

LOCATION MAP  
NOT TO SCALE

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 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 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.

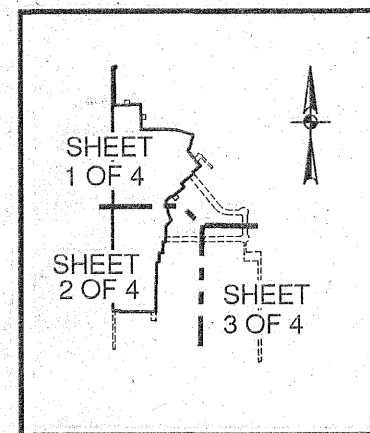
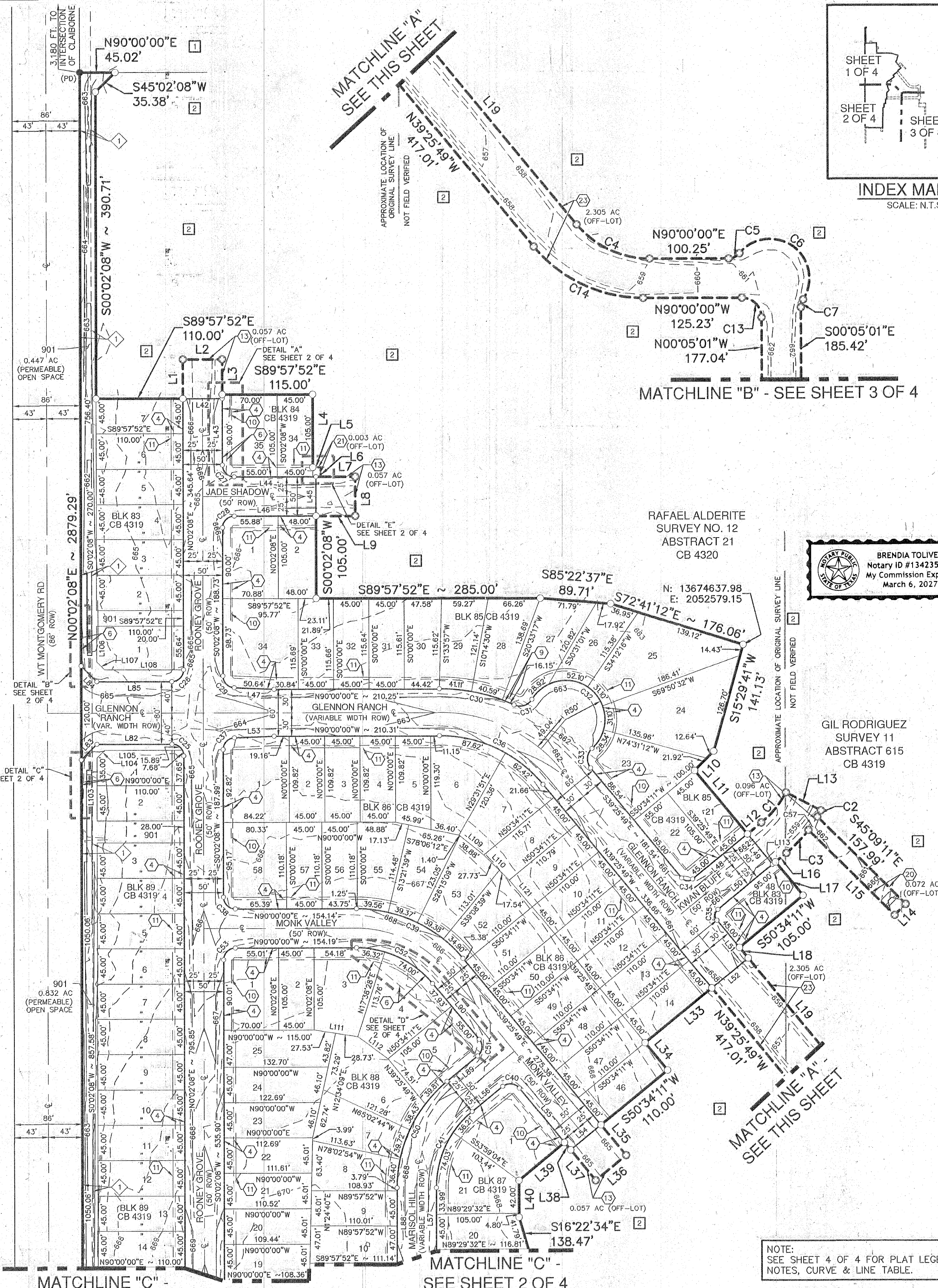
STATE OF TEXAS  
COUNTY OF BEXAR

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.

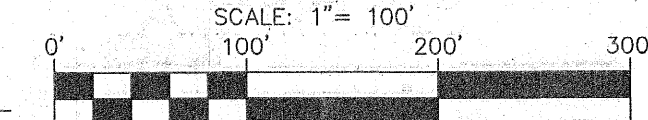
REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX MAP  
SCALE: N.T.S.

