

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 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.

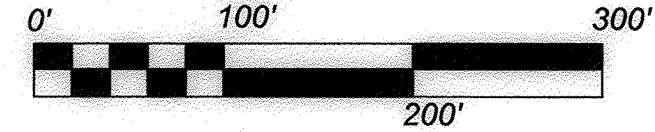
LEGEND

- F.I.R. = FOUND 1/2" IRON ROD "BAIN MEDINA BAIN" (BMB)
- 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 = 527.6 = MINIMUM FINISHED FLOOR ELEVATION
- 972 = PROPOSED CONTOURS
- 973 = 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
- 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" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1" BUILDING SETBACK LINE
- 10' BUILDING SETBACK
- 1" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT 1" 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)

SCALE: 1"=100'



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

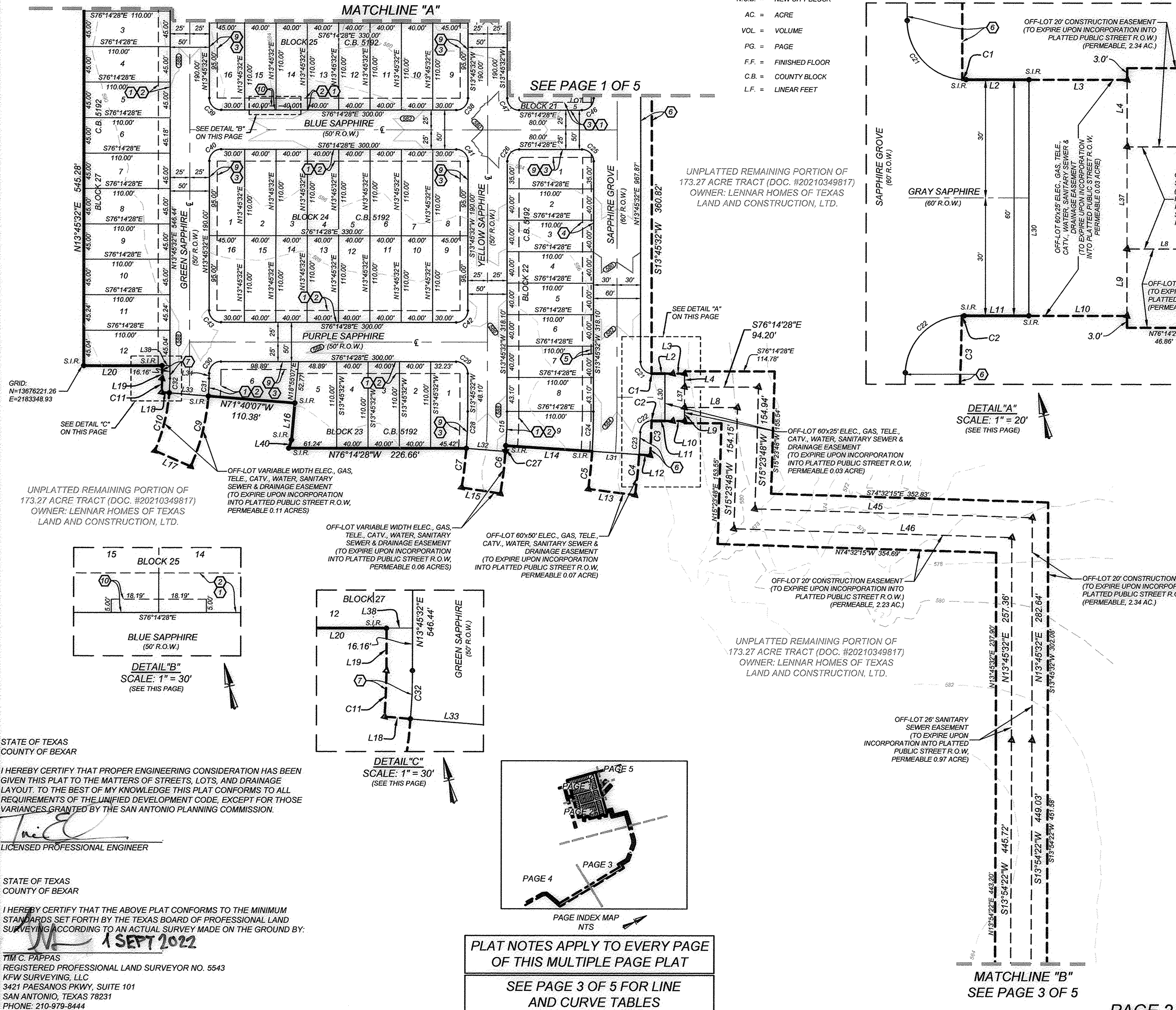
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

