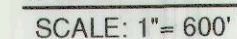
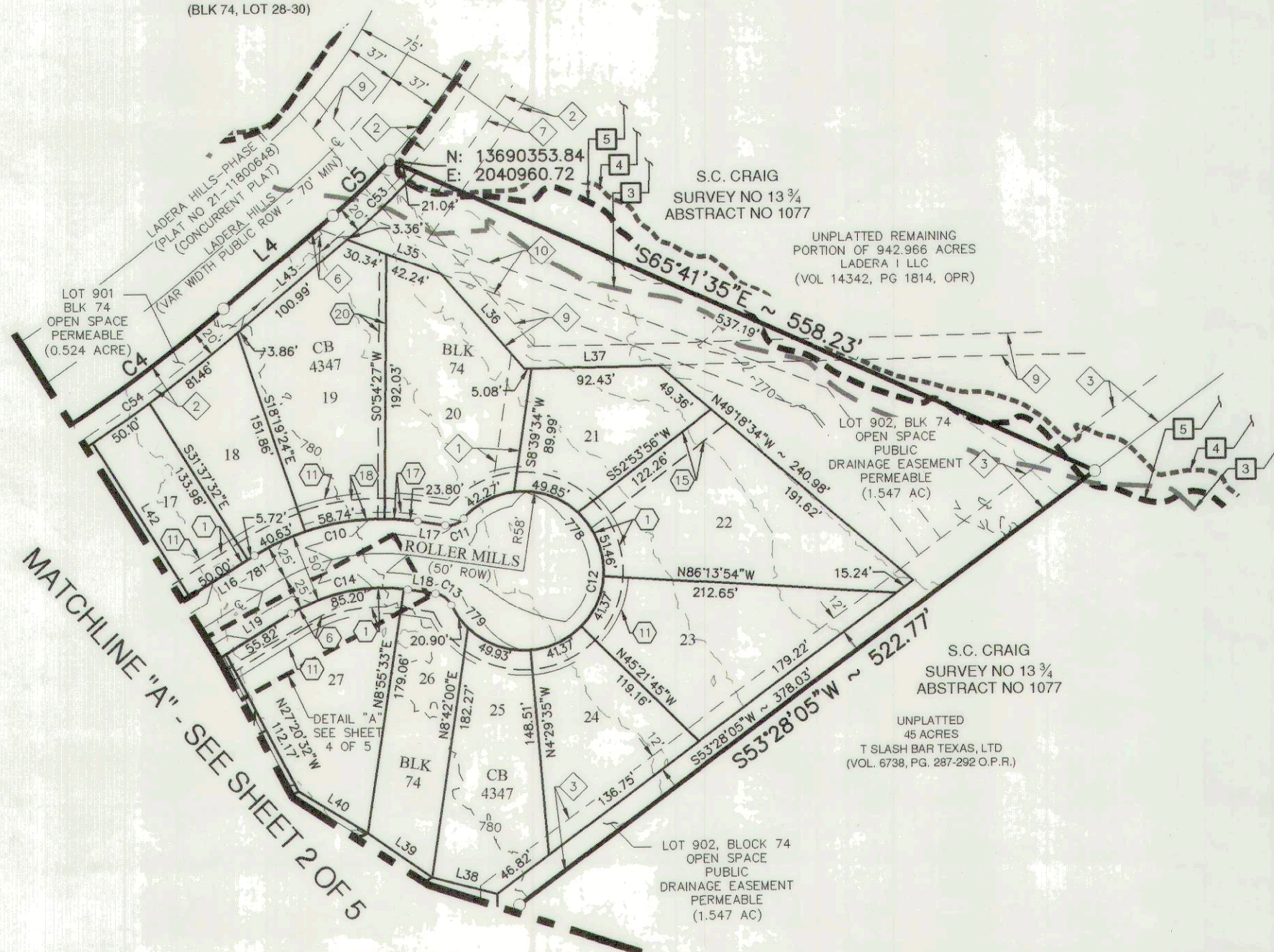


BEING A TOTAL OF 30.986 ACRE TRACT OF LAND, A PART OF THAT 196.368  
ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2022006593,  
OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE  
JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114,  
COUNTY BLOCK 4016 AND OUT OF S.C. CRAIG SURVEY NUMBER 13 3/4,  
ABSTRACT NUMBER 1077, COUNTY BLOCK 4345, NOW ALL IN COUNTY  
BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-93, AND LOTS  
901-903, BLOCK 74, AND LOTS 1-30, BLOCK 75.

