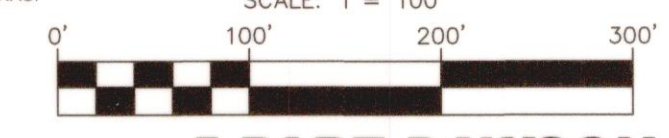


# PLAT NO. 20-11800206 SUBDIVISION PLAT OF GALM ROAD PHASE I

BEING A TOTAL OF 9.136 ACRE TRACT OF LAND, COMPRISED OF 8.560 ACRES OUT OF A 151.334 ACRE TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN DOCUMENT 20210011692, AND 0.454 ACRE OUT OF THAT 297.00 ACRE TRACT RECORDED IN VOLUME 7723, PAGE 1880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND 0.122 ACRE OFF-LOT EASEMENT LOCATED ON LOT 905, BLOCK 7, RIVERSTONE UNIT C3 RECORD IN VOLUME 20002, PAGE 290, IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #479 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 18, 2021

STATE OF TEXAS  
COUNTY OF BEXAR

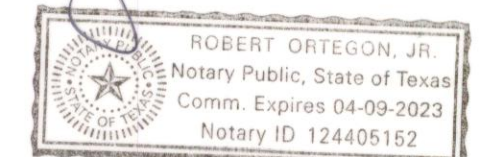
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

*Leslie K. Ostrander*  
OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
IT'S SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
5419 N. LOOP 1604 E  
SAN ANTONIO, TEXAS 78247  
(210)496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER 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 August, A.D. 2021.

*Robert Ortegon, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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, TEXAS

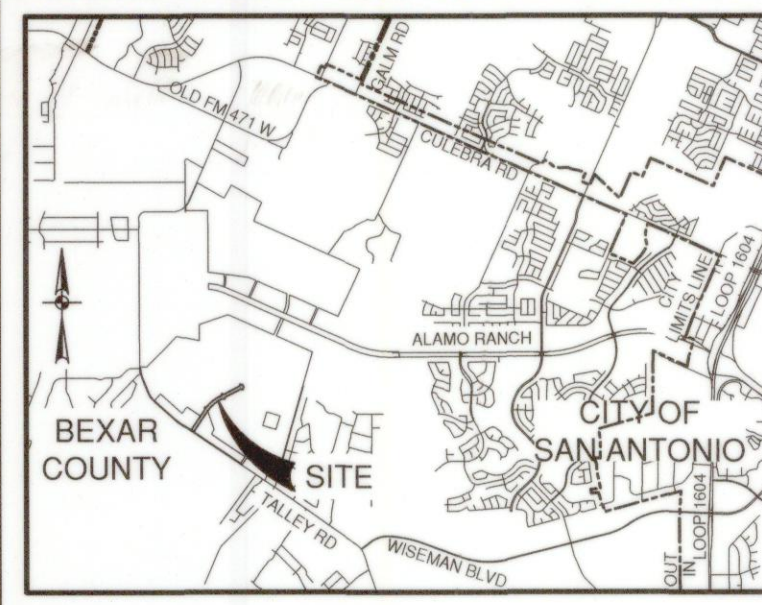
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GALM ROAD PHASE I 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