PLAT NO. 22-11800189  
SUBDIVISION PLAT OF  
LUCERO AT LUCKEY RANCH  
UNIT 1

BEING A TOTAL OF 32.84 ACRES OUT OF A 111.274 ACRE TRACT OF LAND SHOWN AS PHASE II TRACT RECORDED IN DOCUMENT NUMBER 2020090153 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE RAFAEL ALDERITE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319 IN BEXAR COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 20, 2024

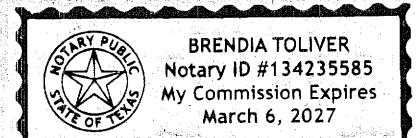
STATE OF TEXAS  
COUNTY OF MONTGOMERY

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: PAT VEDRA  
LGI HOMES - TEXAS, LLC,  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAT VEDRA, 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 21 DAY OF February, A.D. 2024.



*Brendia Toliver*  
NOTARY PUBLIC, MONTGOMERY 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 LUCERO AT LUCKEY RANCH UNIT 1 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.

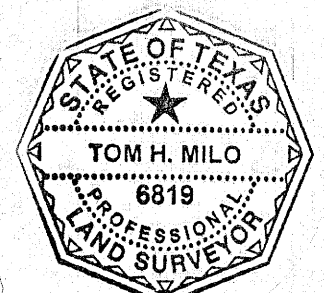
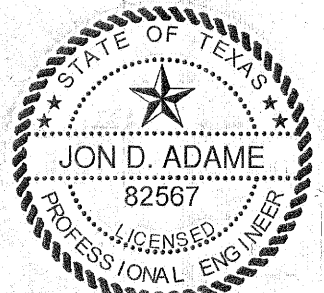
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

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

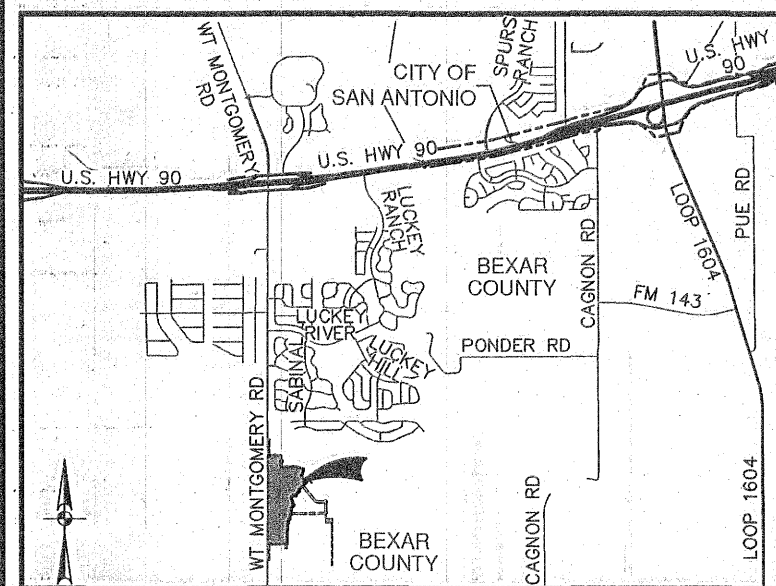
BY: \_\_\_\_\_ SECRETARY

NOTE:  
SEE SHEET 4 OF 4 FOR PLAT LEGEND,  
NOTES, CURVE & LINE TABLE.

SHEET 1 OF 4







LOCATION MAP  
NOT TO SCALE

**CPS/SAWS/COSA UTILITY:**

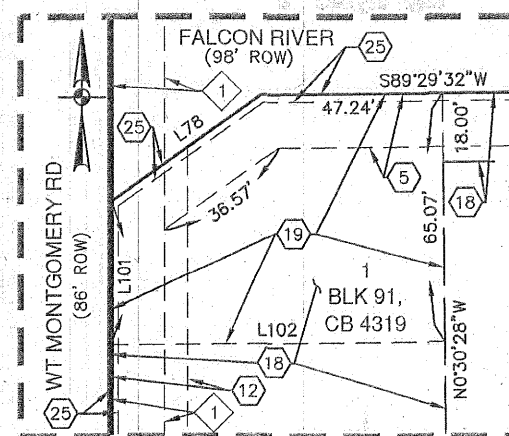
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**SAWS WASTEWATER EDU:**

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DETAIL "G"  
SCALE: 1"=50'  
THIS SHEET

