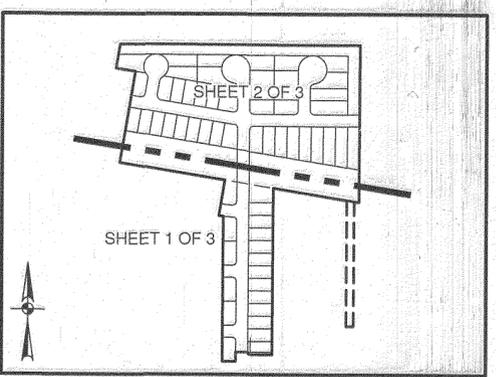


CPS/SAWS/COSA UTILITY:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE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

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.



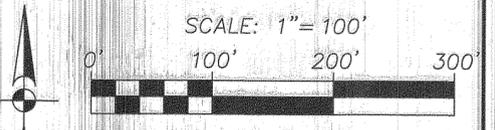
STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Natalie Griffith
 OWNER/DEVELOPER: NATALIE GRIFFITH
 HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
 311 PROBANDT STREET
 SAN ANTONIO, TEXAS 78204
 T: (210) 223-5203 FAX: (210) 223-5536

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH 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 16 DAY OF May, A.D. 2022.
La Arany
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 20-11800224
 REPLAT & SUBDIVISION PLAT
 OF
RANCHO CARLOTA UNIT 3

BEING A TOTAL OF 16.812 ACRE TRACT OF LAND ESTABLISHING LOTS 1, 31-40 & 901, BLOCK 9, LOTS 1-24, BLOCK 12, LOTS 1-21 & 901, BLOCK 13 INCLUDING A 1.128 DRAINAGE RIGHT-OF-WAY (A 10.259 RIGHT-OF-WAY DEDICATION CUT OF THE REMAINING PORTION OF 90.73 ACRE TRACT OF LAND RECORDED IN VOLUME 18945, PAGE 1121, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE CRUZ LANDING SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, NOW IN NEW CITY BLOCK 14569, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



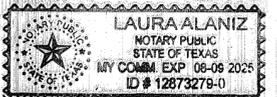
PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TSP# FIRM REGISTRATION #470 | TSP# FIRM REGISTRATION #10028800
 DATE OF PREPARATION: May 16, 2022

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.

Natalie Griffith
 OWNER/DEVELOPER: NATALIE GRIFFITH
 HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
 311 PROBANDT STREET
 SAN ANTONIO, TEXAS 78204
 T: (210) 223-5203 FAX: (210) 223-5536

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH 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 16 DAY OF May, A.D. 2022.

La Arany
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF RANCHO CARLOTA UNIT 3 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

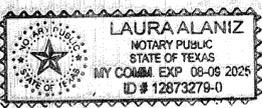
0.178 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT OF THE RANCHO CARLOTA SUBDIVISION RECORDED IN VOLUME 20001, PAGES 2498-2500, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RANCHO CARLOTA SUBDIVISION WHICH IS RECORDED IN VOLUME 20001, PAGES 2498-2500, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

Natalie Griffith
 OWNER/DEVELOPER: NATALIE GRIFFITH
 HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
 311 PROBANDT STREET
 SAN ANTONIO, TEXAS 78204
 T: (210) 223-5203 FAX: (210) 223-5536

SWORN AND SUBSCRIBED BEFORE ME THIS THE 16 DAY OF May, A.D. 2022.
La Arany
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 08-09-2025



