

CPS/SAWS/COSA UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING THE 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" 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.
- 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

DEDICATION OF THE WATER MAINS

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

EASEMENTS FOR FLOODPLAINS

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48022C04555, DATED SEPTEMBER 29, 2020, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION OR THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CLORMS PENDING FEMA APPROVAL

NO LOTS LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48022C04555, DATED 09/29/2010. A FEMA CLORM FLOODPLAIN STUDY HAS BEEN PREPARED BY KFW ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 23-06-08812) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (INDICATED WITH A *) SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

SURVEYOR NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

24 APRIL 2023
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, L.L.C.
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H, 15.2)

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

CLEAR VISION NOTE
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.

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

TREE NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-21-3890007) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(n).

OPEN SPACE NOTE
LOT 903, 904, 905, BLOCK 29 CB 5193, LOT 901, BLOCK 43 CB 5193, AND LOT 901, BLOCK 44 CB 5193 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

COMMON AREA MAINTENANCE NOTE
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 43, LOT 901, BLOCK 44, AND LOT 903, 904, 905, BLOCK 29 CB 5193 DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.

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.

SAN ANTONIO RIVER AUTHORITY NOTE
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

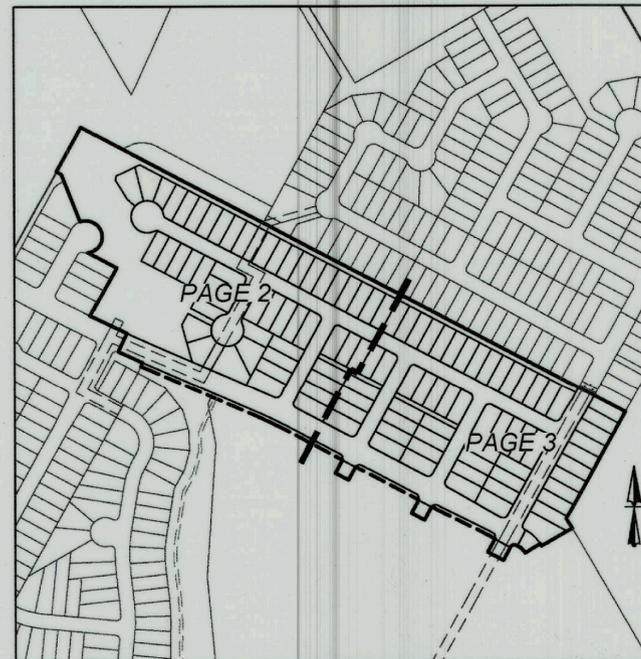
THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

ANY SAN ANTONIO RIVER AUTHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY 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.

FIRE FLOW NOTE
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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 THE 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 MARSHALL.

FIRE NOTE
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	38.42	S29°49'45"E	L28	60.00	N28°11'26"E
L2	60.00	S58°13'07"W	L29	60.00	S61°48'34"E
L3	3.29	N61°48'34"W	L30	60.00	S61°48'34"E
L4	60.00	S28°11'26"W	L31	60.00	N61°48'34"E
L5	21.42	S61°48'34"E	L32	60.00	S28°11'26"W
L6	20.00	S61°48'34"E	L33	60.00	N61°48'34"W
L7	60.00	N61°48'34"W	L34	60.00	N28°11'26"E
L8	50.00	N28°11'26"E	L35	60.00	S28°11'26"W
L9	70.00	N25°02'32"E	L36	60.00	N61°48'34"W
L10	20.07	N61°11'02"W	L37	60.00	N28°11'26"E
L11	14.90	N28°11'26"E	L38	35.18	N61°48'34"W
L12	36.93	N46°42'19"W	L39	14.00	N24°26'01"E
L13	21.42	N61°48'34"W	L40	6.44	N72°11'20"W
L14	14.88	N9°10'02"E	L41	4.05	S57°38'15"E
L15	48.71	N31°02'17"E	L42	9.73	N69°43'47"W
L16	51.46	N28°11'23"E	L43	21.50	N68°02'02"W
L17	51.46	N28°11'23"E	L44	38.23	S58°06'51"E
L18	48.71	N31°02'17"E	L45	21.58	S57°11'59"E
L19	75.07	N28°11'26"E	L46	51.96	N67°47'28"W
L20	25.75	N28°11'26"E	L47	3.44	N57°39'25"W
L21	3.29	S61°48'34"E	L48	3.83	S67°53'33"E
L22	20.00	S61°48'34"E	L49	3.44	N57°39'25"W
L23	25.75	N28°11'26"E	L50	13.36	N32°22'28"E
L24	1.00	S28°11'26"W	L51	11.92	S22°14'30"W
L25	1.00	N28°11'26"E	L52	17.55	N32°23'07"E
L26	25.03	S26°21'39"W	L53	36.18	N61°48'34"W
L27	25.01	S26°21'39"W			