STATE OF TEXAS  
COUNTY OF BEXAR

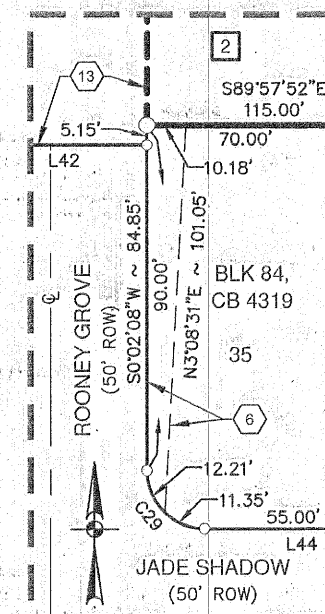
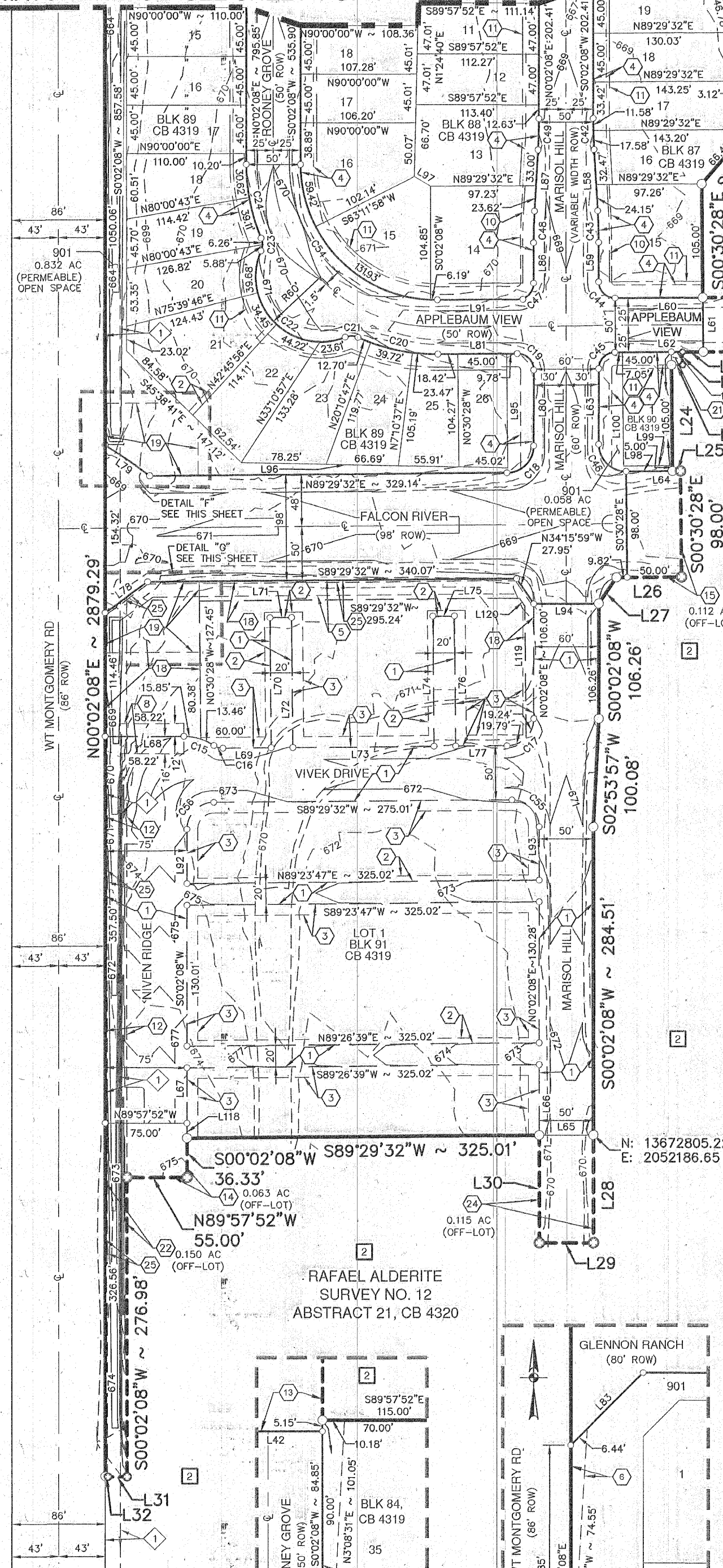
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STATE OF TEXAS  
COUNTY OF BEXAR

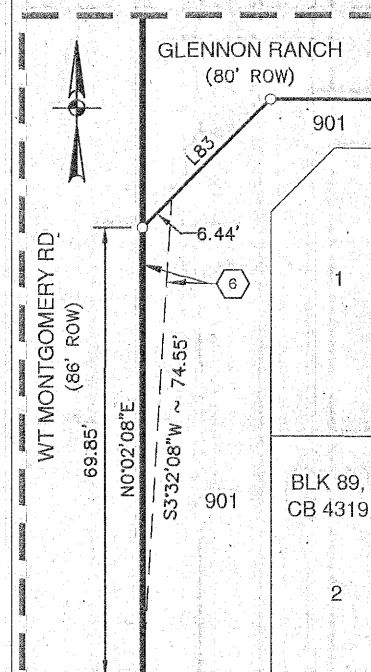
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE IN THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "C" - SEE SHEET 1 OF 4

