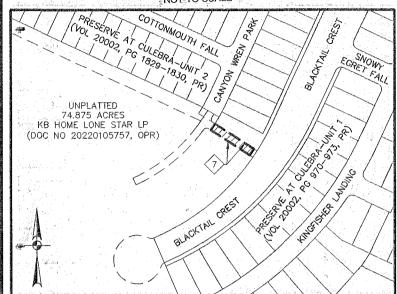


**LOCATION MAP** NOT-TO-SCALE



## AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 500

0.012 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT OF THE PRESERVE AT CULEBRA, UNIT 1, PLAT RECORDED IN VOLUME 20002, PAGES 970-973, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

THE AREA BEING BEPLATTED WAS PREVIOUSLY PLATTED ON PLAT PRESERVE AT CULEBRA-UNIT 1, WHICH IS RECORDED IN VOLUME 20002, PAGES 970-973, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER:

an lew JASON TOWNSLEY K.B. HOME LONE STAR INC 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH

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

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 IUTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON 'HIS PLAT AS "ELECTRIC FASEMENT." "ANCHOR EASEMENT." "SERVICE FASEMENT." "OVERHANG ASEMENT," "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 THER 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.

ANY CRS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID FASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE EASEMENTS, DUE TO GRADE CHANGES OF GROUND ELEVATION ALTERATIONS STALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING S. THIS FOR THE MOTES AND ANTEN, ALTEN, BELEASE OF THE THE SEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 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. BOOF 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:

12' GETCTV EASEMENT

FASEMENT

10' GETCTV EASEMENT

10' BUILDING SETBACK

15' BUILDING SETBACK

15.5 DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE,

MAINTENANCE, AND ACCESS

INCORPORATION INTO PLATTED

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1388791) 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 ABBORISTS OFFICE NO TREES OF

UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY

EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO

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

AD INCENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN

THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE

OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKETS

WILL BE SET WITH # IBON BOD WITH CAP MARKED "PAPE-DAWSON" OR MAG

NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

NAD83 (NA2011) FPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN

INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION

BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN

DRAINAGE EASEMENT ENCROACHMENTS:

IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SETBACK

CLEAR VISION:

OR LATEST REVISION THEREOF SURVEYOR'S NOTES:

EASEMENT TO EXPIRE UPON

PUBLIC STREET ROW

ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FINISHED FLOOR

INCHES ABOVE FINAL ADJACENT GRADE.

FLOODPLAIN VERIFICATION:

(TOTAL: 1.895 OF AN ACRE

"OFF-LOT", PERMEABLE)

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

BLK BLOCK LF LINEAR FEET CB COUNTY BLOCK OPR OFFICIAL PUBLIC RECORDS DOC NO DOCUMENT NUMBER (OFFICIAL PUBLIC RECORDS GETCTV GAS, ELECTRIC, TELEPHONE OF BEAL PROPERTY) OF AND CABLE TELEVISION BEXAB COUNTY TEXAS

15' MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW 1' VEHICULAR NON-ACCESS (TOTAL: 0.003 OF AN ACRE "OFF-LOT", PERMEABLE) FASEMENT (NOT-TO-SCALE)

20' X 60' GETCTV. WATER. VARIABLE WIDTH CLEAR VISION SANITARY SEWER. ACCESS, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL: 0.027 OF AN ACRE "OFF-LOT", PERMEABLE)

VARIABLE WIDTH GETCTV, TURNAROUND, SEWER, WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (TOTAL: 0.798 OF AN ACRE

"OFF-LOT", PERMEABLE)

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.

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.

TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. JE SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE

B. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY " ACCESS MANAGEMENT MANUAL" THIS PROPERTY ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZEBO (0) ACCESS POINTS ALONG CULEBRA ROAD (FM 471), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 41.36 LINEAR FEET.