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002880  
DATE OF PREPARATION: March 23, 2023



AC	ACRE(S)	ETJ	EXTRATERRITORIAL JURISDICTION	LF	LINEAR FEET	PG	PAGE	(SURVEYOR)	
BLK	BLOCK			MIN	MINIMUM	ROW	RIGHT-OF-WAY	● FOUND 1/2" IRON ROD (PD UNLESS NOTED OTHERWISE)	
CB	COUNTY BLOCK	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	SHT	SHEET	○ SET 1/2" IRON ROD (PD)	
DOC NO	DOCUMENT NUMBER					VAR	VARIABLE	○ SET 1/2" IRON ROD (PD)-ROW	
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	GETCTV	GAS, ELECTRIC, TELEPHONE, AND, CABLE TV			VOL	VOLUME	⊗ EASEMENT POINT OF INTERSECTION	
						WID	WIDTH		
---	1140	---	EXISTING CONTOURS						
---	1140	---	PROPOSED CONTOURS						
---	℄	---	CENTERLINE						
---		---	FEMA EFFECTIVE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN PER PANEL NUMBER 48029C0345F, DATED SEPTEMBER 29, 2010, FOR BEXAR COUNTY, TEXAS						
---		---	PROPOSED 1% ANNUAL CHANCE (100 YEAR) BASE FLOODPLAIN (ATLAS 14) PER CLOMR CASE NO. 23-06-0429R, PREPARED BY PAPE-DAWSON ENGINEERS, INC.						
---		---	PROPOSED 1% ANNUAL CHANCE (100 YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER CLOMR CASE NO. 23-06-0429R, PREPARED BY PAPE-DAWSON ENGINEERS, INC.						
1	14' GETCTV EASEMENT	17	5' WATER EASEMENT (BLK 74, LOT 19-20)	3	28' GETCTV EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)	9	16' SANITARY SEWER EASEMENT (VOL 4527, PG 1637-1658, OPR)	4	PROPOSED 1% ANNUAL CHANCE (100 YEAR) BASE FLOODPLAIN (ATLAS 14) PER CLOMR CASE NO. 23-06-0429R, PREPARED BY PAPE-DAWSON ENGINEERS, INC.
3	10' GETCTV EASEMENT	18	15' GETCTV EASEMENT (BLK 74, LOT 19-20)	4	30' DRAINAGE EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)	10	20' GETCTV EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)	5	PROPOSED 1% ANNUAL CHANCE (100 YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER CLOMR CASE NO. 23-06-0429R, PREPARED BY PAPE-DAWSON ENGINEERS, INC.
6	VARIABLE WIDTH CLEAR VISION EASEMENT	19	10' GETCTV EASEMENT (TOTAL: 0.036 OF AN ACRE "OFF-LOT", PERMEABLE)	5	14' FILL EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)	1	UNPLATTED REMAINING PORTION OF 196.368 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (DOC NO 20220056593, OPR)	6	LOT 901, BLOCK 74 OPEN SPACE PERMEABLE (0.524 ACRES)
11	15' BUILDING SETBACK (NOT-TO-SCALE)	20	5' GETCTV EASEMENT	6	11'X5' COMMUNICATIONS EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)	2	UNPLATTED REMAINING PORTION OF 622.489 ACRES LADERA I, LLC. (VOL 14342, PG 1814, OPR)	7	LOT 903, BLOCK 74 OPEN SPACE PERMEABLE (0.285 ACRES)
12	10' BUILDING SETBACK	21	12' GETCTV EASEMENT	7	VARIABLE WIDTH PUBLIC DRAINAGE AND FILL EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)	3	FEMA EFFECTIVE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN PER PANEL NUMBER 48029C0345F DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS		
13	14' GETCTV EASEMENT (TOTAL: 0.026 OF AN ACRE "OFF-LOT", PERMEABLE)	22	16' GETCTV EASEMENT (TOTAL: 0.031 OF AN ACRE "OFF-LOT", PERMEABLE)						
14	45' DRAINAGE EASEMENT (TOTAL: 0.832 OF AN ACRE "OFF-LOT", PERMEABLE)	1	VARIABLE WIDTH SANITARY SEWER EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)						
15	15' DRAINAGE EASEMENT	2	14' GETCTV EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)	8	VARIABLE WIDTH FILL EASEMENT (PLAT NO 21-11800648) (CONCURRENT PLAT)				
16	11.8' PRIVATE DRAINAGE EASEMENT (BLK 74, LOT 28-30)								



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, TRUNKLINE, AND OVERHEAD LINES, AND THE RIGHT OF ACCESS TO SUCH UTILITY, TRUNKLINE, AND OVERHEAD LINES ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY EASEMENT," "SEWER EASEMENT," "WASTEWATER EASEMENT," "RIGHT-OF-WAY EASEMENT," "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 USE ANY INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS 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 USE ANY INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS RIGHT-OF-WAY AREAS 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 THE AREAS DESIGNATED ON THIS PLAT AS RIGHT-OF-WAY AREAS.

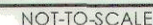
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR CHANGES IN ELEVATION, SHALL BE THE RESPONSIBILITY OF THE PARTY DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR CHANGES IN ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, OR EASEMENTS OR RIGHTS-OF-WAY GRANTED BY 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 EASEMENTS 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 EASEMENTS AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

6. PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS



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.

