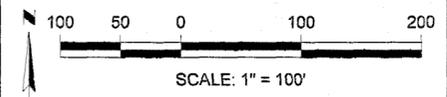


PLAT NO. 21-1180338
 SUBDIVISION PLAT ESTABLISHING
 CIUDAD DE LAS PALOMAS
 SUBDIVISION UNIT 1

BEING 29.52 ACRE TRACT (INCLUSIVE OF A 0.05 ACRE R.O.W. DEDICATION) OUT OF A 218.508 ACRE TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, A-269 AND THE BERIANA SANDOVAL SURVEY NO. 40, A-1298 AND BEING ALL OF THAT TRACT DESCRIBED IN DEED OF RECORD IN VOL.6817, PG. 461 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.
 1100 NE Loop 410
 Suite 650
 San Antonio, Texas 78209
 Phone 210.503.2700
 Fax 210.503.2749
 FRN - F-1386

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.

OWNER:
 SA CIUDAD LLC, A TEXAS LIMITED LIABILITY COMPANY
 BY GAIKORP MANAGEMENT, INC. A TEXAS CORPORATION
 ITS GENERAL PARTNER
 TMI PRUSKI AUTHORIZED AGENT
 2714 N LOOP 1504 E, SUITE 105
 SAN ANTONIO, TEXAS 78232
 PEDRO JESUS RODRIGUEZ
 Notary Public, State of Texas
 Comm. Expires 04-20-2026
 Notary ID: 131597229

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TMI Pruski 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 11th DAY OF November, 2022.

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.

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

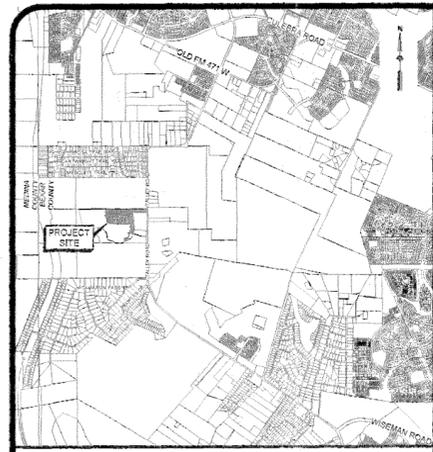
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

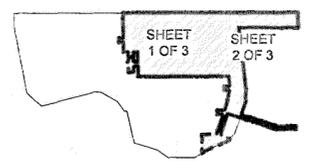
THIS PLAT OF CIUDAD DE LAS PALOMAS SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2022.

BY: _____ CHAIRMAN
 BY: _____ SECRETARY



LOCATION MAP
 NOT TO SCALE



INDEX MAP
 NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED TEMPORARY EASEMENT
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.E. VEHICULAR NON-ACCESS ESMT.
- ESMT EASEMENT
- BLK BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION COUNTY BLOCK
- CB COUNTY BLOCK
- N.T.S. NOT TO SCALE

- (A) 10' G.E.T.CA. ESMT
- (B) 14' G.E.T.CA. ESMT
- (C) OFF-LOT 28' WATER & WASTEWATER ESMT (0.10 AC)
- (D) OFF-LOT 50' WATER, WASTEWATER, & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (1.01 AC)
- (E) OFF-LOT VARIABLE WIDTH "PRIVATE" DRAINAGE ESMT (1.09 AC)
- (F) OFF-LOT WATER, WASTEWATER, DRAINAGE & TURN-AROUND ESMT TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.48 AC)
- (G) 181' RIGHT-OF-WAY DEDICATION "ALAMO RANCH PKWY" (8.91 AC)
- (H) 1' V.N.A.E. ESMT
- (A) OFF-LOT 28' WATER & WASTEWATER ESMT (0.447 AC) (DOC # 20220096273)
- (B) OFF-LOT 14' G.E.T.CA. ESMT (0.23 AC) (DOC # 20210362194)
- (C) DRAINAGE ESMT (1.395 AC) (DOC # 20210362192)

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 OF MADE ON THE GROUND BY:

