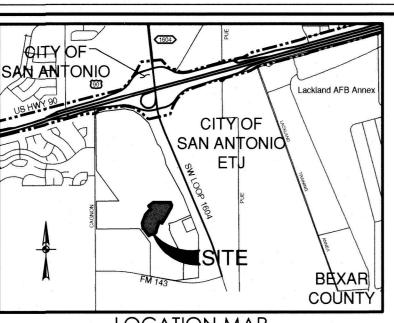
CHAIRMAN

SECRETARY



LOCATION MAP

LEGEND

AC ACRE(S)

ESMT EASEMENT

NCB NEW CITY BLOCK

------ CENTERLINE

CB COUNTY BLOCK

DOC DOCUMENT NUMBER

DPR DEED AND PLAT RECORDS

DR DEED OF RECORDS OF

OF BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS

- -1140 - EXISTING CONTOURS

3 10' GAS, ELECTRIC, TELEPHONE

5' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

VARIABEL WIDTH SANITARY

(0.295 TOTAL ACRES)

10' BUILDING SETBACK

SEWER EASEMENT (OFF-LOT)

VARIABLE WIDTH TURN-AROUND, GRADING, ACCESS, SANITARY

SEWER, WATER, DRAINAGE, GAS.

TV EASEMENT TO EXPIRE UPON

INCORPORATION INTO PLATTED

PUBLIC STREET ROW (OFF-LOT)

(PERMEABLE) (0.125 ACRE)

ELECTRIC, TELEPHONE AND CABLE

BLK BLOCK

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

AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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

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.

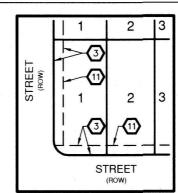
# SAWS IMPACT FEE:

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

SEE SHEET 3 OF 3 FOR NOTES, CURVE AND LINE TABLE.



TYPICAL LOT **EASEMENTS & SETBACKS EXCEPT AS NOTED** 

OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS VOL VOLUME PG PAGE(S) ROW RIGHT-OF-WAY VAR WID VARIABLE WIDTH VNAE VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE) FOUND 1/2" IRON ROD (UNLESS

NOTED OTHERWISE) O SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

BOUNDARY POINT OF INTERSECTION VARIABLE WIDTH DRAINAGE **(13)** 

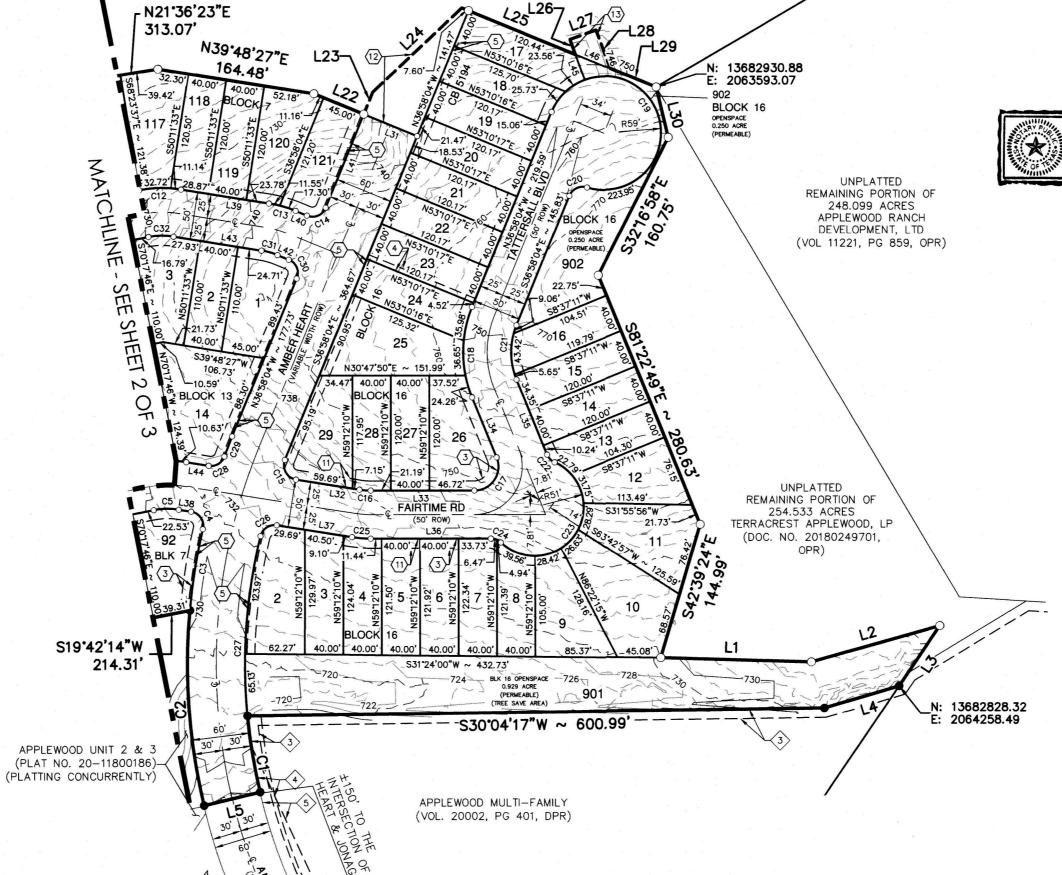
EASEMENT (OFF-LOT) (PERMEABLE) (0.020 ACRE)

