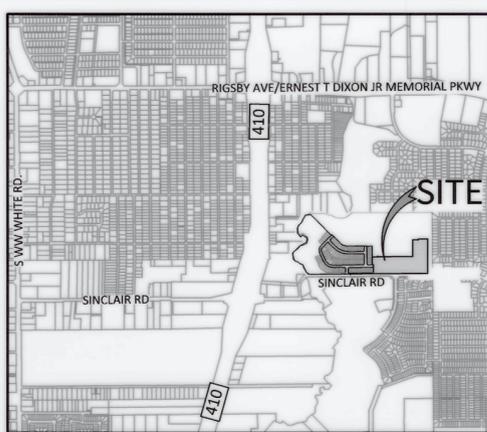


REPLAT & SUBDIVISION PLAT OF SUTTON FARMS SUBDIVISION, UNIT 2

BEING A TOTAL OF 13.814 ACRES, INCLUDING 0.131 ACRES OF RIGHT OF WAY DEDICATED TO THE CITY OF SAN ANTONIO, BEING (A 0.051 ACRE OFF-LOT VARIABLE WIDTH EASEMENT OF THE SUTTON FARMS SUBDIVISION, UNIT 1), RECORDED IN DOCUMENT #20210315249-20210315251 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND (A 13.814 ACRE TRACT OF LAND OUT OF A 80.371 ACRE TRACT OF LAND RECORDED IN DOCUMENT #20210007922 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE N. MONTGOMERY SURVEY NO. 21, ABSTRACT NO. 489, NEW CITY BLOCK 18239), ESTABLISHING LOTS 72-100, BLOCK 20, LOTS 14-22, BLOCK 21, LOTS 39-42, BLOCK 21, LOTS 1-4 & 39-42, BLOCK 26, LOTS 1-4 & 39-42, BLOCK 27, AND LOTS 1-4 & 30-42, BLOCK 28, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. # 5-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS 10048500 • TBPFE FIRM #455  
[MWC: DAVID D. CUPIT, II, P.E.]  
75-RESIDENTIAL LOTS  
4-OPEN SPACE LOTS



LOCATION MAP N.T.S.

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

A 0.051 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 0.051 ACRE OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED SUBDIVISION LOT RECORDED IN SUTTON FARMS SUBDIVISION, UNIT 1 (DOCUMENT #20210315249 - 20210315251 D.P.R.)

STATE OF TEXAS COUNTY OF BEXAR

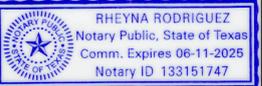
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF SUTTON FARMS SUBDIVISION, UNIT 1 (PLAT NO. 20-11800398) WHICH IS RECORDED IN DOCUMENT #20210315249-20210315251, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON PROPOSED REPLATTING OF THIS PROPERTY.

I/WE, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OF RESTRICTIONS.

OWNER/DEVELOPER: JEN TEXAS 23, LLC  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TX 78230  
(210) 632-0753  
DULY AUTHORIZED AGENT: CHARLES MARSH  
CENTRAL TEXAS REGIONAL PARTNER

STATE OF TEXAS COUNTY OF BEXAR  
SWORN AND SUBSCRIBED BEFORE ME THE 14th DAY OF FEBRUARY A.D. 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 10/11/2025



KEYNOTES

- 1 10' E.G.T.CA ESM'T. OFF-LOT PERMEABLE 123' x 88' E.G.T.CA., WAT., SAN. SEW. & TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.249 AC.)
- 2 14' E.G.T.CA ESM'T.
- 3 OFF-LOT PERMEABLE 123' x 88' E.G.T.CA., WAT., SAN. SEW. & TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.249 AC.)
- 4 15' R.O.W. DEDICATION (TO CITY OF SAN ANTONIO) (0.131 AC.)
- 5 OFF-LOT PERMEABLE 10' E.G.T.CA ESM'T. (0.002 AC.)
- 6 OFF-LOT PERMEABLE 10' E.G.T.CA ESM'T. (0.004 AC.)
- 7 VAR. WID. OVERHANG ESM'T. (0.038 AC.)
- 8 VAR. WID. OVERHANG ESM'T. (0.020 AC.)
- 9 10' E.G.T.CA ESM'T. (DOCUMENT #20210315249-20210315251, D.P.R.)
- 10 OFF-LOT 10' E.G.T.CA ESM'T. (DOCUMENT #20210315249-20210315251, D.P.R.)
- 11 OFF-LOT VAR. WID. WAT., DRN., & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (DOCUMENT #20210315249-20210315251, D.P.R.)
- 12 OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED SUBDIVISION LOT (DOCUMENT #20210315249-20210315251, D.P.R.)
- 13 OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED SUBDIVISION LOT (DOCUMENT #20210315249-20210315251, D.P.R.)
- 14 VAR. WID. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (VOL. 20001, PG. 1045, D.P.R.)
- 15 PORTION OF VARIABLE WIDTH PARKWAY DEDICATION (VOL. 20001, PG. 1045, D.P.R.)
- 16 VARIABLE WIDTH PARKWAY DEDICATION (VOL. 9619, PG. 145 D.P.R.)
- 17 12' GAS, ELECTRIC & TELEPHONE ESM'T. (VOL. 7700, PG. 82, D.P.R.)
- 18 PERMEABLE 901 OPEN SPACE DRN. ESM'T. (DOCUMENT #20210315249-20210315251, D.P.R.)