CURVE TABLE						CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	8.78	130.00	4.39	3°52'14"	8.78	N29°51'54"W	C31	23.56	15.00	15.00	90°00'00"	21.21	S16°48'34"E
C2	23.56	15.00	15.00	90°00'00"	21.21	S73°11'26"W	C32	23.56	15.00	15.00	90°00'00"	21.21	S73°11'26"W
C3	1.00	15.00	0.50	3°49'21"	1.00	N26°16'45"E	C33	23.77	15.00	15.00	90°46'55"	21.38	N16°25'17"W
C4	23.56	15.00	15.00	90°00'00"	21.21	N73°11'26"E	C34	23.56	15.00	15.00	90°00'00"	21.21	N73°11'26"E
C5	1.00	15.00	0.50	3°49'21"	1.00	N26°16'45"E	C35	23.56	15.00	15.00	90°00'00"	21.21	S16°48'34"E
C6	23.56	15.00	15.00	90°00'00"	21.21	N73°11'26"E	C36	23.56	15.00	15.00	90°00'00"	21.21	S73°11'26"W
C7	1.00	15.00	0.50	3°49'21"	1.00	N26°16'45"E	C37	23.56	15.00	15.00	90°00'00"	21.21	N16°48'34"W
C8	72.82	965.00	36.43	4°19'25"	72.80	N63°58'17"W	C38	23.56	15.00	15.00	90°00'00"	21.21	N73°11'26"E
C9	91.72	5035.00	45.86	1°02'37"	91.72	N65°28'47"W	C39	23.56	15.00	15.00	90°00'00"	21.21	N73°11'26"E
C10	137.99	4965.00	69.00	1°35'32"	137.98	N64°09'42"W	C40	23.08	15.00	14.53	88°10'13"	20.87	S17°43'28"E
C11	184.90	55.00	493.81	192°42'30"	109.32	N13°56'48"W	C41	3.98	128.00	2.00	1°49'47"	3.99	S27°16'32"W
C12	101.84	4985.00	50.92	1°10'31"	101.84	S65°32'44"E	C42	2.39	75.00	1.20	1°49'47"	2.39	S27°16'32"W
C13	22.99	15.00	14.44	87°49'00"	20.81	N70°18'09"E	C43	1.76	130.00	0.88	0°46'35"	1.76	N28°34'43"E
C14	23.56	15.00	15.00	90°00'00"	21.21	N16°48'34"W	C44	1.76	130.00	0.88	0°46'35"	1.76	S28°34'43"W
C15	3.48	70.00	1.74	2°50'53"	3.48	N29°36'50"E	C45	0.53	70.00	0.47	0°46'35"	0.53	S28°34'43"W
C16	6.46	130.00	3.23	2°50'51"	6.46	S29°36'51"W	C46	88.09	130.00	34.84	30°00'34"	67.31	N46°48'17"W
C17	23.56	15.00	15.00	90°00'00"	21.21	S73°11'26"W	C47	36.64	70.00	18.75	29°59'36"	36.23	N46°48'46"W
C18	14.44	15.00	7.83	55°09'00"	13.89	S0°36'56"W	C48	1.00	15.00	0.50	3°49'21"	1.00	S30°06'06"W
C19	278.67	55.00	38.30	290°18'01"	62.86	S61°48'34"E	C49	11.58	5035.00	5.78	0°07'53"	11.58	S86°04'03"E
C20	14.44	15.00	7.83	55°09'00"	13.89	N55°45'56"E	C50	1.00	15.00	0.50	3°49'21"	1.00	S30°06'06"W
C21	23.56	15.00	15.00	90°00'00"	21.21	N16°48'34"W	C51	23.56	15.00	15.00	90°00'00"	21.21	N16°48'34"W
C22	14.44	15.00	7.83	55°09'00"	13.89	N89°23'04"W	C52	71.78	951.00	35.90	4°19'25"	71.75	N63°58'17"W
C23	278.67	55.00	38.30	290°18'01"	62.86	N81°12'26"W	C53	11.70	5049.00	6.85	0°07'58"	11.70	N65°04'00"W
C24	14.44	15.00	7.83	55°09'00"	13.89	S34°14'04"E	C54	23.56	15.00	15.00	90°00'00"	21.21	N16°48'34"W
C25	23.56	15.00	15.00	90°00'00"	21.21	N16°48'34"W	C55	23.56	15.00	15.00	90°00'00"	21.21	S16°48'34"E
C26	23.56	15.00	15.00	90°00'00"	21.21	S73°11'26"W	C56	5.81	1035.00	2.91	0°18'39"	5.81	S65°58'40"E
C27	23.56	15.00	15.00	90°00'00"	21.21	N73°11'26"E	C57	103.28	5035.00	51.64	1°10'31"	103.28	S65°32'44"E
C28	6.46	130.00	3.23	2°50'53"	6.46	N29°36'50"E	C58	239.83	4965.00	119.94	2°46'03"	239.81	S64°44'58"E
C29	3.48	70.00	1.74	2°50'51"	3.48	S29°36'51"W							
C30	23.56	15.00	15.00	90°00'00"	21.21	S16°48'34"E							

