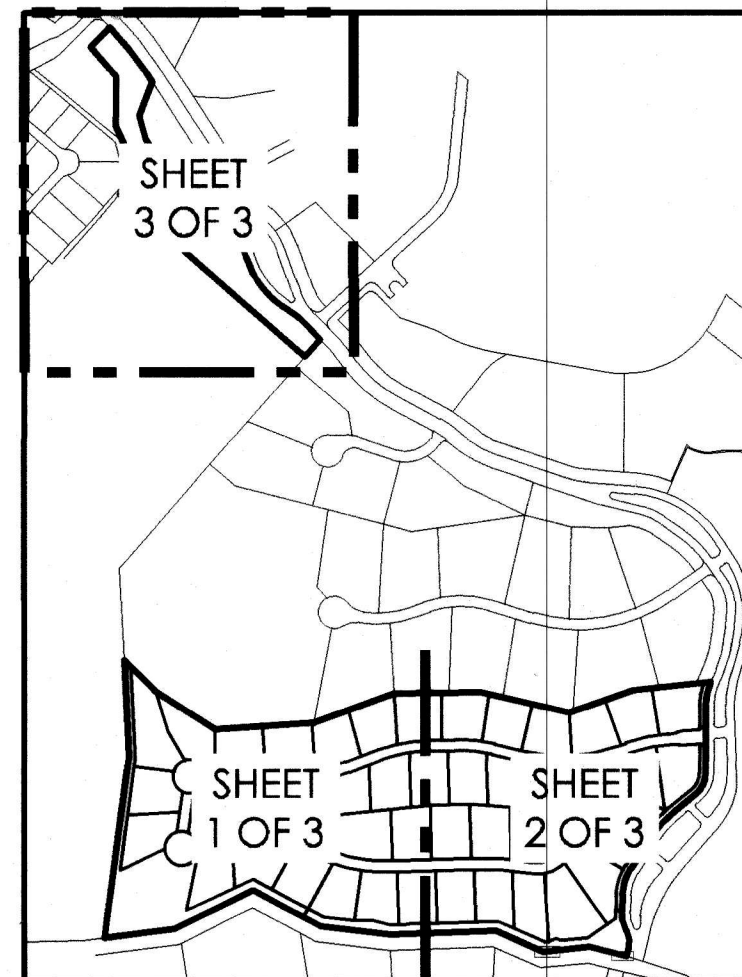


LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1" = 600'

