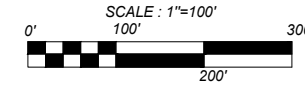


6. LAND-PLAT-22-11800431: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Sapphire Grove, Phase 3B Subdivision, generally located southeast of the intersection of Gardner Road and New Sulphur Springs Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

SUBDIVISION PLAT ESTABLISHING
SAPPHIRE GROVE, PHASE 3B

A 7.15 ACRE TRACT OF LAND SITUATED IN THE MIGUEL GORTARI SURVEY NUMBER 5, ABSTRACT 252, BEAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 173.27 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION AND RECORDED IN DOCUMENT NUMBER 20210349817 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY.



OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 N.E. LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6200

DATE OF PREPARATION: January 29, 2024

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, FENCED ALLEYS, STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RICHARD MOTT, P.E.
AUTHORIZED AGENT

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 N.E. LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E., 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 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

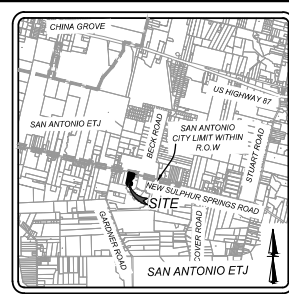
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF _____ SAPPHIRE GROVE, PHASE 3B _____ 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 _____ CHAIRMAN

BY _____ SECRETARY



LOCATION MAP
N.T.S.

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- = PROPOSED EASEMENT
- ◇ = EXISTING EASEMENT
- = PROPOSED CONTOURS
- = EXISTING CONTOURS
- = CENTERLINE OF ROAD
- = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- D.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAL FEET

KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
5. VARIABLE WIDTH OPEN SPACE/PRIVATE DRAINAGE EASEMENT (0.006 AC.)
6. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. 20' BUILDING SETBACK
8. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
9. 15' BUILDING SETBACK LINE
10. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
11. 10' BUILDING SETBACK LINE

SURVEYOR NOTES

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 42N, 1980 AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 12A)

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 PAEASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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 DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES WITHIN THE AREAS INDICATED ON THIS PLAT WITHOUT THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS 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 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 ENDOCRINING EASEMENT FOR THE PURPOSE OF ITS 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

IMPACT FEE PAYMENT DUE

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.

WASTE WATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS

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.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF 8 (EIGHT) INCHES ABOVE FINAL ADJACENT GRADE (APPENDIX H, 12.3).

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 THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (APPENDIX H)

FIRE FLOW NOTE

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 20 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 THE 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 MARSHALL.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	49.95	70.00	25.87	40°33'51"	48.52 S34°02'28"W
C2	23.56	15.00	9.00	90°00'00"	21.21 S58°49'32"W
C3	13.62	15.00	7.32	52°01'12"	13.16 S12°19'54"E
C4	247.87	50.00	39.04	284°02'25"	61.54 N76°14'28"W
C5	13.62	15.00	7.32	52°01'12"	13.16 N39°46'09"E
C6	23.56	15.00	9.00	90°00'00"	21.21 N31°14'28"W
C7	23.56	15.00	9.00	90°00'00"	21.21 N58°49'32"E
C8	10.43	15.00	5.44	39°51'13"	10.22 N6°10'04"W
C9	148.10	50.00	55.51	169°42'26"	99.60 N58°49'32"E
C10	10.43	15.00	5.44	39°51'13"	10.22 S56°18'51"E
C11	10.00	15.00	5.20	38°12'48"	9.82 N84°39'09"E
C12	275.78	55.00	40.48	287°17'18"	65.21 S29°11'24"W
C13	18.08	15.00	10.32	69°04'31"	17.01 N41°42'12"W
C14	39.27	25.00	25.00	90°00'00"	35.36 S58°49'32"W
C15	23.56	15.00	9.00	90°00'00"	21.21 S31°14'28"E
C16	25.98	55.00	13.23	27°03'34"	25.73 N19°27'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.89	S31°09'38"E
L2	110.00	N76°14'28"W
L3	110.00	S76°14'28"E
L4	104.19	S13°49'32"W
L5	95.00	N76°14'28"W
L6	17.04	S13°49'32"W
L7	191.43	N13°49'32"E
L8	99.25	N76°14'28"W
L9	99.95	S76°14'28"E
L10	148.61	N13°49'32"E
L11	85.15	S76°14'28"E
L12	64.62	N76°14'28"W
L13	95.00	S76°14'28"E
L14	10.51	S76°14'28"E
L15	30.16	S13°49'32"W
L16	13.84	S57°01'08"E
L17	110.00	S76°14'28"E
L18	90.15	S54°19'23"W
L19	17.63	N31°37'40"E
L20	45.79	S22°56'54"W
L21	77.17	N13°49'32"E

IMPACT FEE PAYMENT DUE

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WASTE WATER EDU NOTE

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TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (THE APPROPRIATE 1801/1847) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON THE PLAT WITHOUT THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS 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 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 ENDOCRINING EASEMENT FOR THE PURPOSE OF ITS RESPECTIVE UTILITY.

OPEN SPACE NOTE

LOT 801, BLOCK 25, CB 5192 & LOT 801, BLOCK 30, CB 5192, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

INGRESS/EGRESS

NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

FIRE 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 MARSHALL.

BUILDING SETBACK NOTE

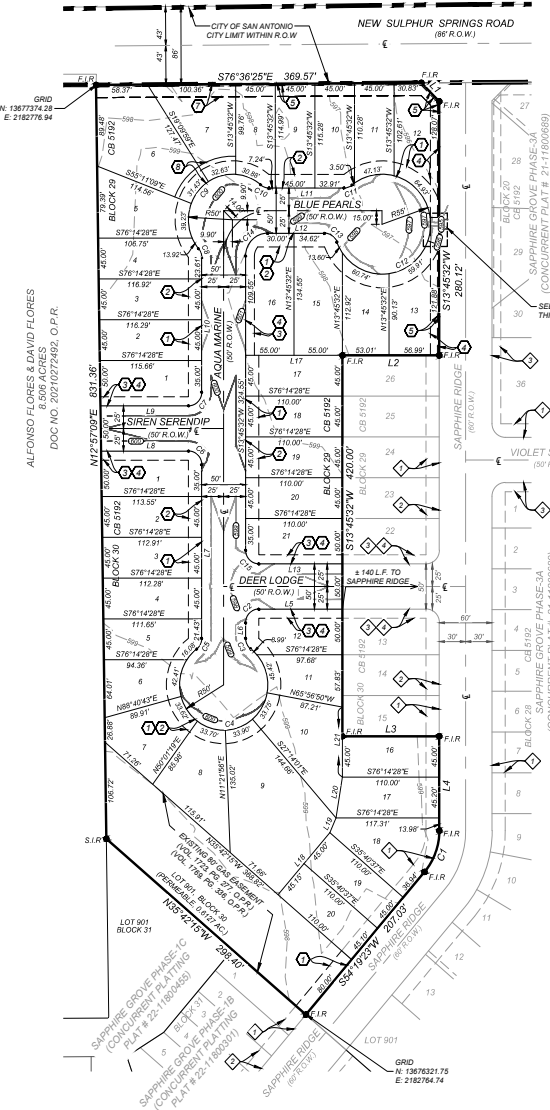
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE NOTE

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION, INCLUDING LOT 801, BLOCK 25, CB 5192 AND LOT 801, BLOCK 30, CB 5192, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR AGENTS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

FLOODPLAIN VERIFICATION

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 480260050, EFFECTIVE JULY 19, 2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



RESIDENTIAL LOTS = 38