Gordon N. Anderson
 GORDON ANDERSON, R.P.L.S. 96517
 TPLS FIRM NO. 10194533

STATE OF TEXAS
 COUNTY OF BEXAR

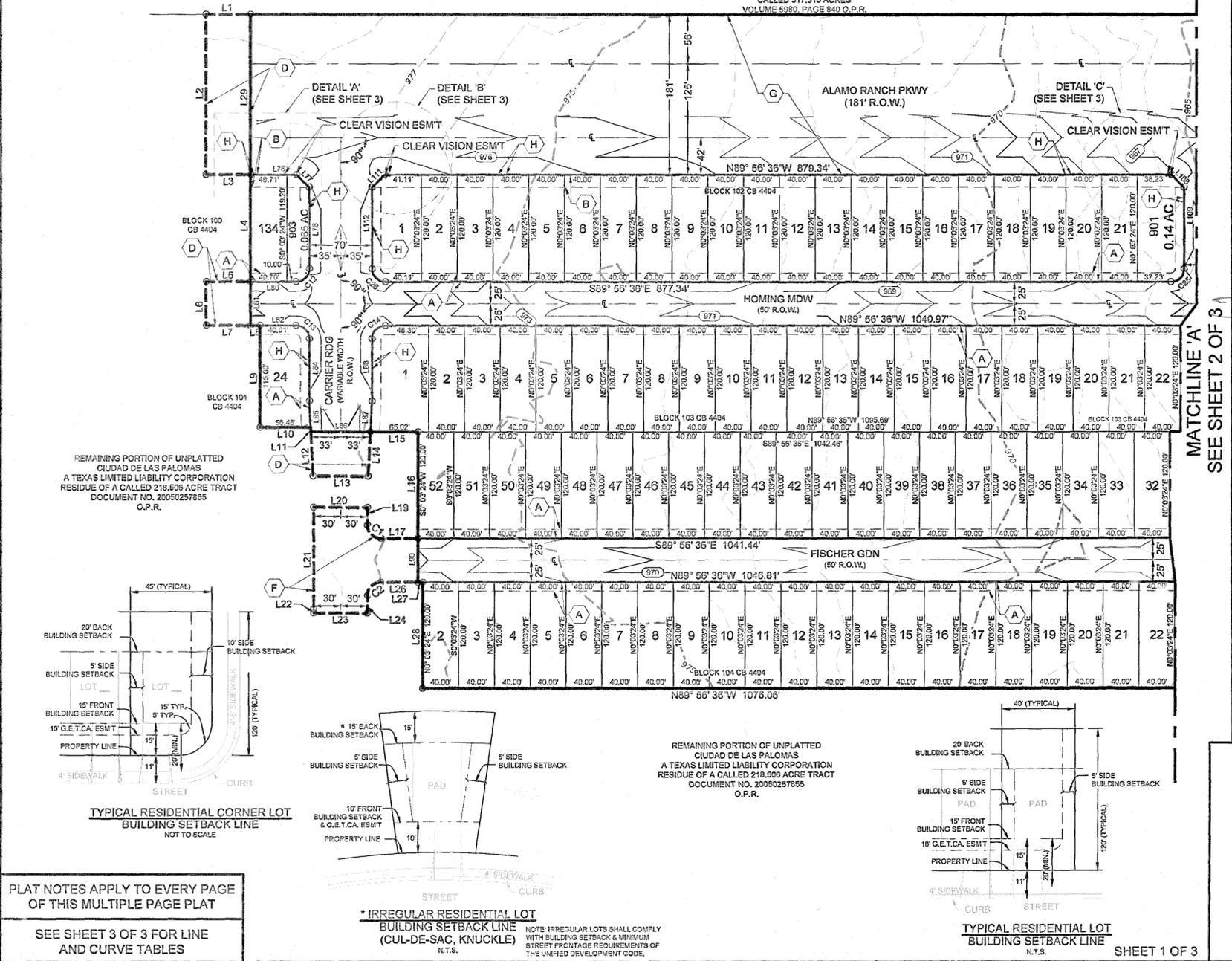
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Justin Gawlik
 JUSTIN GAWLIK, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 131469

CLOMR8 PENDING FEMA APPROVAL:
 1. LOTS 4 THRU 24, CB 4404, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS. DFIRM PANEL NUMBER 48029C0335F DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY LJA ENGINEERING AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 22-09-2055R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
 2. 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 #48029C0335F, 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.
 3. 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 #48029C0335F, 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.
 CPS ENERGY NOTES:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS. EACH WITH THE NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:
 1. 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 #48029C0335F, DATED SEPTEMBER 29, 2010; OR THE 1% 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.
 1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED EGRESS 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-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI) / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, LOTS 4 THRU 24 CB 4404, SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
 3. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 4. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 100, CB 4404, LOT 902, BLOCK 100, CB 4404, LOT 901, BLOCK 100, CB 4404, & LOT 903, BLOCK 100, CB 4404, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN CIUDAD DE LAS PALOMAS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OF THE OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (SEE OPEN SPACE NOTE)
 5. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
 6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION FLOOD IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
 SAWS HIGH PRESSURE NOTE:
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL 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.

