

TELEVISION, AND WATER EASEMENT

ELECTRIC, GAS, TELEPHONE, AND

TELEVISION EASEMENT

BUILDING SETBACK LINE

BEXAR COUNTY, TEXAS

NOTE ON SHEET 1 OF 3

OFFICIAL PUBLIC RECORDS OF

NET ACREAGE - SEE NET ACREAGE

COUNTY BLOCK

NOT TO SCALE

ACRE

VOLUME

FOUND 1/2" IRON ROD FOUND COTTON SPINDLE SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." FOUND 1/2" IRON ROD WITH A RED VOL. "MATKIN-HOOVER ENG. & SURVEY." N.T.S PLASTIC CAP

B.S.L. CENTERLINE P.O.B. POINT OF BEGINNING P.R.B.C PLAT RECORDS OF BEXAR COUNTY (X.XXX AC.) H.O.A. HOME OWNERS ASSOCIATION

. PROPERTY CORNERS ARE MONUMENTED WITH CAP MARKED "MATKIN-HOOVER ENG. & SURVEY." INLESS NOTED OTHERWISE 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, 4204.

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 ASEMENT," "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 INFRASTRICTURE AND SERVICE FACILITIES WITHIN FASEMENT AND RIGHT-OF-WAY AREAS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH NFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS HEREOF, 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. OF WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS IFRASTRUCTURE 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 HANGES OR GROUND ELEVATION ALTERATIONS.

. 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.

I. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS ASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 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

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PECAN SPRINGS UNIT 1, P.U.D. WHICH IS _, PAGES _ , COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY

I(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.

PECAN SPRINGS DEVELOPMENT COMPANY, LLC. 325 E. SONTERRA, #210 SAN ANTONIO, TX 7825

REBECCA SONDERGAARD Notary Public, State of Texa Comm. Expires 06-22-2025 Notary ID 133169989

SWORN AND SUBSCRIBED BEFORE ME THIS THE 4-DAY OF NOVEMBER 20 22

MY COMMISSION EXPIRES: 6-22-2029

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAF

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

NO.6528 STATE OF TEXAS

STATE OF TEXAS

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

LICENSED PROFESSIONAL ENGINEER

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE SAVE AREAS, PARKS, INCLUDING LOT 999, 901 BLOCK 12, 902 BLOCK 12, 903 BLOCK 14, AND 990 BLOCK 13 CP 4661, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE

PRIVATE STREET DESIGNATION: LOT 999. CB 4661. IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

<u>LEGAL INSTRUMENT</u> A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT

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

<u>SAWS DEDICATION:</u> THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY TH

DRAINAGE NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0080F,

EFFECTIVE 9/29/2010 AND 48029C0090F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE ASD A RESULT OF FUTURE FEMALES. MAP REVISIONS AND/OR AMENDMENTS.
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 DRAINAG 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 MPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE FASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHI

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN CB 4674, RECORDED

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-22-38800292) 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 PRIO

CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF

ANTONIO FIRE PREVENTION CODE, ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT B

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUC LOCATIONS. THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSUR

RESIDENTIAL FIRE FLOW: RESIDENTIAL DEVELOPMENT ONLY IB187
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE
CITY OF SAN ANTONIOS 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 MARSHA

SHEET 3

TYPICAL LOT SETBACK &

EASEMENT LINE DETAIL LOCATION

40' REAR SETBACK

30' FRONT SETBACK

TYPICAL BUILDING SETBACK LINE DETAIL LOCATION (NOT TO SCALE)

30' B.S.L.

LOT

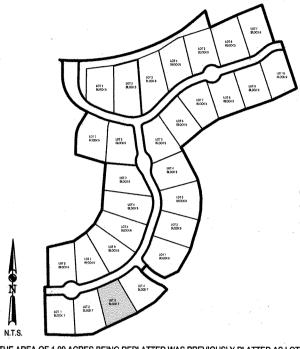
CURVE TABLE

MATCHLINE

 $\underline{\text{NET ACREAGE NOTE:}}\\ \text{THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.}$

OPEN SPACE LOTS:

LOTS 901 AND 902 BLOCK 12, LOT 903 BLOCK 14, AND LOT 904 BLOCK 13 OF C.B. 4661 ARE DESIGNATED AS OPEN SPACE, WATER, ELECTRIC, GAS, TELEPHONE, TELEVISION & DRAINAGE EASEMENT AND AS A COMMON AREA.



