

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, 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 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:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "KFW SURVEYING" UNLESS NOTED OTHERWISE.
- 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 NSS COOPERATIVE CORS 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.

FLOOD PLAIN VERIFICATION NOTE:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802C0335E, DATED 9/29/2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FINISHED FLOOR ELEVATION:

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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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.

LICENSSED 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.

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

RESIDENTIAL FINISHED FLOOR:

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POSTCONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT ENCROACHMENTS:

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

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506)(9)(5).

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 MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800378) 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(i).

SAWS IMPACT FEE PAYMENT NOTE:

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

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

SAWS DEDICATION NOTE:

THE DEVELOPER 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 NOTE:

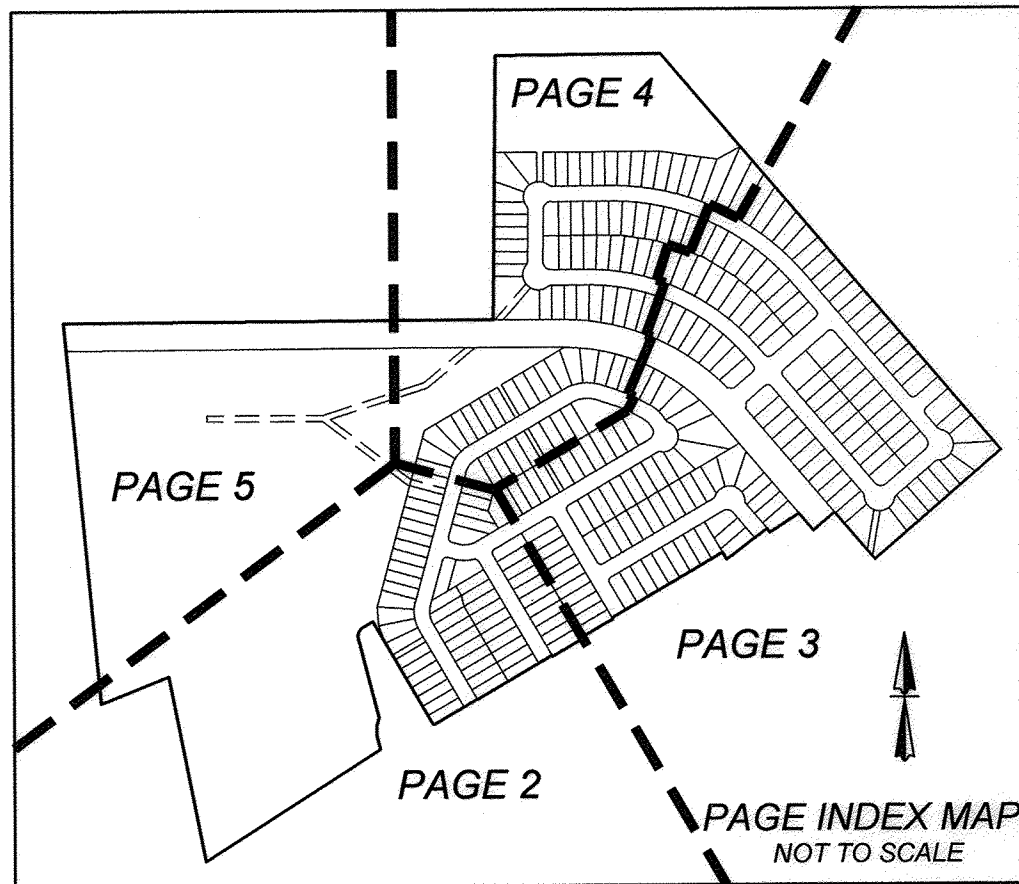
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 28 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE NOTE:

LOT 901, BLOCK 78; LOT 901, BLOCK 86; LOT 901, BLOCK 88; LOT 901, BLOCK 91 ARE DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	15.17	225.00	7.59	3°51'49"	15.17
C2	99.30	125.00	52.44	45°30'58"	96.71
C3	97.05	125.00	51.12	44°29'02"	94.63
C4	125.85	150.00	66.90	48°04'15"	122.19
C5	53.74	325.00	26.93	9°28'25"	53.68
C6	70.81	125.00	36.38	32°27'20"	69.86
C7	10.43	15.00	5.44	39°51'13"	10.22
C8	148.10	50.00	555.16	169°42'26"	99.60
C9	10.43	15.00	5.44	39°51'13"	10.22
C10	23.56	15.00	15.00	90°00'00"	21.21
C11	23.56	15.00	15.00	90°00'00"	21.21
C12	10.12	15.00	5.26	38°40'01"	9.93
C13	137.00	50.00	245.66	156°59'27"	97.89
C14	10.12	15.00	5.26	38°40'01"	9.93
C15	59.58	75.00	31.46	45°30'58"	58.03
C16	23.56	15.00	15.00	90°00'00"	21.21
C17	63.08	125.00	32.23	28°54'53"	62.41
C18	19.22	15.00	11.18	73°23'54"	17.93
C19	58.23	75.00	30.67	44°29'02"	56.78
C20	83.90	100.00	44.60	48°04'15"	81.46
C21	45.47	275.00	22.79	9°28'25"	45.42
C22	42.48	75.00	21.83	32°27'20"	41.92
C23	39.27	25.00	25.00	90°00'00"	35.36
C24	59.58	75.00	31.46	45°30'58"	58.03
C25	23.56	15.00	15.00	90°00'00"	21.21
C26	23.56	15.00	15.00	90°00'00"	21.21
C27	34.76	25.00	20.85	79°39'26"	32.02
C28	11.26	175.00	5.63	3°41'15"	11.26
C29	3.98	955.00	1.99	0°14'20"	3.98
C30	23.56	15.00	15.00	90°00'00"	21.21
C31	584.99	675.00	312.29	49°39'21"	566.96
C32	10.46	15.00	5.45	39°57'31"	10.25
C33	149.05	50.00	621.40	170°47'58"	99.68
C34	10.46	15.00	5.45	39°57'31"	10.25
C35	10.41	15.00	5.42	39°44'57"	10.20
C36	147.15	50.00	501.65	168°36'58"	99.51
C37	10.41	15.00	5.42	39°44'57"	10.20
C38	714.99	825.00	381.69	49°39'21"	692.82
C39	23.56	15.00	15.00	89°59'14"	21.21
C40	23.57	15.00	15.00	90°00'46"	21.22