COMMON AREA MAINTENANCE:

COUNTY, TEXAS

VARIABLE WIDTH DRAINAGE

(TOTAL: 50.494 OF AN ACRE

(VOL 20002, PG 1829-1830, PR)

"OFF-LOT", PERMEABLE)

41.36' GETCTV EASEMENT

15' BUILDING SETBACK

10' GETCTV EASEMENT

10' BUILDING SETBACK

VARIABLE WIDTH PUBLIC

DRAINAGE EASEMENT

PG PAGE(S)

VOL VOLUME

EASEMENT

ROW RIGHT-OF-WAY

HE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, INCLUDING LOT 901, BLOCK 40, LOT 901, BLOCK 43, LOT 901, BLOCK 44, AND LOT 901, BLOCK 46, LOT 901, BLOCK 46, LOT 901, BLOCK 43, AND LOT 901, BLOCK 44, IS DESIGNATED AS GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OPEN SPACE AND A GETCTV EASEMENT. LOT 901. BLOCK 40 IS DESIGNATED AS 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 SAM ANTONIO OR BEXAR COUNTY

LEGEND

PR PLAT RECORDS OF BEXAR ===1140=== PROPOSED CONTOURS

== =1140= EXISTING CONTOURS

CITY OF SAN ANTONIO

6 5' GETCTV EASEMENT

EASEMENT

LIMITS

VARIABLE WIDTH PUBLIC

DRAINAGE EASEMENT TO

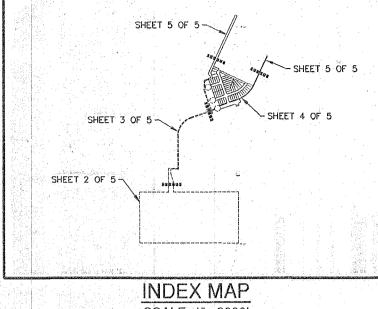
(VOL 20002, PG 970-973, PR)

5' GETCTV EASEMENT

(VOL 20002, PG 970-973, PR)

CENTERLINE

(VOL 20002, PG 1829-1830, PR)



OPEN SPACE AND AS A DRAINAGE, AND GETCTV EASEMENT.

FOUND 1/2" IRON ROD (PD UNLESS NOTED OTHERWISE) 0 SET 1/2" IRON ROD (PD)

22' PUBLIC DRAINAGE EASEMENT (VOL 20002, PG 970-973, PR)

VARIABLE WIDTH GETCTV. WATER, SANITARY SEWER. EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET EASEMENT TO EXPIRE UPON (VOL 20002, PG 1829-1830, PR) PUBLIC STREET ROW VARIABLE WIDTH CLEAR VISION (VOL 20002, PG 970-973, PR)

15' BUILDING SETBACK (VOL 20002, PG 970-973, PR)

1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 10' GETCTV EASEMENT (VOL 20002, PG 970-973, PR)

> DRAINAGE EASEMENT (VOL 20002, PG 970-973, PR)

· SET 1/2" IRON ROD (PD)-ROW EASEMENT POINT OF INTERSECTION

14' GETCTV EASEMENT

VARIABLE WIDTH PUBLIC

DRAINAGE EASEMENT TO

EXPIRE UPON INCORPORATION

INTO PLATTED PUBLIC STREET

(VOL 20002, PG 970-973, PR)

18' PRIVATE DRAINAGE FASEMENT (VOL 20002, PG 970-973, PR)

19' PRIVATE DRAINAGE EASEMENT TURNAROUND AND DRAINAGE (VOL 20002, PG 970-973, PR) INCORPORATION INTO PLATTED (18) 10' BUILDING SETBACK (VOL 20002, PG 970-973, PR)

2

(VOL 20002, PG 970-973, PR)

41.36 GETOTV AND PRIVATE

(VOL 20002, PG 970-973, PR) THE PRESERVE AT CULEBRA (VOL 20002, PG 970-973, PR)

THE PRESERVE AT CULEBRA (VOL 20002, PG 1829-1830, PR)

PLAT NO 21-11800169 REPLAT & SUBDIVISION PLAT

ESTABLISHING

RECORDED IN DOCUMENT NUMBER 20220105757, AND OUT OF A 100,904 ACRE TRACT OF LAND BECORDED IN DOCUMENT NUMBER 20210286179, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE J.J. GONZALES SURVEY NUMBER 225, ABSTRACT 269, COUNTY BLOCK 4404, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 56-64, 901, BLOCK 40, LOTS 15-30 AND 901, BLOCK 43, LOTS 18-30, 901, BLOCK 44, LOTS 1-5, 28-32, BLOCK 45, AND LOTS 1-4 AND



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

DATE OF PREPARATION: March 07, 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.

/ au OWNER/DEVELOPER K.B. HOME LONE STAR INC 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (210) 349-1111

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS UBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE COPACITY THEREITY NATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_\_\_\_, A.D. 2923 ...



