

REPLAT & SUBDIVISION PLAT ESTABLISHING

NWC CULEBRA & RANCH VIEW WEST

BEING A TOTAL OF 24.470 ACRES ESTABLISHING LOTS 1-10, BLOCK 243, COUNTY BLOCK 4451, BEXAR COUNTY TEXAS, SITUATED IN THE JUAN JOSE SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, BEXAR COUNTY TEXAS, BEING COMPRISED OF A 14.991 ACRE TRACT CONVEYED UNTO FITZROY SAN ANTONIO, LLC, A 0.661 ACRE TRACT CONVEYED UNTO HTO CULEBRA PROPERTY COMPANY, LLC, A 0.739 ACRE TRACT CONVEYED UNTO 301 CULEBRA PROPERTY COMPANY, LLC, AND A REMAINDER OF A 24.820 ACRE TRACT CONVEYED UNTO JUNIPER PARTNERS I, LLC, RECORDED IN DOC #20210358504, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

**KFW**  
ENGINEERS + SURVEYING

3421 Pasaenos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS  
COUNTY OF TRAVIS

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 (LOT 1-9, BLOCK 243, CB 4451):  
JUNIPER PARTNERS I, LLC  
ATTN: WESLEY M. JONES  
1630 E. 6TH STREET, SUITE 100  
AUSTIN, TX 78702  
PHONE: 704-962-9374

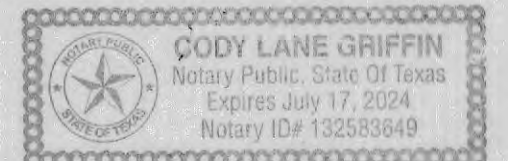
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WESLEY M. JONES, 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 21 DAY OF March, A.D. 2023

NOTARY PUBLIC TRAVIS COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

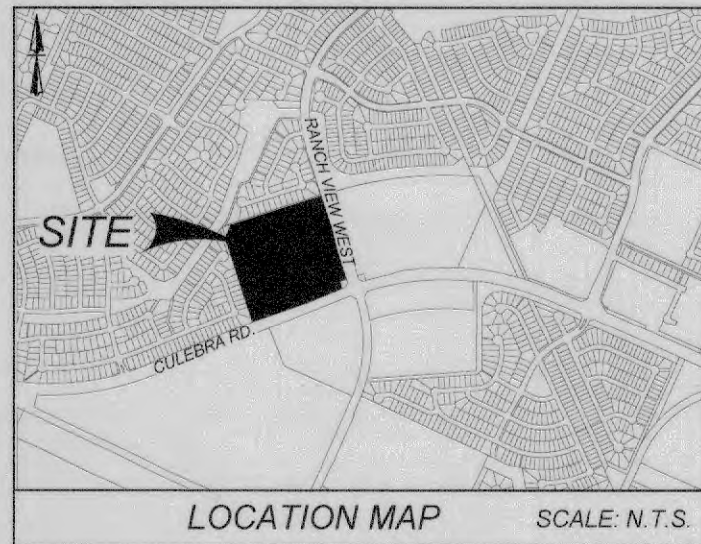
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF NWC CULEBRA & RANCH VIEW WEST 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



○ FIR = FOUND 1/2" IRON ROD, AS NOTED	— 1005 — = EXISTING CONTOURS
● SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP. CORNER"	— E — = PROPERTY LINE
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	— E — = CENTERLINE
S.P.K. = SET PK NAIL	— VOL. — = VOLUME
☑ R.O.W. = RIGHT-OF-WAY	— PG. — = PAGE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	ELEC. = ELECTRIC
	TELE. = TELEPHONE
	CATV. = CABLE AND TELEVISION
	CB = COUNTY BLOCK
	ESMT. = EASEMENT
	VNAE = VEHICULAR NON-ACCESS EASEMENT

EASEMENTS

- |  |  |
|--|--|
| 14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9724 PG. 96-98, D.P.R.)  | 10' WATER EASEMENT   |
| TXDOT R.O.W. DEDICATION (0.2552 ACRES) (DOC NO. 20200302864, O.P.R.)   | 25' X 25' TURNAROUND SEWER EASEMENT                                  |
| TXDOT R.O.W. DEDICATION (0.0348 ACRES) (DOC NO. 20200260607, O.P.R.)   | 20' BUILDING SETBACK LINE  |
| VARIABLE WIDTH ELEC., GAS, TELE., CATV & PEDESTRIAN EASEMENT (VOL. 20001, PG. 817-819, D.P.R.)   | 12' X 15' WATER EASEMENT   |
| 20' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9572, PG. 119-124, D.P.R.)  | 15' PRIVATE DRAINAGE EASEMENT  |
| 28' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9572, PG. 119-124, D.P.R.)  | VARIABLE WIDTH INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT |
| VARIABLE WIDTH ELEC., GAS, TELE., CATV, PRIVATE DRAINAGE, WATER & SANITARY SEWER EASEMENT (0.570 ACRE NON-PERMEABLE) (VOL. 20001, PG. 2332-2333, D.P.R.) | 1' VEHICULAR NON-ACCESS EASEMENT                                     |
|  | VARIABLE WIDTH INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT          |
| 12' SANITARY SEWER EASEMENT  | 10' X 12' WATER EASEMENT   |
| 14' ELEC., GAS, TELE. & CATV EASEMENT  | 5' X 10' WATER EASEMENT  |
|  | VARIABLE WIDTH WATER EASEMENT  |
|  | VARIABLE WIDTH CLEAR VISION EASEMENT                                 |

STATE OF TEXAS  
COUNTY OF TARRANT

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 (LOT 10, BLOCK 243, CB 4451):  
FITZROY SAN ANTONIO, LLC  
ATTN: BRANDON HUFFMAN  
15315 KANIS RD  
LITTLE ROCK, AR 72223  
PHONE: 501-758-4982

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRANDON HUFFMAN, 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 24 DAY OF March, A.D. 2023

NOTARY PUBLIC  
CALEB SHUTTER  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Expires 01-26-2025

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.