BEARINGS AND COORDINATES:
 BEARINGS AND COORDINATES SHOWN HERE ARE IN GRID, BASED UPON TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES HEREON ARE SURFACE USING A SCALE FACTOR OF 1.0013.
 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.
 IMPACT FEES 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.
 SAWS 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.
 FIRE FLOW NOTE:
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO 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 25 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 DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
 INGRESS & EGRESS (WATER / SANITARY SEWER):
 THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER / SANITARY SEWER EASEMENT(S) SHOWN ON THIS PLAT.
 TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (21-38801507) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(B)(5)(C).
 SETBACK NOTE:
 SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 OPEN SPACE NOTE:
 LOT 901, BLOCK 100, CB 4404 (1.03 AC) DRAINAGE/PERMEABLE GREEN SPACE
 LOT 903, BLOCK 100, CB 4404 (0.095 AC) OPEN SPACE/PERMEABLE GREEN SPACE
 LOT 901, BLOCK 102, CB 4404 (0.14 AC) OPEN SPACE/PERMEABLE GREEN SPACE
 WASTEWATER EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.
 MULTIPLE PAGE PLAT NOTE:
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

*IRREGULAR RESIDENTIAL LOT BUILDING SETBACK LINE (CUL-DE-SAC, KNUCKLE) N.T.S.

NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

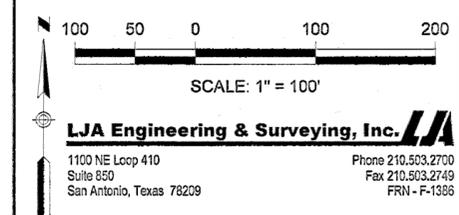
TYPICAL RESIDENTIAL LOT BUILDING SETBACK LINE N.T.S.



K:\SA\196 Jelia Vista Homes\0407A Ciudad de las Palomas Unit 1 Subd 310 Subdivision Plat\Subd 310 Plat.dwg
 User: jgawlik
 Plot Date/Time: Nov, 07, 22 - 13:17:16

SUBDIVISION PLAT ESTABLISHING CIUDAD DE LAS PALOMAS SUBDIVISION UNIT 1

BEING 29.52 ACRE TRACT (INCLUSIVE OF A 0.05 ACRE R.O.W. DEDICATION) OUT OF A 218.508 ACRE TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, A-269 AND THE BERIANA SANDOVAL SURVEY NO. 40, A-1298 AND BEING ALL OF THAT TRACT DESCRIBED IN DEED OF RECORD IN VOL.6317, PG. 461 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.



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.

OWNER: SA CIUDAD LLC, A TEXAS LIMITED LIABILITY CORPORATION BY CAMCORP MANAGEMENT, INC. A TEXAS CORPORATION ITS GENERAL PARTNER TIM PRUSIK, AUTHORIZED AGENT 2714 N LOOP 1604 E, SUITE 105 SAN ANTONIO, TEXAS 78232. Notary Public, State of Texas, Comm. Expires 04-20-2026, Notary ID: 131537229.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] 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 2nd DAY OF November, 2022. [Signature] NOTARY PUBLIC, BEXAR COUNTY, TEXAS

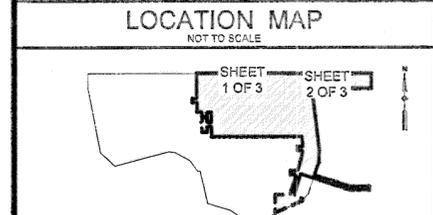
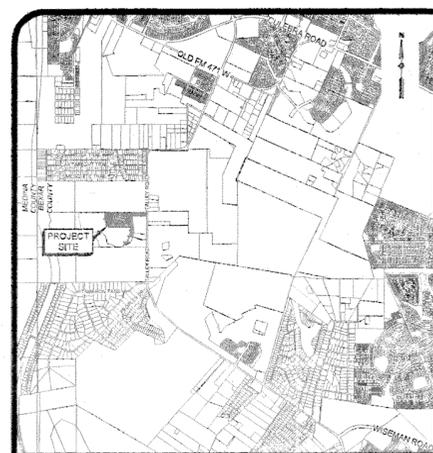
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