THE AREA OF 1.00 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 3. BLOCK 7, C.B. 4661 IN THE PECAN SPRINGS UNIT 1 SUBDIVISION, DOC# 20200281760 BEXAR COUNTY, TEXAS

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

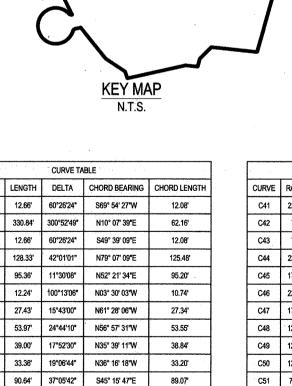
LINE TABLE

	LINE TABLE	
LINE	BEARING	DISTANCE
L1	N10° 07' 13"W	30.83'
L2	N45° 49' 40"W	14.50'
L3	N63° 48' 39"W	34.49
,L4	N41° 18' 02"W	3.07'
L5	S40° 38' 45"E	13.25'
L6	S63° 48' 39"E	34.38'
L7	N17° 38' 15"E	20.78'
L8	N49° 44' 42"W	37.90
L9	S02° 28' 29"W	44.52
L10	S76° 30' 48"E	34.43'
L11	S31° 30' 48"E	50.00'
L12	S67° 22' 39"W	57.44'
L13	S37° 27' 48"W	29.14'
L14	N61° 28' 37"W	42.52'
L15	N79° 52' 21"W	47.95
L16	N04° 29' 49"E	25.50'
L17	N79° 52′ 21″W	19.96'
L18	N10° 07' 39"E	50.00'
L19	N46° 36' 30"E	28.97'
120	263° 40' 30"E	15 52'

E	BEARING	DISTANCE
	N10° 07' 13"W	30.83'
_	N45° 49' 40"W	14.50'
	N63° 48' 39"W	34.49'
	N41° 18' 02"W	3.07'
	S40° 38' 45"E	13.25'
	S63° 48' 39"E	34.38′
	N17° 38' 15"E	20.78'
	N49° 44' 42"W	37.90'
	S02° 28' 29"W	44.52*
	S76° 30' 48"E	34.43'
	S31° 30' 48"E	50.00'
	S67° 22' 39"W	57.44'
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	L20	S63° 48' 39"E	15.53'	
	* * *		CI	IR\

CURVE TABLE]				CURVE TA	١		
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH		CURVE	RADIUS	LENGTH	DELTA	I
C1	625.00	43.58'	3°59'44"	N66° 43' 06"E	43.58'		C21	12.00'	12.66'	60°26'24"	I
C2	425.00	14.95'	2°00'57"	N63° 42' 46"E	14.95'		C22	63.00'	330.84	300°52'49"	Ī
СЗ	100.00'	31.39'	17°58'58"	N54° 49' 10"W	31.26'		C23	12.00'	12.66'	60°26'24"	Ī
C4	300.00'	116.33'	22°13'00"	N52° 42' 09"W	115.60'		C24	175.00'	128.33'	42°01'01"	Ī
C5	240.42'	93.46'	22°16'23"	\$53° 06' 22"E	92.87		C25	475.00	95.36'	11°30'08"	Ī
C6	125.00	172.93'	79°15'59"	S38° 36' 35"E	159.47		C26	7.00'	12.24'	100°13'06"	Ī
C7	95.00'	35.45'	21°22'51*	S09° 40' 01"E	35.25'		C27	100.00	27.43'	15°43'00"	Ī
C8	7.00'	6.22'	50°56'12"	\$45° 49' 33"E	6.02'		C28	125.00'	53.97"	24°44'10"	I
C9	55.00'	184.19'	191°52'24"	S24° 38′ 33″W	109.41'		C29	125.00'	39.00'	17°52'30"	Ī
C10	7.00	6.22	50°56'12"	N84° 53' 21"W	6.02'		C30	100.00	33.36	19°06'44"	Ī
C11	225.00'	68.37'	17°24'36"	S78° 20' 51 "W	68.11'		C31	140.00'	90.64'	37°05'42"	I
C12	7.00	10.54'	86°17'26"	S43° 54' 26"W	9.57		C32	75.00	23.40'	17°52'30"	Ī
C13	55.00'	269.67	280°55'26"	N38° 46' 35"W	70.03'		C33	75.00'	32.38'	24°44'10"	I
C14	7.00	1.79'	14°37'59"	S85° 37' 51"E	1.78'		C34	150.00	41.15'	15°43'00"	I
C15	175.00'	53.18	17°24'36°	N78° 20' 51"E	52.97		C35	7.00'	9.75'	79°46'54"	I
C16	7.00'	11.00'	90°00'00"	N24° 38′ 33″E	9.90		C36	375.00	88.02'	13°26'55"	
C17	145.00'	54.11'	21°22'51"	N09° 40' 01"W	53.80'		C37	125.00'	19.34'	8°51'46"	I
C18	75.00'	103.76	79°15'59"	N38° 36' 35"W	95.68'		C38	75.00'	26.87	20°31'47"	I
C19	133.11'	58.74'	25°17'05"	N65° 07' 20"W	58.27'		C39	175.00'	88.22'	28°52'59*	I
C20	55.00'	93.75'	97°39'39"	S26° 08' 59"E	82.80'		C40	75.00'	19.67'	,15°01'38"	I