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C41	10.43	15.00	5.44	39°51'10"	10.22
C42	149.09	50.00	554.63	169°41'51"	99.60
C43	10.43	15.00	5.44	39°51'10"	10.22
C44	10.43	15.00	5.44	39°51'16"	10.22
C45	148.11	50.00	555.69	169°43'01"	99.60
C46	10.43	15.00	5.44	39°51'16"	10.22
C47	23.56	15.00	15.00	90°00'00"	21.21
C48	23.56	15.00	15.00	90°00'00"	21.21
C49	628.33	725.00	335.43	49°39'21"	608.85
C50	39.65	25.00	25.39	90°52'55"	35.63
C51	38.89	25.00	24.62	89°07'05"	35.08
C52	671.66	775.00	358.56	49°39'21"	650.84
C53	671.66	775.00	358.56	49°39'21"	650.84
C54	23.56	15.00	15.00	90°00'00"	21.21
C55	14.48	225.00	7.24	3°41'15"	14.48
C56	23.56	15.00	15.00	90°00'00"	21.21
C57	23.56	15.00	15.00	90°00'00"	21.21
C58	39.27	25.00	25.00	90°00'28"	35.36
C59	23.56	15.00	15.00	90°00'00"	21.21
C60	39.27	25.00	25.00	89°59'32"	35.35
C61	23.56	15.00	15.00	90°00'00"	21.21
C62	585.34	655.00	301.63	49°27'10"	547.95
C63	593.35	745.00	313.42	45°37'58"	577.79

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.41	S40°32'45"E
L2	26.48	S30°12'11"E
L3	4.99	N30°12'11"W
L4	3.82	S30°12'11"E
L5	5.01	N30°12'11"W
L6	1.18	S30°12'11"E
L7	6.90	N86°16'33"E
L8	43.50	N59°47'49"E
L9	14.33	N35°39'31"E
L10	14.17	N10°43'03"E
L11	24.46	N15°09'41"W
L12	58.20	N13°47'54"W
L13	27.83	N14°21'34"E
L14	29.46	N0°28'50"W
L15	14.58	N10°34'03"W
L16	32.48	N15°14'46"W
L17	53.83	S62°39'30"E
L18	90.27	N40°32'45"W
L19	98.15	S40°32'45"E
L20	21.92	N74°41'13"W
L21	53.83	S62°39'30"E
L22	3.71	S30°12'11"E
L23	21.92	S74°41'13"E
L24	35.29	S40°32'45"E
L25	22.06	N85°32'45"W
L26	115.75	N89°47'55"E
L27	21.21	S4°27'15"W
L28	35.29	S40°32'45"E
L29	37.90	N23°46'19"W
L30	36.56	N20°08'41"W
L32	27.16	N61°06'29"E
L33	3.30	S14°26'22"W
L34	16.81	S0°26'06"E
L35	42.08	S74°41'13"E
L36	5.31	S30°12'11"E

PLAT NUMBER 21-11800142

SUBDIVISION PLAT ESTABLISHING CRESCENT HILLS UNIT 2&3

BEING 88.08 ACRES OF LAND SITUATED IN THE FRANCISCO RECARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 488, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.99 ACRE TRACT OF LAND AND A PORTION OF THAT CALLED 90.27 ACRE TRACT OF LAND, BOTH AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBERS 20200316988 AND 20200317470 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

KFW
ENGINEERS + SURVEYING
3421 Piesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

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.