LENNAR HOMES OF TEXAS LAND AND  
CONSTRUCTION, LTD., A TEXAS LIMITED  
PARTNERSHIP  
100 N.E. LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: RICHARD MOTT  
TITLE: AUTHORIZED AGENT

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 DAY OF March 21, A.D. 2023.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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 MILLBROOK UNIT 4 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 \_\_\_\_\_

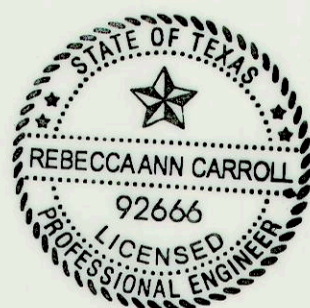
BY: \_\_\_\_\_ CHAIRMAN

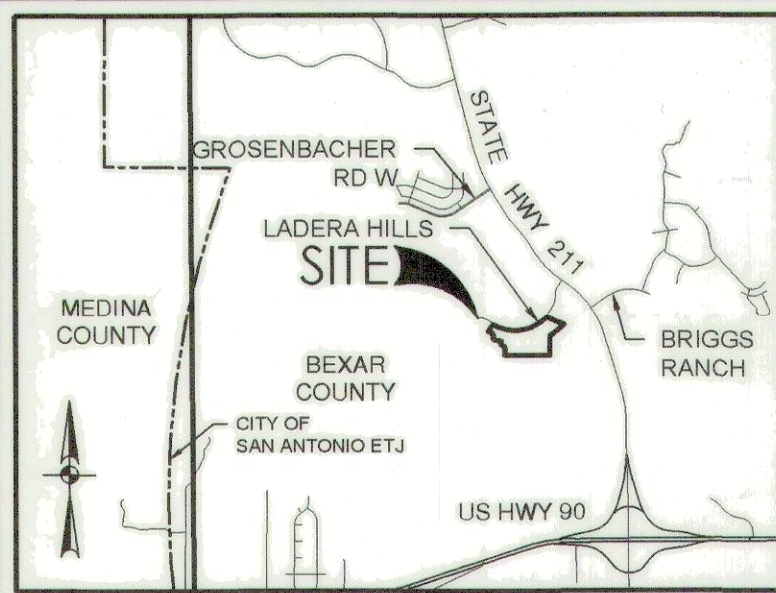
BY: \_\_\_\_\_ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND  
CURVE TABLES

SHEET 1 OF 5





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.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP  
100 N.E. LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY:   
NAME: RICHARD MOTT  
TITLE: AUTHORIZED AGENT

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 DAY OF March 21, A.D. 2023.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

#### 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.

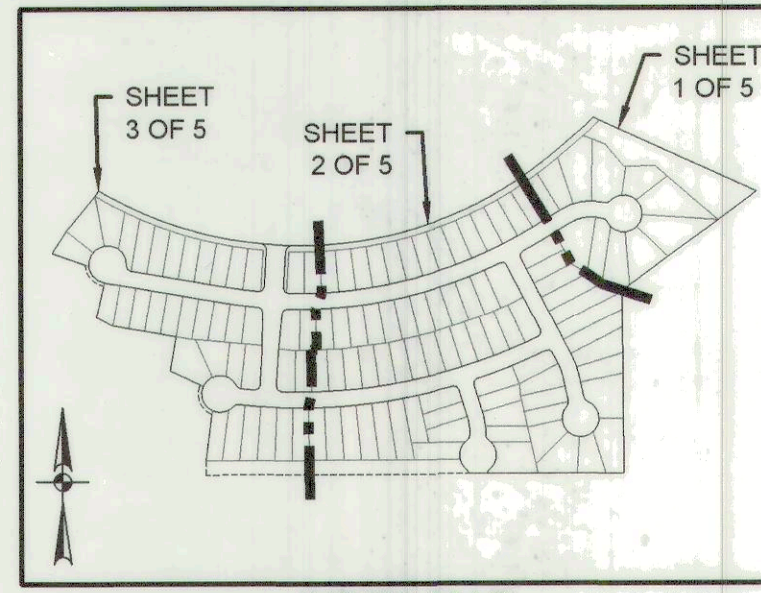
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### 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.