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	5.00	DAY OF		A.D. 20	
				<b>)</b>	1/2
13 1 7 M 1	i indi		 A STATE OF THE STA		3 - 1494

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT CULEBRA-UNIT 3 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 T	HIS	DAY OF	 , A.D	. 20
BY:				
D1		¥	СНА	IRMAN
DV.				
D1	<del></del>		SEC	CRETARY

SEE SHEET 3 OF 5 FOR LINE AND **CURVE TABLES** 

SHEET 1 OF 5

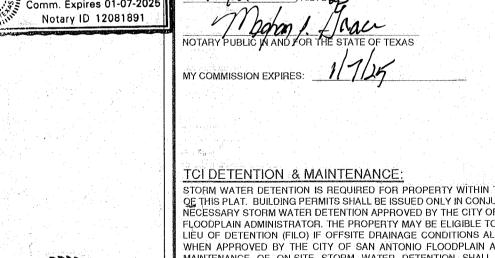


DETAIL "A" SCALE: 1" = 30' SEE SHEET 4 OF 5

OF THIS MULTIPLE PAGE PLAT

PLAT NOTES APPLY TO EVERY PAGE

GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. 3. 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



NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIC FLOODPLAIN ADMINISTRATOR, THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE BESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS(I ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY OF BEXAR

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:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR 92666 CENSED! SAN ANTONIO PLANNING COMMISSION STATE OF TEXAS

Comm. Expires 01-07-2025

REBECCA ANN CARROLL

MEGHAN JANE GRACE

Notary Public, State of Texas



CITY OF SAN ANTONIO SAN ANTONIO -CITY LIMITS **MEDINA** COUNTY CREST CITY OF SAN ANTONIO -COUNTY BEXAR COUNTY LOCATION MAP NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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 BELOCATE 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 ACILITIES 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,

TRUCTURE, 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.

SEWER GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING

GROOND ELEVATION ATTENATIONS.

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 HEREUN.

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

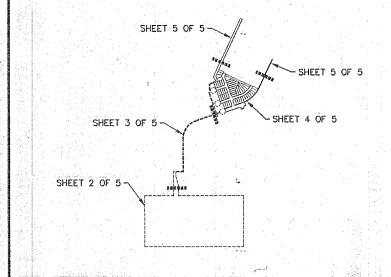
FLECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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"= 2000"

SCALE: 1"= 200'

## MATCHLINE "A"

14' WIDE ELECTRIC AND

10.00 ACRE

YÉLLOWSTONE DEVELOPERS REAL ESTATE, INC.

(DOC NO 20220130235, OPR)

GAS EASEMENT

N89'39'16"W ~ 900.36'

YELLOWSTONE FUND 1, LLC

(DOC NO 20220129987, OPR)

35.977 ACRES STARLIGHT HOMES TEXAS LLC

(DOC NO 20190186832, OPR)

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AND CONSIDERATION THEREIN EXPRESSED.

CERTIFICATE OF APPROVAL

STATE OF TEXAS

STATE(OF TEXAS

COUNTY OF BEXAF

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.

PLAT NO 21-11800169

REPLAT & SUBDIVISION PLAT

ESTABLISHING

PRESERVE AT

COUNTY, TEXAS, ESTABLISHING LOTS 56-64, 901, BLOCK 40, LOTS 15-30 AND 901,

BLOCK 43, LOTS 18-30, 901, BLOCK 44, LOTS 1-5, 28-32, BLOCK 45, AND LOTS 1-4 AND

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

DATE OF PREPARATION: March 07, 2023

Low

4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229

JASON TOWNSLEY K.B. HOME LONE STAR IN

(210) 349-1111

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT CULEBRA-UNIT 3 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 CHAIRMAN

> > SECRETARY

SOTLTE AND ROSINA STOLTE (BOTH DECEASED) CALLED "30' PRIVATE ROADWAY" ~

(VOL 266, PG 139, DR)

12.99 ACRE

DANIEL J. POMERENING & MARY K. DUNFORD

(VOL 6797, PG 1465 OPR)