S35° 39' 11"E

S56° 57' 31"E

S61° 28' 06"E

N86° 29' 57"E

N39° 53' 02"E

N37° 35′ 28″E

N31° 45' 27°E

N35° 56' 03*E

N42° 51' 43"E

23.30

32.13

8.98'

87.82

19.32'

26,731

SHEET 2

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	225.00'	17.28'	4°24'01"	N37° 32' 54"E	17.28'
C42	7.00'	10.60	86°46'29"	N03° 38' 20"W	9.62'
C43	7.00'	9.45'	77°18'52"	S85° 41' 00"E	8.75'
C44	225.00'	78.81'	20°04'10"	N65° 41' 39"E	78.41'
C45	175.00	57.41'	18°47'47"	N66° 19' 51"E	57.15'
C46	225.00'	73.81'	18°47'47"	S66° 19' 51"W	73.48'
C47	175.00	123.34'	40°22'50"	S55° 32' 19"W	120.80'
C48	125.00'	32.78'	15°01'38"	S42° 51' 43"W	32.69'
C49	125.00	63.01'	28°52'59"	S35° 56' 03"W	62.35
C50	125.00'	44.79'	20°31'47"	S31° 45′ 27″W	44.55'
C51	75.00°	11.60'	8°51'46"	S37° 35' 28 " W	11.59'
C52	425.00'	99.76	13°26'55*	S39° 53' 02"W	99.53'
C53	525.00'	105.40	11°30'08"	S52° 21′ 34″W	105.22'
C54	225.00	165.00'	42°01'01"	S79° 07' 09"W	161.33'
C55	75.00	40.86'	31°13'00"	S62° 38' 04"E	40.36'

PLAT NO: 22-11800060

REPLAT AND SUBDIVISION PLAT ESTABLISHING PECAN SPRINGS UNIT 3B, PUD

EASEMENT, A 1.44 ACRE OFF-LOT VARIABLE WIDTH DRAINAGE, UTILITY AND STREET EXPANSION EASEMENT, AND A 0.19 ACRE OFF-LOT TURNAROUND, DRAINAGE AND UTILITY EASEMENT, LOCATED IN THE JUAN CASSILLAS SURVEY NO. 411 ABSTRACT 156, COUNTY BLOCK 4672, THE A.S. KINCHOLOE SURVEY NO. 410, ABSTRACT 410, COUNTY BLOCK 4664, AND THE FRANCISCO RODRIGUEZ SURVEY NO. 419, ABSTRACT 629, COUNTY BLOCK 4673, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 229.78 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20190094492 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 29.417 CRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20220209371 OF THE OFFICIAL PUBLIC RECORDS (BEXAR COUNTY, TEXAS, AND ALL OF LOT 3, BLOCK 7, COUNTY BLOCK 4661 OF THE PECAN SPRINGS UNIT 1, P.U.D., BDIVISION OF RECORD IN DOCUMENT NO. 20200281760 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY. TEXAS

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006

OFFICE: 830.249.0600 FAX:830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512

& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

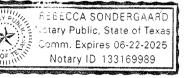
STATE OF TEXAS

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

PECAN SPRINGS DEVELOPMENT COMPANY, LLC 325 E. SONTERRA, #210

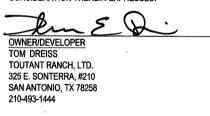
SAN ANTONIO, TX 78258 210-493-1444

STATE OF TEXAS



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TAYLOR DIVISION 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 LINDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF NOVEMBER A.D. 20 22

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



REBECCA SONDERGAARD Notary Public, State of Texas Comm. Expires 06-22-2025 Notary ID 133169989

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM DREISS, KNOWN TO ME TO BE THE PERSONS 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 LINDER MY HAND AND SEAL

THIS PLAT OF PECAN SPRINGS UNIT 3B, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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

DATED THIS ___DAY OF ____A.D. 20 _.