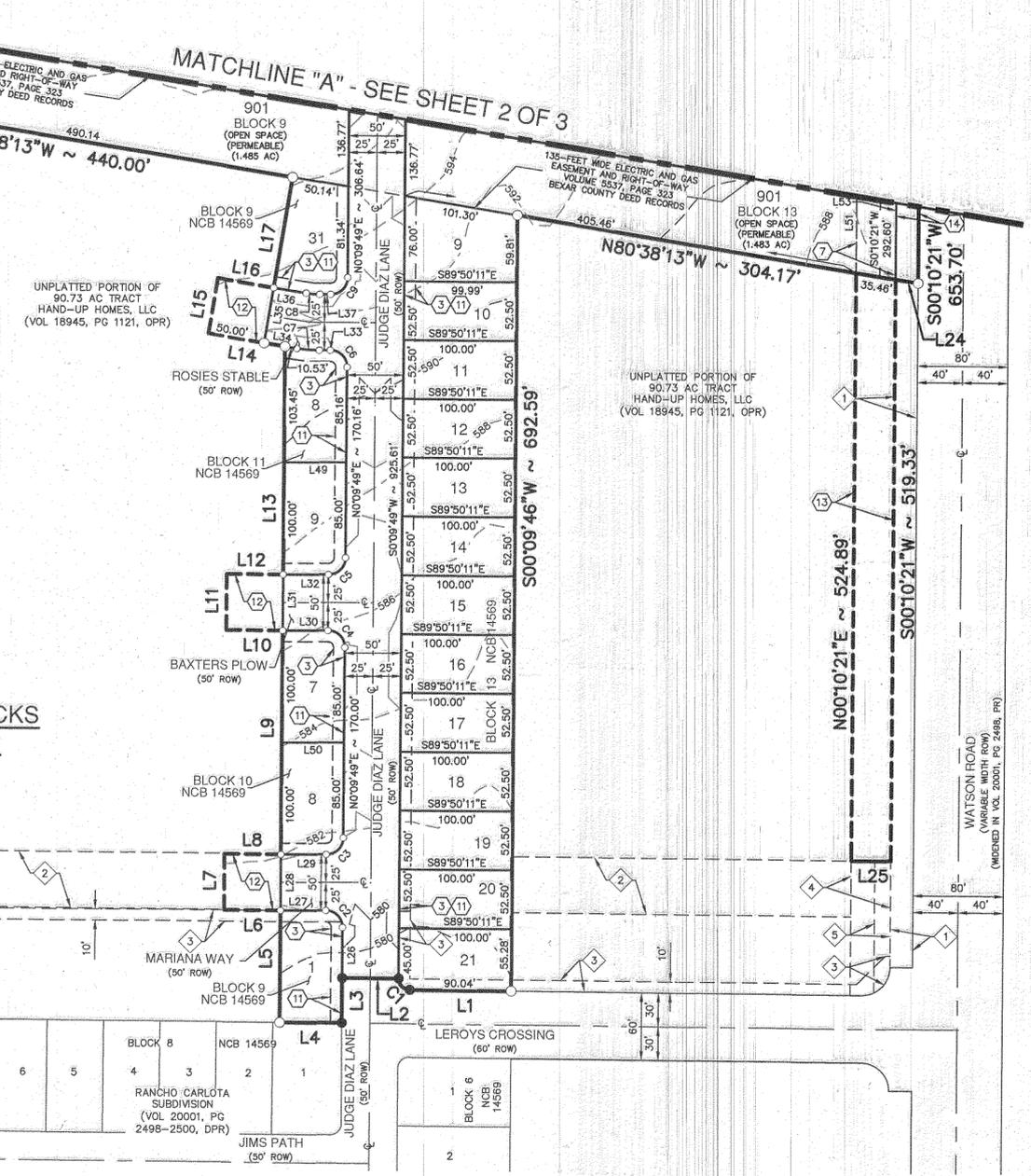
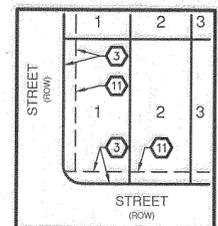
STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED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