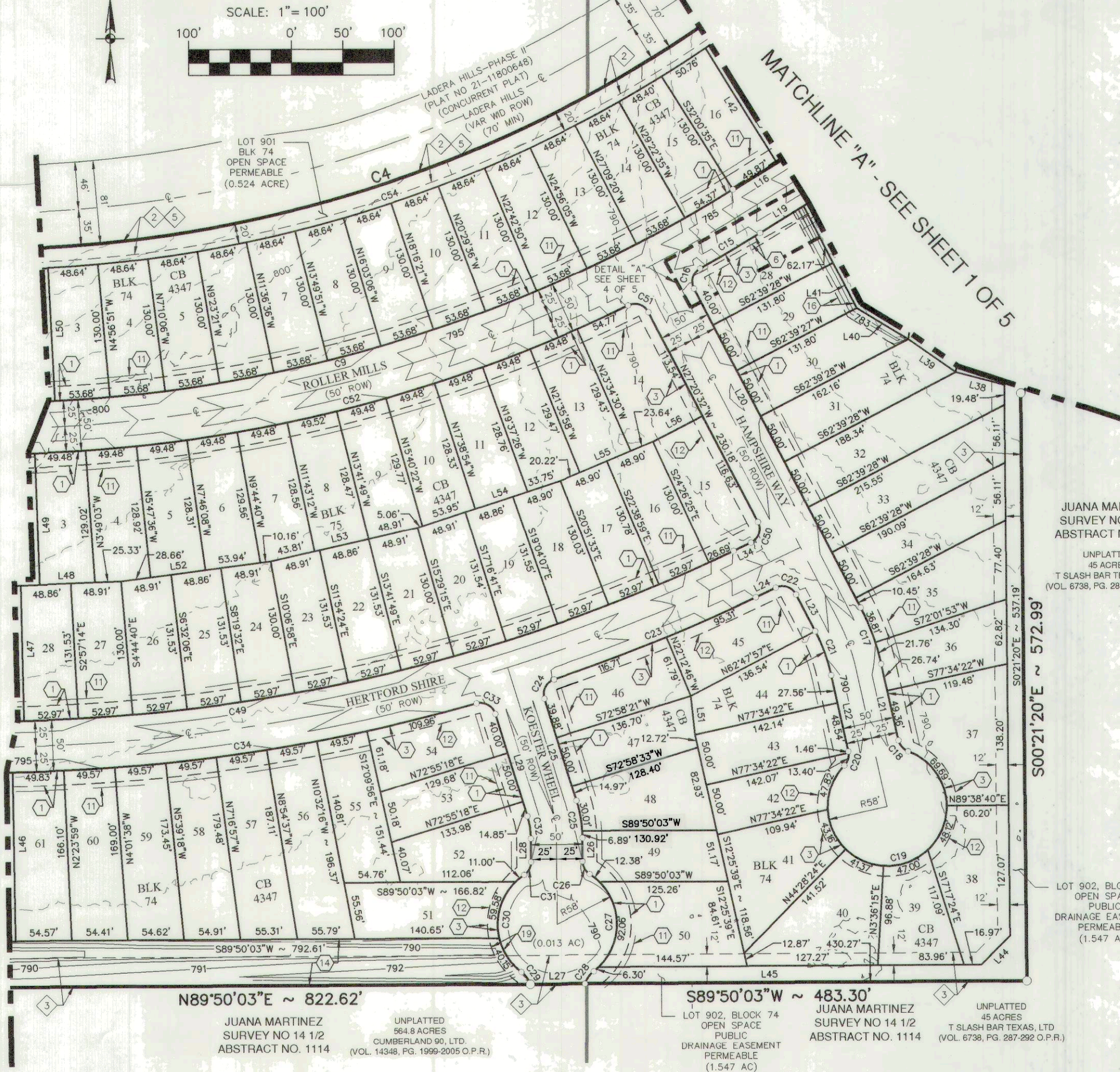
#### SAWS WASTEWATER EDU:

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"= 600'



JUANA MARTINEZ  
SURVEY NO 14 1/2  
ABSTRACT NO. 1114

UNPLATTED  
45 ACRES  
T SLASH BAR TEXAS, LTD  
(VOL. 6738, PG. 287-292 O.P.R.)

LOT 902, BLOCK 74  
OPEN SPACE  
PUBLIC  
DRAINAGE EASEMENT  
PERMEABLE  
(1.547 AC)

JUANA MARTINEZ  
SURVEY NO 14 1/2  
ABSTRACT NO. 1114

UNPLATTED  
564.8 ACRES  
CUMBERLAND 90, LTD  
(VOL. 14348, PG. 1999-2005 O.P.R.)

LOT 902, BLOCK 74  
OPEN SPACE  
PUBLIC  
DRAINAGE EASEMENT  
PERMEABLE  
(1.547 AC)

JUANA MARTINEZ  
SURVEY NO 14 1/2  
ABSTRACT NO. 1114

UNPLATTED  
45 ACRES  
T SLASH BAR TEXAS, LTD  
(VOL. 6738, PG. 287-292 O.P.R.)

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.

G E BUCHANAN  
4999  
PROFESSIONAL  
LAND SURVEYOR

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.

G E BUCHANAN  
03/23/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 21-11800661

### SUBDIVISION PLAT ESTABLISHING MILLBROOK-UNIT 4

BEING A TOTAL OF 30.986 ACRE TRACT OF LAND, A PART OF THAT 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220056593, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4016 AND OUT OF S.C. CRAIG SURVEY NUMBER 13 1/2, ABSTRACT NUMBER 1077, COUNTY BLOCK 4345, NOW ALL IN COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-93, AND LOTS 901-903, BLOCK 74, AND LOTS 1-30, BLOCK 75.