LOCATION MAP  
NOT-TO-SCALE

### LEGEND

- |   |  |                        |
|---|--|------------------------|
| AC ACRE(S)  | VOL VOLUME                                     | PG PAGE(S)             |
| BLK BLOCK   | VAR WID VARIABLE WIDTH                         | REP REPETITIVE BEARING |
| CB COUNTY BLOCK   | AND/OR DISTANCE                                | AND/OR DISTANCE        |
| DOC DOCUMENT NUMBER   | L.F. LINEAR FEET                               |                        |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |                        |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS) | ○ SET 1/2" IRON ROD (PD)                       |                        |
|   | ○ SET 1/2" IRON ROD (PD)-ROW                   |                        |
|   | ⊠ EASEMENT P.I. POINT                          |                        |
- 
- |   |  |
|---|--|
| --- 1140 --- EXISTING CONTOURS  | ◇ RIGHT-OF-WAY EASEMENT (DOC # 20210011701 OPR)  |
| --- 1140 --- PROPOSED CONTOURS  | ◇ RIGHT-OF-WAY EASEMENT (DOC # 20210011702 OPR)  |
| --- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN  | ◇ VARIABLE WIDTH RIGHT-OF-WAY EASEMENT (DOC # 20210011812 OPR)                           |
| --- 4 --- CENTERLINE  | ◇ VARIABLE WIDTH RIGHT-OF-WAY EASEMENT (DOC # 20210011811 OPR)                           |
| ③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (1.314 ACRES TOTAL OFF-LOT)  | ◇ UTILITY EASEMENT (DOC # 20210011813 OPR)   |
| ⑫ 65'X50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (0.69 ACRES TOTAL OFF-LOT)   | ◇ UTILITY EASEMENT (DOC # 20210011814 OPR)   |
| ⑩ 120'X50' SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (0.138 ACRES TOTAL OFF-LOT) | ◇ UTILITY EASEMENT (DOC # 20210011963 OPR)   |
| ⑭ 13' RIGHT OF WAY DEDICATION (PERMEABLE) (0.096 OF AN ACRE)  | ◇ UTILITY EASEMENT (DOC # 20210011962 OPR)   |
| ⑮ VARIABLE WIDTH WATER, ELECTRIC, GAS, CABLE TELEVISION, TELEPHONE AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (0.027 OF AN ACRE)                    | ◇ UTILITY EASEMENT (DOC # 20210011815 OPR)   |
| ⑯ VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (0.382 ACRES TOTAL OFF-LOT)  | ◇ TEMPORARY SIGNAGE & LANDSCAPE EASEMENT (DOC # 20200023571 OPR)                         |
| ① 20' WATER EASEMENT (VOL 13091, PG 2043 OPR)   | ① RIVERSTONE - UNIT C3 (VOL 20002, PG 230-235, PR)                                       |
| ② VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT (DOC # 20200023569 OPR)  | ② UNPLATTED REMAINING PORTION OF 297.00 ACRES BECKER RANCH, LTD. (VOL 7723, PG 1880 OPR) |
| ④ 13' RIGHT-OF-WAY EASEMENT (DOC # 20200023976 OPR)   | ③ UNPLATTED 151.334 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC # 20210011692, OPR)        |
| ⑤ VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT (DOC # 20200023570 OPR)   | ④ UNPLATTED 369.40 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC # 20210237940, OPR)         |
| ⑥ VARIABLE WIDTH SIGNAGE, LANDSCAPE EASEMENT (DOC # 20200023975 OPR)  |  |
| ⑦ UTILITY EASEMENT (DOC # 20210011816 OPR)  |  |
| ⑧ DRAINAGE EASEMENT (DOC # 20210011697 OPR) (DOC # 20210011698 OPR)   |  |

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Caleb M. Chance*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova*  
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," "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 THE 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 ENCLAVE 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.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

