

SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE PHASE 1B**  
 BEING A 18.59 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER  
**LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.**  
 1922 DRY CREEK WAY, STE. 101  
 SAN ANTONIO, TX 78259  
 PHONE: (210) 403-6282



STATE OF TEXAS  
 COUNTY OF BEXAR

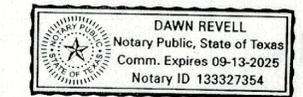
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

NOTARIZED AGENT, RICHARD MOTT  
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
 100 NE LOOP 410, SUITE 1155  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 403-6200

STATE OF TEXAS  
 COUNTY OF BEXAR

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 2nd DAY OF March, A.D. 2024  
*Sam Powell*  
 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 HERE 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

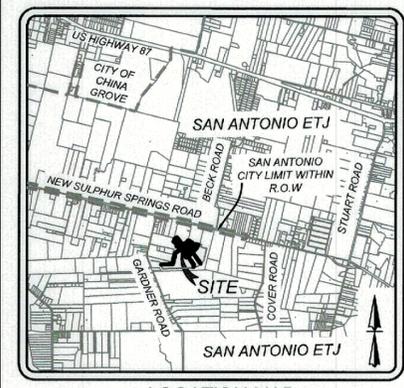
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE, PHASE 1B 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.

**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 THE 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" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

**SURVEYOR NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 18)

**FLOODPLAIN VERIFICATION NOTE:**  
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0605F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**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 BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**COMMON AREA MAINTENANCE NOTE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 28, CB 5192, 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.

**IMPACT FEE PAYMENT DUE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING 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.

**OPEN SPACE NOTE:**  
 LOT 901 BLOCK 28 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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.

*Tim C. Pappas*  
 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Tim C. Pappas*  
 22 MAR 2024  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 KFW SURVEYING, L.L.C.  
 3421 PAESANOS PKWY, SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 PHONE: 210-979-8444  
 FAX: 210-979-8441

**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.

**TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801847) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A 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 ARBORISTS OFFICE PER 35-477(f).

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊕ = PROPOSED EASEMENT
- ⊕ = EXISTING EASEMENT
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING"
- 0.02' — = PROPOSED CONTOURS
- 0.05' — = EXISTING CONTOURS
- — = CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- LF. = LINEAR FEET

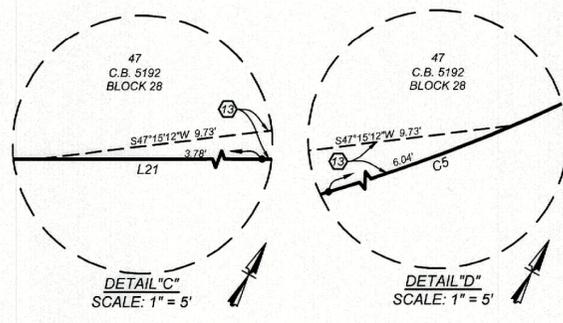
**RESIDENTIAL FINISHED FLOOR:**  
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

**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 TO OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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)

**CLEAR VISION NOTE:**  
 CLEAR VISION EASEMENTS AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF: (35-506)(01/05).

**RESIDENTIAL FIRE FLOW NOTE:**  
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,800 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 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.

**DETENTION NOTE:**  
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN OFFSITE DETENTION PONDS LOCATED IN LOT 902, BLOCK 42, CB 5192, SAPPHIRE GROVE PHASE 2A, PLAT #21-1180088 AND LOT 901, BLOCK 41, CB 5192, SAPPHIRE GROVE PHASE 2B, PLAT #22-11800302.



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	18.35'	230.00'	9.18'	4°34'20"	18.35'	S16°02'42"W
C2	7.47'	660.00'	3.73'	0°38'54"	7.47'	N17°50'41"E
C3	494.59'	770.00'	256.18'	36°48'10"	486.13'	S35°55'19"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N80°40'37"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	N80°40'37"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N9°19'23"E
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	N80°40'37"W
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N9°19'23"E
C11	52.85'	225.00'	26.55'	13°27'30"	52.73'	S61°03'09"W
C12	41.11'	175.00'	20.65'	13°27'30"	41.01'	N61°03'09"E
C13	67.85'	230.00'	34.07'	16°51'06"	67.40'	N86°40'17"W
C14	50.00'	170.00'	25.18'	16°51'06"	49.82'	S86°40'17"E
C15	90.73'	170.00'	46.47'	30°34'46"	89.66'	N69°36'46"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	S80°40'37"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N9°19'23"E
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'	N80°40'37"W