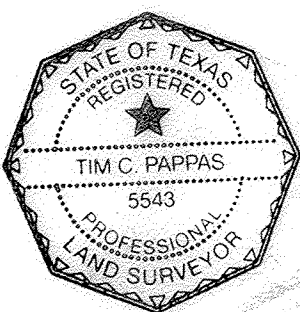


PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE PAGE 3 OF 5 FOR LINE
AND CURVE TABLES

MATCHLINE "B"
SEE PAGE 3 OF 5

PAGE 2 OF 5



STATE OF TEXAS
COUNTY OF BEXAR

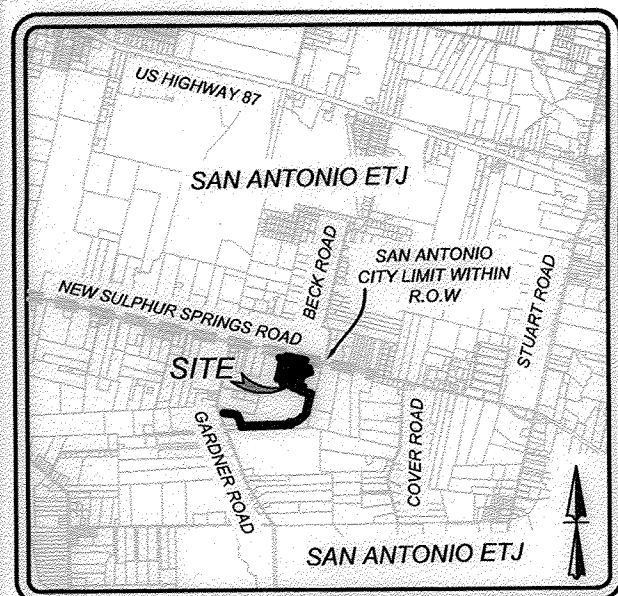
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 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

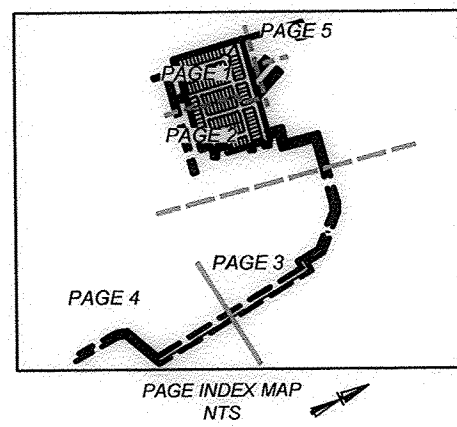


LOCATION MAP
N.T.S.

- LEGEND**
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 - ▲ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - Ⓜ PROPOSED EASEMENT
 - FF = 527.8' MINIMUM FINISHED FLOOR ELEVATION
 - 972 PROPOSED CONTOURS
 - 978 EXISTING CONTOURS
 - CENTERLINE OF ROAD
 - R.O.W. = RIGHT-OF-WAY
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 - 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)



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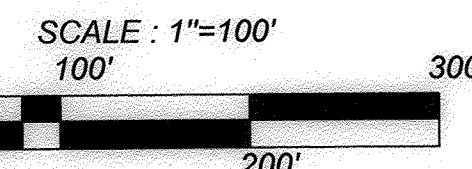
UNPLATTED REMAINING PORTION OF
173.27 ACRE TRACT (DOC. #20210349817)
OWNER: LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.

MATCHLINE "C"
SEE PAGE 4 OF 5

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°38'23"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°11'38"	20.88'	S59°39'43"W
C23	28.33'	830.00'	14.17'	1°57'21"	28.33'	N15°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'	660.00'	3.73'	0°38'54"	7.47'	N17°50'41"E
C28	46.95'	610.00'	23.49'	4°24'38"	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

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'	S58°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"E
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°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'	S58°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'	S58°45'32"E
C47	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C48	20.25'	55.00'	10.24'	21°05'30"	20.13'	S20°19'57"W

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



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

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

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



STATE OF TEXAS
COUNTY OF BEXAR

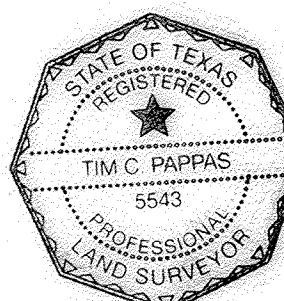
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

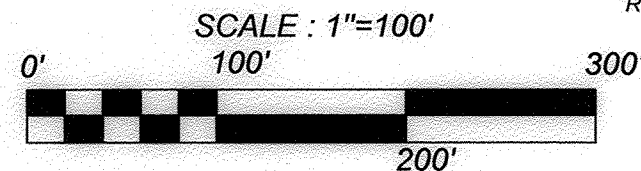
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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



PLAT NUMBER: 21-11800571

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.