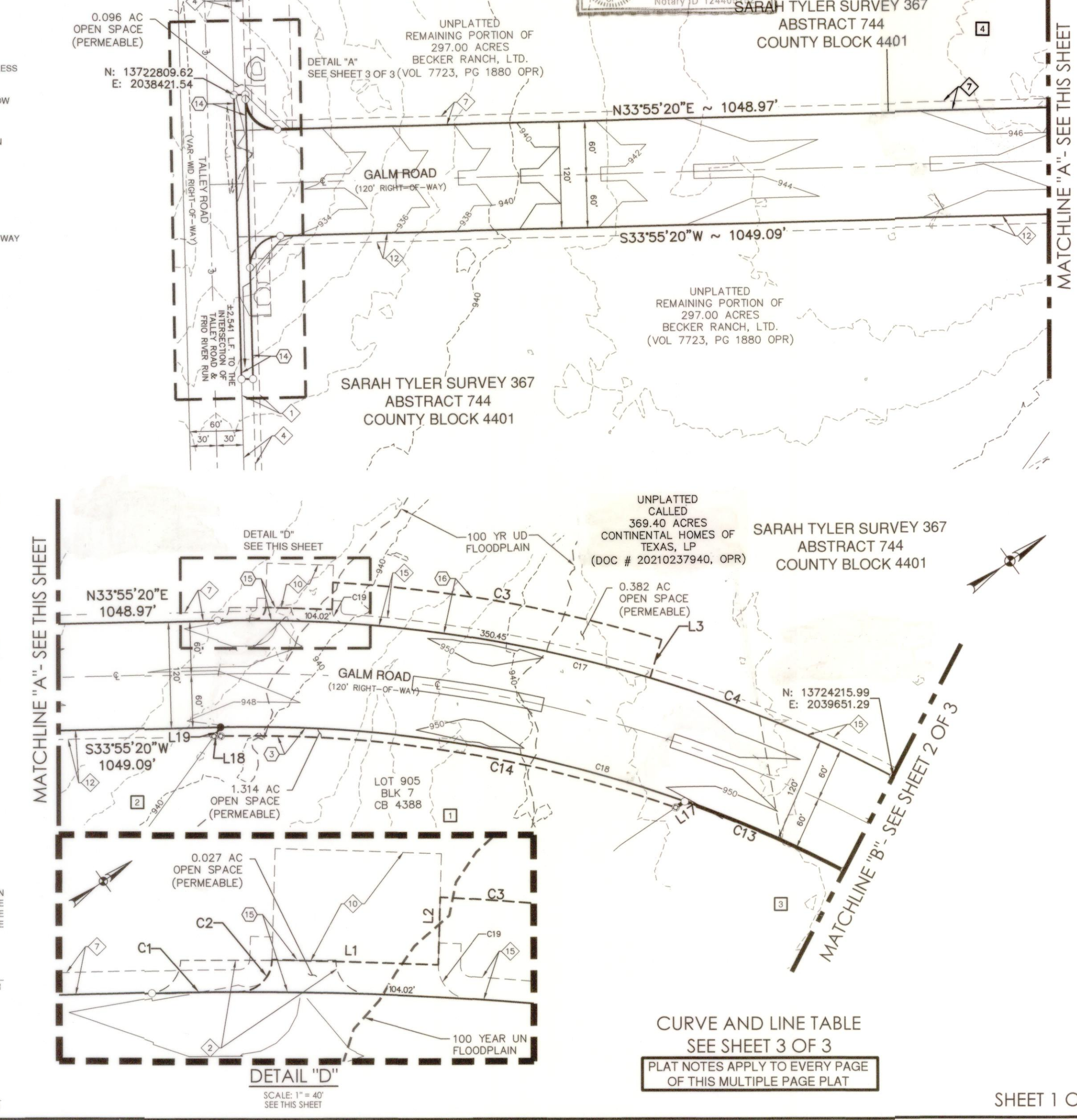
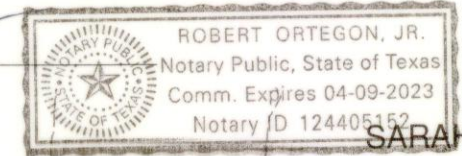
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*Hugo Gutierrez Jr.*  
OWNER/DEVELOPER: HUGO GUTIERREZ JR.  
BECKER RANCH, LTD.  
19230 STONE OAK PARKWAY  
SUITE 301  
SAN ANTONIO, TX 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR 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 August, A.D. 2021.

*Robert Ortegon, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

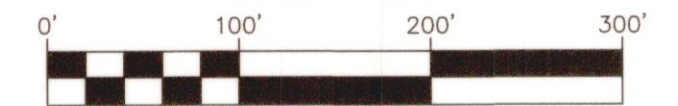


CURVE AND LINE TABLE  
SEE SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT





BEING A TOTAL OF 9.136 ACRE TRACT OF LAND, COMPRISED OF 8.560 ACRES OUT OF A 151.334 ACRE TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN DOCUMENT 20210011692, AND 0.454 ACRE OUT OF THAT 297.00 ACRE TRACT RECORDED IN VOLUME 7723, PAGE 1880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND 0.122 ACRE OFF-LOT EASEMENT LOCATED ON LOT 905, BLOCK 7, RIVERSTONE UNIT C3 RECORDED IN VOLUME 20002, PAGE 230, IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 18, 2021

STATE OF TEXAS  
COUNTY OF BEXAR

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*Leslie K. Ostrander*  
OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
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ITS SOLE GENERAL PARTNER OF  
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STATE OF TEXAS  
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*Robert Ortega, Jr.*  
ROBERT ORTEGA, JR.  
Notary Public, State of Texas  
Comm. Expires 04-09-2023  
Notary ID 124405162

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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, TEXAS