DATED THIS ___ DAY OF ___ A.D., 20__ COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIUDAD DE LAS PALOMAS SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND 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., 2022. BY: CHAIRMAN BY: SECRETARY

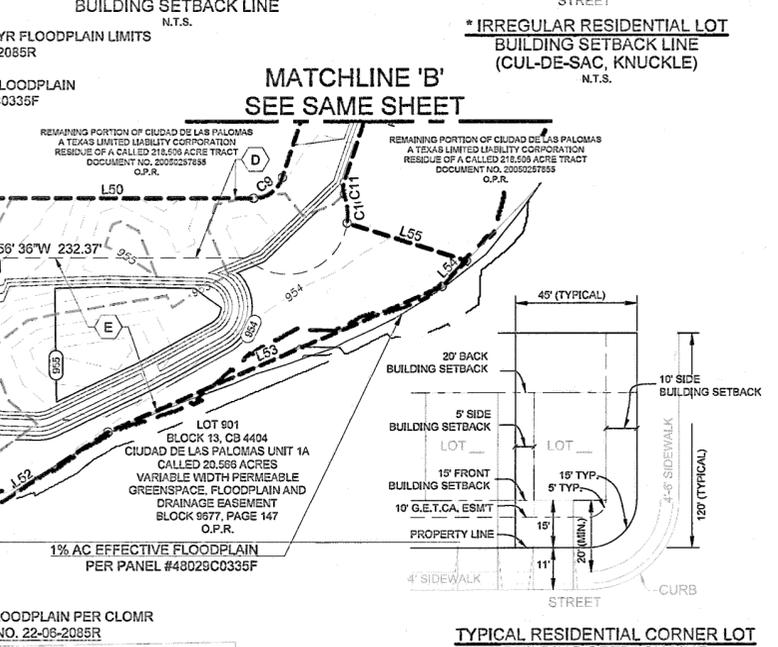
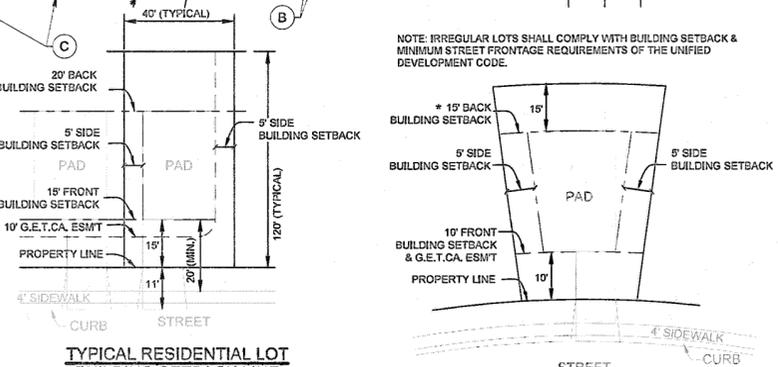
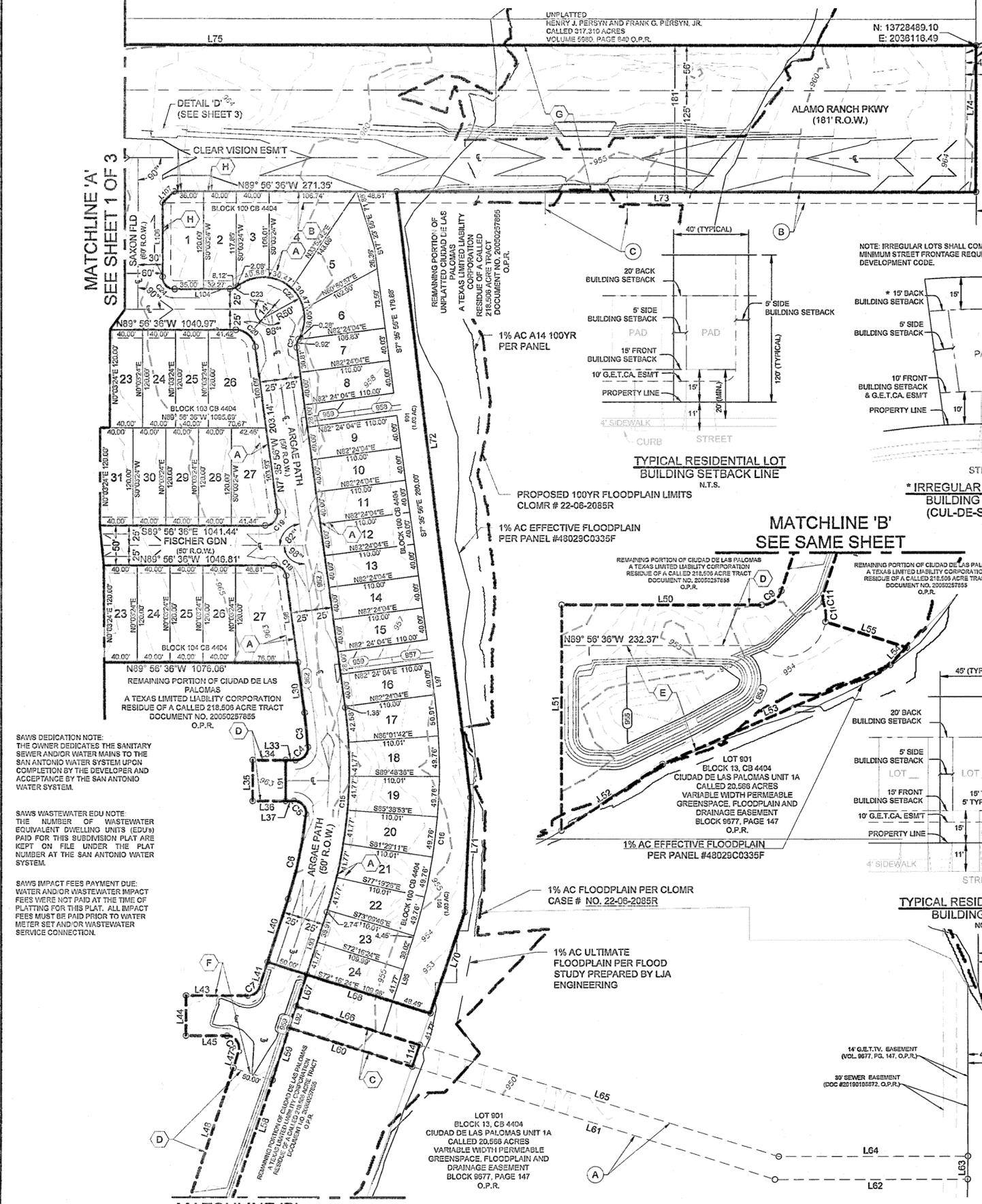