RICHARD MOTT, P.E.
OWNER/DEVELOPER
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE Loop 410, SUITE 1155
SAN ANTONIO, TX 78216

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 16 DAY OF August, A.D. 2022

NOTARY PUBLIC BEXAR COUNTY TEXAS

JOSHUA C. SCATES
Notary ID #129847013
My Commission Expires
June 29, 2026

THIS PLAT OF CRESCENT HILLS UNIT 2 & 3 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 _____

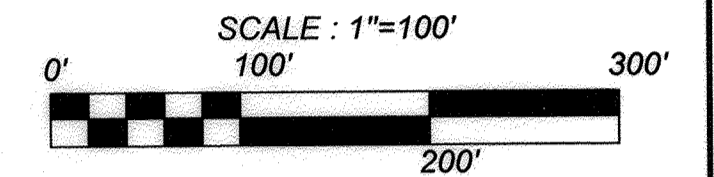
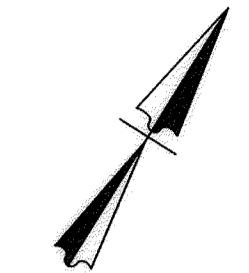
BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAT NUMBER 21-11800142

SUBDIVISION PLAT ESTABLISHING CRESCENT HILLS UNIT 2&3

BEING 88.08 ACRES OF LAND SITUATED IN THE FRANCISCO RECARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, AND THE LUCAS MUNOS SURVEY NO. 86, ABSTRACT 488, CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.99 ACRE TRACT OF LAND AND A PORTION OF THAT CALLED 90.27 ACRE TRACT OF LAND, BOTH AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBERS 20200316988 AND 20200317470 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.



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Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP# Firm #: 9513 • TBP#S Firm #: 10122300

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6282

STATE OF TEXAS
COUNTY OF BEJAR

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.

Richard Mott, P.E.
OWNER/DEVELOPER
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

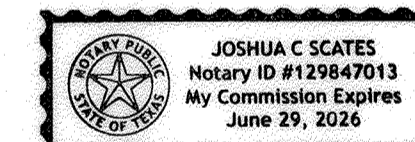
STATE OF TEXAS
COUNTY OF BEJAR

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 16 DAY OF August A.D. 2022

Joshua C. Scates
NOTARY PUBLIC BEJAR COUNTY TEXAS

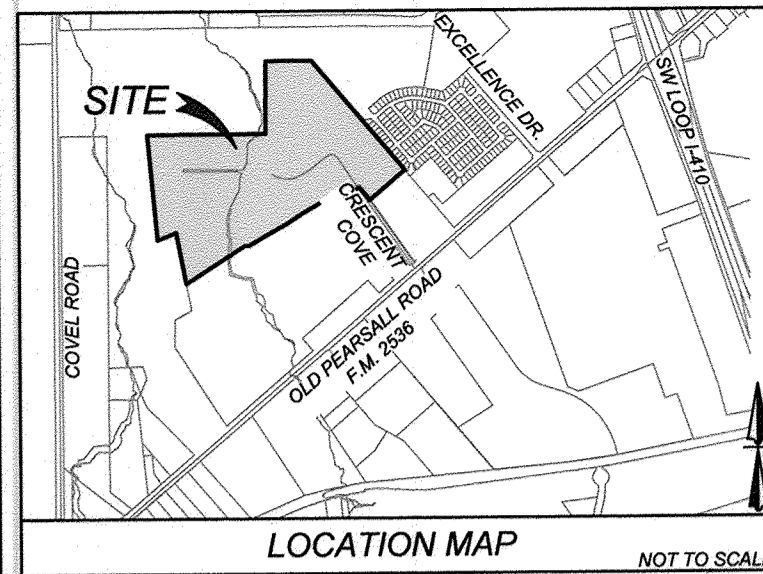


THIS PLAT OF CRESCENT HILLS UNIT 2 & 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

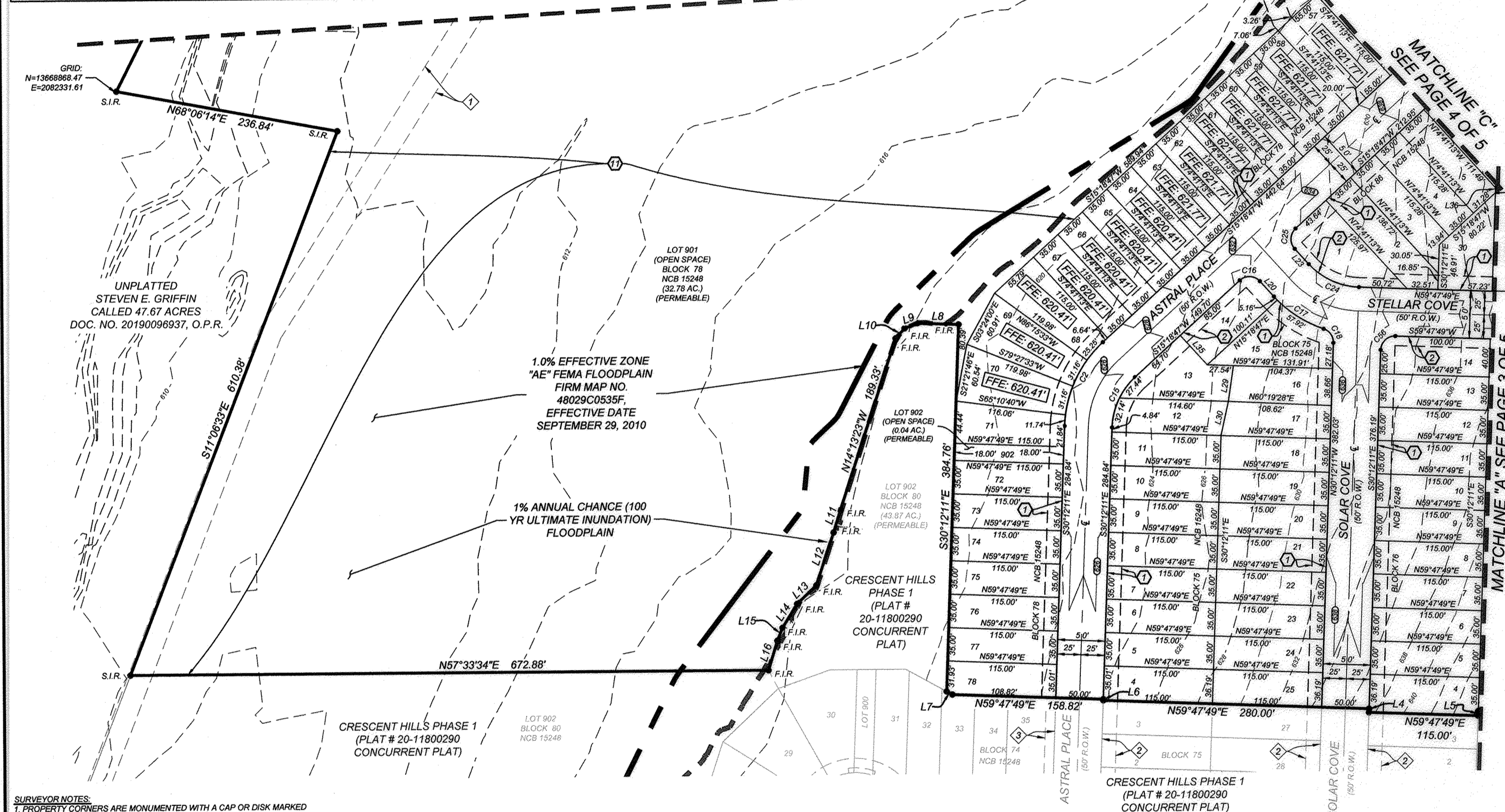
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



