

LOCATION MAP
NOT TO SCALE

LEGEND	
AC	ACRE(S)
BLK	BLOCK
CB	COUNTY BLOCK
COR	CORNER
CVSN	CLEAR VISION
DOC	DOCUMENT NUMBER
ESMT	EASEMENT
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
INT	INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
LF	LINEAR FEET
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
⊙	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW
⊙	EASEMENT POINT OF INTERSECTION
—	CENTERLINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	ORIGINAL SURVEY LINE
①	10' GETCTV EASEMENT
②	1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
③	VARIABLE WIDTH CLEAR VISION EASEMENT
④	20' BUILDING SETBACK LINE
⑤	10' GETCTV EASEMENT & BUILDING SETBACK LINE
⑥	15' GETCTV EASEMENT
⑦	15' GETCTV EASEMENT & BUILDING SETBACK LINE
⑧	6' WATER EASEMENT
⑨	VARIABLE WIDTH DRAINAGE EASEMENT
⑩	EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC ROW (1.032 AC OFF-LOT PERMEABLE)
⑪	VARIABLE WIDTH WATER AND GETCTV EASEMENT
⑫	ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC ROW (0.077 AC OFF-LOT PERMEABLE)
⑬	10' GETCTV EASEMENT (VOL. 20002, PGS 2164-2168 PR)
⑭	20' BUILDING SETBACK LINE (VOL. 20002, PGS 2164-2168 PR)
⑮	15' GETCTV EASEMENT (VOL. 20002, PGS 2164-2168 PR)
⑯	5' WATER EASEMENT (VOL. 20002, PGS 2164-2168 PR)
⑰	1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOL. 20002, PGS 2164-2168 PR)
⑱	70' GETCTV, WATER, SEWER, ACCESS, AND DRAINAGE EASEMENT (PLAT NO 22-11800311) (CONCURRENT PLAT)
⑲	10' GETCTV EASEMENT & BUILDING SETBACK LINE (PLAT NO 22-11800590) (CONCURRENT PLAT)
⑳	10' GETCTV EASEMENT (PLAT NO 22-11800590) (CONCURRENT PLAT)
㉑	20' BUILDING SETBACK LINE (PLAT NO 22-11800590) (CONCURRENT PLAT)
㉒	16' SANITARY SEWER EASEMENT (PLAT NO 22-11800590) (CONCURRENT PLAT)
㉓	EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC ROW
㉔	VARIABLE WIDTH DRAINAGE EASEMENT (PLAT NO 22-11800590) (CONCURRENT PLAT)

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 3" 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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

Matthew Geistweidt 1-8-2024
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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G. E. Buchanan 01/03/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

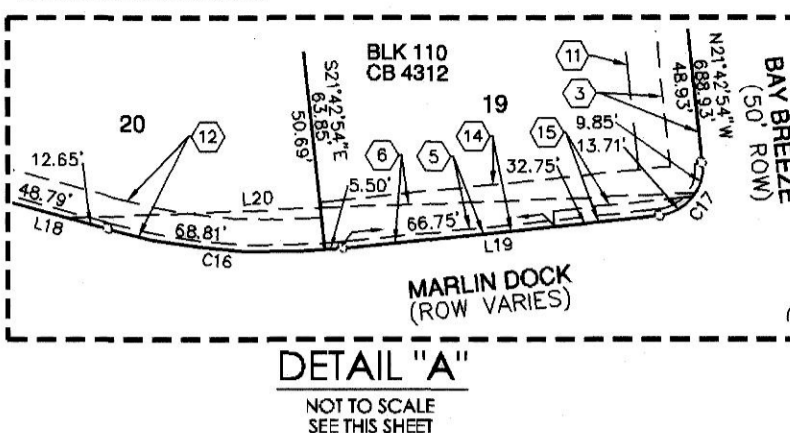
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 ELECTRIC EASEMENT" FOR THE PURPOSE OF INSTALLING, 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:

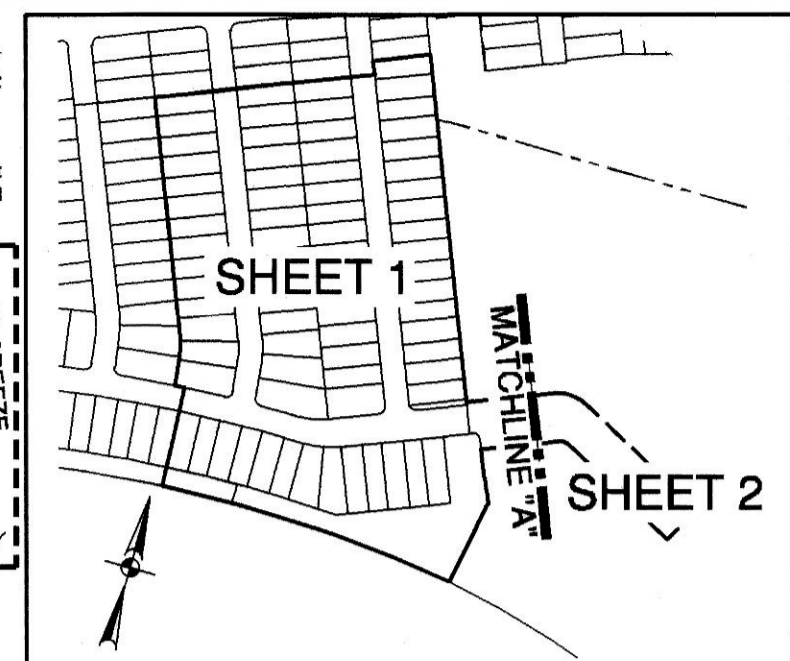
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

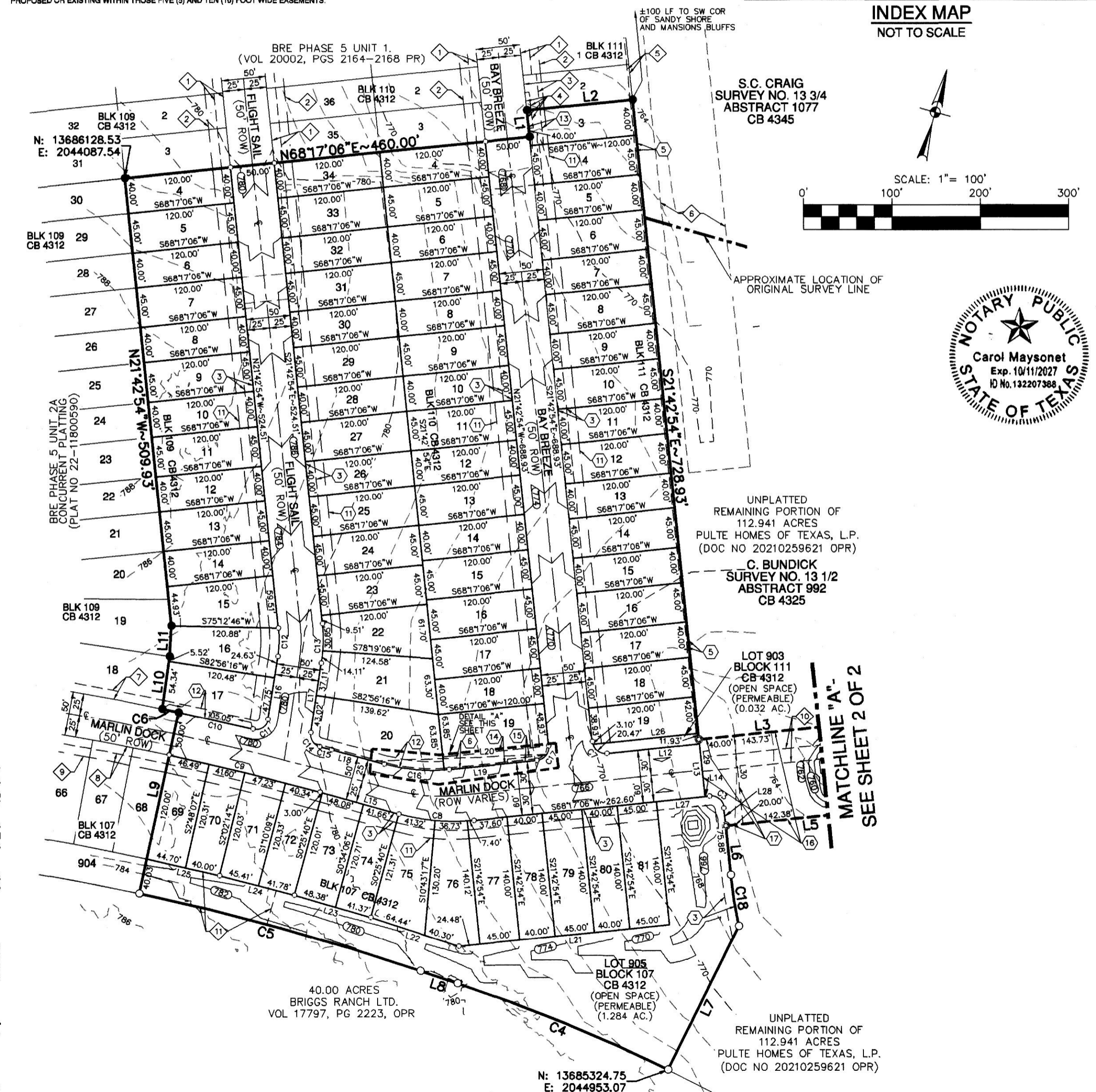
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