LICENSED PROFESSIONAL ENGINEER  
FRANK D. COREY, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 103068  
KFW ENGINEERS & SURVEYING, LLC  
3421 PASAENOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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

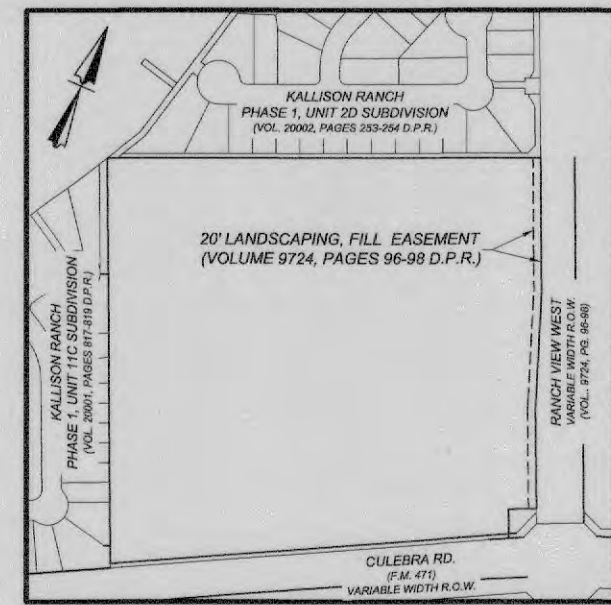
DOUGLAS A. KRAMER, D.KRAMER@KFWENGINEERS.COM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5632  
KFW SURVEYING, LLC  
3421 PASAENOS PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

CPS/SAWS/COSA/UTILITY NOTE

- 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 EASEMENTS AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

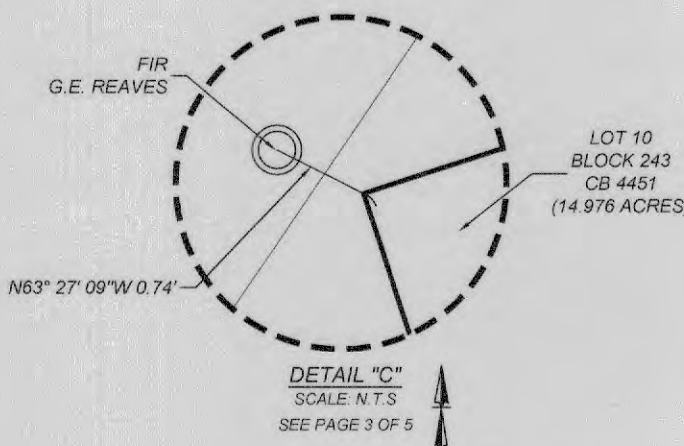
SURVEYOR NOTES

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



AREA TO BE REPLATTED THROUGH A PUBLIC HEARING

AREA BEING REPLATTED IS 0.407 ACRE 20' LANDSCAPING, FILL EASEMENT PREVIOUSLY PLATTED IN RANCH VIEW UNIT 10 WHICH IS RECORDED IN VOLUME 9724, PAGES 96-98 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



COMMON AREA MAINTENANCE NOTE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1-10, BLOCK 243, CB 4451, 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.

COSA DRAINAGE NOTE

NO STRUCTURE, FENCE, 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 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. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TXDOT NOTES

- 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.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL," THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINT(S) ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 957.90'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN THE STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

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.

FLOODPLAIN VERIFICATION NOTE

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48020C0195G, EFFECTIVE: 9/28/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STATE OF TEXAS  
COUNTY OF TRAVIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RANCH VIEW UNIT 10 WHICH IS RECORDED IN VOLUME 9724, PAGES 96-98, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ( ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

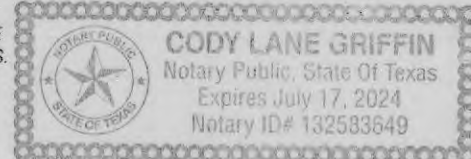
I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: JUNIPER PARTNERS I, LLC  
ATTN: WESLEY M. JONES  
1630 E. 6TH STREET, SUITE 100  
AUSTIN, TX 78702  
PHONE: 704-962-9374

SWORN AND SUBSCRIBED BEFORE ME THIS  
THE 21 DAY OF March, 20 23

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 07-17-2024



STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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 (LOT 2, BLOCK 243, CB 4451):  
301 CULEBRA PROPERTY COMPANY, LLC  
BY: DCS REALTY, LLC, ITS MANAGER  
ATTN: DALLAS C. BARNETT JR.  
MANAGER  
4200 PERIMETER CENTER DRIVE, SUITE 195  
OKLAHOMA CITY, OK 73112  
PHONE: 405-947-5546

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DALLAS C. BARNETT JR., 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 22 DAY OF March, A.D. 2023

NOTARY PUBLIC OKLAHOMA COUNTY OKLAHOMA

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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 (LOT 3, BLOCK 243, CB 4451):  
HTO CULEBRA PROPERTY COMPANY, LLC  
BY: FARBT, LLC, ITS MANAGER  
ATTN: DALLAS C. BARNETT JR.  
MANAGER  
4200 PERIMETER CENTER DRIVE, SUITE 195  
OKLAHOMA CITY, OK 73112  
PHONE: 405-947-5546

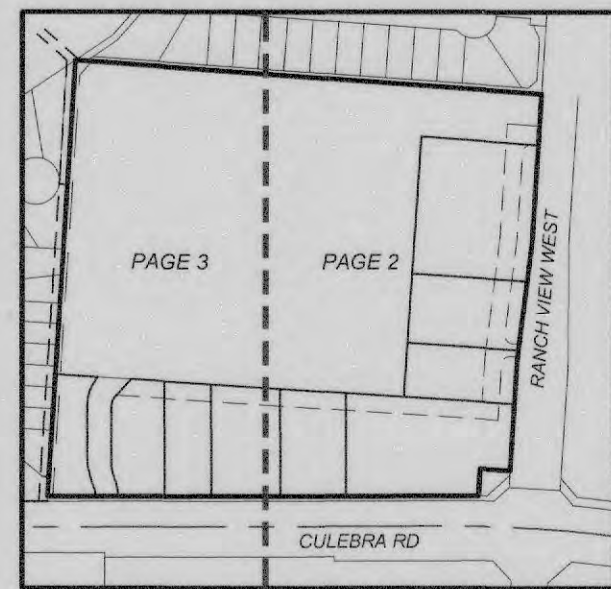
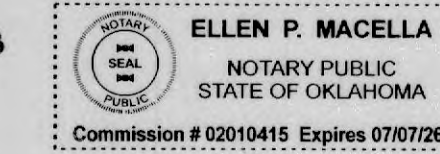
STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 22 DAY OF March, A.D. 2023

NOTARY PUBLIC OKLAHOMA COUNTY OKLAHOMA

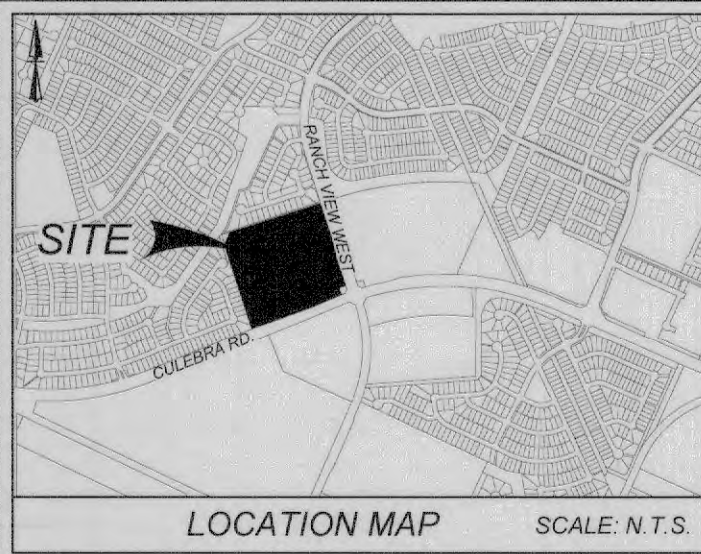


INDEX MAP  
NOT TO SCALE

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT





LEGEND	
○ F.I.R. = FOUND 1/2" IRON ROD, AS NOTED	— 1005 — = EXISTING CONTOURS
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP. CORNER"	— E — = PROPERTY LINE
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#### EASEMENTS

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STATE OF TEXAS  
COUNTY OF TARRANT

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.

