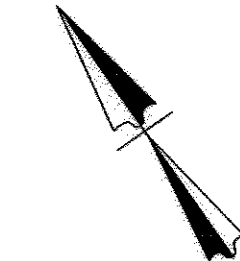


PLAT NUMBER: 21-11800030

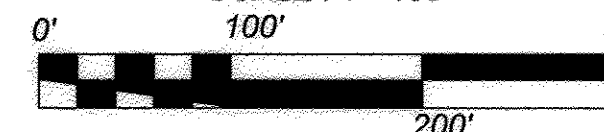
SUBDIVISION PLAT ESTABLISHING

PRESA POINT

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



SCALE: 1"=100'



**KFW**  
ENGINEERS + SURVEYING

3421 Paces Road, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBE Firm #: 9513 • TPLS Firm #: 10122303

OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, STE. 101  
SAN ANTONIO, TX 78259  
PHONE: (210) 403-6282

STATE OF TEXAS  
COUNTY OF BEAR

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.

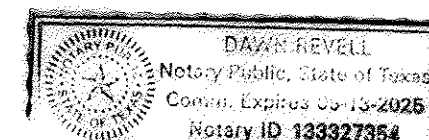
OWNER  
RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259  
(210) 403-6282

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 23rd DAY OF November A.D. 2021  
Dawn Dwell  
NOTARY PUBLIC  
BEAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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.

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

COUNTY JUDGE, BEAR COUNTY, TX

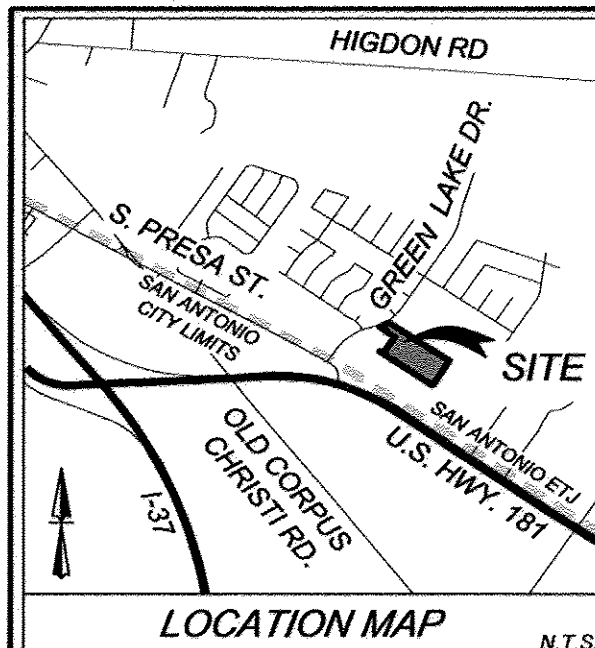
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF PRESA POINT 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: \_\_\_\_\_

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



- SURVEYOR NOTES:**
- 12" 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 (N.A.D.) 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).

**LEGEND**

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - F.I.R. = FOUND 12" 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 BEAR COUNTY, TEXAS
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
  - P.R. = PLAT RECORDS OF BEAR COUNTY, TEXAS
  - VOL. = VOLUME
  - PG. = PAGE
  - C.B. = COUNTY BLOCK
  - AC. = ACRES
  - L.F. = LINEAR FEET
  - CL. = CENTERLINE
  - N.T.S. = NOT TO SCALE
  - 550 --- = EXISTING CONTOUR
  - 660 --- = PROPOSED CONTOUR
- KEYNOTES**
- 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (PERMEABLE)
  - VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.06 AC.)
  - 5' WATER EASEMENT
  - 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 15' BUILDING SETBACK LINE
  - 17' DRAINAGE EASEMENT (VOLUME 9562, PAGE 129, D.P.R.)
  - 12" TELEPHONE, ELECTRIC, AND GAS EASEMENT (VOLUME 7200, PAGE 205, D.P.R.)
  - 17' GAS EASEMENT (VOLUME 7100, PAGE 82, D.P.R.)
  - 48' 2" DRAINAGE EASEMENT (VOLUME 7100, PAGE 82, D.P.R.)
  - 30' BUILDING SETBACK LINE (VOLUME 7200, PAGE 205, D.P.R.)
  - 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
  - 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, 4.2)

**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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDED 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 901 & 902, BLOCK 100, C.B. 4007; LOTS 901, 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 BEAR COUNTY.

