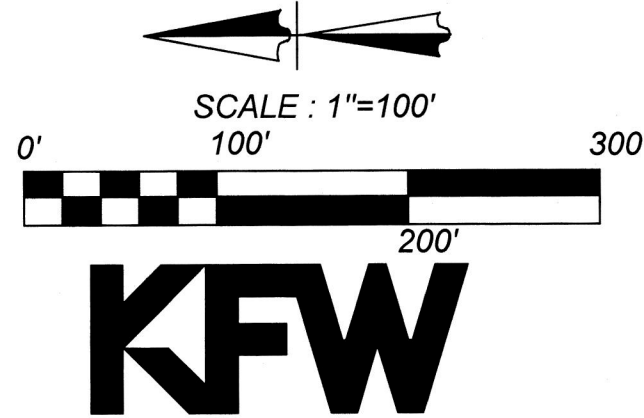


REPLAT AND SUBDIVISION PLAT OF

S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF 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 UTILITY, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ADAM MINNICK  
MHC02 FLORES VALLEY, LLC  
C/O STONETOWN DV INVESTORS, LLC  
720 S. COLORADO BLVD. SUITE 115N  
GLENDALE, COLORADO 80246

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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 20 DAY OF July A.D. 2023

NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

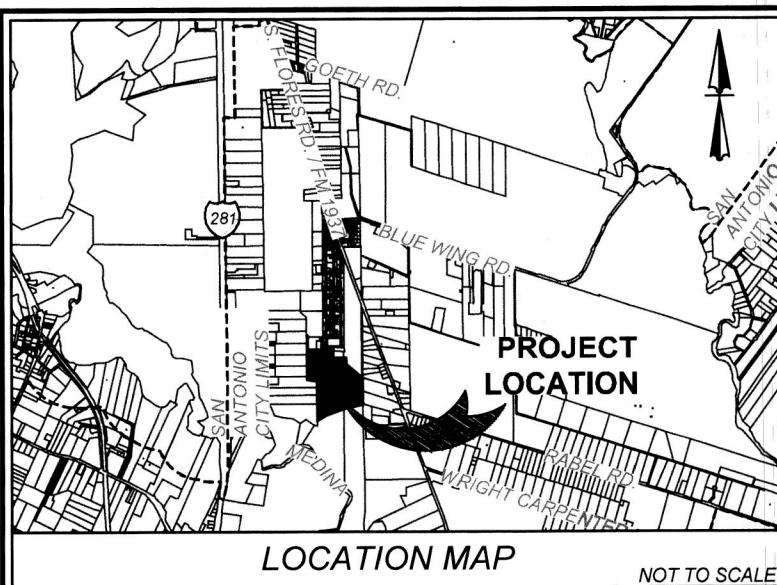
COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTI PAGE PLAT

NOTE:  
FIRE PROTECTION ON THESE COMMERCIAL LOTS WILL BE REVIEWED DURING PERMITTING WITH FIRE MARSHAL.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	623.93'	3347.98'	10°40'40"	623.03'
C2	39.27'	25.00'	90°00'00"	35.36'
C3	13.54'	15.00'	51°42'24"	13.08'
C4	172.16'	51.00'	193°24'47"	101.30'
C5	13.54'	15.00'	51°42'24"	13.08'
C6	39.27'	25.00'	90°05'24"	35.38'
C7	13.53'	15.00'	51°41'24"	13.08'
C8	172.17'	51.00'	193°25'17"	101.30'
C9	13.54'	15.00'	51°42'22"	13.08'
C10	13.54'	15.00'	51°42'24"	13.08'
C11	172.00'	51.00'	193°14'00"	101.32'
C12	13.49'	15.00'	51°31'36"	13.04'
C13	13.52'	15.00'	51°39'21"	13.07'
C14	172.25'	51.00'	193°30'34"	101.29'
C15	13.56'	15.00'	51°47'20"	13.10'
C16	13.04'	15.00'	29°53'12"	12.89'
C17	39.27'	25.00'	90°00'00"	35.36'
C18	39.27'	25.00'	90°00'00"	35.36'
C19	39.24'	25.00'	89°56'07"	35.34'
C20	39.30'	25.00'	90°03'53"	35.38'
C21	39.23'	25.00'	89°54'36"	35.33'
C22	39.28'	25.00'	90°01'31"	35.36'
C23	39.27'	25.00'	90°00'00"	35.36'
C24	39.30'	25.00'	90°03'53"	35.38'
C25	41.33'	21.00'	11°03'55"	41.26'
C26	116.42'	186.00'	35°51'48"	114.53'
C27	36.43'	198.00'	10°32'33"	36.38'
C28	39.09'	25.00'	89°35'52"	35.23'
C29	564.35'	3449.00'	9°22'31"	563.72'
C30	42.41'	27.00'	90°00'00"	38.18'
C31	42.41'	27.00'	90°00'00"	38.18'
C32	14.05'	15.00'	53°41'00"	13.55'
C33	192.96'	51.00'	216°46'58"	96.79'
C34	14.05'	15.00'	53°41'00"	13.55'
C35	13.09'	15.00'	49°59'47"	12.68'