STATE OF TEXAS
COUNTY OF BEXAR

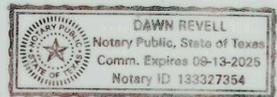
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER
EMILIANO GUERRERO, DIRECTOR OF LAND FORESTAR (USA) REAL ESTATE GROUP INC
1070 PECAN PARK BLVD, SUITE 150
AUSTIN, TX 78750

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, 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 14th DAY OF April A.D. 2023
Dawn Revell
Notary Public, BEXAR COUNTY TEXAS



PLAT NUMBER 21-11800416

SUBDIVISION PLAT ESTABLISHING
ELIZONDO SUBDIVISION, UNIT 2

A 25.62 ACRE TRACT OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT 5, COUNTY BLOCK 5085, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 25.62 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA LP AND RECORDED IN DOCUMENT NUMBER 20220083780 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



STATE OF TX
COUNTY OF DAVIDSON

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.

GG B2R PECAN AVENIDA LP BY ITS GENERAL PARTNER
GG B2R PECAN AVENIDA LP, LLC

BY: [Signature]
ADLE ANSARI, AUTHORIZED SIGNATORY
332 VAN BUREN ST
NASHVILLE, TN 37208

SUBDIVISION PLAT ESTABLISHING ELIZONDO SUBDIVISION, UNIT 2

A 25.62 ACRE TRACT OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT 5, COUNTY BLOCK 5085, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 25.62 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA LP AND RECORDED IN DOCUMENT NUMBER 20220083780 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
PHONE # (210) 979-8444 • FAX # (210) 979-8441
TSP# Firm # 9915 • TSP#S Firm # 10122300

STATE OF TX
COUNTY OF DANFORD

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.

GG B2R PECAN AVENIDA LP BY ITS GENERAL PARTNER
GG B2R PECAN AVENIDA 1 GP, LLC

BY: [Signature]
ADOLE ANSARI, AUTHORIZED SIGNATORY
332 VAN BUREN ST
NASHVILLE, TN 37203

STATE OF TX
COUNTY OF DANFORD

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADOLE ANSARI, 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 14 DAY OF APRIL, A.D. 2023

[Signature]
NOTARY PUBLIC

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 ELIZONDO SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

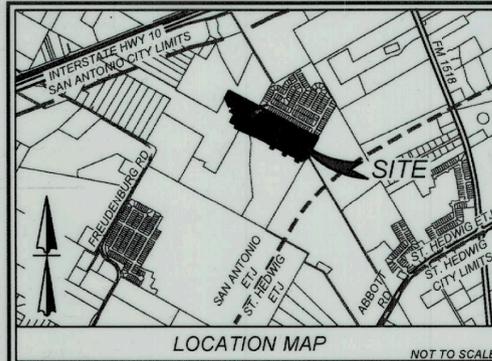
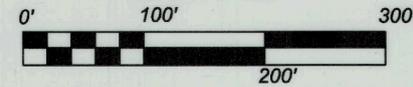
LEGEND

- F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
SET IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
R.O.W. = RIGHT-OF-WAY
ESMT = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
E.T.J. = EXTRATERRITORIAL JURISDICTION
E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
N.T.S. = NOT TO SCALE
C.B. = COUNTY BLOCK
L.F. = LINEAR FOOTAGE
AC = ACRE
VOL. = VOLUME
PG. = PAGE
REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
PROPOSED CONTOURS
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
ORIGINAL SURVEY BOUNDARY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
CENTERLINE OF ROAD
FEMA FLOODPLAIN

REFER TO PAGE 1 OF 4 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 4 FOR LINE AND CURVE TABLES

SCALE: 1"=100'

