

**PLAT NO. 21-11800566**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**BROOK STONE CREEK-UNIT 2D**

BEING A TOTAL OF 15.839 ACRE TRACT OF LAND, CONSISTING OF 6.097 ACRES OUT OF A 32.41 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220008985, AND 9.742 ACRES OUT OF A 149.05 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 18-38, BLOCK 14, LOTS 19-39, BLOCK 15, LOTS 22-99, BLOCK 23, LOTS 1-16, BLOCK 24, AND LOTS 1-5, BLOCK 25.



**SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS**  
**2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000**  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028900

DATE OF PREPARATION: January 24, 2024

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: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 25 DAY OF July, A.D. 2024

*Robert Ortega, Jr.*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING 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

THIS PLAT OF BROOK STONE CREEK-UNIT 2D 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\_\_\_\_

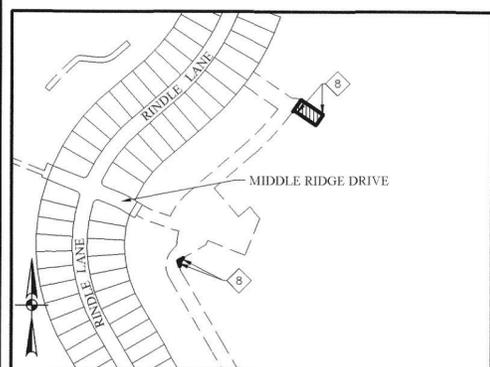
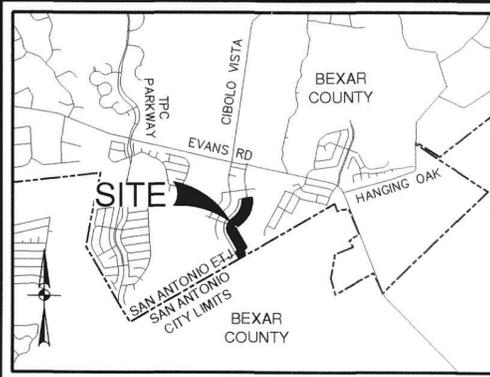
BY: \_\_\_\_\_ CHAIRMAN

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

SHEET 1 OF 5



SCALE: 1" = 400'

0.091 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE DRAINAGE EASEMENT OF THE BROOK STONE CREEK-UNIT 2B RECORDED IN VOLUME 20003, PAGES 118-123 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

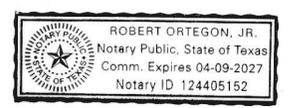
STATE OF TEXAS  
 COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BROOKSTONE CREEK, UNIT 2B, WHICH IS RECORDED IN VOLUME 20003, PAGE(S) 118-123, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE 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 OR RESTRICTIONS.

*Leslie Ostrander*  
 OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

SWORN AND SUBSCRIBED BEFORE ME THIS THE 05 DAY OF July, A.D. 2024

*Robert Ortega, Jr.*  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: 4-9-27



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.

*Rebecca Ann Carroll*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

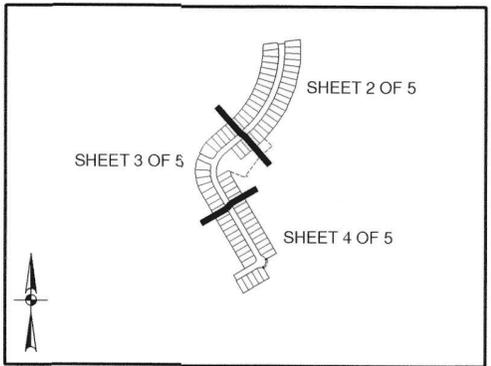
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS.

*Jordan R. Garrett*  
 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 BUILDING, STRUCTURE, 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.

