

**LOCATION MAP**  
NOT-TO-SCALE  
**LEGEND**

AC	ACRE(S)	VL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	LF	LINEAR FEET
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD) ROW
ESMT	EASEMENT	⊗	EASEMENT POINT OF INTERSECTION
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	PROPOSED ULTIMATE DEVELOPMENT (ATLAS 14) 1% ANNUAL CHANCE (100-YR) FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC.		
---	CITY OF SAN ANTONIO LIMITS		
---	CENTERLINE		
⑤	10' GETCTV ESMT	⑮	20'X60' DRAINAGE, ACCESS, WATER, SANITARY SEWER & GETCTV ESMT. ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PUBLIC STREET RIGHT-OF-WAY. (PERMEABLE)(0.056 AC OFF-LOT)
⑥	VARIABLE WIDTH CLEAR VISION ESMT	⑯	16' SANITARY SEWER ESMT (VOL. 4527, PGS 1637-1658 OPR)
⑦	16' SANITARY SEWER ESMT	⑰	20' WATERLINE ESMT (VOL. 15284, PG. 420, OPR)
⑧	30' PUBLIC DRAINAGE ESMT (PERMEABLE)(0.376 AC OFF-LOT)	⑱	14' ELECTRIC & GAS ESMT (VOL. 8002, PG. 1025, OPR)
⑨	20'X110' DRAINAGE, ACCESS, WATER, SANITARY SEWER & GETCTV ESMT. ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PUBLIC STREET RIGHT-OF-WAY. (PERMEABLE)(0.051 AC OFF-LOT)	⑲	25' ACCESS ESMT (DOC 20210244147 OPR)
⑩	28' ELECTRIC ESMT (PERMEABLE)(0.330 AC OFF-LOT)	⑳	50'X50' S.B.C. TELEPHONE EQUIPMENT EASEMENT (VOL. 11327, PGS 976-997 OPR)
⑪	20'X50' DRAINAGE, ACCESS, WATER, SANITARY SEWER & GETCTV ESMT. ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PUBLIC STREET RIGHT-OF-WAY. (PERMEABLE)(0.046 AC OFF-LOT)	㉑	UNPLATTED CW-BRIGGS, LLC & OBICHI IV, LTD (DOC 20210244144 OPR)
		㉒	LOT 901 BLK 111 CB 4312 (OPEN SPACE)(PERMEABLE) (0.010 AC)
		㉓	LOT 901 BLK 112 CB 4312 (OPEN SPACE)(PERMEABLE) (0.077 AC)

STATE OF ARIZONA  
COUNTY OF MARICOPA  
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: JOHN CORK  
PRESIDENT  
CW-BRIGGS, LLC  
8655 S. PRIEST DRIVE  
TEMPE, AZ 85284

STATE OF ARIZONA  
COUNTY OF MARICOPA  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK 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, MARICOPA COUNTY, ARIZONA

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*E. Buchanan* 05/13/2022  
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.

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
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: CAESAR CAVARICCI  
MAJOR MAGIC HOLDINGS, LP  
23161 MILL CREEK ROAD STE 320  
LAGUNA HILLS, CA 92653

STATE OF CALIFORNIA  
COUNTY OF ORANGE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CAESAR CAVARICCI 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, ORANGE COUNTY, CALIFORNIA

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

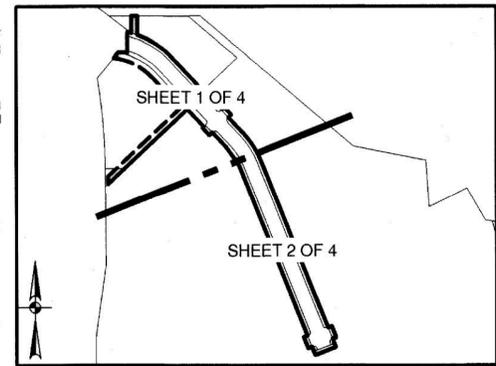
J.L. GUERRA JR.  
MANAGER  
OBICHI IV, LLC  
16607 BLANCO RD, STE 1505  
SAN ANTONIO, TEXAS 78232-1945