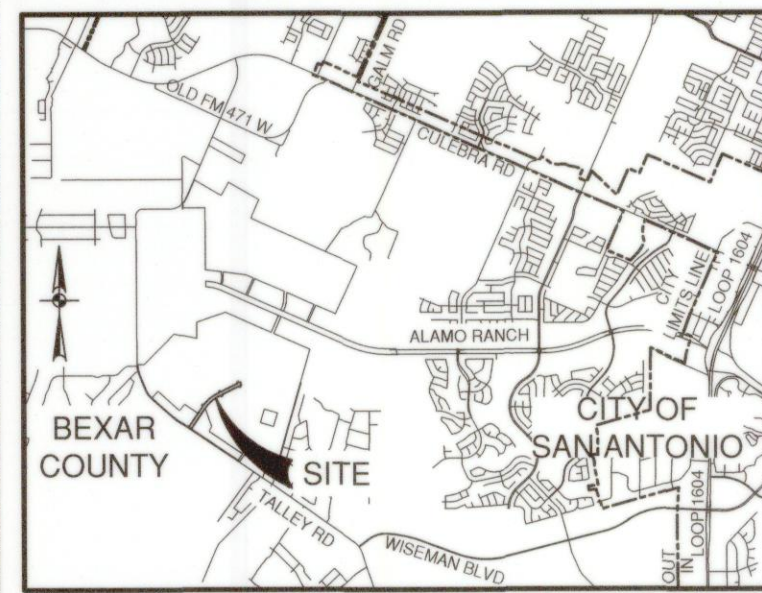
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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



