

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE
ESMT	EASEMENT		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
GETCTV	GAS, ELECTRIC, TELEPHONE(SURVEYOR) AND CABLE TELEVISION		SET 1/2" IRON ROD (PD)
INT	INTERSECTION		SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		EASEMENT POINT OF INTERSECTION
LF	LINEAR FEET		MINIMUM FINISHED FLOOR ELEVATION
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN (PD STUDY JAN 2022)		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
---	CENTERLINE		
3	10' GETCTV ESMT	1	15' BUILDING SETBACK LINE (TORIAN VILLAGE, UNIT 1, PLAT# 21-11800167) (PLATTED CONCURRENTLY)
4	5' GETCTV ESMT	2	10' GETCTV ESMT (TORIAN VILLAGE, UNIT 1, PLAT# 21-11800167) (PLATTED CONCURRENTLY)
11	15' BUILDING SETBACK LINE	3	10' GETCTV ESMT AND BUILDING SETBACK LINE (TORIAN VILLAGE, UNIT 1, PLAT# 21-11800167) (PLATTED CONCURRENTLY)
12	10' GETCTV ESMT AND BUILDING SETBACK LINE	4	10' TELEPHONE CO. ESMT (VOL 6100, PG 100-101 DPR)
13	VAR WID DRAINAGE & ACCESS ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (10.355 TOTAL AC OFF-LOT PERMEABLE)	5	10' TELEPHONE CO. ESMT (VOL 5970, PG 80-81 DPR)
14	5' WATER ESMT	6	20' SANITARY SEWER ESMT (TORIAN VILLAGE, UNIT 1, PLAT# 21-11800167) (PLATTED CONCURRENTLY)
1	LOT 902 BLOCK 4 OPEN SPACE, PERMEABLE (0.140 ACRES)	7	20' SANITARY SEWER ESMT (TORIAN VILLAGE, UNIT 1, PLAT# 21-11800167) (PLATTED CONCURRENTLY)
2	LOT 903 BLOCK 4 OPEN SPACE, PERMEABLE (0.121 ACRES)	8	10' DRAINAGE ESMT (VOL 5970, PG 80-81 DPR)
1	TORIAN VILLAGE, UNIT 1 (PLAT# 21-11800167) (PLATTED CONCURRENTLY)	9	12' WATER ESMT (TORIAN VILLAGE, UNIT 1, PLAT# 21-11800167) (PLATTED CONCURRENTLY)
2	UNPLATTED 62.418 AC CITY OF SAN ANTONIO (VOL 7975, PG 1802, OPR)	10	12' WATER ESMT (DOC 20210348514 OPR)
3	WESTWOOD VILLAGE, UNIT-23 (VOL 5970, PG 80-81 DPR)	11	12' PERMANENT WATER ESMT (DOC 20210316590 OPR)
4	WESTWOOD VILLAGE, UNIT-24 (VOL 6100, PG 100-101 DPR)		
5	UNPLATTED REMAINING PORTION OF 35.834 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DOC 20220075814 OPR)		

CPS/SAWS/COSA UTILITY:

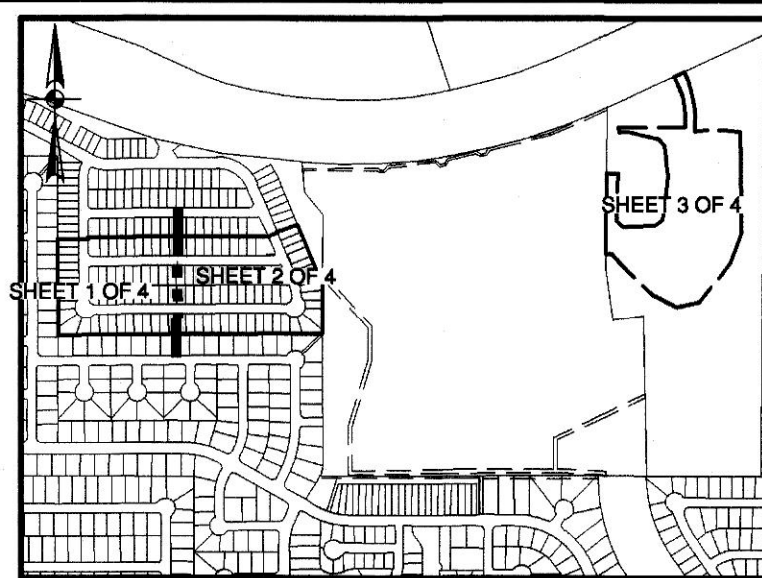
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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, 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 BUILDING, STRUCTURE, 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 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 IMPACT FEE:

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 WASTEWATER EDU:

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.