PAPE-DAWSON  
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: March 23, 2023

#### 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 MILLBROOK-UNIT 4 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

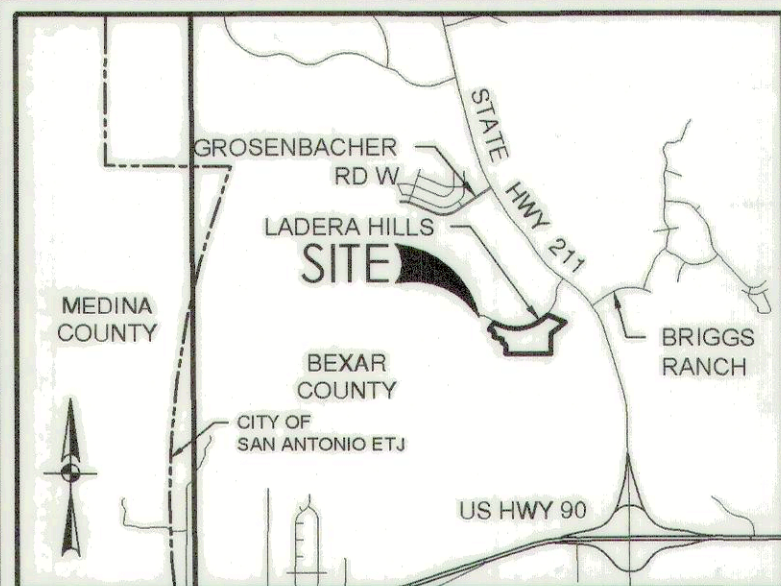
SEE SHEET 5 OF 5 FOR LINE AND  
CURVE TABLES

SHEET 2 OF 5

MILLBROOK-UNIT 4

Civil Job No. 6445-72; Survey Job No. 6445-65

Date: Mar 23, 2023, 11:30 AM - User: G. Buchanan  
File: P:\6445\02\Design\Civil\plat\21-11800661.dwg



LOCATION MAP  
NOT-TO-SCALE

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.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. A TEXAS LIMITED PARTNERSHIP  
100 N.E. LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: RICHARD MOTT  
TITLE: AUTHORIZED AGENT

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 DAY OF MARCH 21, A.D. 2023.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

#### 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, 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.

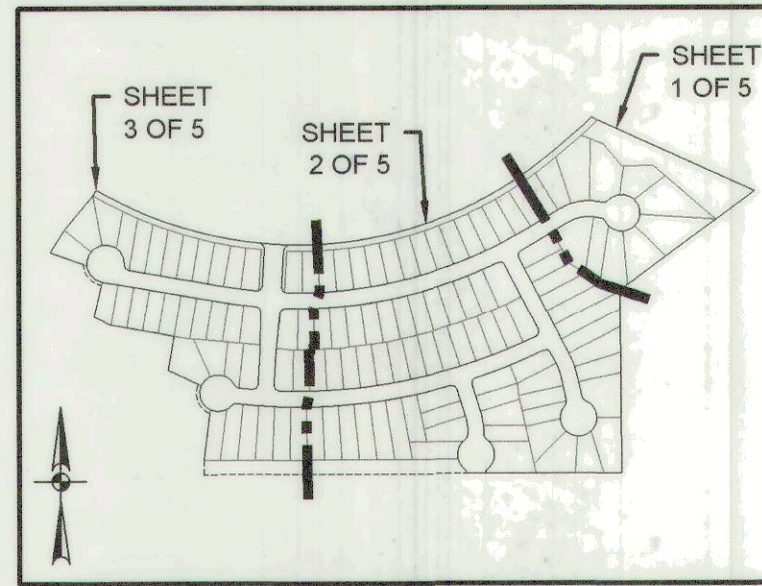
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### SAWS IMPACT FEE:

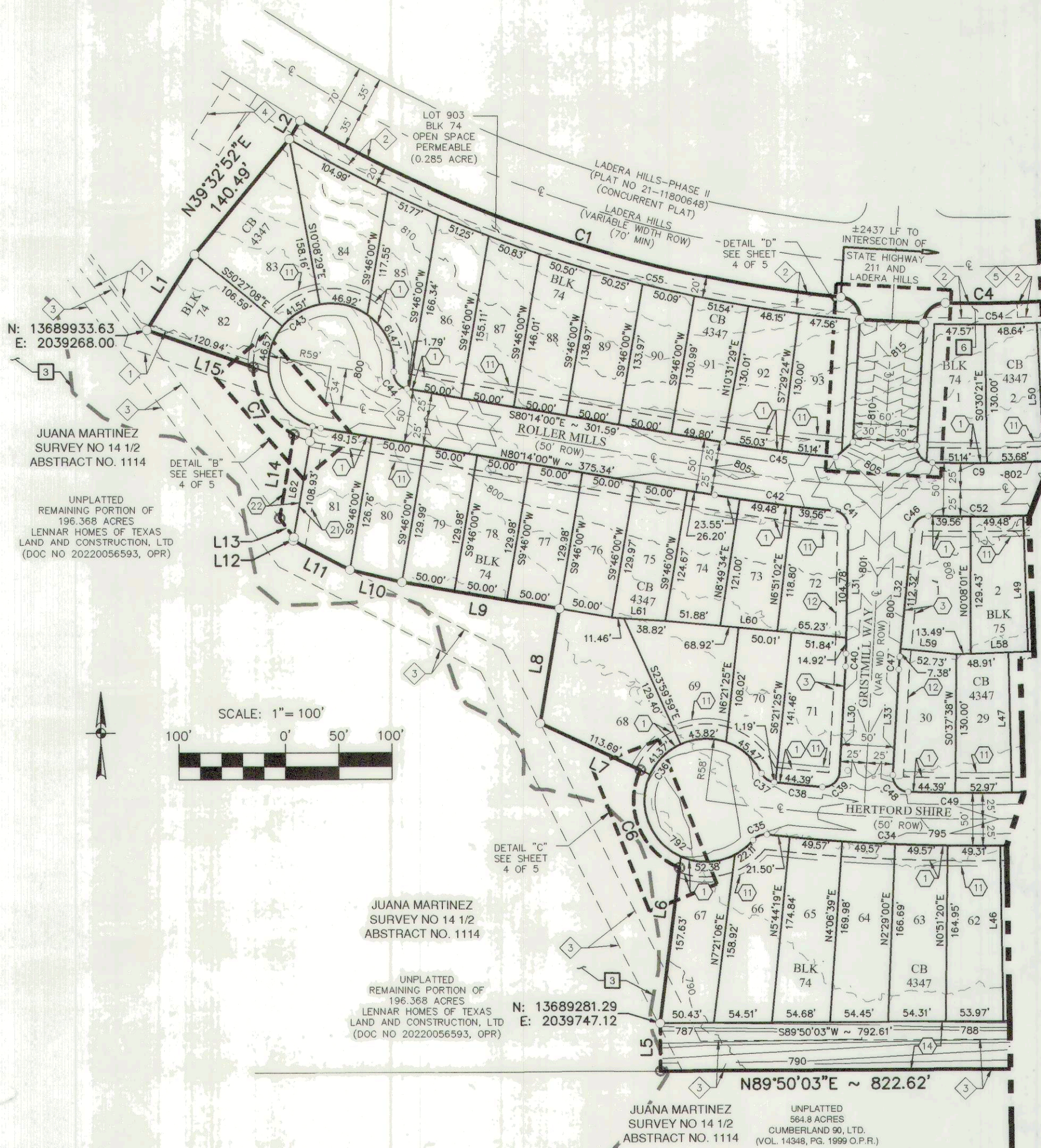
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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"= 600'