**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:**  
 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.



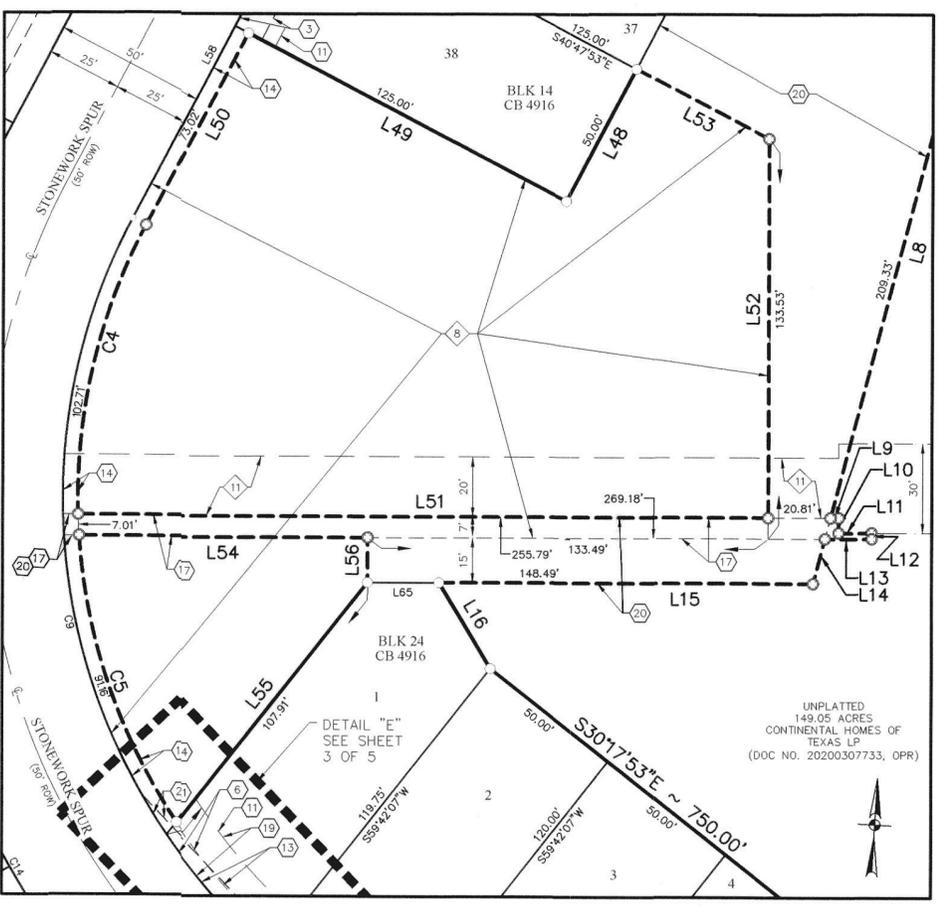
SCALE: 1" = 1000'

**LEGEND**

AC	ACRE	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY	○	SET 1/2" IRON ROD (PD)
BLK	BLOCK	VAR	VARIABLE	WD	WIDTH	○	SET 1/2" IRON ROD (PD)-ROW
CB	COUNTY BLOCK	ETJ	EXTRA-TERRITORIAL JURISDICTION			○	EASEMENT POINT OF INTERSECTION
DOC NO	DOCUMENT NUMBER						