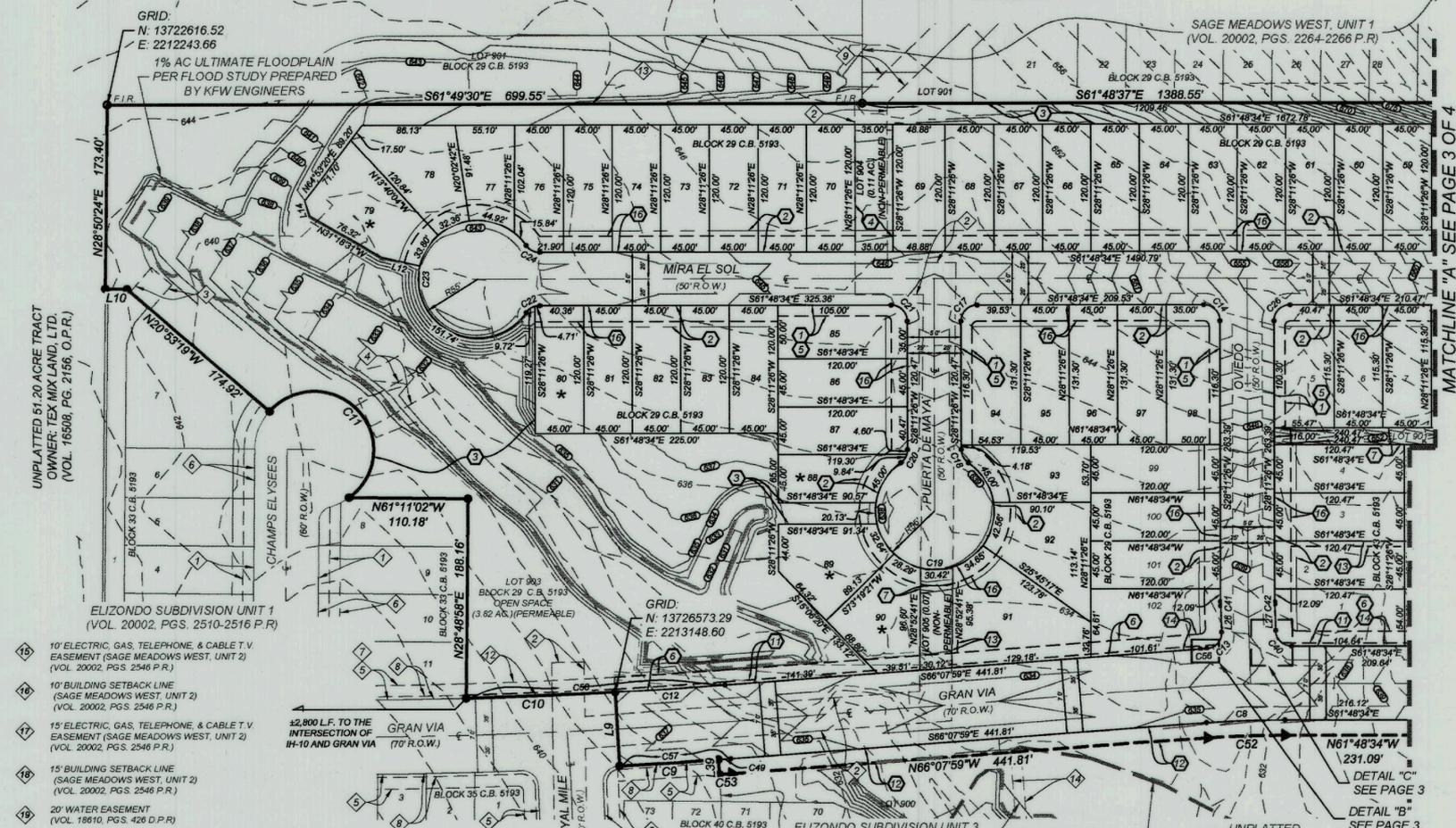


KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
20' BUILDING SET BACK LINE
VARIABLE WIDTH GRADING, MAINTENANCE ACCESS, & PRIVATE DRAINAGE EASEMENT (4.33 AC.) (PERMEABLE)
35' SANITARY SEWER EASEMENT (10.10 AC.)
10' BUILDING SET BACK LINE
14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
30' PRIVATE DRAINAGE EASEMENT (09 AC.)
OFF-LOT 30'X50' E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC.) (PERMEABLE)
OFF-LOT 80'X50' E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.07 AC.) (PERMEABLE)
OFF-LOT VARIABLE WIDTH E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.072 AC.) (PERMEABLE)
1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.39 AC.) (PERMEABLE)
5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
14' BUILDING SET BACK LINE
VARIABLE WIDTH CLEAR VISION EASEMENT
15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
30' SANITARY SEWER EASEMENT (SALTRILLO SANITARY SEWER EXTENSION, DOC # 20220034334 O.P.R.)
25' PRIVATE DRAINAGE EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
24' PRIVATE DRAINAGE EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
30' BUILDING SET BACK LINE (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
14' BUILDING SET BACK LINE (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (SAGE MEADOWS WEST, UNIT 2) (VOL. 20002, PGS. 2546 P.R.)
10' BUILDING SETBACK LINE (SAGE MEADOWS WEST, UNIT 2) (VOL. 20002, PGS. 2546 P.R.)
15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (SAGE MEADOWS WEST, UNIT 2) (VOL. 20002, PGS. 2546 P.R.)
15' BUILDING SETBACK LINE (SAGE MEADOWS WEST, UNIT 2) (VOL. 20002, PGS. 2546 P.R.)
20' WATER EASEMENT (VOL. 18610, PGS. 426 D.P.R.)

SURVEYOR NOTES: 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE... 3. DIMENSIONS SHOWN ARE SURFACE. 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

UNPLATTED 51.20 ACRE TRACT OWNER: TEX MIX LAND, LTD. (VOL. 16508, PG. 2156, O.P.R.)



STATE OF TEXAS COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS & SURVEYING, INC.