STATE OF TEXAS COUNTY OF BEXAR

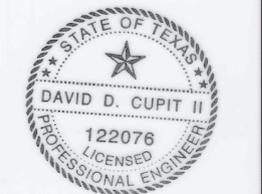
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
DAVID D. CUPIT, II, P.E.  
02.14.22  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEDA WHELOCK, R.P.L.S.  
02-14-22  
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 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 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.
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:

1. 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:

1. 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:

THE 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 643 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.

RESIDENTIAL FIRE FLOW NOTE:

RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 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.

RESIDENTIAL FINISHED FLOOR NOTE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2666427) 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 HERUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 20, NCB 18239, LOT 904, BLOCK 20, NCB 18239, LOT 901, BLOCK 21, NCB 18239, LOT 903, BLOCK 21, NCB 18239, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

DRAINAGE NOTES:

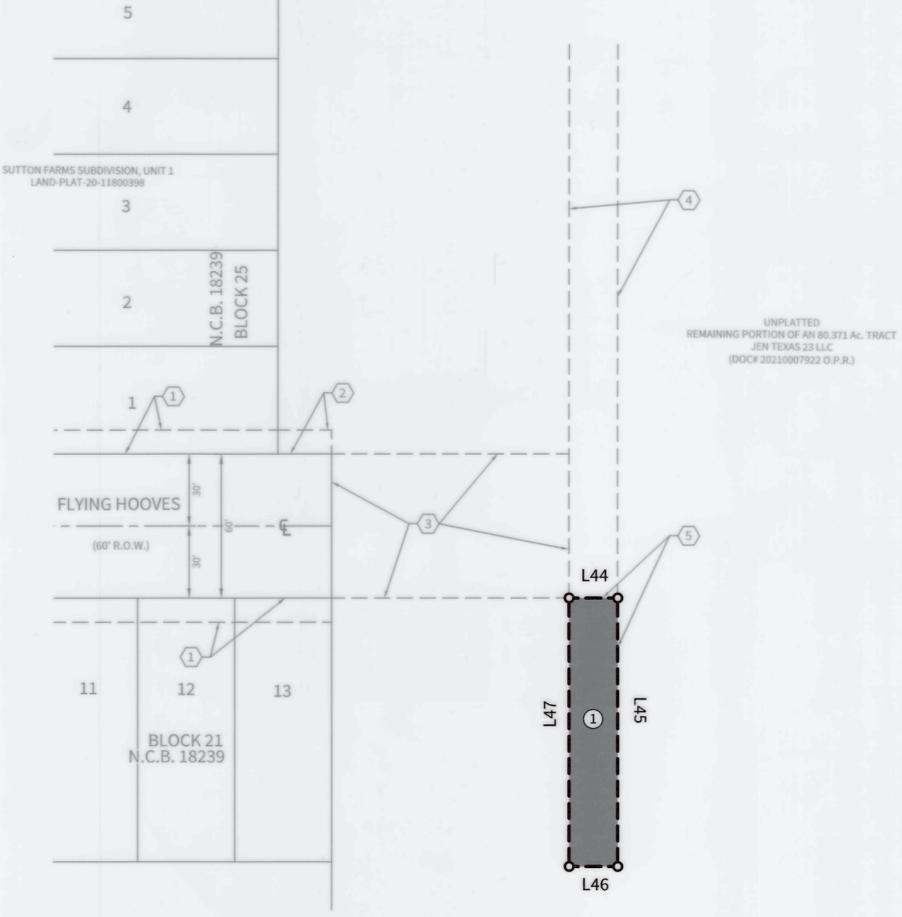
1. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C04206, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.
2. DRAINAGE 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 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.
3. RESIDENTIAL FINISHED FLOOR ELEVATION: RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OR RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