Angela Marie Weller
 LICENSED PROFESSIONAL ENGINEER

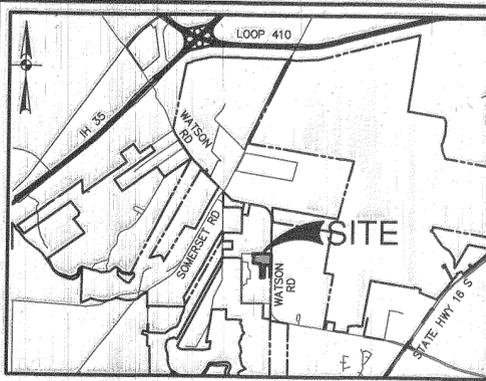
STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Angela Marie Weller 05/16/2022
 REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 3 OF 3 FOR LEGEND, PLAT NOTES, LINE & CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



RANCHO CARLOTA UNIT 3
 Civil Job No. 12386-01; Survey Job No. 12151-00 & 12386-01



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 BY CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

4. 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 (EDU'S) 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

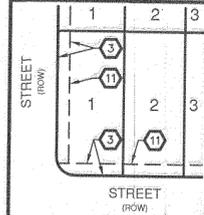
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Natalie Griffith
OWNER/DEVELOPER: NATALIE GRIFFITH
HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
T: (210) 223-5203 FAX: (210) 223-5536

STATE OF TEXAS
COUNTY OF BEXAR

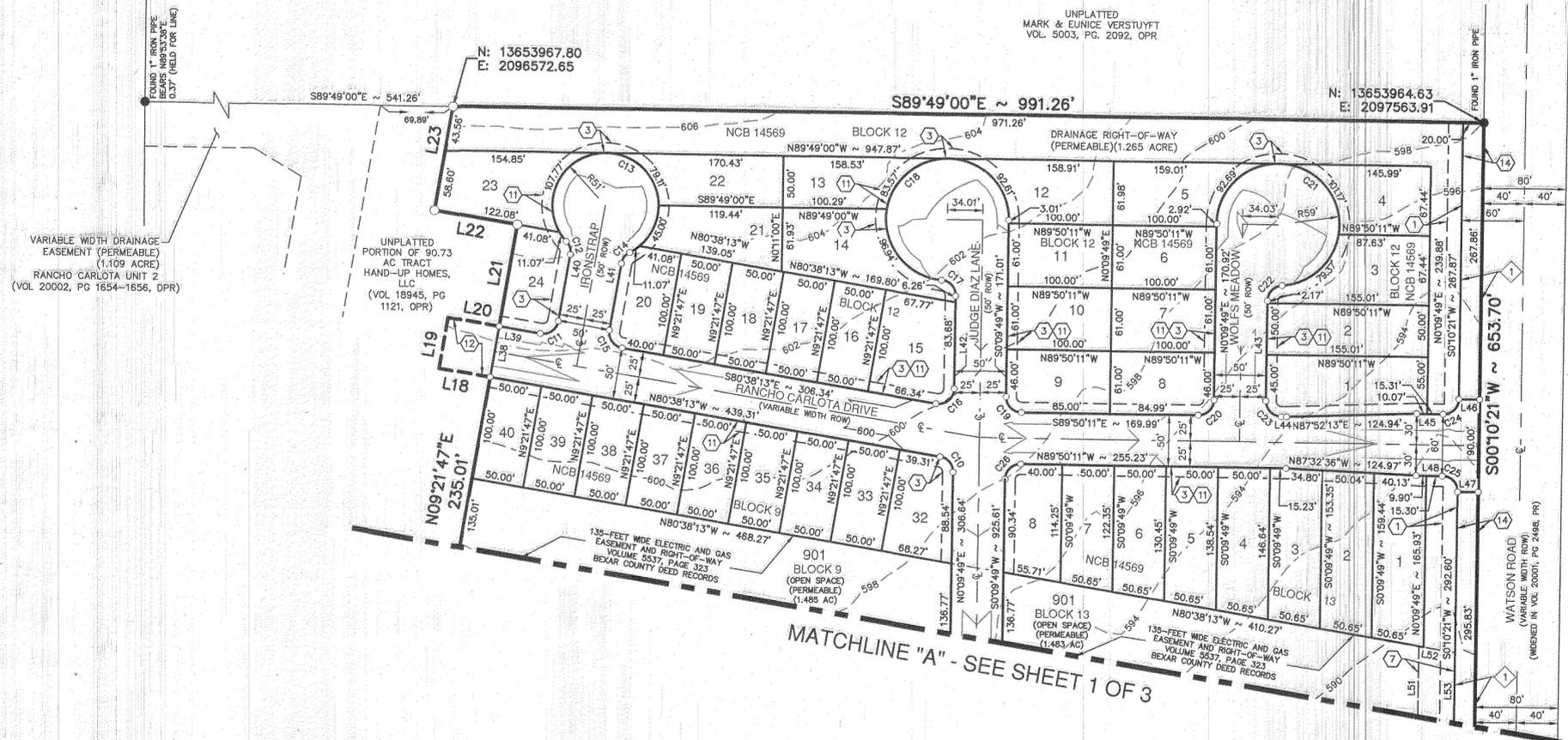
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.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