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

TIM C. PAZBAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543 KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

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.

EMILIANO GUERRERO, DIRECTOR OF LAND FORESTAR (USA) REAL ESTATE GROUP INC. 10700 PECAN PARK BLVD, SUITE 150 AUSTIN, TX 78750

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, 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 14th DAY OF April A.D. 2023 Dawn Revell NOTARY PUBLIC BEXAR COUNTY TEXAS

DAWN REVELL Notary Public, State of Texas Comm. Expires 09-13-2025 Notary ID 133327354



SUBDIVISION PLAT ESTABLISHING ELIZONDO SUBDIVISION, UNIT 2

A 25.62 ACRE TRACT OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT 5, COUNTY BLOCK 5085, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 25.62 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA LP AND RECORDED IN DOCUMENT NUMBER 20220083780 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



STATE OF TEXAS COUNTY OF BEXAR... BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AOLE ANSARI... NOTARY PUBLIC



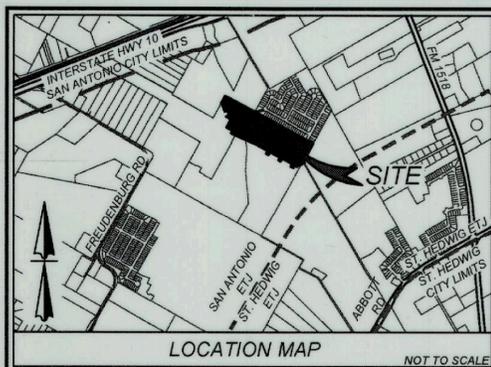
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT 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 ELIZONDO SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN BY: SECRETARY



CPS/SAWS/COSA UTILITY NOTES 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE...

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...