LEGEND:

- Ac. = ACRES
- CL = CURVE NUMBER
- N.C.B. = NEW CITY BLOCK
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
- E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- ESM'T. = EASEMENT
- L.S. = LANDSCAPE
- LI = LINE NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PGS. = PAGES
- R.O.W. = RIGHT OF WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- (---) = PROPOSED CONTOUR
- (---) = STREET CENTERLINE
- (---) = EXISTING GROUND CONTOUR
- (---) = EXISTING PROPERTY LINE
- (---) = 1% ANNUAL CHANCE FEMA FLOODPLAIN



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, 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: JEN TEXAS 23, LLC  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TX 78230  
PHONE: (210) 632-0753  
DULY AUTHORIZED AGENT: CHARLES MARSH  
CENTRAL TEXAS REGIONAL PARTNER

BY: Charles Marsh  
NAME: Charles Marsh  
TITLE: Manager

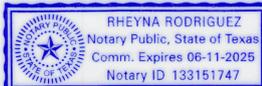
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 14th DAY OF FEBRUARY A.D. 2022

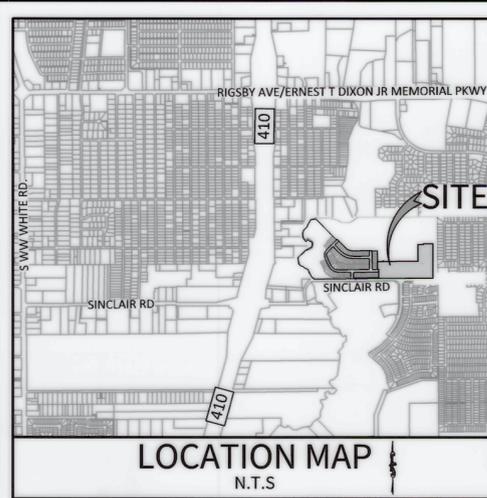
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF SUTTON FARMS SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. \_\_\_\_\_

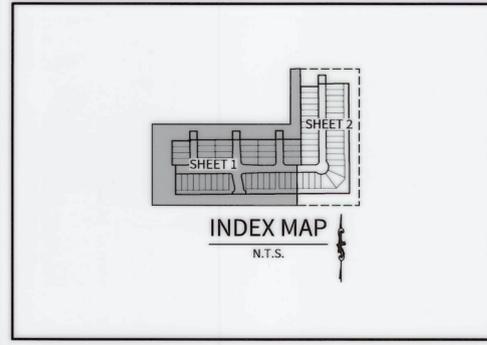
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



**LEGEND:**

Ac.	= ACRES
C1.	= CURVE NUMBER
N.C.B.	= NEW CITY BLOCK
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
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O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
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	= PROPOSED CONTOUR
	= STREET CENTERLINE
	= EXISTING GROUND CONTOUR
	= EXISTING PROPERTY LINE
	= 1% ANNUAL CHANCE FEMA FLOODPLAIN

- KEYNOTES**
- 10' E.G.T.C.A. ESM'T.
  - OFF-LOT PERMEABLE 123' x 88' E.G.T.C.A., WAT., SAN. SEW. & TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.249 AC.) 14' E.G.T.C.A. ESM'T.
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  - OFF-LOT PERMEABLE 10' E.G.T.C.A. ESM'T. (0.002 AC.)
  - OFF-LOT PERMEABLE 10' E.G.T.C.A. ESM'T. (0.004 AC.)
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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.

M.W. CUDE ENGINEERS, L.L.C.  
DAVID D. CUPIT, II, P.E.

*David D. Cupit II* 02.14.22  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHEELOCK, R.P.L.S.

*Yuri V. Balmaceda Wheelock* 02-12-22  
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 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 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.
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:**

2. 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:**

THE 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:**

NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 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.