BY:		
	CHAIRMAN	
BY:		
	SECRETARY	

CERTIFICATE OF APPROVAL:

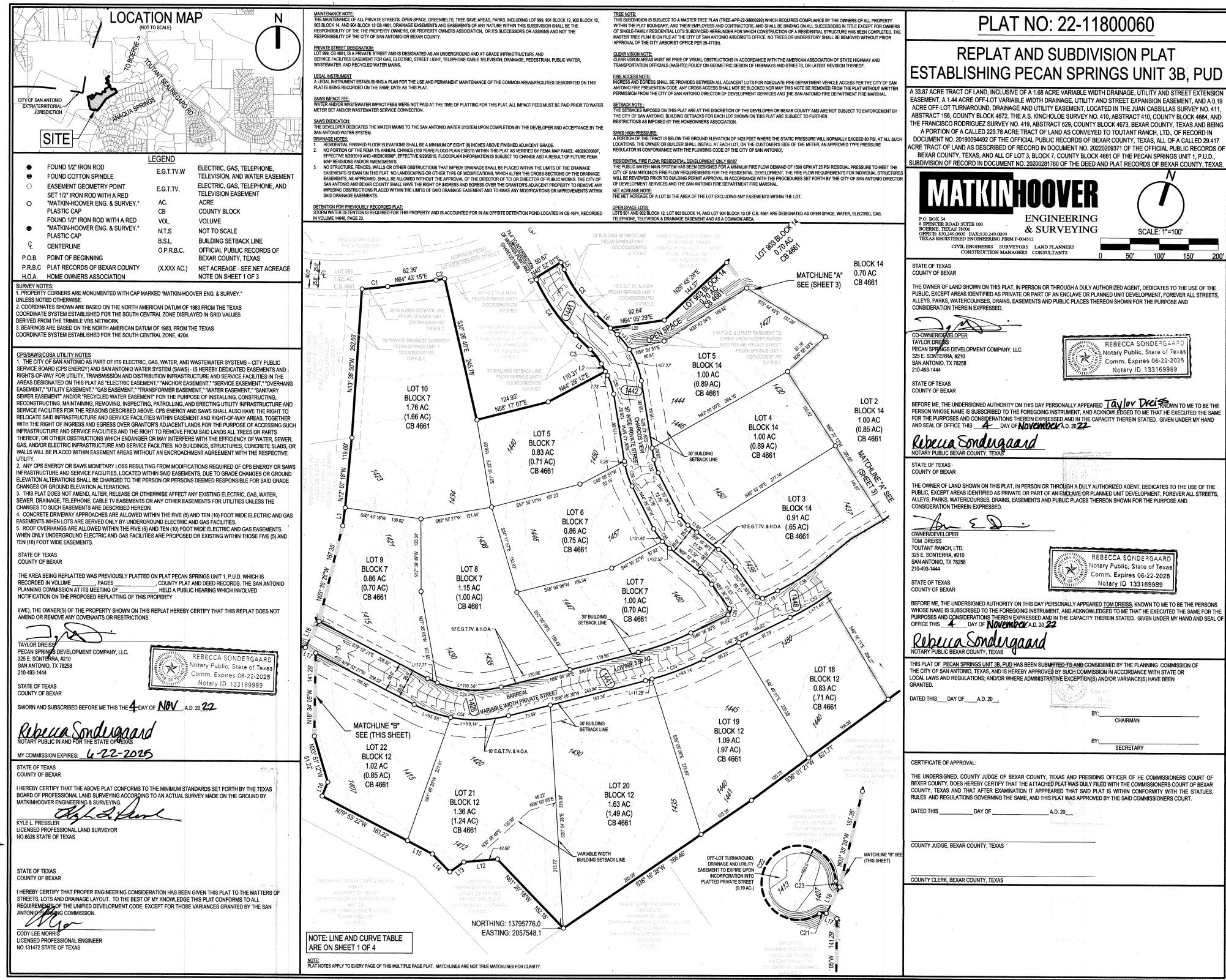
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF HE COMMISSIONERS COURT OF BEXER COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPPEARED THAT SAID PLAT IS WITHIN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COLIRT

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS







KYLE L. PRESSLER

6528

ESS!