Curve Table				
Curve #	Length	Radius	Delta	Chord
C36	151.83'	51.00'	170°34'36"	101.66'
C37	13.09'	15.00'	49°59'47"	12.68'
C38	30.84'	25.00'	70°40'56"	28.92'
C39	377.47'	216.00'	100°07'39"	331.24'
C40	28.04'	25.00'	64°15'51"	26.59'
C41	84.28'	184.00'	26°14'37"	83.54'
C42	80.18'	216.00'	21°16'06"	79.72'
C43	116.42'	186.00'	35°51'48"	114.53'
C44	41.57'	25.00'	95°16'16"	36.94'
C45	36.97'	25.00'	84°43'44"	33.69'
C46	136.45'	218.00'	35°51'48"	134.24'
C47	44.28'	182.00'	13°56'25"	44.17'
C48	41.45'	25.00'	95°00'18"	36.87'
C49	62.38'	466.00'	7°40'12"	62.33'
C50	31.97'	25.00'	73°15'30"	28.83'
C51	169.25'	3969.00'	2°26'36"	169.24'
C52	47.64'	25.00'	109°11'05"	40.75'
C53	297.58'	184.00'	92°39'54"	266.20'
C54	34.85'	25.00'	79°52'21"	32.10'
C55	36.97'	25.00'	84°43'44"	33.69'
C56	41.57'	25.00'	95°16'16"	36.94'
C57	55.79'	434.00'	7°21'58"	55.75'
C58	40.47'	25.00'	92°45'43"	36.20'
C59	36.97'	25.00'	84°43'44"	33.69'
C60	39.44'	25.00'	90°23'34"	35.48'
C61	160.88'	3481.00'	2°38'53"	160.87'
C62	40.25'	25.00'	92°15'19"	36.04'
C63	41.57'	25.00'	95°16'16"	36.94'
C64	36.97'	25.00'	84°43'44"	33.69'
C65	37.70'	25.00'	86°24'10"	34.23'
C66	161.46'	3481.00'	2°39'27"	161.44'
C67	42.00'	25.00'	96°15'17"	37.23'
C68	41.57'	25.00'	95°16'16"	36.94'
C69	35.95'	25.00'	82°23'44"	32.93'
C70	83.14'	3481.00'	1°22'06"	83.14'

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 20 DAY OF July A.D. 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 11/16/25 Colorado

SAWS IMPACT FEE NOTE:

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

SAWS DEDICATION NOTE:

OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

SAWS FIRE FLOW NOTE:

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 OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE/LOT 901 BLOCK 31, LOT 902 BLOCK 31, LOT 903 BLOCK 31, LOT 904 BLOCK 31, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

CITY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

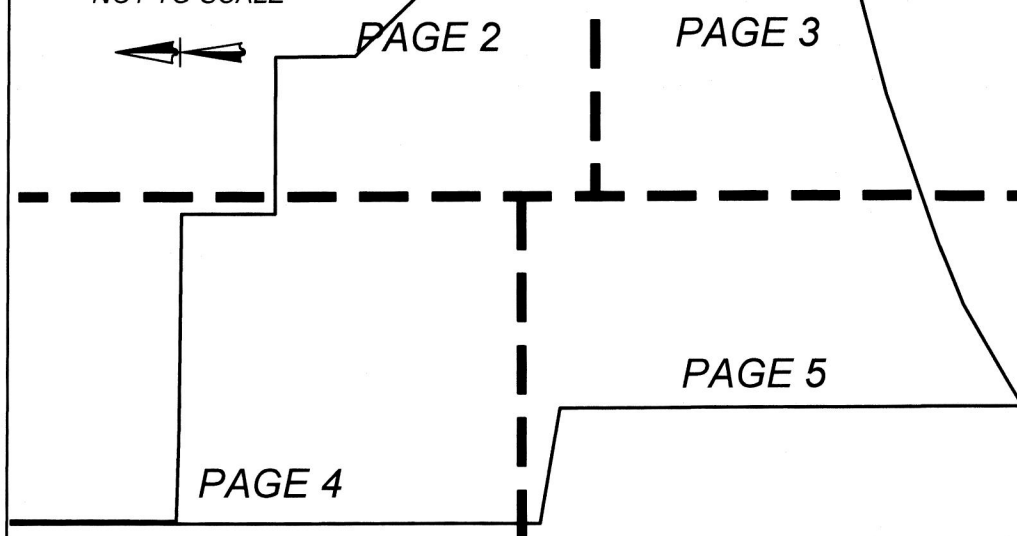
OPEN SPACE NOTE:

LOTS 902 BLOCK 31 IS DESIGNATED AS PRIVATE DRAINAGE EASEMENT. LOT 901 BLOCK 31 IS DESIGNATED AS A LANDSCAPE, OPEN SPACE, & ELECTRIC EASEMENT. LOTS 903 & 904 BLOCK 31 ARE DESIGNATED FOR LANDSCAPE & OPEN SPACE AREAS.

Parcel Line Table				
Line #	Length	Direction	Delta	Chord
L1	7.70'	N89° 51' 58"E		
L2	10.56'	S00° 00' 50"E		
L3	17.22'	S26° 32' 13"W		
L4	39.33'	N89° 59' 46"E		
L5	25.98'	N26° 33' 36"W		
L6	2.74'	N00° 04' 50"E		
L7	104.92'	N89° 59' 14"E		
L8	41.00'	N89° 41' 32"E		
L9	80.78'	S89° 59' 10"W		
L10	46.00'	S35° 23' 05"W		
L11	32.00'	S78° 58' 45"W		
L12	81.34'	N11° 01' 15"W		
L13	78.47'	S19° 47' 47"E		
L14	32.00'	S70° 12' 13"W		
L15	78.47'	N19° 47' 47"W		
L16	86.52'	N35° 23' 05"E		
L17	45.36'	S35° 23' 05"W		
L18	46.00'	N35° 23' 05"E		
L19	69.71'	S00° 28' 43"E		
L20	50.74'	S11° 01' 15"E		
L21	93.91'	N70° 12' 13"E		
L22	118.69'	S32° 34' 20"W		
L23	82.43'	S89° 59' 10"W		
L24	84.02'	S00° 06' 14"E		
L25	106.05'	N89° 54' 19"E		
L26	90.02'	S89° 54' 19"W		
L27	114.02'	S00° 04' 43"E		
L28	60.32'	S89° 55' 17"W		
L29	7.23'	N80° 32' 09"W		