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

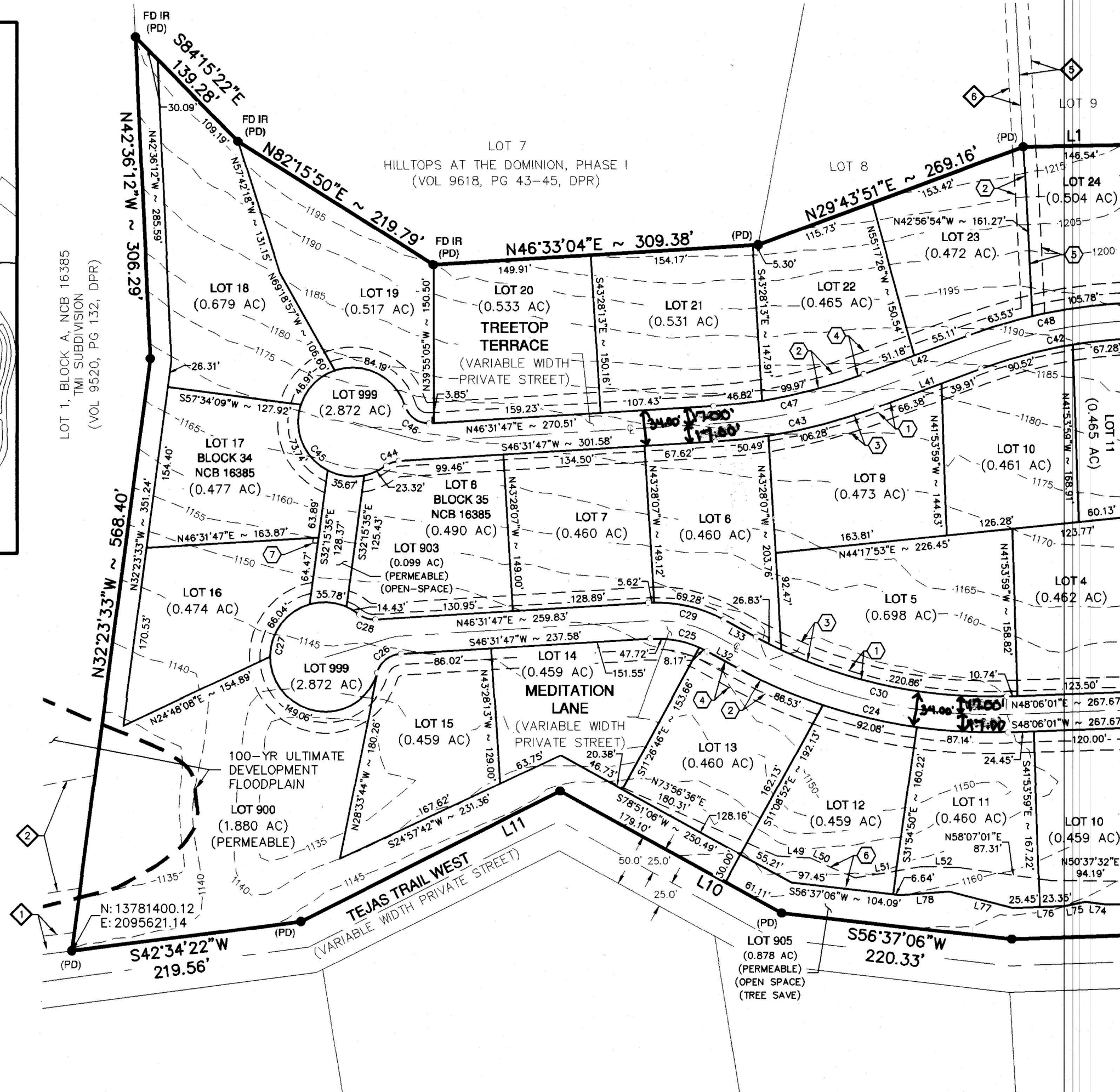
LEGEND

AC	ACRE(S)	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS	(PUD)	PLANNED UNIT DEVELOPMENT
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT	SET 1/2" IRON ROD (PD)-ROW	
-1140-	EXISTING CONTOURS		
-	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
-	CENTERLINE		

NOTE: SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

- | | | | |
|---|---|----|---|
| 1 | 5' WATER EASEMENT | 1 | 14' ELECTRIC EASEMENT (VOL 9520, PGS 132-134, DPR) |
| 2 | 10' WATER EASEMENT | 2 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9520, PGS 132-134, DPR) |
| 3 | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 3 | 8' WATER, ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOL 9589, PG 55, DPR) |
| 4 | 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 4 | 150' SANITARY CONTROL EASEMENT (VOL 9631, PG 1016, OPR) |
| 5 | 12' SANITARY SEWER EASEMENT | 5 | WASTEWATER EASEMENT (VOL 17188, PG 426, OPR) |
| 6 | VARIABLE WIDTH DRAINAGE EASEMENT (0.541 OF AN ACRE) | 6 | WATER EASEMENT (VOL 14926, PG 940, OPR) |
| 7 | 5'X5' ELECTRIC EASEMENT | 7 | 8' WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9580, PG 222, DPR) |
| 8 | VARIABLE WIDTH WATER EASEMENT | 8 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9581, PG 1, DPR) |
| | | 9 | 14' GETCTV EASEMENT (VOL 9683, PG 113, DPR) |
| | | 10 | 10' GETCTV EASEMENT (VOL 13783, PG 1265, OPR) |
| | | 11 | 30'X5' GETCTV EASEMENT (VOL 13783, PG 1265, OPR) |
| | | 12 | 28' GETCTV EASEMENT (VOL 13783, PG 1265, OPR) |
| | | 13 | 28' GETCTV EASEMENT (VOL 9683, PG 113, DPR) |
| | | 14 | 14' AERIAL AND UNDERGROUND TELEPHONE EASEMENT (VOL 15205, PG 1618, OPR) |
| | | 15 | VARIABLE WIDTH GETCTV EASEMENT (VOL 13783, PG 1265, OPR) |