WATER EASEMENT (VOL 15439, PG 1230, OPR) ELECTRIC EASEMENT

(VOL 5785, PG 290, DR) 10' BUILDING SET-BACK LINE (VOL 20002, PG 401, DPR) 14' GAS, ELECTRIC, TELEPHONE

> AND CABLE TV FASEMENT (VOL 20002, PG 401, DPR) VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20002, PG 401, DPR)

UNPLATTED PORTION OF 166.291 ACRE TRACT FORESTAR (USA) REAL ESTATE GROUP INC (DOC. #20190178753 OPR)



PLAT NUMBER 20-11800616

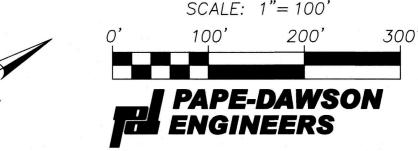
SUBDIVISION PLAT

# OF

APPLEWOOD, UNITS 4 & 5

BEING A TOTAL OF 15.185 ACRE TRACT OF LAND, OUT OF A 166.291 ACRE TRACT

BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T, NEIL SURVEY NO 62 ABSTRACT 544 COUNTY BLOCK 5197, NOW IN COUNTY BLOCK 5194, BEXAR COUNTY, TEXAS.



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 #10028800

DATE OF PREPARATION: September 23, 2021

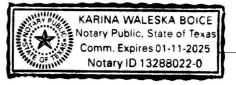
STATE OF TEXAS COUNTY OF WILLIAMSON

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



STATE OF TEXAS COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SCOTT 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 23 DAY OF LIDER ACT., A.D. 20 21.



\_ A.D. 20 \_\_\_

# CERTIFICATE OF APPROVAL

DATED THIS \_\_\_\_\_

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.

\_\_ DAY OF \_\_\_\_

DUNTY JUDGE, BEXAR COUNTY, TEXAS
DUNTY CLERK, BEXAR COUNTY, TEXAS
HIS PLAT OF APPLEWOOD, UNITS 4 & 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, EXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE R LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE (CEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THISDAY OF, A.D. 20





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.

ICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

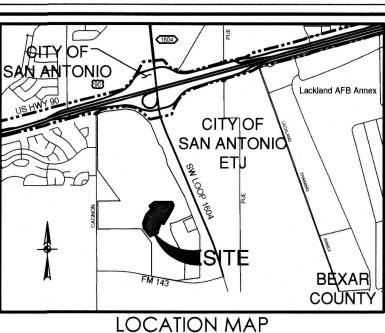
PAPE-DAWSON ENGINEERS, IN

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:

TERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



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," "THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "VIILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. OPS 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 FASEMENTS ARE DESCRIBED

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.

1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY

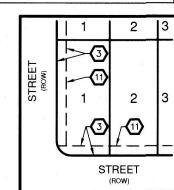
S. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS

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.



TYPICAL LOT

**EASEMENTS & SETBACKS** 

UNPLATTED PORTION OF 166.291 ACRE TRACT ESTATE GROUP INC

FORESTAR (USA) REAL (DOC. #20190178753 OPR)

> EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF 24 THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23. KARINA WALESKA BOICE Notary Public, State of Texas Comm. Expires 01-11-2025

> > Notary ID 13288022-0

PLAT NUMBER 20-11800616

SUBDIVISION PLAT

OF

APPLEWOOD, UNITS 4 & 5

BEING A TOTAL OF 15.185 ACRE TRACT OF LAND, OUT OF A 166.291 ACRE TRACT

RECORDED IN DOCUMENT NO. 20190178753 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. OUT OF THE WILLIAM T. NEIL SURVEY NO 62 ABSTRACT 544 COUNTY BLOCK 5197, NOW IN COUNTY BLOCK 5194, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

PAPE-DAWSON

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 #10028800

DATE OF PREPARATION: September 23, 2021

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

10700 PECAN PARK BLVD, SUITE 150

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JEFF SCOTT 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

CORPORATION

AUSTIN, TEXAS 78750 (512) 433-5231

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE

200'

300'

# CERTIFICATE OF APPROVAL

STATE OF TEXAS

OWNER/DEVELOPE

STATE OF TEXAS COUNTY OF WILLIAMSON

COUNTY OF WILLIAMSON

CONSIDERATION THEREIN EXPRESSED

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 \_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF APPLEWOOD, UNITS 4 & 5 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 \_\_

CHAIRMAN

SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3



DAVID A. CASANOVA 4251

STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC.

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:

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 OF 1 FOR LEGEND AND SHEET 3 OF 3 FOR NOTES, CURVE AND LINE TABLE.

**EXCEPT AS NOTED** NOT-TO-SCALE 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. UNPLATTED PORTION OF 166.291 ACRE TRACT

FORESTAR (USA) REAL ESTATE GROUP INC (DOC. #20190178753 OPR) EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN

MAP NO. 48029C0530F

(00C \$747E) (200C #20190(

OPENSPACE 5.274 ACRE (PERMEABLE)

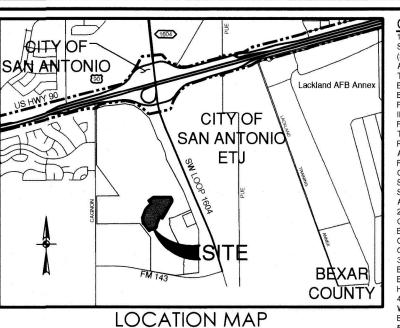
N: 13681794.16 E: 2063611.67

EFFECTIVE FEMA 1% (100-YEAR) FLOODPLAIN

APPLEWOOD UNIT 2 & 3 (PLAT NO. 20-11800186) (PLATTING CONCURRENTLY)

OPENSPACE 5.274 ACRE (PERMEABLE

\_, **A**.D. 20 \_\_\_



SEE SHEET 1 OF 1 FOR LEGEND

**~①**|

TYPICAL LOT

**EASEMENTS & SETBACKS** 

**EXCEPT AS NOTED** 

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY

OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH

I'' IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK

MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

NAD83 (NA2011) EPOCH 2010.00 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 NAD83

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

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

ICENSED PROFESSIONAL ENGINEER

ERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

ANTONIO PLANNING COMMISSION.