Parcel Line Table				
Line #	Length	Direction	Delta	Chord
L30	100.14'	N00° 04' 43"W		
L31	119.18'	N00° 00' 55"W		
L32	101.75'	N89° 55' 17"E		
L33	33.30'	S11° 01' 15"E		
L34	106.42'	S71° 31' 15"E		
L35	103.19'	N33° 01' 37"W		
L36	102.18'	S89° 37' 12"W		
L37	9.00'	N00° 00' 50"W		
L38	1.25'	S00° 15' 01"E		
L39	25.09'	N88° 48' 51"W		
L40	10.00'	N89° 53' 46"E		
L41	10.00'	N89° 55' 17"E		
L42	96.01'	S82° 51' 20"E		
L43	96.01'	N82° 51' 20"W		
L44	96.00'	S19° 47' 47"W		
L45	7.00'	S70° 12' 13"W		
L46	96.00'	N19° 47' 47"W		
L47	11.55'	N10° 37' 32"E		
L48	87.11'	N19° 23' 55"W		
L49	86.95'	S19° 23' 55"E		
L50	11.54'	S49° 22' 09"E		
L51	18.55'	S70° 35' 10"W		
L52	11.09'	N10° 52' 50"E		
L53	86.55'	N14° 38' 46"W		
L54	86.55'	S14° 38' 46"E		
L55	11.09'	S40° 06' 58"E		
L56	106.00'	S78° 58' 45"W		
L57	106.00'	N78° 58' 45"E		

PAGE INDEX MAP  
NOT TO SCALE



AREA BEING REPLATTED  
NOT TO SCALE

AREA BEING REPLATTED  
THROUGH PUBLIC HEARING

THE 27.15 ACRES (SHADED AREA) BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE BUENA VISTA SUBDIVISION, SECOND FILING, PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED RELATING TO THIS PROPERTY.

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025



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.

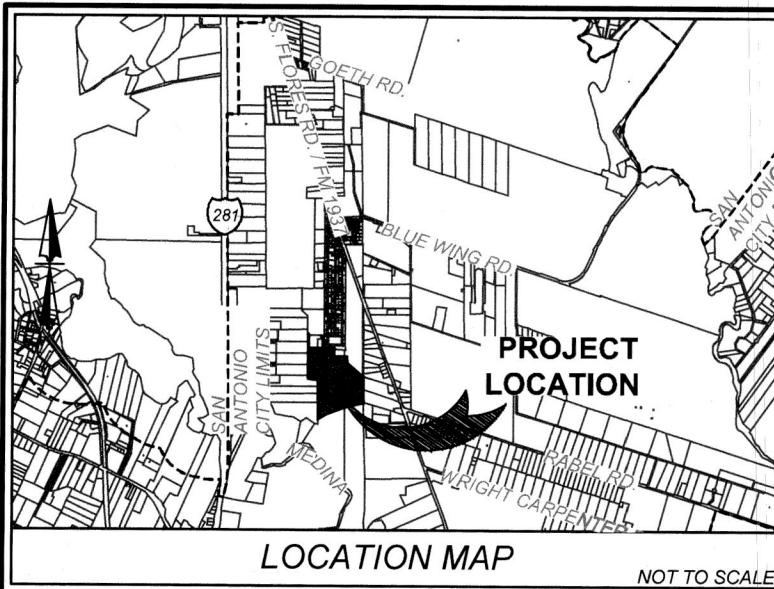
CLAYTON J. LINNEY  
LICENSED PROFESSIONAL ENGINEER NO. 111543  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-9





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

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - R.O.W. = RIGHT-OF-WAY
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - ESMT = EASEMENT
  - C.B. = COUNTY BLOCK
  - CL = CENTER LINE
  - 515 = EXISTING CONTOURS
  - ◇ = EXISTING EASEMENT
  - = PROPOSED EASEMENT

- SURVEYOR NOTES:**
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
  3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
  5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Clayton J. Linney*  
CLAYTON J. LINNEY  
LICENSED PROFESSIONAL ENGINEER NO. 111543  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
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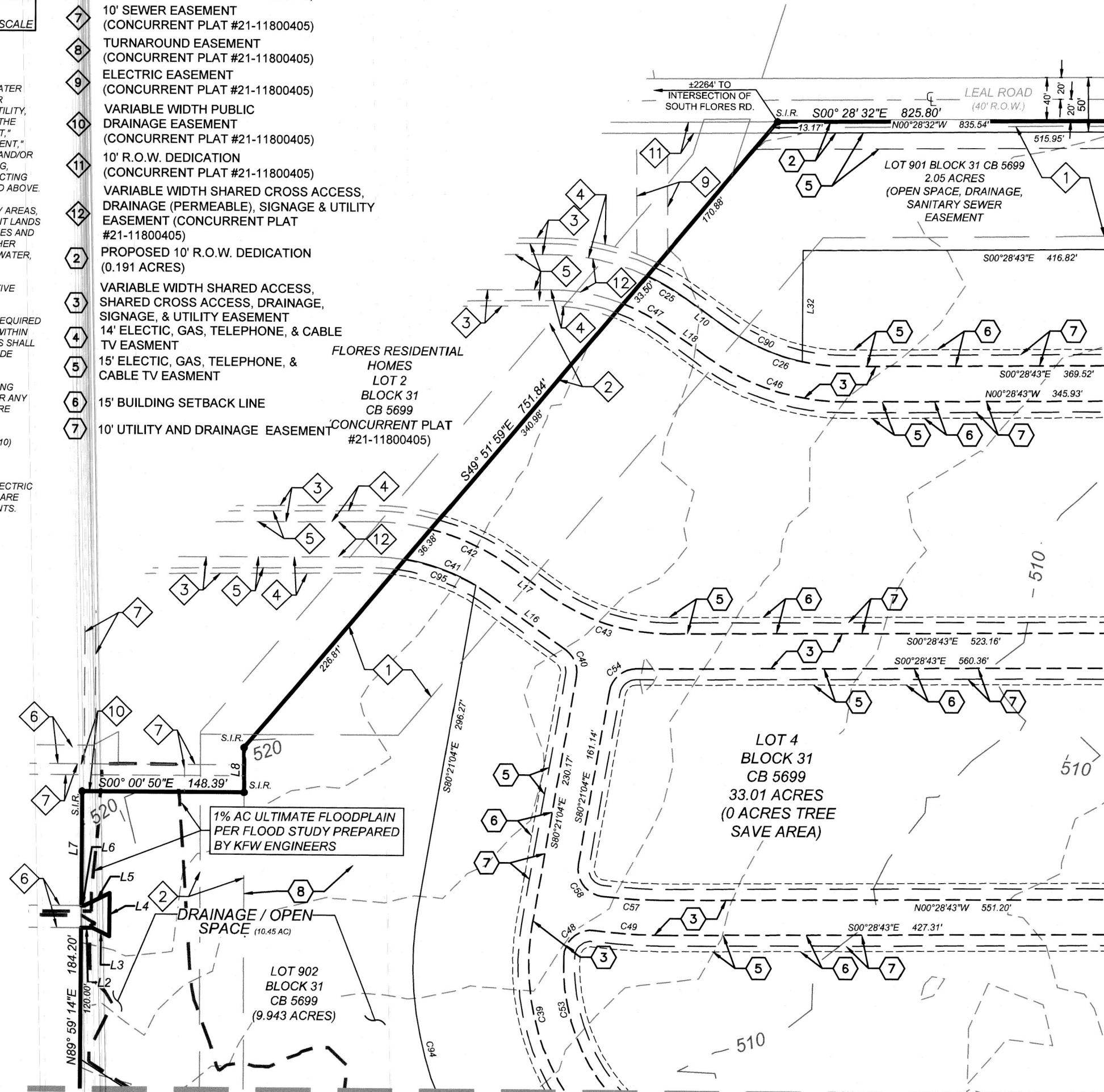
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
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## EASEMENT LEGEND

