

LEGEND

●	FOUND 1/2" IRON ROD	E.G.T.V.W	ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
●	FOUND COTTON SPINDLE	E.G.T.V.	ELECTRIC, GAS, TELEPHONE, AND TELEVISION EASEMENT
○	EASEMENT GEOMETRY POINT	AC.	ACRE
○	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP	CB	COUNTY BLOCK
○	FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP	VOL.	VOLUME
⊕	CENTERLINE	O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING	(X.XXX AC.)	NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 3
P.R.B.C.	PLAT RECORDS OF BEXAR COUNTY		
H.O.A.	HOME OWNERS ASSOCIATION		
---	EXISTING 1' CONTOUR	---	PROPOSED 1' CONTOUR
---	EXISTING 5' CONTOUR	---	PROPOSED 5' CONTOUR

SURVEY NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "MATKIN-HOOVER ENG. & SURVEY," UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CPS/SAWS/COSA UTILITY NOTES

- 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 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.
- 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.

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 MATKINHOOPER ENGINEERING & SURVEYING.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.6528 STATE OF TEXAS

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.

CODY LEE MORRIS
REGISTERED PROFESSIONAL ENGINEER
NO.131472 STATE OF TEXAS

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, TREE SAVED AREAS, PARKS, INCLUDING LOT 999 CB 4661, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PRIVATE STREET DESIGNATION:
LOT 999, CB 4661, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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.

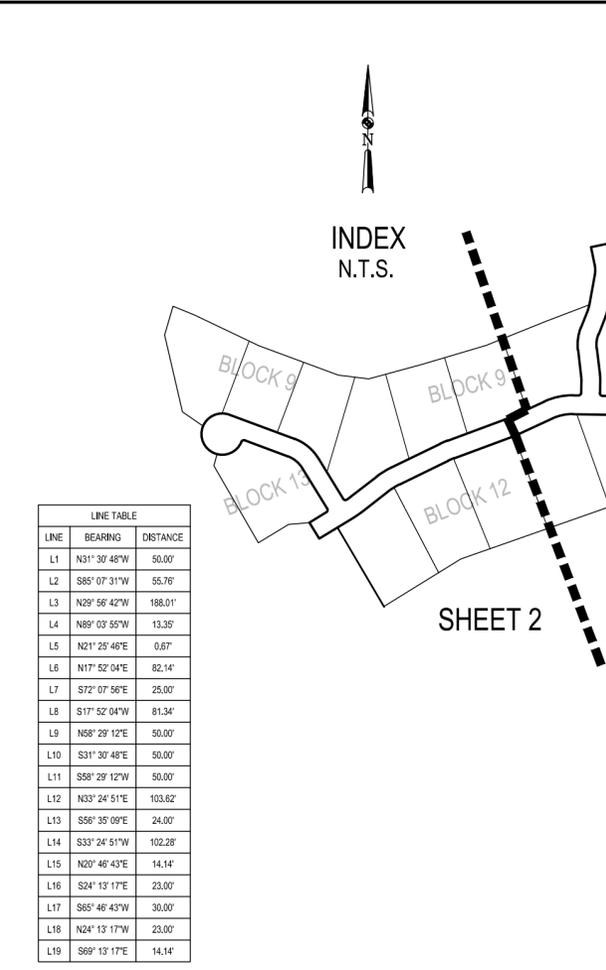
SAWS DEDICATION:
THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

NOTE:
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. MATCHLINES ARE NOT TRUE MATCHLINES FOR CLARITY.