AND SURVEYOR

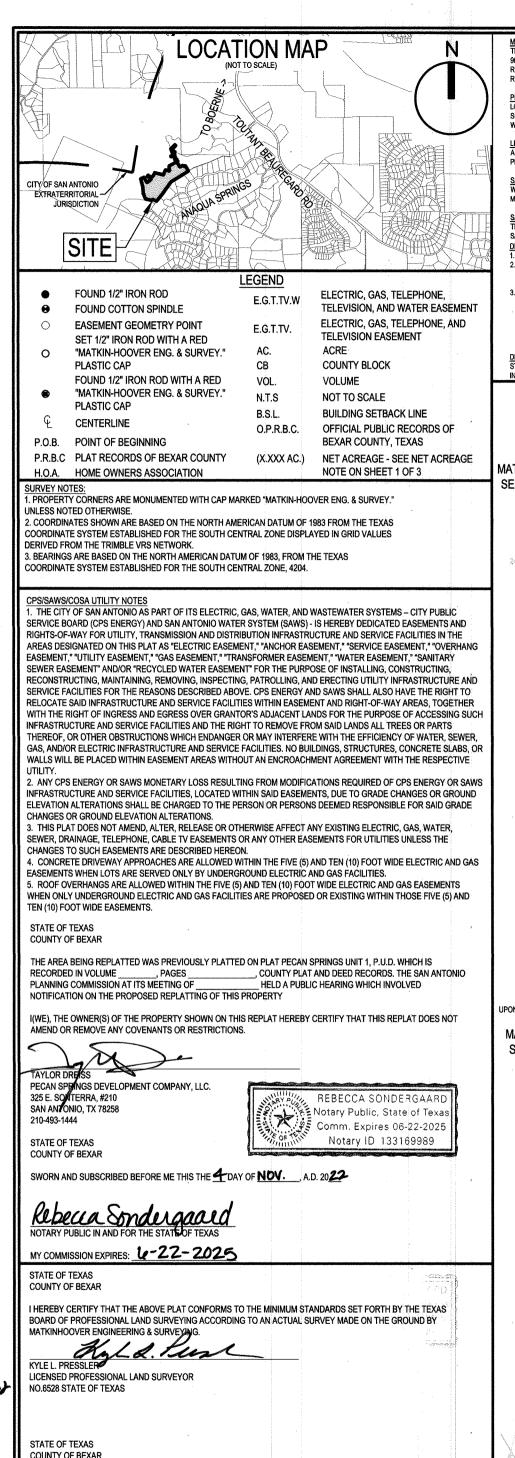
CODY LEE MORRIS

131472

(/CENSED

SIONAL ES

11/4/2022



COUNTY OF BEXAR HERBY 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. CODY LEE MORRIS LICENSED PROFESSIONAL ENGINEER NO.131472 STATE OF TEXAS

MATCHLINE "C" SEE (SHEET 4) MATCHLINE "C" SEE (SHEET 4)

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE SAVE AREAS, PARKS, INCLUDING LOT 999, 901 BLOCK 12, 902 BLOCK 12, 903 BLOCK 12, AND 904 BLOCK 13 CB 4661, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE

<u>PRIVATE STREET DESIGNATION:</u> LOT 999, CB 4661, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER

<u>LEGAL INSTRUMENT</u> A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS

SAWS IMPACT FEE: WATER ANDIOR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER

SAWS DEDICATION: THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE DRAINAGE NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0080F,

EFFECTIVE 9/29/2010 AND 48029C0090F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE ASD A RESULT OF FUTURE FEMA 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 MPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHI

<u>DETENTION FOR PREVIOUSLY RECORDED PLAT:</u> STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN CB 4674, RECORDED

IREE NOTE:
THIS SLIBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-22-38800292) 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

CLEAR VISION NOTE:
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.

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN
ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN

PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

<u>SETBACK NOTE :</u> THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. BUILDING SETBACKS FOR EACH LOT SHOWN ON THIS PLAT ARE SÜBJECT TO FURTHEI

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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).