DETAIL "A"
NOT TO SCALE
SEE THIS SHEET



INDEX MAP
NOT TO SCALE



SEE SHEET 2 OF 2 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2

PLAT NO. 22-11800648

SUBDIVISION PLAT
OF
BRE PHASE 5 UNIT 2C

BEING A TOTAL OF 14,078 TRACT OF LAND, ESTABLISHING LOT 69-81 AND 905, BLOCK 107, LOT 4-17, BLOCK 108, LOT 4-34, BLOCK 110 AND LOT 3-19 AND 903, BLOCK 111, OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, AND OUT OF THE C. BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325, NOW ASSIGNED TO COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 03, 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/DEVELOPER: SEAN MILLER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 498-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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 10TH DAY OF JANUARY, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 5 UNIT 2C 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

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



PLAT NO. 22-11800648

SUBDIVISION PLAT
OF
BRE PHASE 5 UNIT 2C

BEING A TOTAL OF 14,078 TRACT OF LAND, ESTABLISHING LOT 69-81 AND 905, BLOCK 107, LOT 4-17, BLOCK 108, LOT 4-34, BLOCK 110 AND LOT 3-19 AND 903, BLOCK 111, OUT OF A 112.941 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210259621 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.C. CRAIG SURVEY NUMBER 13 3/4, ABSTRACT 1077, COUNTY BLOCK 4345, AND OUT OF THE C. BUNDICK SURVEY NUMBER 13 1/2, ABSTRACT 992, COUNTY BLOCK 4325, NOW ASSIGNED TO COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #100228500

DATE OF PREPARATION: January 03, 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/DEVELOPER: SEAN MILLER
PULTE HOMES OF TEXAS, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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 10th DAY OF JAN, A.D. 20 24.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BRE PHASE 5 UNIT 2C 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

