

LEGEND

AC.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CORS	= CONTINUOUSLY OPERATING REFERENCE STATIONS
COSA	= CITY OF SAN ANTONIO
C.V.E.	= CLEAR VISION EASEMENT
DOC.	= DOCUMENT
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
EDU	= EQUIVALENT DWELLING UNITS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
ETJ	= EXTRA-TERRITORIAL JURISDICTION
G.P.M.	= GALLONS PER MINUTE
LI	= LINE NUMBER
LN	= LINE
NGS	= NATIONAL GEODETIC SURVEY
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.R.P.B.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PG.	= PAGE(S)
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
RD.	= ROAD
SAN. SEW.	= SANITARY SEWER
TCI	= TEXAS CORRECTIONAL INDUSTRIES
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV.	= PROPOSED CONTOUR
ELEV.	= STREET CENTERLINE
ELEV.	= EXISTING GROUND MAJOR CONTOUR
ELEV.	= EXISTING GROUND MINOR CONTOUR
ELEV.	= PROPERTY LINE
ELEV.	= B.S.L.
ELEV.	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED
ELEV.	= CITY LIMITS
ELEV.	= EQUAL BEARING AND DISTANCE

KEYNOTES:

1	- 10' B.S.L. & E.G.T.C.A. ESMT.
2	- 15' B.S.L.
3	- 14' E.G.T.C.A. ESMT.
4	- VAR. WID. C.V.E.
5	- 15' B.S.L.
6	- 14' E.G.T.C.A. ESMT.
7	- 15' B.S.L.
8	- 14' E.G.T.C.A. ESMT.
9	- 15' B.S.L.
10	- 14' E.G.T.C.A. ESMT.
11	- 15' B.S.L.
12	- 14' E.G.T.C.A. ESMT.
13	- 15' B.S.L.
14	- 14' E.G.T.C.A. ESMT.
15	- 15' B.S.L.
16	- 14' E.G.T.C.A. ESMT.
17	- 15' B.S.L.
18	- 14' E.G.T.C.A. ESMT.
19	- 15' B.S.L.
20	- 14' E.G.T.C.A. ESMT.
21	- 15' B.S.L.
22	- 14' E.G.T.C.A. ESMT.
23	- 15' B.S.L.
24	- 14' E.G.T.C.A. ESMT.
25	- 15' B.S.L.
26	- 14' E.G.T.C.A. ESMT.
27	- 15' B.S.L.
28	- 14' E.G.T.C.A. ESMT.
29	- 15' B.S.L.
30	- 14' E.G.T.C.A. ESMT.
31	- 15' B.S.L.
32	- 14' E.G.T.C.A. ESMT.
33	- 15' B.S.L.
34	- 14' E.G.T.C.A. ESMT.
35	- 15' B.S.L.
36	- 14' E.G.T.C.A. ESMT.
37	- 15' B.S.L.
38	- 14' E.G.T.C.A. ESMT.
39	- 15' B.S.L.
40	- 14' E.G.T.C.A. ESMT.
41	- 15' B.S.L.
42	- 14' E.G.T.C.A. ESMT.
43	- 15' B.S.L.
44	- 14' E.G.T.C.A. ESMT.
45	- 15' B.S.L.
46	- 14' E.G.T.C.A. ESMT.
47	- 15' B.S.L.
48	- 14' E.G.T.C.A. ESMT.
49	- 15' B.S.L.
50	- 14' E.G.T.C.A. ESMT.
51	- 15' B.S.L.
52	- 14' E.G.T.C.A. ESMT.
53	- 15' B.S.L.
54	- 14' E.G.T.C.A. ESMT.
55	- 15' B.S.L.
56	- 14' E.G.T.C.A. ESMT.
57	- 15' B.S.L.
58	- 14' E.G.T.C.A. ESMT.
59	- 15' B.S.L.
60	- 14' E.G.T.C.A. ESMT.
61	- 15' B.S.L.
62	- 14' E.G.T.C.A. ESMT.
63	- 15' B.S.L.
64	- 14' E.G.T.C.A. ESMT.
65	- 15' B.S.L.
66	- 14' E.G.T.C.A. ESMT.
67	- 15' B.S.L.
68	- 14' E.G.T.C.A. ESMT.
69	- 15' B.S.L.
70	- 14' E.G.T.C.A. ESMT.
71	- 15' B.S.L.
72	- 14' E.G.T.C.A. ESMT.
73	- 15' B.S.L.
74	- 14' E.G.T.C.A. ESMT.
75	- 15' B.S.L.
76	- 14' E.G.T.C.A. ESMT.
77	- 15' B.S.L.
78	- 14' E.G.T.C.A. ESMT.
79	- 15' B.S.L.
80	- 14' E.G.T.C.A. ESMT.
81	- 15' B.S.L.
82	- 14' E.G.T.C.A. ESMT.
83	- 15' B.S.L.
84	- 14' E.G.T.C.A. ESMT.
85	- 15' B.S.L.
86	- 14' E.G.T.C.A. ESMT.
87	- 15' B.S.L.
88	- 14' E.G.T.C.A. ESMT.
89	- 15' B.S.L.
90	- 14' E.G.T.C.A. ESMT.
91	- 15' B.S.L.
92	- 14' E.G.T.C.A. ESMT.
93	- 15' B.S.L.
94	- 14' E.G.T.C.A. ESMT.
95	- 15' B.S.L.
96	- 14' E.G.T.C.A. ESMT.
97	- 15' B.S.L.
98	- 14' E.G.T.C.A. ESMT.
99	- 15' B.S.L.
100	- 14' E.G.T.C.A. ESMT.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON RUBY CROSSING SUBDIVISION UNIT 1, PLAT WHICH IS RECORDED IN VOLUME 20002, PAGES 727-730 BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ DAY OF _____, A.D. _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