*Brandon Huffman*  
OWNER / DEVELOPER (LOT 10, BLOCK 243, CB 4451)  
FITZROY SAN ANTONIO, LLC  
ATTN: BRANDON HUFFMAN  
15315 KANIS RD.  
LITTLE ROCK, AR 72223  
PHONE: 501-758-4982

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRANDON HUFFMAN, 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 24 DAY OF March, A.D. 2023



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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Frank D. Corey*  
LICENSED PROFESSIONAL ENGINEER  
FRANK D. COREY, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 103068  
KFW ENGINEERS & SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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

*Douglas A. Kramer*  
DOUGLAS A. KRAMER, DAKRAMER@KFWENGINEERS.COM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### CPS/SAWS/COSA/UTILITY NOTE

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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

#### SURVEYOR NOTES

1. 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

#### WASTEWATER EDU NOTE

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

#### SAWS IMPACT FEE

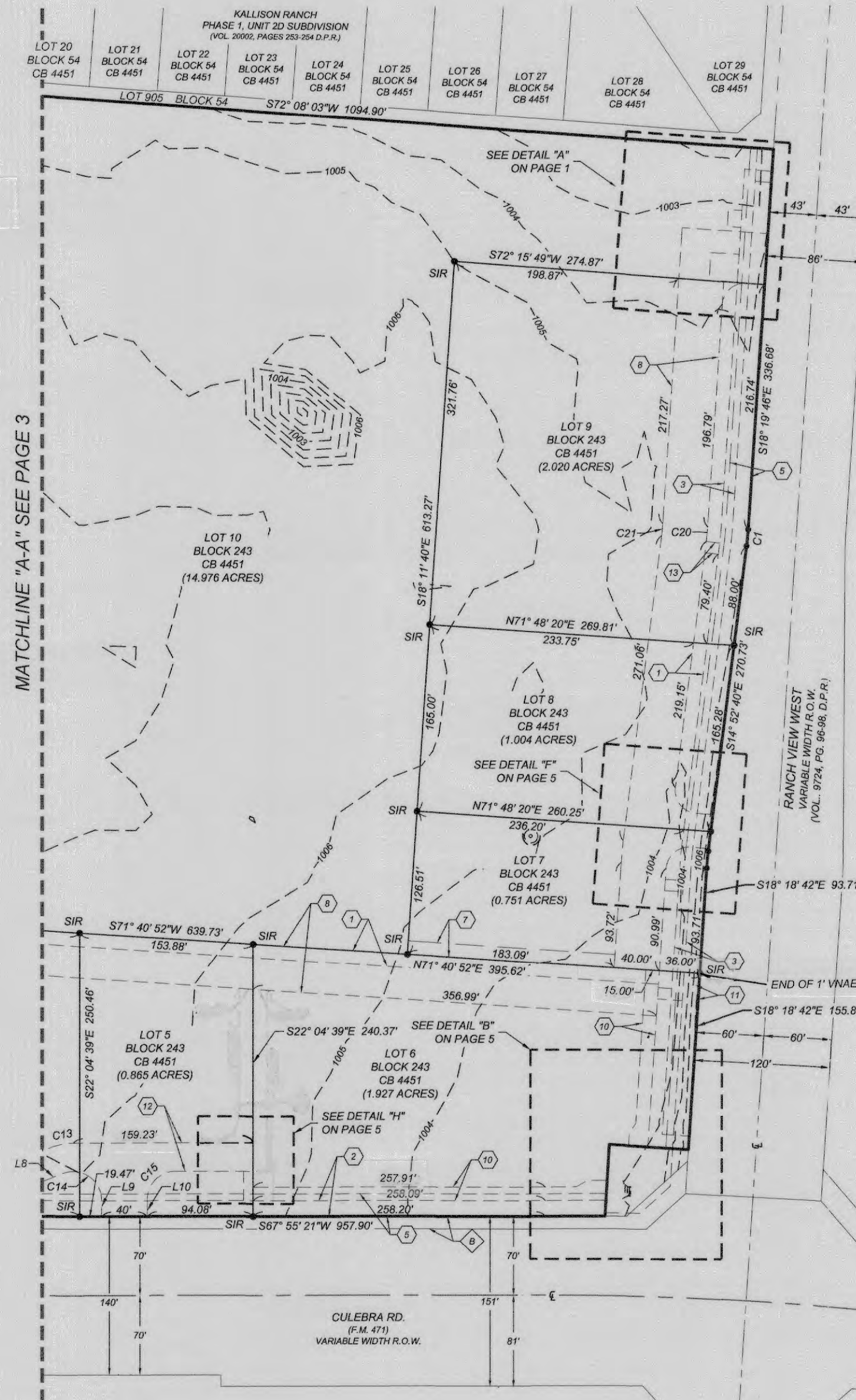
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

#### 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.

#### CROSS ACCESS NOTE

LOT OWNERS SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1 THRU 10, BLOCK 243, CB 4451, IN ACCORDANCE WITH UDC 35-506(R)(3).



STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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.

*Dallas C. Barnett Jr.*  
OWNER / DEVELOPER (LOT 2, BLOCK 243, CB 4451)  
301 CULEBRA PROPERTY COMPANY, LLC  
BY: DCB REALTY, LLC, ITS MANAGER  
ATTN: DALLAS C. BARNETT JR.  
MANAGER  
4200 PERIMETER CENTER DRIVE, SUITE 195  
OKLAHOMA CITY, OK 73112  
PHONE: 405-947-5546

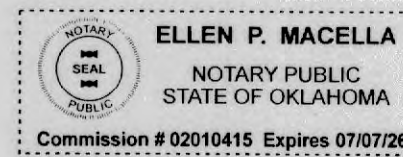
STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DALLAS C. BARNETT JR., 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 22 DAY OF March, A.D. 2023

*Ellen P. Macella*  
NOTARY PUBLIC  
OKLAHOMA COUNTY OKLAHOMA



STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

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.