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1/2" IRON ROD FOUND (UNLESS NOTED)
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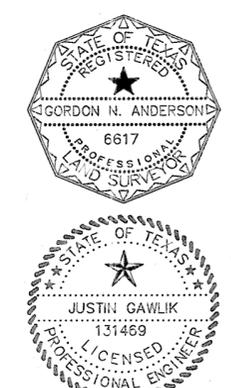
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF MADE ON THE GROUND BY: [Signature] 7 NOV 2022 GORDON ANDERSON, R.L.S., #6617 TBPLS FIRM NO. 10164533 JUSTIN GAWLIK, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 131469

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, 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 GRANITOR'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 ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



SAWS DEDICATION NOTE: 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. SAWS WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. SAWS IMPACT FEES 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.

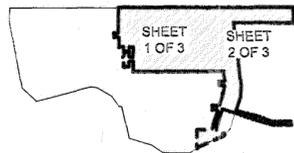
MATCHLINE 'A' SEE SHEET 1 OF 3 MATCHLINE 'B' SEE SAME SHEET MATCHLINE 'B' SEE SAME SHEET SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



K:\31469_Edita Vista Homes\40414 Ciudad de las Palomas Unit 1 Subd\310 Subdivision Plat\310_Plat.dwg Plot Date/Time: Nov 01, 22 - 12:17:43 User: jgawlik



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET
- 1190 EXISTING CONTOURS
- (1190) PROPOSED CONTOURS
- PROPOSED TEMPORARY EASEMENT
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. VOL. PAGE VEHICULAR NON-ACCESS ESMT.
- PG. EASEMENT BLOCK
- V.N.A.E. ESMT BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION COUNTY BLOCK
- CB
- N.T.S. NOT TO SCALE