MATCHLINE "B" - SEE SHEET 2 OF 5

PLAT NO. 21-11800661

### SUBDIVISION PLAT ESTABLISHING MILLBROOK-UNIT 4

BEING A TOTAL OF 30.986 ACRE TRACT OF LAND, A PART OF THAT 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220056593, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4016 AND OUT OF S.C. CRAIG SURVEY NUMBER 13 1/2, ABSTRACT NUMBER 1077, COUNTY BLOCK 4345, NOW ALL IN COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-93, AND LOTS 901-903, BLOCK 74, AND LOTS 1-30, BLOCK 75.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8900  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: March 23, 2023

#### 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 MILLBROOK-UNIT 4 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

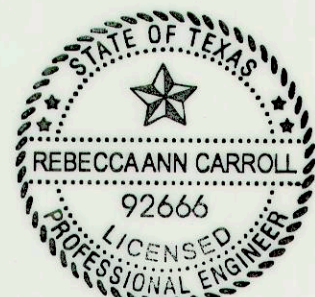
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

G. Buchanan 03/23/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE AND  
CURVE TABLES

SHEET 3 OF 5



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

INDEX MAP  
SCALE: 1" = 600'

SEE SHEET 3 OF 5  
SCALE: 1" = 40'

PLAT NO. 21-11800661

SUBDIVISION PLAT  
ESTABLISHING  
MILLBROOK-UNIT 4

BEING A TOTAL OF 30.986 ACRE TRACT OF LAND, A PART OF THAT 196.368 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220056593, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT NUMBER 1114, COUNTY BLOCK 4016 AND OUT OF S.C. CRAIG SURVEY NUMBER 13 1/2, ABSTRACT NUMBER 1077, COUNTY BLOCK 4345, NOW ALL IN COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-93, AND LOTS 901-903, BLOCK 74, AND LOTS 1-30, BLOCK 75.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: March 23, 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.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP  
100 N.E. LOOP 410, SUITE 1155  
SAN ANTONIO, TX 78216  
(210) 403-6200

BY: U.S. HOMES CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER

BY: *NAME: RICHARD MOTT*  
TITLE: AUTHORIZED AGENT

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 HIS HAND AND SEAL OF OFFICE THIS DAY OF *March 27*, A.D. 20*23*.

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 MILLBROOK-UNIT 4 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

## OPEN SPACE:

LOTS 901 AND 903 BLOCK 74, CB 4347, ARE DESIGNATED AS OPEN SPACE LOTS. LOT 902 BLOCK 74, CB 4347, IS DESIGNATED AS A DRAINAGE EASEMENT.

## COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-903, BLOCK 74, CB 4347, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

## TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800410) 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 PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

## DRAINAGE EASEMENT ENCROACHMENTS:

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

## 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.

## SAWS DEDICATION:

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 HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

## CLEAR VISION:

CLEAR VISION AREAS 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.

