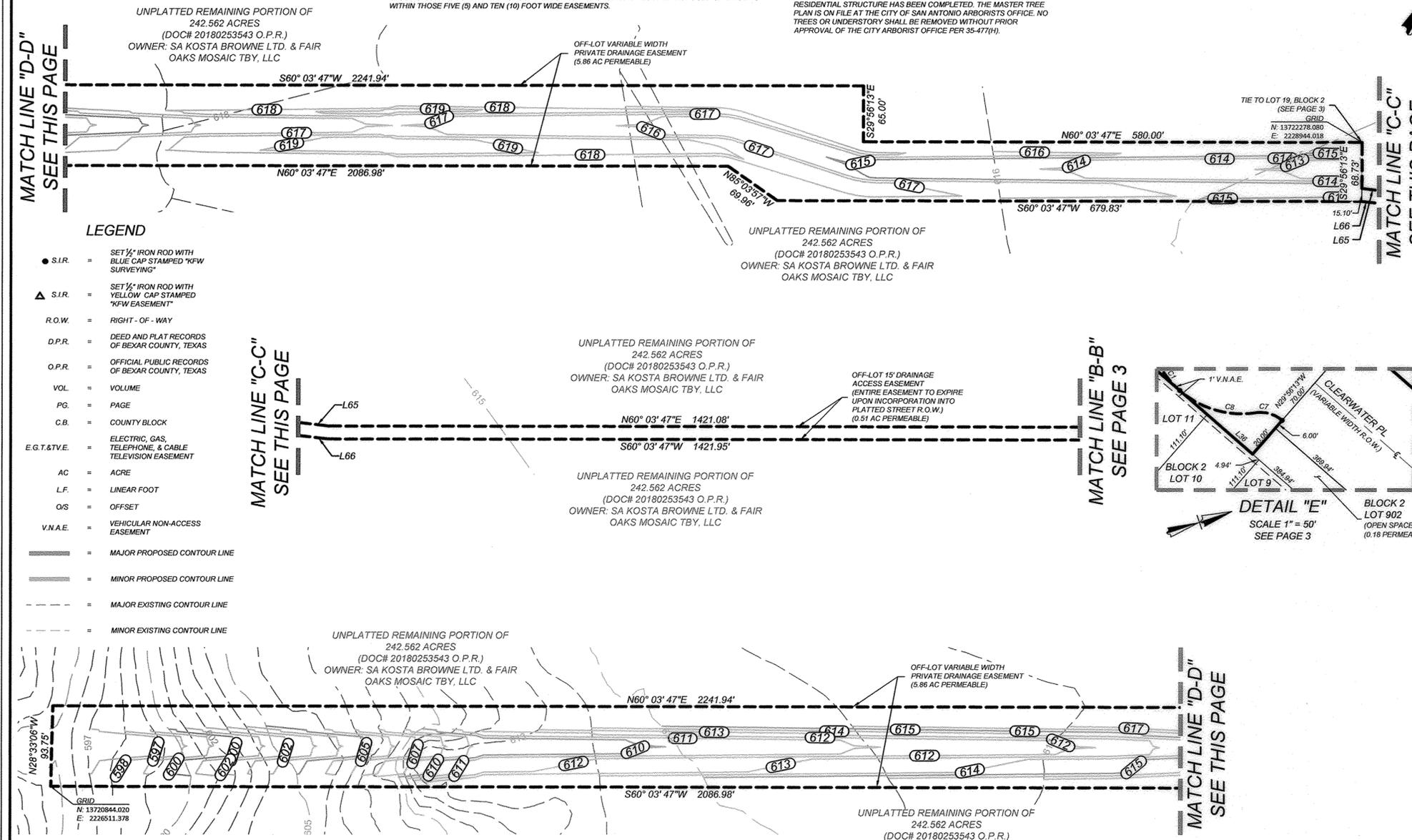
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- KEYNOTES**
- 1' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 20' BUILDING SETBACK LINE
  - 10' BUILDING SETBACK LINE



- LEGEND**
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  - S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
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  - MAJOR PROPOSED CONTOUR LINE
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STATE OF TEXAS  
COUNTY OF BEJAR

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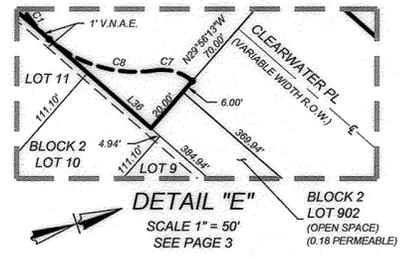
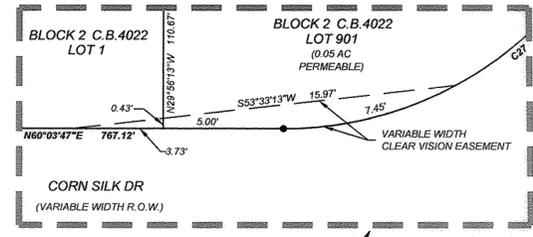
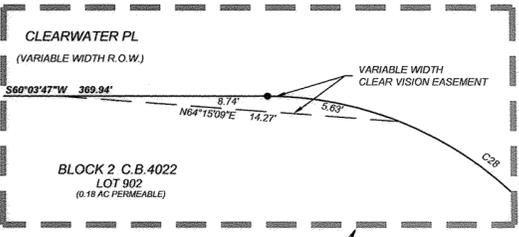
*[Signature]*  
MICHAEL B. RICHARDS  
LICENSED PROFESSIONAL ENGINEER  
121665

5/2/22

STATE OF TEXAS  
COUNTY OF BEJAR

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*[Signature]*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASSEANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



TOTAL RESIDENTIAL LOTS = 104  
SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