- ### LEGEND
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - ⊗ = TxDOT MONUMENT
 - ⬢ = PROPOSED EASEMENT
 - ⬢ = EXISTING EASEMENT
 - FFE: 529.7' = MINIMUM FINISHED FLOOR ELEVATION
 - 972 — = PROPOSED CONTOURS
 - 970 — = EXISTING MAJOR CONTOURS
 - 968 — = EXISTING MINOR 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 BEJAR COUNTY TEXAS
 - D.P.R. = DEED AND PLAT RECORDS OF BEJAR COUNTY TEXAS
 - N.C.B. = NEW CITY BLOCK
 - AC. = ACRE
 - VOL. = VOLUME
 - PG. = PAGE
 - F.F. = FINISHED FLOOR



SURVEYOR NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.

2. 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 CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEJAR

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 BEJAR

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.

15 AUG 2022
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:

- 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, 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 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.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

KEY NOTES

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 20' SANITARY SEWER EASEMENT
- 5' WATER EASEMENT
- 20' DRAINAGE EASEMENT (0.06 AC.) (PERMEABLE)
- 15' DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.96 AC.) (PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE ACCESS AND UTILITY EASEMENT (1.28 AC.) (PERMEABLE)
- VARIABLE WIDTH PUBLIC DRAINAGE AND ACCESS EASEMENT (31.56 AC.) (PERMEABLE)
- 24' SEWER EASEMENT (DOC NO. 20150215762 O.P.R.)
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
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- 12' ELECTRIC EASEMENT (VOL. 15310 PG. 57 O.P.R.)

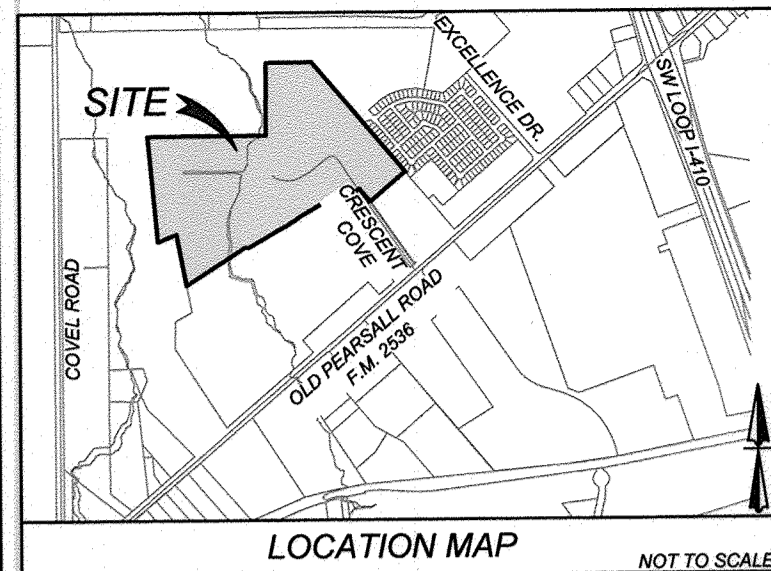
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES & PAGE INDEX MAP

PAGE 2 OF 5

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LOCATION MAP

NOT TO SCALE

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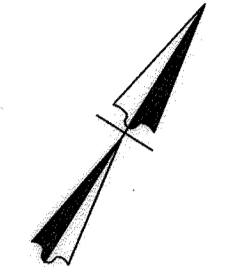
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 5 FOR LINE AND
CURVE TABLES & PAGE INDEX MAP

PLAT NUMBER 21-11800142

SUBDIVISION PLAT ESTABLISHING
CRESCENT HILLS UNIT 2&3

BEING 88.08 ACRES OF LAND SITUATED IN THE FRANCISCO RECARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, AND THE LUCAS MUNOS SURVEY NO. 86, ABSTRACT 488, CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.99 ACRE TRACT OF LAND AND A PORTION OF THAT CALLED 19.99 ACRE TRACT OF LAND, BOTH AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBERS 20200316988 AND 20200317470 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS.