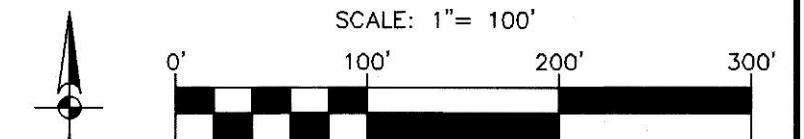
INDEX MAP

SCALE: 1" = 1000'

PLAT NO. 22-11800183

SUBDIVISION PLAT
OF
TORIAN VILLAGE, UNIT 2

A TOTAL OF 26.295 ACRE TRACT OF LAND, COMPRISED OF 15.940 ACRES OUT OF THAT 41.210 ACRE TRACT DESCRIBED IN DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN DOCUMENT NUMBER 20210315871, AND 10.355 ACRES OF 35.834 ACRE TRACT TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN DOCUMENT NUMBER 20220075814, OF THE OFFICIAL PUBLIC RECORDS, OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, COUNTY BLOCK 4329, NEW CITY BLOCK 15330, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 26, 2023

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/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 26 DAY OF February, A.D. 20 23.

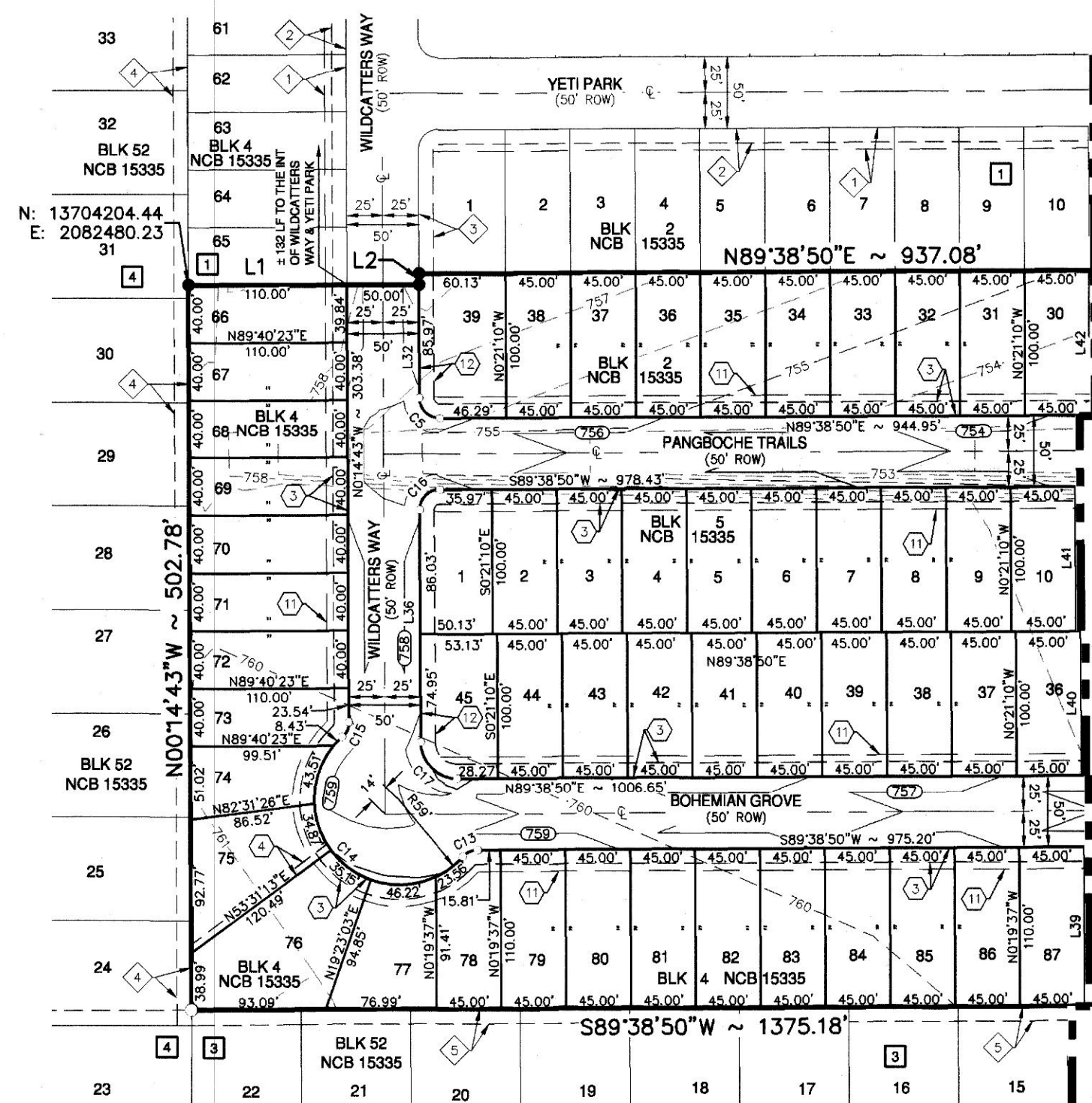
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TORIAN VILLAGE, UNIT 2 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.