\_N89'58'58"W ~ 1155.57

SEE SHEET 3 OF 5 FOR LINE AND

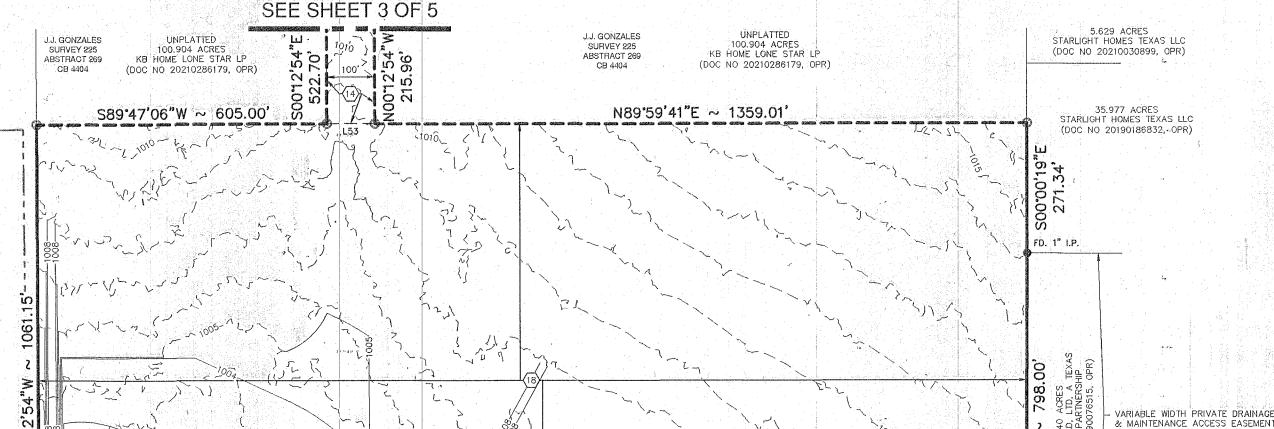
FD. I.R.(RPLS 4020)

13.380 ACRE
LOT 17
GARDEN ACRES SUBDIVISION
VOL 9400, PG 20 DPR
SOUTH TEXAS HERBS INC.

(VOL 14802, PG 1763 OPR)

SHEET 2 OF 5

(VOL 20002, PG 217-222, PR)



1005

15.873 ACRE JOAQUIN ROMO & ROSA ROMO

(VOL 15412, PG 951 OPR)

FD. 4" IRON PIPE



6819 OFESSION

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

ENSED PROFESSIONAL ENGINEER

60' ELECTRIC & -1

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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND

FD. I.R.(ILLEGIBLE

TELEPHONE EASEMENT (VOL 9300, PG 90, OPR)

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

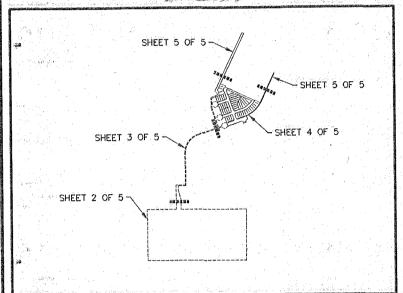
COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE TABLES

LOCATION MAP NOT-TO-SCALE



INDEX MAP SCALE: 1"= 2000'