STATE OF TEXAS  
COUNTY OF BEXAR

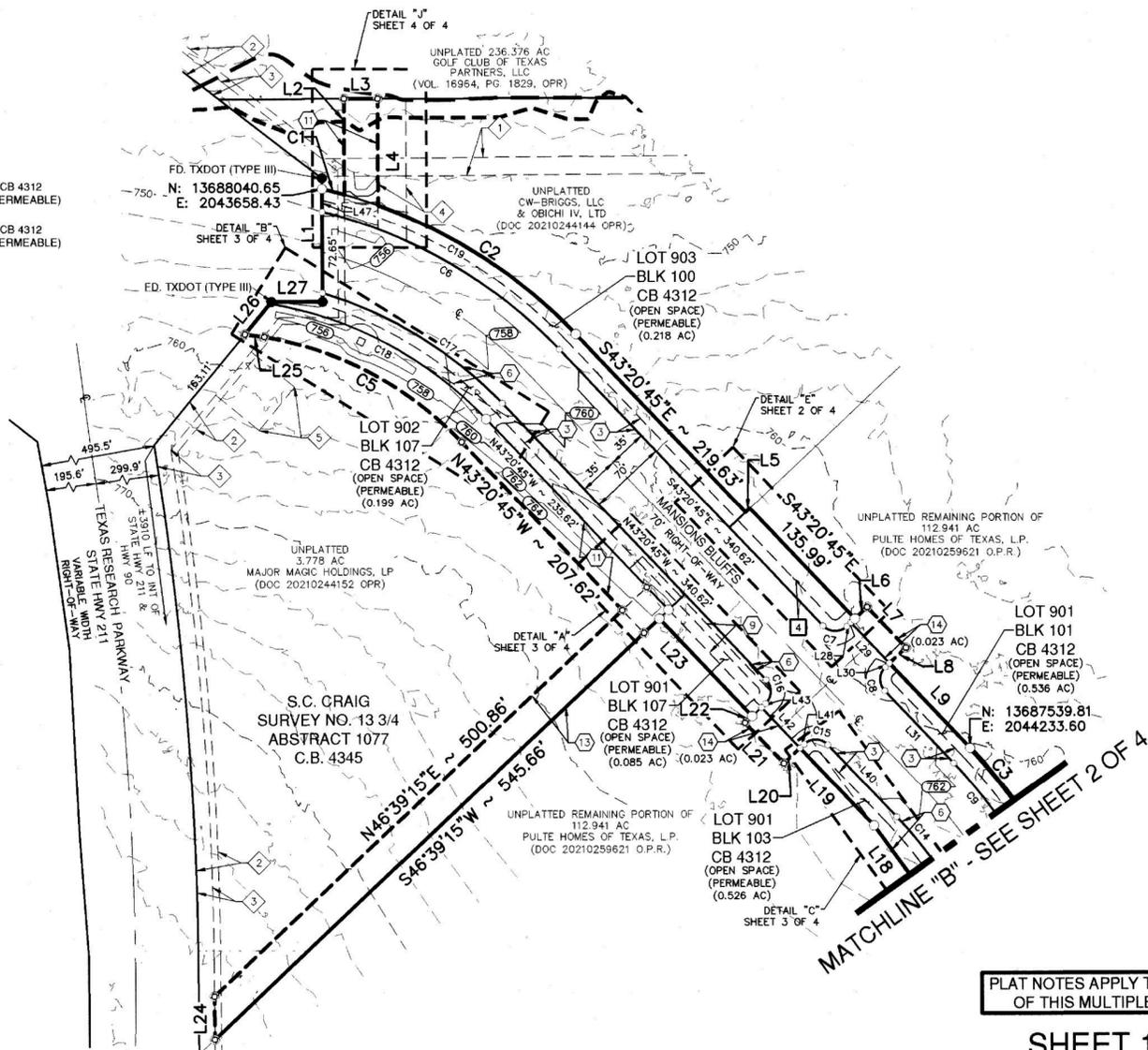
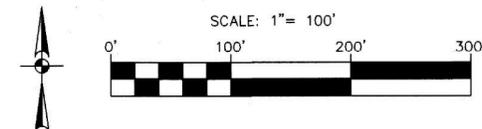
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.L. GUERRA JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CAROL MAYSONET  
Notary Public, State of Texas  
Comm. Expires 10-11-2023  
Notary ID 132207388



INDEX MAP  
SCALE: 1" = 600'