- 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326 PAGE 2162 O.P.R.)
- 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901 PAGE 114-119 O.P.R.)
- 15' ELECTRIC, GAS, TELEPHONE, CABLE TV, & SHARED CROSS ACCESS EASEMENT. (CONCURRENT PLAT #21-11800405)
- 15' BUILDING SETBACK LINE (CONCURRENT PLAT #21-11800405)
- 10' UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- 10' PRIVATE DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 10' SEWER EASEMENT (CONCURRENT PLAT #21-11800405)
- TURNAROUND EASEMENT (CONCURRENT PLAT #21-11800405)
- ELECTRIC EASEMENT (CONCURRENT PLAT #21-11800405)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 10' R.O.W. DEDICATION (CONCURRENT PLAT #21-11800405)
- VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE & UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- PROPOSED 10' R.O.W. DEDICATION (0.191 ACRES)
- VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & UTILITY EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 15' BUILDING SETBACK LINE
- 10' UTILITY AND DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)



MATCHLINE D SEE PAGE 4 OF 5

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

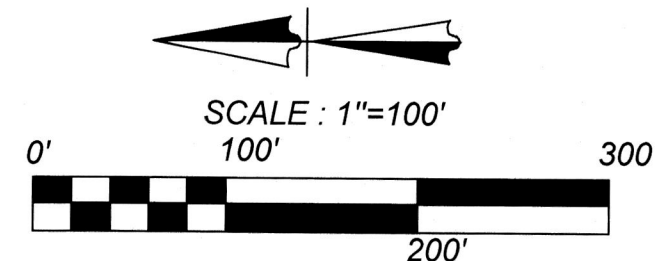
THE 20 DAY OF July 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/16/25

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

REFER TO PAGE 1 FOR  
LINE AND CURVE TABLE



## PLAT NUMBER 21-11800640

REPLAT AND SUBDIVISION PLAT OF

### S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY

**KFW**  
ENGINEERS + SURVEYING

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER: ADAM MINNICK  
MHC02V FLORES VALLEY, LLC  
C/O STONETOWN OV INVESTORS, LLC  
720 S. COLORADO BLVD, SUITE 115-N  
GLENDALE, COLORADO 80246

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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 20 DAY OF July A.D. 2023

NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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

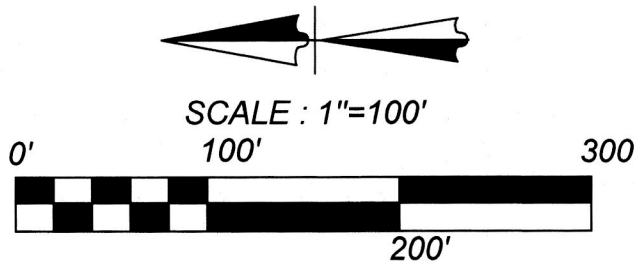
BY: \_\_\_\_\_ SECRETARY

MATCHLINE A SEE PAGE 3 OF 5



**S. FLORES RESIDENTIAL HOMES-PHASE 2**

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STATE OF TEXAS  
COUNTY OF BEXAR  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441

THE OWNER OF LAND BEING REPLATTED HAS EMPLOYED THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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.

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 20 DAY OF JULY, A.D. 2023

NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

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

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COUNTY CLERK, BEXAR COUNTY, TX

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

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

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

**CPS/SAWS/COSA/ UTILITY NOTE:**

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

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

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

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.

STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER: \_\_\_\_\_

OWNER'S DULY AUTHORIZED AGENT

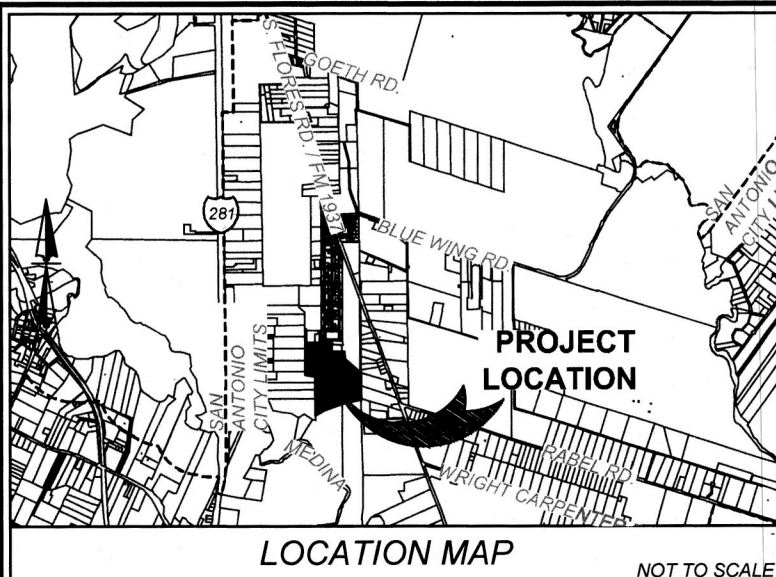
SWORN AND SUBSCRIBED BEFORE ME THIS

THE 20 DAY OF JULY, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 7/16/2025