Swya No. 12	1					
L	INE TABLE	<u>.</u>	LINE TABLE			
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	
L1	S64'46'16"E	41.36	L28	N88'48'27"W	10.04	
L2	S25'03'31"W	1160.06	L29	S1 11 33 W	55.79	
L3	S64'56'29"E	120.00'	L30	S18*48'27"E	433.56	
L4	S25'03'31"W	22.25	L31	N71'11'33"E	71.01	
L5	S59'56'16"E	50.00'	L32	N7111133"E	11.76'	
L6	S61'49'46"E	120.00'	L33	N18'48'27"W	130.00	
L7	N25'03'31"E	657.51	L34	S7111'33"W	40.00'	
L8	S25'03'31"W	643.37	L35	N18'48'27"W	240.00′	
L9	S2317'27"E	70.00	L36	S7111'34"W	60.00'	
<sub>10</sub> L10	S18'48'27"E	19.76'	L37	N18 48'27"W	70.00	
L11	S70'58'00"W	60.00'	L38	N18'48'27"W	100.00'	
L12	N18'48'27"W	34.25	L39	N18'48'27"W	50.00	
L13	S71'11'33"W	71.01	L40	N18'48'27"W	50.00	
L14	S18'48'27"E	55.56	L41	N18'48'27"W	130.56	
L15	S71 09'59"W	16.90'	L42	N25'03'31"E	6.34	
L16	N18*48'27"W	55.56'	L43	S25'03'31"W	14.73	
L17	S71'11'33"W	442.93	L44	S18'48'27"E	438.77	
L18	N7111133"E	442.93	L45	N54'17'09"E	52.67	
L19	N1'11'33"E	187.71	L46	S5417'09"W	52.67	
L20	N71"11"33"E	77.29	L47	S18'48'27"E	100.00	
L21	N18*48'27"W	6.10'	L48	S71'11'33"W	164.96	
L22	N71'11'33"E	60.00'	L49	N71'11'33"E	19.31	
L23	N37'58'39"W	99.03	L50	N20'59'46"E	42.09	
L24	S71'11'33"W	77.29	L51	N26'11'33"E	56.57	
L25	S1'11'33"W	116.93	L52	S7111'33"W	40.00	
L26	S88'48'27"E	10.04	L53	N89'59'35"E	100.00	
L27	N18'48'27"W	122.00	]			
	LINE #   L1   L2   L3   L4   L5   L6   L7   L10   L10   L10   L11   L12   L13   L14   L15   L16   L17   L18   L19   L20   L21   L22   L23   L24   L25   L26   L26	LINE # BEARING  L1 S64'46'16"E  L2 S25'03'31"W  L3 S64'56'29"E  L4 S25'03'31"W  L5 S59'56'16"E  L6 S61'49'46"E  L7 N25'03'31"E  L8 S25'03'31"W  L9 S23'17'27"E  L10 S18'48'27"E  L11 S70'58'00"W  L12 N18'48'27"W  L13 S71'11'33"W  L14 S18'48'27"E  L15 S71'09'59"W  L16 N18'48'27"W  L17 S71'11'33"W  L18 N71'11'33"E  L19 N1'11'33"E  L20 N71'11'33"E  L20 N71'11'33"E  L21 N18'48'27"W  L22 N71'11'33"W  L24 S71'11'33"W  L25 S1'11'33"W  L26 S88'48'27"E	L1 S64'46'16"E 41.36'  L2 S25'03'31"W 1160.06'  L3 S64'56'29"E 120.00'  L4 S25'03'31"W 22.25'  L5 S59'56'16"E 50.00'  L6 S61'49'46"E 120.00'  L7 N25'03'31"W 643.37'  L9 S23'17'27"E 70.00'  L10 S18'48'27"E 19.76'  L11 S70'58'00"W 60.00'  L12 N18'48'27"W 34.25'  L13 S71'11'33"W 71.01'  L14 S18'48'27"E 55.56'  L15 S71'09'59"W 16.90'  L16 N18'48'27"W 55.56'  L17 S71'11'33"W 442.93'  L18 N71'11'33"E 442.93'  L19 N1'11'33"E 187.71'  L20 N71'11'33"E 77.29'  L21 N18'48'27"W 6.10'  L22 N71'11'33"E 60.00'  L23 N37'58'39"W 99.03'  L24 S71'11'33"W 77.29'  L25 S1'11'33"W 116.93'  L26 S88'48'27"E 10.04'	LINE # BEARING LENGTH  L1 S64'46'16"E 41.36'  L2 S25'03'31"W 1160.06'  L3 S64'56'29"E 120.00'  L4 S25'03'31"W 22.25'  L5 S59'56'16"E 50.00'  L6 S61'49'46"E 120.00'  L7 N25'03'31"E 657.51'  L8 S25'03'31"W 643.37'  L9 S23'17'27"E 70.00'  L10 S18'48'27"E 19.76'  L11 S70'58'00"W 60.00'  L12 N18'48'27"W 34.25'  L13 S71'11'33"W 71.01'  L14 S18'48'27"E 55.56'  L15 S71'09'59"W 16.90'  L16 N18'48'27"W 55.56'  L41 N71'11'33"E 442.93'  L19 N1'11'33"E 187.71'  L20 N71'11'33"E 187.71'  L20 N71'11'33"E 77.29'  L21 N18'48'27"W 6.10'  L22 N71'11'33"E 60.00'  L38  L44  L19 N1'11'33"E 187.71'  L46  L20 N71'11'33"E 77.29'  L21 N18'48'27"W 6.10'  L22 N71'11'33"E 77.29'  L23 N37'58'39"W 99.03'  L50  L24 S71'11'33"W 77.29'  L51  L25 S1'11'33"W 116.93'  L52  L83	LINE # BEARING LENGTH  L1 S64'46'16"E 41.36'  L2 S25'03'31"W 1160.06'  L3 S64'56'29"E 120.00'  L4 S25'03'31"W 22.25'  L5 S59'56'16"E 50.00'  L6 S61'49'46"E 120.00'  L7 N25'03'31"E 657.51'  L8 S25'03'31"W 643.37'  L9 S23'17'27"E 70.00'  L10 S18'48'27"E 19.76'  L11 S70'58'00"W 60.00'  L12 N18'48'27"W 34.25'  L13 S71'11'33"W 71.01'  L14 S18'48'27"E 55.56'  L15 S71'09'59"W 16.90'  L16 N18'48'27"W 55.56'  L17 S71'11'33"W 442.93'  L18 N71'11'33"E 442.93'  L19 N1'11'33"E 187.71'  L20 N71'11'33"E 187.71'  L20 N71'11'33"E 60.00'  L21 N18'48'27"W 61.00'  L22 N71'11'33"E 60.00'  L23 N37'58'39"W 99.03'  L24 S71'11'33"W 77.29'  L25 S1'11'33"W 77.29'  L26 S88'48'27"E 10.04'  L53 N89'59'35"E	