RESIDENTIAL FIRE FLOW: RESIDENTIAL DEVELOPMENT ONLY IB187
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE THE PUBLIC WATER MAIN 3YSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1300 OFM AT 25 PS RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIOS FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURE WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTO: OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAI

 $\frac{\text{NET ACREAGE NOTE:}}{\text{THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.}$

OPEN SPACE LOTS:
LOTS 901 AND 902 BLOCK 12, LOT 903 BLOCK 14, AND LOT 904 BLOCK 13 OF C.B. 4661 ARE DESIGNATED AS OPEN SPACE, WATER, ELECTRIC, GAS, N58° 29' 12"E STATE OF TEXAS 30' BUILDING 1403 10' E.G.T.TV. & H.O.A. LOT 12 BLOCK 12 1.23 AC (1.07 AC) OPEN SPACE **CB 4661** LOT 901 BLOCK 12 STATE OF TEXAS LOT 2 BLOCK 13 1.06 AC 1407 (0.94 AC) CB 4661 30' BUILDING 10' E.G.T.TV. & H.O. 45 VARIABLE WIDTH DRAINAGE SETBACK LINE EASEMENT LOT 13 1416 BLOCK 12 1.12 AC LOT 3 (0.85 AC)BLOCK 13 CB 4661 1.02 AC (0.83 AC)10' E.G.T.TV. & H.O.A. --CB 4661 LOT 14 TOUTANT RANCH, LTD BLOCK 12 1.08 AC 210-493-1444 COTACO CREEK (0.89 AC)50' WIDE PRIVATE STREET C19 COUNTY OF BEXAF OFF LOT VARIABLE WIDTH DRAINAGE, UTILITY & STREET EXTENSION EASEMENT TO EXPIRE VARIABLE WIDTH DRAINAGE PON INCORPORATION INTO PLATTED STREET 30' BUILDING SETBACK LINE 1408 BLOCK 14 BLOCK 12 0.94 AC 1.02 AC (0.70 AC)N78° 14' 34"W __/ (0.95 AC)**CB 4661** 42.67 CB 4661 NORTHING: 13797070.7 EASTING: 2057919.3 CERTIFICATE OF APPROVAL: 1417 BLOCK 12 0.86 AC (0.74 AC)*1419* LOT 2 1420 CB 4661 BLOCK 14 1435

PLAT NO: 22-11800060

REPLAT AND SUBDIVISION PLAT ESTABLISHING PECAN SPRINGS UNIT 3B, PUD

A 33.87 ACRE TRACT OF LAND, INCLUSIVE OF A 1.68 ACRE VARIABLE WIDTH DRAINAGE, UTILITY AND STRE

EASEMENT, A 1.44 ACRE OFF-LOT VARIABLE WIDTH DRAINAGE, UTILITY AND STREET EXPANSION EASEMENT, AND A 0. acre off-lot turnaround, drainage and utility easement, located in the Juan Cassillas survey no. 411 ABSTRACT 156, COUNTY BLOCK 4672, THE A.S. KINCHOLOF SURVEY NO. 410, ABSTRACT 410, COUNTY BLOCK 4664, AND I'HE FRANCISCO RODRIGUEZ SURVEY NO. 419. ABSTRACT 629. COUNTY BLOCK 4673. BEXAR COUNTY. TEXAS AND BEIN A PORTION OF A CALLED 229.78 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20190094492 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 29.417 CRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20220209371 OF THE OFFICIAL PUBLIC RECORDS O

BEXAR COUNTY, TEXAS, AND ALL OF LOT 3, BLOCK 7, COUNTY BLOCK 4661 OF THE PECAN SPRINGS UNIT 1, P.U.D.,

JBDIVISION OF RECORD IN DOCUMENT NO. 20200281760 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXA



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

REBECCA SONDERGAARD

Comm. Expires 06-22-2025

Notary ID 133169989

Notary Public, State of Texas

PECAN SPRINGS DEVELOPMENT COMPANY, LLC. 325 E. SONTERRA, #210 SAN ANTONIO, TX 78258

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO YOU 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 NOVEMBEY_A.D. 2022

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

325 E. SONTERRA, #210 SAN ANTONIO, TX 78258

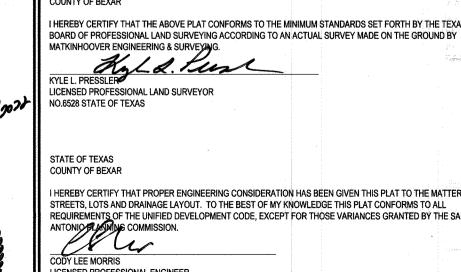
REBECCA SONDERGAARD Notary Public, State of Texas Comm. Expires 06-22-2025 Notary ID 133169989