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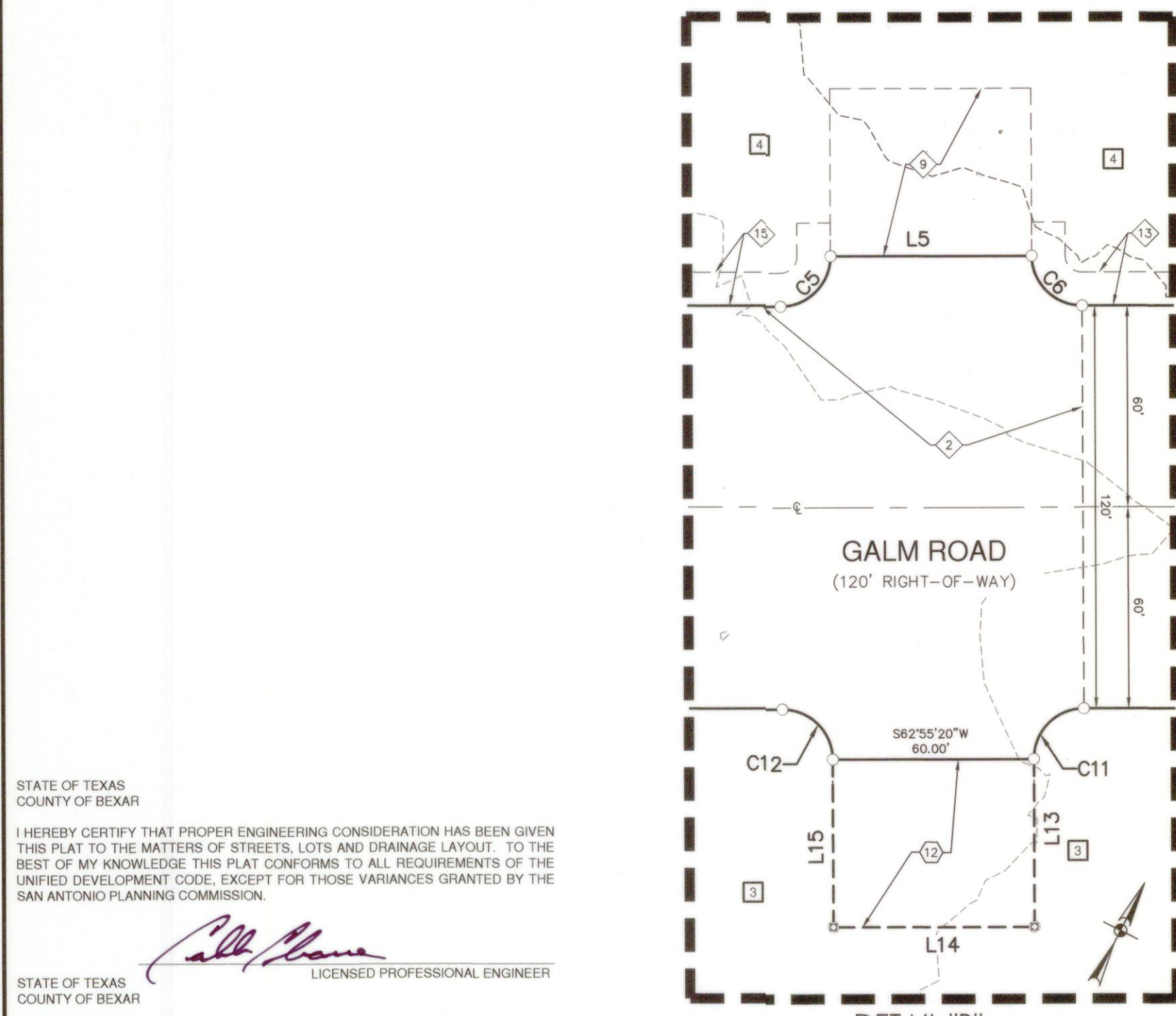
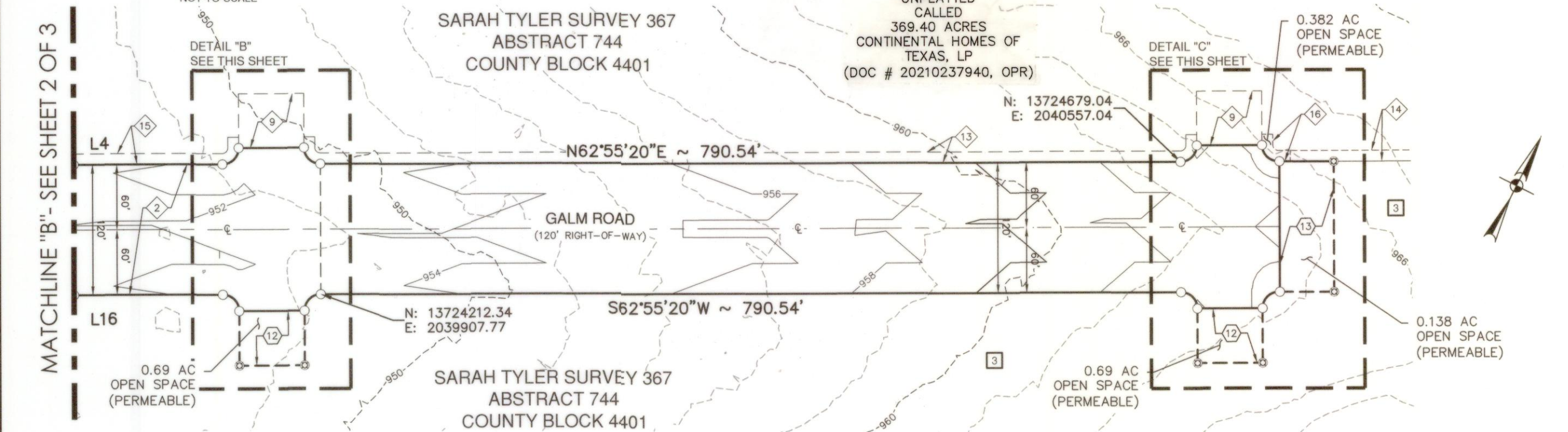
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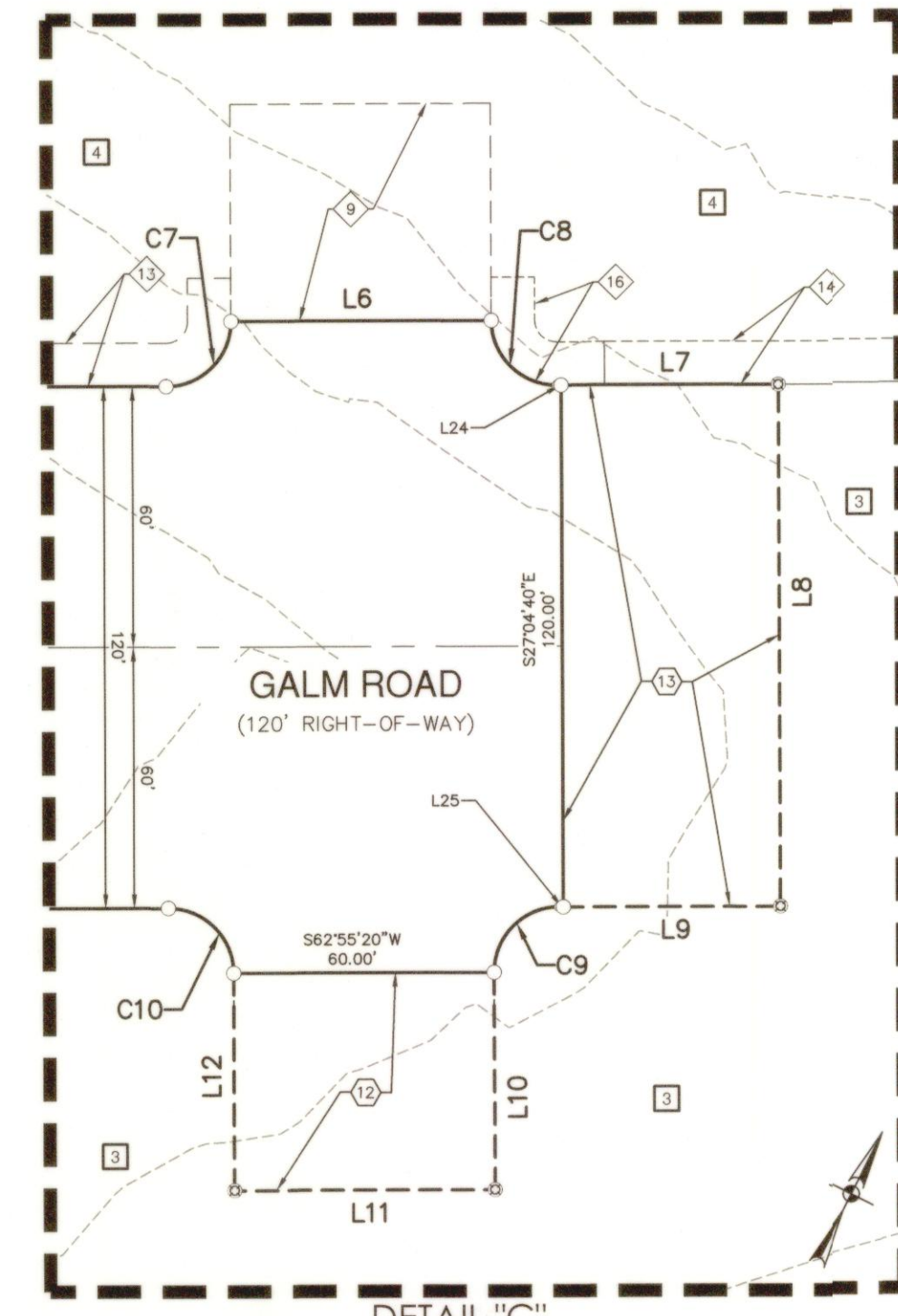
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LOCATION MAP NOT-TO-SCALE