OWNER'S DULY AUTHORIZED AGENT: _____

SMOON AND SUBSCRIBED BEFORE ME, _____ DAY OF March, A.D. 2024.

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
Notary ID 132324420

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
1-22-2028
MY COMMISSION EXPIRES:

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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNE, P.E.

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:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

1-26-24
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES: (IBS26 - 37.)

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) 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.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SAWS NOTES: (IBS26 - 30-33.35)

- 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.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM 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.

COMMON AREA MAINTENANCE: (IBS26 - 1.)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 8, C.B. 5722, 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.

CPS/SAWS/COSA UTILITY: (IBS26 - 22-26.)

- THE CITY OF SAN ANTONIO (CPS) AND THE CITY OF 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," "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 EFFICIENT USE 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 EGRESS 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.

OPEN SPACE: (IBS26 - 47.)

LOTS 901 AND 902, BLOCK 8, C.B. 5722, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

DRAINAGE EASEMENT ENCROACHMENTS: (IBS26 - 12.)

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE: (IBS26 - 43.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38801344) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY, 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

TCI DETENTION AND MAINTENANCE NOTE (IBS26 - 13)

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SETBACK: (IBS26 - 41.)

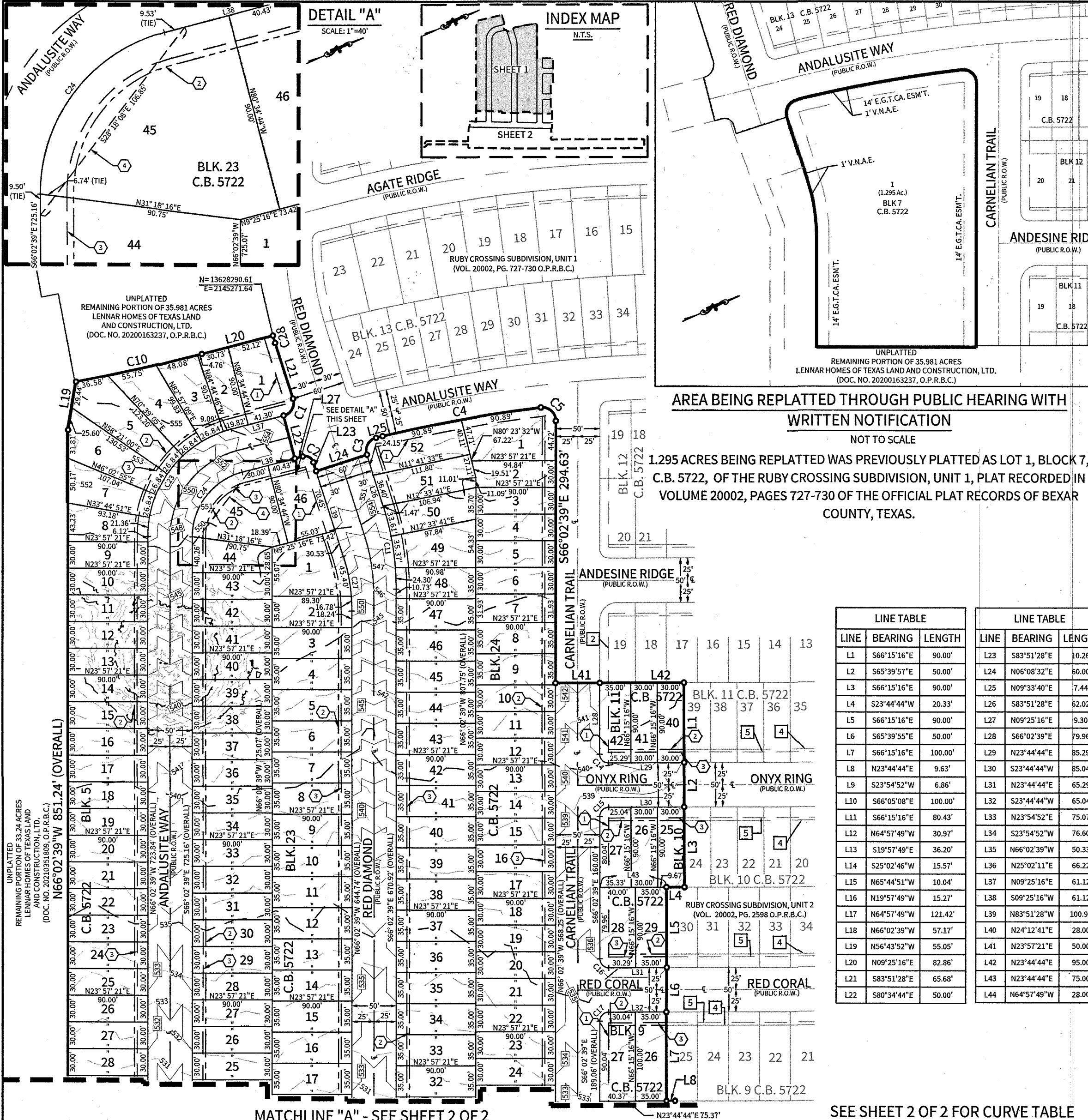
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR (IBS26 - 8.)

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

FLOODPLAIN VERIFICATION: (IBS26 - 6.)