SCALE: 1"=100'
0' 100' 300'
200'

KFW
ENGINEERS + SURVEYING

3421 Passmore Hwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
PHONE: (210) 403-6282

STATE OF TEXAS
COUNTY OF BEJAR

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.

RICHARD MOTT, P.E.
OWNER/DEVELOPER
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

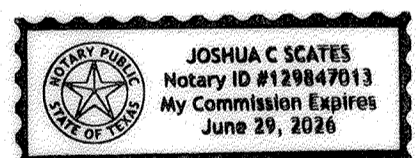
STATE OF TEXAS
COUNTY OF BEJAR

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 16 DAY OF August A.D. 2022

NOTARY PUBLIC BEJAR COUNTY TEXAS



THIS PLAT OF CRESCENT HILLS UNIT 2 & 3 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

- SURVEYOR NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEJAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

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.

15 AUG 2022
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
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KEY NOTES

- | | |
|--|--|
| 1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | 9. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.96 AC.) (PERMEABLE) |
| 2. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | 10. VARIABLE WIDTH PRIVATE DRAINAGE ACCESS AND UTILITY EASEMENT (1.28 AC.) (PERMEABLE) |
| 3. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | 11. VARIABLE WIDTH PUBLIC DRAINAGE AND ACCESS EASEMENT (31.56 AC.) (PERMEABLE) |
| 4. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) | 12. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290) |
| 5. 20' SANITARY SEWER EASEMENT | 13. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290) |
| 6. 5' WATER EASEMENT | 14. 1' VEHICULAR NON-ACCESS EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290) |
| 7. 20' DRAINAGE EASEMENT (0.06 AC.) (PERMEABLE) | 15. 12' ELECTRIC EASEMENT (VOL. 15310 PG. 57 O.P.R.) |
| 8. 15' DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE) | |
| | 16. 24' SEWER EASEMENT (DOC NO. 20130215762 O.P.R.) |
| | 17. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290) |
| | 18. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290) |

LEGEND

- | | |
|--|--|
| ● F.I.R. = FOUND 1/2" IRON ROD "BRAIN MEDINA BAIN" (BMB) | R.O.W. = RIGHT-OF-WAY |
| ● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" | ESMT. = EASEMENT |
| ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" | E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. |
| ⊗ = TxDOT MONUMENT | O.P.R. = OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY TEXAS |
| ⊕ = PROPOSED EASEMENT | D.P.R. = DEED AND PLAT RECORDS OF BEJAR COUNTY TEXAS |
| ⊖ = EXISTING EASEMENT | N.C.B. = NEW CITY BLOCK |
| FFE: 529.7' = MINIMUM FINISHED FLOOR ELEVATION | AC. = ACRE |
| 970 = PROPOSED CONTOURS | VOL. = VOLUME |
| 970 = EXISTING MAJOR CONTOURS | PG. = PAGE |
| 988 = EXISTING MINOR CONTOURS | FF. = FINISHED FLOOR |
| — = CENTERLINE OF ROAD | |

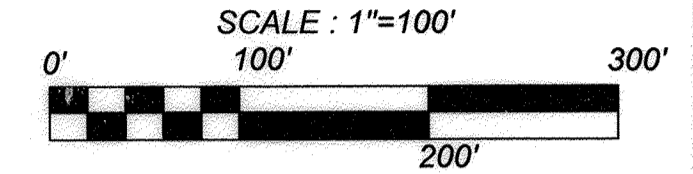
PAGE 3 OF 5

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SUBDIVISION PLAT ESTABLISHING
CRESCENT HILLS UNIT 2&3

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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 16 DAY OF August A.D. 2022

NOTARY PUBLIC BEXAR COUNTY TEXAS

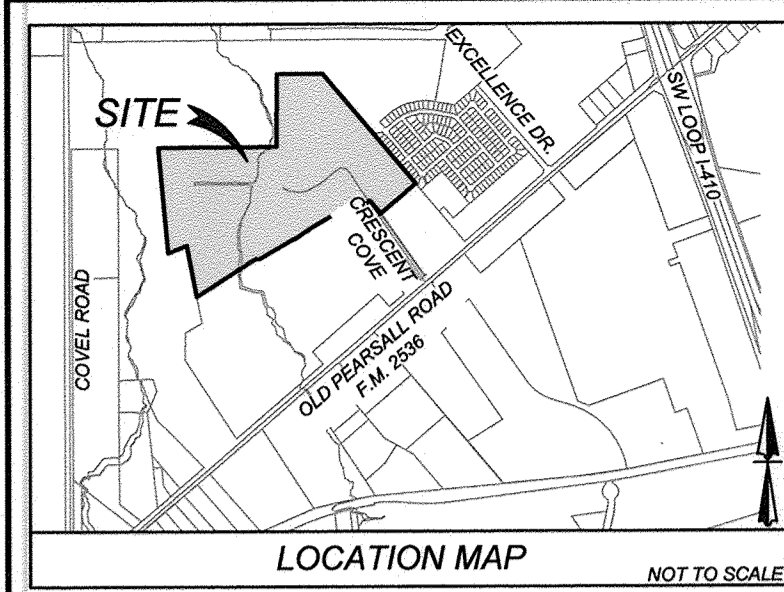
JOSHUA C. SCATES
Notary ID #129847013
My Commission Expires
June 29, 2026