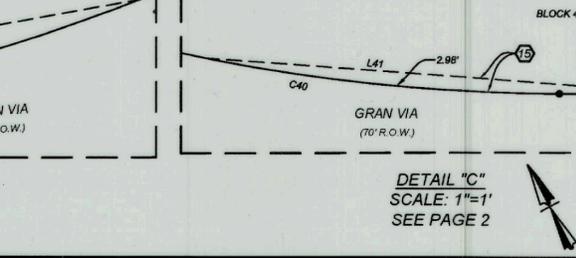
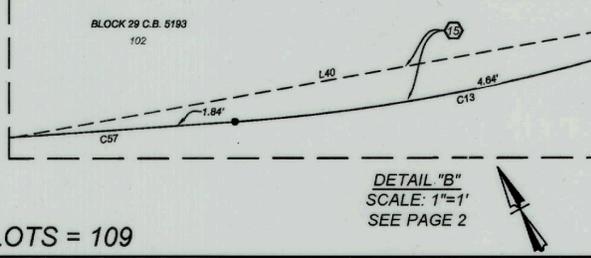
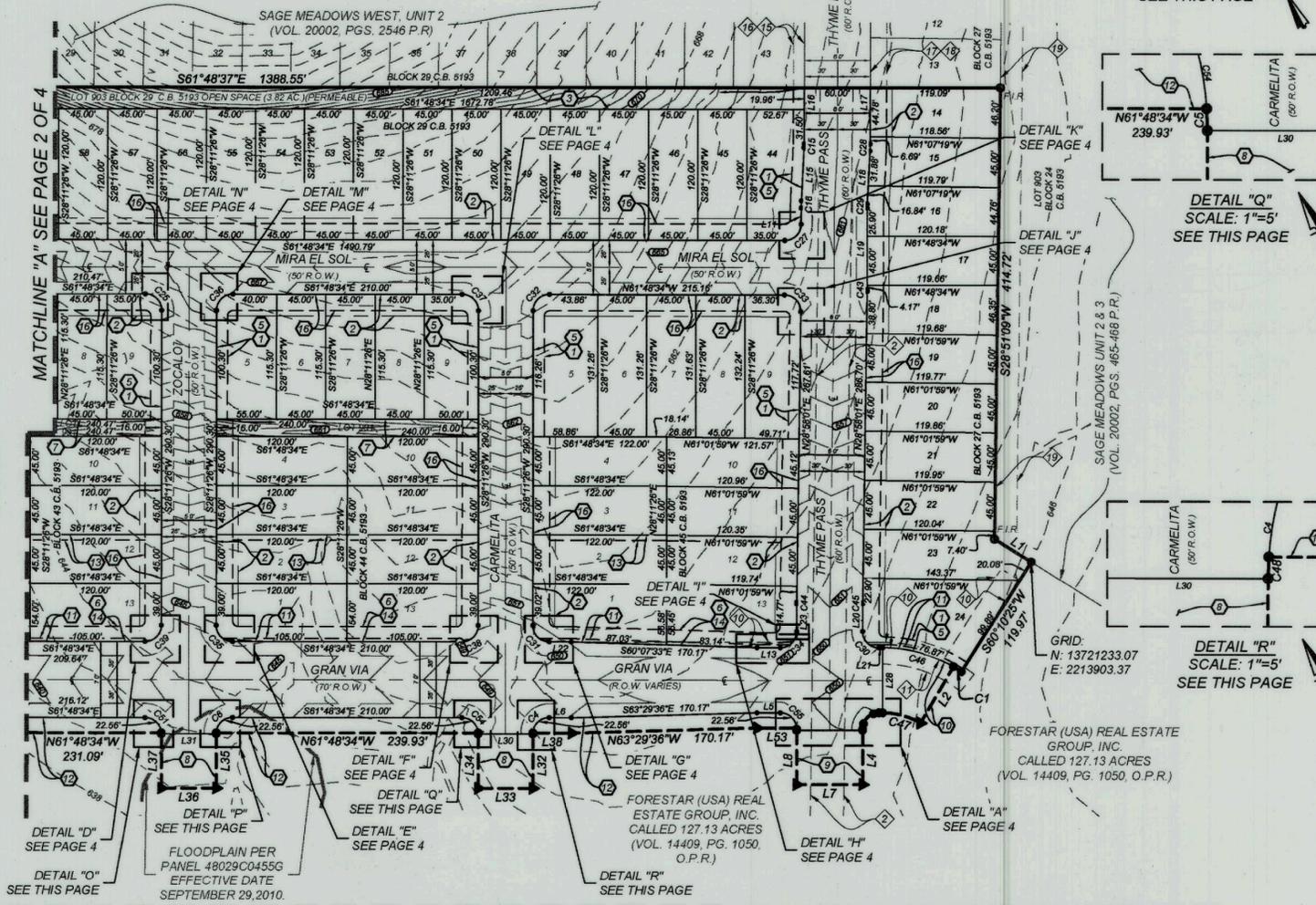
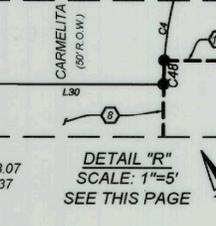
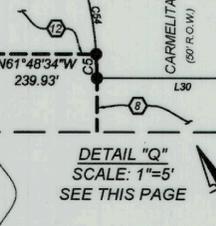
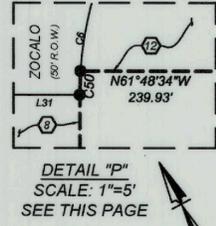
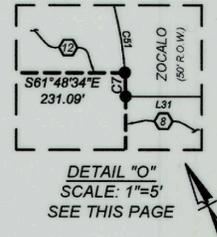
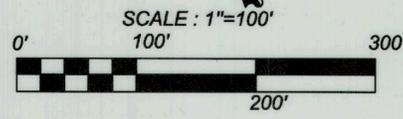
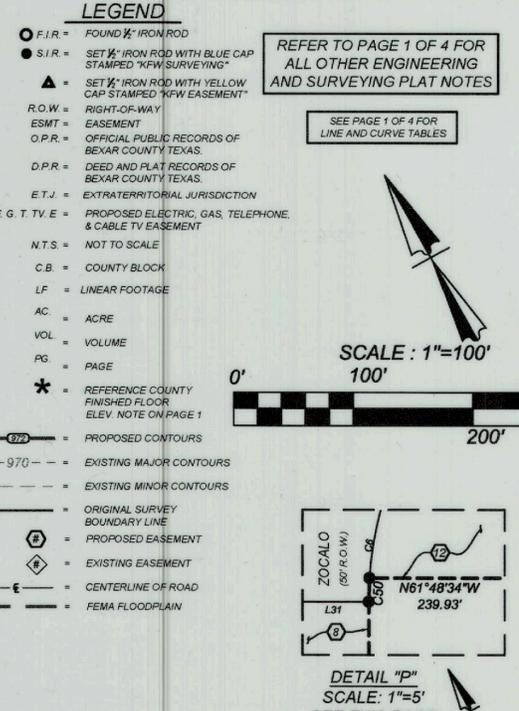
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, DIRECTOR OF LAND FORESTAR (USA) REAL ESTATE GROUP INC. 10700 PECAN PARK BLVD, SUITE 150 AUSTIN, TX 78750

SURVEYOR NOTES 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83)...

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...

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...

