

SUBDIVISION PLAT ESTABLISHING SAPPHIRE GROVE PHASE 1A A 21.81 ACRE TRACT OF LAND SITUATED IN THE MANUEL GORTARI SURVEY NUMBER 5, ABSTRACT 252, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 173.27 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20210349817 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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. AUTHORIZED AGENT: 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE, UNIT 1A 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.

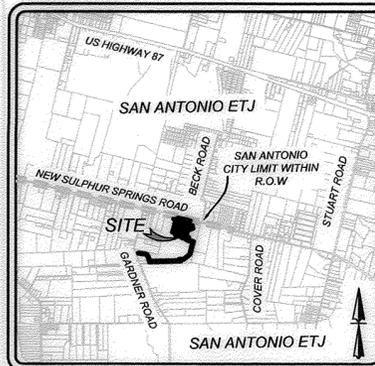
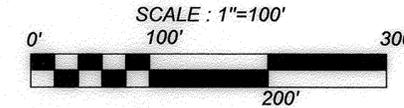
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

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

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

CITY NOTES

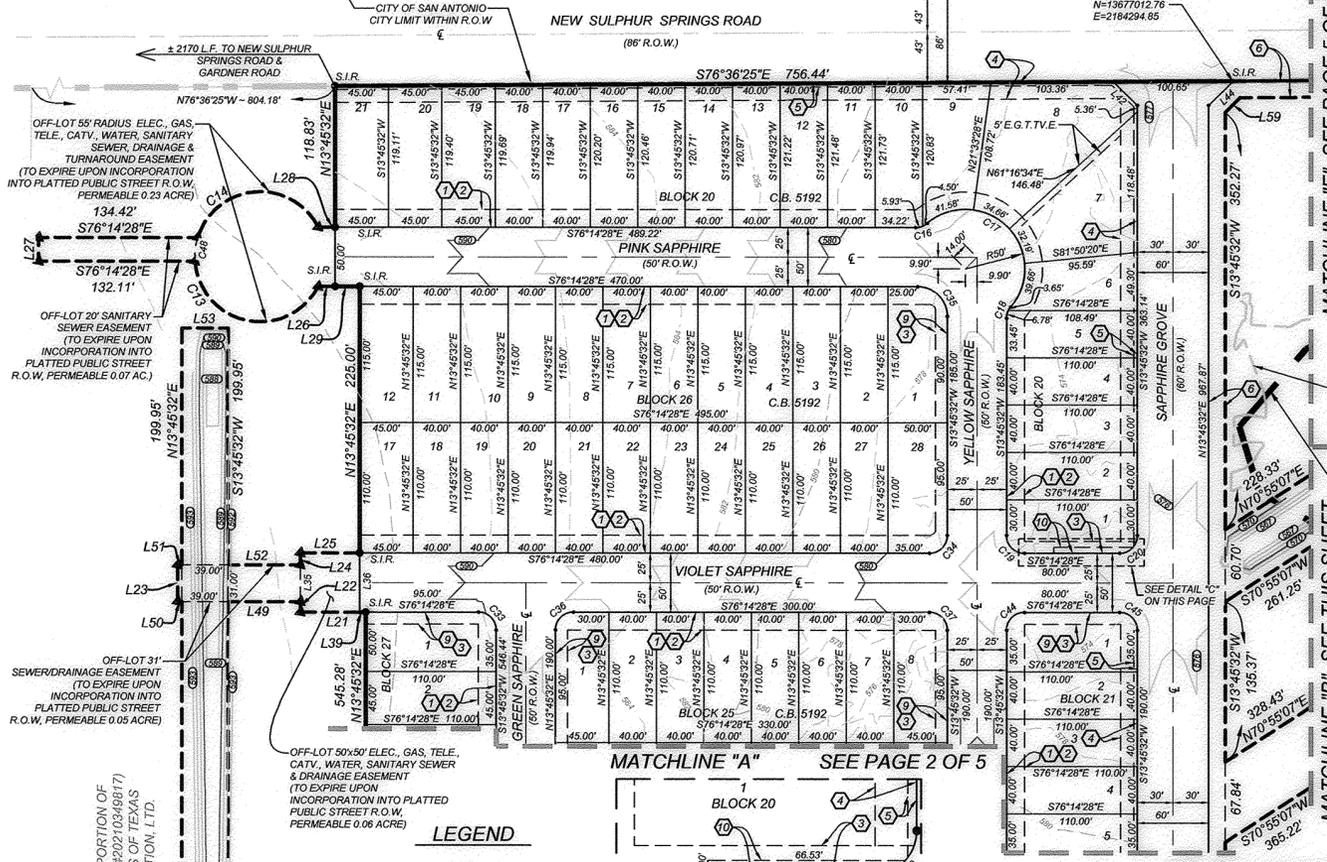
- 1 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2 15' BUILDING SETBACK LINE
3 10' BUILDING SETBACK
4 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
6 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.33 ACRES)
7 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.01 ACRES)
8 OFF-LOT 50' X 50' CENTRIC GAS FIBER HUT & M&R STATION EASEMENT (PERMEABLE, 0.06 ACRES)
9 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
10 5' WATER EASEMENT
11 5' RIGHT-OF-WAY DEDICATION (0.01 ACRE)



IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
WASTE WATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE IN THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: 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.

RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
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 THE DIRECTOR OF PUBLIC WORKS.
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(01)).
FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT.

CPS SAWS/COSA UTILITY NOTES: THE CITY OF SAN ANTONIO IS 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.
SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 124)



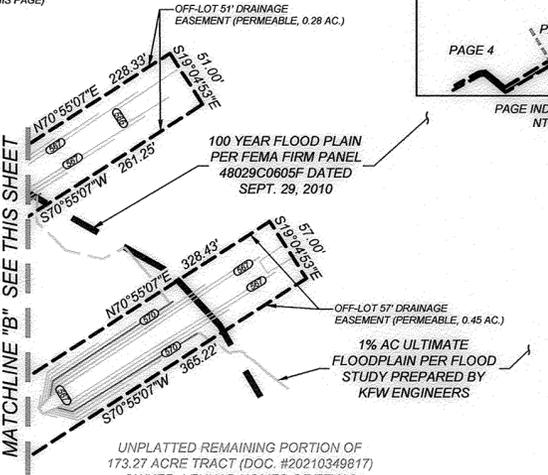
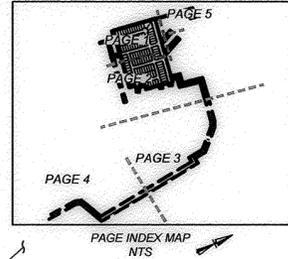
LEGEND

- F.I.R. = FOUND 1/2" IRON ROD "BAIN MEDINA BAIN" (BMB)
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
A = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
P = PROPOSED EASEMENT
FF = 527.8 = MINIMUM FINISHED FLOOR ELEVATION
C = PROPOSED CONTOURS
E = EXISTING CONTOURS
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
N.C.B. = NEW CITY BLOCK
AC. = ACRE
VOL. = VOLUME
PG. = PAGE
F.F. = FINISHED FLOOR
C.B. = COUNTY BLOCK
L.F. = LINEAR FEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE PAGE 3 OF 5 FOR LINE AND CURVE TABLES

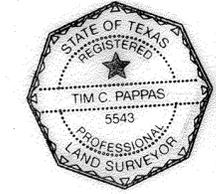
MATCHLINE "E" SEE PAGE 5 OF 5
MATCHLINE "B" SEE THIS SHEET
MATCHLINE "A" SEE PAGE 2 OF 5
MATCHLINE "C" SEE THIS PAGE

1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY KFW ENGINEERS
100 YEAR FLOOD PLAIN PER FEMA FIRM PANEL 48029C0605F DATED SEPT. 29, 2010



STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 9/11/22

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





LOCATION MAP  
N.T.S.