DRAINAGE NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0080F, EFFECTIVE 9/29/2010 AND 48029C0090F, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- 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 TDI 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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN CB 4674, RECORDED IN VOLUME 14546, PAGE 23.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.00	2.46	2°34'03"	N73°41'47"W	2.46
C2	55.00	24.23	25°14'41"	S59°47'25"E	24.04
C3	55.00	67.05	69°50'55"	N12°14'37"W	62.97
C4	75.00	26.17	21°31'20"	N01°01'38"W	26.01
C5	7.00	9.42	77°04'32"	N58°37'51"E	8.72
C6	55.00	69.87	72°46'55"	N56°29'03"E	65.26
C7	55.00	25.23	26°11'21"	S73°58'55"E	25.01
C8	55.00	82.76	86°12'49"	S17°43'52"E	75.17
C9	7.00	11.00	90°00'00"	S13°29'12"W	9.90
C10	75.00	49.83	38°03'55"	S50°32'45"E	48.92
C11	7.00	10.77	88°09'05"	N66°20'45"E	9.74
C12	55.00	257.41	268°09'05"	S23°39'15"E	79.03
C13	125.00	83.05	38°03'55"	S50°32'45"E	81.53
C14	7.00	11.34	92°49'14"	N77°55'29"W	10.14
C15	175.00	11.07	3°37'28"	S53°51'15"W	11.07
C16	225.00	46.96	11°57'29"	S58°01'16"W	46.87
C17	225.00	21.95	5°35'20"	S66°47'40"W	21.94
C18	275.00	21.30	4°28'13"	S67°22'13"W	21.29
C19	175.00	78.75	25°46'58"	S78°02'36"W	78.09
C20	7.00	11.00	90°00'00"	S45°56'05"W	9.90

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-21-3880078) 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).

CLEAR VISION NOTE:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

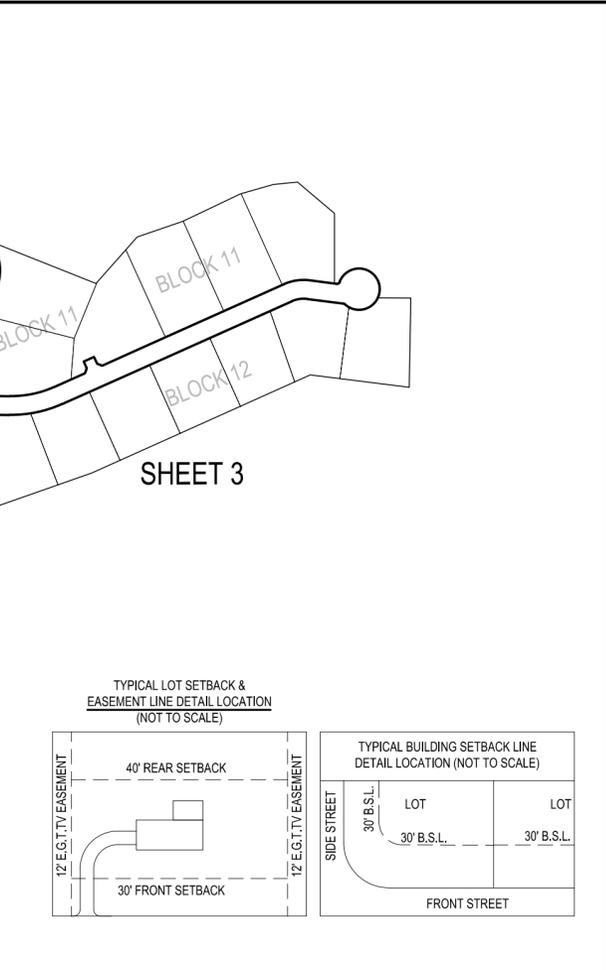
FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. BUILDING SETBACKS FOR EACH LOT SHOWN ON THIS PLAT ARE SUBJECT TO FURTHER RESTRICTIONS AS IMPOSED BY THE HOMEOWNERS ASSOCIATION.

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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 - RESIDENTIAL DEVELOPMENT ONLY BY 87:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