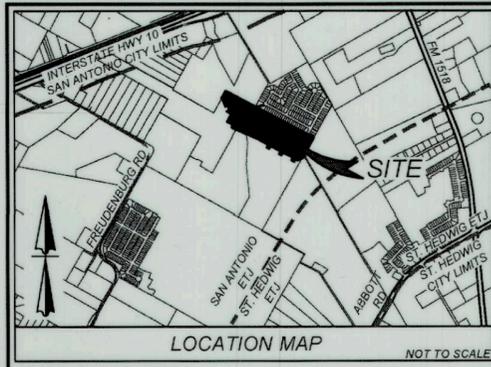
- KEY NOTES 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 2. 20' BUILDING SET BACK LINE 3. VARIABLE WIDTH GRADING, MAINTENANCE ACCESS & PRIVATE DRAINAGE EASEMENT (4.33 AC.) (PERMEABLE) 4. 35' SANITARY SEWER EASEMENT (10 AC.) 5. 10' BUILDING SET BACK LINE 6. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 7. 30' PRIVATE DRAINAGE EASEMENT (09 AC.) 8. OFF-LOT 50'X50' E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC.) (PERMEABLE) 9. OFF-LOT 60'X50' E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.07 AC.) (PERMEABLE) 10. OFF-LOT VARIABLE WIDTH E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.07 AC.) (PERMEABLE) 11. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (NOT TO SCALE) 12. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.39 AC.) (PERMEABLE) 13. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 14. 14' BUILDING SET BACK LINE 15. VARIABLE WIDTH CLEAR VISION EASEMENT 16. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



RESIDENTIAL LOTS = 109

SUBDIVISION PLAT ESTABLISHING
ELIZONDO SUBDIVISION, UNIT 2

A 25.62 ACRE TRACT OF LAND SITUATED IN THE WALTER PALMER SURVEY NO. 319, ABSTRACT 586, AND THE ELIGIO GORTARI SURVEY NO. 2, ABSTRACT 5, COUNTY BLOCK 5085, BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 25.62 ACRE TRACT OF LAND AS CONVEYED TO GG B2R PECAN AVENIDA LP AND RECORDED IN DOCUMENT NUMBER 20220083780 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

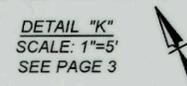
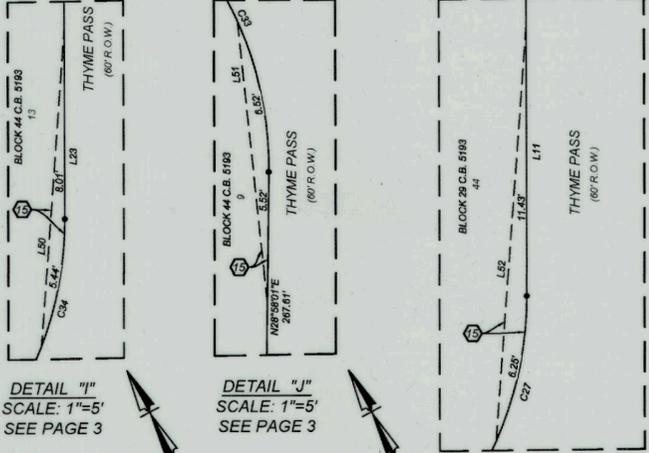
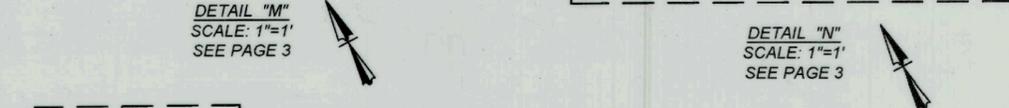
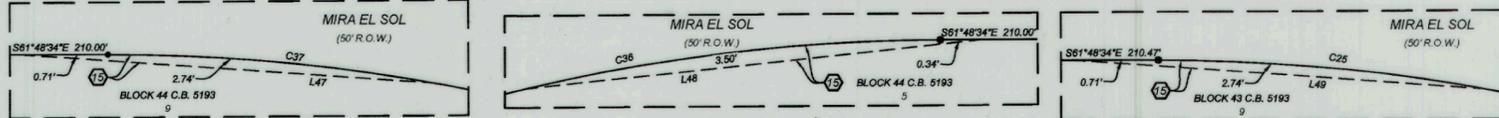
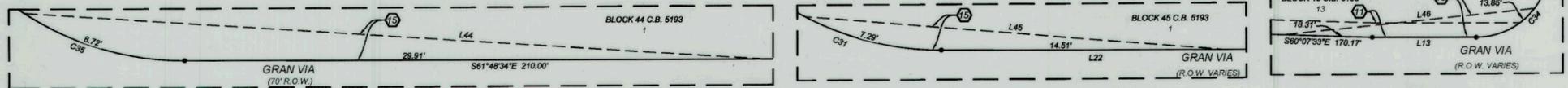
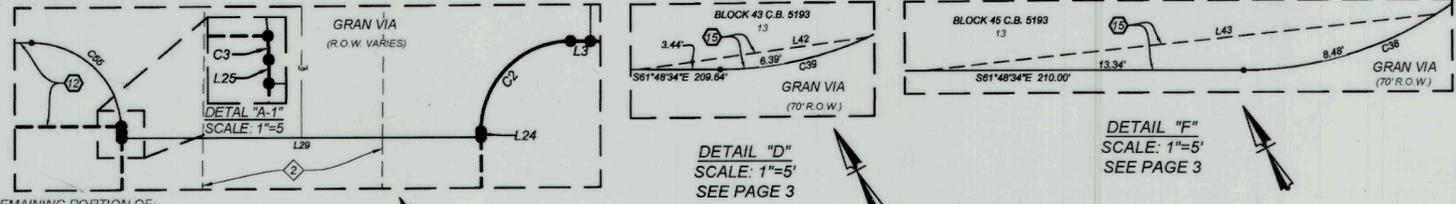
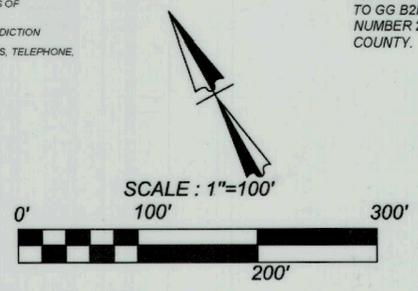