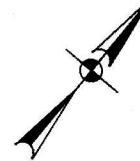
MATCHLINE - SEE SHEET 2 OF 3

PLAT NO. 21-11800356

SUBDIVISION PLAT OF HOWELL AT THE DOMINION, PHASE I (PUD)

A TOTAL OF 27.834 ACRES, ESTABLISHING LOTS 1-30, LOTS 901-905, AND 999, BLOCK 34, LOTS 1-14, AND 901, BLOCK 35, LOT 1, BLOCK 38, NCB 16385, BEING A 27.834 ACRE TRACT OF LAND OUT OF A 145.4 ACRE TRACT OF LAND CONVEYED TO INTO-DOMINION PARTNERSHIP DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1546-1552, AND BEING ALL OF THAT 3.339 ACRE TRACT OF LAND (TRACT 4) IN DEED TO THE PANHANDLE AT BRENTHURST, LLC RECORDED IN VOLUME 13516, PAGES 257-282, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NUMBER 323, ABSTRACT 284, NEW CITY BLOCK 34758, THE AUGUST LIEBE SURVEY NUMBER 6, ABSTRACT 1219, NEW CITY BLOCK 34759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: June 12, 2023

STATE OF TEXAS
COUNTY OF BEXAR

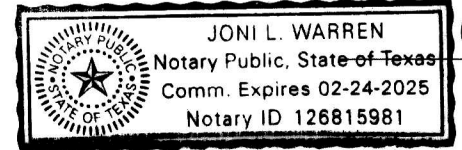
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Rajeev Puri
OWNER/DEVELOPER: RAJEEV PURI

DOMINION HOWELL WEST, LLC
8002 CAMP BULLIS RD
SAN ANTONIO, TEXAS 78257

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI, 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 22nd DAY OF JUNE, A.D. 2023.



Joni L. Warren
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HOWELL AT THE DOMINION, PHASE I (PUD) 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.

Thomas Matthew Carter
LICENSSED 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.

David A. Sanova
REGISTERED PROFESSIONAL LAND SURVEYOR

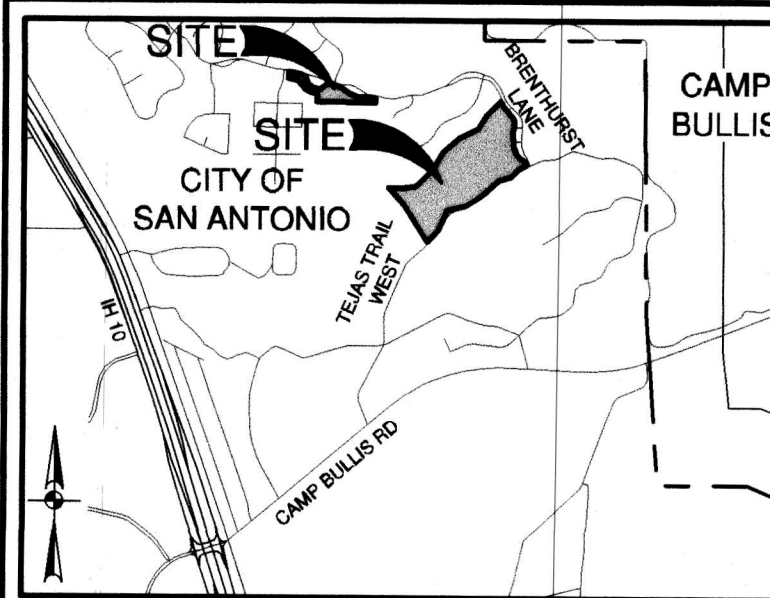


SHEET 1 OF 3

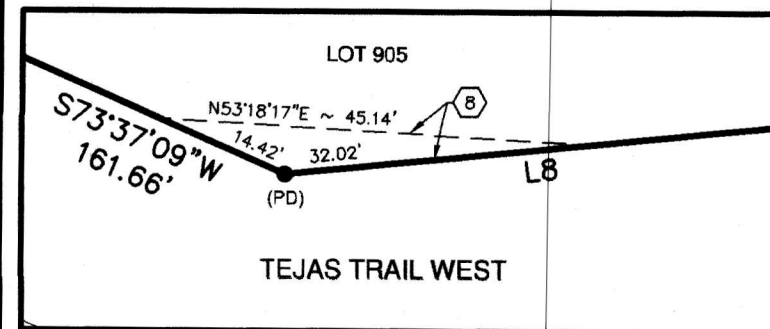
HOWELL AT THE DOMINION, PHASE I (PUD)