KFW
ENGINEERS + SURVEYING

OWNER/DEVELOPER
LENNAR HOMES OF TEXAS
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RICHARD MOTT, P.E.
AUTHORIZED AGENT
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
100 NE LOOP 410, SUITE 1155
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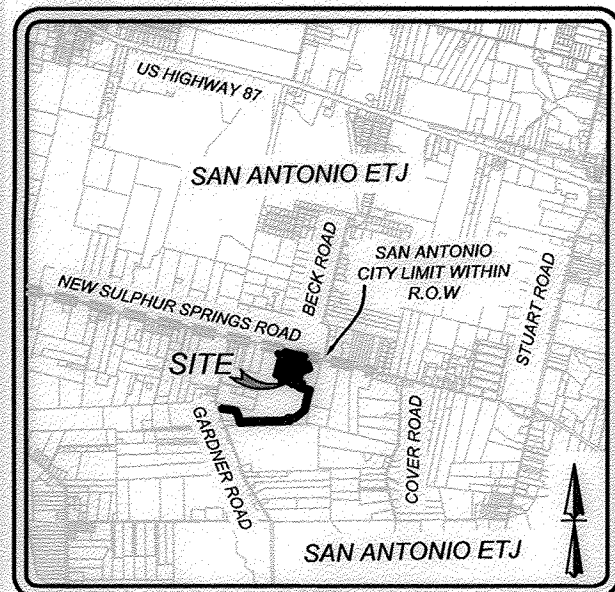
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BY: _____
CHAIRMAN

BY: _____
SECRETARY



KEY NOTES

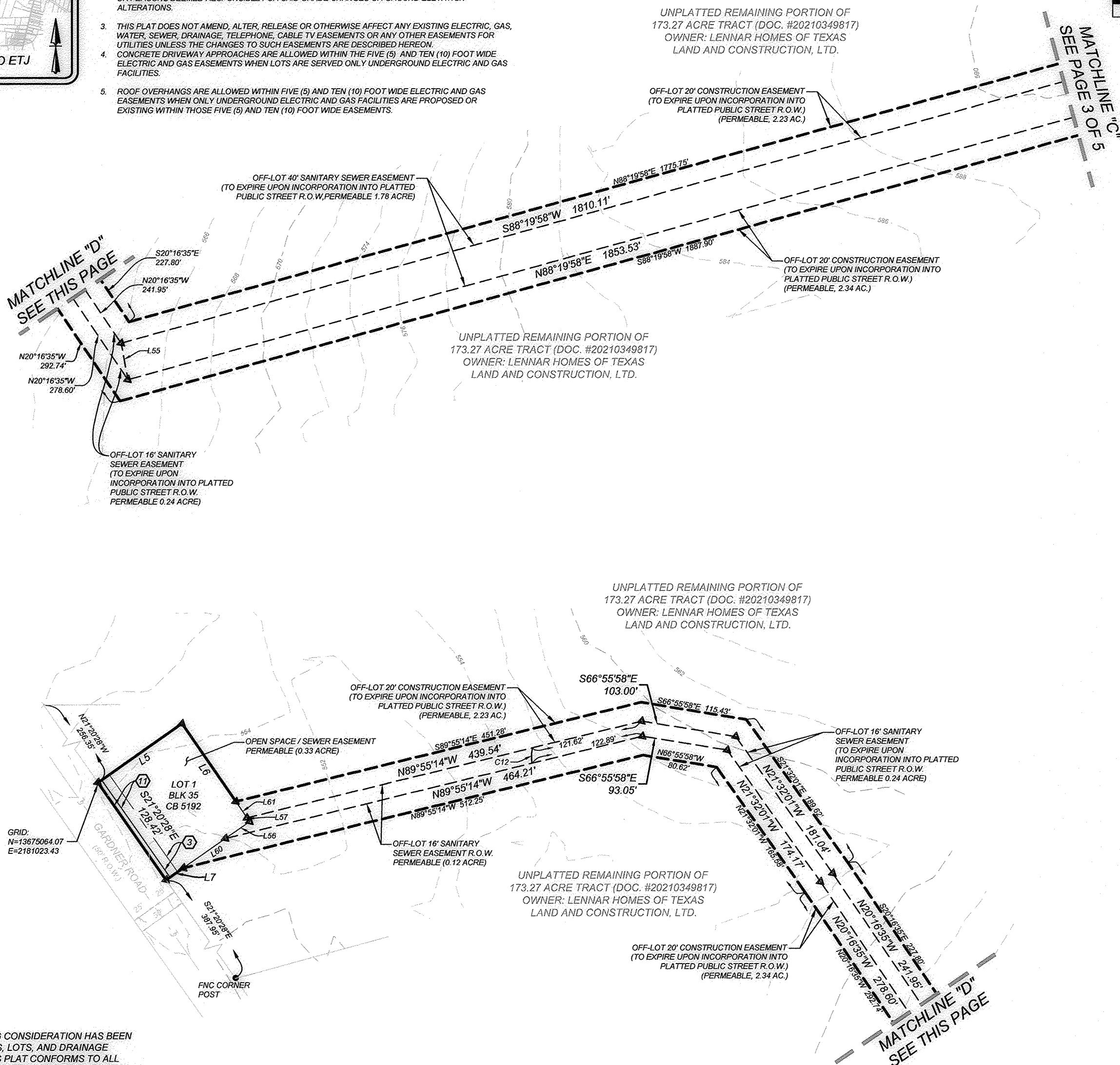
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (PERMEABLE, 0.33 ACRES)
- OFF-LOT 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 "BAIN MEDINA BAIN" (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"
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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.