*Dallas C. Barnett Jr.*  
OWNER / DEVELOPER (LOT 3, BLOCK 243, CB 4451)  
HTO CULEBRA PROPERTY COMPANY, LLC  
BY: FABBT, LLC, ITS MANAGER  
ATTN: DALLAS C. BARNETT JR.  
MANAGER/MEMBER  
4200 PERIMETER CENTER DRIVE, SUITE 195  
OKLAHOMA CITY, OK 73112  
PHONE: 405-947-5546

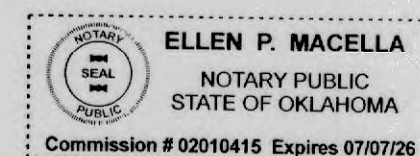
STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DALLAS C. BARNETT JR., 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 22 DAY OF March, A.D. 2023

*Ellen P. Macella*  
NOTARY PUBLIC  
OKLAHOMA COUNTY OKLAHOMA



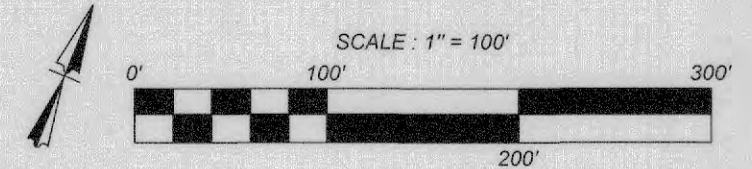
PLAT NO. 22-11800348

#### REPLAT & SUBDIVISION PLAT ESTABLISHING NWC CULEBRA & RANCH VIEW WEST

BEING A TOTAL OF 24.470 ACRES ESTABLISHING LOTS 1-10, BLOCK 243, COUNTY BLOCK 4451, BEXAR COUNTY TEXAS, SITUATED IN THE JUAN JOSE SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, BEXAR COUNTY TEXAS, BEING COMPRISED OF A 14.991 ACRE TRACT CONVEYED UNTO FITZROY SAN ANTONIO, LLC, A 0.661 ACRE TRACT CONVEYED UNTO HTO CULEBRA PROPERTY COMPANY, LLC, A 0.739 ACRE TRACT CONVEYED UNTO 301 CULEBRA PROPERTY COMPANY, LLC, AND A REMAINDER OF A 24.820 ACRE TRACT CONVEYED UNTO JUNIPER PARTNERS I, LLC, RECORDED IN DOC 20210359504, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

**KFW**  
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone # (210) 979-8444 • Fax # (210) 979-8441  
TBPE Firm # 9513 • TBPLS Firm # 10122300



STATE OF TEXAS  
COUNTY OF TRAVIS

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.

*Wesley M. Jones*  
OWNER / DEVELOPER (LOT 9, BLOCK 243, CB 4451)  
JUNIPER PARTNERS I, LLC  
ATTN: WESLEY M. JONES  
1630 E. 6TH STREET, SUITE 100  
AUSTIN, TX 78702  
PHONE: 704-962-5374

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WESLEY M. JONES, 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 21 DAY OF March, A.D. 2023

*Cody Lane Griffin*  
NOTARY PUBLIC  
TRAVIS COUNTY TEXAS



#### CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF NWC CULEBRA & RANCH VIEW WEST 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.

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

CHAIRMAN

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

SECRETARY

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE

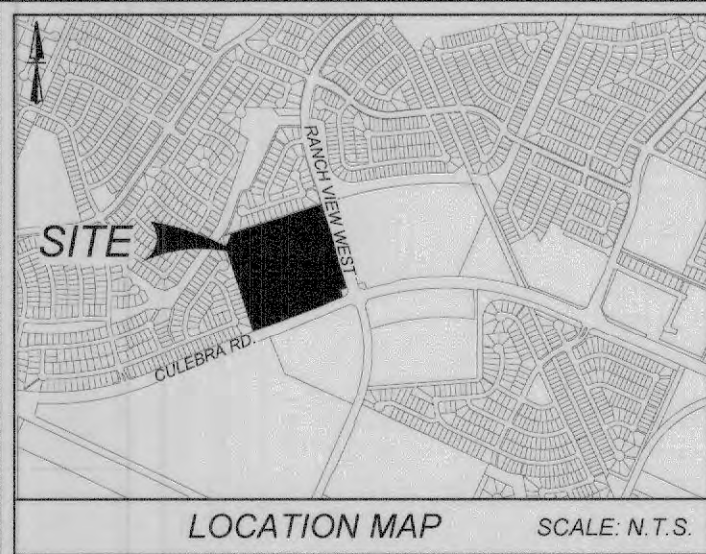
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 2 OF 5

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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 TRENCHING AND INSTALLATION OF UTILITY AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFER 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 TO ACCOMMODATE THE NEEDS OF THE CITY OF SAN ANTONIO, 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 WITHIN ENDANGER OF LIFE OR THEREOF WITHIN THE EASEMENT AND RIGHT-OF-WAY AREAS FOR THE INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS AND WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

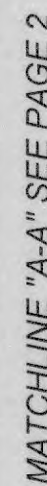
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION CHANGES SHALL BE THE RESPONSIBILITY OF THE PARTY DEEMED RESPONSIBLE FOR SAID GRADE CHANGES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


1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING"  
SET AT ALL CORNERS UNLESS NOTED OTHERWISE
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN  
DATUM (NAD) OF 1983
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE  
FACTOR OF 1.00017
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD86 (GEOID12).
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEAR OF TEXAS COUNTY APPRAISAL  
DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS

CROSS ACCESS NOTE:  
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S)  
1 THRU 10, BLOCK 243, CB 4451, IN ACCORDANCE WITH UDC 35-506(R)(3).