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

<del>(</del>1)

CPS/SAWS/COSA UTILITY

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON HIS 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.

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 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.

### OPEN SPACE:

LOTS 904, 905, & 901, BLOCK 7, LOT 901 & 902 BLOCK 16, CB 5194 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

#### FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN A BUILDABLE AREA OF THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0530F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

# RESIDENTIAL FINISHED FLOOR

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

#### SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

#### DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE DEVELOPER 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 IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF LOT 904, 905 & 901, BLOCK 7, AND LOT 901 & 902, BLOCK 16 CB 5194 (2.047 ACRES) PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER ARE DESIGNATED AS TREE SAVE AREAS. METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### SAWS WASTEWATER EDU

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

#### SAWS HIGH PRESSURE NOTE

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 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.

## **COMMON AREA MAINTENANCE**

THE MAINTENANCE OF ALL OPEN SPACE, PARKS, TREE SAVE AREAS, INCLUDING LOTS 904, 905, & 901, BLOCK 7, CB 5194 AND LOT 901 & 902, BLOCK 16, CB 5194 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2539118) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

### RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

## DRAINAGE EASEMENT NOTE:

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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

#### **CURVE TABLE** CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH 570.00' 8'05'26" S68\*35'12"E 80.42 80.49 203.79' C2 630.00' 18'36'57" N6319'27"W 204.69 N50°06'01"W 86.05 C3 630.00' 7'49'55" 86.12 21.94 C4 15.00' 94.00,29 S86°48'41"W 24.61 C5 75.00' 20'06'13" S29'45'20"W 26.18 26.32 C6 15.00' 44'35'32' S2'35'32"E 11.38' 11.67 C7 98.71 51.00' 209"11'04 186.20 S79'42'14"W **C8** 15.00' 44'35'32' N18'00'00"W 11.38' 11.67 C9 15.00' 40'44'57' N60°40'14"W 10.44 10.67 C10 51.00' 141'29'53' N1017'46"W 96.30' 125.95 C11 15.00' 40'44'57 N40°04'42"E 10.44 10.67 43.63' C12 N29'45'20"E 43.86 125.00' 20'06'13" C13 125.00 28.79' 28.85 13"13'30" N46°25'11"E C14 15.00' 90'00'00' 21.21' 23.56 N8'01'56"E C15 15.00' 10313'30' S88'34'49"E 23.51 27.02 C16 75.00' 9'00'37 N3518'08"E 11.78 11.79 C17 25.00 11210'39 N2517'29"W 41.50' 48.95 C18 N5910'26"W 94.49' 96.89 125.00' 44.24,45 S84°17'35"E C19 86.76 273.24 59.00' 265'20'57' 15.00' 85°20'57" S5'42'25"W 20.34' 22.34' 75.00 44\*24'45' S59"10'26"E 56.69' 58.14 C22 N76\*49'46"E 11.14 11.41 15.00' 43'34'50' C23 51.00' 199\*20'19' S25"17'29"E 100.55 177.43 11.14' C24 S52\*35'15"W 11.41' 15.00' 43'34'50' 19.64 C25 125.00' 9'00'37" S3518'08"W 19.66 C26 15.00' 85'20'26' S2"51'46"F 20.33 22.34 C27 570.00' 19'00'30" S55'02'14"E 188.24 189.10 C28 15.00' 78\*49'04" N0°23'55"E 19.05 20.63 N37'59'21"W C29 630.00' 2'02'34" 22.46 22.46 N81°58'04"W 21.21' C30 15.00' 90'00'00' 23.56 C31 S46"25'11"W 17.27 17.31 75.00 1313'30" C32 75.00' 20'06'13" S29'45'20"W 26.18' 26.32 C33 25.00' 60'00'00' S1017'46"E 25.00' 26.18 43.30' 52.36 C34 N79°42'14"E 25.00' 120'00'00' C35 125.00' 20'06'13" N29'45'20"E 43.63' 43.86'

## FUTURE LAND USE

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "REGIONAL MIXED USE." ALLOWABLE MINIMUM LOT SIZE FOR SINGLE FAMILY RESIDENTIAL IS 4,000 SQUARE FEET. THERE ARE NO MINIMUM LOT SIZES FOR MULTI-FAMILY AND NON-RESIDENTIAL USES.