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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY



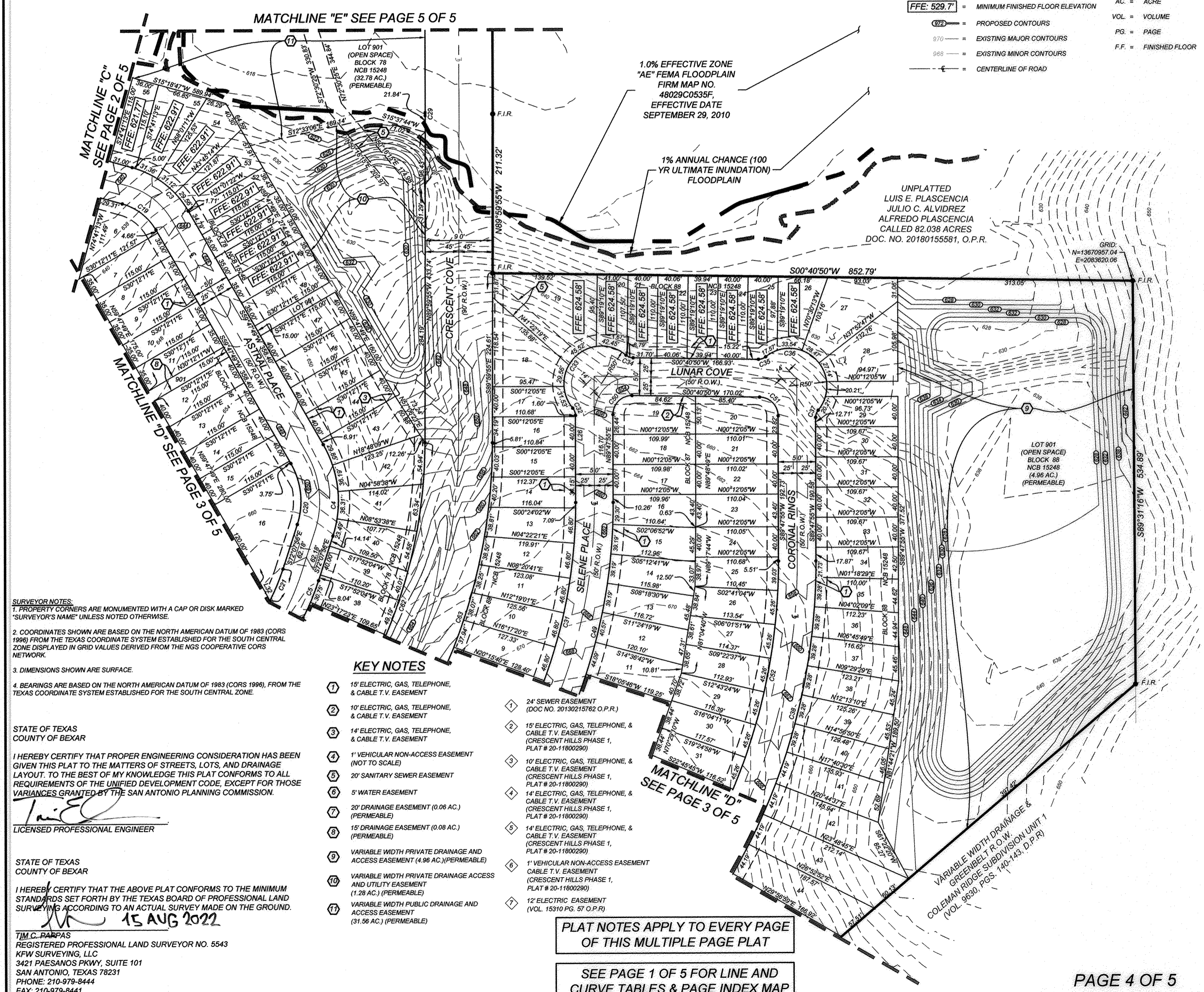
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- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

LEGEND

- | | |
|--|---|
| ● F.I.R. = FOUND 1/2" IRON ROD | R.O.W. = RIGHT-OF-WAY |
| ● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP | ESMT. = EASEMENT |
| STAMPED "KFW SURVEYING" | E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. |
| ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" | O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS. |
| ⊠ = TxDOT MONUMENT | D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS |
| ⊞ = PROPOSED EASEMENT | N.C.B. = NEW CITY BLOCK |
| ⊞ = EXISTING EASEMENT | AC. = ACRE |
| FFE: 529.7' = MINIMUM FINISHED FLOOR ELEVATION | VOL. = VOLUME |
| ○ = PROPOSED CONTOURS | PG. = PAGE |
| 970 = EXISTING MAJOR CONTOURS | F.F. = FINISHED FLOOR |
| 988 = EXISTING MINOR CONTOURS | |
| — = CENTERLINE OF ROAD | |



SURVEYOR NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- 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 CORRS 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.