STATE OF TEXAS
COUNTY OF BEXAR

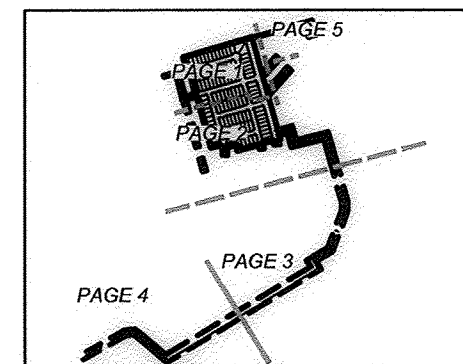
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Tim E.
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:

Tim C. Pappas
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

PAGE 4 OF 5

PLAT NUMBER: 21-11800571

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.

KFW
ENGINEERS + SURVEYING

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.

[Signature]
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 HERE
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

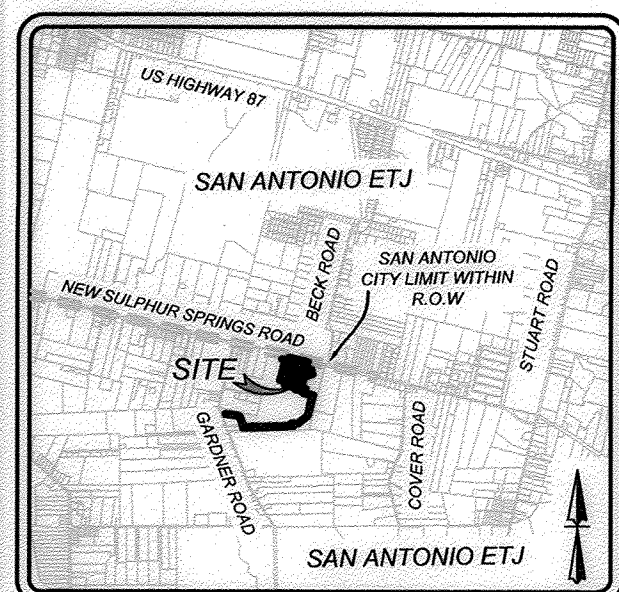
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



LOCATION MAP
N.T.S.