## SETBACK:

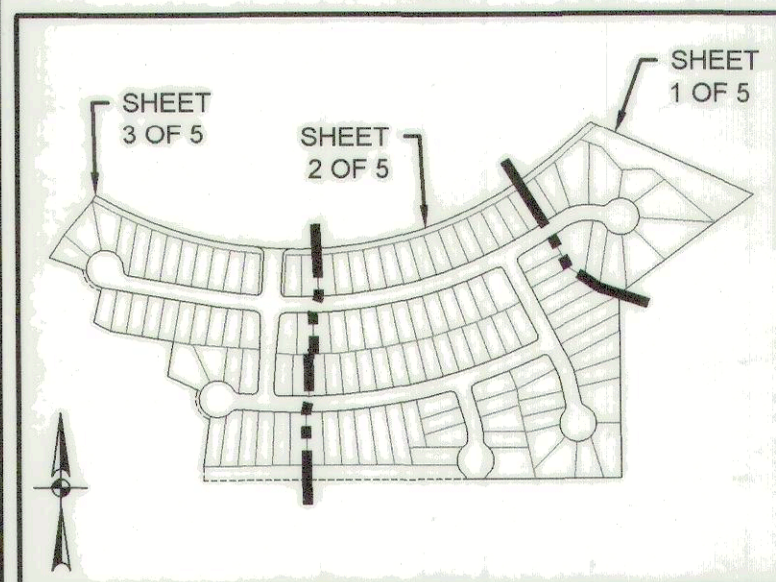
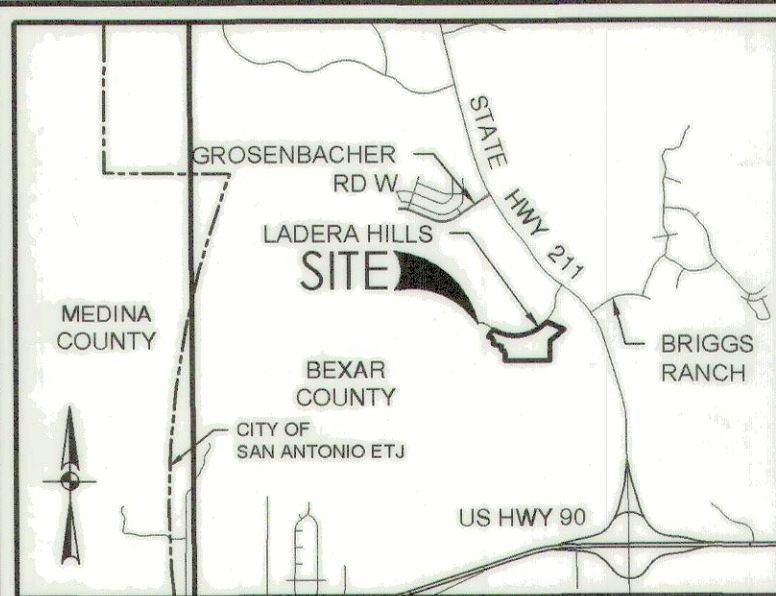
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

## 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, 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 AN 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.

## RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



## INDEX MAP

SCALE: 1"= 600'

## CLOMRS PENDING FEMA APPROVAL:

LOTS 901 THRU 902, BLOCK 74, CB 4347, 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 NUMBERS 48029C0345F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 23-06-0429R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## EASEMENTS FOR FLOODPLAINS:

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 48029C0345F, DATED SEPTEMBER 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.

## FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN A BUILDABLE AREA OF THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (LOTS AFFECTED ARE LOTS 20-22, 67-68 AND 79-82, BLOCK 74, COUNTY BLOCK 4347.)