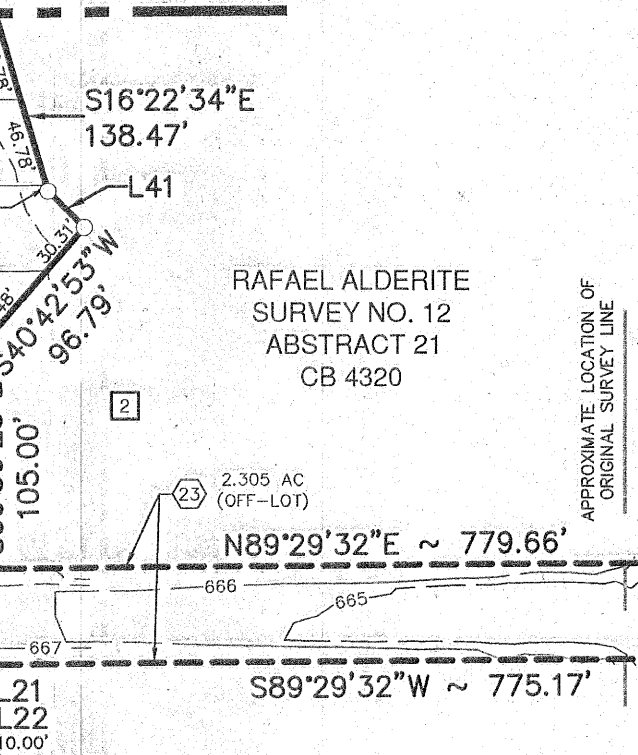


DETAIL "A"  
SCALE: 1"=50'  
SHEET 1 OF 4

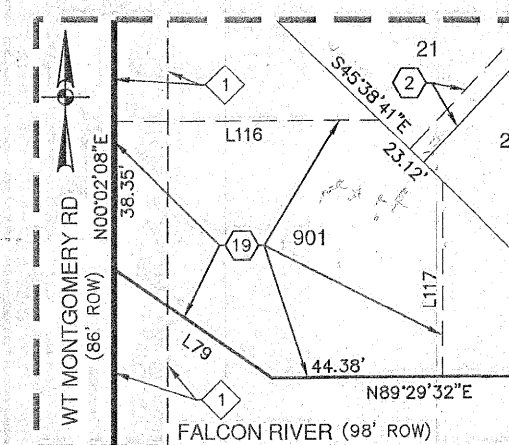


DETAIL "C"  
SCALE: 1"=50'  
SHEET 1 OF 4

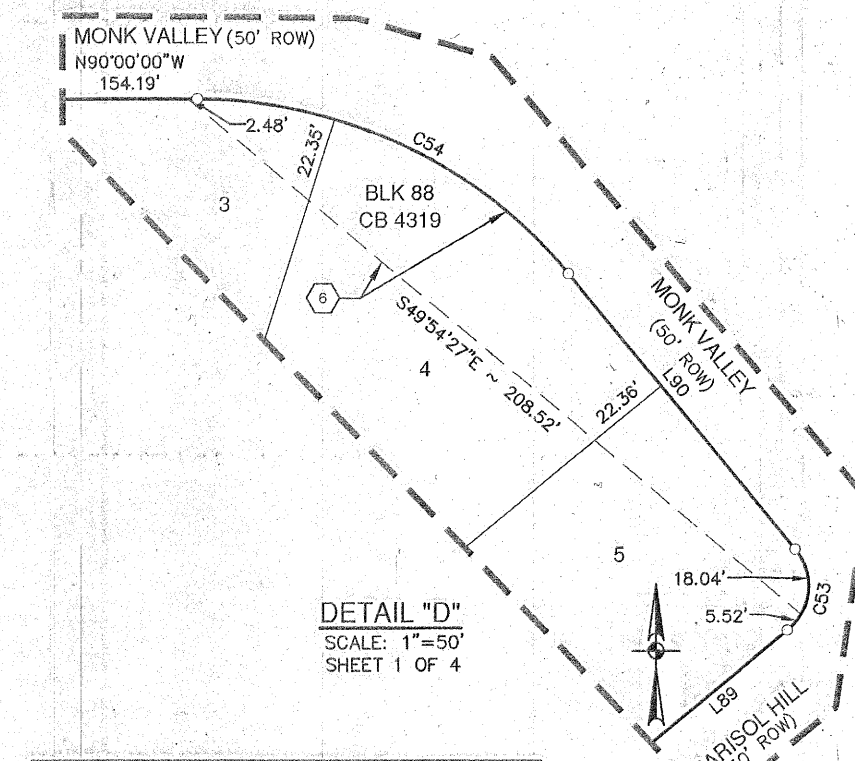
MATCHLINE "C" - SEE SHEET 1 OF 4



DETAIL "D"  
SCALE: 1"=50'  
SHEET 1 OF 4



DETAIL "E"  
SCALE: 1"=50'  
THIS SHEET



DETAIL "F"  
SCALE: 1"=50'  
SHEET 1 OF 4

NOTE:  
SEE SHEET 4 OF 4 FOR PLAT LEGEND,  
NOTES, CURVE & LINE TABLE.