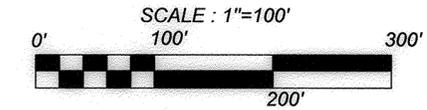
- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 GRANTORS 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.

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD "BAIN MEDINA BAIN" (BMB)
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**KEY NOTES**

- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK
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**OWNER/DEVELOPER**  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6282

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TX \_\_\_\_\_

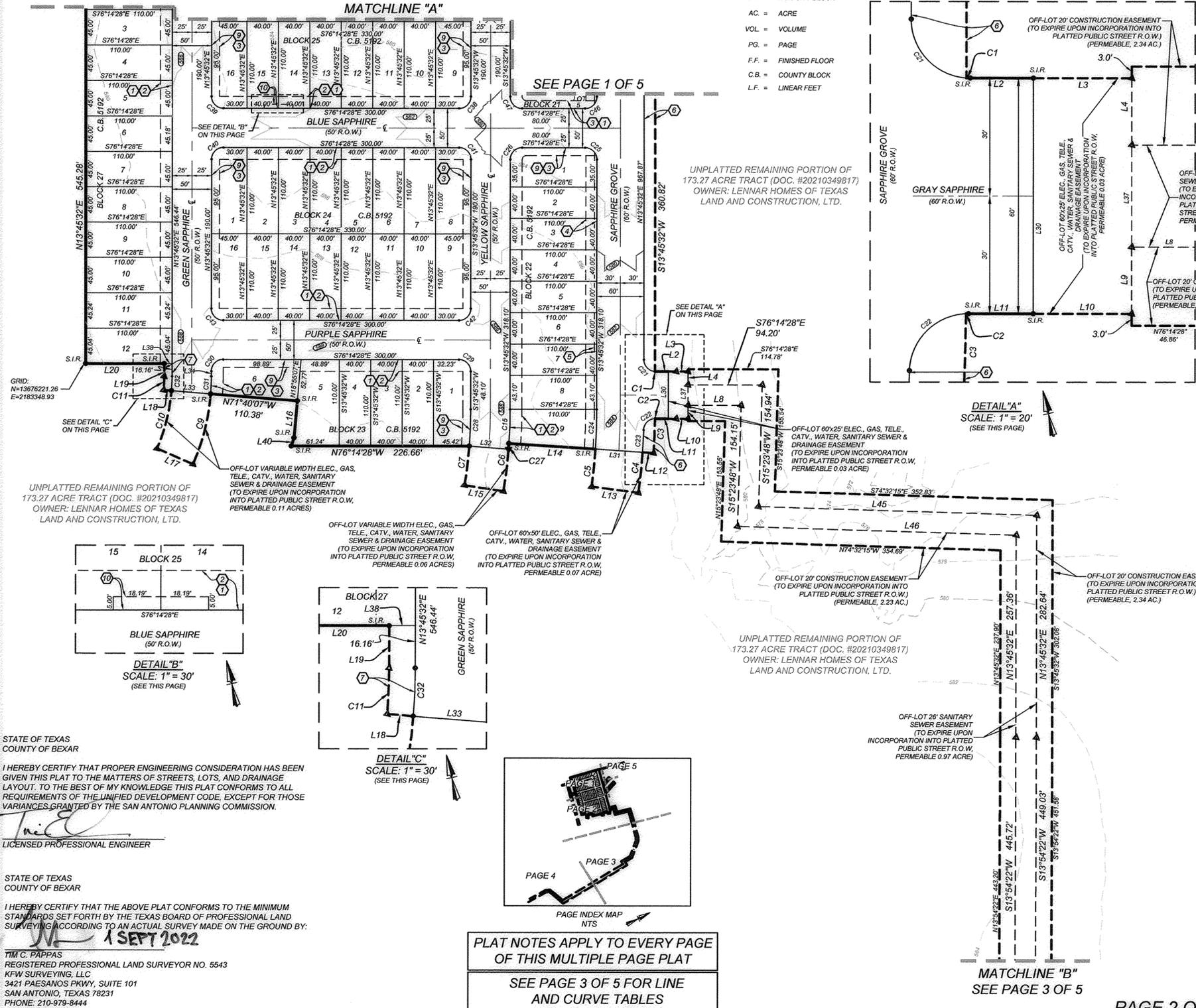
COUNTY CLERK, BEXAR COUNTY, TEXAS \_\_\_\_\_