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

ICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAF

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

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 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF 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. OPS 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 ENGROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OF 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 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 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 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.

74.875 ACRES

KB HOME LONE STAR LP

(DOC NO 20220105757, OPR)

SCALE: 1"= 100'

SAWS IMPACT FEE

ANTONIO WATER SYSTEM.

SAWS WASTEWATER EDU:

74.875 ACRES KB HOME LONE STAR LP

(DOC NO 20220105757, OPR)

14

J.J. GONZALES SURVEY 225 **ABSTRACT 269** CB 4404

PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER

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

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CURVE TABLE CHORD BEARING CHORD LENGT DELTA URVE # RADIUS N29'06'59"E 15.52 15.52 1'53'30" C1 32.04 32.04 590.00 N26'36'52"E 3'06'43' C2 17.32 18.46 C3 15.00 70'31'44 407.62 415.90 S44'54'58"W C4. 600.00' 39'43'16 S65\*44'30"W 22.46 22.46 C5 665.00 1'56'08 25.01 25,00 735.00 1'56'57 . S67'41'02"W S24\*55'32"W 41.48 30.00 C7 87'28'00 15.00 90,00,00, N63'48'27"W 21.21 23.56 C8 S85'26'41"W 111.70 143.61 C9 60.00 137'08'02 S35'29'19"W 458.12 489.17 71'24'27' 392.50 C10 475.63 507.87 407.50 71'24'27" N35'29'19"E 9.19 N8'48'27"W 9.23 C12 20'00'00 26.45 32.31 N3611'33"E 30.34 C13 26.45 70'00'00 S36 11'33"W 10.96 11.67 C14 9.55 70'00'00" 20'35'18" N68'40'03"E 104.23 126.28 C15 60,00' 14.49 15.12 S79'55'23"E C16 15.00 57.46,09, 20'00'00" S8'48'27"E 3.32 3.33' C17 9.55 111.70 143.61 C18 60.00 37'08'02 N56'56'25"E S42'18'29"W 14.49 15.12' 57'46'09" C19 15.00 N18'48'27"W 64.00 309.49 C20 60.00 295'32'17 14.49 15.12 C21 15.00 57'46'09" S79'55'23"E 14.49 15.12 57'46'09" S4218'29"W C22 15.00 N86'16'57"W 118.28 168.17 160'35'18" C23 60.00 23.56 N26'11'33"E 90.00,00, C24 15.00 N63'48'27"W 21.21 23.56 C25 15.00' 90,00,00 N26'11'33"E 21.21 23.56 15.00 90,00,00 23.56 C27 90,00,00, N63'48'27"W 15.00 23.56 N26'11'33"E 21.21 C28 15.00' 90,00,00,, N37'31'42"W 9.63 9.80 C29 15.00' 37'26'30' C30 50.00 127:24'37 89.65 111.19 11.75 . 12.07 N48'06'36"E 15.00' 46 06 09" 10'26'55" 125.00 54'18'53 S8'20'59"W 22.82 23.70 S63'48'27"E 21.21 C34 15.00 90.00,00, N62'44'21"E 22.05 C35 75.00' 16'54'24" 176.25 N42'10'26"E C36 420.00 2413'25 198.71 24'13'25" C37 470.00 16'54'24" S62'44'21"W 36.75 36.88 90'00'00' S26'11'33"W C39 15.00' S63'48'27"E 21.21 23,56 15.00' N68'57'03"E 52.02 4'29'00" 665.00 C42 655.00 6'25'07" N67°58'59"E 73.34 73.38

UNPLATTED 100.904 ACRES

KB HOME LONE STAR LP (DOC NO 20210286179, OPR) PLAT NO 21-11800169

REPLAT & SUBDIVISION PLAT ESTABLISHING

BEING A TOTAL OF 64.929 ACRES, OUT OF A 96.061 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20220105757, AND OUT OF A 100.904 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20210286179, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE J.J. GONZALES SURVEY NUMBER 225, ABSTRACT 269, COUNTY BLOCK 4404, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 56-64, 901, BLOCK 40, LOTS 15-30 AND 901, BLOCK 43, LOTS 18-30, 901, BLOCK 44, LOTS 1-5, 28-32, BLOCK 45, AND LOTS 1-4 AND 901, BLOCK 46.

## PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 1 TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: March 07, 2023

STATE OF TEXAS COUNTY OF BEXAR

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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.

cem OWNER/DEVELOPER: JASON TOWNSLEY K.B. HOME LONE STAR INC 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (210) 349-1111

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY 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 ATED. GIVEN UNDER MY HAND AND EXPRESSED AND IN THE CAPACITY THEREIN STATED.
SEAL OF OFFICE THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ SEAL OF OFFICE THIS \_\_\_\_\_\_\_\_



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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT CULEBRA-UNIT 3 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.

> , A.D. 20 CHAIRMAN

> > SECRETARY

C43

590,00

.39'50'00'

SEE SHEET 3 OF 5 FOR LINE AND **CURVE TABLES** 

400.83

N44'54'58"E

408.96

SHEET 3 OF 5



UNPLATTED 100.904 ACRES KB HOME LONE STAR LP (DOC NO 20210286179, OPR) MATCHLINE "A" SEE SHEET 2 OF 5

N89°47'06"E

192.50

S89'47'06"W

157.50'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

COUNTY OF BEXAR

STATE OF TEXAS

SHEET 5 OF

INDEX MAP

SCALE: 1"= 2000"

**\**14>

/(18)

GREY EGRET RUN

(50' ROW)

901

BLOCK 65

CB 4404

SHEET 3 OF 5

SHEET 2 OF 5-

SHEET 5 OF 5

- SHEET 4 OF 5

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.

K.B. HOME LONE STAR INC

4800 FREDERICKSBURG RD

SAN ANTONIO, TEXAS 78229 (210) 349-1111

STATE OF TEXAS

OWNER/DEVELOPER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY 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 PAPACITY THEREIN STATED. EIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

NOTARY PUBLIC, BEXAM COUNTY, TEXAS

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS \_

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT CULEBRA-UNIT 3 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.

CHAIRMAN

SECRETARY

, A.D. 20 \_

DETAIL "D" SEE SHEET 53 52 SEE SHEET 5 OF 5 (13) - LOT 901, BLK 44 OPEN SPACE PERMEABLE (0.266 AC) LOT 901, BLK 46 CB 4404 OPEN SPACE PERMEABLE STATE OF TEXAS COUNTY OF BEXAR THEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN.
THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE
THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE
THIS PLAT TO THE MATTERS OF THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE
THIS PLAT TO THE MATTERS OF THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. SCALE: 1"= 100' 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: PLAT NOTES APPLY TO EVERY PAGE **CURVE TABLES** OF THIS MULTIPLE PAGE PLAT

SAWS IMPACT FEE

ANTONIO WATER SYSTEM

CB BLOCK

CB 4404

- LOT 901, BLOCK 43 CB 4404

OPEN SPACE

(0.453 ACRES)

42

27

SAWS WASTEWATER EDU:

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

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

MATCHLINE "D" - SEE SHEET 5 OF 5

L6

138.64

50' 43'

LOT 901

BLK 44 CB 4404

OPEN SPACE PERMEABLE

(0.299 AC)

13734498.00 5

2035115.14

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS/SAWS/COSA UTILITY

GROUND ELEVATION ALTERATIONS

ELECTRIC AND GAS FACILITIES.