NET ACREAGE NOTE:
THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	75.00	10.10	7°42'55"	S02°55'23"E	10.09
C22	125.00	61.54	28°12'36"	S07°19'28"W	60.92
C23	75.00	14.87	11°21'24"	S15°45'04"W	14.84
C24	125.00	47.12	21°35'55"	N00°59'20"W	46.84
C25	125.00	24.78	11°21'24"	N15°45'04"E	24.74
C26	75.00	36.35	28°12'36"	N07°19'28"E	36.55
C27	125.00	16.83	7°42'55"	N02°55'23"W	16.82
C28	7.00	11.00	90°00'00"	N44°03'55"W	9.90
C29	275.00	120.74	25°09'22"	S78°21'24"W	119.77
C30	125.00	68.48	31°23'24"	S81°28'25"W	67.63
C31	55.00	281.37	293°07'01"	N13°20'54"W	60.62
C32	7.00	4.40	36°02'29"	S64°48'38"E	4.33
C33	75.00	41.09	31°23'24"	N81°28'25"E	40.58
C34	325.00	142.69	25°09'22"	N78°21'24"E	141.55
C35	125.00	56.29	25°46'58"	N78°02'36"E	55.78
C36	325.00	25.17	4°28'13"	N67°22'13"E	25.16
C37	175.00	17.07	5°35'20"	N66°47'40"E	17.06
C38	175.00	36.52	11°57'29"	N58°01'16"E	36.46
C39	225.00	25.31	6°26'41"	N55°15'52"E	25.29
C40	55.00	79.43	82°44'59"	N63°38'42"E	72.71

PLAT NO: 21-11800271

SUBDIVISION PLAT ESTABLISHING PECAN SPRINGS UNIT 3, PUD

A 26.39 ACRE TRACT OF LAND, LOCATED IN THE EDWARD DEWITZ SURVEY NO. 297, ABSTRACT 200, COUNTY BLOCK 4674, THE FRANCISCO RODRIGUEZ SURVEY NO. 419, ABSTRACT 629, COUNTY BLOCK 4673 AND THE JUAN CASSILLAS SURVEY NO. 411, ABSTRACT 156, COUNTY BLOCK 4672, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 229.78 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 2019094494 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A CALLED 26.50 ACRE TRACT OF LAND AS CONVEYED TO PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C., OF RECORD IN DOCUMENT NO. 2022004876 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MATKINHOOPER
ENGINEERING & SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

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
TAYLOR DREISS
PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C.
325 E. SONTEIRA, #210
SAN ANTONIO, TX 78258
210-493-1444

OWNER
TOM DREISS
TOUTANT RANCH, LTD.
325 E. SONTEIRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF PECAN SPRINGS UNIT 3, PUD 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. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

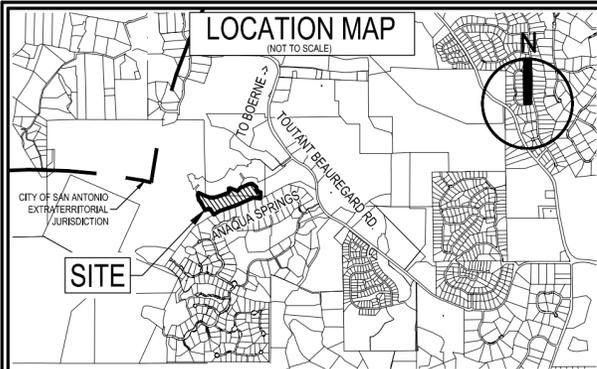
CERTIFICATE OF APPROVAL:

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 WITHIN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE 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



LEGEND

● FOUND 1/2" IRON ROD	E.G.T.V.W	ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
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P.O.B. POINT OF BEGINNING	(X.XXX AC.)	NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 3
P.R.B.C. PLAT RECORDS OF BEXAR COUNTY HOME OWNERS ASSOCIATION	—	PROPOSED 1' CONTOUR
— EXISTING 1' CONTOUR	—	PROPOSED 5' CONTOUR
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STATE OF TEXAS
COUNTY OF BEXAR