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025



**EASEMENT LEGEND**

- 1 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326 PAGE 2162 O.P.R.)
- 2 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901 PAGE 114-119 O.P.R.)
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- 6 15' BUILDING SETBACK LINE
- 7 10' UTILITY AND DRAINAGE EASEMENT
- 8 100' PERMANENT SEWER EASEMENT
- 9 10' BUILDING SETBACK LINE
- 10 10' SEWER EASEMENT
- 11 1' VEHICULAR NON ACCESS EASEMENT
- 12 7' DRAINAGE EASEMENT
- 13 16' SANITARY SEWER EASEMENT
- 14 9' DRAINAGE EASEMENT

**SURVEYOR NOTES:**

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

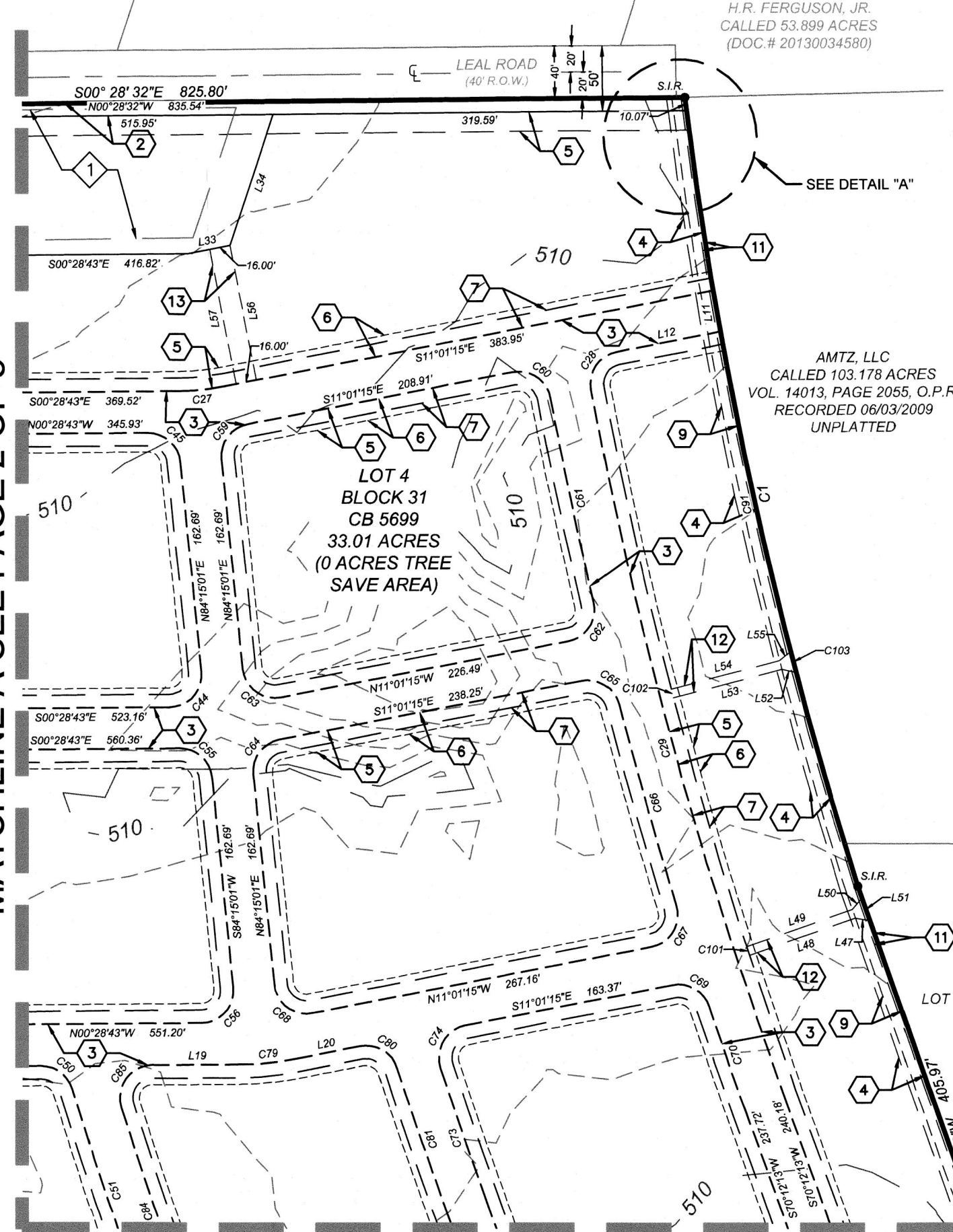
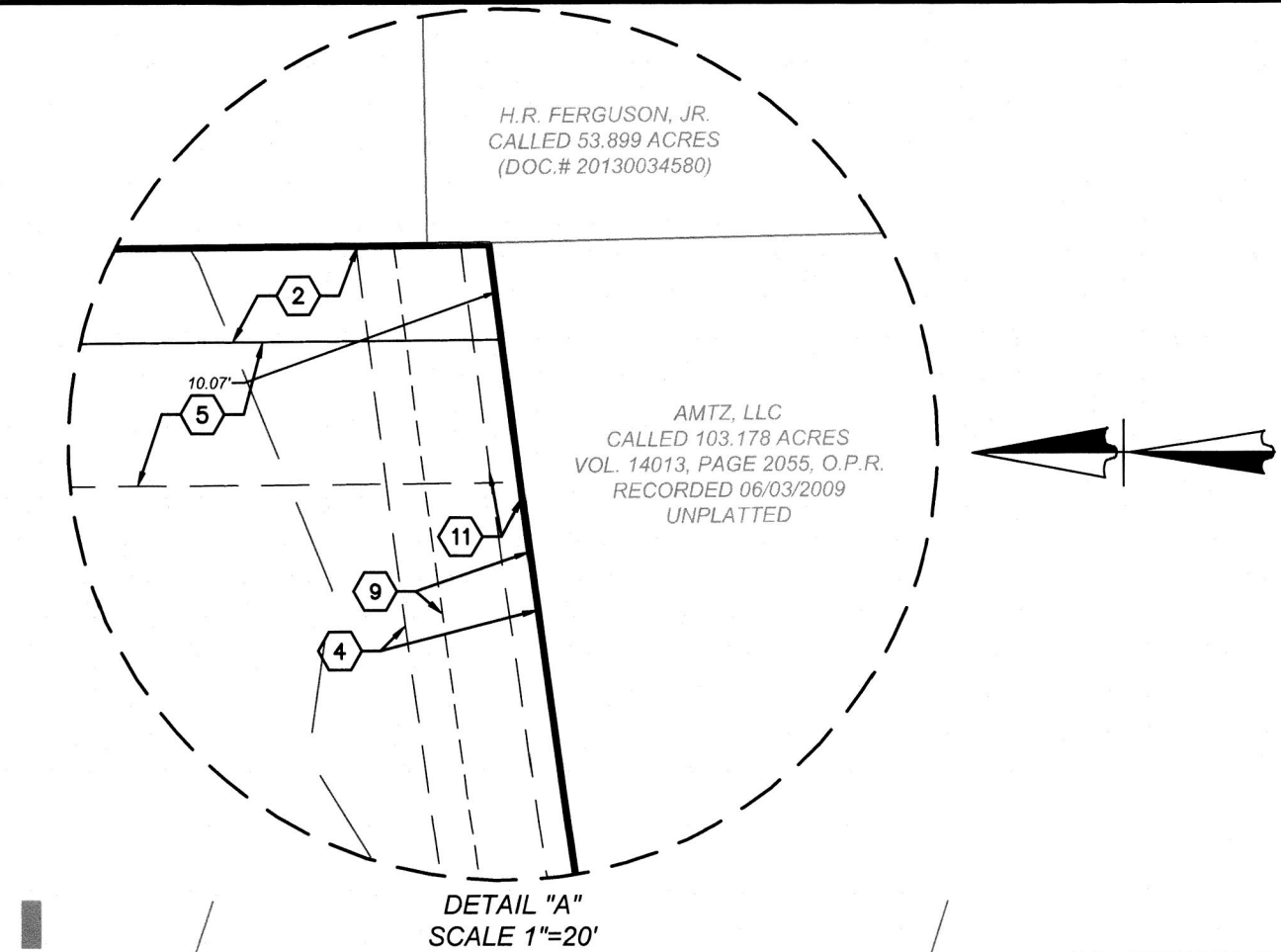
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