Civil Job No. 7735-00

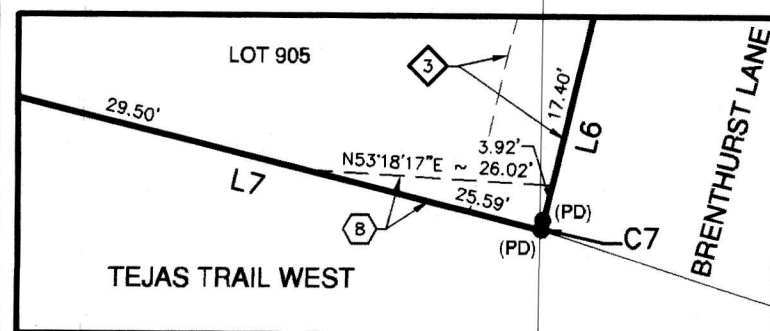
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LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
SCALE: 1"= 20'



DETAIL "B"
SCALE: 1"= 20'

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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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.
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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.

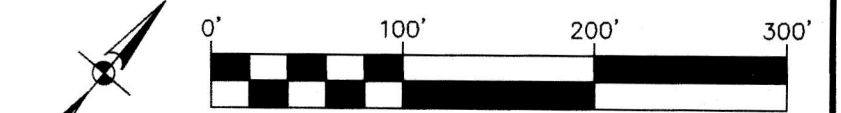
NOTE: SEE SHEET 3 OF 3 FOR
CURVE AND LINETABLE

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NO. 21-11800356
SUBDIVISION PLAT
OF
HOWELL AT THE DOMINION,
PHASE I (PUD)

A TOTAL OF 27.834 ACRES, ESTABLISHING LOTS 1-30, LOTS 901-905, AND 999, BLOCK 34, LOTS 1-14, AND 901, BLOCK 35, LOT 1, BLOCK 58, NCB 16385, BEING A 27.834 ACRE TRACT OF LAND OUT OF A 145.4 ACRE TRACT OF LAND CONVEYED TO INTO-COMMUNITY PARTNERSHIP DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1546-1552, AND BEING ALL OF THAT 3.339 ACRE TRACT OF LAND (TRACT 4) IN DEED TO THE PANHANDLE AT BRENTHURST, LLC RECORDED IN VOLUME 13516, PAGES 257-282, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NUMBER 6, ABSTRACT 284, NEW CITY BLOCK 34758, THE AUGUST LIEBE SURVEY NUMBER 6, ABSTRACT 1219, NEW CITY BLOCK 34759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPF FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10528890

DATE OF PREPARATION: June 12, 2023

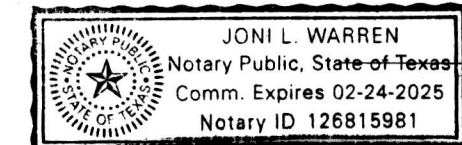
STATE OF TEXAS
COUNTY OF BEXAR

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.

San Ram
OWNER/DEVELOPER: RAJEEV PURI
DOMINION HOWELL WEST, LLC
8002 CAMP BULLIS RD
SAN ANTONIO, TEXAS 78257

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI, 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 22ND DAY OF JUNE, A.D. 2023.



Joni L. Warren
JONI L. WARREN
Notary Public, State of Texas
Comm. Expires 02-24-2025
Notary ID 126815981