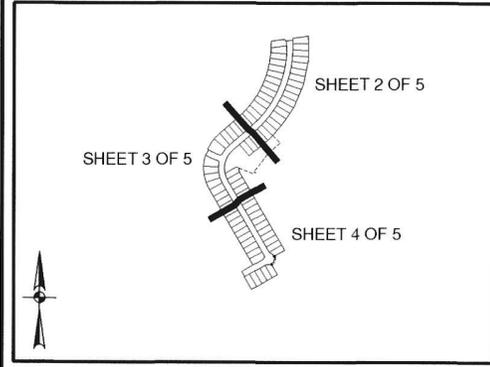
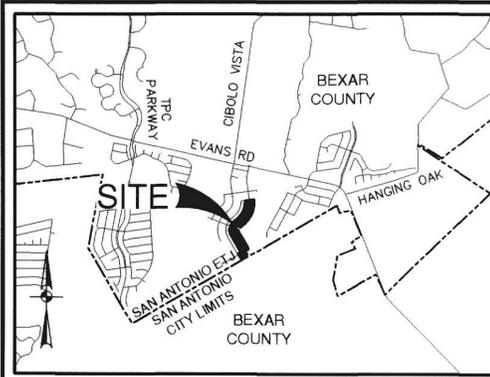
---	EXISTING CONTOURS	---	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	---	10' BUILDING SETBACK (VOL 20002, PG 2062-2065, PR)	---	10' VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20003, PG 118-123, PR)
---	CITY OF SAN ANTONIO ETJ LIMITS	---	VARIABLE WIDTH CLEAR VISION EASEMENT (0.042 OF AN ACRE, "OFF-LOT" PERMEABLE)	---	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 2062-2065, PR)	---	VARIABLE WIDTH SEWER EASEMENT (DOC NO 20220106594, OPR)
---	CENTERLINE	---	10' VARIABLE WIDTH CLEAR VISION EASEMENT (0.019 OF AN ACRE, "OFF-LOT" PERMEABLE)	---	15' BUILDING SETBACK (VOL 20002, PG 2062-2065, PR)	---	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 2062-2065, PR)
---		---	15' BUILDING SETBACK (VOL 20003, PG 118-123, PR)	---	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20002, PG 2062-2065, PR)	---	15' BUILDING SETBACK (VOL 20002, PG 2062-2065, PR)
---		---	10' BUILDING SETBACK (VOL 20003, PG 118-123, PR)	---	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 118-123, PR)	---	10' BUILDING SETBACK (VOL 20003, PG 118-123, PR)
---		---	5' WATER EASEMENT (LOT 1, BLOCK 24, LOT 30-31, BLOCK 14)	---	VARIABLE WIDTH DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT (0.625 OF AN ACRE, "OFF-LOT" PERMEABLE)	---	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20003, PG 118-123, PR)
---		---	5' WATER EASEMENT (0.033 OF AN ACRE, "OFF-LOT" PERMEABLE)	---	VARIABLE WIDTH CLEAR VISION EASEMENT (0.001 OF AN ACRE, "OFF-LOT" PERMEABLE)	---	15' DRAINAGE EASEMENT (VOL 20003, PG 118-123, PR)
---		---	15' DRAINAGE EASEMENT	---		---	
---		---	16' DRAINAGE EASEMENT	---		---	



**DETAIL "C"**  
 SCALE: 1" = 40'  
 SEE SHEET 3 OF 5



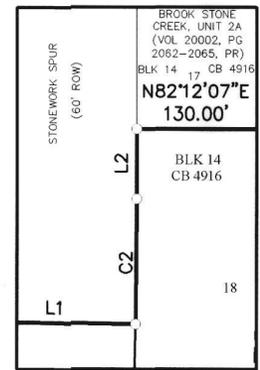
Civil Job No. 12093-10; Survey Job No. 12093-00



**CPS/SAWS/COSA UTILITY:**  
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**SAWS IMPACT FEE:**  
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**SAWS WASTEWATER EDU:**  
 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.



**DETAIL "B"**  
 SEE THIS SHEET  
 SCALE: 1" = 10'

**PLAT NO. 21-11800566**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**BROOK STONE CREEK-UNIT 2D**

BEING A TOTAL OF 15.839 ACRE TRACT OF LAND, CONSISTING OF 6.097 ACRES OUT OF A 32.41 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220008985, AND 9.742 ACRES OUT OF A 149.05 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 18-38, BLOCK 14, LOTS 19-39, BLOCK 15, LOTS 22-39, BLOCK 23, LOTS 1-16, BLOCK 24, AND LOTS 1-5, BLOCK 25.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

DATE OF PREPARATION: January 24, 2024

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.

*Leslie Ostrand*

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTEX OF TEXAS, INC.  
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 25 DAY OF Jan, A.D. 2024

*Robert Ortegón, Jr.*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

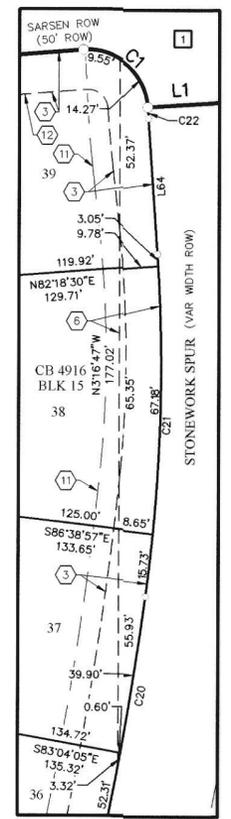
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BROOK STONE CREEK-UNIT 2D 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.