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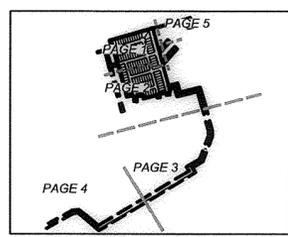
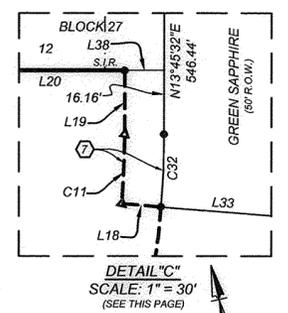
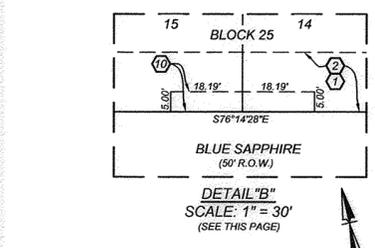
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

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

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



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



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT  
SEE PAGE 3 OF 5 FOR LINE AND CURVE TABLES



STATE OF TEXAS  
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*Tim C. Pappas*  
LICENSED PROFESSIONAL ENGINEER

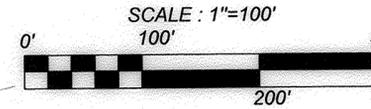
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*Tim C. Pappas*  
1 SEPT 2022

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

SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE PHASE 1A**  
 A 21.81 ACRE TRACT OF LAND SITUATED IN THE  
 MANUEL GORTARI SURVEY NUMBER 5, ABSTRACT 252,  
 COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS,  
 AND BEING A PORTION OF THAT CALLED 173.27 ACRE  
 TRACT OF LAND AS DESCRIBED IN DOCUMENT  
 NUMBER 20210349817 IN THE OFFICIAL PUBLIC  
 RECORDS OF BEXAR COUNTY, TEXAS.



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

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NOTARY PUBLIC BEXAR COUNTY TEXAS

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

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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

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

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



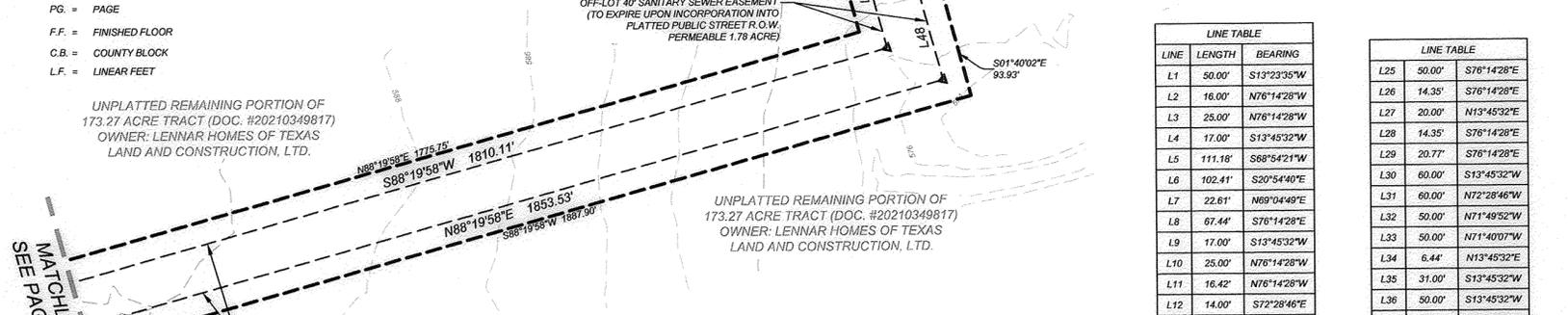
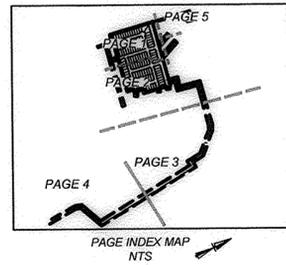
LOCATION MAP  
 N.T.S.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD "BAIN MEDINA BAIN" (BMB)
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- N.C.B. = NEW CITY BLOCK
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET

KEY NOTES

1. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK
4. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
6. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.33 ACRES)
7. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.01 ACRES)
8. OFF-LOT 50' X 50' CENTRIC GAS FIBER HUT & M&R STATION EASEMENT (PERMEABLE, 0.06 ACRES)
9. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
10. 5' WATER EASEMENT
11. 5' RIGHT-OF-WAY DEDICATION (0.01 ACRE)



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1.00'	15.00'	0.50'	3°49'21"	1.00'	S74°19'47"E
C2	0.66'	15.00'	0.33'	2°31'28"	0.66'	N77°30'12"W
C3	43.77'	844.00'	21.89'	2°58'16"	43.76'	N16°02'08"E
C4	51.88'	830.00'	25.95'	3°34'52"	51.87'	N19°18'40"E
C5	48.13'	770.00'	24.07'	3°34'52"	48.12'	N19°18'40"E
C6	54.10'	680.00'	27.06'	4°41'47"	54.08'	N20°31'02"E
C7	50.00'	610.00'	25.01'	4°41'47"	49.99'	N20°31'02"E
C8	26.57'	50.00'	13.60'	30°26'32"	26.25'	N48°00'04"W
C9	92.74'	280.00'	46.80'	18°58'38"	92.32'	N27°49'12"E
C10	76.18'	230.00'	38.44'	18°58'38"	75.83'	N27°49'12"E
C11	17.56'	220.00'	8.78'	4°34'20"	17.55'	N16°02'42"E
C12	16.69'	55.00'	8.41'	17°23'16"	16.63'	S15°51'54"W
C13	143.02'	55.00'	198.27'	148°59'32"	106.00'	S64°42'33"E
C14	130.40'	55.00'	135.60'	135°50'42"	101.93'	N81°11'57"W
C15	43.33'	660.00'	21.67'	3°45'42"	43.32'	N15°39'23"E
C16	10.43'	15.00'	5.44'	39°51'13"	10.22'	S33°41'09"W
C17	148.10'	50.00'	555.16'	169°42'28"	99.80'	N31°14'28"W
C18	10.43'	15.00'	5.44'	39°51'13"	10.22'	S33°41'09"W
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C22	23.09'	15.00'	14.53'	88°11'39"	20.88'	S59°39'43"W
C23	28.33'	830.00'	14.17'	1°57'21"	28.33'	N16°32'33"E
C24	50.55'	770.00'	25.28'	3°45'42"	50.54'	N15°38'23"E
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C27	7.47'	680.00'	3.73'	0°39'54"	7.47'	N17°50'41"E
C28	46.85'	610.00'	23.49'	4°24'36"	46.94'	N15°57'50"E
C29	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W