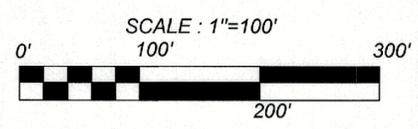
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N80°40'37"W
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	N9°19'23"E
C22	20.82'	15.00'	12.48'	79°31'47"	19.19'	N75°26'30"W
C23	80.72'	230.00'	40.78'	20°06'33"	80.31'	S74°50'53"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S80°40'37"E
C25	144.48'	230.00'	74.71'	35°59'31"	142.12'	N36°19'38"E
C26	175.89'	230.00'	90.96'	35°59'31"	173.01'	S36°19'38"W
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W
C28	23.56'	15.00'	15.00'	90°00'00"	21.21'	S80°40'37"E
C29	169.39'	610.00'	85.24'	15°54'37"	168.85'	N46°22'05"E
C30	24.57'	15.00'	16.04'	93°51'17"	21.81'	N8°30'53"W
C31	13.62'	15.00'	7.32'	52°01'12"	13.16'	N81°27'07"W
C32	247.87'	50.00'	39.04'	284°02'25"	61.54'	N04°53'29"E
C33	13.62'	15.00'	7.32'	52°01'12"	13.16'	S29°25'55"E
C34	24.57'	15.00'	16.04'	93°51'17"	21.81'	N77°37'50"E
C35	133.45'	610.00'	66.89'	12°32'04"	133.18'	N24°26'10"E
C36	416.47'	660.00'	216.43'	36°09'15"	409.59'	S36°14'46"W
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	S9°19'23"W

**KEY NOTES**

- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- OFF-LOT 60x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 0.0810 ACRES)
- OFF-LOT 50x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 0.0574 ACRES)
- OFF-LOT 60x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 0.0689 ACRES)
- OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 0.3710 ACRES)
- OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 0.2934 ACRES)
- OFF-LOT 60' ELEC., GAS, TELE., CATV., WATER, INGRESS/EGRESS, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 0.2213 ACRES)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 1.043 ACRES)
- OFF-LOT 50x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W., PERMEABLE 0.0641 ACRES)
- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- 15' BUILDING SETBACK LINE (VOLUME 20003, PAGES 857-861 P.R.)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- 10' BUILDING SETBACK LINE (VOLUME 20003, PAGES 857-861 P.R.)
- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- OFF-LOT 20' TEMPORARY CONSTRUCTION EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOLUME 20003, PAGES 857-861 P.R.)
- OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOLUME 20003, PAGES 857-861 P.R.)

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	49.57'	N71°29'15"E	L31	24.00'	S54°19'23"W	L61	15.00'	S54°19'23"W
L2	120.00'	N54°19'23"E	L32	51.00'	N35°40'37"W	L62	1.00'	S35°40'37"E
L3	191.24'	N54°19'23"E	L33	65.00'	S54°19'23"W	L63	60.00'	S54°19'23"W
L4	13.39'	S35°40'37"E	L34	60.00'	N35°40'37"W	L64	1.00'	N35°40'37"W
L5	105.91'	N54°19'23"E	L35	30.00'	S54°19'23"W	L65	15.00'	S54°19'23"W
L6	82.74'	N48°17'29"E	L36	44.00'	N54°19'23"E	L66	60.00'	N35°40'37"W
L7	42.03'	N24°07'33"E	L37	50.00'	N35°40'37"W	L67	15.00'	N54°19'23"E
L8	110.00'	S76°14'28"E	L38	51.00'	N54°19'23"E	L68	1.00'	S54°19'23"W
L9	16.16'	S13°45'32"W	L39	190.00'	N35°40'37"W	L69	50.00'	N35°40'37"W
L10	160.38'	S71°40'07"E	L40	51.00'	S54°19'23"W	L70	1.00'	N54°19'23"E
L11	47.20'	S18°55'07"W	L41	12.00'	N35°40'37"W	L71	1.00'	S54°19'23"W
L12	10.96'	S31°37'24"W	L42	78.54'	S77°50'12"W	L72	50.00'	N35°40'37"W
L13	50.00'	S71°49'52"E	L43	14.36'	N20°16'35"W	L73	1.00'	N54°19'23"E
L14	110.00'	S72°28'46"E	L44	11.94'	N21°32'01"W	L74	95.00'	S54°19'23"W
L15	37.55'	S54°19'23"W	L45	84.90'	N77°50'12"E	L75	50.00'	N35°40'37"W
L16	49.00'	N35°40'37"E	L46	12.00'	N35°40'37"E	L76	95.00'	N54°19'23"E
L17	10.00'	S54°19'23"W	L47	51.00'	N54°19'23"E	L77	198.00'	N35°40'37"W
L18	16.04'	S49°59'03"W	L48	95.00'	N35°40'37"W	L78	60.00'	N5°05'50"W
L19	24.00'	S54°19'23"W	L49	110.00'	S54°19'23"W	L79	104.52'	S35°40'37"E
L20	49.00'	N35°40'37"W	L50	125.00'	N35°40'37"W	L80	69.20'	N54°19'23"E
L21	95.91'	S54°19'23"W	L51	8.89'	S54°19'23"W	L81	69.20'	S54°19'23"W
L22	60.00'	S35°42'15"E	L52	50.00'	N22°13'06"W	L82	37.55'	N54°19'23"E
L23	175.70'	S54°19'23"W	L53	8.89'	N54°19'23"E	L83	29.81'	N55°26'31"W
L24	51.00'	S35°40'37"E	L54	44.25'	N5°05'50"W	L84	29.81'	S55°26'31"E

SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE PHASE 1B**  
BEING A 18.59 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, STE. 101  
SAN ANTONIO, TX 78259  
PHONE: (210) 403-6282

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.

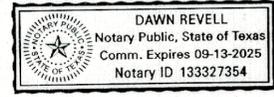
AUTHORIZED AGENT: RICHARD MOTT  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200

STATE OF TEXAS  
COUNTY OF BEXAR

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 22nd DAY OF March A.D. 2024

*Dawn Revell*  
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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ SAPPHIRE GROVE, PHASE 1B 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

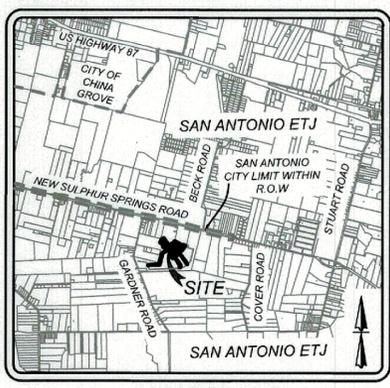
BY: \_\_\_\_\_  
SECRETARY

GPS 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 IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSES 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 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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.



**KEY NOTES**

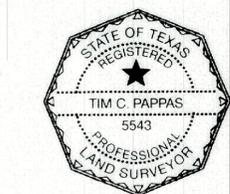
- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK
- 4 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 6 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 7 OFF-LOT 60'x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0810 ACRES)
- 8 OFF-LOT 50'x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0574 ACRES)
- 9 OFF-LOT 60'x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0689 ACRES)
- 10 OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.3710 ACRES)
- 11 OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.2834 ACRES)
- 12 OFF-LOT 60' ELEC., GAS, TELE., CATV., WATER, INGRESS, SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.2213 ACRES)
- 13 VARIABLE WIDTH CLEAR VISION EASEMENT
- 14 OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 1.043 ACRES)
- 15 OFF-LOT 50'x50' ELEC., GAS, TELE., CATV., WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0641 ACRES)
- 1 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- 2 15' BUILDING SETBACK LINE (VOLUME 20003, PAGES 857-861 P.R.)
- 3 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- 4 10' BUILDING SETBACK LINE (VOLUME 20003, PAGES 857-861 P.R.)
- 5 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- 6 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOLUME 20003, PAGES 857-861 P.R.)
- 7 OFF-LOT 20' TEMPORARY CONSTRUCTION EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
- 8 OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOLUME 20003, PAGES 857-861 P.R.)
- 9 OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOLUME 20003, PAGES 857-861 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.