THIS PLAT OF HOWELL AT THE DOMINION, PHASE I (PUD) 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

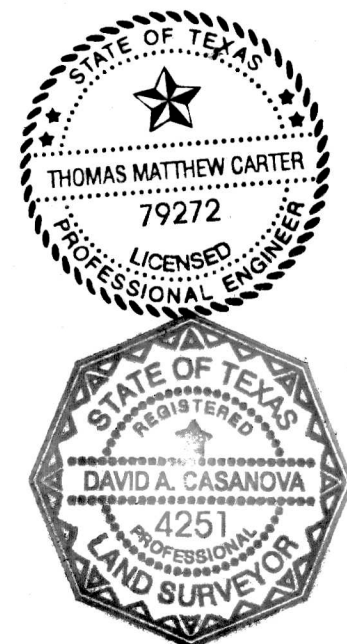
STATE OF TEXAS
COUNTY OF BEXAR

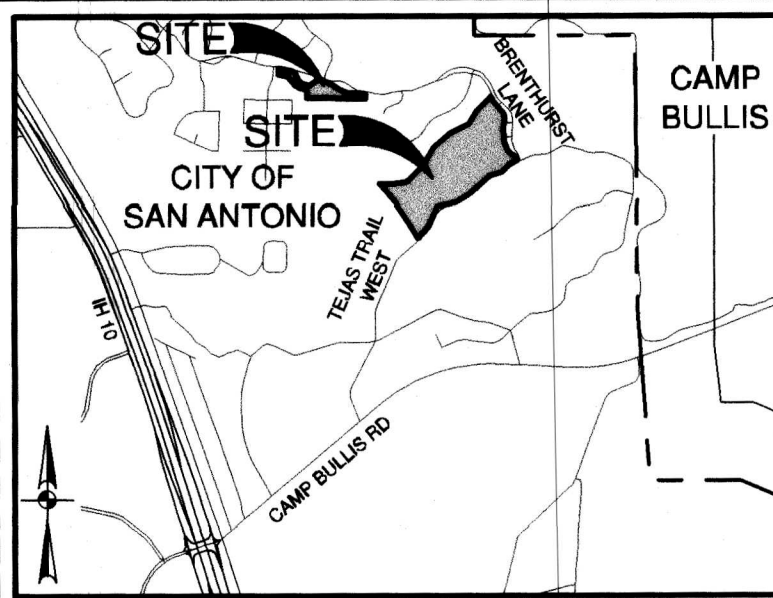
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO SCALE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	164.00'	23°14'44"	S28°26'26"E	66.08'	66.54'
C2	86.00'	50°58'19"	S14°34'39"E	74.01'	76.51'
C3	314.00'	17°45'40"	S02°01'41"W	96.95'	97.34'
C4	164.00'	30°08'11"	S21°55'15"E	85.27'	86.26'
C5	134.00'	28°51'57"	S51°25'19"E	66.80'	67.51'
C6	86.00'	39°24'34"	S46°09'00"E	57.99'	59.15'
C7	18.00'	2°53'39"	S24°59'54"E	0.91'	0.91'
C8	978.00'	10°28'56"	S78°23'02"E	178.67'	178.92'
C9	400.03'	16°10'58"	S65°03'03"E	112.61'	112.99'
C10	287.00'	43°03'59"	S78°29'31"E	210.68'	215.72'
C11	197.69'	16°30'37"	N88°13'50"W	56.77'	56.96'
C12	184.00'	21°50'54"	S29°08'21"E	69.74'	70.16'
C13	66.00'	50°58'19"	S14°34'39"E	56.80'	58.72'
C14	25.00'	95°50'37"	N87°59'50"W	37.11'	41.82'
C15	100.00'	12°17'10"	S50°13'27"W	21.40'	21.44'
C16	100.00'	8°13'26"	S52°15'19"W	14.34'	14.35'
C17	466.00'	17°45'30"	S39°15'51"W	143.85'	144.43'
C18	534.00'	3°51'16"	S32°18'44"W	35.92'	35.92'
C19	25.00'	76°21'26"	S03°56'21"E	30.91'	33.32'
C20	134.00'	23°58'08"	S30°08'00"E	55.65'	56.06'
C21	434.00'	11°43'50"	S12°17'01"E	88.70'	88.86'
C22	117.00'	67°10'34"	S27°10'11"W	129.45'	137.18'
C23	800.00'	12°39'27"	S54°25'44"W	176.37'	176.73'
C24	500.00'	30°27'13"	S63°19'38"W	262.64'	265.76'
C25	100.00'	32°01'27"	S62°32'31"W	55.17'	55.89'
C26	25.00'	69°56'57"	S11°33'49"W	28.65'	30.51'
C27	52.00'	29°22'01"	N57°14'09"W	57.90'	265.31'
C28	22.25'	42°24'04"	N67°43'50"E	16.09'	16.47'
C29	134.00'	32°01'27"	N62°32'31"E	73.93'	74.90'
C30	466.00'	30°27'13"	N63°19'38"E	244.78'	247.69'
C31	834.00'	12°39'27"	N54°25'44"E	183.87'	184.24'
C32	83.00'	37°21'00"	N42°04'58"E	53.15'	54.11'
C33	7.25'	55°22'58"	N04°17'01"W	6.74'	7.01'
C34	72.25'	20°20'23"	N03°45'06"E	25.51'	25.65'
C35	389.25'	6°08'04"	N09°29'08"W	41.66'	41.67'
C36	7.25'	47°05'01"	N09°01'16"E	5.79'	5.96'
C37	400.00'	3°37'41"	N16°20'05"W	25.32'	25.33'
C38	100.00'	23°58'08"	N30°08'00"W	41.53'	41.83'
C39	25.00'	94°54'38"	N89°34'23"W	36.84'	41.41'
C40	534.00'	20°16'07"	S53°06'21"W	187.92'	188.90'
C41	466.00'	14°07'44"	S56°10'33"W	114.62'	114.91'
C42	466.00'	19°24'07"	S39°24'38"W	157.05'	157.80'
C43	534.00'	16°49'13"	S38°07'11"W	156.20'	156.77'
C44	22.25'	33°45'32"	S29°39'02"W	12.92'	13.11'
C45	52.00'	29°42'20"	N21°52'34"W	59.13'	263.84'
C46	22.25'	76°56'49"	N85°00'12"E	27.69'	29.88'
C47	500.00'	16°49'13"	N38°07'11"E	146.26'	146.78'
C48	500.00'	19°24'07"	S39°24'38"W	168.51'	169.31'
C49	500.00'	14°07'44"	N56°10'33"E	122.98'	123.30'
C50	500.00'	32°51'19"	N46°48'45"E	282.80'	286.72'