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0730F, EFFECTIVE SEPTEMBER 19, 2018. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S66°15'16"E	90.00'	L23	S83°51'28"E	10.26'
L2	S65°39'52"E	90.00'	L24	N06°08'32"E	60.00'
L3	S66°15'16"E	90.00'	L25	N09°33'40"E	7.44'
L4	S23°44'44"W	20.33'	L26	S83°51'28"E	62.02'
L5	S66°15'16"E	90.00'	L27	N09°25'16"E	9.30'
L6	S65°39'55"E	50.00'	L28	S66°02'39"E	79.96'
L7	S66°15'16"E	100.00'	L29	N23°44'44"E	85.29'
L8	N23°44'44"E	9.63'	L30	S23°44'44"W	85.04'
L9	S23°54'52"W	6.86'	L31	N23°44'44"E	65.29'
L10	S66°05'08"E	100.00'	L32	S23°44'44"W	65.04'
L11	S66°15'16"E	80.43'	L33	N23°54'52"E	75.07'
L12	N64°57'49"W	30.91'	L34	S23°54'52"W	76.60'
L13	S19°57'49"E	36.20'	L35	N66°02'39"W	50.33'
L14	S25°02'46"W	15.57'	L36	N25°02'11"E	66.22'
L15	N65°44'51"W	10.04'	L37	N09°25'16"E	61.12'
L16	N19°57'49"W	15.27'	L38	S09°25'16"W	61.12'
L17	N64°57'49"W	121.42'	L39	N83°51'28"W	100.98'
L18	N66°02'39"W	57.17'	L40	N24°12'41"E	28.00'
L19	N56°43'52"W	55.05'	L41	N23°57'21"E	50.00'
L20	N09°25'16"E	82.86'	L42	N23°44'44"E	95.00'
L21	S83°51'28"E	65.68'	L43	N23°44'44"E	75.00'
L22	S80°34'44"E	50.00'	L44	N64°57'49"W	28.00'

PLAT NUMBER: 22-11800793

REPLAT & SUBDIVISION PLAT
ESTABLISHING
RUBY CROSSING SUBDIVISION, UNIT 3A

BEING A TOTAL OF 18.787 ACRES, BEING LOT 1, BLOCK 7, C.B. 5722 OF THE RUBY CROSSING SUBDIVISION, UNIT 1, RECORDED IN VOLUME 20002, PAGE 727 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 1.295 ACRES OUT OF A 25.673 ACRES TRACT OF LAND RECORDED IN VOLUME 20002, PAGE 727 OF THE OFFICIAL PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF LAND LOCATED IN THE MANUEL DE LUNA SURVEY, NUMBER 3, ABSTRACT 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 584.851 ACRES OF LAND CONVEYED TO CAMPBELL ROAD, LTD., AS DESCRIBED IN VOLUME 7711, PAGE 1393, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

0 100 200

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
AUTHORIZED AGENT: RICHARD MOTT, P.E.
PHONE: (210) 403-6200

BY: U.S. HOME L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

NAME: *Richard Mott*
TITLE: *Authorized Agent*

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard Mott* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 *5th* DAY OF *March*, A.D. *2024*.

MATY VILLARREAL
Notary Public, State of Texas
Comm. Expires 01-22-2028
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RUBY CROSSING SUBDIVISION, UNIT 3A, 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. _____

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 FIELD 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 SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNE, P.E.

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:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

1-26-24
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNE, P.E.

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:

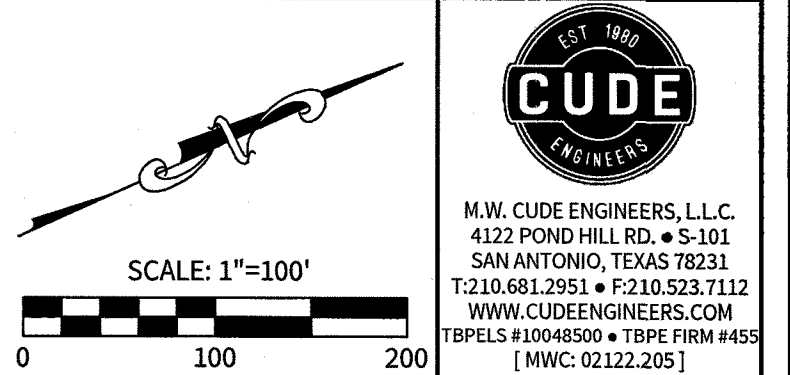
M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