CPS/SAWS/COSA UTILITY NOTES

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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" 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.
- 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

- KEY NOTES**
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 20' BUILDING SET BACK LINE
 - VARIABLE WIDTH GRADING, MAINTENANCE ACCESS, & PRIVATE DRAINAGE EASEMENT (4.33 AC.) (PERMEABLE)
 - 35' SANITARY SEWER EASEMENT (0.10 AC.)
 - 10' BUILDING SET BACK LINE
 - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 30' PRIVATE DRAINAGE EASEMENT (09 AC.)
 - OFF-LOT 30'X50' E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.06 AC.) (PERMEABLE)
 - OFF-LOT 60'X50' E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.07 AC.) (PERMEABLE)
 - OFF-LOT VARIABLE WIDTH E.G.T.V.E. WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL. 20002, PGS. 2510-2516 P.R.)
 - 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
 - OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.39 AC.) (PERMEABLE)
 - 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 14' BUILDING SET BACK LINE
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
 - 30' SANITARY SEWER EASEMENT (SALITRILLO SANITARY SEWER EXTENSION, DOC # 20220034334 O.P.R.)
 - 25' PRIVATE DRAINAGE EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
 - 24' PRIVATE DRAINAGE EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
 - 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
 - 20' BUILDING SET BACK LINE (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
 - 14' BUILDING SET BACK LINE (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
 - 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
 - 22' SANITARY SEWER EASEMENT (SAGE MEADOWS WEST, UNIT 1) (VOL. 20002, PGS. 2264-2266 P.R.)
 - VARIABLE WIDTH WATER EASEMENT (VOL. 20002, PGS. 2510-2516 P.R.)
 - VARIABLE WIDTH WATER EASEMENT (NOT TO SCALE)
 - OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
 - VARIABLE WIDTH OPEN SPACE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (VOL. 20002, PGS. 2264-2266 P.R.)
 - 10' GAS EASEMENT (DOC # 20220070948)

- LEGEND**
- F.I.R. = FOUND IRON ROD
 - S.I.R. = SET IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - SET IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - R.O.W. = RIGHT-OF-WAY
 - ESMT = EASEMENT
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
 - E.T.J. = EXTRATERRITORIAL JURISDICTION
 - E.G.T.V.E. = PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
 - N.T.S. = NOT TO SCALE
 - C.B. = COUNTY BLOCK
 - LF = LINEAR FOOTAGE
 - AC = ACRE
 - VOL. = VOLUME
 - PG. = PAGE
 - * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON PAGE 1
 - = PROPOSED CONTOURS
 - - - - - = EXISTING MAJOR CONTOURS
 - - - - - = EXISTING MINOR CONTOURS
 - - - - - = ORIGINAL SURVEY BOUNDARY LINE
 - = PROPOSED EASEMENT
 - = EXISTING EASEMENT
 - = CENTERLINE OF ROAD
 - = FEMA FLOODPLAIN



SURVEYOR NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORDINATE NETWORK.
- DIMENSIONS SHOWN ARE SURFACE
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS + SURVEYING, INC.

4/13/23

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

24 APRIL 2023

TJM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

RESIDENTIAL LOTS = 109

STATE OF TEXAS
COUNTY OF BEXAR

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

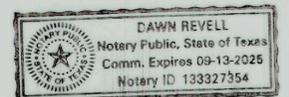
OWNER/DEVELOPER
EMILIANO GUERRERO, DIRECTOR OF LAND FORESTAR (USA) REAL ESTATE GROUP INC.
10700 PECAN PARK BLVD, SUITE 150
AUSTIN, TX 78750

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO GUERRERO, 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 14th DAY OF April A.D. 2023

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TN
COUNTY OF Davidson

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.

GG B2R PECAN AVENIDA LP BY ITS GENERAL PARTNER
GG B2R PECAN AVENIDA LP, LLC

BY [Signature]
AOLE ANSARI, AUTHORIZED SIGNATORY
332 VAN BUREN ST.
NASHVILLE, TN 37208

STATE OF TN
COUNTY OF Davidson

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AOLE ANSARI, 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 14th DAY OF April A.D. 2023

[Signature]
NOTARY PUBLIC

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 ELIZONDO SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