GIL RODRIGUEZ  
SURVEY 11  
ABSTRACT 615  
CB 4319

RAFAEL ALDERITE  
SURVEY NO. 12  
ABSTRACT 21  
CB 4320

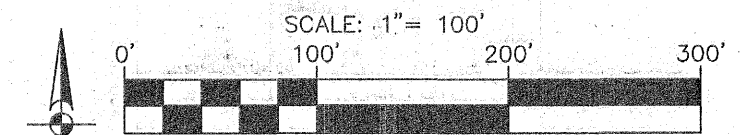
APPROXIMATE LOCATION OF  
ORIGINAL SURVEY LINE  
(NOT FIELD VERIFIED)

MATCHLINE "D"  
SEE SHEET 3 OF 4

PLAT NO. 22-11800189

SUBDIVISION PLAT OF  
LUCERO AT LUCKEY RANCH  
UNIT 1

BEING A TOTAL OF 32.84 ACRES OUT OF A 111.274 ACRE TRACT OF LAND SHOWN AS PHASE II TRACT RECORDED IN DOCUMENT NUMBER 2020090153 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE RAFAEL ALDERITE SURVEY NUMBER 12, ABSTRACT 21, COUNTY BLOCK 4320, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319 IN BEXAR COUNTY, TEXAS.



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ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: February 20, 2024

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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OWNER/DEVELOPER: PAT VEDRA  
LBI HOMES - TEXAS, LLC.  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 362-8998

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAT VEDRA, 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 21 DAY OF February, A.D. 2024.

*Brendie Toliver*  
NOTARY PUBLIC, MONTGOMERY 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

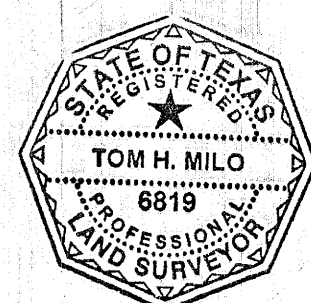
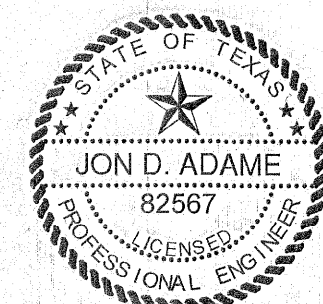
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_

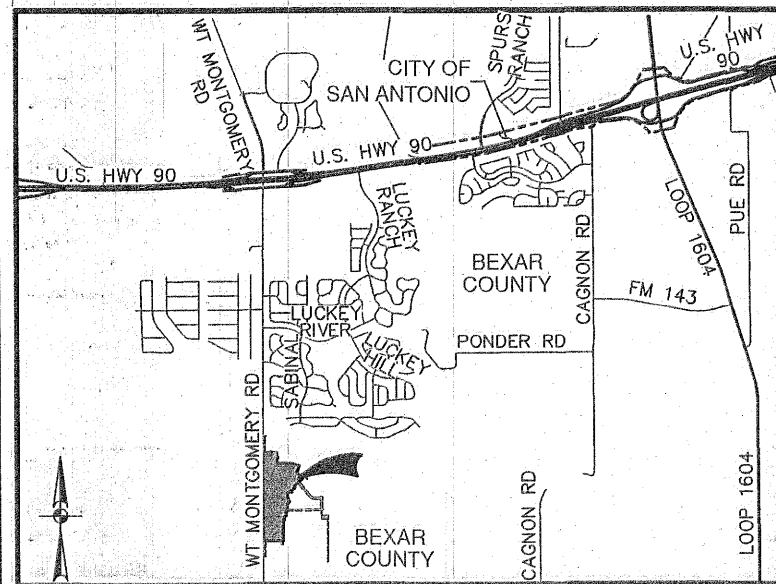
BY: \_\_\_\_\_ CHAIRMAN

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

SHEET 2 OF 4







LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**

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STATE OF TEXAS  
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "D" SEE SHEET 2 OF 4

MATCHLINE "B" SEE SHEET 1 OF 4

GIL RODRIGUEZ  
SURVEY 11  
ABSTRACT 615  
CB 4319

NOTE:  
SEE SHEET 4 OF 4 FOR PLAT LEGEND,  
NOTES, CURVE & LINE TABLE.

PLAT NO. 22-11800189

SUBDIVISION PLAT OF  
**LUCERO AT LUCKEY RANCH**  
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SCALE: 1" = 100'



**PAPE-DAWSON  
ENGINEERS**

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
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DATE OF PREPARATION: February 20, 2024

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OWNER/DEVELOPER: PAT VEDRA  
LGI HOMES - TEXAS, LLC,  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TX 77380  
(281) 962-8988

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAT VEDRA, 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 21 DAY OF February, A.D. 2024.

*Brendia Toliver*  
NOTARY PUBLIC, MONTGOMERY 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

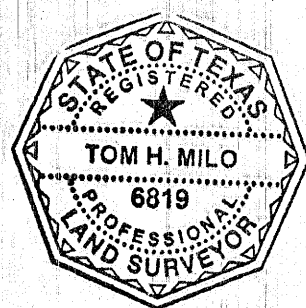
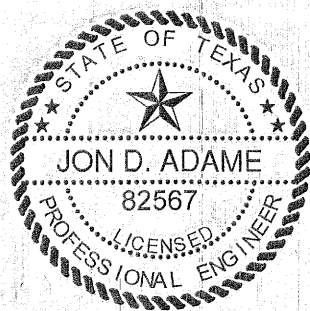
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCERO AT LUCKEY RANCH UNIT 1, 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.