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.

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", "SEWAGE 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 HEREIN. 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 ELEVATION

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN), THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

TREE SAVE:

LOT 905 BLOCK 34, NCB 16385, (0.878 AC.) IS DESIGNATED AS TREE SAVE AREA.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N49°07'58"E	269.71'
L2	S16°49'04"E	6.61'
L3	S10°54'31"W	91.99'
L4	S06°51'09"E	119.71'
L5	S36°59'20"E	50.00'
L6	S26°26'43"E	21.31'
L7	S63°59'16"W	55.06'
L8	S44°18'31"W	146.78'
L9	S48°06'15"W	328.85'
L10	S78°51'06"W	240.21'
L11	S23°24'22"W	275.81'
L12	N05°07'38"E	85.61'
L13	S19°57'02"E	112.90'
L14	S54°38'02"E	76.66'
L15	S73°07'13"E	94.50'
L16	N53°42'37"E	143.42'
L17	S73°08'34"E	63.78'
L18	S56°57'32"E	134.22'
L19	S83°31'39"E	73.89'
L20	S01°12'43"W	71.51'
L21	N01°47'02"E	99.22'
L22	N75°45'15"W	69.42'
L23	N63°50'35"W	91.98'
L24	N40°12'03"W	157.28'
L25	N80°31'49"W	122.91'
L26	S40°03'48"E	89.31'
L27	S44°04'52"W	34.95'
L28	S30°23'06"W	30.68'
L29	S42°07'04"E	35.29'
L30	S18°08'56"E	56.05'
L31	S06°25'06"E	65.37'
L32	S78°33'14"W	34.74'
L33	N78°33'14"E	34.74'
L34	N31°58'29"W	10.46'
L35	N06°25'06"W	65.37'
L36	N32°33'46"E	11.83'
L37	N18°08'56"W	56.05'
L38	N42°07'04"W	21.57'
L39	S63°14'25"W	101.72'
L40	S49°06'41"W	78.04'
L41	S29°42'34"W	106.29'
L42	N29°42'34"E	106.29'
L43	N49°06'41"E	78.04'
L44	N63°14'25"E	101.72'
L45	N30°23'06"E	30.68'