1-26-24
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER: 22-11800793

REPLAT & SUBDIVISION PLAT
ESTABLISHING
RUBY CROSSING SUBDIVISION, UNIT 3A

BEING A TOTAL OF 18.787 ACRES, BEING LOT 1, BLOCK 7, C.B. 5722 OF THE RUBY CROSSING SUBDIVISION, UNIT 1, RECORDED IN VOLUME 20002, PAGE 727 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 1.295 ACRES OUT OF A 25.673 ACRES TRACT OF LAND RECORDED IN VOLUME 20002, PAGE 727 OF THE OFFICIAL PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF LAND LOCATED IN THE MANUEL DE LUNA SURVEY, NUMBER 3, ABSTRACT 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 584.851 ACRES OF LAND CONVEYED TO CAMPBELL TOWN, LTD., AS DESCRIBED IN VOLUME 7711, PAGE 1393, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
AUTHORIZED AGENT: RICHARD MOTT, P.E.
PHONE: (210) 403-6200

BY: U.S. HOME L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST) BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Richard Mott KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY

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 12 DAY OF FEBRUARY, 2024.

Notary Public, State of Texas
Comm. Expires 01-22-2028

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF RUBY CROSSING SUBDIVISION, UNIT 3A 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. _____

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 FIELD 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 SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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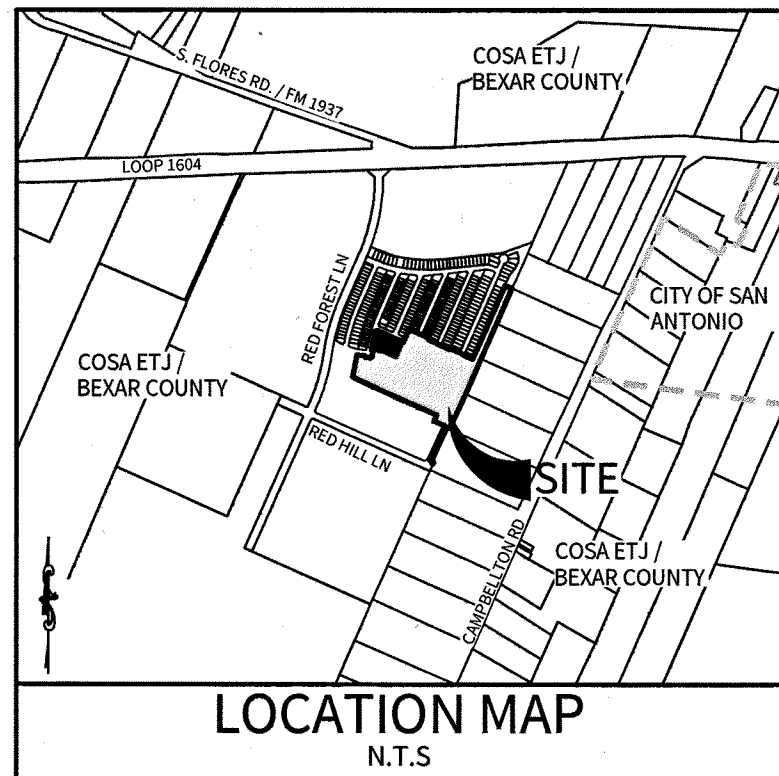
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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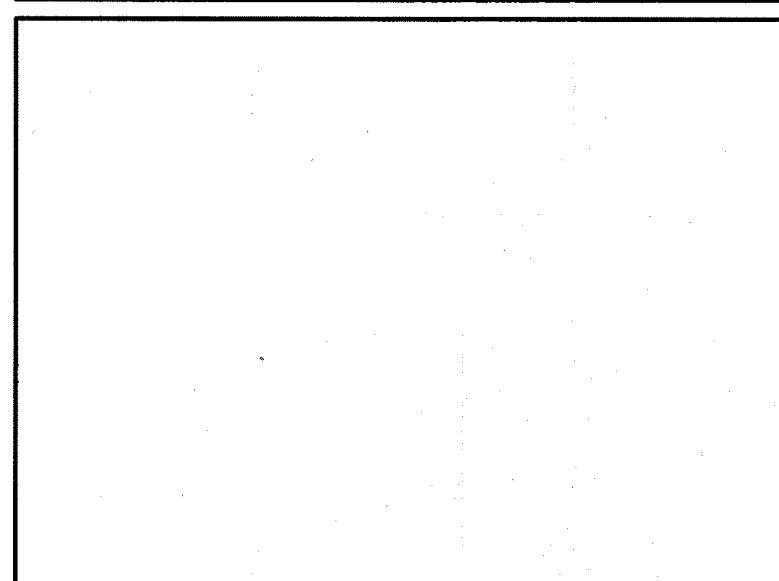