**RESIDENTIAL FINISHED FLOOR NOTE:**

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

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2666427) 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 OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**COMMON AREA MAINTENANCE NOTE:**

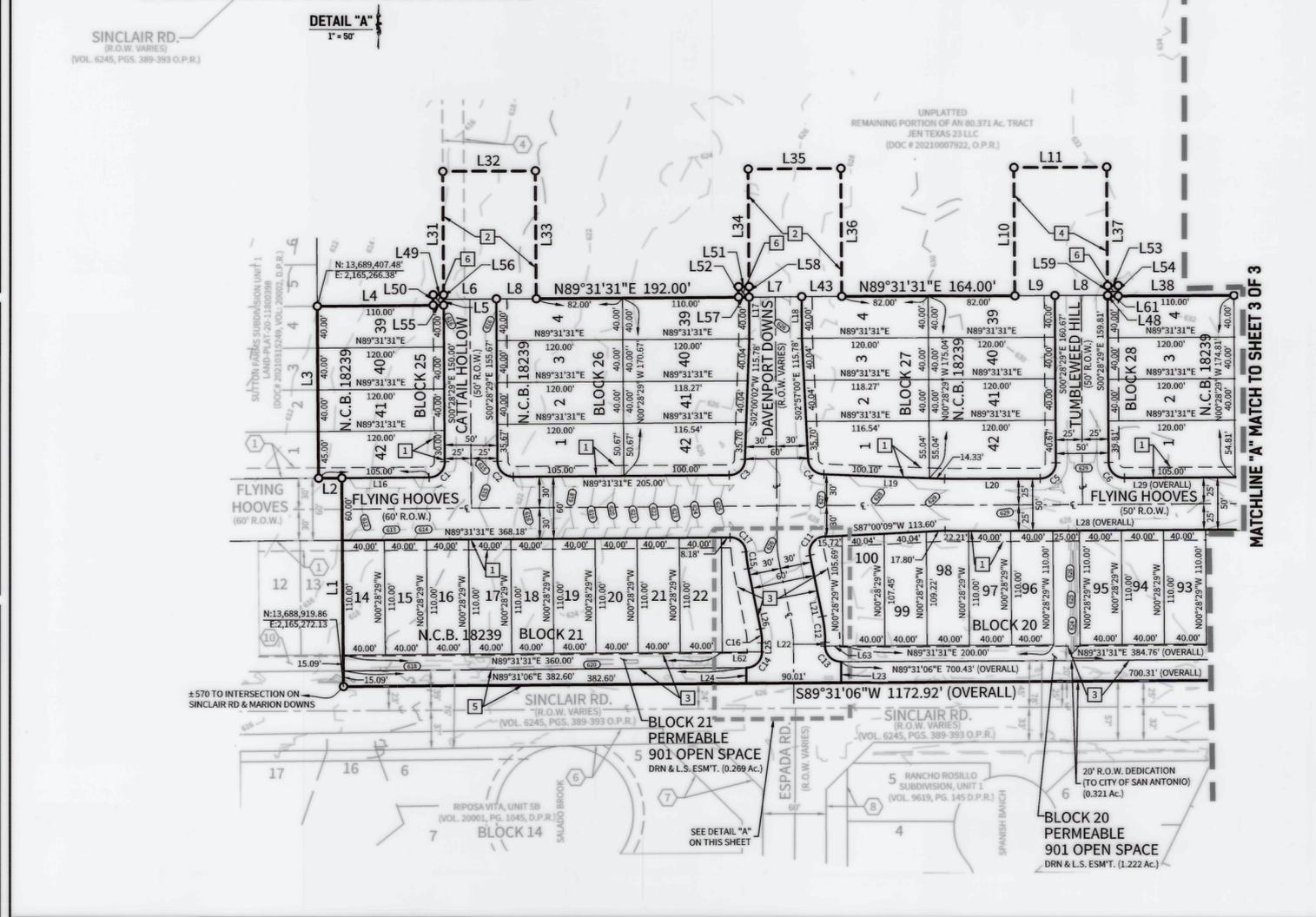
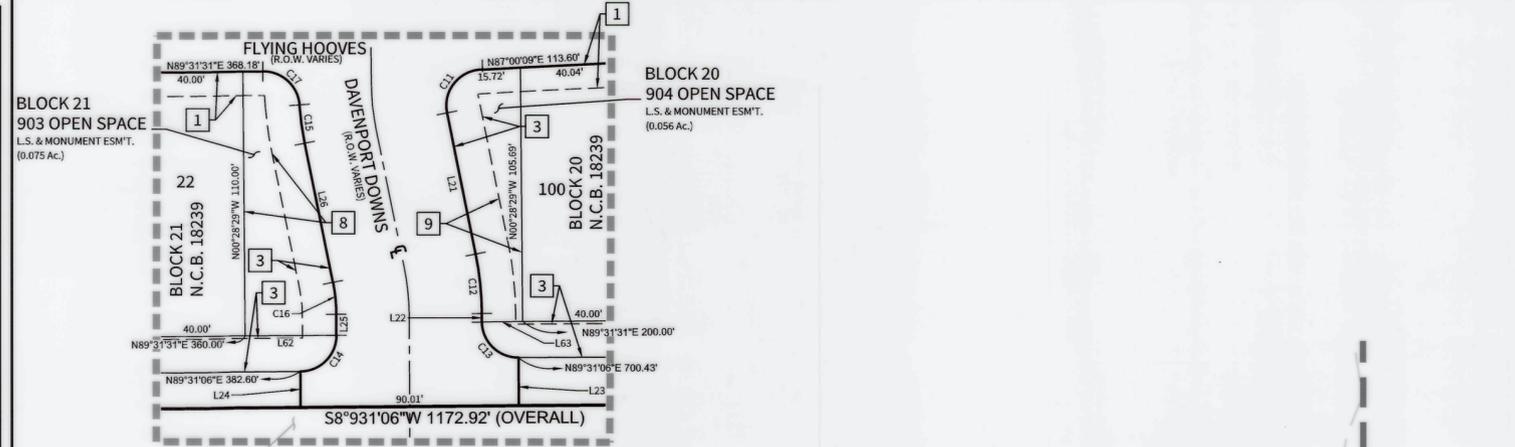
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 20, NCB 18239, LOT 904, BLOCK 20, NCB 18239, LOT 901, NCB 18239, LOT 903, BLOCK 21, NCB 18239, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY 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.