CLAYTON J. LINNEY  
LICENSED PROFESSIONAL ENGINEER NO. 111543  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN AQUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- ESMT = EASEMENT
- C.B. = COUNTY BLOCK
- CL = CENTER LINE
- 515 = EXISTING CONTOURS
- ◇ = EXISTING EASEMENT
- = PROPOSED EASEMENT

MATCHLINE B SEE PAGE 5 OF 5

REFER TO PAGE 1 FOR  
LINE AND CURVE TABLE



## S. FLORES RESIDENTIAL HOMES-PHASE 2

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NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

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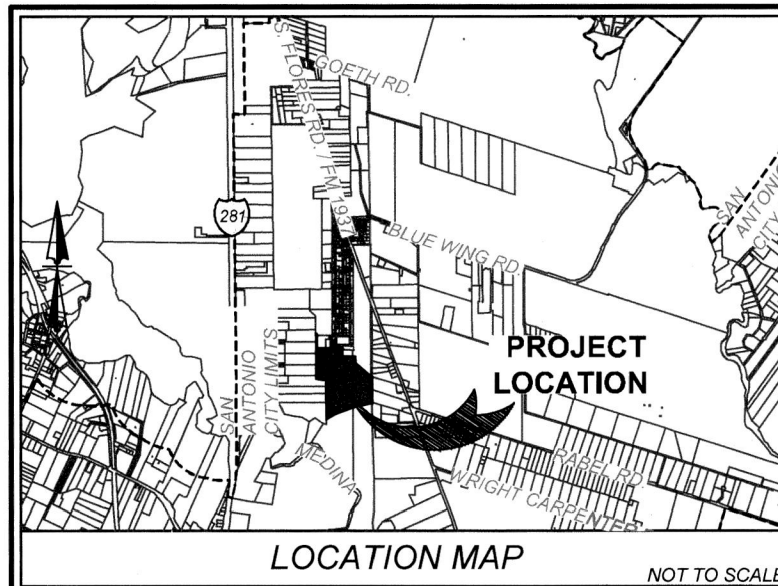
COUNTY JUDGE, BEXAR COUNTY, TX

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

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



## EASEMENT LEGEND

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| 9  | 10' BUILDING SETBACK LINE  |    |   |
| 10 | 10' SEWER EASEMENT   |    |   |
| 11 | 1' VEHICULAR NON ACCESS EASEMENT   |    |   |
| 12 | 7' DRAINAGE EASEMENT   |    |   |
| 13 | 16' SANITARY SEWER EASEMENT  |    |   |
| 14 | 9' DRAINAGE EASEMENT   |    |   |

LOT 30, BLOCK 9, C.B. 5699  
ANGEL RAMIREZ SUBDIVISION  
VOL. 9717, PAGE 159, D.P.R.

LOT 29, BLOCK 9, C.B. 5699  
ANGEL RAMIREZ SUBDIVISION  
VOL. 9717, PAGE 159, D.P.R.