- (A) 10' G.E.T.CA. ESMT
- (B) 14' G.E.T.CA. ESMT
- (C) OFF- LOT 28' WATER & WASTEWATER ESMT (0.10 AC)
- (D) OFF-LOT 50' WATER, WASTEWATER, & DRAINAGE ESMT TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (1.01 AC)
- (E) OFF-LOT VARIABLE WIDTH "PRIVATE" DRAINAGE ESMT (1.09 AC)
- (F) OFF-LOT WATER, WASTEWATER, DRAINAGE & TURN-AROUND ESMT TO EXPIRE UPON INCORPORATION TO PLATTED STREET R.O.W. (0.48 AC)
- (G) 181' RIGHT-OF-WAY DEDICATION "ALAMO RANCH PKWY" (8.91 AC)
- (H) 1' V.N.A.E. ESMT
- (A) OFF-LOT 28' WATER & WASTEWATER ESMT (0.447 AC) (DOC # 20220059273)
- (B) OFF-LOT 14' G.E.T.CA. ESMT (0.23 AC) (DOC # 20210362194)
- (C) DRAINAGE ESMT (1.395 AC) (DOC #20210362192)

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 OF MADE ON THE GROUND BY:

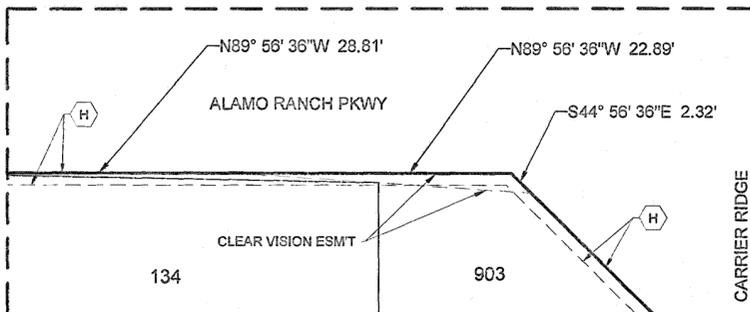
[Signature] 7 NOV 2022
GORDON ANDERSON R.P.L.S. #6817
TBPLS FIRM NO. 10194533

STATE OF TEXAS
COUNTY OF BEXAR

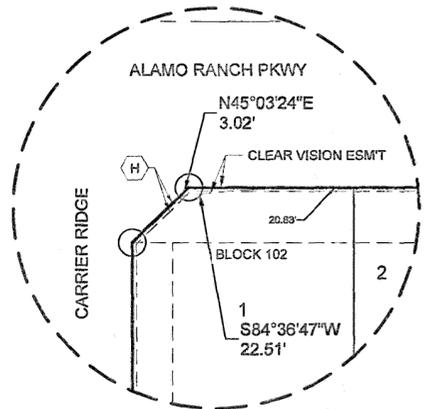
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature] 11-7-22
JUSTIN GAWLIK P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 131469