**PLAT NO. 21-11800481**  
SUBDIVISION PLAT  
OF  
**BRE PHASE 5**  
**COLLECTOR PHASE 1**

BEING A TOTAL OF 5.626 ACRES OF LAND, ESTABLISHING LOT 902 AND LOT 903, BLOCK 100, LOT 901, BLOCK 101, LOT 901, BLOCK 103, LOT 901 AND LOT 902, BLOCK 107, LOT 901, BLOCK 111 AND LOT 901, BLOCK 112, COUNTY BLOCK 4312, INCLUDING A 3.105 ACRE RIGHT-OF-WAY AND 0.975 OF AN ACRE OF OFF-LOT EASEMENTS COMPRISING OF 4.919 ACRES OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 AND 0.377 OF AN ACRE OUT OF A REMAINING PORTION OF A 14.182 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210244144 AND 0.332 OF AN ACRE OUT OF A 3.778 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210244152 AND 0.056 OF AN ACRE OUT OF THE REMAINING PORTION OF A 62.394 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210244146, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE S.C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #1028800  
DATE OF PREPARATION: May 13, 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/DEVELOPER: FELIPE GONZALEZ  
PULTE HOMES OF TEXAS, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
BY PULTE NEVADA I, LLC, ITS GENERAL PARTNER  
1718 DRY CREEK WAY, STE 120  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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

THIS PLAT OF BRE PHASE 5 COLLECTOR PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

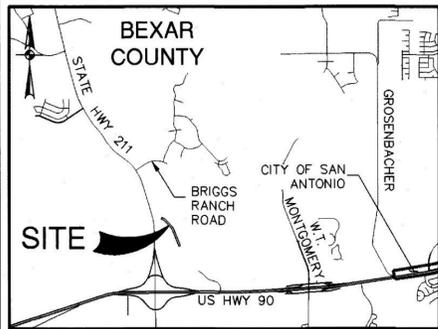
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4



BRE PHASE 5 - COLLECTOR PHASE 1  
Civil Job No. 12361-04; Survey Job No. 12361-00

Date: May 13, 2022, 11:53am, User: ID: ees0009  
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STATE OF ARIZONA  
COUNTY OF MARICOPA  
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: JOHN CORK  
PRESIDENT  
CW-BRIGGS, LLC  
8655 S. PRIEST DRIVE  
TEMPE, AZ 85284

STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK 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, MARICOPA COUNTY, ARIZONA

STATE OF CALIFORNIA  
COUNTY OF ORANGE

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.

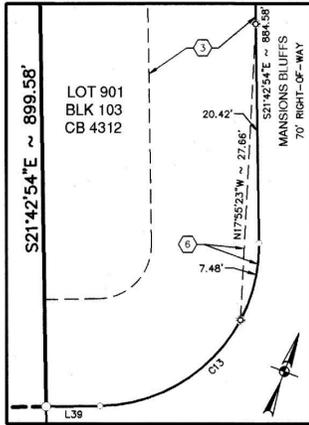
OWNER/DEVELOPER: CAESAR CAVARICCI  
MAJOR MAGIC HOLDINGS, LP  
23161 MILL CREEK ROAD STE 320  
LAGUNA HILLS, CA 92653

STATE OF CALIFORNIA  
COUNTY OF ORANGE

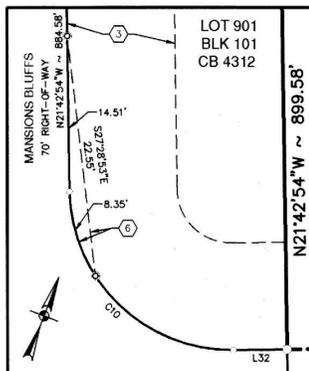
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CAESAR CAVARICCI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.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

NOTARY PUBLIC, ORANGE COUNTY, CALIFORNIA

**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.



DETAIL "E"  
SCALE: 1"=10'  
SEE SHEET 1 OF 4



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

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.

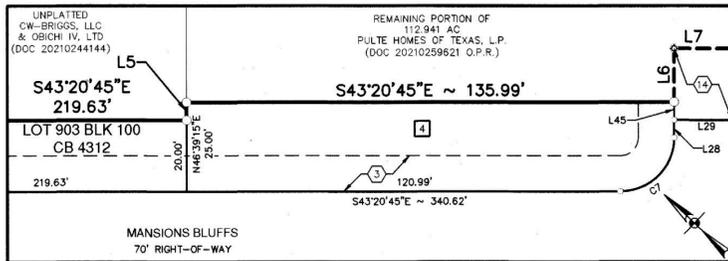
OWNER/DEVELOPER: J.L. GUERRA JR.  
MANAGER  
OBICHI IV, LLC  
16607 BLANCO RD, STE 1505  
SAN ANTONIO, TEXAS 78232-1945