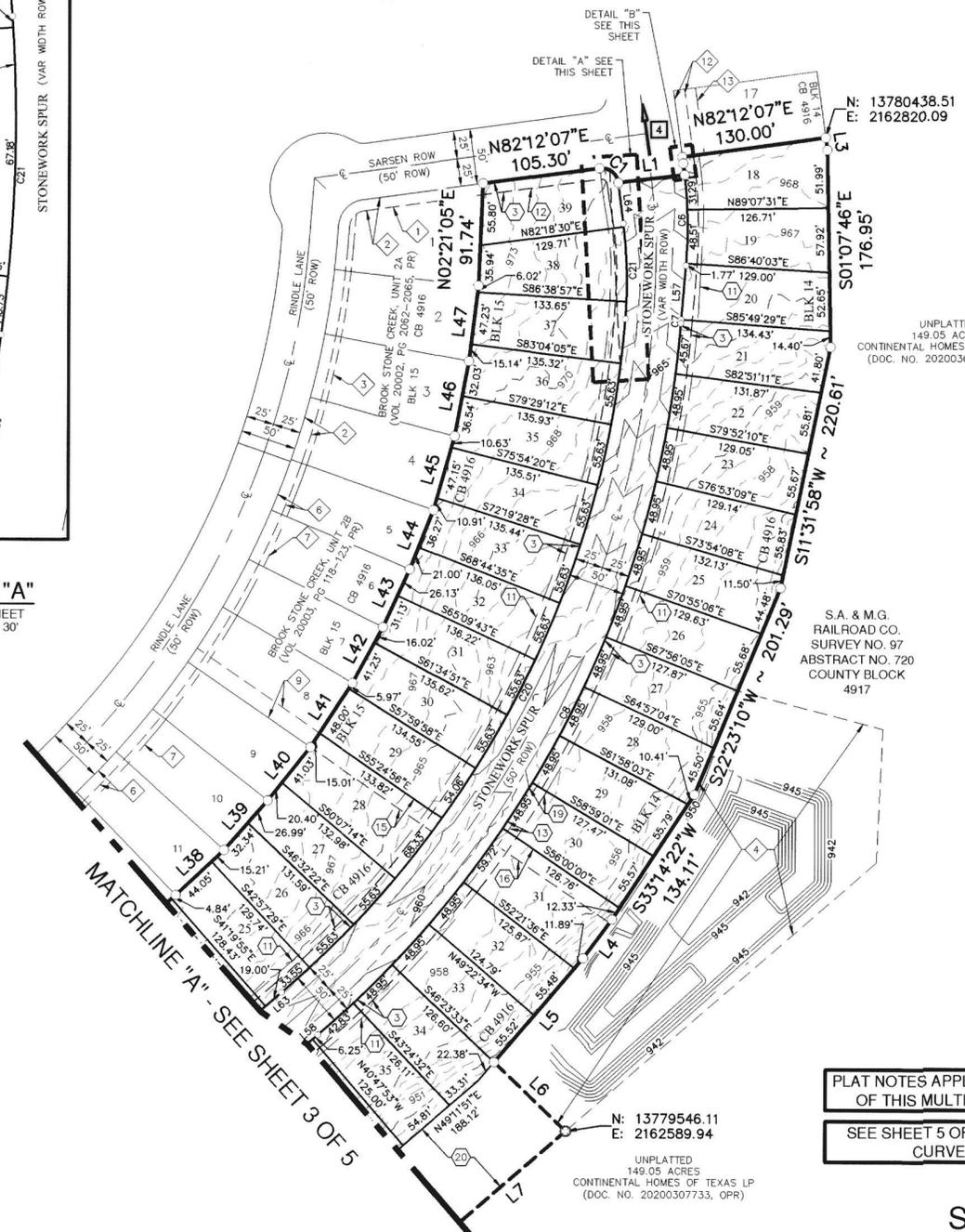
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

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

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



**DETAIL "A"**  
 SEE THIS SHEET  
 SCALE: 1" = 30'



N: 13780438.51  
 E: 2162820.09

UNPLATTED  
 149.05 ACRES  
 CONTINENTAL HOMES OF TEXAS LP  
 (DOC. NO. 20200307733, GPR)

S.A. & M.G.  
 RAILROAD CO.  
 SURVEY NO. 97  
 ABSTRACT NO. 720  
 COUNTY BLOCK  
 4917

N: 13779546.11  
 E: 2162589.94

UNPLATTED  
 149.05 ACRES  
 CONTINENTAL HOMES OF TEXAS LP  
 (DOC. NO. 20200307733, GPR)

PLAT NOTES APPLY TO EVERY PAGE  
 OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND  
 CURVE TABLES



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.