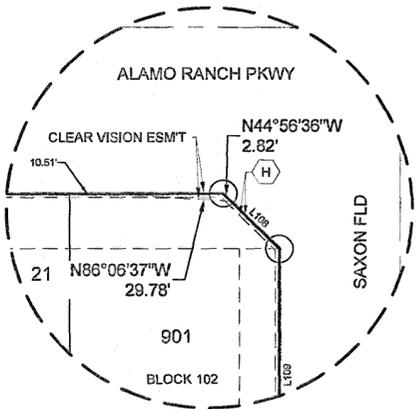
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	50.00'	S89° 56' 36"E	L28	120.00'	N0° 03' 24"E	L62	235.25'	N89° 59' 29"W	L91	50.00'	N0° 03' 24"E
L2	181.02'	N0° 03' 24"E	L29	181.02'	N0° 03' 24"E	L63	590.20'	N0° 09' 15"W	L92	98.04'	N17° 43' 36"E
L3	50.00'	N89° 56' 36"W	L30	82.72'	N7° 35' 56"W	L64	230.88'	S89° 59' 29"E	L93	80.79'	N17° 43' 36"E
L4	120.00'	N0° 03' 24"E	L33	12.09'	S89° 56' 36"E	L65	460.17'	S72° 16' 24"E	L95	80.79'	S17° 44' 18"W
L5	50.00'	S89° 56' 36"E	L34	40.02'	S89° 56' 36"E	L66	167.82'	S72° 16' 24"E	L97	41.39'	S7° 35' 56"E
L6	50.00'	N0° 03' 24"E	L35	50.00'	N0° 03' 24"E	L67	41.77'	S17° 43' 36"W	L98	170.66'	N7° 35' 56"W
L7	50.00'	N89° 56' 36"W	L36	40.02'	N89° 56' 36"W	L68	158.47'	N72° 16' 24"W	L104	67.27'	N89° 56' 36"W
L8	10.69'	N89° 56' 36"W	L37	10.09'	N89° 56' 36"W	L70	404.81'	N18° 28' 42"E	L106	91.00'	N0° 03' 24"E
L9	115.00'	N0° 03' 24"E	L40	80.79'	N17° 43' 36"E	L71	140.79'	S2° 44' 48"W	L107	19.80'	N45° 03' 24"E
L10	56.48'	N89° 56' 36"W	L41	32.86'	N17° 43' 36"E	L72	750.96'	S6° 54' 39"E	L108	19.80'	N44° 56' 36"W
L11	5.01'	N2° 48' 21"W	L43	75.49'	S89° 56' 36"E	L73	705.62'	N89° 56' 36"W	L109	91.00'	N0° 03' 24"E
L12	50.00'	N2° 48' 21"W	L44	50.00'	N0° 03' 24"E	L74	1159.28'	N0° 09' 24"W	L111	19.80'	N45° 03' 24"E
L13	61.56'	N89° 56' 46"W	L45	50.00'	N89° 56' 36"W	L75	2095.01'	S89° 56' 36"E	L112	91.00'	S0° 03' 24"W
L14	50.00'	S2° 55' 16"W	L47	21.18'	N17° 43' 36"E	L76	51.70'	S89° 56' 36"E	L114	404.81'	N18° 28' 42"E
L15	53.23'	N89° 56' 36"W	L48	191.91'	N17° 43' 36"E	L77	19.80'	S44° 56' 36"E			
L16	120.00'	N0° 03' 24"E	L50	244.00'	S89° 56' 36"E	L78	91.00'	S0° 03' 24"W			
L17	41.51'	S89° 56' 36"E	L51	277.82'	N0° 03' 24"E	L80	50.70'	N89° 56' 36"W			
L19	20.00'	S0° 03' 24"W	L52	148.19'	N56° 26' 58"E	L81	50.00'	S0° 03' 24"W			
L20	60.00'	S89° 56' 36"E	L53	302.72'	N66° 19' 04"E	L82	50.70'	S89° 56' 36"E			
L21	115.48'	N0° 03' 25"E	L54	115.82'	N43° 41' 55"E	L84	70.53'	S0° 03' 24"W			
L22	4.52'	N0° 22' 47"W	L55	104.14'	S72° 16' 24"E	L85	34.51'	S2° 48' 21"E			
L23	59.97'	N89° 56' 36"W	L58	180.28'	S17° 43' 36"W	L86	66.56'	S89° 56' 45"E			
L24	20.00'	S0° 03' 24"W	L59	68.04'	S17° 43' 36"W	L87	34.42'	S2° 55' 16"W			
L26	41.51'	N89° 56' 36"W	L60	157.56'	N72° 16' 24"W	L88	70.62'	S0° 03' 24"W			
L27	5.38'	N89° 56' 36"W	L61	454.90'	N72° 16' 24"W	L90	50.00'	N0° 03' 24"E			



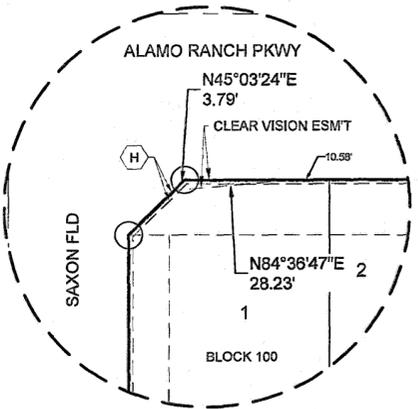
DETAIL 'A'
SCALE 1" = 10'
SEE SHEET 1



DETAIL 'B'
SCALE 1" = 30'
SEE SHEET 1



DETAIL 'C'
SCALE 1" = 30'
SEE SHEET 1



DETAIL 'D'
SCALE 1" = 30'
SEE SHEET 2

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 EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENDORSEMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS DEDICATION NOTE:
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.