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

DOUGLAS A. KRAMER, DKRAMER@KFWENGINEERS.COM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

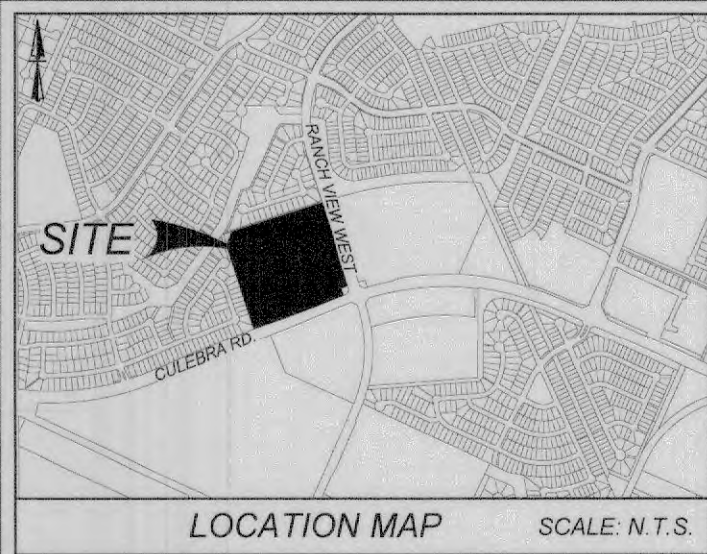


 **ELLEN P. MACELLA**  
NOTARY PUBLIC  
STATE OF OKLAHOMA  
Commission # 02010415 Expires 07/07/26

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LEGEND	
○ F.I.R. = FOUND 1/2" IRON ROD, AS NOTED	— 1000' — = EXISTING CONTOURS
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP. CORNER"	— = PROPERTY LINE
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	£ = CENTERLINE
S.P.K. = SET PK NAIL	VOL = VOLUME
R.O.W. = RIGHT-OF-WAY	PG = PAGE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	ELEC. = ELECTRIC
	TELE. = TELEPHONE
	CATV. = CABLE AND TELEVISION
	CB = COUNTY BLOCK
	ESMT. = EASEMENT
	VNAE = VEHICULAR NON-ACCESS EASEMENT

EASEMENTS	
14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9724 PG. 96-98, D.P.R.)	10' WATER EASEMENT
TXDOT R.O.W. DEDICATION (0.2552 ACRES) (DOC NO. 20200302864, O.P.R.)	25' X 25' TURNAROUND SEWER EASEMENT
TXDOT R.O.W. DEDICATION (0.0348 ACRES) (DOC NO. 20200260607, O.P.R.)	20' BUILDING SETBACK LINE
VARIABLE WIDTH ELEC., GAS, TELE., CATV & PEDESTRIAN EASEMENT (VOL. 20001, PG. 817-819, D.P.R.)	12' X 15' WATER EASEMENT
20' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9572, PG. 119-124, D.P.R.)	15' PRIVATE DRAINAGE EASEMENT
28' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9572, PG. 119-124, D.P.R.)	VARIABLE WIDTH INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
VARIABLE WIDTH ELEC., GAS, TELE., CATV, PRIVATE DRAINAGE, WATER & SANITARY SEWER EASEMENT (0.570 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE) (VOL. 20001, PG. 2332-2333, D.P.R.)	VARIABLE WIDTH ELEC. EASEMENT
12' SANITARY SEWER EASEMENT	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
14' ELEC., GAS, TELE. & CATV EASEMENT	1' VEHICULAR NON-ACCESS EASEMENT
	VARIABLE WIDTH INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT
	10' X 12' WATER EASEMENT
	5' X 10' WATER EASEMENT
	VARIABLE WIDTH WATER EASEMENT
	VARIABLE WIDTH CLEAR VISION EASEMENT

STATE OF TEXAS  
COUNTY OF TARRANT

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.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRANDON HUFFMAN, 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.

STATE OF TEXAS  
COUNTY OF TARRANT

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 24 DAY OF March, A.D. 2023

CALEB SHUTTER  
NOTARY PUBLIC  
STATE OF TEXAS  
ID # 13288803-5  
My Comm. Expires 01-26-2025

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.

FRANK D. COREY, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 103068  
KFW ENGINEERS & SURVEYING, LLC  
3421 PASEANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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

DOUGLAS A. KRAMER, D.KRAMER@KFWENGINEERS.COM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASEANOS PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### CPS/SAWS/COSA UTILITY NOTE

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 LAND FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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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.

#### SURVEYOR NOTES

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- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

#### WASTEWATER EDU NOTE

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

#### SAWS IMPACT FEE

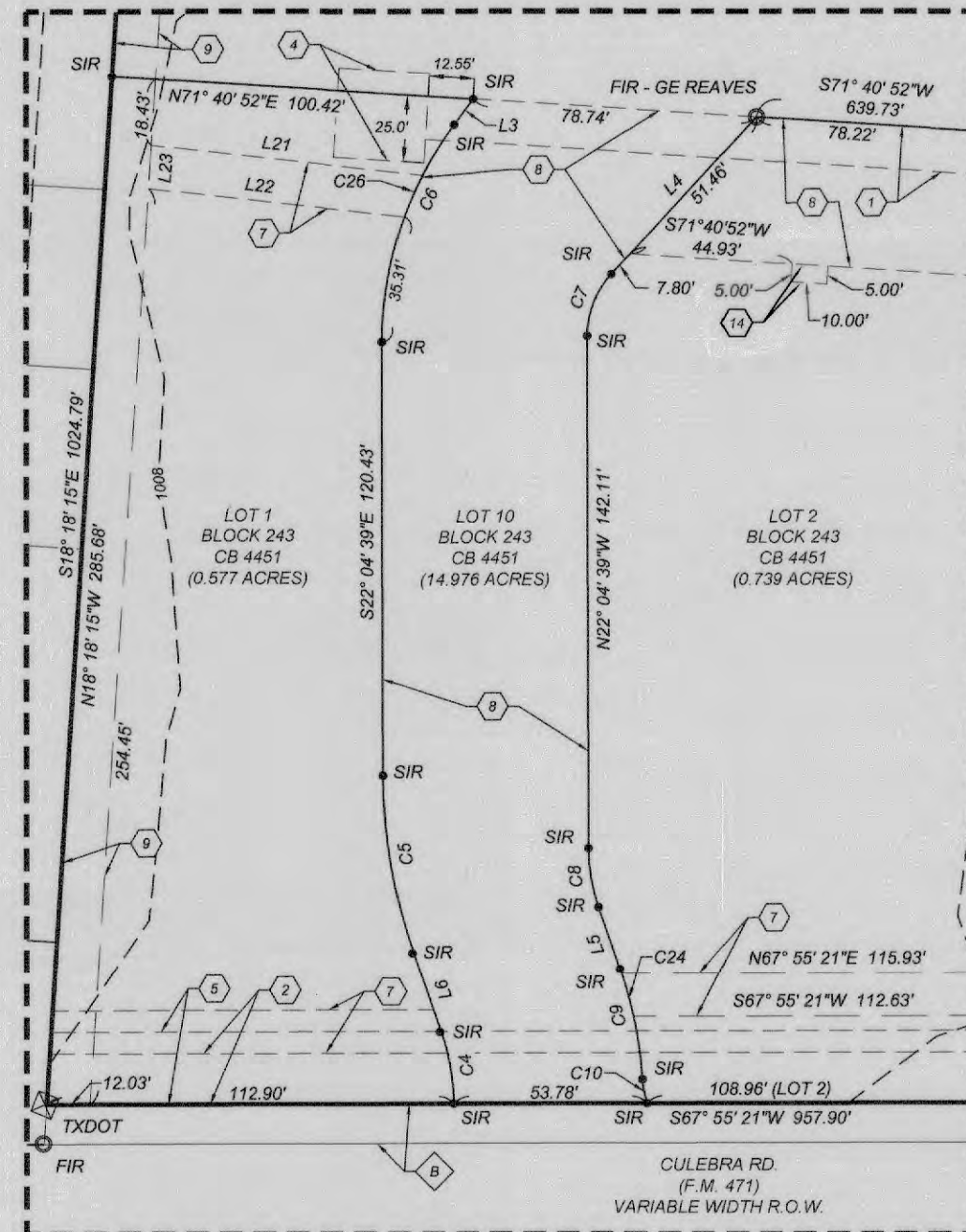
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

#### SAWS DEDICATION

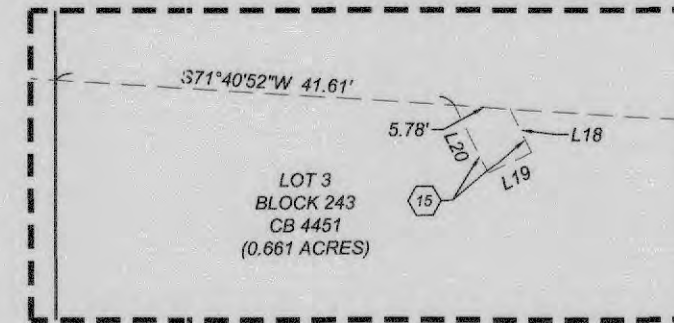
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### CROSS ACCESS NOTE

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1 THRU 10, BLOCK 243, CB 4451, IN ACCORDANCE WITH UDC 35-506(R)(3).



DETAIL "D"  
SCALE: 1" = 50'  
SEE PAGE 3 OF 5



DETAIL "G"  
SCALE: 1" = 20'  
SEE PAGE 3 OF 5

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	14.97'	250.00'	003°25'53"	S16°25'14"E	14.97'
C2	14.83'	250.00'	003°23'55"	S16°51'30"E	14.83'
C3	52.64'	2935.79'	001°01'39"	N67°34'40"E	52.64'
C4	20.35'	63.00'	018°30'16"	N31°53'09"W	20.26'
C5	49.90'	150.00'	019°03'37"	N31°36'28"W	49.67'
C6	64.42'	100.00'	036°54'35"	N03°37'22"W	63.31'
C7	18.78'	25.00'	043°02'21"	S00°33'29"E	18.34'
C8	16.63'	50.00'	019°03'37"	S31°36'28"E	16.56'
C9	31.26'	115.75'	015°28'17"	S33°24'08"E	31.16'
C10	6.77'	27.25'	014°14'00"	S32°47'00"E	6.75'
C11	19.20'	50.00'	022°00'00"	S56°55'21"W	19.08'
C12	9.60'	25.00'	022°00'00"	N56°55'21"E	9.54'
C13	19.20'	50.00'	022°00'00"	S56°55'21"W	19.08'
C14	48.85'	25.00'	111°57'40"	N78°05'49"W	41.44'
C15	39.19'	25.00'	089°48'35"	S23°01'02"W	35.30'
C16	33.01'	2974.79'	000°38'09"	N67°23'16"E	33.01'
C17	31.46'	20.00'	090°07'01"	S26°44'49"W	28.31'
C18	32.57'	20.00'	093°19'00"	S61°32'10"E	29.09'
C19	19.05'	368.33'	002°57'50"	N16°49'47"W	19.05'
C20	12.92'	192.63'	003°50'38"	S16°24'27"E	12.92'
C21	10.66'	202.01'	003°01'21"	N16°23'20"W	10.65'
C22	31.62'	20.00'	090°35'36"	S26°58'02"W	28.43'
C24	15.62'	118.72'	007°32'22"	N38°09'44"W	15.61'
C25	53.60'	2949.79'	001°02'28"	S67°35'12"W	53.60'
C26	15.66'	100.00'	008°58'28"	N00°52'34"E	15.65'

Line Table			Line Table		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	70.00'	S71°38'44"W	L13	4.98'	N37°53'42"E
L2	63.31'	S18°35'54"E	L14	11.25'	N18°21'16"W
L3	8.87'	S14°49'56"W	L15	4.35'	N11°38'44"E
L4	59.26'	N20°39'40"E	L16	16.48'	S71°48'20"W
L5	18.15'	N41°08'16"W	L17	14.87'	N71°48'20"E
L6	23.23'	S41°08'16"E	L18	5.00'	S48°26'03"E
L7	27.90'	N45°55'21"E	L19	5.00'	S41°33'57"W
L8	28.05'	S45°55'21"W	L20	7.90'	N48°26'03"W
L9	14.99'	N22°06'59"W	L21	75.80'	N74°20'24"E
L10	14.99'	S22°06'59"E	L22	71.48'	N74°20'24"E
L11	69.09'	S67°55'21"W	L23	15.02'	S18°18'15"E
L12	17.52'	N67°53'01"E	L24	108.29'	N15°18'52"W
			L25	50.14'	N24°51'06"W

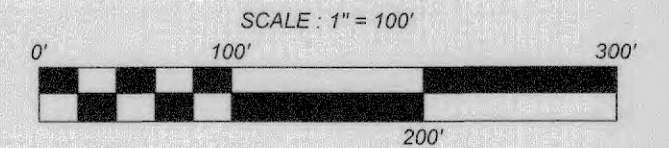
PLAT NO. 22-11800348

REPLAT & SUBDIVISION PLAT ESTABLISHING  
NWC CULEBRA & RANCH VIEW WEST

BEING A TOTAL OF 24.470 ACRES ESTABLISHING LOTS 1-10, BLOCK 243, COUNTY BLOCK 4451, BEXAR COUNTY TEXAS, SITUATED IN THE JUAN JOSE SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, BEXAR COUNTY TEXAS, BEING COMPRISED OF A 14.991 ACRE TRACT CONVEYED UNTO FITZROY SAN ANTONIO, LLC, A 0.681 ACRE TRACT CONVEYED UNTO HTO CULEBRA PROPERTY COMPANY, LLC, A 0.739 ACRE TRACT CONVEYED UNTO SDI CULEBRA PROPERTY COMPANY, LLC, AND A REMAINDER OF A 24.820 ACRE TRACT CONVEYED UNTO JUNIPER PARTNERS I, LLC, RECORDED IN DOC #20210359504, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.