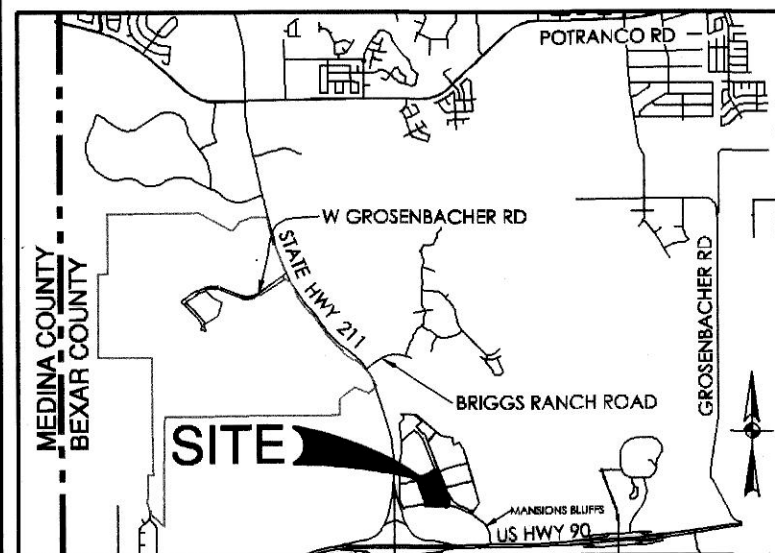
CERTIFICATE OF APPROVAL

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

LOCATION MAP
NOT-TO-SCALE

LEGEND

- AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
COR CORNER
CVSN CLEAR VISION
DOC DOCUMENT NUMBER
ESMT EASEMENT
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
INT INTERSECTION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
LF LINEAR FEET
O FOUND 1/2" IRON ROD (SURVEYOR)
OTHERWISE
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD) ROW
EASEMENT POINT OF INTERSECTION
CENTERLINE
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
1140 ORIGINAL SURVEY LINE
- 10' GETCTV EASEMENT (VOL 20002, PGS 2164-2168 PR)
20' BUILDING SETBACK LINE (VOL 20002, PGS 2164-2168 PR)
15' GETCTV EASEMENT (VOL 20002, PGS 2164-2168 PR)
5' WATER EASEMENT (VOL 20002, PGS 2164-2168 PR)
1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOL 20002, PGS 2164-2168 PR)
70' GETCTV, WATER, SEWER, ACCESS, AND DRAINAGE EASEMENT (PLAT NO 22-11800311) (CONCURRENT PLAT)
10' GETCTV EASEMENT & BUILDING SETBACK LINE (PLAT NO 22-11800590) (CONCURRENT PLAT)
10' GETCTV EASEMENT (PLAT NO 22-11800590) (CONCURRENT PLAT)
20' BUILDING SETBACK LINE (PLAT NO 22-11800590) (CONCURRENT PLAT)
15' SANITARY SEWER EASEMENT (PLAT NO 22-11800590) (CONCURRENT PLAT)
EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC ROW (PERMEABLE) (PLAT NO 22-11800311) (CONCURRENT PLAT)
VARIABLE WIDTH CLEAR VISION EASEMENT
20' BUILDING SETBACK LINE (PLAT NO 22-11800590) (CONCURRENT PLAT)
15' GETCTV EASEMENT
15' GETCTV EASEMENT & BUILDING SETBACK LINE
5' WATER EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC ROW (1.032 AC OFF-LOT PERMEABLE)
VARIABLE WIDTH WATER AND GETCTV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC ROW (0.077 AC OFF-LOT PERMEABLE)

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 1/2" 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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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

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.

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Matthew Geistweidt 1-8-2024
LICENSED PROFESSIONAL ENGINEER

G.E. Buchanan 01/03/2024
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

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.

OPEN SPACE:

LOT 905, BLOCK 107, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT. LOT 903, BLOCK 111, CB 4312, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND WATER EASEMENT.

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.