DETAIL "B"

SCALE: 1" = 40'  
SEE THIS SHEET

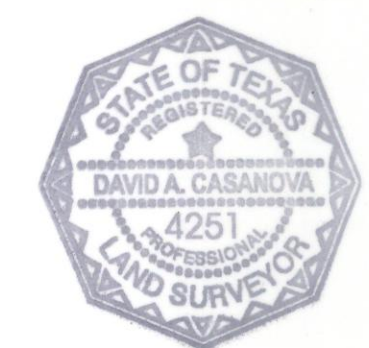


DETAIL "C"

SCALE: 1" = 40'  
SEE THIS SHEET

CURVE AND LINE TABLE  
SEE SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS  
COUNTY OF BEXAR

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

*Caleb M. Chance*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Gasanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



SUBDIVISION PLAT  
OF  
**GALM ROAD PHASE I**

BEING A TOTAL OF 9.136 ACRE TRACT OF LAND, COMPRISED OF 8.560 ACRES OUT OF A 151.334 ACRE TRACT DESCRIBED IN DEED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN DOCUMENT 20210011692, AND 0.454 ACRE OUT OF THAT 297.00 ACRE TRACT RECORDED IN VOLUME 7723, PAGE 1880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND 0.122 ACRE OFF-LOT EASEMENT LOCATED ON LOT 905, BLOCK 7, RIVERSTONE UNIT C3 RECORDED IN VOLUME 20002, PAGE 230, IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NO. 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.