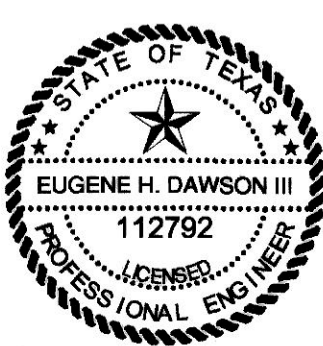
DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



MATCHLINE "A" - SEE SHEET 2 OF 4



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.

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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 4 OF 4

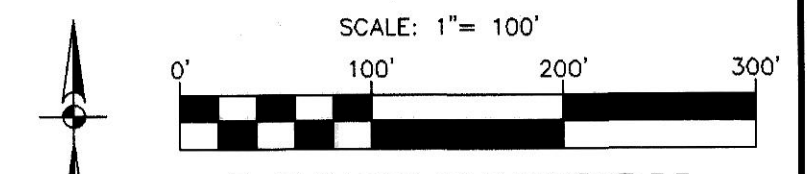
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4

PLAT NO. 22-11800183

SUBDIVISION PLAT
OF
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**PAPE-DAWSON
ENGINEERS**

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 26, 2023

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/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER
RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 7 DAY OF February, A.D. 2023.

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

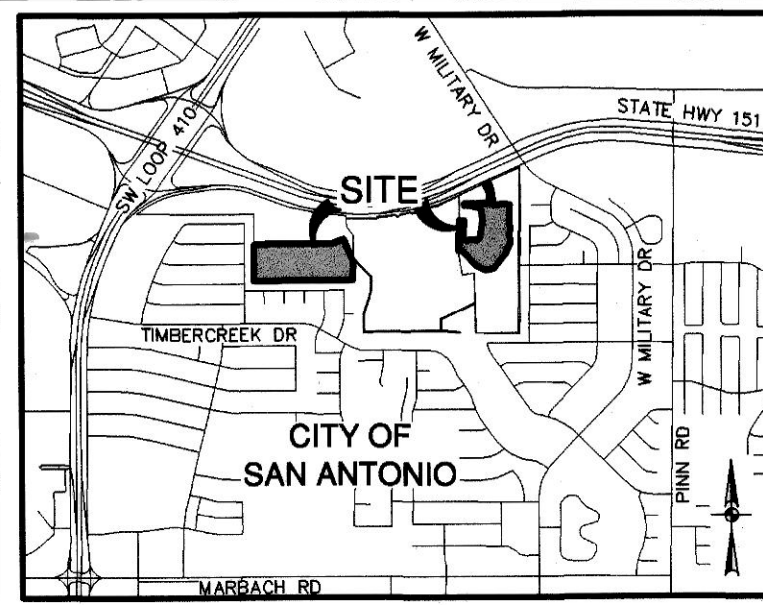
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DATED THIS _____ DAY OF _____, A.D. 20____