*Rebecca Ann Carroll*  
 LICENSED PROFESSIONAL ENGINEER

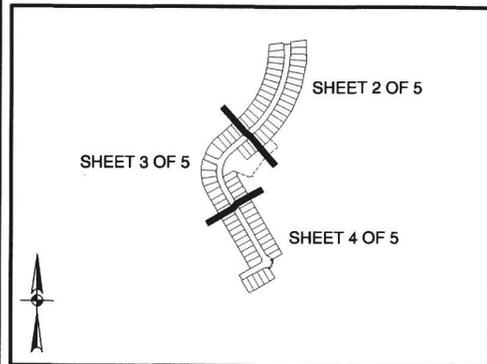
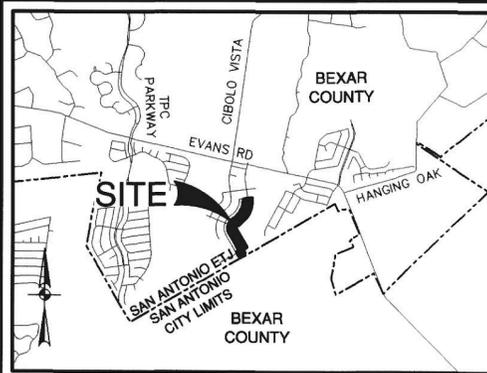
STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

*Jordan R. Garrett*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

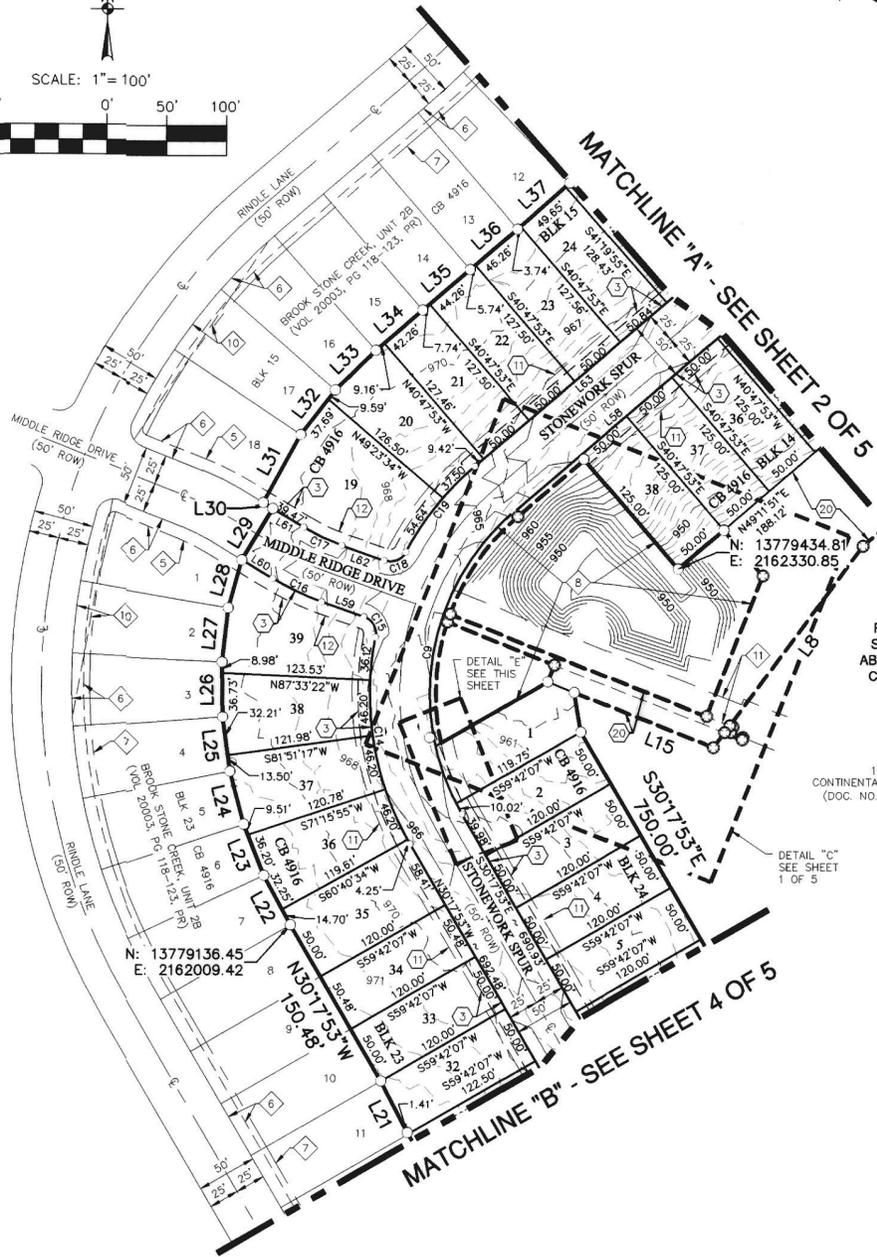
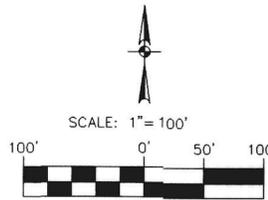
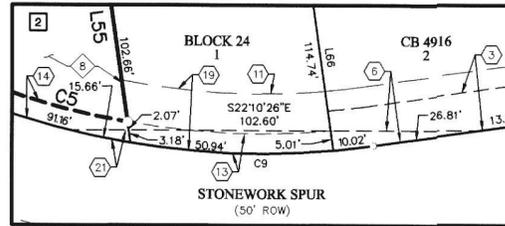