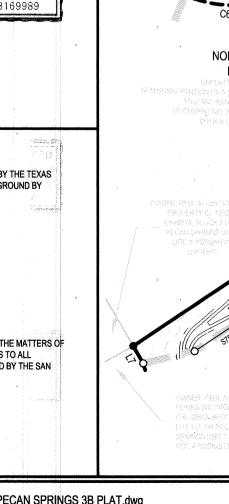
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM DREISS, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL O

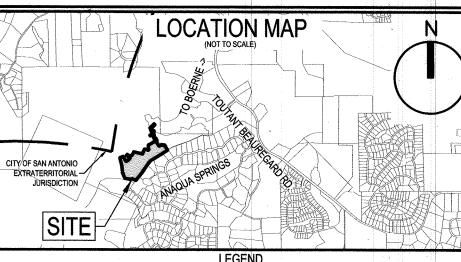
THIS PLAT OF PECAN SPRINGS UNIT 3B. PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN

TED THISDAY OFA.D. 20		
	BY:CHAIRMAN	
	BY:SECRETARY	

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







LEGEND FOUND 1/2" IRON ROD ELECTRIC, GAS, TELEPHONE FOUND COTTON SPINDLE TELEVISION, AND WATER EASEMENT ELECTRIC, GAS, TELEPHONE, AND EASEMENT GEOMETRY POINT **TELEVISION EASEMENT** SET 1/2" IRON ROD WITH A RED ACRE "MATKIN-HOOVER ENG. & SURVEY." COUNTY BLOCK PLASTIC CAP FOUND 1/2" IRON ROD WITH A RED VOL. VOLUME "MATKIN-HOOVER ENG. & SURVEY." N.T.S NOT TO SCALE PLASTIC CAP **BUILDING SETBACK LINE** CENTERLINE OFFICIAL PUBLIC RECORDS OF P.O.B. POINT OF BEGINNING **BEXAR COUNTY, TEXAS** P.R.B.C PLAT RECORDS OF BEXAR COUNTY (X.XXX AC.) NET ACREAGE - SEE NET ACREAGE

NOTE ON SHEET 1 OF 3

REBECCA SONDERGAARD

Notary Public, State of Texa

Comm. Expires 06-22-2025

Notary ID 133169989

NOTE: LINE AND CURVE TABLE

<u>NOTE:</u> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. MATCHLINES ARE NOT TRUE MATCHLINES FOR CLARITY.

ARE ON SHEET 1 OF 4

. PROPERTY CORNERS ARE MONUMENTED WITH CAP MARKED "MATKIN-HOOVER ENG. & SURVEY." JNLESS NOTED OTHERWISE 2 COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES

DERIVED FROM THE TRIMBLE VRS NETWORK. . BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, 4204.

H.O.A. HOME OWNERS ASSOCIATION

. 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 FASEMENT." "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

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.

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

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PECAN SPRINGS UNIT 1, P.U.D. WHICH IS RECORDED IN VOLUME , PAGES PLANNING COMMISSION AT ITS MEETING OF , COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY

I(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.

TAYLOR DREISS PECAN SPRINGS DEVELOPMENT COMPANY, LLC. 325 E. SONTERRA, #210

SAN ANTONIO, TX 78258 STATE OF TEXAS

COUNTY OF BEXAF

SWORN AND SUBSCRIBED BEFORE ME THIS THE 4 DAY OF NOV. A.D. 2022

Rebecca Sondergaara MY COMMISSION EXPIRES: 4-22-2025

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL LAND SURVEYO

STATE OF TEXAS

NO:6528 STATE OF TEXAS

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

CODY LEE MORRIS LICENSED PROFESSIONAL ENGINEER

NO.131472 STATE OF TEXAS

WAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE SAVE AREAS, PARKS, INCLUDING LOT 999, 901 BLOCK 12, 902 BLOCK 12, 12 MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE SAVE AREAS, PARKS, INCLUDING LOT 999, 901 BLOCK 12, 902 BLOCK 12, 12 MAINTENANCE OF ALL PRIVATE OF A 903 BLOCK 14, AND 904 BLOCK 13 CB 4661, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE

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LOT 999, CB 4661, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND

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<u>LEGAL INSTRUMENT</u>
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS

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 AND STATE OF THE PAID PRIOR OF THE PAID PRIOR OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER

<u>SAWS DEDICATION:</u> THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE

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

2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0080F, EFFECTIVE 9/29/2010 AND 48029C0090F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE ASD A RESULT OF FUTURE FEM

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DETENTION FOR PREVIOUSLY RECORDED PLAT: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN CB 4674, RECORDED

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THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-22-38800292) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY
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CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND

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INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE, ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. BUILDING SETBACKS FOR EACH LOT SHOWN ON THIS PLAT ARE SUBJECT TO FURTHER RESTRICTIONS AS IMPOSED BY THE HOMEOWNERS ASSOCIATION.