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*Leslie K. Ostrander*

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BYCHECK OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER OF  
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*Robert Ortegón, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

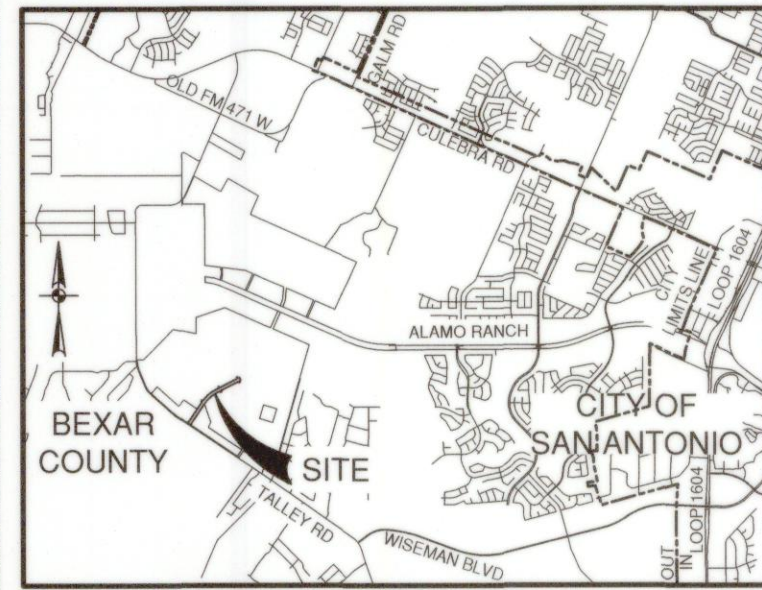
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF GALM ROAD PHASE I 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



LOCATION MAP  
NOT-TO-SCALE

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/DEVELOPER: HUGO GUTIERREZ JR  
BECKER RANCH, LTD.  
19230 STONE CREEK PARKWAY  
SUITE 301  
SAN ANTONIO, TX 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ JR 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 18 DAY OF August, A.D. 2021

*Hugo Gutierrez Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROBERT ORTEGÓN, JR.  
Notary Public, State of Texas  
Comm. Expires 04-09-2023  
Notary ID 124405152

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 905, BLOCK 7, CB 4388, RIVERSTONE UNIT C3, RECORDED IN VOLUME 20002, PAGE 230-235 (PLAT # 19-11800508).

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 985 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.

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.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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 DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS 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.

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  
LICENSED PROFESSIONAL ENGINEER

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

*David A. Casanova*  
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," "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.

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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING 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.