Civil Job No. 12093-10; Survey Job No. 12093-00

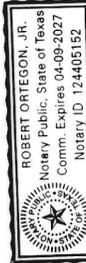


**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE 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 GRANTORS 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 BUILDING, STRUCTURE, CONCRETE SLAB, 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.

**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:**  
 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.



**DETAIL "E"**  
 SEE THIS SHEET  
 SCALE: 1" = 30'



**PLAT NO. 21-11800566**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**BROOK STONE CREEK-UNIT 2D**

BEING A TOTAL OF 15.839 ACRE TRACT OF LAND, CONSISTING OF 6.097 ACRES OUT OF A 32.41 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2022008985, AND 9.742 ACRES OUT OF A 149.05 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200307733, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 16-36, BLOCK 14, LOTS 19-39, BLOCK 15, LOTS 22-39, BLOCK 23, LOTS 1-16, BLOCK 24, AND LOTS 1-5, BLOCK 25.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

DATE OF PREPARATION: January 24, 2024

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.

*Leslie Ostrander*  
 OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
 BY: CHTX OF TEXAS, INC.  
 BY: A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
 LESLIE OSTRANDER, ASSISTANT SECRETARY  
 5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 25 DAY OF Jan, A.D. 2024.

*Robert Ortegón, Jr.*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND PRESIDENT OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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 IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING 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

THIS PLAT OF BROOK STONE CREEK-UNIT 2D 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

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.

*Rebecca Ann Carroll*  
 REBECCA ANN CARROLL  
 92666  
 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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
 PAPE-DAWSON ENGINEERS

*Jordan R. Garrett*  
 JORDAN R. GARRETT  
 6154  
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES



Civil Job No. 12093-10; Survey Job No. 12093-00

**PLAT NO. 21-11800566**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
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**SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS**  
**2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000**  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: January 24, 2024

STATE OF TEXAS  
 COUNTY OF BEXAR

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*Leslie Ostrander*

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
 A TEXAS LIMITED PARTNERSHIP  
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STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 25 DAY OF May, A.D. 2024



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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