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUC LOCATIONS THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT ON THE CUSTOMER'S SIDE OF THE METER AN APPROVED TYPE PRESSURE

RESIDENTIAL FIRE FLOW: RESIDENTIAL DEVELOPMENT ONLY 1818?
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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

 $\underline{\text{NET ACREAGE NOTE:}}$ THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

OPEN SPACE LOTS:
LOTS 901 AND 902 BLOCK 12, LOT 903 BLOCK 14, AND LOT 904 BLOCK 13 OF C.B. 4661 ARE DESIGNATED AS OPEN SPACE, WATER, ELECTRIC, GAS,

33.99 S35° 45' 15"E ¯ 50 WIDE DRAINAGE OFF LOT EASEMENT (0.06 AC) **UTILITY & STREET EXTENSION** INCORPORATION INTO PLATTED PRIVATE STREET N18° 42' 51"W OFF LOT VARIABLE WIDTH DRAINAGE 202.59' UTILITY & STREET EXTENSION MATCHLINE "C" SEE (SHEET 3)

MATCHLINE "C"

SEE (SHEET 3)

PLAT NO: 22-11800060

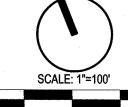
REPLAT AND SUBDIVISION PLAT ESTABLISHING PECAN SPRINGS UNIT 3B, PUD

EASEMENT, A 1.44 ACRE OFF-LOT VARIABLE WIDTH DRAINAGE, UTILITY AND STREET EXPANSION EASEMENT, AND A 0.19 ACRE OFF-LOT TURNAROUND, DRAINAGE AND UTILITY EASEMENT, LOCATED IN THE JUAN CASSILLAS SURVEY NO. 411 ABSTRACT 156, COUNTY BLOCK 4672, THE A.S. KINCHOLOE SURVEY NO. 410, ABSTRACT 410, COUNTY BLOCK 4664, AND HE FRANCISCO RODRIGUEZ SURVEY NO. 419, ABSTRACT 629, COUNTY BLOCK 4673, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 229.78 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20190094492 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 29,417 ICRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 20220209371 OF THE OFFICIAL PUBLIC RECORDS O BEXAR COUNTY, TEXAS, AND ALL OF LOT 3, BLOCK 7, COUNTY BLOCK 4661 OF THE PECAN SPRINGS UNIT 1, P.U.D. IBDIVISION OF RECORD IN DOCUMENT NO. 20200281760 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
ØFFICE: 830,249,0609
TEXAS REGISTERED ENGINEERING FIRM F-004512 & SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS



100'

REBECCA SONDERGAARD

Notary Public, State of Texas

Comm. Expires 06-22-2025

Notary ID 133169989

REBECCA SONDERGAARD

ENotary Public, State of Texas

SECRETARY

Comm. Expires 06-22-2025

Notary ID 133169989

150'

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.



PECAN SPRINGS DEVELOPMENT COMPANY, LLC. 325 E. SONTERRA, #210 SAN ANTONIO TX 78258 210-493-1444

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO UNDERSIGNED TO ME 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 4 DAY OF NOVEMBEY A.D. 2022



STATE OF TEXAS

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

TOM DREISS TOUTANT RANCH, LTD. 325 E. SONTERRA, #210 SAN ANTONIO, TX 78258

STATE OF TEXAS

210-493-1444

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM DREISS, KNOWN TO ME TO BE THE PERSONS 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

THIS PLAT OF PECAN SPRINGS UNIT 3B, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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

ED THISDAY OFA.D. 20				
	BY:			
	CHAIRMAN			
	RY·			

CERTIFICATE OF APPROVAL:

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

DATED THIS	DAY OF	A.D. 20
,		
COUNTY JUDGE, BE	EXAR COUNTY, TEXAS	

COUNTY CLERK, BEXAR COUNTY, TEXAS