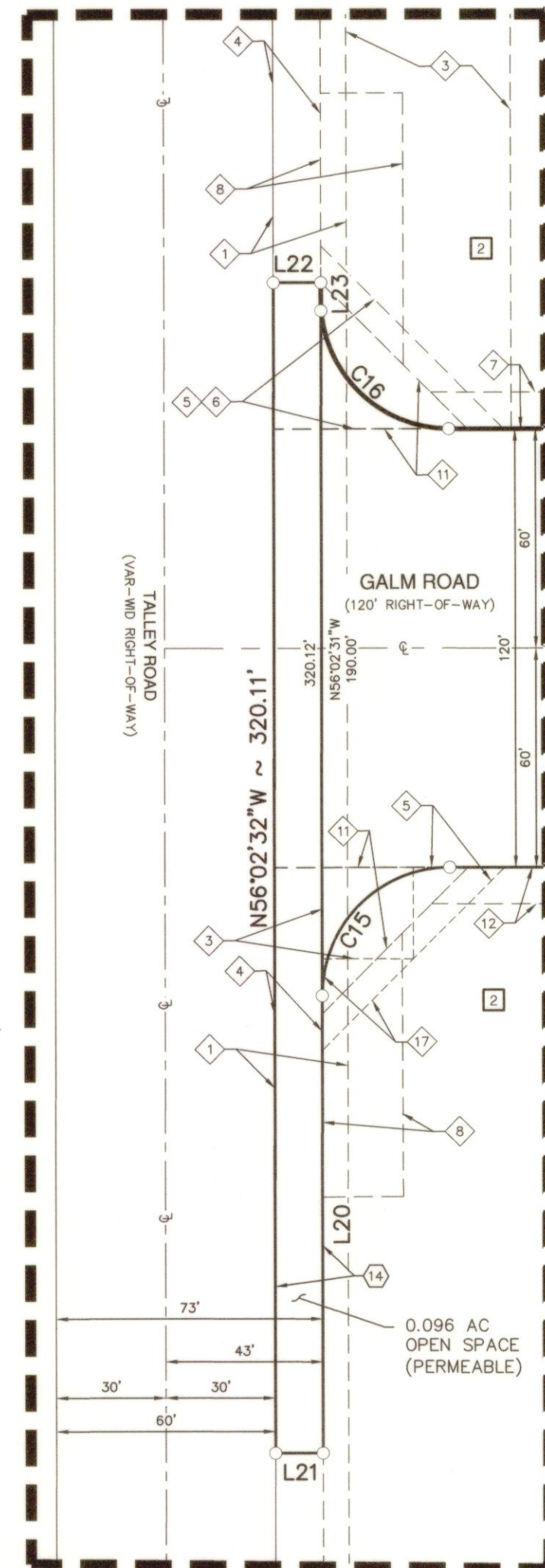
TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRF-APP-APP21-38800167) 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'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LINE #	BEARING	LENGTH
L1	N37°16'21"E	75.00'
L2	N52°49'07"W	30.44'
L3	S37°56'46"E	45.00'
L4	N62°55'20"E	136.71'
L5	N62°55'20"E	60.00'
L6	N62°55'20"E	60.00'
L7	N62°55'20"E	51.00'
L8	S27°04'40"E	120.00'
L9	S62°55'20"W	51.00'
L10	S27°04'40"E	50.00'
L11	S62°55'20"W	60.00'
L12	N27°04'40"W	50.00'
L13	S27°04'40"E	50.00'

LINE #	BEARING	LENGTH
L14	S62°55'20"W	60.00'
L15	N27°04'40"W	50.00'
L16	S62°55'20"W	136.71'
L17	S11°18'24"W	12.41'
L18	S33°55'20"W	7.67'
L19	N18°34'46"W	12.80'
L20	S56°02'32"E	125.14'
L21	S33°57'28"W	13.00'
L22	N33°55'20"E	13.00'
L23	S56°02'32"E	4.98'
L24	S62°55'20"W	1.00'
L25	S62°55'20"W	1.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1560.00'	1°26'24"	N34°38'32"E	39.21'	39.21'
C2	15.00'	88°05'23"	N8°40'58"W	20.86'	23.06'
C3	1605.00'	1°32'40"	N45°19'54"E	375.75'	376.61'
C4	1560.00'	10°52'05"	N57°29'17"E	295.47'	295.91'
C5	15.00'	90°00'00"	N17°55'20"E	21.21'	23.56'
C6	15.00'	90°00'00"	S72°04'40"E	21.21'	23.56'
C7	15.00'	90°00'00"	N17°55'20"E	21.21'	23.56'
C8	15.00'	90°00'00"	S72°04'40"E	21.21'	23.56'
C9	15.00'	90°00'00"	S17°55'20"W	21.21'	23.56'
C10	15.00'	90°00'00"	N72°04'40"W	21.21'	23.56'
C11	15.00'	90°00'00"	S17°55'20"W	21.21'	23.56'
C12	15.00'	90°00'00"	N72°04'40"W	21.21'	23.56'
C13	1440.00'	7°48'02"	N59°01'19"E	195.90'	196.05'
C14	1433.00'	20°51'41"	S44°22'30"W	518.88'	521.76'
C15	35.00'	89°58'01"	S11°03'41"E	49.48'	54.96'
C16	35.00'	90°02'09"	N78°56'24"E	49.51'	55.00'
C17	1560.00'	29°00'00"	S48°25'20"W	781.19'	789.59'
C18	1440.00'	29°00'00"	S48°25'20"W	721.09'	728.85'
C19	15.00'	88°05'23"	S83°13'39"W	20.86'	23.06'



DETAIL "A"  
SCALE: 1" = 40'  
SEE SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 11680-19; Survey Job No. 11680-00

Date: Aug 18, 2021 10:57am User: ID: s8romerz File: C:\Users\jocostromerz\Temp\Acad\jobish\_8288\VP\_1168019.dwg