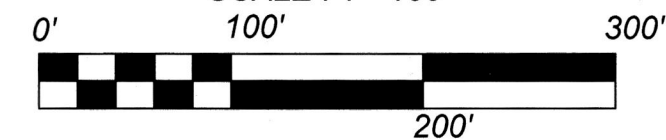
281 NET ZERO LLC  
CALLED 10.07 ACRES  
DOC. NO. 20190133516, O.P.R.

281 NET ZERO LLC  
CALLED 10.08 ACRES  
DOC. NO. 20190021591, O.P.R.

S. FLORES RESIDENTIAL HOMES  
LOT 2 BLOCK 31 CB 5699  
(CONCURRENT PLAT#21-11800405)

MATCHLINE D SEE PAGE 2 OF 5

SCALE : 1"=100'



MATCHLINE C SEE PAGE 5 OF 5

## LEGEND

- |          |   |
|----------|---|
| ○ F.I.R. | = FOUND 1/2" IRON ROD                                     |
| ○ S.I.R. | = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" |
| R.O.W.   | = RIGHT-OF-WAY  |
| D.P.R.   | = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS            |
| O.P.R.   | = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS          |
| ESMT     | = EASEMENT  |
| C.B.     | = COUNTY BLOCK  |
| CL       | = CENTER LINE   |
| S15      | = EXISTING CONTOURS                                       |
| ◇        | = EXISTING EASEMENT                                       |
| ◇        | = PROPOSED EASEMENT                                       |

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA, WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 10 DAY OF July 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7/16/25

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

## CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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. FOR SINGLE FAMILY RESIDENTIAL, INCLUDE THE FOLLOWING:
- 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.
- 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.

REFER TO PAGE 1 FOR  
LINE AND CURVE TABLE

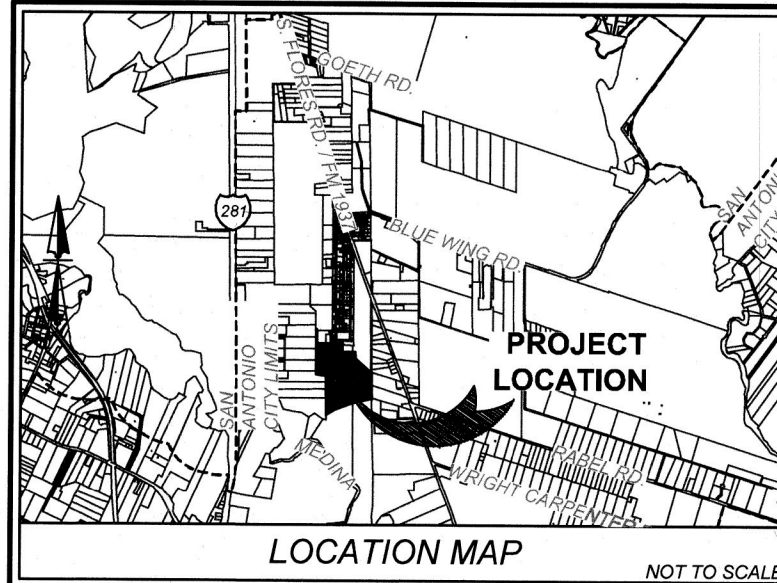
DRAWN BY:

Date: Jul 18, 2023, 1:25pm User ID: jackson  
File: L:\B77\0101\Design\Civil\PLAT\PL8770101 - Phase 2.dwg



### S. FLORES RESIDENTIAL HOMES-PHASE 2

A 57.92 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT 3, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 103.718 ACRE TRACT OF LAND AS CONVEYED TO AMTZ, LLC AND RECORDED IN VOLUME 14013, PAGE 2055, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), A PORTION OF THE REMAINDER OF THAT CALLED 95.42 ACRE TRACT OF LAND AS CONVEYED TO ARTHUR MARTINEZ, SR. AND RECORDED IN VOLUME 11901, PAGE 2484 IN THE O.P.R., AND ALSO PORTIONS OF LOTS 27 AND 28 AND A 40' WIDE R.O.W. FOR BELEN STREET, ALL OF BUENA VISTA DEVELOPMENT CO. SECOND FILING AS RECORDED IN VOLUME 980, PAGE 260 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY



### EASEMENT LEGEND

- 1 100' PERMANENT SEWER EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 14326 PAGE 2162 O.P.R.)
- 2 40' WIDE RECYCLED WATER AND SLUDGE LINE EASEMENT TO SAN ANTONIO WATER SYSTEM (VOLUME 8901 PAGE 114-119 O.P.R.)
- 3 15' ELECTRIC, GAS, TELEPHONE, CABLE TV, & SHARED CROSS ACCESS EASEMENT (CONCURRENT PLAT #21-11800405)
- 4 15' BUILDING SETBACK LINE (CONCURRENT PLAT #21-11800405)
- 5 10' UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- 6 10' PRIVATE DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 7 10' SEWER EASEMENT (CONCURRENT PLAT #21-11800405)
- 8 TURNAROUND EASEMENT (CONCURRENT PLAT #21-11800405)
- 9 ELECTRIC EASEMENT (CONCURRENT PLAT #21-11800405)
- 10 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (CONCURRENT PLAT #21-11800405)
- 11 10' R.O.W. DEDICATION (CONCURRENT PLAT #21-11800405)
- 12 VARIABLE WIDTH SHARED CROSS ACCESS, DRAINAGE (PERMEABLE), SIGNAGE & UTILITY EASEMENT (CONCURRENT PLAT #21-11800405)
- 2 PROPOSED 10' R.O.W. DEDICATION (0.191 ACRES)
- 3 VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & UTILITY EASEMENT
- 4 15' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 5 15' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 6 15' BUILDING SETBACK LINE
- 7 10' UTILITY AND DRAINAGE EASEMENT
- 8 100' PERMANENT SEWER EASEMENT
- 9 10' BUILDING SETBACK LINE
- 10 10' SEWER EASEMENT
- 11 1' VEHICULAR NON ACCESS EASEMENT
- 12 7' DRAINAGE EASEMENT
- 13 16' SANITARY SEWER EASEMENT
- 14 9' DRAINAGE EASEMENT