**DRAINAGE NOTES:**

1. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48025C04206, EFFECTIVE SEPTEMBER 29, 2016. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.
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 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.
3. RESIDENTIAL FINISHED FLOOR ELEVATION: RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OR RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**SURVEYOR'S NOTES:**

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TSCZ) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TSCZ) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).



**LAND-PLAT-21-11800345**

**REPLAT & SUBDIVISION PLAT OF SUTTON FARMS SUBDIVISION, UNIT 2**

BEING A TOTAL OF 13.814 ACRES, INCLUDING 0.131 ACRES OF RIGHT OF WAY DEDICATED TO THE CITY OF SAN ANTONIO, BEING (A 0.051 ACRE OFF-LOT VARIABLE WIDTH EASEMENT OF THE SUTTON FARMS SUBDIVISION, UNIT 1), RECORDED IN DOCUMENT #20210315249-20210315251 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND (A 13.814 ACRE TRACT OF LAND OUT OF A 80.371 ACRE TRACT OF LAND RECORDED IN DOCUMENT #20210007922 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE N. MONTOYA SURVEY NO. 21, ABSTRACT NO. 468, NEW CITY BLOCK 18239), ESTABLISHING LOTS 72-100, BLOCK 20, LOTS 14-22, BLOCK 21, LOTS 39-42, BLOCK 21, LOTS 1-4 & 39-42, BLOCK 26, LOTS 1-4 & 39-42, BLOCK 27, AND LOTS 1-4 & 39-42, BLOCK 28, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD., # 5-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7132  
WWW.CUDEENGINEERS.COM  
TBPELS #1004850 • TBPFE #1004850  
(MWC: DAVID D. CUPIT, II, P.E.)  
75-RESIDENTIAL LOTS  
4-OPEN SPACE LOTS

SCALE: 1"=100'

0 100 200

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  
JEN TEXAS 23, L.L.C.  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TX 78230  
PHONE: (210) 632-0753  
DULY AUTHORIZED AGENT: CHARLES MARSH  
CENTEX TEXAS REGIONAL PARTNER

NAME: *Charles Marsh*  
TITLE: *Manager*

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 14th DAY OF February, A.D. 2022.

*Charles Marsh*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RHEYNA RODRIGUEZ  
Notary Public, State of Texas  
Comm. Expires 06-11-2025  
Notary ID 133151747

THIS PLAT OF SUTTON FARMS SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. \_\_\_\_\_

