

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 49N, NORTH AMERICAN DATUM (N.A.D.) 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).

- LEGEND: S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"; F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED; F.P.K. = FOUND PK NAIL IN CONCRETE; R.O.W. = RIGHT-OF-WAY; D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS; VOL. = VOLUME; PG. = PAGE; C.B. = COUNTY BLOCK; AC. = ACRES; L.F. = LINEAR FEET; C. = CENTERLINE; N.T.S. = NOT TO SCALE; 550 = EXISTING CONTOUR; 660 = PROPOSED CONTOUR. KEYNOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 2. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (PERMEABLE); 3. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.06 AC.); 4. 5' WATER EASEMENT; 5. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 6. 15' BUILDING SETBACK LINE; 7. 17' DRAINAGE EASEMENT (VOLUME 952, PAGE 129, D.P.R.); 8. 12' TELEPHONE, ELECTRIC, AND GAS EASEMENT (VOLUME 720, PAGE 205, D.P.R.); 9. 17' GAS EASEMENT (VOLUME 710, PAGE 82, D.P.R.); 10. 48' 2" DRAINAGE EASEMENT (VOLUME 710, PAGE 82, D.P.R.); 11. 64' DRAINAGE EASEMENT (VOLUME 720, PAGE 205, D.P.R.); 12. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT; 13. 20' BUILDING SETBACK LINE (VOL. 9671, PAGE 169-170, D.P.R.); 14. 20' BUILDING SETBACK LINE (VOL. 9671, PAGE 169-170, D.P.R.).

RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE (APPENDIX H, 4.5.2). 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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. (APPENDIX H). COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENT AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION, INCLUDING LOTS 801 & 802, BLOCK 100, C.B. 4007; LOTS 801, BLOCK 101, C.B. 4007; LOT 901, BLOCK 103, C.B. 4007, 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.

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. TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAPPAS HWY, SUITE 101 SAN ANTONIO, TEXAS 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. 23 NOV 2021 TIM C. PAPPAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAPPAS HWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

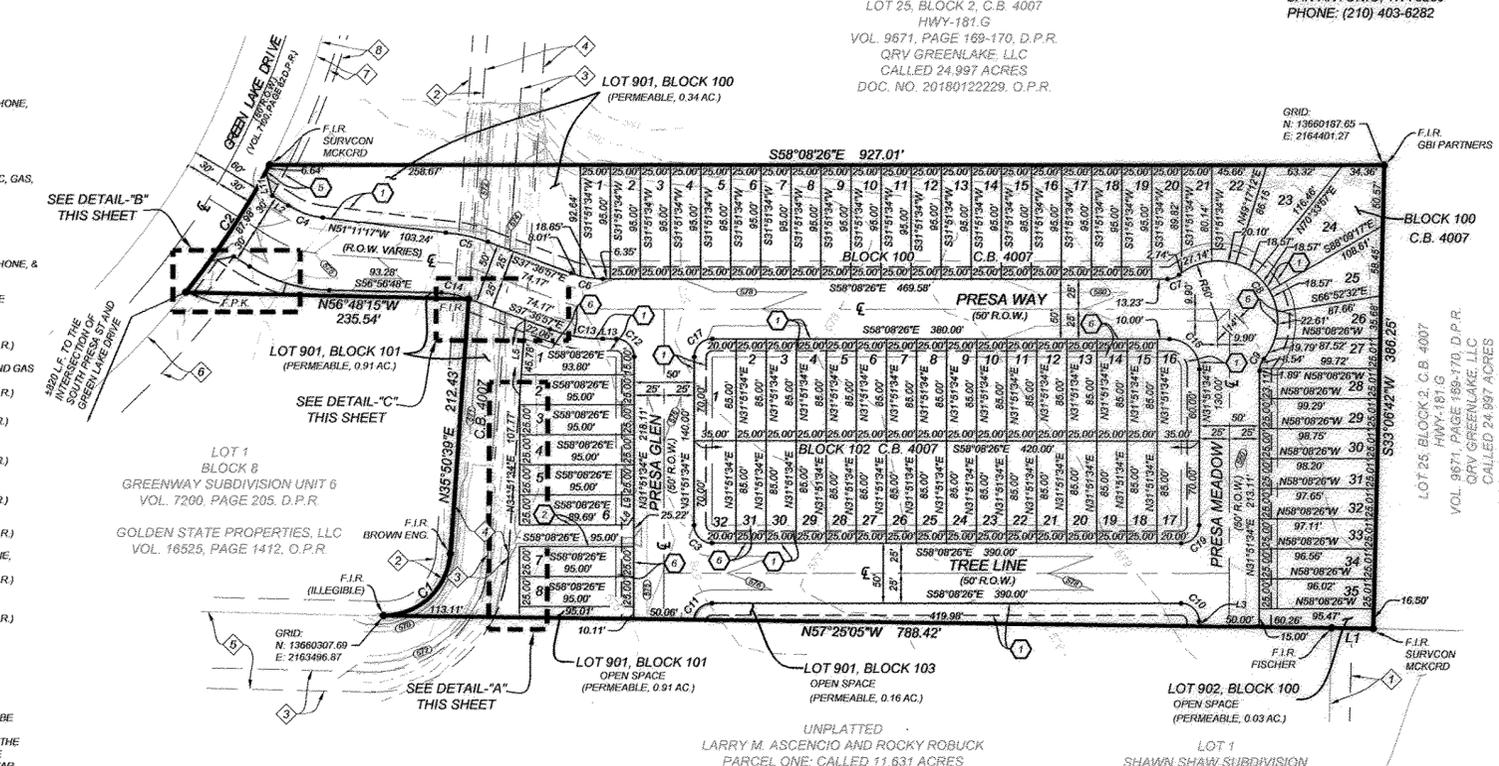
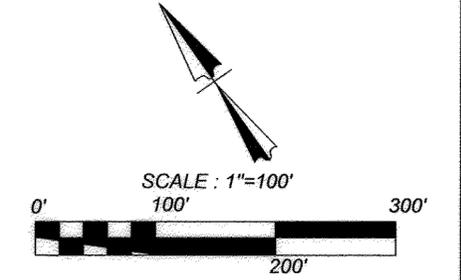
C.P.S.A.W.S./C.O.S.A. UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

SAWS DEDICATION NOTE: 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. 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. EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. FIRE FLOW DEMAND NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL. SETBACK NOTE: 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 ANTONIO. OPEN SPACE NOTE: LOT 901, BLOCK 100, C.B. 4007, LOT 901, BLOCK 101, C.B. 4007, LOT 902, BLOCK 100, C.B. 4007, LOT 901, BLOCK 103, C.B. 4007 IS DESIGNATED AS AN OPEN SPACE. FLOODPLAIN NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 46090909F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

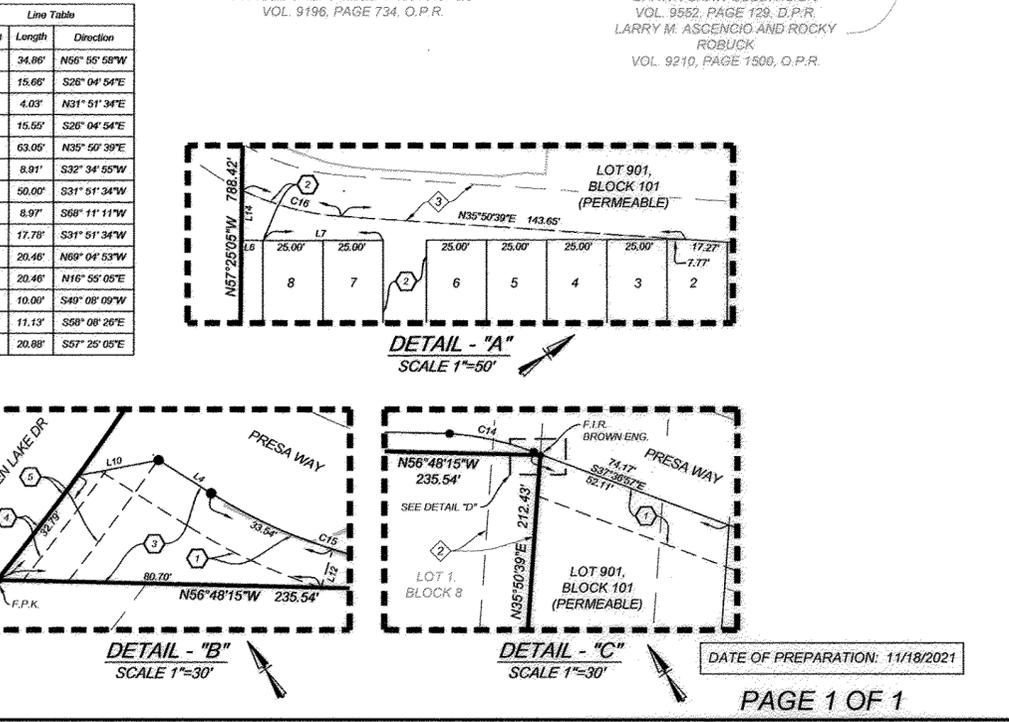
INGRESS AND EGRESS NOTE (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT. INGRESS AND EGRESS NOTE (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# TRE-APP-APP21-38800399) 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 DIRECTOR OF DEVELOPMENT SERVICES OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICER PER 35-477(9).



SUBDIVISION PLAT ESTABLISHING PRESA POINT BEING A TOTAL OF 7.192 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT 11, BEXAR COUNTY, TEXAS AND CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD RECORDED IN DOCUMENT 20210215956 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



Curve Table and Line Table providing geometric data for the plat boundaries.



OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 1922 DRY CREEK WAY, STE. 101 SAN ANTONIO, TX 78259 PHONE: (210) 403-6282. NOTARY PUBLIC: Dawn Revell, Notary Public, State of Texas, Commission Expires 03-13-2025, Notary ID: 133327354.

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.