## RESIDENTIAL FINISHED FLOOR

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

## SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

*G. E. Buchanan*  
03/23/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1235.00'	24°58'07"	S71°44'28"E	533.94'	538.19'
C2	20.00'	87°43'00"	S40°21'59"E	27.72'	30.62'
C3	20.00'	87°43'00"	N47°21'01"E	27.72'	30.62'
C4	1235.00'	41°17'35"	N70°33'44"E	870.92'	890.06'
C5	463.00'	7°09'35"	N46°20'09"E	57.82'	57.86'
C6	68.00'	93°25'13"	N21°34'45"W	98.99'	110.87'
C7	73.00'	60°31'33"	S30°53'52"E	73.58'	77.12'
C8	15.00'	91°52'56"	S42°26'57"E	21.56'	24.05'
C9	1385.00'	33°14'07"	N74°59'31"E	792.18'	803.39'
C10	175.00'	40°19'32"	N78°32'14"E	120.64'	123.17'
C11	15.00'	56°46'26"	N70°18'47"E	14.26'	14.86'
C12	58.00'	293°32'52"	S8°42'00"W	63.56'	297.16'
C13	15.00'	56°46'26"	N52°54'47"W	14.26'	14.86'
C14	125.00'	40°19'32"	S78°32'14"W	86.17'	87.98'
C15	1435.00'	2°42'09"	N59°43'32"E	67.68'	67.69'
C16	15.00'	88°25'09"	S16°52'02"W	20.92'	23.15'
C17	225.00'	14°54'54"	S19°53'05"E	58.41'	58.57'
C18	15.00'	56°46'26"	S40°48'51"E	14.26'	14.86'
C19	58.00'	293°32'52"	S77°34'22"W	63.56'	297.16'
C20	15.00'	56°46'26"	N15°57'35"E	14.26'	14.86'
C21	175.00'	14°54'54"	N19°53'05"W	45.43'	45.56'
C22	15.00'	88°00'00"	N71°20'32"W	20.84'	23.04'
C23	1745.00'	6°57'42"	S68°08'19"W	211.90'	212.03'
C24	15.00'	88°41'52"	S27°16'14"W	20.97'	23.22'
C25	125.00'	16°54'45"	N8°37'19"W	36.76'	36.90'
C26	15.00'	56°46'26"	S28°33'10"E	14.26'	14.86'
C27	58.00'	109°23'26"	S2°14'40"E	94.67'	110.74'
C28	26.00'	32°57'38"	S35°58'15"W	14.75'	14.96'
C29	26.00'	32°57'38"	N36°18'09"W	14.75'	14.96'
C30	58.00'	109°23'26"	S1°54'46"W	94.67'	110.74'
C31	15.00'	56°46'26"	N28°13'16"E	14.26'	14.86'
C32	75.00'	16°54'45"	N8°37'19"W	22.06'	22.14'
C33	15.00'	88°41'52"	N61°25'38"W	20.97'	23.22'
C34	1745.00'	22°13'14"	N85°20'03"E	672.51'	676.75'
C35	15.00'	55°46'27"	S68°33'27"W	14.03'	14.60'
C36	58.00'	293°32'09"	N7°26'18"E	63.57'	297.14'
C37	15.00'	57°48'33"	S54°41'54"E	14.50'	15.13'
C38	1695.00'	1°32'27"	S84°22'24"E	45.58'	45.58'
C39	15.00'	91°21'52"	N49°10'27"E	21.46'	23.92'
C40	300.00'	2°17'26"	N22°04'48"E	11.99'	11.99'
C41	15.00'	85°55'52"	N41°45'51"W	20.45'	22.50'
C42	1435.00'	4°29'44"	N82°28'52"W	112.57'	112.59'
C43	59.00'	265°20'59"	N52°26'28"E	86.76'	273.24'
C44	15.00'	85°20'57"	S37°33'32"E	20.34'	22.34'
C45	1385.00'	4°23'32"	S82°25'46"E	106.15'	106.17'
C46	15.00'	85°55'50"	S48°44'52"W	20.45'	22.50'
C47	300.00'	2°17'26"	S4°38'14"W	11.99'	11.99'
C48	15.00'	91°21'53"	S42°11'24"E	21.46'	23.92'
C49	1695.00'	27°28'12"	N78°23'34"E	804.90'	812.66'
C50	15.00'	92°00'00"	N18°39'28"E	21.58'	24.09'
C51	15.00'	88°25'09"	N71°33'07"W	20.92'	23.15'
C52	1435.00'	27°28'29"	N77°58'33"E	681.54'	688.12'
C53	483.00'	7°56'58"	S45°56'28"W	66.96'	67.01'
C54	1255.00'	41°44'59"	N70°47'26"E	894.39'	914.48'
C55	1255.00'	25°25'31"	S71°58'08"E	552.36'	556.92'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°23'00"E	84.21'
L2	N30°44'38"E	20.00'
L3	S86°30'29"E	60.00'
L4	N49°54'57"E	104.35'
L5	N0°09'57"W	45.00'
L6	N7°21'06"E	147.25'
L7	N64°52'09"W	103.69'
L8	N9°46'00"E	109.08'
L9	N80°14'18"W	150.00'
L10	N76°32'16"W	50.10'
L11	N62°22'57"W	59.88'
L12	N9°46'00"E	3.48'
L13	N36°09'59"W	22.27'
L14	N9°46'00"E	79.44'
L15	N70°36'28"W	105.80'
L16	N58°22'28"E	105.58'
L17	S81°18'00"E	20.24'
L18	N81°18'00"W	20.24'
L19	S58°22'28"W	105.58'
L20	S27°20'32"E	350.45'
L21	S12°25'38"E	76.10'
L22	N12°25'38"W	76.10'
L23	N27°20'32"W	40.22'
L24	S64°39'27"W	21.44'
L25	S17°04'42"E	104.85'
L26	S0°09'57"E	22.73'
L27	S89°50'03"W	53.03'
L28	N0°09'57"W	22.73'
L29	N17°04'42"W	104.85'
L30	N3°29'31"E	99.22'
L31	N1°12'05"E	119.70'
L32	S5°46'58"W	119.70'
L33	S3°29'31"W	99.22'
L34	N64°39'27"E	18.64'
L35	N69°08'05"W	72.58'
L36	N40°45'49"W	91.69'
L37	N88°53'39"E	97.52'
L38	S75°10'38"E	48.63'
L39	N54°58'34"W	56.44'
L40	S58°36'43"E	58.50'
L41	N27°20'32"W	50.00'
L42	S31°37'32"E	130.99'
L43	N49°54'57"E	104.35'
L44	S44°50'03"W	39.41'
L45	S89°50'03"W	372.77'
L46	N0°45'49"W	164.76'
L47	S1°09'48"E	131.53'
L48	N87°56'29"E	53.92'
L49	N1°50'31"W	128.29'
L50	N2°43'36"W	130.00'</