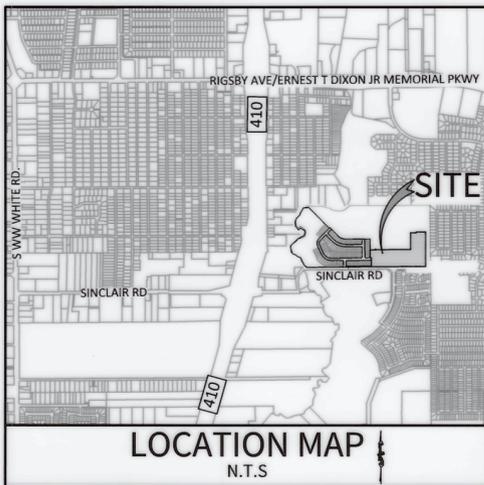
BY: \_\_\_\_\_ CHAIRMAN

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

FEBRUARY 2022 SHEET 2 OF 3



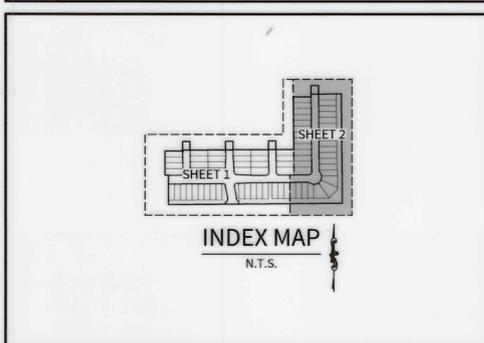
P:\03284\005\2-Drawings\PLAT\_COSA\_BEXAR(2018).dwg 2022/02/09 7:58pm jgverero



**LEGEND:**

- Ac. = ACRES
- C1 = CURVE NUMBER
- N.C.B. = NEW CITY BLOCK
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- ESMT. = EASEMENT
- L.S. = LANDSCAPE
- LI = LINE NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PGS. = PAGES
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- (---) = PROPOSED CONTOUR
- (---) = STREET CENTERLINE
- (---) = EXISTING GROUND CONTOUR
- (---) = EXISTING PROPERTY LINE
- (---) = 1% ANNUAL CHANCE FEMA FLOODPLAIN

- KEYNOTES**
- 1 10' E.G.T.C.A. ESMT.
  - 2 OFF-LOT PERMEABLE 123' x 88' E.G.T.C.A., WAT., SAN. SEW. & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.249 AC.)
  - 3 14' E.G.T.C.A. ESMT.
  - 4 OFF-LOT PERMEABLE 123' x 88' E.G.T.C.A., WAT., SAN. SEW. & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.249 AC.)
  - 5 15' R.O.W. DEDICATION (TO CITY OF SAN ANTONIO) (0.131 AC.)
  - 6 OFF-LOT PERMEABLE 10' E.G.T.C.A. ESMT. (0.002 AC.)
  - 7 OFF-LOT PERMEABLE 10' E.G.T.C.A. ESMT. (0.004 AC.)
  - 8 VAR. WID. OVERHANG ESMT. (0.038 AC.)
  - 9 VAR. WID. OVERHANG ESMT. (0.020 AC.)
  - 10 10' E.G.T.C.A. ESMT. (DOCUMENT #20210315249-20210315251, D.P.R.)
  - 11 OFF-LOT 10' E.G.T.C.A. ESMT. (DOCUMENT #20210315249-20210315251, D.P.R.)
  - 12 OFF-LOT VAR. WID. WAT., DRN. & SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (DOCUMENT #20210315249-20210315251, D.P.R.)
  - 13 OFF-LOT VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED SUBDIVISION LOT (DOCUMENT #20210315249-20210315251, D.P.R.)
  - 14 OFF-LOT VAR. WID. DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO PLATTED SUBDIVISION LOT (DOCUMENT #20210315249-20210315251, D.P.R.)
  - 15 VAR. WID. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (VOL. 20001, PG. 1045, D.P.R.)
  - 16 PORTION OF VARIABLE WIDTH PARKWAY DEDICATION (VOL. 20001, PG. 1045, D.P.R.)
  - 17 VARIABLE WIDTH PARKWAY DEDICATION (VOL. 9619, PG. 145 D.P.R.)
  - 18 12' GAS, ELECTRIC & TELEPHONE ESMT. (VOL. 7700, PG. 82, D.P.R.)
  - 19 PERMEABLE 901 OPEN SPACE DRN. ESMT. (DOCUMENT #20210315249-20210315251, D.P.R.)



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.

M.W. CUDE ENGINEERS, L.L.C.  
DAVID D. CUPIT, II, P.E.

*David D. Cupit II* 02.14.22  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMADERA WHELOCK, R.P.L.S.

*Yuri V. Balmadera Wheelock* 02-12-22  
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 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 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.
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 WASTEWATER EQUIV:**

1. 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:**

THE 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 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

**RESIDENTIAL FIRE FLOW NOTE:**

RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 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.

**RESIDENTIAL FINISHED FLOOR NOTE:**

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

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2666427) 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).