*Tim C. Pappas*  
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

22 MAR 2024  
TIM C. PAPPAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
KFW SURVEYING, LLC  
3421 PASADENAS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441



MATCHLINE "C"  
SEE PAGE 3 OF 3

UNPLATTED REMAINING PORTION OF 173.27 ACRE TRACT (DOC. #20210349817 O.P.R.) OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

UNPLATTED REMAINING PORTION OF 173.27 ACRE TRACT (DOC. #20210349817 O.P.R.) OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

UNPLATTED REMAINING PORTION OF 173.27 ACRE TRACT (DOC. #20210349817 O.P.R.) OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

MATCHLINE "A"  
SEE PAGE 3 OF 3

UNPLATTED REMAINING PORTION OF 173.27 ACRE TRACT (DOC. #20210349817 O.P.R.) OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

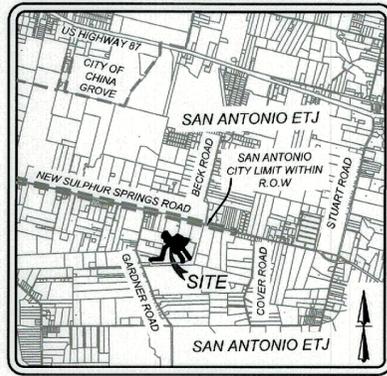
MATCHLINE "B"  
SEE PAGE 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES

DATE OF PREPARATION: 3/22/2024

Date: Mar 22, 2024, 8:43am User: J.D. Fariss File: N:\3143907\Design\Gwin\Plat12\_3143907.dwg

SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE PHASE 1B**  
 BEING A 18.59 ACRE TRACT OUT OF A 173.27 ACRE TRACT OF LAND  
 SITUATED IN THE MIGUEL GORTARI SURVEY NO. 5, ABSTRACT 252,  
 BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS  
 LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT  
 20210349817 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
 TEXAS.



LOCATION MAP  
 N.T.S.

**KEY NOTES**

1. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK
4. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
5. 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
6. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
7. OFF-LOT 60'x50' ELEC. GAS, TELE. CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0810 ACRES)
8. OFF-LOT 50'x50' ELEC. GAS, TELE. CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0574 ACRES)
9. OFF-LOT 60'x50' ELEC. GAS, TELE. CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0699 ACRES)
10. OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.3710 ACRES)
11. OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.234 ACRES)
12. OFF-LOT 60' ELEC. GAS, TELE. CATV, WATER, INGRESS/EGRESS, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.2213 ACRES)
13. VARIABLE WIDTH CLEAR VISION EASEMENT
14. OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 1.043 ACRES)
15. OFF-LOT 50'x50' ELEC. GAS, TELE. CATV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. PERMEABLE 0.0641 ACRES)
16. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
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20. 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
21. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOLUME 20003, PAGES 857-861 P.R.)
22. OFF-LOT 20' TEMPORARY CONSTRUCTION EASEMENT (VOLUME 20003, PAGES 857-861 P.R.)
23. OFF-LOT 26' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOLUME 20003, PAGES 857-861 P.R.)
24. OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (VOLUME 20003, PAGES 857-861 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.

*Travis R. Elseth*  
 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

*Tim C. Pappas*  
 22 MAR 2024  
 TIM C. PAPPAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 KFW SURVEYING, LLC  
 3421 PASSANOS 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 IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER 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 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:**

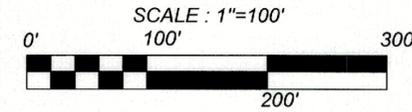
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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.

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ⊕ = PROPOSED EASEMENT
- ⊖ = EXISTING EASEMENT
- 012 — = PROPOSED CONTOURS
- 988 — = EXISTING CONTOURS
- C — = CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- P.R. = PLAT RECORDS OF BEXAR COUNTY TEXAS
- AC = ACRE
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET



OWNER/DEVELOPER  
 LENNAR HOMES OF TEXAS  
 LAND & CONSTRUCTION LTD.  
 1922 DRY CREEK WAY, STE. 101  
 SAN ANTONIO, TX 78259  
 PHONE: (210) 403-6282

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.

AUTHORIZED AGENT: RICHARD MOTT  
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
 100 NE LOOP 410, SUITE 1155  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 403-6200

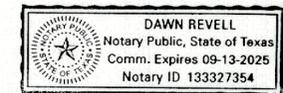
STATE OF TEXAS  
 COUNTY OF BEXAR

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 22nd DAY OF March, A.D. 2024

*Dawn Revell*  
 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 HERE 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ SAPPHIRE GROVE, PHASE 1B \_\_\_\_\_ 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 PAGE 1 OF 3 FOR LINE  
 AND CURVE TABLES

DATE OF PREPARATION: 3/22/2024