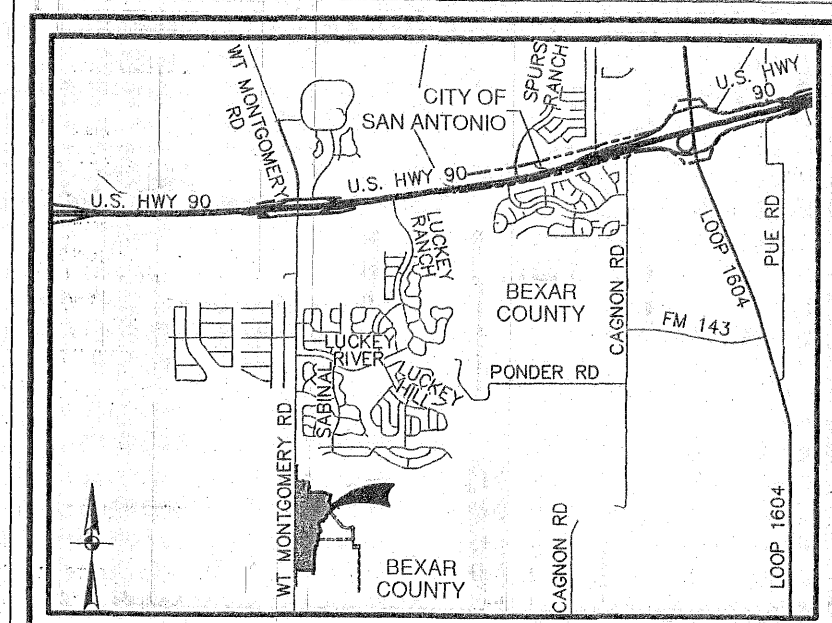
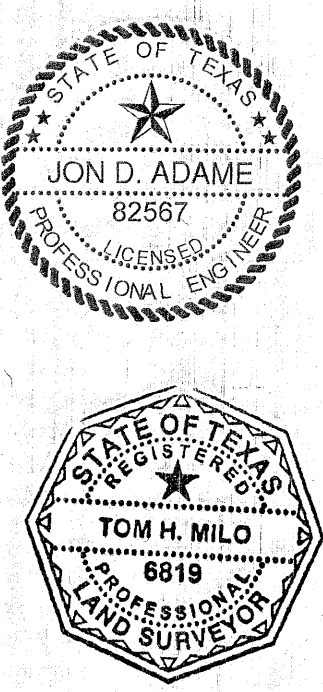
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

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

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







LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
INT	INTERSECTION	(PD)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		○	EASEMENT POINT OF INTERSECTION

EXISTING CONTOURS  
PROPOSED CONTOURS  
ORIGINAL SURVEY/COUNTY LINE  
CENTERLINE

- VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 9' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 28' ELECTRIC EASEMENT
- 5' WATER EASEMENT
- 10' BUILDING SETBACK
- 15' BUILDING SETBACK
- 20' PUBLIC DRAINAGE EASEMENT
- 50' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED LOT (OFF-LOT) (0.115 ACRES)
- 1' VEHICULAR NON-ACCESS EASEMENT
- 14' ELECTRICAL EASEMENT (DOC #20140045268 OPR)
- VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (VOL 14598 PGS 1294-1312 OPR)
- ELECTRICAL EASEMENT ACCESS EASEMENT (CORRECTED DOC NO 20140045268, VOL 16948, PG 595 OPR)
- UNPLATTED FORBRICH RANCH, LLC 28.816 ACRES (DOC. NO. 20220040531 OPR)
- UNPLATTED REMAINING PORTION OF LGI HOMES-TEXAS, LLC 111.274 ACRES (DOC. NO. 20200090153 OPR)
- UNPLATTED CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM 236.3842 ACRES (DOC. NO. 20120055877, VOL 15414, PG 1147 OPR)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.718 ACRES)
- VARIABLE WIDTH LANDSCAPE EASEMENT
- VARIABLE WIDTH MONUMENT EASEMENT
- 20' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED 900 LOT (OFF-LOT) (0.072 ACRES)
- 12' x 10' ELECTRICAL EASEMENT (OFF-LOT) (0.006 ACRES)
- 20' PUBLIC DRAINAGE EASEMENT (OFF-LOT) (0.150 ACRES)
- VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (OFF-LOT) (0.267 ACRES)
- 55' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED LOT (OFF-LOT) (0.063 ACRES)
- 98' ACCESS, SANITARY SEWER, WATER, DRAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (OFF-LOT) (0.492 ACRES)
- 20' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO A PLATTED LOT (OFF-LOT) (0.044 ACRES)

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 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

*Jon D. Adame* 2/20/24  
LICENSED PROFESSIONAL ENGINEER

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.

*Tom H. Milo*  
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 BY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES 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 HEREIN.

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.