#### DETENTION FOR PREVIOUSLY RECORDED PLAT

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 7, CB 5194, APPLEWOOD, UNITS 2 & 3, (PLAT # 20-11800186).

### COUNTY FINISHED FLOOR ELEVATION

LINE TABLE

LINE # | BEARING | LENGTH

N32'32'01"E

N15°02'51"E

S25'06'28"E

S14'10'07"W

S17\*22'05"W

S13°05'38"W

S51'39'08"W

S85'52'22"W

S52'24'51"W

S89'38'03"W

N7'58'48"W

S0°00'00"E

N90'00'00"W

N0°00'00"E

N90'00'00"E

S0'00'00"E

S5313'08"W

N36'46'52"W

N5313'08"E

S36'46'52"E

S5313'08"W

N53'01'56"E

N36\*58'04"W

N12'44'56"W

N5310'16"E

N79°05'54"W

N10'54'06"E

S79°05'54"E

N531016"E

S72'36'22"E

N53°01'56"F

N81'22'49"W

S81°22'49"E

S30'47'50"W

S39'48'27"W

S39\*48'27"W

N53°01'56"E

N36°58'04"W

S53°01'56"W

N39\*48'27"E

S79°05'54"E

N53"10'16"E

N7\*58'48"W

L39 N39\*48'27"E

L43 S39'48'27"W

L48 N7\*58'48"W

L33 N30'47'50"E

L32 N39°48'27"E 66.84'

L2

L5

L7

L9 L10

L11

L12

L14

L15

L16

L17

L19

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L34

L36

L38

L41

L45

L46

157.08

138.90

75.61

81.13'

60.00'

172.36'

114.11

104.10

81.77

17.45

16.92

4.54

25.00'

25.00

25.00'

4.46'

4.50

25.00'

25.00

25.00'

4.53

56.16

25.00'

127.73

128.04

16.92

29.00'

43.28'

51.60'

53.82'

60.00

107.91'

67.34

84.59'

125.17

79.29'

12.97

92.65'

12.75

105.00

12.75

92.65

23.64

28.56

39.19

16.16'

33.22

SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

# PLAT NUMBER 20-11800616

SUBDIVISION PLAT

OF

APPLEWOOD, UNITS 4 & 5

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

DATE OF PREPARATION: September 23, 2021

#### STATE OF TEXAS COUNTY OF WILLIAMSON

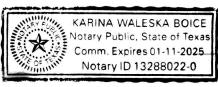
THE OWNER OF LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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



(512) 433-5231

#### STATE OF TEXAS COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SCOTT 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 AN SEAL OF OFFICE THIS \_\_\_\_\_\_\_\_\_, A.D. 20 21



# 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	
344	51			
COUNTY JUDGE	, BEXAR COUNTY,	TEXAS		
00111171/01501	DEVIA DOUBLEV	T=\		
COUNTY CLERK	, BEXAR COUNTY,	TEXAS		
			DEEN OUDLIE	
	APPLEWOOD, U Y THE PLANNING			
	BY APPROVED BY			
	AWS AND REGI			MINISTRATIVE
EXCEPTION(S) A	ND/OR VARIANCE(	S) HAVE BEEN GHA	ANTED.	
	DATED THIS	DAY OF		, <b>A</b> .D. 20
	D) (			
	BY:			CHAIRMAN

CALEB M. CHANCE 98401 CENSER ONAL



COUNTY OF BEXAR 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.

SEE SHEET 3 OF 3 FOR NOTES, CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

SECRETAR