LINE	LENGTH	BEARING
L1	50.00'	S13°23'35"W
L2	16.00'	N76°14'28"W
L3	25.00'	N76°14'28"W
L4	17.00'	S13°45'32"W
L5	111.18'	S68°54'21"W
L6	102.41'	S20°54'40"E
L7	22.61'	N69°04'49"E
L8	67.44'	S76°14'28"E
L9	17.00'	S13°45'32"W
L10	25.00'	N76°14'28"W
L11	16.42'	N76°14'28"W
L12	14.00'	S72°28'46"E
L13	60.00'	S68°53'55"E
L14	110.00'	N72°28'46"W
L15	50.00'	S67°08'05"E
L16	47.20'	N16°55'07"E
L17	50.00'	S52°41'29"E
L18	10.00'	S71°40'07"E
L19	16.16'	N13°45'32"E
L20	100.00'	S76°14'28"E
L21	50.00'	S76°14'28"E
L22	8.81'	S13°45'32"W
L23	31.00'	N13°45'32"E
L24	10.19'	S13°45'32"W

LINE	LENGTH	BEARING
L25	50.00'	S76°14'28"E
L26	14.35'	S76°14'28"E
L27	20.00'	N13°45'32"E
L28	14.35'	S76°14'28"E
L29	20.77'	S76°14'28"E
L30	60.00'	S13°45'32"W
L31	60.00'	N72°28'46"W
L32	50.00'	N71°49'52"W
L33	50.00'	N71°40'07"W
L34	6.44'	N13°45'32"E
L35	31.00'	S13°45'32"W
L36	50.00'	S13°45'32"W
L37	26.00'	N13°45'32"E
L38	10.00'	S76°14'28"E
L39	5.00'	S76°14'28"E
L40	10.96'	S31°37'24"W
L41	50.00'	S76°36'25"E
L42	28.19'	S31°25'26"E
L43	50.00'	N13°23'35"E
L44	29.11'	S58°56'31"W
L45	353.40'	S74°32'15"E
L46	354.13'	S74°32'15"E
L47	79.93'	N1°40'02"W
L48	93.93'	N1°40'02"W
L49	61.00'	S76°14'28"E
L50	3.63'	N76°14'28"W
L51	3.63'	S76°14'28"E
L52	61.00'	S76°14'28"E
L53	39.00'	S76°14'28"E
L54	26.00'	S1°40'02"E
L55	40.15'	S31°24'41"W
L56	31.80'	N69°04'48"E
L57	4.93'	N20°54'40"W
L58	39.00'	S76°14'28"E
L59	17.56'	N58°56'31"E
L60	55.81'	N69°04'48"E
L61	21.42'	S20°54'40"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C31	22.34'	280.00'	11.18'	4°34'20"	22.34'	N16°02'42"E
C32	18.35'	230.00'	9.18'	4°34'20"	18.35'	N16°02'42"E
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C35	39.27'	25.00'	25.00'	90°00'00"	35.36'	N31°14'28"W
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C39	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C40	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C41	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C43	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C44	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C45	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C46	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C47	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C48	20.29'	55.00'	10.24'	21°05'30"	20.13'	S20°19'57"W

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.

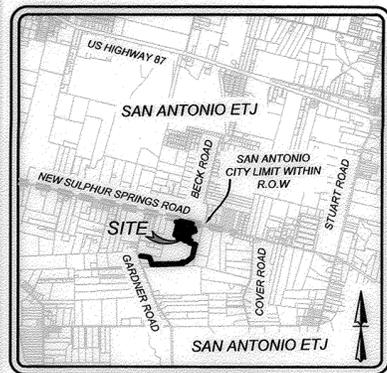
*[Signature]*  
 LICENSED PROFESSIONAL ENGINEER

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

*[Signature]* 1 SEPT 2022  
**TIM C. RAPPAS**  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543  
 KFW SURVEYING, LLC  
 3421 PASADENAS PKWY, SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 PHONE: 210-979-8444  
 FAX: 210-979-8441

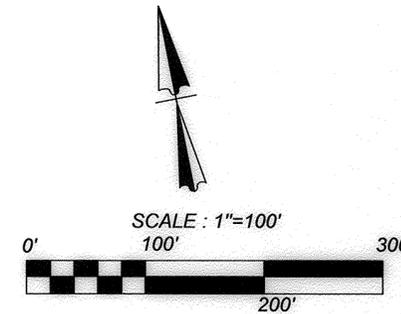






LOCATION MAP  
N.T.S.

- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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.



SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE PHASE 1A**  
A 21.81 ACRE TRACT OF LAND SITUATED IN THE  
MANUEL GORTARI SURVEY NUMBER 5, ABSTRACT 252,  
COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS,  
AND BEING A PORTION OF THAT CALLED 173.27 ACRE  
TRACT OF LAND AS DESCRIBED IN DOCUMENT  
NUMBER 20210349817 IN THE OFFICIAL PUBLIC  
RECORDS OF BEXAR COUNTY, TEXAS.



**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.*  
RICHARD MOTT, P.E.  
AUTHORIZED AGENT  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF **SAPPHIRE GROVE, UNIT 1A** 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

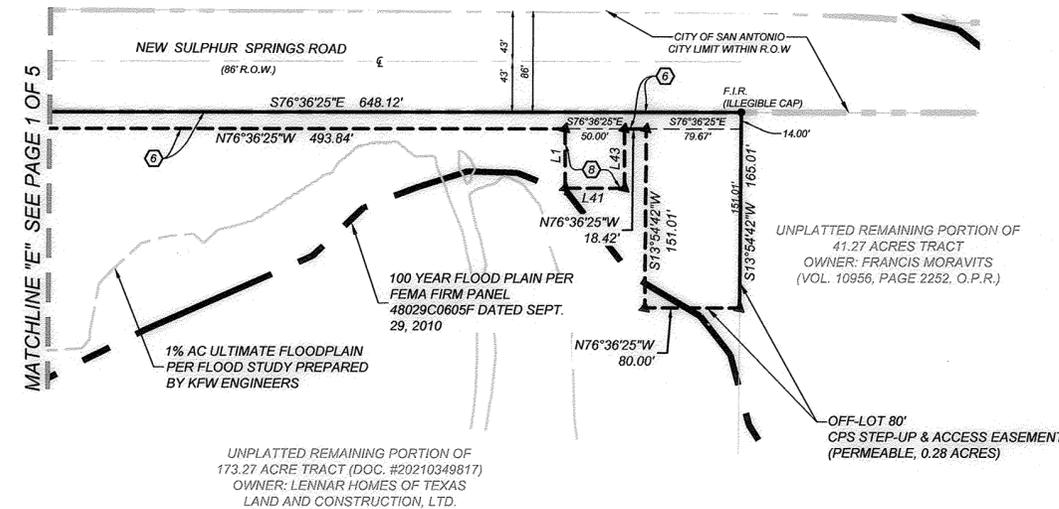
BY: \_\_\_\_\_  
SECRETARY

**KEY NOTES**

- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.33 ACRES)
- OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.01 ACRES)
- OFF-LOT 50' X 50' CENTRIC GAS FIBER HUT & M&R STATION EASEMENT (PERMEABLE, 0.06 ACRES)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' WATER EASEMENT
- 5' RIGHT-OF-WAY DEDICATION (0.01 ACRE)

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD "RAIN MEDIA BARI" (BMB)
- 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"
- Ⓢ = PROPOSED EASEMENT
- FF-527.8 = MINIMUM FINISHED FLOOR ELEVATION
- 922 = PROPOSED CONTOURS
- 928 = EXISTING CONTOURS
- = CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
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STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

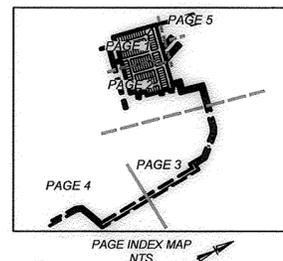
*Travis R. Elseth*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

**1 SEPT 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



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 3 OF 5 FOR LINE  
AND CURVE TABLES