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	125.00'	23°04'38"	N39°01'52"E	50.01'	50.35'
C2	175.00'	9°05'21"	S29°02'13"W	9.43'	9.44'
C3	175.00'	13°18'56"	S43°54'44"W	40.58'	40.67'
C4	120.00'	50°34'11"	S64°42'54"E	102.51'	105.91'
C5	18.00'	50°46'34"	N64°36'43"E	15.43'	15.95'
C6	50.00'	173°44'18"	S53°54'25"E	99.85'	151.62'
C7	18.00'	33°02'45"	S16°26'21"W	10.24'	10.38'
C8	18.00'	39°53'52"	S20°01'57"E	12.28'	12.53'
C9	51.00'	106°33'08"	S13°17'41"W	81.76'	94.84'
C10	51.00'	39°50'06"	N70°08'21"W	34.75'	35.46'
C11	18.00'	39°53'52"	N70°33'32"W	12.28'	12.53'
C12	25.00'	89°34'33"	N44°42'15"E	35.22'	39.08'
C13	25.00'	89°54'59"	N45°02'31"W	35.33'	39.23'
C14	180.00'	50°34'11"	N64°42'54"W	153.76'	158.87'
C15	50.00'	33°35'16"	S73°10'14"E	28.89'	29.31'
C16	15.00'	34°07'52"	S73°26'32"E	8.80'	8.94'
C17	25.00'	89°27'24"	N44°45'50"E	35.19'	39.03'
C18	25.00'	89°27'24"	N44°45'50"E	35.19'	39.03'
C19	15.00'	90°32'36"	N45°14'10"W	21.31'	23.70'
C20	175.00'	24°50'46"	N78°05'05"W	75.30'	75.89'
C21	15.00'	46°20'51"	N88°50'07"W	11.81'	12.13'
C22	80.00'	135°33'45"	N44°13'40"W	111.09'	141.96'
C23	15.00'	46°20'51"	N02°22'47"E	11.81'	12.13'
C24	175.00'	22°49'46"	N11°22'45"W	69.27'	69.73'
C25	15.00'	90°02'08"	N44°58'56"W	21.22'	23.57'
C26	15.00'	89°57'52"	N45°01'04"E	21.21'	23.55'
C27	15.00'	90°00'00"	S44°57'52"E	21.21'	23.56'
C28	15.00'	90°00'00"	S45°02'08"W	21.21'	23.56'
C29	15.00'	87°44'41"	S43°50'13"E	20.79'	22.97'
C30	230.00'	24°22'30"	S77°48'45"E	97.11'	97.85'
C31	18.00'	83°00'24"	N72°52'18"E	23.86'	26.08'
C32	50.00'	196°35'03"	S50°20'23"E	98.95'	171.55'
C33	18.00'	87°22'57"	S41°54'40"W	24.87'	27.45'
C34	10.00'	90°00'00"	S84°25'49"E	14.14'	15.71'
C35	10.00'	90°00'00"	S5°34'11"W	14.14'	15.71'
C36	170.00'	50°34'11"	N64°42'54"W	145.22'	150.04'
C37	15.00'	87°40'26"	S43°52'21"W	20.78'	22.95'
C38	15.00'	90°02'08"	S44°58'56"E	21.22'	23.57'
C39	175.00'	50°34'11"	S64°42'54"E	149.49'	154.46'
C40	15.00'	90°00'00"	N84°25'49"W	21.21'	23.56'
C41	125.00'	50°32'04"	S25°18'10"W	106.71'	110.25'
C42	500.00'	3°20'29"	S1°38'07"E	29.15'	29.16'
C43	500.00'	3°20'29"	S1°38'07"E	29.15'	29.16'
C44	15.00'	90°32'36"	S45°14'10"E	21.31'	23.70'
C45	15.00'	89°27'24"	S44°45'50"W	21.11'	23.42'
C46	25.00'	90°32'36"	S45°14'10"E	35.52'	39.51'
C47	15.00'	89°27'24"	N44°45'50"E	21.11'	23.42'
C48	500.00'	3°20'29"	N1°42'22"E	29.15'	29.16'
C49	500.00'	3°20'29"	N1°42'22"E	29.15'	29.16'
C50	175.00'	50°32'04"	N25°18'10"E	149.39'	154.35'
C51	15.00'	90°00'00"	N5°34'11"E	21.21'	23.56'
C52	125.00'	50°34'11"	N64°42'54"W	106.78'	110.33'
C53	15.00'	89°57'52"	S45°01'04"W	21.21'	23.55'
C54	125.00'	90°32'36"	S45°14'10"E	177.61'	197.53'
C55	25.00'	90°32'36"	N45°14'10"W	35.52'	39.51'
C56	25.00'	89°27'24"	S44°45'50"W	35.19'	39.03'
C57	175.00'	6°40'22"	S33°55'05"W	20.37'	20.39'
C58	51.00'	23°07'37"	N77°30'04"E	20.45'	20.59'

**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.

**RESIDENTIAL FINISHED FLOOR**

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

**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 901, BLOCK 83, LOT 901, BLOCK 89, AND LOT 901, BLOCK 90, CB 4319, 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.