STATE OF TEXAS  
COUNTY OF BEXAR

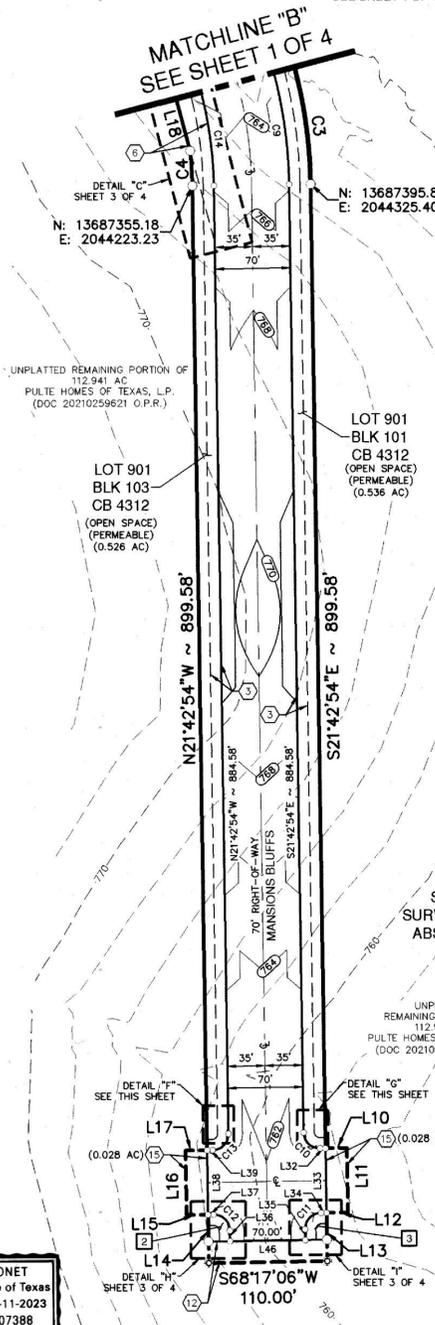
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.L. GUERRA JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF MAY, A.D. 2022.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**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.



DETAIL "E"  
SCALE: 1"=30'  
SEE SHEET 1 OF 4



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4

**PLAT NO. 21-11800481**  
SUBDIVISION PLAT  
OF  
**BRE PHASE 5**  
**COLLECTOR PHASE 1**

BEING A TOTAL OF 5.826 ACRES OF LAND, ESTABLISHING LOT 902 AND LOT 903, BLOCK 100, LOT 901, BLOCK 101, LOT 901, BLOCK 103, LOT 901 AND LOT 902, BLOCK 107, LOT 901, BLOCK 111 AND LOT 901, BLOCK 112, COUNTY BLOCK 4312, INCLUDING A 3.105 ACRE RIGHT-OF-WAY AND 0.975 OF AN ACRE OF OFF-LOT EASEMENTS COMPRISING OF 4.919 ACRES OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 AND 0.377 OF AN ACRE OUT OF A REMAINING PORTION OF A 14.182 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210244144 AND 0.332 OF AN ACRE OUT OF A 3.778 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210244144 AND 0.055 OF AN ACRE OUT OF THE REMAINING PORTION OF A 62.394 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210244144. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE S.C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10029800

DATE OF PREPARATION: May 13, 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/DEVELOPER: FELIPE GONZALEZ  
PULTE HOMES OF TEXAS, L.P.,  
A TEXAS LIMITED PARTNERSHIP  
BY: PULTE NEVADA I, LLC, ITS GENERAL PARTNER  
1718 DRY CREEK WAY, STE 120  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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  
THIS PLAT OF BRE PHASE 5 COLLECTOR PHASE 1 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



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.  
*[Signature]*  
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.  
*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

CAROL MAYSONET  
Notary Public, State of Texas  
Comm. Expires 10-11-2023  
Notary ID 132207388

Date: May 13, 2022; 11:13am User: [redacted] File: P:\132207388\Survey\PL21-11800481.dwg



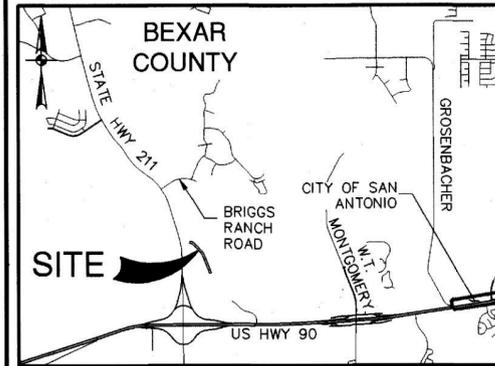
SUBDIVISION PLAT OF BRE PHASE 5 COLLECTOR PHASE 1

BEING A TOTAL OF 5.628 ACRES OF LAND, ESTABLISHING LOT 902 AND LOT 903, BLOCK 100, LOT 901, BLOCK 101, LOT 901, BLOCK 103, LOT 901 AND LOT 902, BLOCK 107, LOT 901, BLOCK 111 AND LOT 901, BLOCK 112, COUNTY BLOCK 4312, INCLUDING A 3.105 ACRE RIGHT-OF-WAY AND 0.975 OF AN ACRE OF OFF-LOT EASEMENTS...