LINE TABLE		
LINE #	BEARING	LENGTH
L46	N44°04'52"E	43.41'
L47	S06°51'09"E	119.71'
L48	S36°59'20"E	50.00'
L49	N53°13'50"E	31.90'
L50	N74°23'38"E	46.49'
L51	N40°19'19"E	64.30'
L52	N51°33'46"E	36.01'
L53	N36°52'05"E	53.62'
L54	N57°12'39"E	45.36'
L55	N50°01'17"E	32.79'
L56	N22°20'24"E	20.88'
L57	N43°03'55"E	12.18'
L58	N68°38'09"E	91.85'
L59	N76°39'41"E	48.27'
L60	N52°54'13"E	33.42'
L61	N61°24'15"E	50.83'
L62	N50°22'57"E	61.66'
L63	N31°26'17"E	12.25'
L64	N12°29'55"E	58.20'
L65	N00°37'35"W	22.46'
L66	N05°50'00"E	43.36'
L67	S53°00'40"W	20.00'
L68	S73°08'34"E	36.50'
L69	S44°18'31"W	84.11'
L70	S64°32'33"W	64.02'
L71	S66°20'38"W	17.12'
L72	S28°47'42"W	24.02'
L73	S44°18'31"W	13.20'
L74	S57°31'12"W	20.50'
L75	S38°40'50"W	20.48'
L76	S48°06'15"W	48.81'
L77	S64°27'22"W	62.74'
L78	S46°04'14"W	46.74'

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.

GREY FOREST UTILITY:

THE CITY OF GREY FOREST, BY AND THROUGH ITS GAS UTILITY SYSTEM, GREY FOREST UTILITIES IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. GREY FOREST UTILITIES SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH GREY FOREST UTILITIES.

RESIDENTIAL FINISHED FLOOR

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1400 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

OPEN SPACE:

LOT 900-904, BLOCK 34, CB OR NCB 16385, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 34, CB OR NCB 16385, 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.

LEGAL INSTRUMENT:

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.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802950115F, DATED 9/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900-905, & 999, BLOCK 34, CB OR NCB 16385, 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.

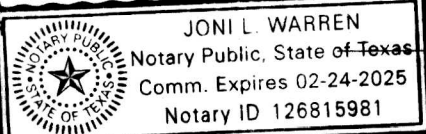
DRAINAGE EASEMENT ENCROACHMENTS:

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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	500.00'	15°45'29"	N38°15'51"E	137.08'	137.52'
C52	100.00'	15°59'59"	N38°08'35"E	27.83'	27.93'
C53	100.00'	13°56'16"	N37°06'44"E	24.27'	24.33'
C54	25.00'	84°09'23"	N02°00'10"E	33.51'	36.72'
C55	334.00'	17°45'40"	S02°01'41"W	103.12'	103.54'
C56	184.00'	30°08'11"	S21°55'15"E	95.67'	96.78'
C57	154.00'	9°54'11"	S41°56'28"E	26.58'	26.62'

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TR-APP-APP21-388(1378)) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

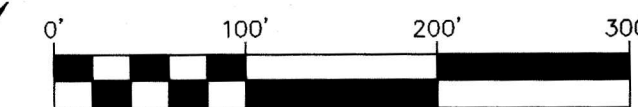


PLAT NO. 21-11800356

SUBDIVISION PLAT OF HOWELL AT THE DOMINION, PHASE I (PUD)

A TOTAL OF 27.834 ACRES, ESTABLISHING LOTS 130, LOTS 901-905, AND 999, BLOCK 34, LOTS 1-14, AND 901, BLOCK 35, LOT 1, BLOCK 58, NCB 16385, BEING A 27.834 ACRE TRACT OF LAND OUT OF A 145.4 ACRE TRACT OF LAND CONVEYED TO INTO-DOMINION PARTNERSHIP DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1546-1552, AND BEING ALL OF THAT 3.339 ACRE TRACT OF LAND (TRACT 4) IN DEED TO THE PANHANDLE AT BRENTHURST, LLC RECORDED IN VOLUME 13516, PAGES 257-282, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NUMBER 323, ABSTRACT 284, NEW CITY BLOCK 34758, THE AUGUST LEBBE SURVEY NUMBER 6, ABSTRACT 1219, NEW CITY BLOCK 34759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDE FIRM REGISTRATION #470 | TDE FIRM REGISTRATION #10028900

DATE OF PREPARATION: June 12, 2023

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.

Rajeev Puri
OWNER/DEVELOPER: RAJEEV PURI
DOMINION HOWELL WEST, LLC
8002 CAMP BULLIS RD
SAN ANTONIO, TEXAS 78257

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI, 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 22nd DAY OF JUNE, A.D. 2023.