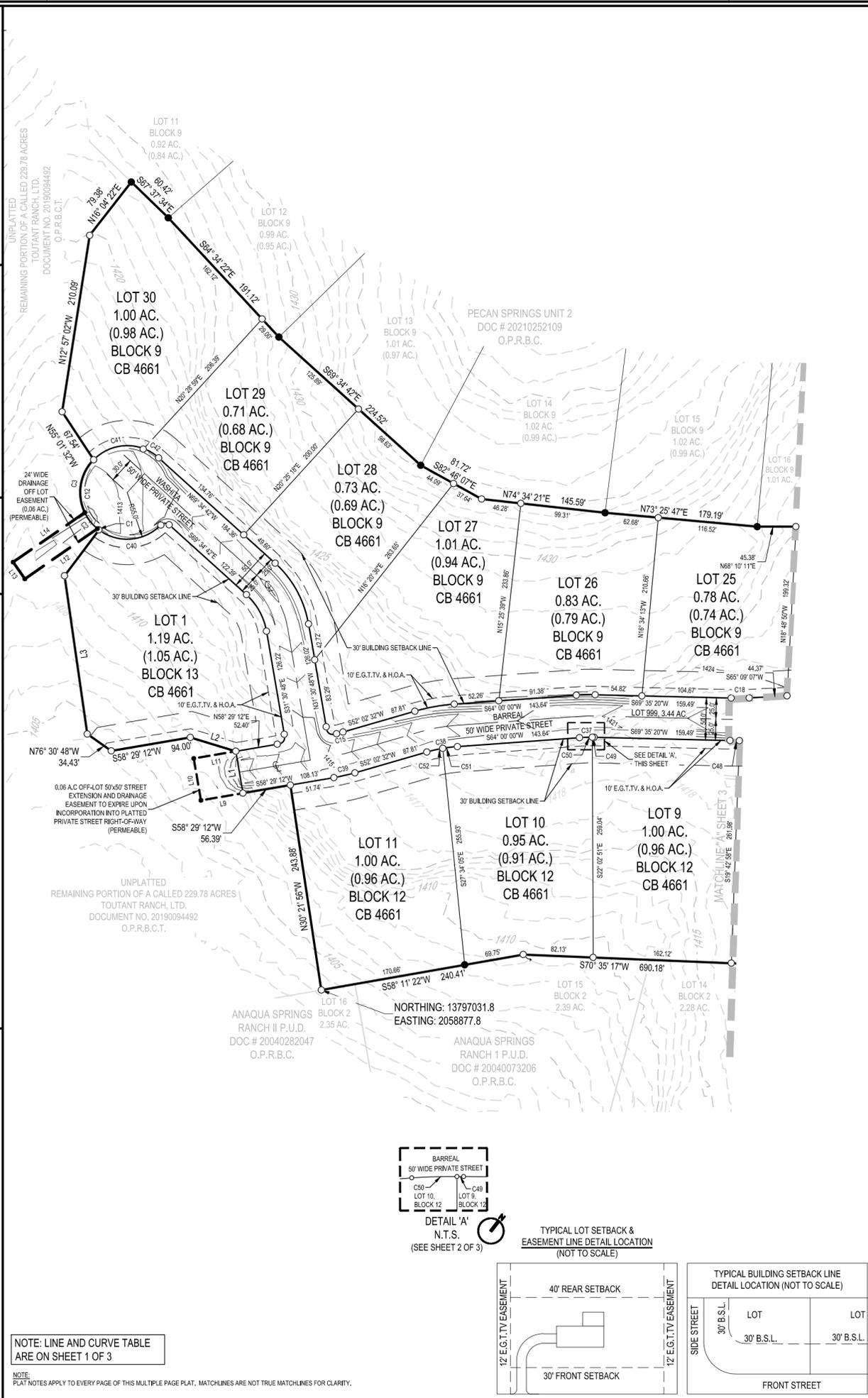
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KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.6528 STATE OF TEXAS

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COUNTY OF BEXAR

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CODY LEE MORRIS
REGISTERED PROFESSIONAL ENGINEER
NO.131472 STATE OF TEXAS



PLAT NO: 21-11800271
SUBDIVISION PLAT ESTABLISHING
PECAN SPRINGS UNIT 3, PUD

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MATKIN-HOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006 P.O. BOX 54
OFFICE: 330.249.0600 FAX: 330.249.0099
TEXAS REGISTERED SURVEYING FIRM F-1002400
TEXAS REGISTERED ENGINEERING FIRM F-004812

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'

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
TAYLOR DREISS
PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

OWNER
TOUTANT RANCH, LTD.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF PECAN SPRINGS UNIT 3, PUD 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. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 WITHIN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

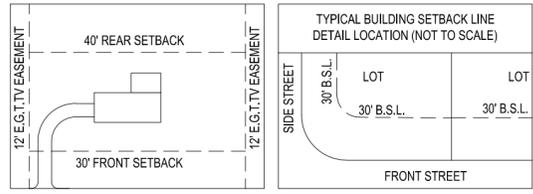
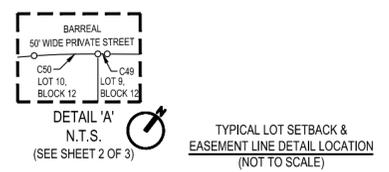
DATED THIS _____ DAY OF _____ A.D. 20__