**COMMON AREA MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 301, BLOCK 20, NCB 18239, LOT 304, BLOCK 20, NCB 18239, LOT 301, BLOCK 21, NCB 18239, LOT 303, BLOCK 21, NCB 18239, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

**DRAINAGE NOTES:**

1. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0420G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENT.
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 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.
3. RESIDENTIAL FINISHED FLOOR ELEVATION: RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OR RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**SURVEYOR'S NOTES:**

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

**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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
JEN TEXAS 23, L.L.C.  
8023 VANTAGE DRIVE, SUITE 220  
SAN ANTONIO, TX 78230  
PHONE: (210) 632-0753  
DULY AUTHORIZED AGENT: CHARLES MARSH  
CENTRAL TEXAS REGIONAL PARTNER

BY: *Charles Marsh*  
Charles Marsh  
Manager  
TITLE: *Manager*

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARSH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 14th DAY OF February, A.D. 2022.

*Rheyna Rodriguez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**LAND-PLAT-21-11800345**

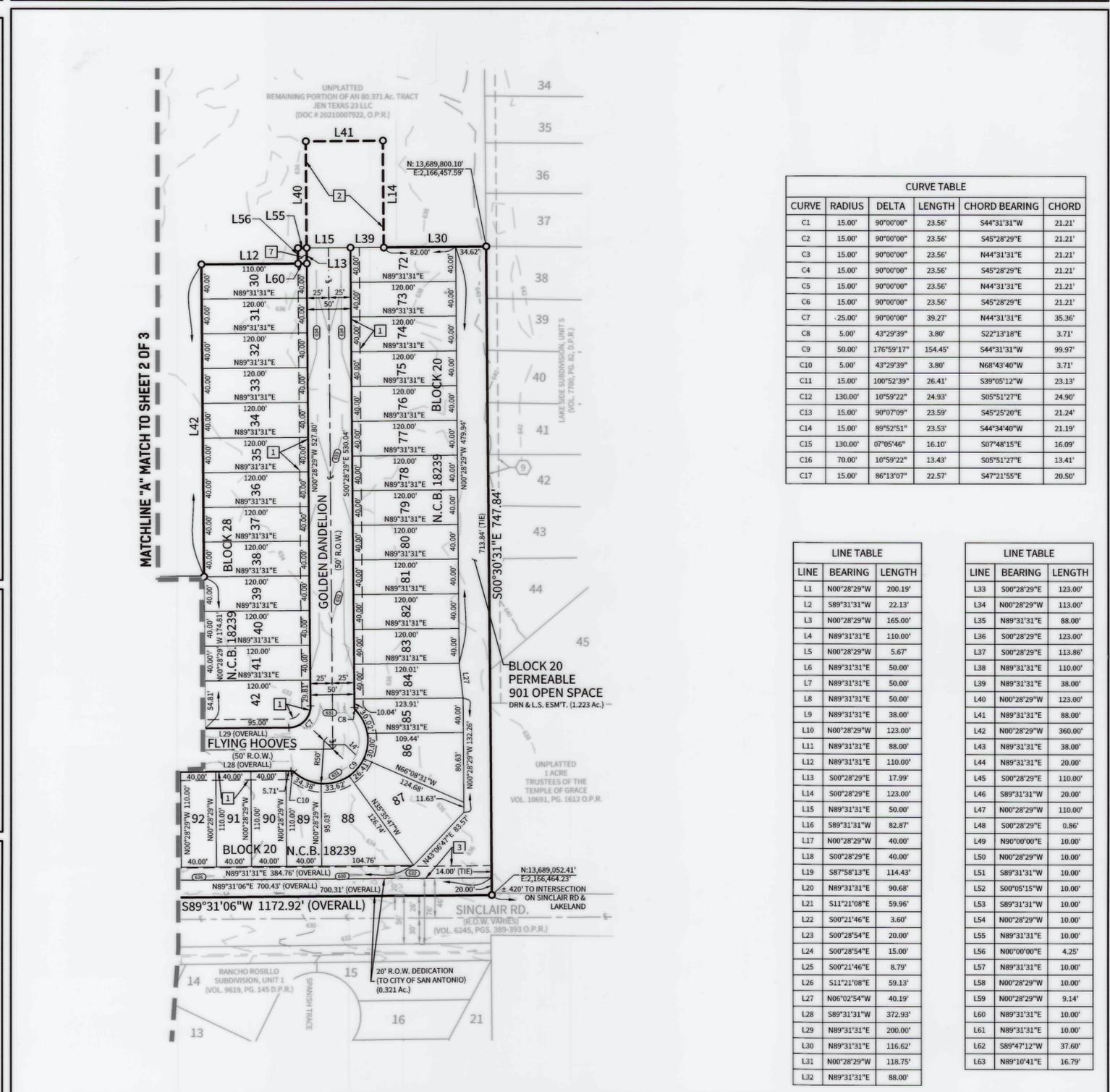
**REPLAT & SUBDIVISION PLAT OF SUTTON FARMS SUBDIVISION, UNIT 2**

BEING A TOTAL OF 13.814 ACRES, INCLUDING 0.131 ACRES OF RIGHT OF WAY DEDICATED TO THE CITY OF SAN ANTONIO, BEING A 0.051 ACRE OFF-LOT VARIABLE WIDTH EASEMENT OF THE SUTTON FARMS SUBDIVISION, UNIT 1), RECORDED IN DOCUMENT #20210315249-20210315251 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 13.814 ACRE TRACT OF LAND OUT OF A 80.371 ACRE TRACT OF LAND RECORDED IN DOCUMENT #20210007922 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE N. MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, NEW CITY BLOCK 18239, ESTABLISHING LOTS 72-100, BLOCK 20, LOTS 14-22, BLOCK 21, LOTS 39-42, BLOCK 21, LOTS 1-4 & 39-42, BLOCK 26, LOTS 1-4 & 39-42, BLOCK 27, AND LOTS 1-4 & 39-42, BLOCK 28, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**CUDE ENGINEERS**  