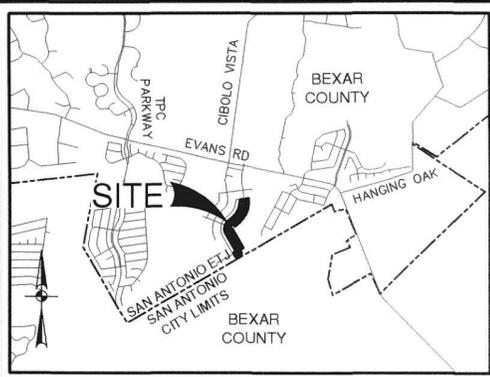
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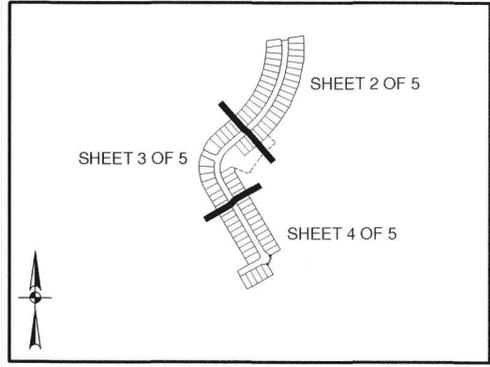
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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