SEE SHEET 1 OF 5

12

159.74

10

SAN ANTONIO -

CITY LIMITS

CITY OF

SAN ANTONIO

BEXAR COUNTY

-COUNTY

LOCATION MAP

NOT-TO-SCALE

MATCHLINE "C" - SEE SHEET 5 OF 5

2 53

567'10'11"E

115.49

**\**57 \(11)

CITY OF

SAN ANTONIO

LOT 901, BLOCK 40 CB 4404

> OPEN SPACE PERMEABLE

(1.396 ACRES)

N: 13734725.30 E: 2034157.71

COUNTY

HE 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 OF 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

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

S. 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 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

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

COTTONMOUTH FALL

(50' ROW)

PRESERVE AT CULEBRA-UNIT 2

(VOL 20002, PG 1829-1830, PR)

S64°56'29"E ~ 620.79"

S64'56'29"E ~ 567.90'

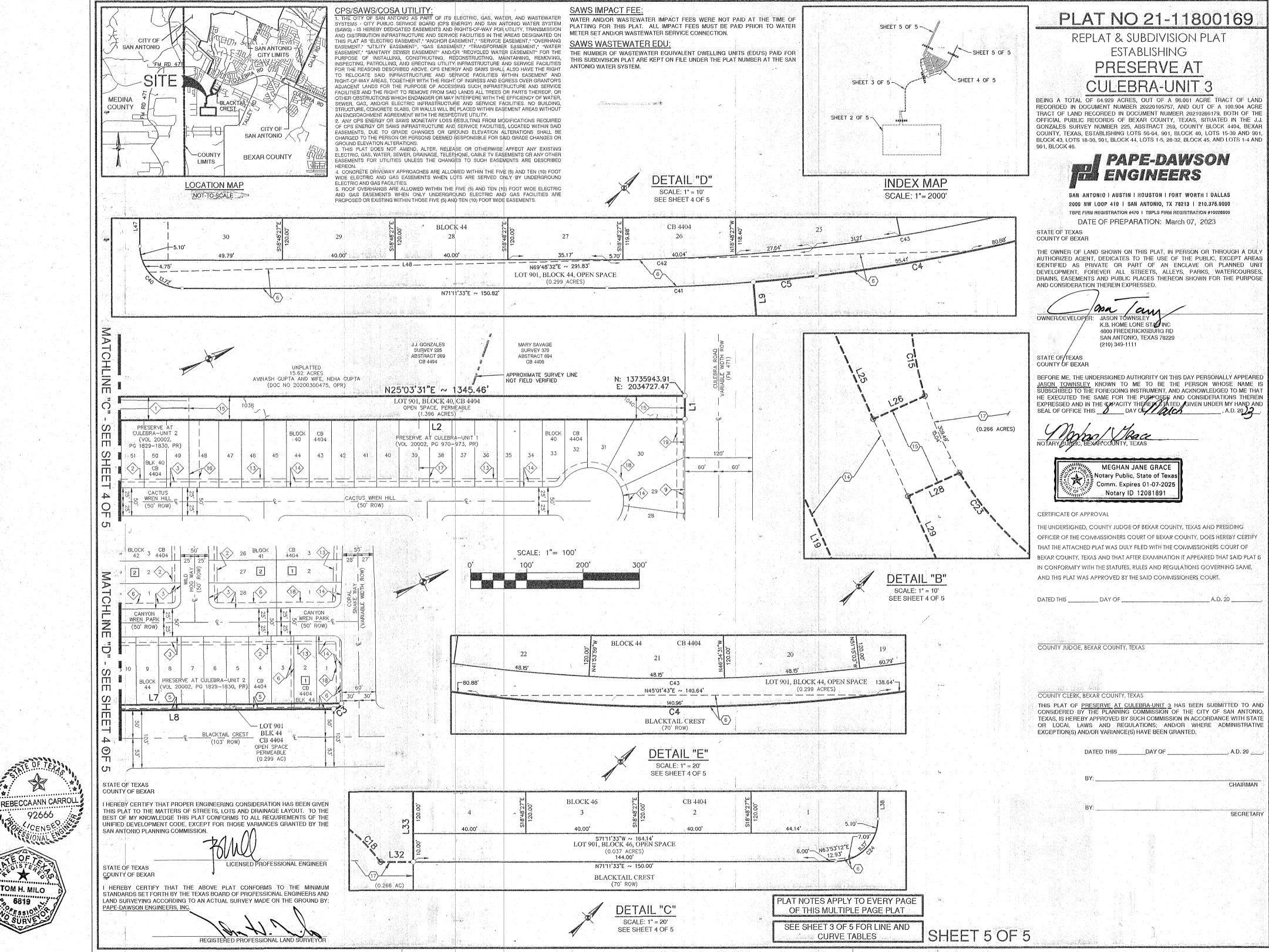
PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

REBECCAANN CARROL 92666 TOM H. MILO

SEE SHEET 3 OF 5 FOR LINE AND

SHEET 4 OF 5



TOM H. MILO