LEGEND

Ac.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
CL	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CORS	= CONTINUOUSLY OPERATING REFERENCE STATIONS
COSA	= CITY OF SAN ANTONIO
C.V.E.	= CLEAR VISION EASEMENT
DOC.	= DOCUMENT
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
EDU	= EQUIVALENT DWELLING UNITS
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
ETJ	= EXTRA-TERRITORIAL JURISDICTION
G.P.M.	= GALLONS PER MINUTE
LN	= LINE NUMBER
LN	= LINE
NGS	= NATIONAL GEODETIC SURVEY
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.P.B.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PG.	= PAGE(S)
P.S.I.	= POUND(S) PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
RD.	= ROAD
SAN. SEW.	= SANITARY SEWER
TCI	= TEXAS CORRECTIONAL INDUSTRIES
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
WID.	= PROPOSED CONTOUR
WID.	= STREET CENTERLINE
WID.	= EXISTING GROUND MAJOR CONTOUR
WID.	= EXISTING GROUND MINOR CONTOUR
WID.	= PROPERTY LINE
WID.	= B.S.L.
WID.	= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "M.W. CUDE" UNLESS OTHERWISE NOTED
WID.	= CITY LIMITS
WID.	= EQUAL BEARING AND DISTANCE

KEYNOTES:

1	- 10' B.S.L. & E.G.T.C.A. ESM'T.
2	- 15' B.S.L.
3	- 14' E.G.T.C.A. ESM'T.
4	- 15' B.S.L.
5	- 14' E.G.T.C.A. ESM'T.



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.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.

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:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES: (B526 - 37.)

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SAWS NOTES: (B526 - 30-33-35.)

- 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.
- 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.
- 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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.
- 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.

COMMON AREA MAINTENANCE: (B526 - 1.)

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 8, C.B. 5722, 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.

CPS/SAWS/COSA UTILITY: (B526 - 22-26.)

- 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 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 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.

OPEN SPACE: (B526 - 47.)

LOTS 901 AND 902, BLOCK 8, C.B. 5722, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

DRAINAGE EASEMENT ENCROACHMENTS: (B526 - 12.)

NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE: (B526 - 43.)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-21-38801344) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR SUCCESSIONS 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).

TCI DETENTION AND MAINTENANCE NOTE (B526 - 13)

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SETBACK: (B526 - 41.)