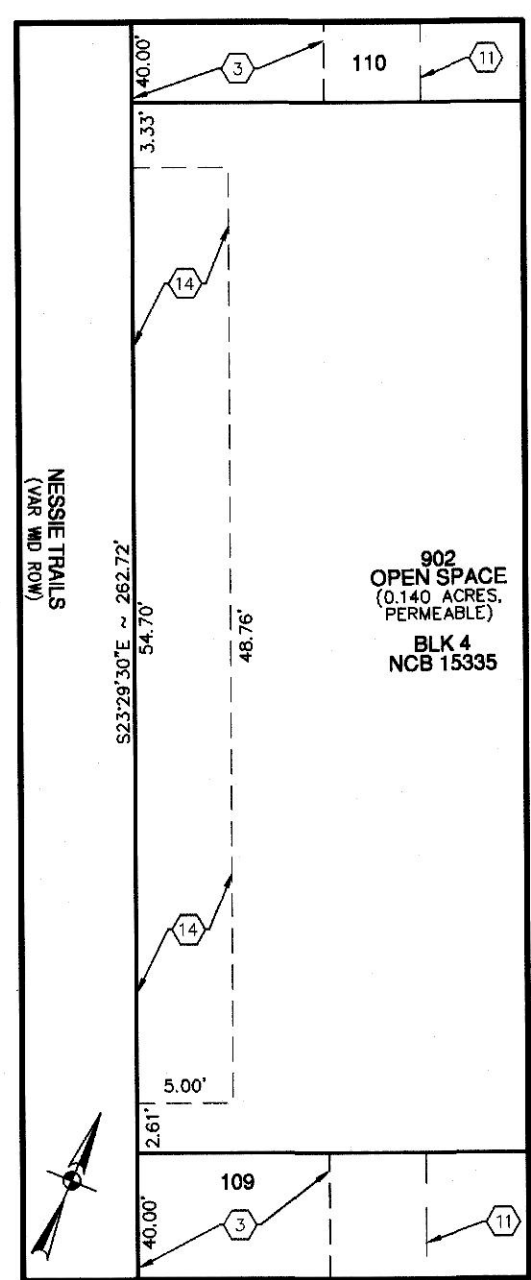
BY: _____ CHAIRMAN

BY: _____ SECRETARY

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



LOCATION MAP
NOT-TO-SCALE

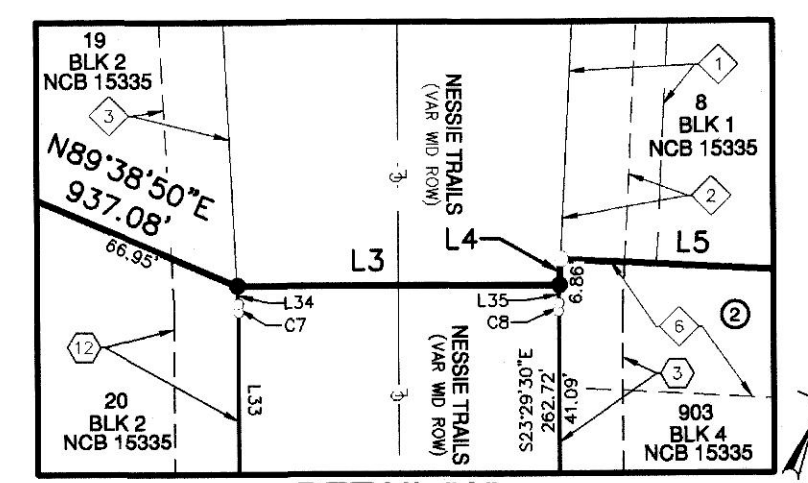


DETAIL "B"