**KFW**  
ENGINEERS + SURVEYING

3421 PASEANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
Phone # (210) 979-8444 • Fax # (210) 979-8441  
TBPE Firm # 9513 • TBPLS Firm # 10123300



STATE OF TEXAS  
COUNTY OF TRAVIS

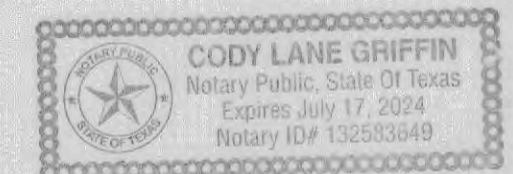
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WESLEY M. JONES, 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.

STATE OF TEXAS  
COUNTY OF TRAVIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 21 DAY OF March, A.D. 2023

CODY LANE GRIFFIN  
NOTARY PUBLIC  
STATE OF TEXAS  
ID # 132533649  
My Comm. Expires 07-17-2024



CERTIFICATE OF APPROVAL

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

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF NWC CULEBRA & RANCH VIEW WEST 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

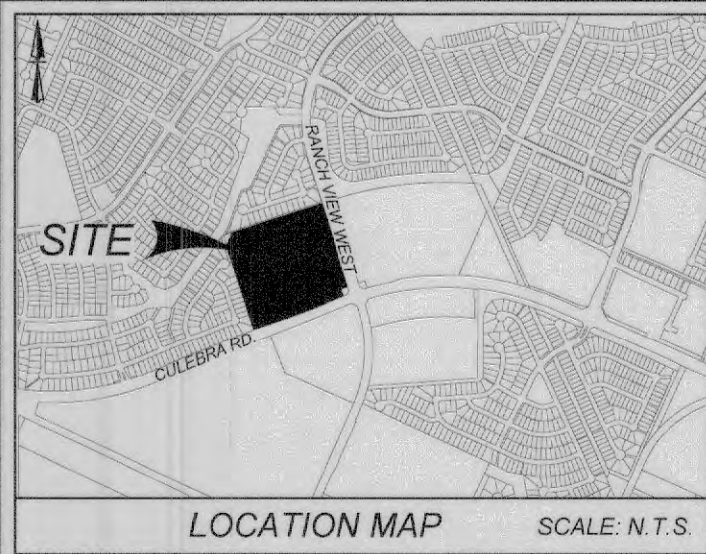
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 4 OF 5

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Date: Mar 20, 2023 5:41pm User ID: rtsukagoshi  
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LEGEND	
○ F.I.R. = FOUND 1/2" IRON ROD, AS NOTED	— 1000' — = EXISTING CONTOURS
● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP. CORNER"	— = PROPERTY LINE
TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	£ = CENTERLINE
S.P.K. = SET PK NAIL	VOL. = VOLUME
☒ R.O.W. = RIGHT-OF-WAY	PG. = PAGE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	ELEC. = ELECTRIC
	TELE. = TELEPHONE
	CATV. = CABLE AND TELEVISION
	CB = COUNTY BLOCK
	ESMT. = EASEMENT
	VNAE = VEHICULAR NON-ACCESS EASEMENT

EASEMENTS	
14' ELEC., GAS, TELE. & CATV EASEMENT (VOL. 9724 PG. 96-98, D.P.R.)	10' WATER EASEMENT
TXDOT R.O.W. DEDICATION (0.2552 ACRES) (DOC NO. 20200302864, O.P.R.)	25' X 25' TURNAROUND SEWER EASEMENT
TXDOT R.O.W. DEDICATION (0.0348 ACRES) (DOC NO. 20200260607, O.P.R.)	20' BUILDING SETBACK LINE
VARIABLE WIDTH ELEC., GAS, TELE., CATV & PEDESTRIAN EASEMENT (VOL. 20001, PG. 817-819, D.P.R.)	12' X 15' WATER EASEMENT
20' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9572, PG. 119-124, D.P.R.)	15' PRIVATE DRAINAGE EASEMENT
28' ELEC., GAS, TELE., & CATV EASEMENT (VOL. 9572, PG. 119-124, D.P.R.)	VARIABLE WIDTH INGRESS/EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
VARIABLE WIDTH ELEC., GAS, TELE., CATV, PRIVATE DRAINAGE, WATER & SANITARY SEWER EASEMENT (0.570 ACRE PERMEABLE) (0.001 ACRE NON-PERMEABLE) (VOL. 20001, PG. 2332-2333, D.P.R.)	9' VARIABLE WIDTH ELEC. EASEMENT
12' SANITARY SEWER EASEMENT	10' VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
14' ELEC., GAS, TELE. & CATV EASEMENT	1' VEHICULAR NON-ACCESS EASEMENT
	VARIABLE WIDTH INGRESS/EGRESS AND PRIVATE DRAINAGE EASEMENT
	10' X 12' WATER EASEMENT
	5' X 10' WATER EASEMENT
	VARIABLE WIDTH WATER EASEMENT

STATE OF TEXAS  
COUNTY OF TARRANT

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
OWNER / DEVELOPER (LOT 10, BLOCK 243, CB 4451):  
FITZROY SAN ANTONIO, LLC  
ATTN: BRANDON HUFFMAN  
15315 KANIS RD  
LITTLE ROCK, AR 72223  
PHONE: 501-758-4982

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRANDON HUFFMAN, 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 24 DAY OF March A.D. 2023



STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER  
FRANK D. COREY, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 103068  
KFW ENGINEERS & SURVEYING, LLC  
3421 PASADENAS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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

*[Signature]*  
DOUGLAS A. KRAMER, KRAMER@KFWENGINEERS.COM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
KFW SURVEYING, LLC  
3421 PASADENAS PKWY, SUITE 100  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### CPS/SAWS/COSA/UTILITY NOTE

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 RECTIFYING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

#### SURVEYOR NOTES

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12)
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