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.

15 AUG 2022
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

KEY NOTES

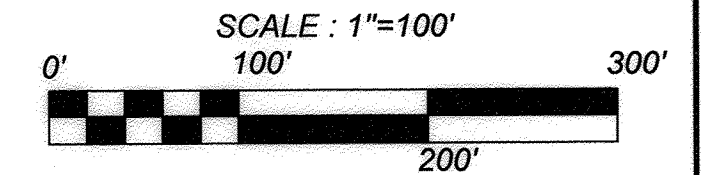
- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 20' SANITARY SEWER EASEMENT
- 5' WATER EASEMENT
- 20' DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
- 15' DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.96 AC.) (PERMEABLE)
- VARIABLE WIDTH PRIVATE DRAINAGE ACCESS AND UTILITY EASEMENT (1.28 AC.) (PERMEABLE)
- VARIABLE WIDTH PUBLIC DRAINAGE AND ACCESS EASEMENT (31.96 AC.) (PERMEABLE)
- 24' SEWER EASEMENT (DOC NO. 20130215762 O.P.R.)
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
- 1' VEHICULAR NON-ACCESS EASEMENT CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
- 12' ELECTRIC EASEMENT (VOL. 15310 PG. 97 O.P.R.)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES & PAGE INDEX MAP

SUBDIVISION PLAT ESTABLISHING
CRESCENT HILLS UNIT 2&3

BEING 88.08 ACRES OF LAND SITUATED IN THE FRANCISCO RECARDO HERNANDEZ SURVEY NO. 8, ABSTRACT 6, AND THE LUCAS MUNOS SURVEY NO. 86, ABSTRACT 488, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.99 ACRE TRACT OF LAND AND A PORTION OF THAT CALLED 90.27 ACRE TRACT OF LAND, BOTH AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN DOCUMENT NUMBERS 20200316988 AND 20200317470 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
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.

RICHARD MOTT, P.E.
OWNER/DEVELOPER
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

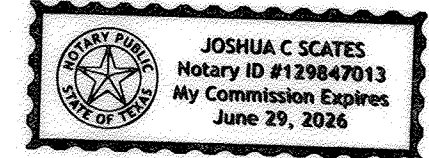
STATE OF TEXAS
COUNTY OF BEXAR

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 16 DAY OF August A.D. 2022

NOTARY PUBLIC BEXAR COUNTY TEXAS

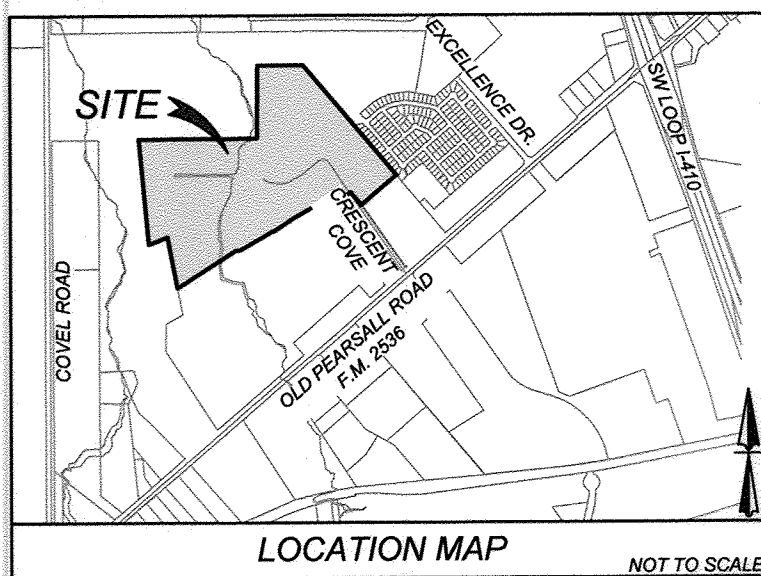


THIS PLAT OF CRESCENT HILLS UNIT 2 & 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP

NOT TO SCALE

KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
4. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
5. 20' SANITARY SEWER EASEMENT
6. 5' WATER EASEMENT
7. 20' DRAINAGE EASEMENT (0.06 AC.) (PERMEABLE)
8. 15' DRAINAGE EASEMENT (0.08 AC.) (PERMEABLE)
9. VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (4.96 AC.) (PERMEABLE)
10. VARIABLE WIDTH PRIVATE DRAINAGE ACCESS AND UTILITY EASEMENT (1.28 AC.) (PERMEABLE)
11. VARIABLE WIDTH PUBLIC DRAINAGE AND ACCESS EASEMENT (31.58 AC.) (PERMEABLE)
12. 24' SEWER EASEMENT (DOC NO. 20130215762 O.P.R.)
13. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
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15. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
16. 1' VEHICULAR NON-ACCESS EASEMENT CABLE T.V. EASEMENT (CRESCENT HILLS PHASE 1, PLAT # 20-11800290)
17. 12' ELECTRIC EASEMENT (VOL. 15310 PG. 57 O.P.R.)