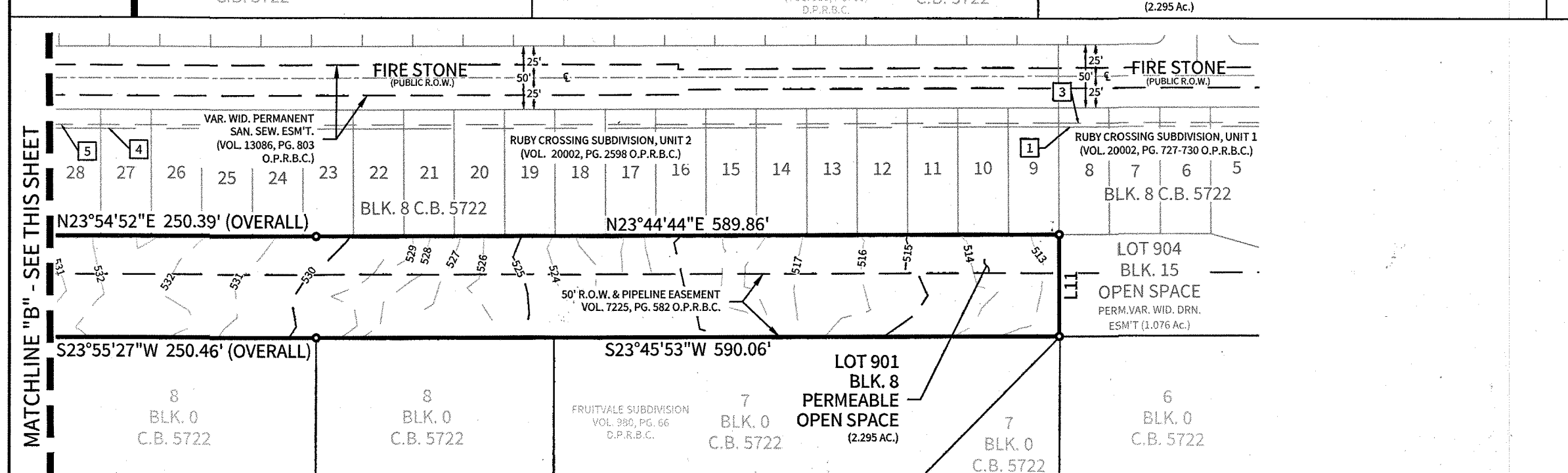
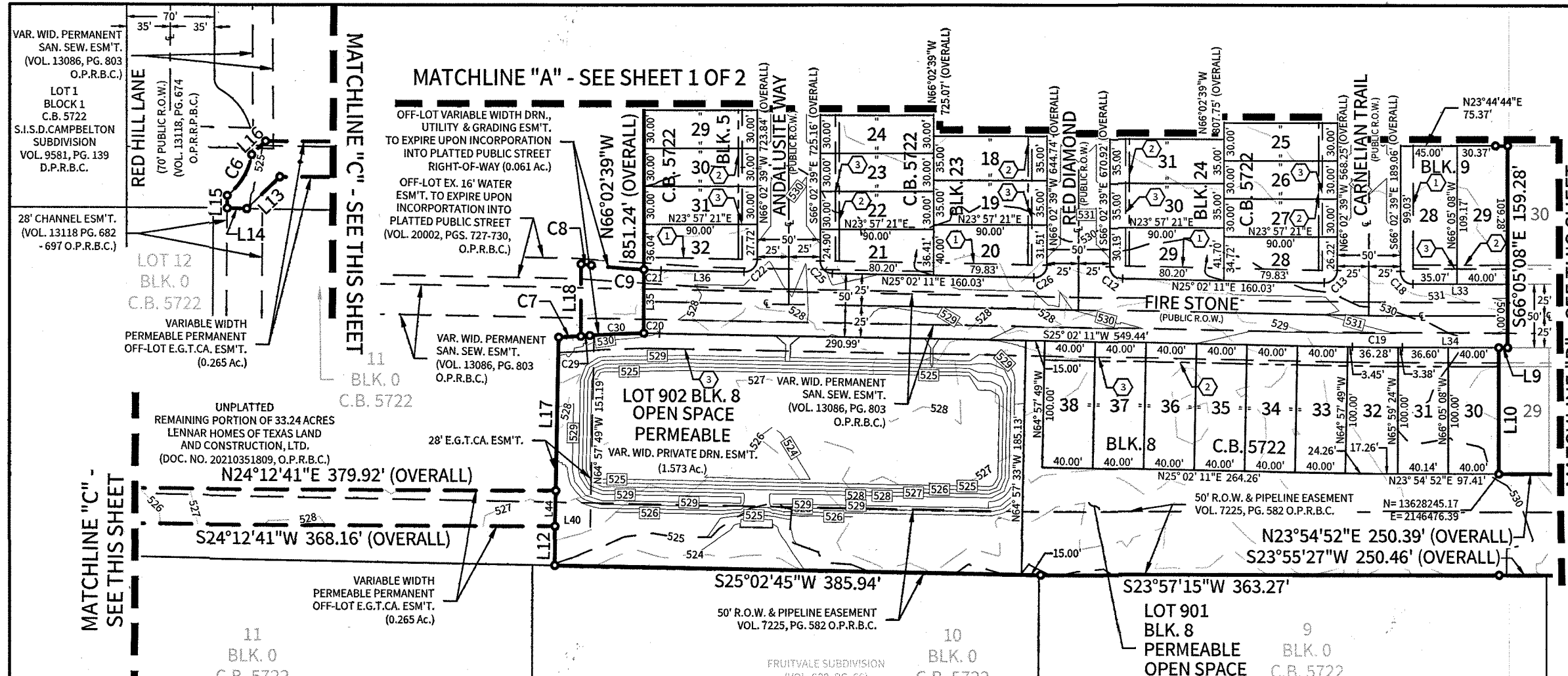
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR (B526 - 8.)