SCALE: 1" = 10'
SEE THIS SHEET

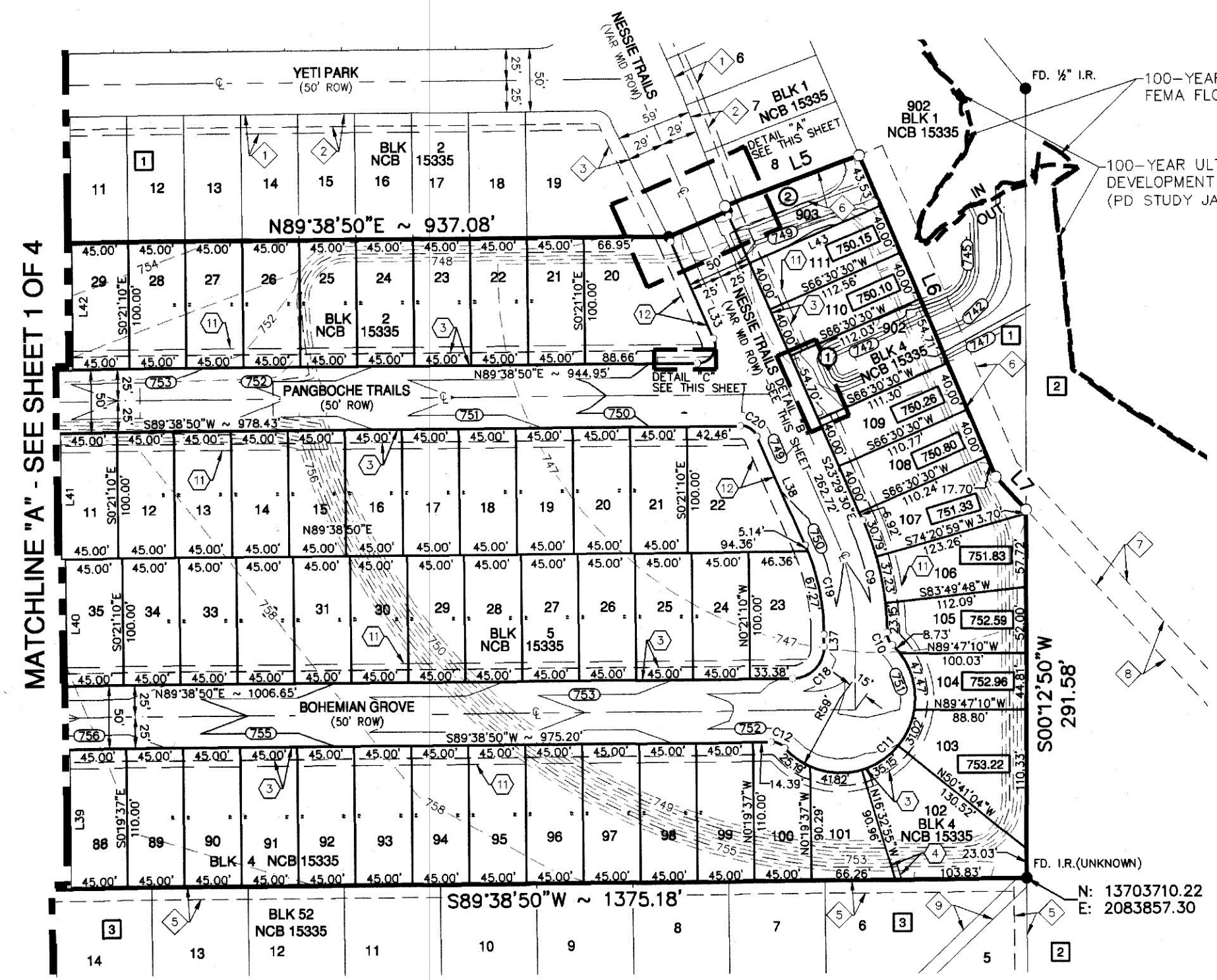
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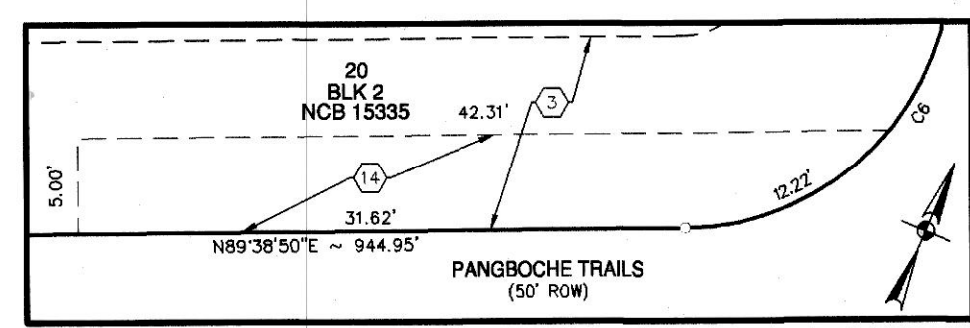
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