SURVEYOR NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), 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 UNITED 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

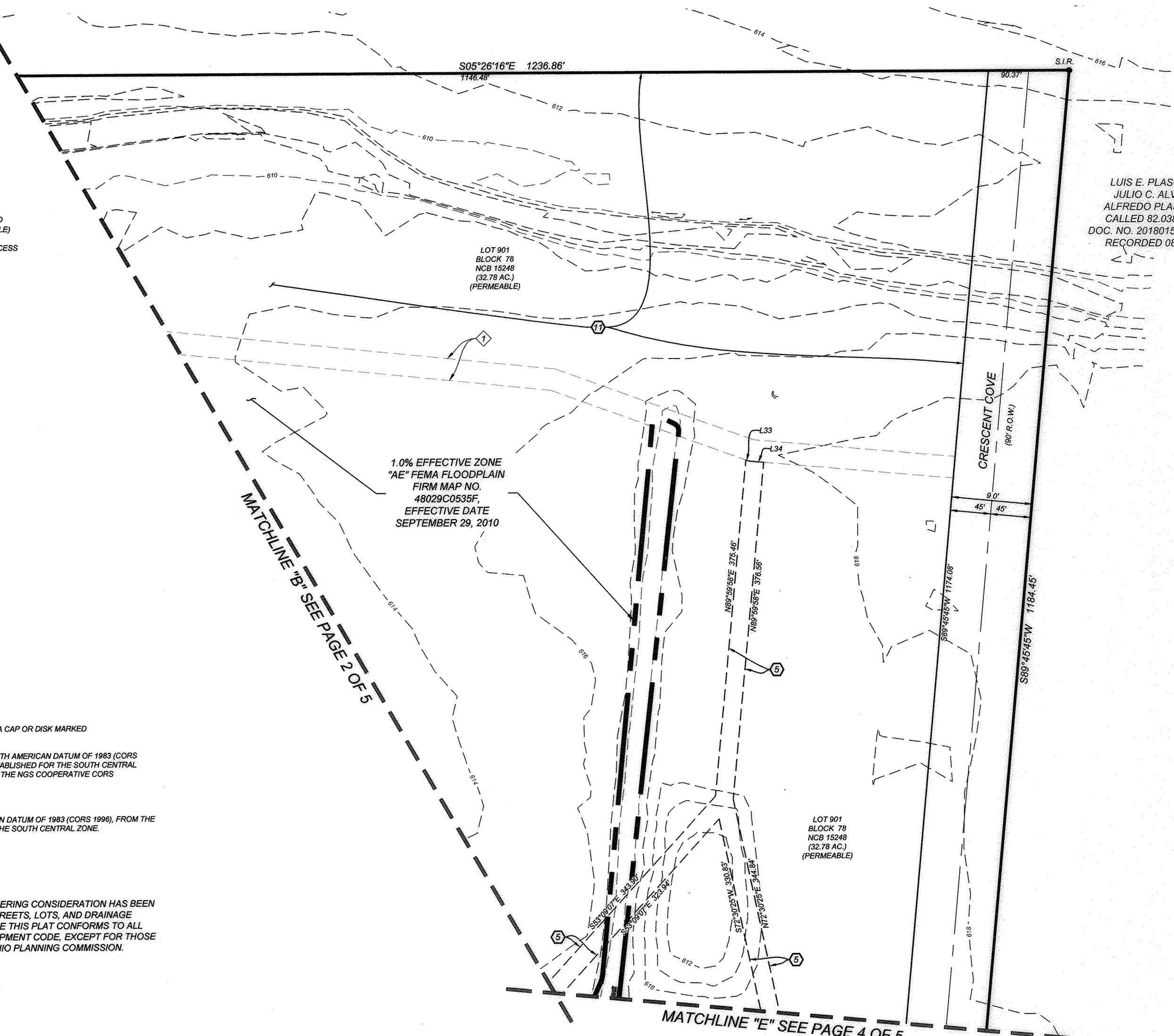
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

15 AUG 2022
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KFW SURVEYING, LLC
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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 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, 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.

SAN ANTONIO RIVER AUTHORITY (SARA) NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

LEGEND		
● F.I.R. =	FOUND 1/2" IRON ROD	R.O.W. = RIGHT-OF-WAY
● S.I.R. =	"BAIN MEDINA BAIN" (BMB)	ESMT. = EASEMENT
▲ =	SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
⊗ =	TXDOT MONUMENT	O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
⬢ =	PROPOSED EASEMENT	D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
⬢ =	EXISTING EASEMENT	N.C.B. = NEW CITY BLOCK
FFE: 529.7'	MINIMUM FINISHED FLOOR ELEVATION	AC. = ACRE
— 972 —	PROPOSED CONTOURS	VOL. = VOLUME
— 970 —	EXISTING MAJOR CONTOURS	PG. = PAGE
— 968 —	EXISTING MINOR CONTOURS	F.F. = FINISHED FLOOR
— C —	CENTERLINE OF ROAD	



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 1 OF 5 FOR LINE AND
CURVE TABLES & PAGE INDEX MAP