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: May 13, 2022



LOCATION MAP NOT-TO-SCALE

STATE OF ARIZONA COUNTY OF MARICOPA 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...

OWNER/DEVELOPER: JOHN CORK PRESIDENT CW-BRIGGS, LLC 8655 S. PRIEST DRIVE TEMPE, AZ 85284

STATE OF ARIZONA COUNTY OF MARICOPA BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA

STATE OF CALIFORNIA COUNTY OF ORANGE 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...

OWNER/DEVELOPER: CAESAR CAVARICCI MAJOR MAGIC HOLDINGS, LP 23181 MILL CREEK ROAD STE 320 LAGUNA HILLS, CA 92653

STATE OF CALIFORNIA COUNTY OF ORANGE BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CAESAR CAVARICCI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

NOTARY PUBLIC, ORANGE COUNTY, CALIFORNIA

SURVEYOR'S NOTES: 1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

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...

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...

Signature of G.E. Buchanan, Registered Professional Land Surveyor, dated 05/13/2022.

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...

DETENTION FOR PREVIOUSLY RECORDED PLAT: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN A VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (8.469 AC. OFF-LOT) DESCRIBED AS KEYNOTE 7 ON BRE PHASE 5 UNIT 1 (LAND-PLAT-21-11800477).

COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902 AND 903, BLOCK 100, LOT 901, BLOCK 101, LOT 901, BLOCK 103, LOT 901 AND 902, BLOCK 107, LOT 901, BLOCK 111, AND LOT 901, BLOCK 112, CB 4312, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS...

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801251) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS...

CROSS ACCESS: LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT 903, BLOCK 100, AND LOT 902, BLOCK 107, CB 4312, IN ACCORDANCE WITH UDC 35-506(r)(3).

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.

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 745 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.

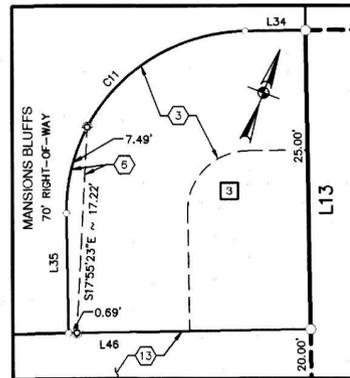
STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER/DEVELOPER: J.L. GUERRA JR. MANAGER OBICHI IV, LLC 16607 BLANCO RD, STE 1505 SAN ANTONIO, TEXAS 78232-1945

Signature of J.L. Guerra Jr., Notary Public, Bexar County, Texas, dated A.D. 2022.

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J.L. GUERRA JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

CAROL MAYSONET Notary Public, State of Texas Comm. Expires 10-11-2023 Notary ID 132207388

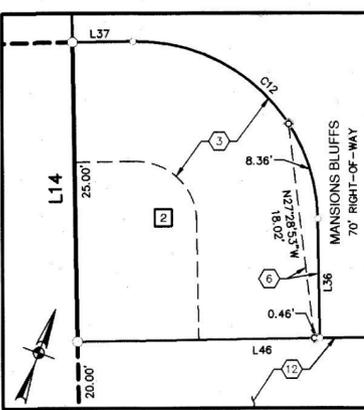


DETAIL "I" SCALE: 1"=10' SHEET 2 OF 4

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L20.

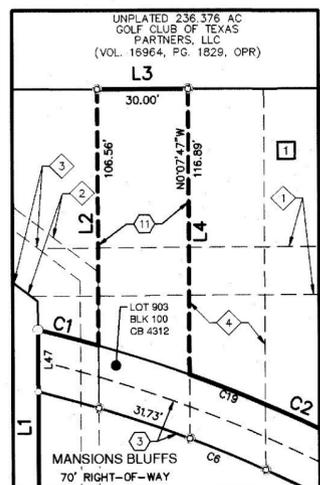
LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L21 through L40.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L41 through L47.



DETAIL "H" SCALE: 1"=10' SHEET 2 OF 4

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Rows C1 through C19.



DETAIL "J" SCALE: 1"=20' SEE SHEET 1 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