Law Arvizu
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

SEE SHEET 3 OF 3 FOR LEGEND, PLAT NOTES, LINE & CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

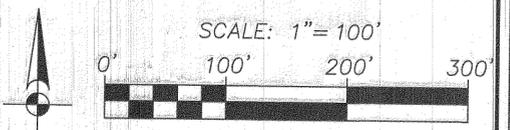


VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (1.109 ACRE) RANCHO CARLOTA UNIT 2 (VOL. 20002, PG 1654-1656, DPR)

UNPLATTED PORTION OF 90.73 AC TRACT HAND-UP HOMES, LLC (VOL. 18945, PG 1121, OPR)

UNPLATTED MARK & EUNICE VERSTUYFT VOL. 5003, PG. 2092, OPR

PLAT NO. 20-11800224
REPLAT & SUBDIVISION PLAT
OF
RANCHO CARLOTA UNIT 3
BEING A TOTAL OF 168.12 ACRE TRACT OF LAND ESTABLISHING LOTS 1, 31-40 & 901, BLOCK 9, LOTS 1-24, BLOCK 12, LOTS 1-21 & 901, BLOCK 13 INCLUDING A 1.128 DRAINAGE RIGHT-OF-WAY, A 0.258 RIGHT-OF-WAY DEDICATION OUT OF THE REMAINING PORTION OF 50.73 ACRE TRACT OF LAND RECORDED IN VOLUME 18945, PAGE 1121, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, NOW IN NEW CITY BLOCK 14569, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800
DATE OF PREPARATION: May 16, 2022

STATE OF TEXAS
COUNTY OF BEXAR

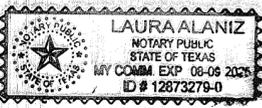
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Natalie Griffith
OWNER/DEVELOPER: NATALIE GRIFFITH, MANAGER
HAND-UP HOMES, LLC.
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
T: (210) 223-5203 FAX: (210) 223-5536

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH 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 16 DAY OF May, A.D. 2022

Law Arvizu
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF RANCHO CARLOTA UNIT 3 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

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

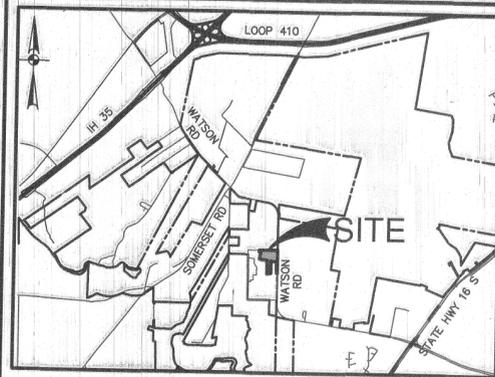
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



Caleb M. Chance
LICENSED PROFESSIONAL ENGINEER

Angela Marie Weller
REGISTERED PROFESSIONAL LAND SURVEYOR
05/16/2022

Civil Job No. 12386-01; Survey Job No. 12151-00 & 12386-01 RANCHO CARLOTA UNIT 3



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
DDR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND IRON ROD WITH CAP (UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW

- 1140 --- EXISTING CONTOURS
- 1140 --- PROPOSED CONTOURS
- C --- CENTERLINE
- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY (PERMEABLE) (0.110 ACRE)
- ④ 10' BUILDING SETBACK LINE
- ⑤ 50'x50' TURNAROUND, DRAINAGE, SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE)(OFF-LOT) (TOTAL 0.228 ACRE)
- ⑥ 35' DRAINAGE EASEMENT (PERMEABLE)(OFF-LOT) (TOTAL 0.420 ACRE)
- ⑦ 20' RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO (TOTAL 0.258 ACRE)

SEE THIS SHEET FOR LEGEND, PLAT NOTES, LINE & CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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 AND SERVICE FACILITIES, FOR THE 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 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.

RESIDENTIAL FINISHED FLOOR

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

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0565F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 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.

DRAINAGE RIGHT OF WAY NOTE:

ALL DRAINAGE RIGHT OF WAY WILL BE PUBLIC ACCESS AND IS DEDICATED TO THE CITY OF SAN ANTONIO.

OPEN SPACE:

LOT 901, BLOCK 9 AND LOT 901, BLOCK 13, NCB 14569, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800703) 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).

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,350 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.

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, BLOCK 9 AND 900, BLOCK 13, NCB 14569, 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.

STATE OF TEXAS
COUNTY OF BEXAR

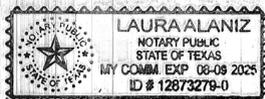
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Natalie Griffith
OWNER/DEVELOPER: NATALIE GRIFFITH
HABITAT FOR HUMANITY OF SAN ANTONIO, INC.
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
T: (210) 223-5203 FAX: (210) 223-5536

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NATALIE GRIFFITH 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 16 DAY OF May, A.D. 2022

Laura Alaniz
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 20-11800224
REPLAT & SUBDIVISION PLAT
OF
RANCHO CARLOTA UNIT 3

BEING A TOTAL OF 18.812 ACRE TRACT OF LAND ESTABLISHING LOTS 1, 31-40 & 901, BLOCK 9, LOTS 1-24, BLOCK 12, LOTS 1-21 & 901, BLOCK 13 INCLUDING A 1.128 DRAINAGE RIGHT-OF-WAY, A 0.258 RIGHT-OF-WAY DEDICATION OUT OF THE REMAINING PORTION OF 90.73 ACRE TRACT OF LAND RECORDED IN VOLUME 18945, PAGE 1121, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE CRUZ LINDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, NOW IN NEW CITY BLOCK 14569, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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

STATE OF TEXAS
COUNTY OF BEXAR

DATE OF PREPARATION: May 16, 2022

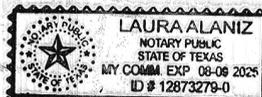
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Natalie Griffith
OWNER/DEVELOPER: NATALIE GRIFFITH
HAND-UP HOMES, LLC
311 PROBANDT STREET
SAN ANTONIO, TEXAS 78204
T: (210) 223-5203 FAX: (210) 223-5536

STATE OF TEXAS
COUNTY OF BEXAR

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Laura Alaniz
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF RANCHO CARLOTA UNIT 3 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

LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°39'24"W	90.04'
L2	N89°50'11"W	50.01'
L3	S00°09'49"W	39.82'
L4	N89°39'24"W	55.00'
L5	N00°09'49"E	99.75'
L6	N89°50'11"W	50.00'
L7	N00°09'49"E	50.00'
L8	S89°50'11"E	50.00'
L9	N00°09'49"E	200.00'
L10	N89°50'11"W	50.00'
L11	N00°09'49"E	50.00'
L12	S89°50'11"E	50.00'
L13	N00°09'49"E	203.45'
L14	N80°38'13"W	68.72'
L15	N09°21'47"E	50.00'
L16	S80°38'13"E	50.00'
L17	N09°21'47"E	100.00'
L18	N80°38'13"W	50.00'
L19	N09°21'47"E	50.00'
L20	S80°38'13"E	50.00'
L21	N09°21'47"E	100.00'
L22	N80°38'13"W	81.00'
L23	N09°21'47"E	102.16'
L24	N80°38'13"W	20.26'
L25	N89°39'24"W	35.00'
L26	N00°09'49"E	45.10'
L27	N89°50'11"W	40.00'