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

FLOODPLAIN VERIFICATION: (B526 - 6.)

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48028C0700, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	15.00'	93°16'45"	24.42'	S37°13'06"E	21.81'
C2	10.00'	86°43'16"	15.14'	N52°46'54"E	13.73'
C3	15.00'	93°25'07"	24.46'	N37°08'54"W	21.84'
C4	1549.00'	6°43'26"	181.78'	N13°47'43"E	181.67'
C5	15.00'	96°47'55"	25.34'	N65°33'23"E	22.43'
C6	50.00'	44°10'11"	38.55'	N35°03'19"W	37.60'
C7	430.00'	2°19'07"	17.40'	N21°15'00"E	17.40'
C8	430.00'	1°05'47"	8.23'	N30°23'11"E	8.23'
C9	540.00'	4°27'14"	41.98'	N28°42'27"E	41.97'
C10	2303.00'	3°36'41"	145.16'	N11°13'37"E	145.14'
C11	300.00'	17°48'49"	93.27'	S74°57'03"E	92.50'
C12	10.00'	88°55'10"	15.52'	N69°29'46"E	14.01'
C13	10.00'	91°04'50"	15.90'	N20°30'14"W	14.27'
C14	10.00'	90°12'38"	15.74'	N68°51'02"E	14.17'
C15	10.00'	89°47'22"	15.67'	S21°08'58"E	14.12'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C16	10.00'	90°12'38"	15.74'	N68°51'02"E	14.17'
C17	10.00'	89°47'22"	15.67'	S21°08'58"E	14.12'
C18	10.00'	90°02'29"	15.72'	N68°56'06"E	14.15'
C19	2025.00'	1°07'19"	39.66'	S24°28'31"W	39.66'
C20	540.00'	1°20'36"	12.66'	S24°21'53"W	12.66'
C21	540.00'	1°26'39"	13.61'	N25°45'31"E	13.61'
C22	10.00'	91°04'50"	15.90'	N20°30'14"W	14.27'
C23	125.00'	75°27'55"	164.64'	N28°18'41"W	152.99'
C24	75.00'	75°27'55"	98.78'	S28°18'41"E	91.80'
C25	10.00'	88°55'10"	15.52'	N69°29'46"E	14.01'
C26	10.00'	91°04'50"	15.90'	N20°30'14"W	14.27'
C27	200.00'	17°48'49"	62.18'	N74°57'03"W	61.93'
C28	380.00'	1°17'35"	8.58'	S83°12'40"E	8.58'
C29	413.13'	0°59'28"	7.15'	N19°37'27"E	7.15'
C30	540.00'	4°33'17"	42.93'	N21°24'56"E	42.92'

SEE SHEET 1 OF 2 FOR LINE TABLE

FEBRUARY 2024 SHEET 2 OF 2