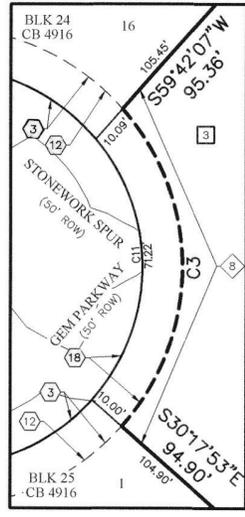
BY: \_\_\_\_\_ SECRETARY



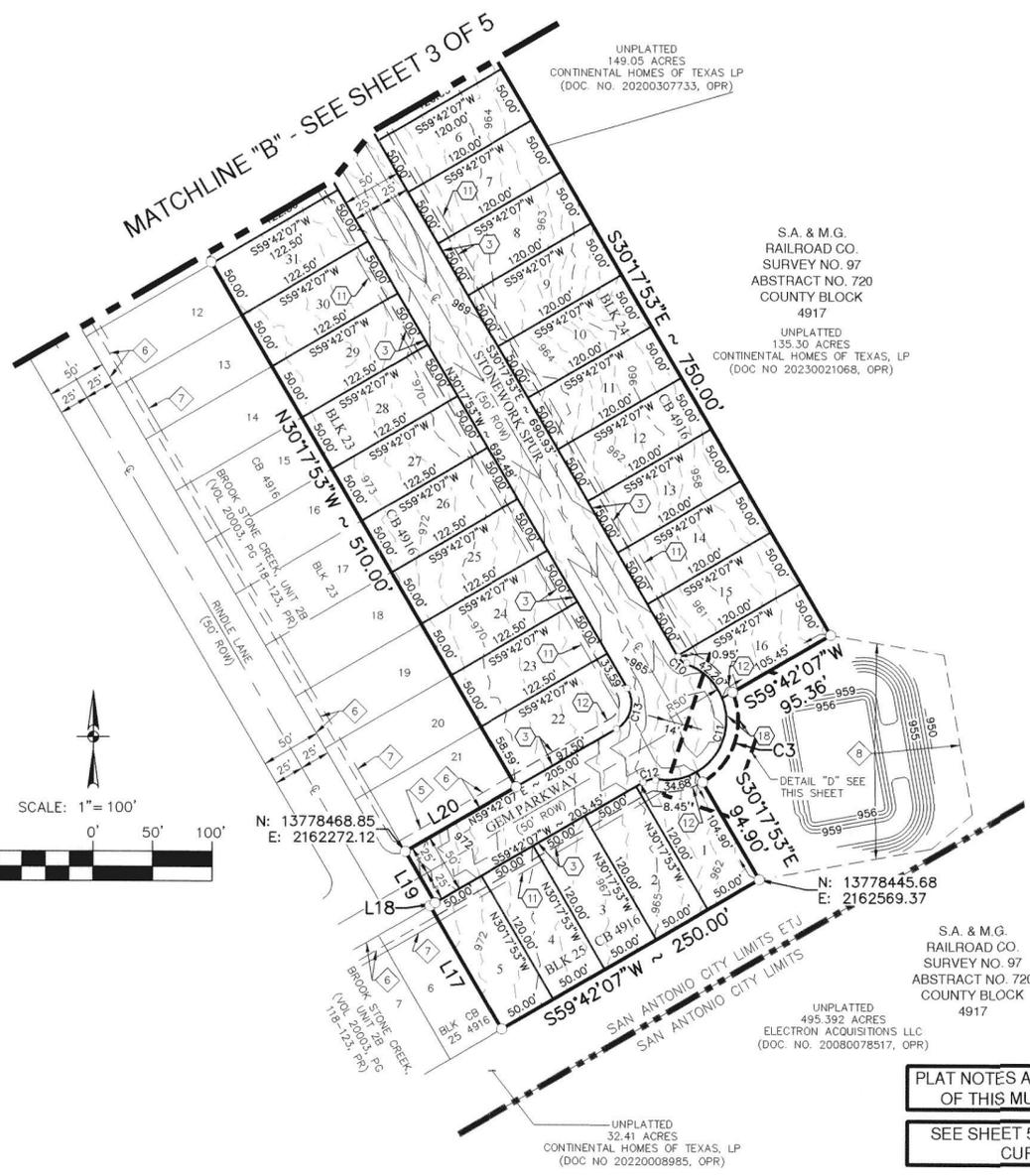
LOCATION MAP  
 NOT-TO-SCALE



INDEX MAP  
 SCALE: 1" = 1000'



DETAIL "D"  
 SEE THIS SHEET  
 SCALE: 1" = 30'



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STATE OF TEXAS  
 COUNTY OF BEXAR

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*Rebecca Ann Carroll*  
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 COUNTY OF BEXAR

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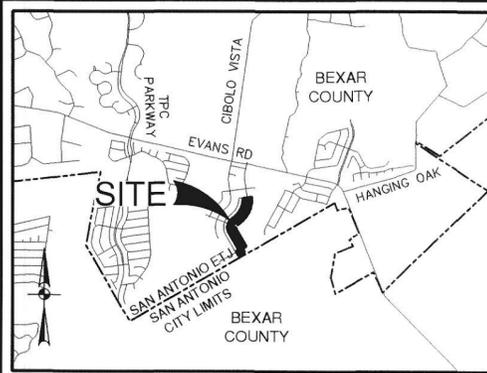
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 REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

BROOK STONE CREEK-UNIT 2D Civil Job No. 12093-10; Survey Job No. 12093-00



LOCATION MAP  
NOT-TO-SCALE

**RESIDENTIAL FINISHED FLOOR**

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

**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.

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE, SURFACE ADJUSTMENT FACTOR 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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STATE OF TEXAS  
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**SAWS WASTEWATER EDU:**

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.

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

**SAWS DEDICATION:**

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 AQUIFER:**

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 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.

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2570623) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

**SETBACK:**

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

**CLEAR VISION:**

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.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0145G, EFFECTIVE DATE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**PLAT NO. 21-11800566**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**BROOK STONE CREEK-UNIT 2D**

BEING A TOTAL OF 15.839 ACRE TRACT OF LAND, CONSISTING OF 6.097 ACRES OUT OF A 32.41 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220008965, AND 9.742 ACRES OUT OF A 149.05 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20200907733, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD CO. SURVEY NUMBER 97, ABSTRACT 720, COUNTY BLOCK 4916, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 18-38, BLOCK 14, LOTS 19-39, BLOCK 15, LOTS 22-29, BLOCK 23, LOTS 1-16, BLOCK 24, AND LOTS 1-5, BLOCK 25.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800

DATE OF PREPARATION: January 24, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

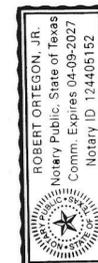
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Leslie Ostrander*

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
BY: A TEXAS LIMITED PARTNERSHIP  
BY: CHTEX OF TEXAS, INC.  
BY: A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 20 DAY OF May, A.D. 2024



*Robert Ortega, Jr.*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING 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

THIS PLAT OF BROOK STONE CREEK-UNIT 2D 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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



*Jordan R. Garrett*  
REGISTERED PROFESSIONAL LAND SURVEYOR