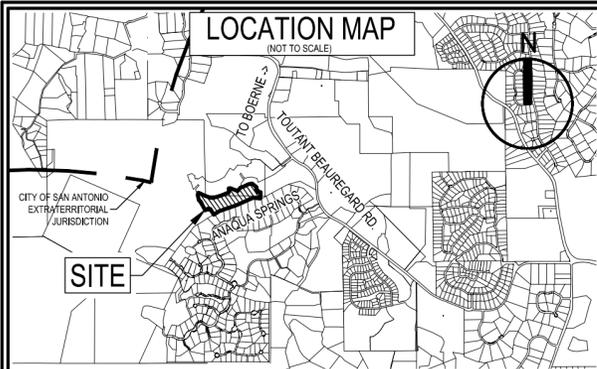
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

NOTE: LINE AND CURVE TABLE ARE ON SHEET 1 OF 3

NOTE: PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT. MATCHLINES ARE NOT TRUE MATCHLINES FOR CLARITY.





LEGEND

● FOUND 1/2" IRON ROD	E.G.T.V.W	ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
● FOUND COTTON SPINDLE	E.G.T.V.	ELECTRIC, GAS, TELEPHONE, AND TELEVISION EASEMENT
○ EASEMENT GEOMETRY POINT	AC.	ACRE
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP	CB	COUNTY BLOCK
○ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP	VOL.	VOLUME
⊕ CENTERLINE	O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.O.B.	(X.XXX AC.)	NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 3
P.R.B.C.		PLAT RECORDS OF BEXAR COUNTY HOME OWNERS ASSOCIATION
H.O.A.		
---		EXISTING 1' CONTOUR
- - -		PROPOSED 1' CONTOUR
- - -		EXISTING 5' CONTOUR
- - -		PROPOSED 5' CONTOUR

SURVEY NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "MATKIN-HOOVER ENG. & SURVEY." UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CPS/SAWS/COSA UTILITY NOTES

- 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 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.
- 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.

STATE OF TEXAS
COUNTY OF BEXAR

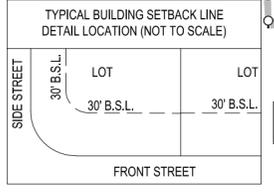
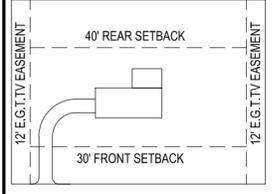
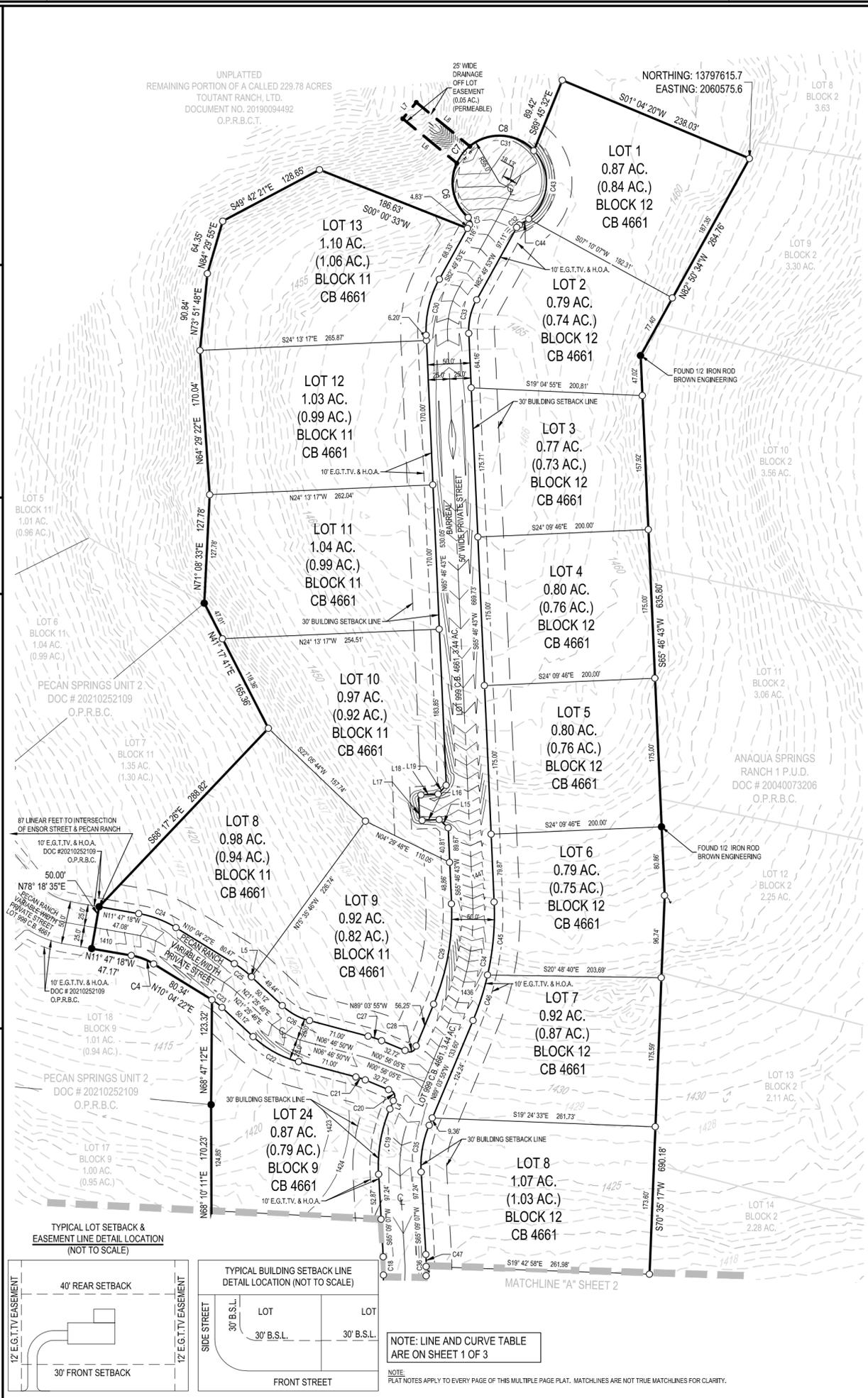
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MATKIN-HOOVER ENGINEERING & SURVEYING.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.6528 STATE OF TEXAS

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.

CODY LEE MORRIS
REGISTERED PROFESSIONAL ENGINEER
NO.131472 STATE OF TEXAS



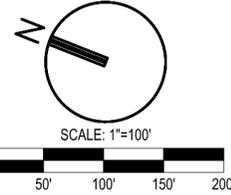
NOTE: LINE AND CURVE TABLE ARE ON SHEET 1 OF 3

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PLAT NO: 21-11800271

**SUBDIVISION PLAT ESTABLISHING
PECAN SPRINGS UNIT 3, PUD**

A 26.39 ACRE TRACT OF LAND, LOCATED IN THE EDWARD DEWITZ SURVEY NO. 297, ABSTRACT 200, COUNTY BLOCK 4674, THE FRANCISCO RODRIGUEZ SURVEY NO. 419, ABSTRACT 629, COUNTY BLOCK 4673 AND THE JUAN CASSILLAS SURVEY NO. 411, ABSTRACT 156, COUNTY BLOCK 4672, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 229.78 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20190094494 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A CALLED 26.50 ACRE TRACT OF LAND AS CONVEYED TO PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C., OF RECORD IN DOCUMENT NO. 20220048576 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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OWNER/DEVELOPER TAYLOR DREISS PECAN SPRINGS DEVELOPMENT COMPANY, L.L.C. 325 E. SONTERRA, #210 SAN ANTONIO, TX 78258 210-493-1444	OWNER TOM DREISS TOUTANT RANCH, LTD. 325 E. SONTERRA, #210 SAN ANTONIO, TX 78258 210-493-1444
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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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DATED THIS _____ DAY OF _____ A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 WITHIN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE 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