### SURVEYOR NOTES

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

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

CLAYTON J. LINNEY  
LICENSED PROFESSIONAL ENGINEER NO. 111543  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

### LEGEND

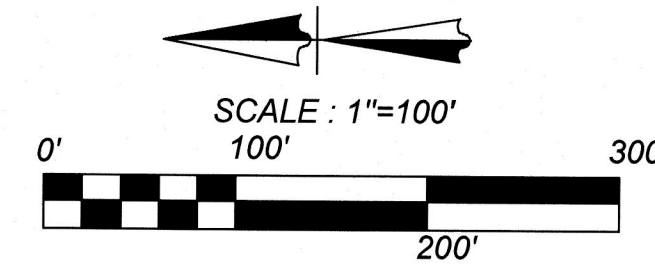
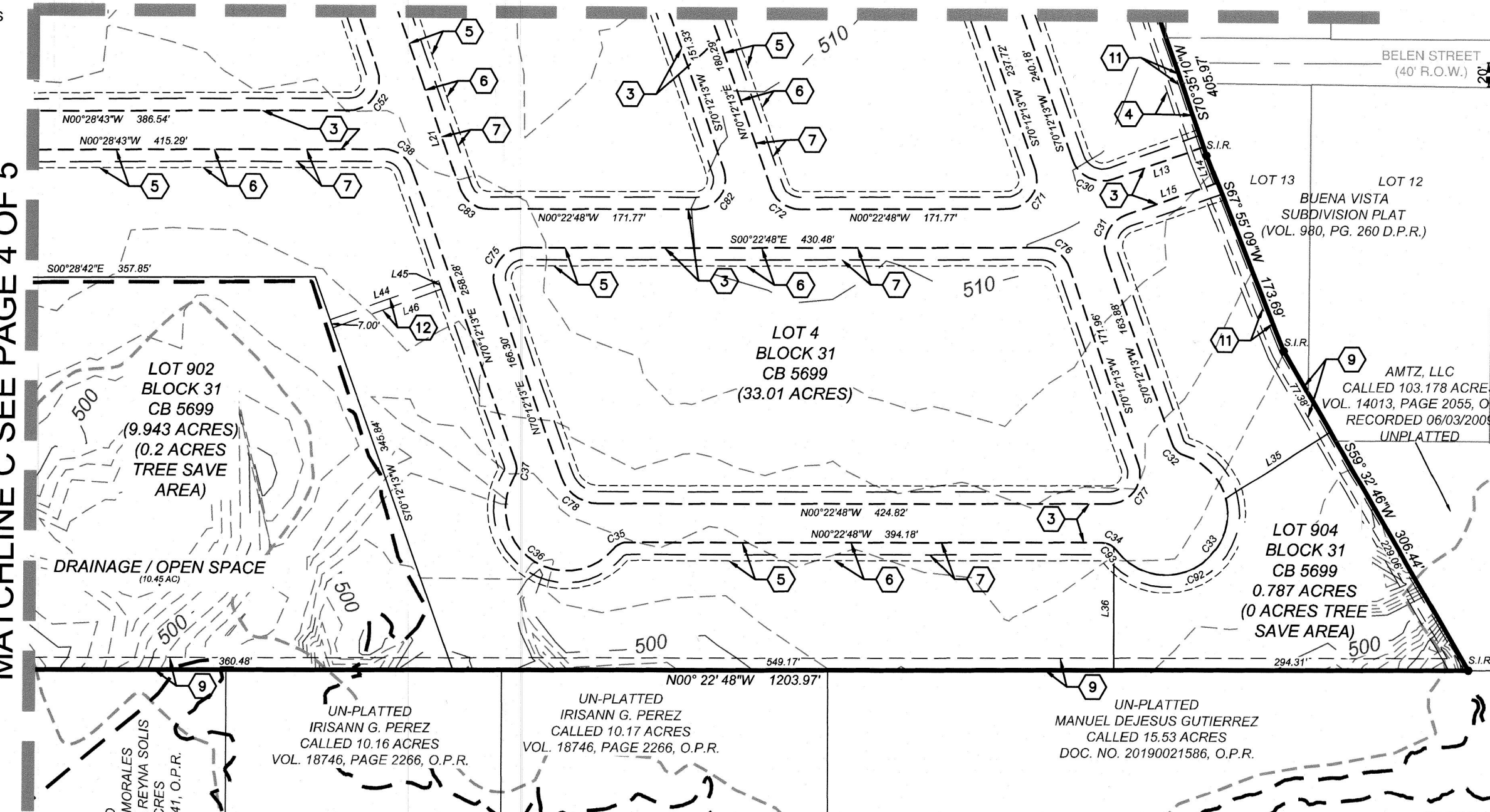
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- ESMT = EASEMENT
- C.B. = COUNTY BLOCK
- CL = CENTER LINE
- S15 = EXISTING CONTOURS
- ◇ = EXISTING EASEMENT
- ◇ = PROPOSED EASEMENT

### CPS/SAWS/COSA/UTILITY NOTE

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

### MATCHLINE B SEE PAGE 3 OF 5

MATCHLINE C SEE PAGE 4 OF 5



**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPB Firm #: 9513 • TBPB Firm #: 10122300

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER:  
ADAM MINNICK  
MHC02 FLORES VALLEY, LLC  
C/O STONETOWN DV INVESTORS, LLC  
720 S. COLORADO BLVD. SUITE 115-N  
GLENDALE, COLORADO 80246

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADAM MINNICK, 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 20 DAY OF July A.D. 2023

NOTARY PUBLIC ARAPHOE COUNTY, COLORADO

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

THIS PLAT OF S. FLORES RESIDENTIAL HOMES - PHASE 2 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

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON THE SUBDIVISION PLAT OF BUENA VISTA WHICH IS RECORDED IN VOLUME 980, PAGE 260, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 20 DAY OF July 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7/16/25 Colorado

KELI NELSON  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20214028472  
My Commission Expires 7/16/2025

REFER TO PAGE 1 FOR  
LINE AND CURVE TABLE