LINE TABLE

LINE #	BEARING	LENGTH
L28	N00°09'49"E	50.00'
L29	S89°50'11"E	40.00'
L30	N89°50'11"W	40.00'
L31	N00°09'49"E	50.00'
L32	S89°50'11"E	40.00'
L33	N89°50'11"W	9.62'
L34	N80°38'13"W	29.25'
L35	N09°21'47"E	50.00'
L36	S80°38'13"E	29.25'
L37	S89°50'11"E	9.62'
L38	N09°21'47"E	50.00'
L39	S80°38'13"E	40.00'
L40	N09°21'47"E	65.46'
L41	S09°21'47"W	65.46'
L42	N00°09'49"E	89.94'
L43	S00°09'49"W	97.17'
L44	S89°50'11"E	5.10'
L45	S89°50'11"E	25.39'
L46	S89°49'39"E	20.00'
L47	N89°49'39"W	20.00'
L48	N89°50'11"W	25.20'
L49	N89°50'11"W	55.00'
L50	N89°50'11"W	55.00'
L51	N00°10'15"E	136.77'
L52	S80°38'13"E	35.46'
L53	S00°10'21"W	136.77'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10.00'	89°49'13"	N44°44'30"W	14.12'	15.68'
C2	15.00'	90°00'00"	N44°50'11"W	21.21'	23.56'
C3	15.00'	90°00'00"	N45°09'49"E	21.21'	23.56'
C4	15.00'	90°00'00"	N44°50'11"W	21.21'	23.56'
C5	15.00'	90°00'00"	N45°09'49"E	21.21'	23.56'
C6	15.00'	90°00'00"	N44°50'11"W	21.21'	23.56'
C7	125.00'	91°15'57"	N85°14'12"W	20.05'	20.07'
C8	75.00'	91°15'57"	S85°14'12"E	12.03'	12.04'
C9	15.00'	90°00'00"	N45°09'49"E	21.21'	23.56'
C10	15.00'	80°48'03"	N40°14'12"W	19.44'	21.15'
C11	15.00'	90°00'00"	N54°21'47"E	21.21'	23.56'
C12	15.00'	52°41'41"	N16°59'04"W	13.31'	13.80'
C13	51.00'	285°23'23"	S80°38'13"E	61.82'	254.03'
C14	15.00'	52°41'41"	S35°42'38"W	13.31'	13.80'
C15	15.00'	90°00'00"	S35°38'13"E	21.21'	23.56'
C16	15.00'	99°11'57"	N49°45'48"E	22.85'	25.97'
C17	15.00'	85°20'57"	N42°30'39"W	20.34'	22.34'
C18	59.00'	265°22'07"	N47°29'55"E	86.74'	273.26'
C19	15.00'	90°00'00"	S44°50'11"E	21.21'	23.56'
C20	15.00'	90°02'28"	N45°11'02"E	21.22'	23.57'
C21	59.00'	265°20'57"	S47°09'42"E	86.76'	273.24'
C22	15.00'	85°20'57"	S42°50'18"W	20.34'	22.34'
C23	15.00'	90°00'48"	S44°50'11"E	21.21'	23.56'
C24	15.00'	89°59'29"	N45°10'05"E	21.21'	23.56'
C25	15.00'	90°00'32"	N44°49'55"W	21.21'	23.56'
C26	15.00'	90°00'00"	S45°09'05"W	21.21'	23.56'



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.

Caleb M. Chance
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.

Angela Marie Weller
STATE OF TEXAS
COUNTY OF BEXAR
REGISTERED PROFESSIONAL LAND SURVEYOR
05/16/2022

Civil Job No. 12386-01; Survey Job No. 12151-00 & 12386-01 RANCHO CARLOTA UNIT 3