**INGRESS/EGRESS EASEMENT:**

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

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N0°02'08"E	50.00'
L2	S89°57'52"E	50.00'
L3	S0°02'08"W	44.85'
L4	S0°02'08"W	93.00'
L5	S89°57'52"E	10.00'
L6	S0°02'08"W	12.00'
L7	S89°57'52"E	43.88'
L8	S0°02'08"W	50.00'
L9	N89°57'52"W	50.00'
L10	S44°52'10"W	34.55'
L11	S39°25'49"E	105.00'
L12	N50°34'11"E	22.87'
L13	S62°30'27"E	50.00'
L14	S44°50'49"W	20.00'
L15	N45°09'11"W	154.13'
L16	S50°34'11"W	17.87'
L17	S39°25'49"E	55.00'
L18	S39°25'49"E	17.45'
L19	S39°25'49"E	429.96'
L20	S0°30'28"E	97.96'
L21	S89°29'32"W	19.57'
L22	S0°30'28"E	12.00'
L23	S89°29'32"W	10.00'
L24	S0°30'28"E	98.00'
L25	N89°29'32"E	7.29'
L26	S89°29'32"W	59.82'
L27	S34°20'15"W	29.01'
L28	S0°02'08"W	99.77'
L29	N89°57'52"W	50.00'
L30	N0°02'08"E	99.77'
L31	N89°57'52"W	17.68'
L32	N79°52'42"W	2.36'
L33	S50°34'11"W	110.00'
L34	S39°25'49"E	45.00'
L35	S39°25'49"E	50.00'
L36	S50°34'11"W	50.00'
L37	N39°25'49"W	50.00'
L38	N39°25'49"W	12.45'
L39	S50°18'57"W	75.25'
L40	S0°02'08"W	46.81'
L41	S44°52'42"E	26.86'
L42	S89°57'52"E	50.00'
L43	S0°02'08"W	84.85'
L44	S89°57'52"E	103.88'
L45	S0°02'08"W	50.00'
L46	N89°57'52"W	103.88'
L47	S87°42'34"E	50.64'
L48	N50°34'11"E	90.00'
L49	S39°25'49"E	50.00'
L50	S50°34'11"W	90.00'
L51	S39°25'49"E	62.45'
L52	S50°34'11"W	60.00'
L53	S87°42'34"W	50.64'
L54	S50°34'11"W	50.00'
L55	N39°25'49"W	90.00'
L56	S50°34'11"W	50.53'
L57	S0°02'08"W	202.41'

**LINE TABLE**

LINE #	BEARING	LENGTH
L58	S31°18'21"E	56.62'
L59	S0°02'08"W	36.59'
L60	N89°29'32"E	80.86'
L61	S0°30'28"E	50.00'
L62	S89°29'32"W	81.61'
L63	S0°02'08"W	69.91'
L64	N89°29'32"E	50.00'
L65	N89°57'52"W	50.00'
L66	N0°02'08"E	65.27'
L67	S0°02'08"W	51.33'
L68	S89°57'52"E	72.22'
L69	N89°29'32"E	44.56'
L70	N0°30'28"W	120.00'
L71	N89°29'32"E	20.00'
L72	S0°30'28"E	120.00'
L73	N89°29'32"E	130.15'
L74	N0°30'28"W	120.00'
L75	N89°29'32"E	20.00'
L76	S0°30'28"E	120.00'
L77	N89°29'32"E	47.21'
L78	S54°27'10"W	48.19'
L79	S55°28'06"E	49.89'
L80	N0°02'08"E	70.10'
L81	S89°29'32"W	73.20'
L82	N90°00'00"W	95.00'
L83	S45°01'04"W	28.28'
L84	S44°58'56"E	28.29'
L85	N90°00'00"E	95.00'
L86	N0°02'08"E	37.45'
L87	N3°22'37"E	56.62'
L88	N0°02'08"E	202.41'
L89	N50°34'11"E	50.53'
L90	N39°25'49"W	92.93'
L91	N89°29'32"E	73.96'
L92	N0°02'08"E	50.23'
L93	N0°02'08"E	49.21'
L94	N89°57'52"W	60.00'
L95	S0°30'28"E	105.56'
L96	S88°51'57"E	245.87'
L97	S59°07'57"E	17.47'
L98	S89°29'32"W	42.71'
L99	S89°29'32"W	45.00'
L100	N0°30'28"W	105.00'
L101	N0°02'08"E	37.40'
L102	N89°29'32"E	87.05'
L103	S0°02'08"W	80.00'
L104	S45°01'04"W	14.15'
L105	N90°00'00"E	98.08'
L106	S0°02'08"W	45.65'
L107	S44°57'56"E	14.12'
L108	S89°57'52"E	100.01'
L109	N50°49'55"W	40.28'
L110	S45°39'51"E	45.27'
L111	N81°09'31"W	56.26'
L112	N53°48'38"W	47.33'
L113	N50°34'11"E	5.00'
L114	N89°29'32"E	20.00'

**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.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS ON THIS PLAT AS VERIFIED BY FEMA MAP PANEL NO. 48029005030F, EFFECTIVE SEPTEMBER 29, 201