M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBP:ELS #1004850 • TPE:FRM #455  
(MWC: DAVID D. CUPIT, II, P.E.)  
**75-RESIDENTIAL LOTS**  
**4-OPEN SPACE LOTS**

SCALE: 1"=100'

0 100 200



**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	15.00'	90°00'00"	23.56'	S44°31'31"W	21.21'
C2	15.00'	90°00'00"	23.56'	S45°28'29"E	21.21'
C3	15.00'	90°00'00"	23.56'	N44°31'31"E	21.21'
C4	15.00'	90°00'00"	23.56'	S45°28'29"E	21.21'
C5	15.00'	90°00'00"	23.56'	N44°31'31"E	21.21'
C6	15.00'	90°00'00"	23.56'	S45°28'29"E	21.21'
C7	25.00'	90°00'00"	39.27'	N44°31'31"E	35.36'
C8	5.00'	43°29'39"	3.80'	S22°13'18"E	3.71'
C9	50.00'	176°59'17"	154.45'	S44°31'31"W	99.97'
C10	5.00'	43°29'39"	3.80'	N68°43'40"W	3.71'
C11	15.00'	100°52'39"	26.41'	S39°05'12"W	23.13'
C12	130.00'	10°59'22"	24.93'	S05°51'27"E	24.90'
C13	15.00'	90°07'09"	23.59'	S45°25'20"E	21.24'
C14	15.00'	89°52'51"	23.59'	S44°34'40"W	21.19'
C15	130.00'	07°05'46"	16.10'	S07°48'15"E	16.09'
C16	70.00'	10°59'22"	13.43'	S05°51'27"E	13.41'
C17	15.00'	86°13'07"	22.57'	S47°21'55"E	20.50'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°28'29"W	200.19'
L2	S89°31'31"W	22.13'
L3	N00°28'29"W	165.00'
L4	N89°31'31"E	110.00'
L5	N00°28'29"W	5.67'
L6	N89°31'31"E	50.00'
L7	N89°31'31"E	50.00'
L8	N89°31'31"E	50.00'
L9	N89°31'31"E	38.00'
L10	N00°28'29"W	123.00'
L11	N89°31'31"E	88.00'
L12	N89°31'31"E	110.00'
L13	N00°28'29"W	17.99'
L14	S00°28'29"E	123.00'
L15	N89°31'31"E	50.00'
L16	S89°31'31"W	82.87'
L17	N00°28'29"W	40.00'
L18	S00°28'29"E	40.00'
L19	S87°58'13"E	114.43'
L20	N89°31'31"E	90.68'
L21	S11°21'08"E	59.96'
L22	S00°21'46"E	3.60'
L23	S00°28'54"E	20.00'
L24	S00°28'54"E	15.00'
L25	S00°21'46"E	8.79'
L26	S11°21'08"E	59.13'
L27	N06°02'54"W	40.19'
L28	S89°31'31"W	372.93'
L29	N89°31'31"E	200.00'
L30	N89°31'31"E	116.62'
L31	N00°28'29"W	118.75'
L32	N89°31'31"E	88.00'