DETAIL "A"
SCALE: 1" = 30'
SEE THIS SHEET



MATCHLINE "A" - SEE SHEET 1 OF 4



DETAIL "C"
SCALE: 1" = 10'
SEE THIS SHEET

STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

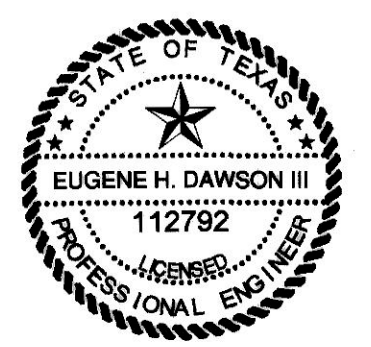
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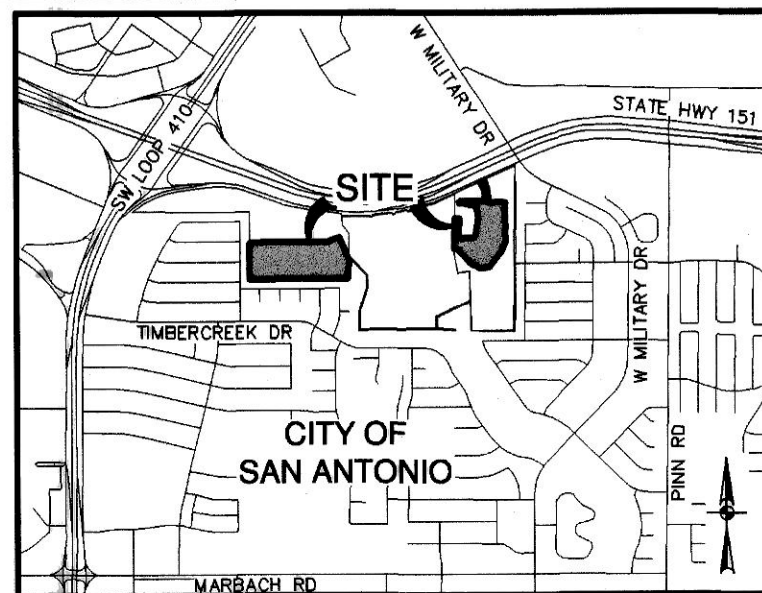
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
SEE SHEET 4 OF 4
FOR CURVE TABLE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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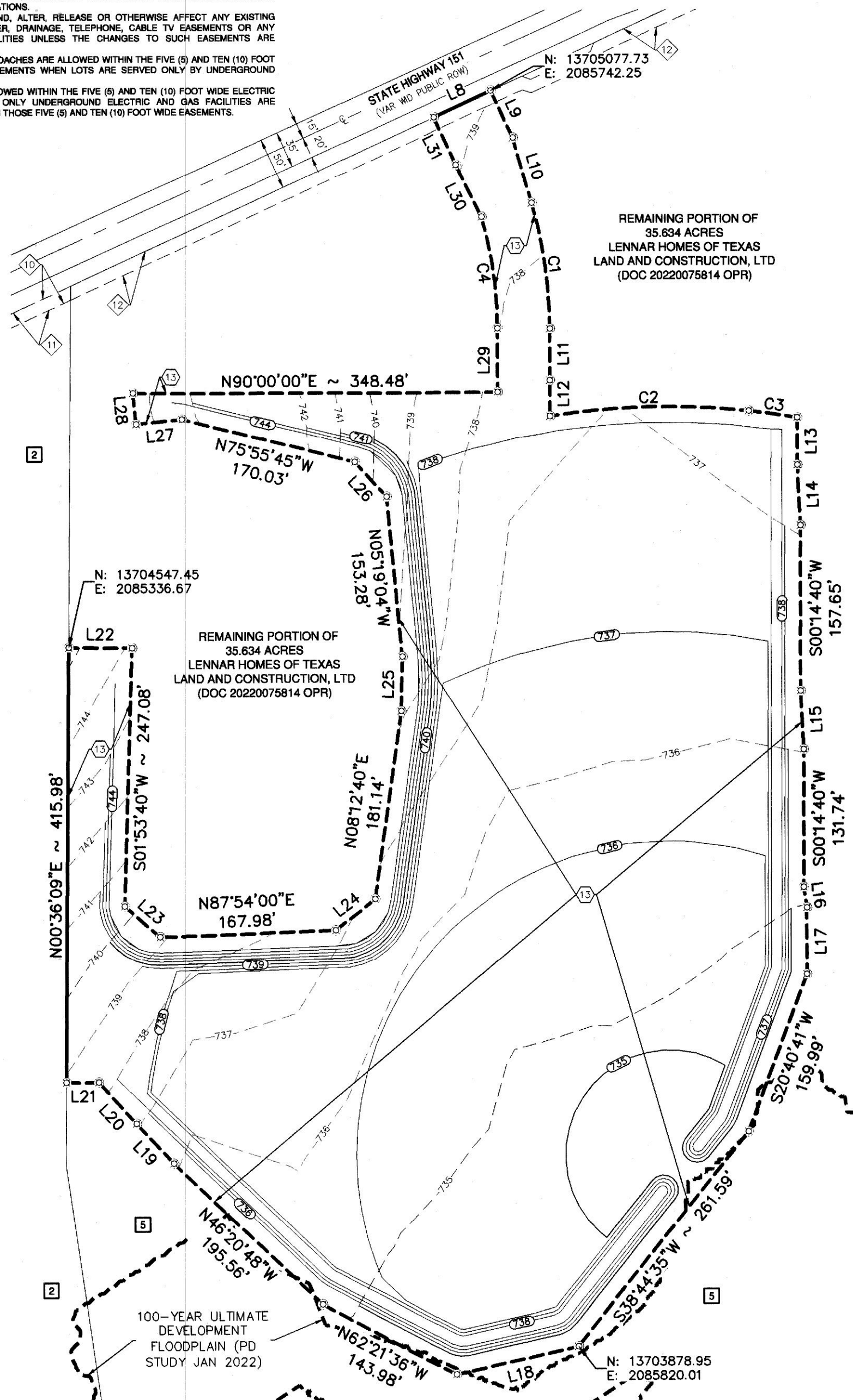
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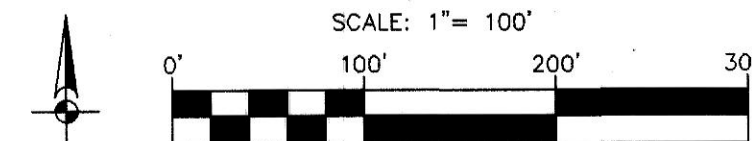
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PLAT NO. 22-11800183