STATE OF TEXAS  
COUNTY OF BEAR

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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 Paces Road, Suite 200, San Antonio, TX 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

**C.P.S. & 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 - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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," "TRANSMISSION 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 TO 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 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 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 ALTERATION.
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 WHEN LOTS ARE SERVED ONLY BY REAR LOT 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 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 EDDU NOTE:**

THE SANITARY SEWER 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'S 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:**

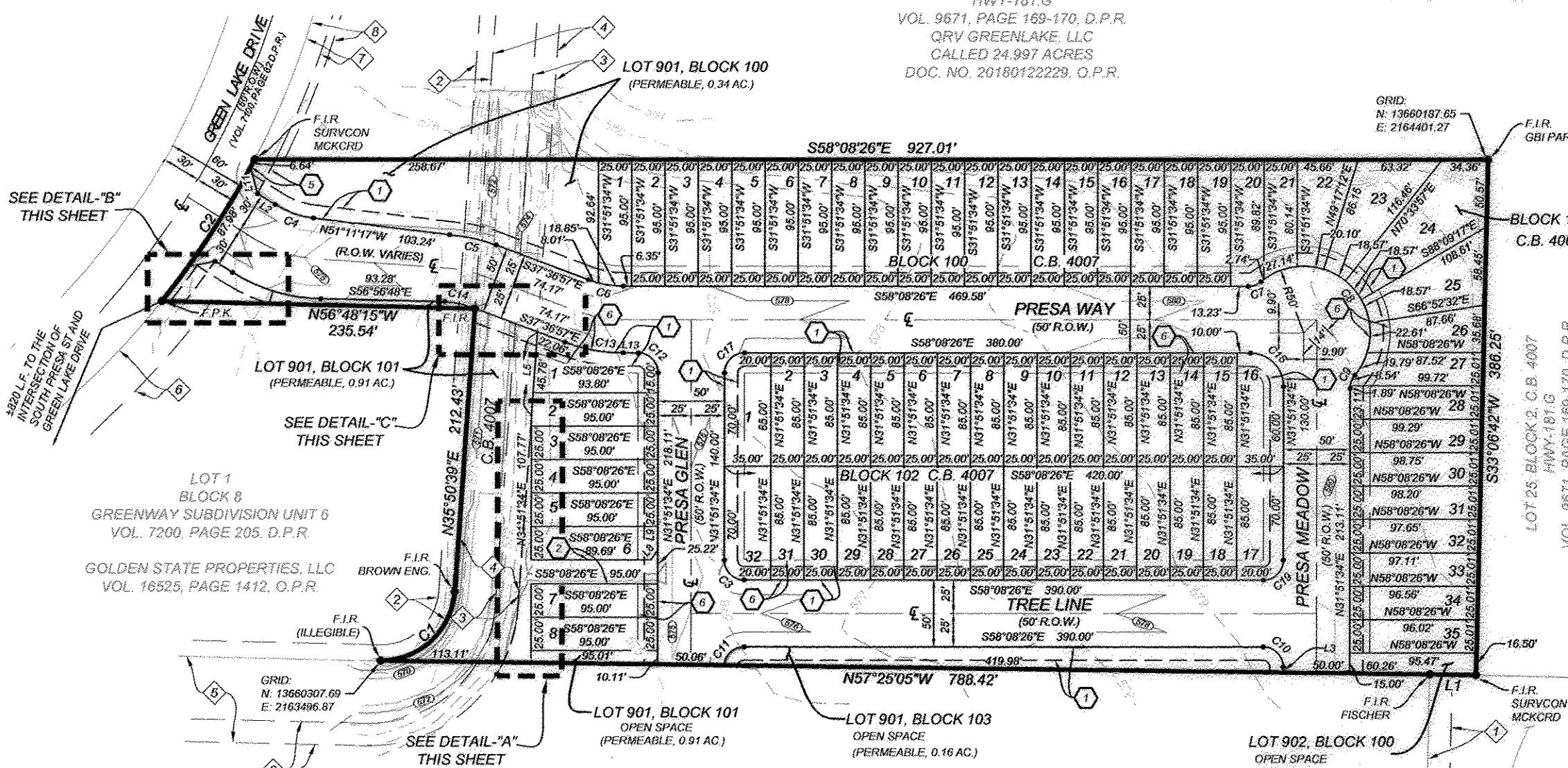
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**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.

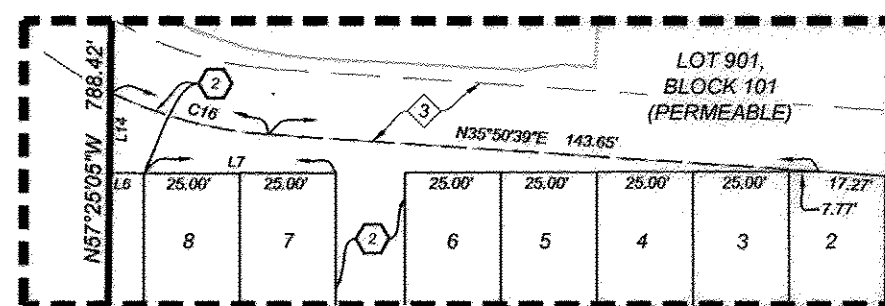
**FLOODPLAIN NOTE:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C0090F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

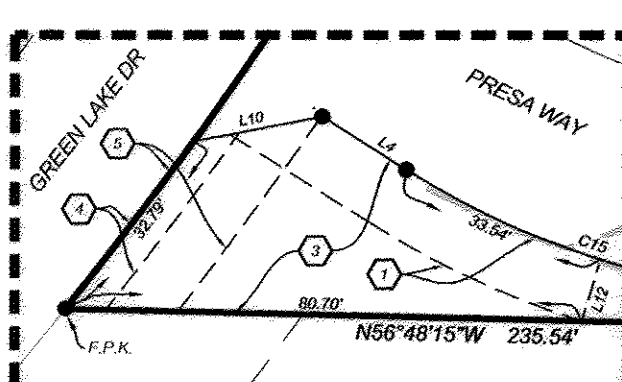


Curve #	Length	Radius	Tangent	Delta	Chord	Chord Bearing
C1	83.67'	55.40'	52.14'	86°31'56"	75.94'	N78°57'06"E
C2	127.41'	630.00'	63.93'	11°35'16"	127.50'	N65°06'27"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S13°08'26"E
C4	30.67'	70.00'	15.69'	25°06'23"	30.43'	S38°38'05"E
C5	35.89'	125.00'	18.07'	16°27'05"	35.77'	N45°50'29"W
C6	26.87'	75.00'	13.58'	20°31'20"	26.72'	S47°52'41"E
C7	10.43'	15.00'	5.44'	39°51'13"	10.22'	S78°04'02"E
C8	148.10'	50.00'	555.16'	169°42'26"	99.60'	N13°08'26"W
C9	10.43'	15.00'	5.44'	39°51'13"	10.22'	S51°47'11"W
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N13°08'26"W
C11	22.30'	15.00'	13.79'	85°10'50"	20.30'	S79°16'10"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	N13°08'26"W
C13	44.78'	125.00'	22.63'	20°31'20"	44.54'	S47°52'41"E
C14	21.53'	75.00'	10.84'	16°27'05"	21.46'	N45°50'29"W
C15	70.03'	130.00'	35.89'	30°51'53"	69.19'	S41°30'51"E
C16	42.83'	111.50'	21.68'	22°00'28"	42.57'	N45°50'29"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	S76°51'34"W
C18	39.27'	25.00'	25.00'	90°00'00"	35.38'	N13°08'26"W
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'	N76°51'34"E

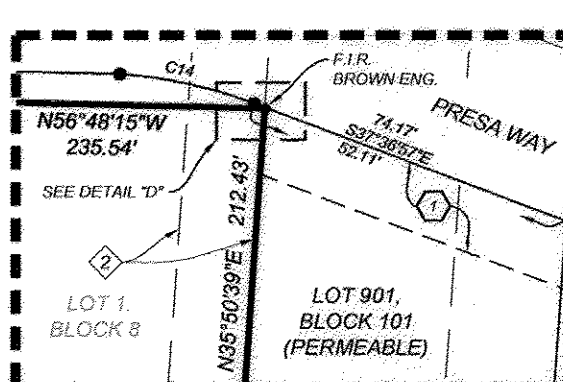
Line #	Length	Direction
L1	34.86'	N56°55'58"W
L2	15.66'	S26°04'54"E
L3	4.03'	N31°51'34"E
L4	15.55'	S26°04'54"E
L5	63.05'	N35°50'39"E
L6	8.91'	S32°34'55"W
L7	50.00'	S31°51'34"W
L8	8.97'	S68°11'11"W
L9	17.78'	S31°51'34"W
L10	20.46'	N69°04'53"W
L11	20.46'	N16°55'05"E
L12	10.00'	S49°08'09"W
L13	11.13'	S58°08'26"E
L14	20.88'	S57°25'05"E



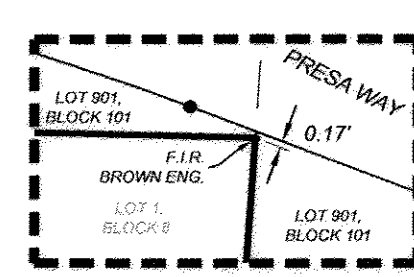
DETAIL - "A"  
SCALE 1"=50'



DETAIL - "B"  
SCALE 1"=30'



DETAIL - "C"  
SCALE 1"=30'



DETAIL - "D"  
SCALE 1"=5'

DATE OF PREPARATION: 11/18/2021