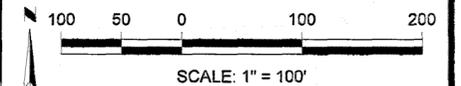
SAWS WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEES 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.

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	90°00'00"	15.00'	23.56'	15.00'	21.21'	S44° 56' 36"E
C2	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 03' 24"W
C3	4°36'35"	525.00'	42.24'	21.13'	42.23'	N5° 17' 39"W
C4	93°02'45"	15.00'	24.36'	15.82'	21.77'	N43° 32' 01"E
C5	95°57'14"	15.00'	25.12'	16.65'	22.29'	N41° 57' 59"W
C6	11°42'59"	525.00'	107.36'	53.87'	107.17'	N11° 52' 07"E
C7	72°19'48"	15.00'	18.94'	10.96'	17.70'	N53° 53' 30"E
C8	107°40'12"	15.00'	28.19'	20.52'	24.22'	N36° 06' 30"W
C9	72°19'48"	25.00'	31.56'	18.27'	29.51'	N53° 53' 30"E
C10	28°26'56"	50.00'	24.83'	12.67'	24.57'	S5° 55' 53"E
C11	37°52'55"	15.00'	9.92'	5.15'	9.74'	S1° 12' 52"E
C12	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 03' 24"W
C13	90°00'00"	15.00'	23.56'	15.00'	21.21'	S44° 56' 36"E
C14	90°00'00"	15.00'	23.56'	15.00'	21.21'	S45° 03' 24"W
C15	25°19'32"	575.00'	254.16'	129.19'	252.10'	N5° 03' 50"E
C16	25°19'32"	685.00'	302.78'	153.90'	300.32'	S5° 03' 50"W
C18	82°20'40"	15.00'	21.56'	13.12'	19.75'	N48° 46' 16"W
C19	97°39'20"	15.00'	25.57'	17.15'	22.58'	N41° 13' 44"E
C20	82°20'40"	25.00'	35.93'	21.86'	32.92'	N48° 46' 16"W
C21	38°58'00"	15.00'	10.20'	5.31'	10.01'	N11° 53' 04"E
C22	160°18'40"	50.00'	139.87'	287.64'	98.52'	N48° 46' 16"W
C23	38°58'00"	15.00'	10.20'	5.31'	10.01'	S70° 34' 24"W
C24	90°00'00"	15.00'	23.56'	15.00'	21.21'	N44° 56' 36"W
C25	90°00'00"	15.00'	23.56'	15.00'	21.21'	N45° 03' 24"E
C26	90°00'00"	15.00'	23.56'	15.00'	21.21'	S44° 56' 36"E

PLAT NO. 21-11800338
SUBDIVISION PLAT ESTABLISHING
CIUDAD DE LAS PALOMAS
SUBDIVISION UNIT 1

BEING 29.52 ACRE TRACT (INCLUSIVE OF A 0.05 ACRE R.O.W. DEDICATION) OUT OF A 218,506 ACRE TRACT OF LAND OUT OF THE JOSE JACINTO GONZALES SURVEY NO. 225, A-269 AND THE BERIANA SANDOVAL SURVEY NO. 40, A-1298 AND BEING ALL OF THAT TRACT DESCRIBED IN DEED OF RECORD IN VOL.6817, PG. 491 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.



LJA Engineering & Surveying, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
FRN - F-1366

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, KNOWING TO ME TO BE THE PERSON WHOSE NAME IS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
SA CUIDAD LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: CAMCORP MANAGEMENT, INC. A TEXAS CORPORATION
ITS GENERAL PARTNER
TBI PRUSKI AUTHORIZED AGENT
2714 N LOOP 1504 E, SUITE 105
SAN ANTONIO, TEXAS 78222

[Signature]
PEDRO JESUS RODRIGUEZ
Notary Public, State of Texas
Comm. Expires 04-20-2028
Notary ID 131637229

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 7th DAY of November, 2022.

[Signature]
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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIUDAD DE LAS PALOMAS SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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., 2022

BY: _____ CHAIRMAN

BY: _____ SECRETARY



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES

K:\310\Belo Vista Homes\0601A Ciudad de las Palomas Unit 1 Sub\310 Subdivision Plat\310 Plat.dwg
User: jgawlik