SUBDIVISION PLAT OF TORIAN VILLAGE, UNIT 2

A TOTAL OF 28.295 ACRE TRACT OF LAND, COMPRISED OF 15.940 ACRES OUT OF THAT 41.210 ACRE TRACT DESCRIBED IN DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN DOCUMENT NUMBER 20210315671, AND 10.355 ACRES OF 35.634 ACRE TRACT TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN DOCUMENT NUMBER 20220075814, OF THE OFFICIAL PUBLIC RECORDS, OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, COUNTY BLOCK 4329, NEW CITY BLOCK 15330, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 26, 2023

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COUNTY OF BEXAR

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OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER
RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 7 DAY OF February, A.D. 2023.

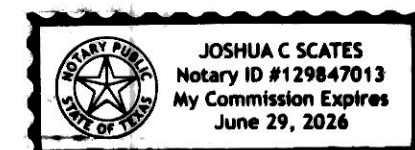
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TORIAN VILLAGE, UNIT 2 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

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.

STATE OF TEXAS
COUNTY OF BEXAR

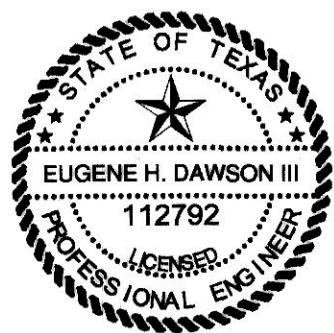
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

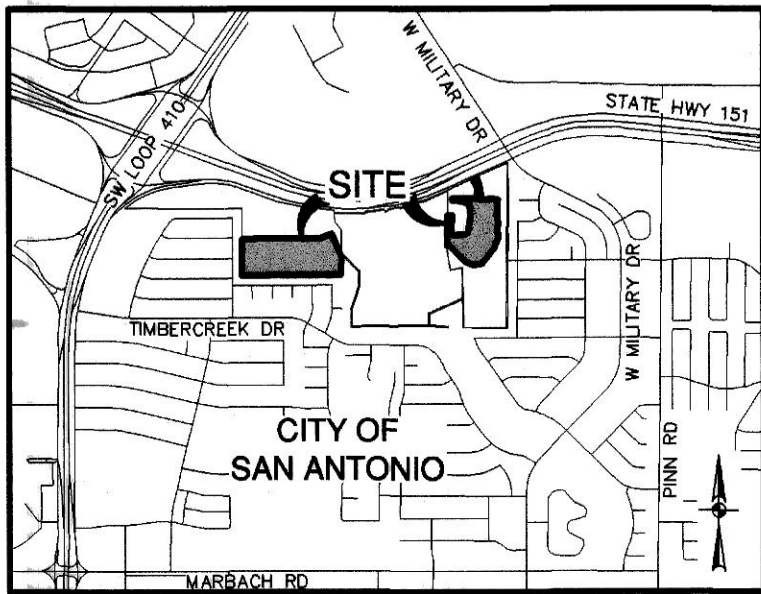
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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, 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 BUILDING, STRUCTURE, 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 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 IMPACT FEE:

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 WASTEWATER EDU:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# TRE-APP-APP21-38800466) 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 OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

OPEN SPACE NOTE:

LOTS 902 AND 903, BLOCK 4, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

SAWS HIGH PRESSURE:

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 OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FINISHED FLOOR NOTE:

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

RESIDENTIAL FINISHED FLOOR ELEVATION -

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 POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

