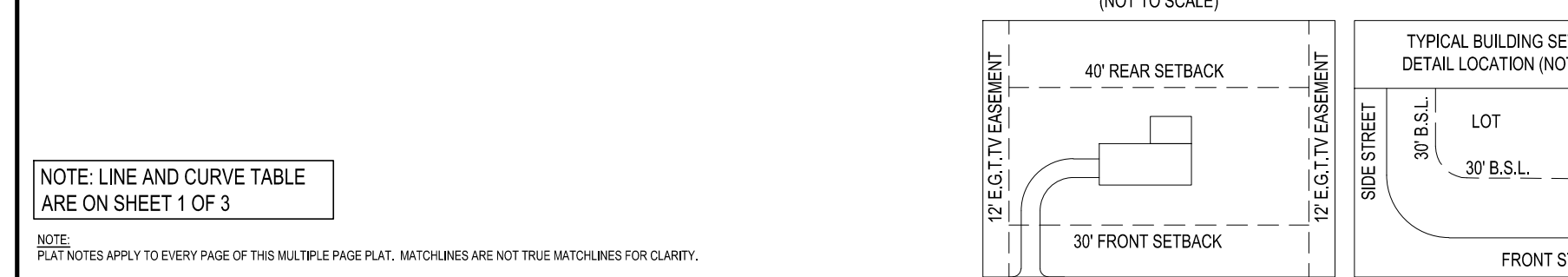
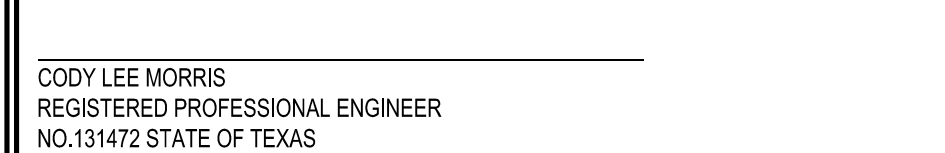
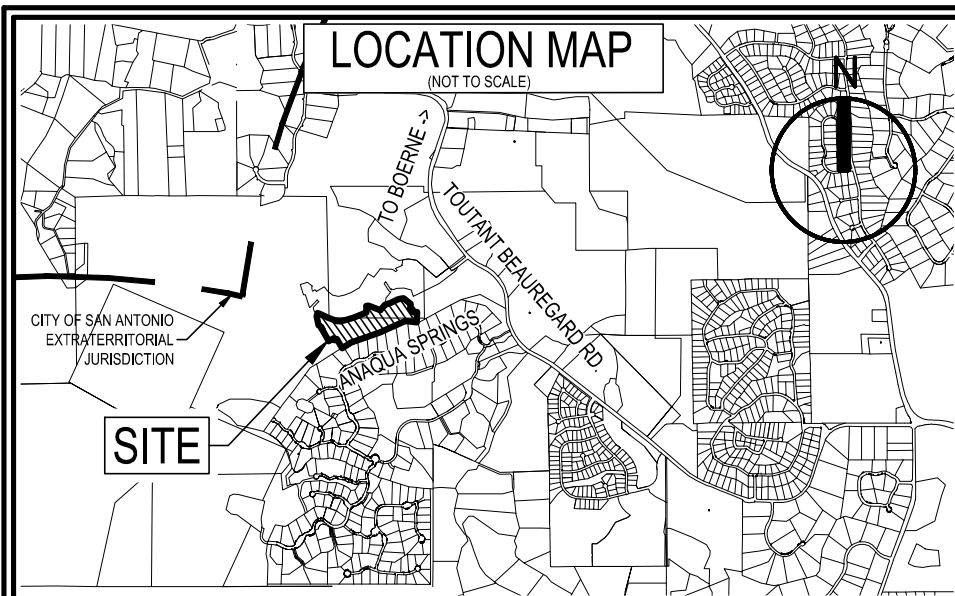


COUNTY CLERK, BEXAR COUNTY, TEXAS

| CURVE TABLE | | | | | |
|-------------|---------|--------|-----------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C41 | 55.00' | 63.49' | 66°08'41" | S55° 45' 12"W | 80.03' |
| C42 | 55.00' | 20.73' | 21°35'45" | N80° 22' 35"W | 20.61' |
| C43 | 55.00' | 90.53' | 94°18'29" | N72° 31' 47"E | 80.65' |
| C44 | 55.00' | 12.98' | 13°31'34" | S53° 33' 11"E | 12.95' |
| C45 | 325.00' | 86.49' | 15°14'55" | N73° 24' 11"E | 86.24' |
| C46 | 325.00' | 56.20' | 9°54'27" | N85° 58' 51"E | 56.13' |
| C47 | 325.00' | 14.16' | 2°29'44" | N86° 23' 59"E | 14.15' |
| C48 | 325.00' | 11.01' | 1°56'29" | N88° 37' 05"E | 11.01' |
| C49 | 175.00' | 2.17' | 0°42'41" | N69° 13' 59"E | 2.17' |
| C50 | 175.00' | 14.90' | 4°52'38" | N86° 26' 19"E | 14.89' |
| C51 | 175.00' | 17.35' | 5°40'45" | N81° 09' 38"E | 17.34' |
| C52 | 175.00' | 19.18' | 6°16'44" | N55° 10' 54"E | 19.17' |





| 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 | |
| ● | SET 1/2" IRON ROD WITH A RED PLASTIC CAP | AC. ACRE |
| ○ | "MATKIN-HOOVER ENG. & SURVEY." | CB. COUNTY BLOCK |
| ● | FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP | VOL. VOLUME |
| ● | "MATKIN-HOOVER ENG. & SURVEY." | O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| ● | PLASTIC CAP | (X.XXX AC.) NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 3 |
| — | CENTERLINE | —1500— PROPOSED 5' CONTOUR |
| — | P.O.B. POINT OF BEGINNING | |
| — | P.R.B.C. PLAT RECORDS OF BEXAR COUNTY | |
| — | H.O.A. HOME OWNERS ASSOCIATION | |
| — | EXISTING 1' CONTOUR | |
| — | —1500— EXISTING 5' CONTOUR | |

SURVEY NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "MATKIN-HOOVER ENG. & SURVEY," UNLESS NOTED OTHERWISE.
2. 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.
3. 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
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 ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
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.

STATE OF TEXAS
COUNTY OF BEXAR

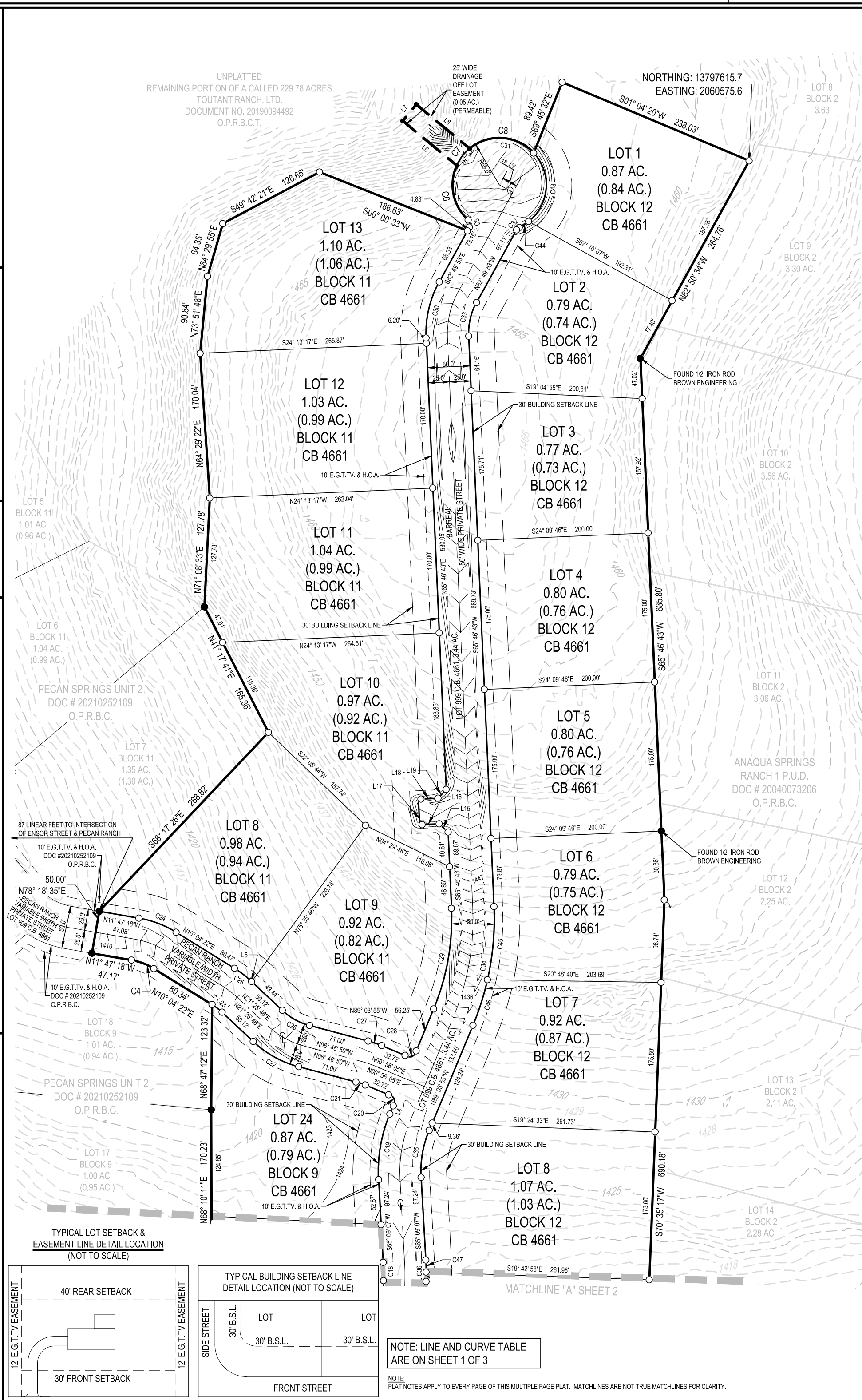
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MATKIN-HOOVER ENGINEERING & SURVEYING.

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



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, LLC., OF RECORD IN DOCUMENT NO. 20220048576 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

MATKIN-HOOVER
ENGINEERING & SURVEYING

8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006 P.O. BOX 54
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED SURVEYING FIRM F-1002400
TEXAS REGISTERED ENGINEERING FIRM E-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, LLC.
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

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.