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 HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 905, BLOCK 107, AND LOT 903, BLOCK 111, CB 4312, 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801251) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS' OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FINISHED FLOOR

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

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	85.00'	49°31'13"	S86°57'17"E	71.20'	73.46'
C2	25.00'	49°31'13"	N86°57'17"W	20.94'	21.61'
C3	15.00'	90°00'00"	N66°42'54"W	21.21'	23.56'
C4	1957.00'	7°33'07"	S83°29'29"E	257.76'	257.95'
C5	2957.00'	6°23'12"	N89°32'21"E	329.45'	329.62'
C6	3167.00'	0°20'14"	N86°10'29"E	18.64'	18.64'
C7	15.00'	90°00'00"	S66°42'54"E	21.21'	23.56'
C8	230.00'	21°17'14"	S78°55'43"W	84.96'	85.45'
C9	3117.00'	3°13'44"	S87°57'28"W	175.63'	175.66'
C10	3167.00'	1°33'48"	N87°07'30"E	86.40'	86.41'
C11	14.00'	94°58'08"	N40°25'20"E	20.64'	23.21'
C12	125.00'	14°39'09"	N14°23'19"W	31.88'	31.97'
C13	175.00'	14°39'09"	S14°23'19"E	44.83'	44.75'
C14	14.00'	83°37'09"	S48°52'19"E	18.67'	20.43'
C15	3167.00'	0°15'14"	N89°26'43"E	14.03'	14.03'
C16	200.00'	21°17'14"	N78°55'43"E	73.88'	74.31'
C17	15.00'	90°00'00"	N23°17'06"E	21.21'	23.56'
C18	535.00'	6°18'33"	S24°52'10"E	58.88'	58.91'

LINE TABLE

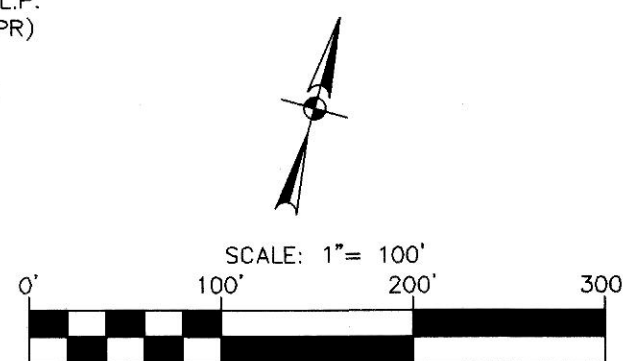
LINE #	BEARING	LENGTH
L1	N21°42'54"W	30.00'
L2	N68°17'06"E	120.00'
L3	N68°17'06"E	183.73'
L4	S27°48'19"W	87.00'
L5	S68°17'06"W	162.38'
L6	S21°42'54"E	55.88'
L7	S10°24'53"W	181.33'
L8	N87°16'03"W	44.10'
L9	N3°39'24"W	210.03'
L10	N7°34'14"W	59.85'
L11	N12°33'40"W	34.84'
L12	N68°17'06"E	105.00'
L13	S21°42'54"E	60.00'
L14	N68°17'06"E	5.00'
L15	S89°34'20"W	92.74'
L16	N70°3'44"W	72.38'
L17	S70°3'44"E	80.13'
L18	N89°34'20"E	61.44'
L19	N68°17'06"E	99.50'
L20	S71°54'34"W	196.17'
L21	S68°17'06"W	239.48'
L22	S87°40'50"E	104.73'
L23	S89°35'47"E	89.75'
L24	N88°46'56"E	87.19'
L25	N87°10'23"E	84.70'
L26	S68°17'06"W	119.68'
L27	S68°17'06"W	60.00'
L28	N21°42'54"W	20.00'
L29	S21°42'54"E	65.00'
L30	N21°42'54"W	100.00'

MATCHLINE "A"-
SEE SHEET 1 OF 2

UNPLATTED
REMAINING PORTION OF
112.941 ACRES
PULTE HOMES OF TEXAS, L.P.
(DOC NO 20210259621 OPR)

C. BUNDICK
SURVEY NO. 13 1/2
ABSTRACT 992
C.B. 4325

N: 13685534.26
E: 2045364.50

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