#### WASTEWATER EDU NOTE

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

#### SAWS IMPACT FEE

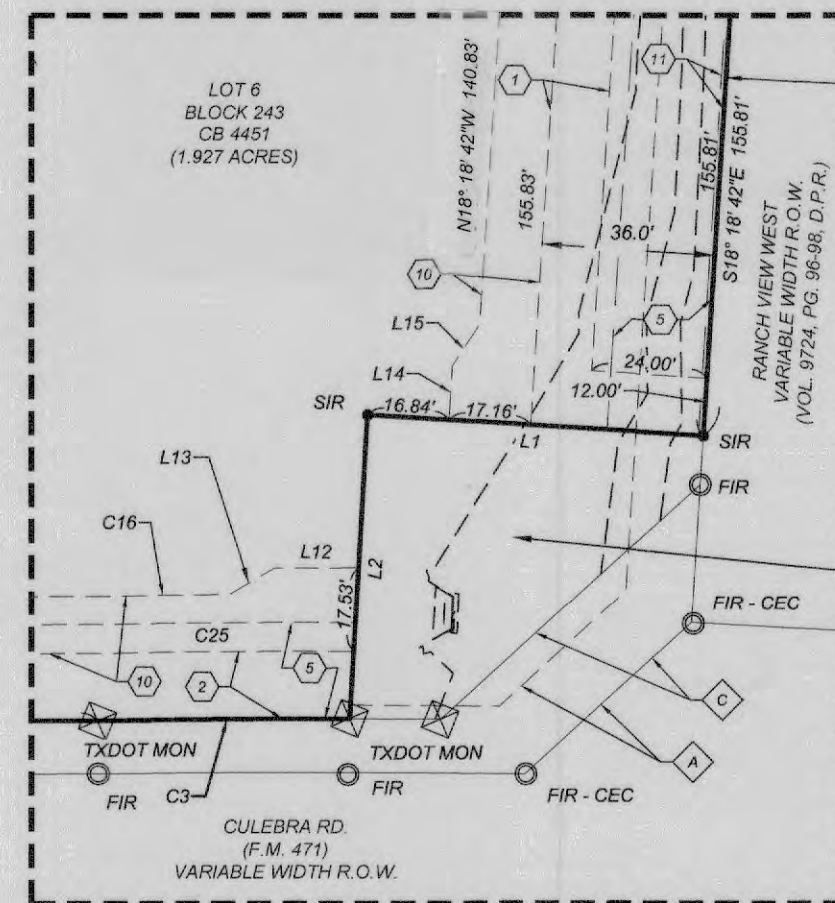
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

#### SAWS DEDICATION

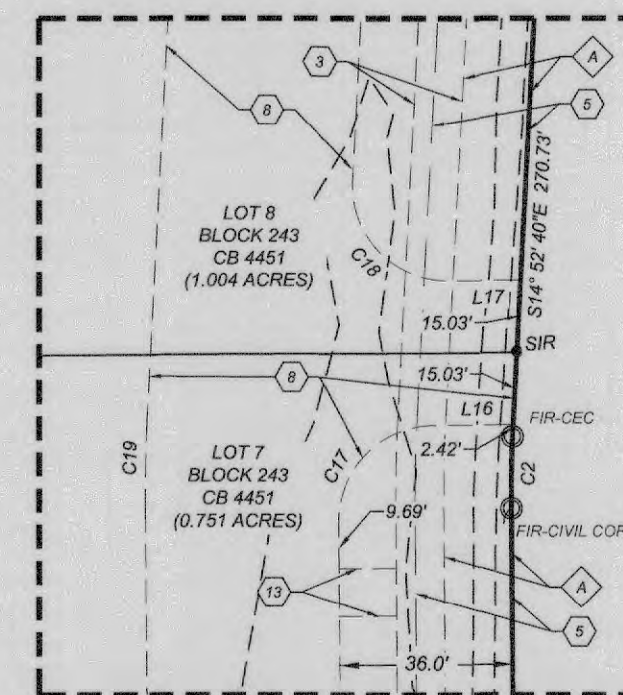
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

#### CROSS ACCESS NOTE

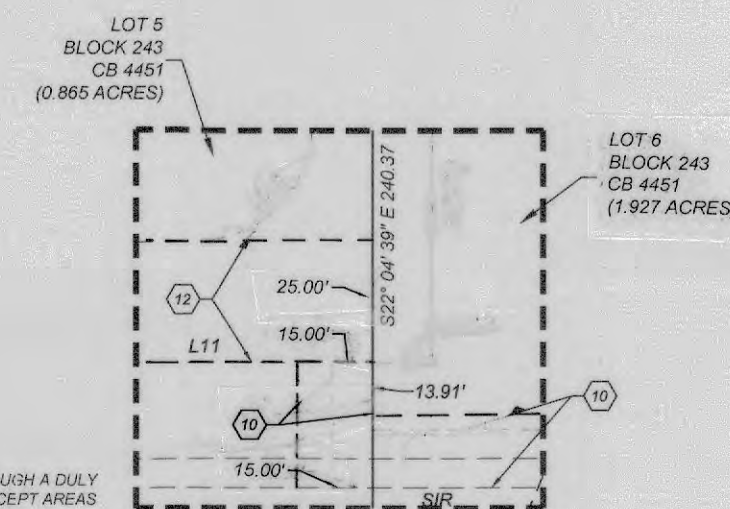
LOT OWNERS SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1 THRU 10, BLOCK 243, CB 4451, IN ACCORDANCE WITH UDC 35-506(R)(3).



DETAIL "B"  
SCALE: 1" = 40'  
SEE PAGE 2 OF 5



DETAIL "F"  
SCALE: 1" = 40'  
SEE PAGE 2 OF 5



DETAIL "H"  
SCALE: 1" = 40'  
SEE PAGE 2 OF 5

PLAT NO. 22-11800348

#### REPLAT & SUBDIVISION PLAT ESTABLISHING NWC CULEBRA & RANCH VIEW WEST

BEING A TOTAL OF 24.470 ACRES ESTABLISHING LOTS 1-10, BLOCK 243, COUNTY BLOCK 4451, BEXAR COUNTY TEXAS, SITUATED IN THE JUAN JOSE SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, BEXAR COUNTY TEXAS, BEING COMPRISED OF A 14.991 ACRE TRACT CONVEYED UNTO FITZROY SAN ANTONIO, LLC, A 0.681 ACRE TRACT CONVEYED UNTO HTO CULEBRA PROPERTY COMPANY, LLC, A 0.739 ACRE TRACT CONVEYED UNTO SDI CULEBRA PROPERTY COMPANY, LLC, AND A REMAINDER OF A 24.620 ACRE TRACT CONVEYED UNTO JUNIPER PARTNERS I, LLC, RECORDED IN DOC #20210359504, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

**KFW**  
ENGINEERS + SURVEYING

3421 PASADENAS PKWY, SUITE 200, SAN ANTONIO, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

SCALE: 1" = 100'  
0' 100' 300'

STATE OF TEXAS  
COUNTY OF TRAVIS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*[Signature]*  
OWNER / DEVELOPER (LOT 1-9, BLOCK 243, CB 4451):  
JUNIPER PARTNERS I, LLC  
ATTN: WESLEY M. JONES  
1630 E. 6TH STREET, SUITE 100  
AUSTIN, TX 78702  
PHONE: 704-962-9374

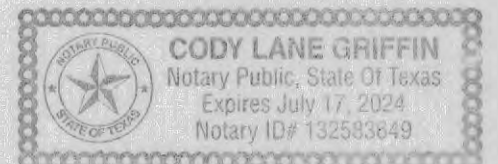
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WESLEY M. JONES, 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 21 DAY OF March A.D. 2023

*[Signature]*  
NOTARY PUBLIC, TRAVIS COUNTY TEXAS



#### CERTIFICATE OF APPROVAL

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF NWC CULEBRA & RANCH VIEW WEST 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

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 5 OF 5

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