KEY NOTES

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& CABLE T.V. EASEMENT
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- 10' BUILDING SETBACK
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(PERMEABLE, 0.33 ACRES)
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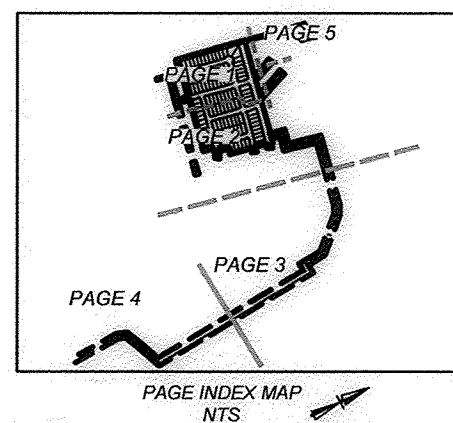
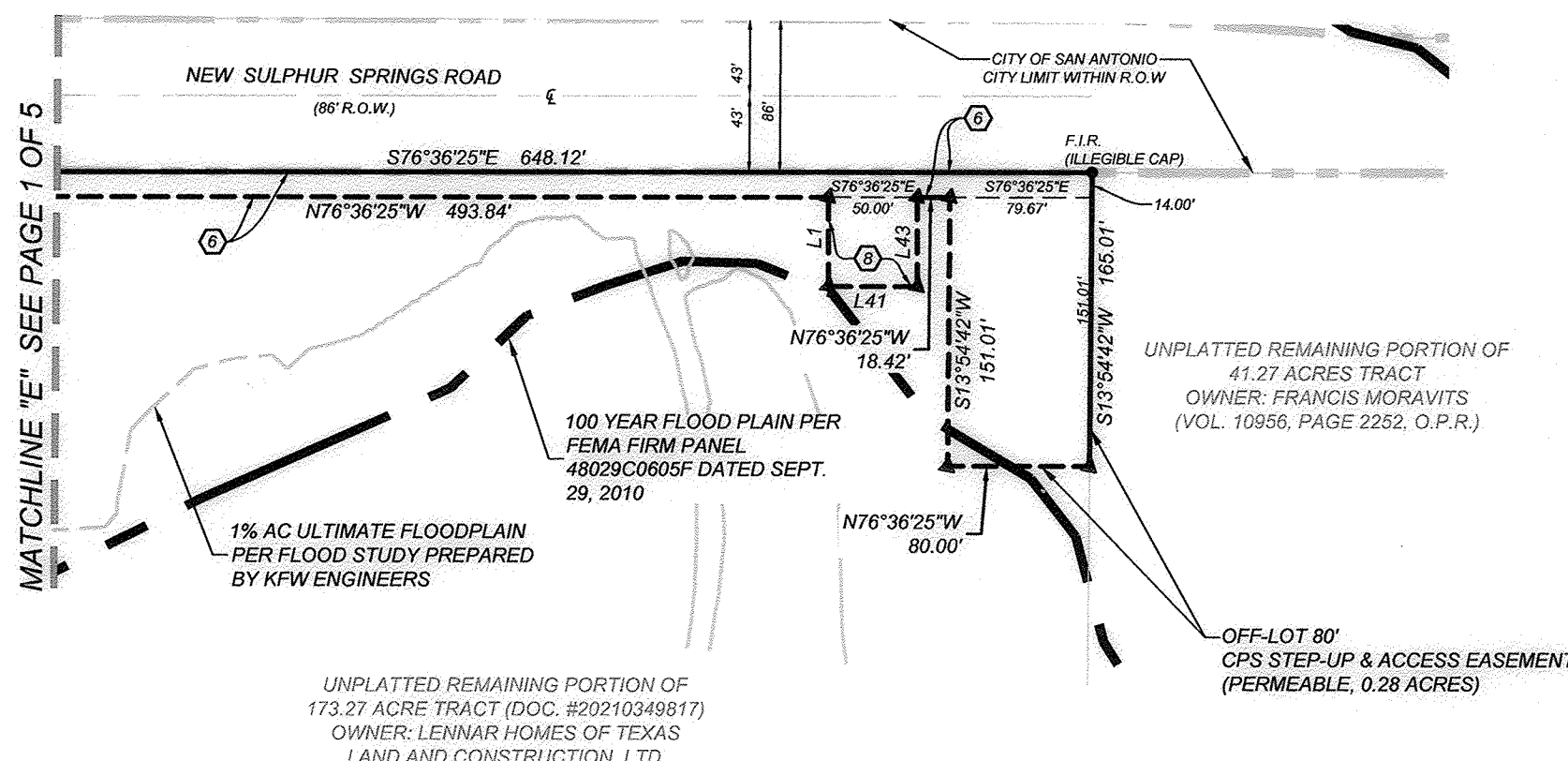
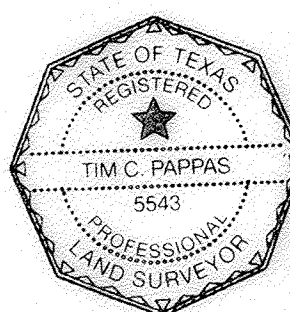
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[Signature]
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

[Signature]
1 SEPT 2022
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
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