PLAT NO. 22-11800183

SUBDIVISION PLAT OF TORIAN VILLAGE, UNIT 2

A TOTAL OF 26.295 ACRE TRACT OF LAND, COMPRISED OF 15.940 ACRES OUT OF THAT 41.210 ACRE TRACT DESCRIBED IN DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN DOCUMENT NUMBER 20210315671, AND 10.355 ACRES OF 35.634 ACRE TRACT TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., RECORDED IN DOCUMENT NUMBER 2022075814, OF THE OFFICIAL PUBLIC RECORDS, OUT OF THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT 470, COUNTY BLOCK 4329, NEW CITY BLOCK 15330, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 26, 2023

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/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 7 DAY OF February, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF TORIAN VILLAGE, UNIT 2 HAS BEEN SUBMITTED TO AND IS 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

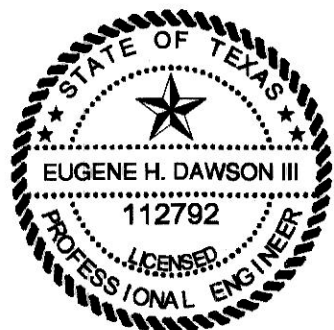
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°45'17"E	160.00'
L2	N01°4'43"W	7.52'
L3	N66°30'30"E	50.34'
L4	N20°37'45"W	4.05'
L5	N69°22'15"E	113.44'
L6	S22°43'50"E	275.95'
L7	S42°30'01"E	35.28'
L8	N65°15'31"E	60.00'
L9	S24°44'29"E	49.62'
L10	S16°02'43"E	64.63'
L11	S01°4'40"W	49.25'
L12	S00°00'00"W	34.41'
L13	S01°4'40"W	45.62'
L14	S24°43'40"E	57.85'
L15	S24°48'57"E	56.19'
L16	S8°01'33"E	19.54'
L17	S01°4'40"W	63.91'
L18	S77°14'51"W	119.52'
L19	N42°59'46"W	51.78'
L20	N42°25'20"W	53.34'
L21	S90°00'00"W	30.89'
L22	S89°23'51"E	60.41'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	S48°42'32"E	44.78'
L24	N51°36'41"E	48.10'
L25	N118°22"E	52.36'
L26	N42°28'38"W	44.71'
L27	S63°58'16"W	43.93'
L28	N6°01'44"W	30.00'
L29	N01°11'54"E	60.74'
L30	N25°37'02"W	55.67'
L31	N24°44'29"W	49.96'
L32	S01°4'43"E	78.45'
L33	N23°29'30"W	83.56'
L34	N26°21'15"W	2.81'
L35	S20°37'45"E	2.81'
L36	S01°4'43"E	160.98'
L37	N01°2'50"E	9.50'
L38	N23°29'30"W	94.34'
L39	S01°37'E	110.00'
L40	S02°11'0"E	100.00'
L41	S02°11'0"E	100.00'
L42	N02°11'0"W	100.00'
L43	S66°30'30"W	113.09'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	425.00'	16°23'31"	S75°05'E	121.18'	121.59'
C2	715.00'	15°16'08"	N68°39'55"E	189.98'	190.54'
C3	715.00'	3°45'06"	S81°49'28"E	46.81'	46.82'
C4	375.00'	16°27'18"	N75°58'58"W	107.33'	107.70'
C5	14.00'	90°06'27"	S45°17'57"E	19.82'	22.02'
C6	14.00'	113°08'20"	N33°04'40"E	23.37'	27.65'
C7	25.00'	2°51'45"	N24°55'22"W	1.25'	1.25'
C8	25.00'	2°51'45"	S22°03'38"E	1.25'	1.25'
C9	225.00'	23°12'56"	S11°53'02"E	90.55'	91.17'
C10	14.00'	45°09'32"	S22°51'19"E	10.75'	11.03'
C11	59.00'	183°54'43"	S46°34'16"W	117.93'	189.38'
C12	14.00'	48°52'48"	N65°54'46"W	11.58'	11.94'
C13	14.00'	48°02'02"	S65°37'49"W	11.40'	11.74'
C14	59.00'	186°12'42"	N45°16'51"W	117.83'	191.75'
C15	14.00'	48°04'14"	N23°47'24"E	11.40'	11.75'
C16	14.00'	89°53'33"	S44°42'03"W	19.78'	21.96'
C17	25.00'	90°06'27"	S45°17'57"E	35.39'	39.32'
C18	25.00'	89°26'00"	N44°55'50"E	35.18'	39.02'
C19	175.00'	23°42'19"	N11°38'20"W	71.89'	72.40'
C20	14.00'	66°51'40"	N56°55'20"W	15.43'	16.34'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4



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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR