

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-APP21-38900077) 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 SINGLES-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(h).

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) 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 DEDICATED 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 WITHIN THE PLAT SHALL BE 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.

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 FLOODPLAIN.
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 4802C04555, 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.

CLMRS PENDING FEMA APPROVAL.
NO LOTS LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD MAP OF BEXAR COUNTY, TEXAS. DFIRM PANEL NUMBERS 4802C04555, DATED 09/29/2010, A FEMA CLMR 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. 23-06-08815) 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.

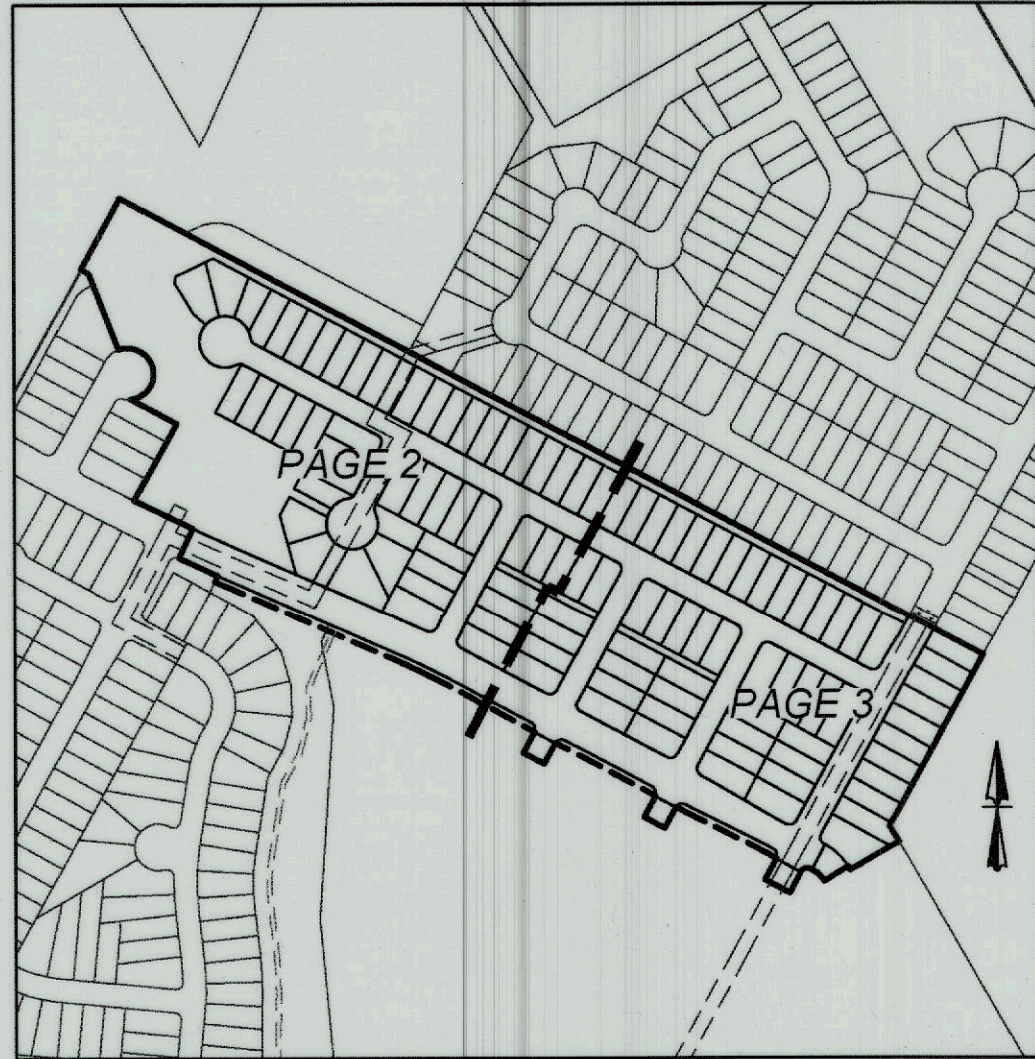
SURVEYOR NOTES.
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM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

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	39.42	S29°49'45"E	L28	60.00'	N28°11'26"E
L2	60.00'	S58°13'07"W	L29	60.00'	S81°48'34"E
L3	3.29'	N81°48'34"W	L30	60.00'	S81°48'34"E
L4	50.00'	S28°11'26"W	L31	50.00'	S81°48'34"E
L5	21.42'	S81°48'34"E	L32	50.00'	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	50.00'	N28°11'26"E
L8	50.00'	N28°11'26"E	L35	50.00'	S28°11'26"W
L9	70.00'	N25°02'32"E	L36	60.00'	N61°48'34"W
L10	20.00'	N61°11'02"W	L37	50.00'	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'	S81°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			

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 FORESTARY (USA) REAL ESTATE GROUP INC.
10700 PECAN PARK BLVD, SUITE 130
AUSTIN, TX 78750



PAGE INDEX NTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	8.78'	130.00'	4.39'	3°52'14"	8.78'
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'
C3	1.00'	15.00'	0.50'	3°49'21"	1.00'
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'
C5	1.00'	15.00'	0.50'	3°49'21"	1.00'
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'
C7	1.00'	15.00'	0.50'	3°49'21"	1.00'
C8	72.82'	965.00'	36.43'	4°19'25"	72.80'
C9	91.72'	5035.00'	45.86'	1°02'37"	91.72'
C10	137.99'	4965.00'	69.00'	1°35'32"	137.98'
C11	184.99'	55.00'	493.81'	192°42'39"	109.32'
C12	101.84'	4965.00'	50.92'	1°10'31"	101.84'
C13	22.99'	15.00'	14.44'	87°49'00"	20.81'
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'
C15	3.48'	70.00'	1.74'	2°50'53"	3.48'
C16	6.46'	130.00'	3.23'	2°50'51"	6.46'
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'
C18	14.44'	15.00'	7.83'	55°09'00"	13.89'
C19	278.67'	55.00'	38.30'	290°18'01"	62.86'
C20	14.44'	15.00'	7.83'	55°09'00"	13.89'
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'
C22	14.44'	15.00'	7.83'	55°09'00"	13.89'
C23	278.67'	55.00'	38.30'	290°18'01"	62.86'
C24	14.44'	15.00'	7.83'	55°09'00"	13.89'
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'
C28	6.46'	130.00'	3.23'	2°50'53"	6.46'
C29	3.48'	70.00'	1.74'	2°50'51"	3.48'
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C31	23.56'	15.00'	15.00'	90°00'00"	21.21'
C32	23.56'	15.00'	15.00'	90°00'00"	21.21'
C33	23.77'	15.00'	15.00'	90°46'50"	21.36'
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'
C37	23.56'	15.00'	15.00'	90°00'00"	21.21'
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'
C39	23.56'	15.00'	15.00'	90°00'00"	21.21'
C40	23.08'	15.00'	14.53'	88°10'13"	20.87'
C41	3.99'	125.00'	2.00'	1°49'47"	3.99'
C42	2.39'	75.00'	1.20'	1°49'47"	2.39'
C43	1.76'	130.00'	0.88'	0°46'35"	1.76'
C44	1.76'	130.00'	0.88'	0°46'35"	1.76'
C45	0.55'	70.00'	0.47'	0°46'35"	0.55'
C46	68.09'	130.00'	34.84'	30°00'34"	67.31'
C47	36.64'	70.00'	18.75'	29°59'36"	36.23'
C48	1.00'	15.00'	0.50'	3°49'21"	1.00'
C49	11.56'	5035.00'	5.78'	0°07'53"	11.56'
C50	1.00'	15.00'	0.50'	3°49'21"	1.00'
C51	23.56'	15.00'	15.00'	90°00'00"	21.21'
C52	71.76'	951.00'	35.90'	4°19'25"	71.75'
C53	11.70'	5049.00'	5.85'	0°07'58"	11.70'
C54	23.56'	15.00'	15.00'	90°00'00"	21.21'
C55	23.56'	15.00'	15.00'	90°00'00"	21.21'
C56	5.81'	1035.00'	2.81'	0°18'39"	5.81'
C57	103.28'	5035.00'	51.64'	1°10'31"	103.28'
C58	239.83'	4965.00'	119.94'	2°46'03"	239.81'

STATE OF TEXAS
COUNTY OF BEXAR

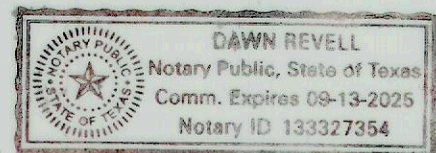
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER
EMILIANO GUERRERO, DIRECTOR OF LAND FORESTARY (USA) REAL ESTATE GROUP INC.
10700 PECAN PARK BLVD, SUITE 130
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 I 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 I LP BY ITS GENERAL PARTNER
GG B2R PECAN AVENIDA I GP, LLC

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

STATE OF TX
COUNTY OF [Signature]

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ACLE 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

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

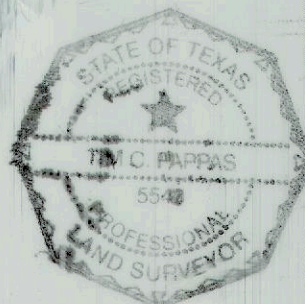
COUNTY CLERK, BEXAR COUNTY, TEXAS

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



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

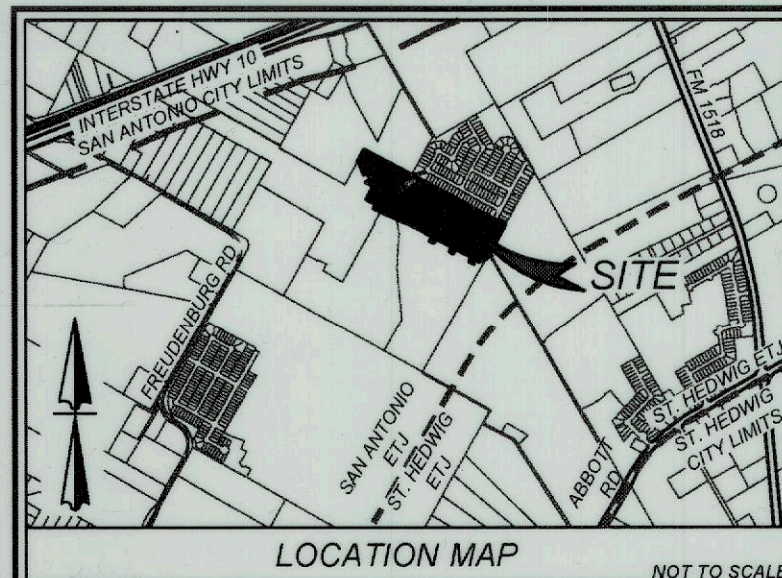
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

TIM 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

DRAWN BY: RS

Date: Apr 05, 2023, 11:36am User ID: L.Martinez
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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 (0.09 AC.)
- 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)
- 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.)
- 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.)

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. PARBAS
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

SURVEYOR NOTES:

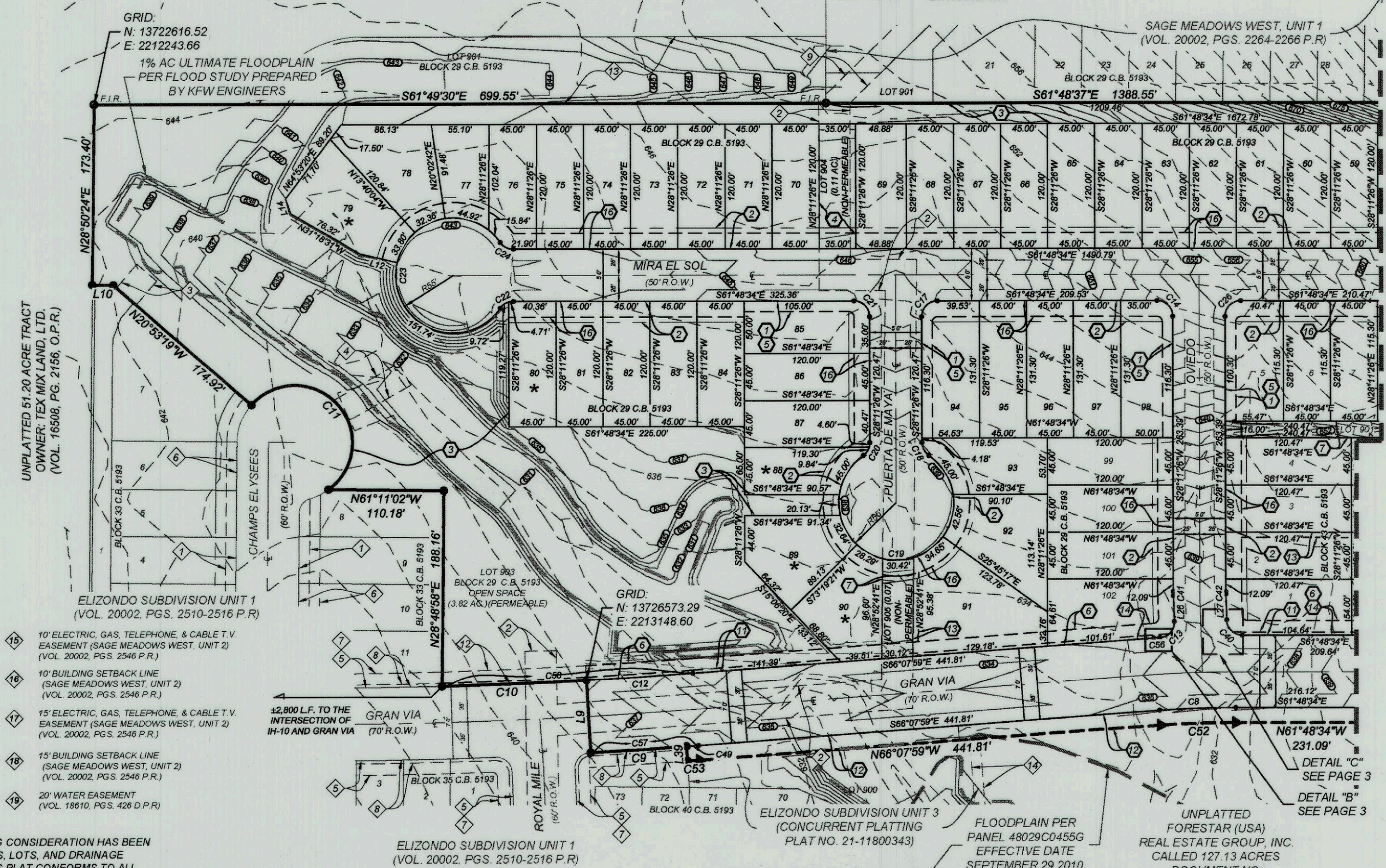
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
- 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 (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL. 20002, PGS. 2510-2516 P.R.)
- 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 # 20220070049)

CPS/SAWS/COSA UTILITY NOTES:

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 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.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. 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.

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



ELIZONDO SUBDIVISION UNIT 1
(VOL. 20002, PGS. 2510-2516 P.R.)

STATE OF TEXAS
COUNTY OF BEXAR

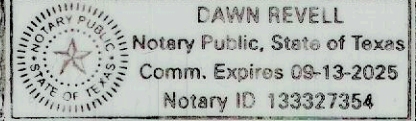
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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



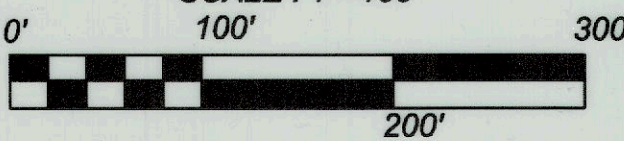
LEGEND

- F.I.R. = FOUND "I" IRON ROD
- S.I.R. = SET "I" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- Δ = SET "I" 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
- ET.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
- 072 --- = PROPOSED CONTOURS
- 070 --- = EXISTING MAJOR CONTOURS
- 070 --- = 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'



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 ELGIO 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 I 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
TBPE Firm #: 9913 • TBPLS Firm #: 10123300

STATE OF TX
COUNTY OF DANIELSON

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

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

STATE OF TX
COUNTY OF DANIELSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KOLE 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
Dawn Revell
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

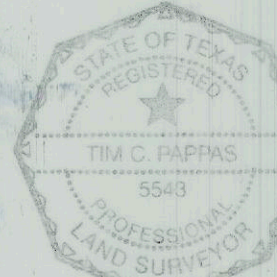
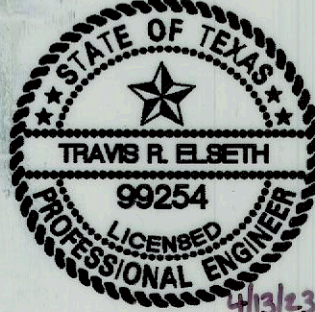
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

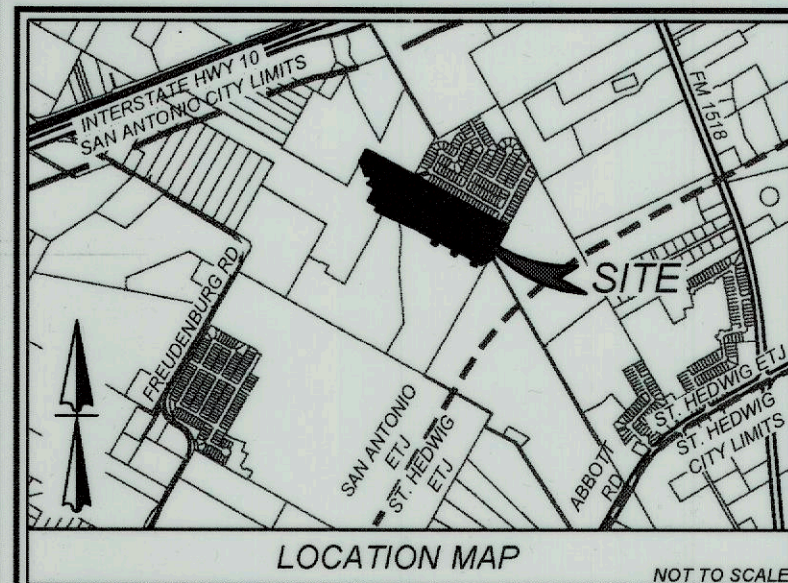
BY: _____
SECRETARY



RESIDENTIAL LOTS = 109

DRAWN BY: RS

Date: Apr 05, 2023, 11:36am User ID: L.Martinez
File: L18730105Design\Civil\PLAT\PL18730105.dwg



LOCATION MAP NOT TO SCALE

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.

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, BASEMENTS, 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, State of Texas
Comm. Expires 09-13-2025
Notary ID 133327354

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.

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

DATE: 4/15/23

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

DATE: 24 APRIL 2023

TIM 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

STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
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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

- 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 AC.)
- 10' BUILDING SET BACK LINE
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 30' PRIVATE DRAINAGE EASEMENT (09 AC.)
- 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)
- 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) (0.07 AC.) (PERMEABLE)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (10.39 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

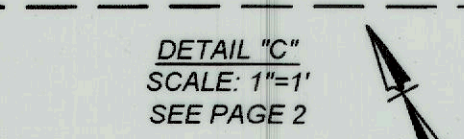
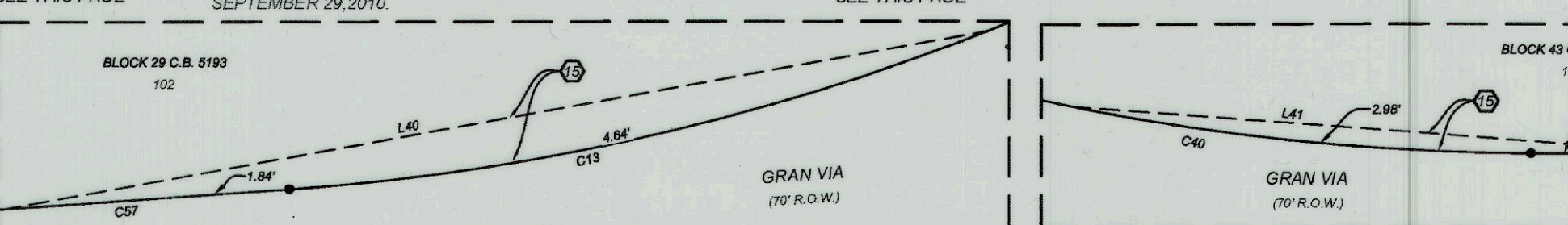
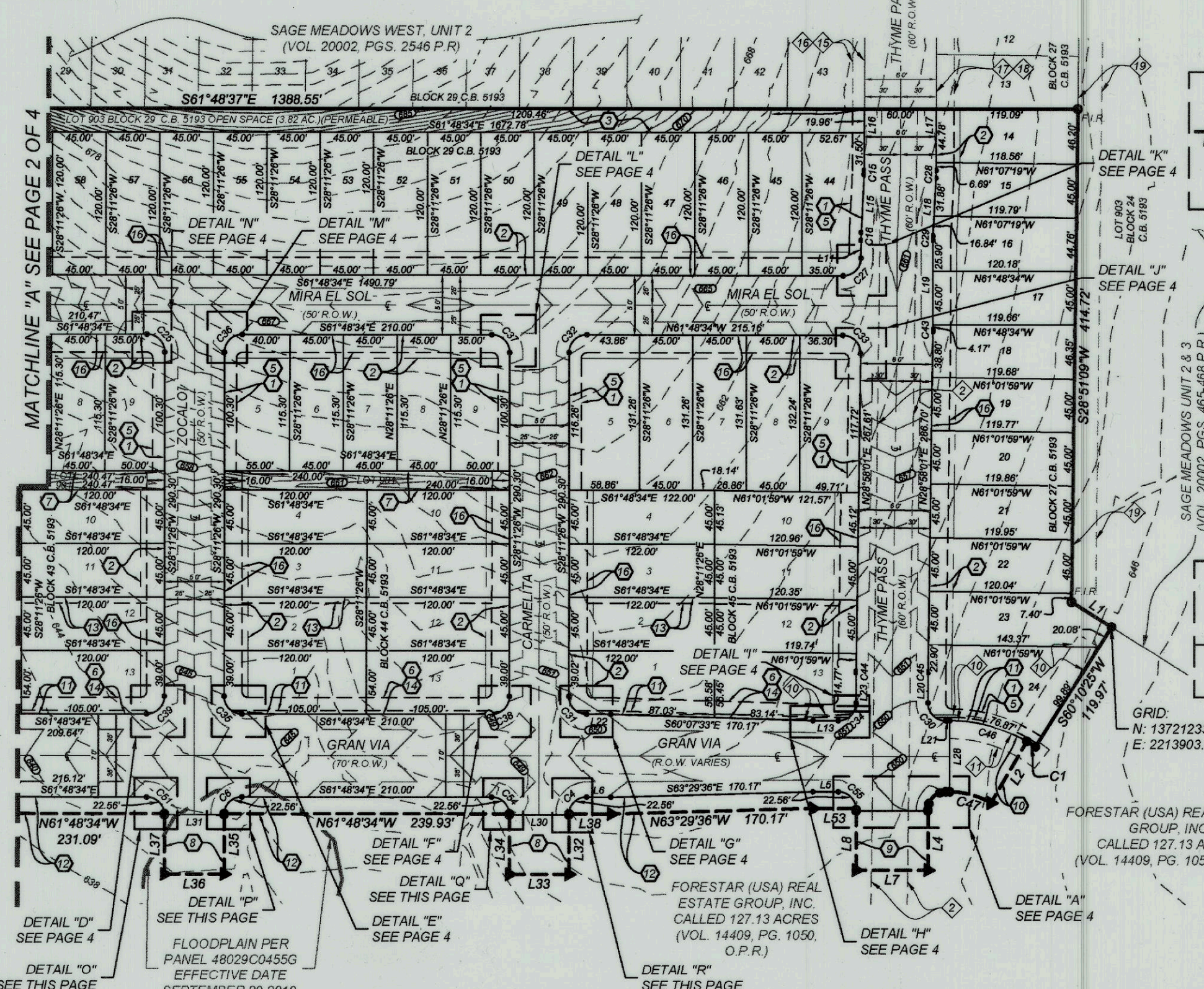
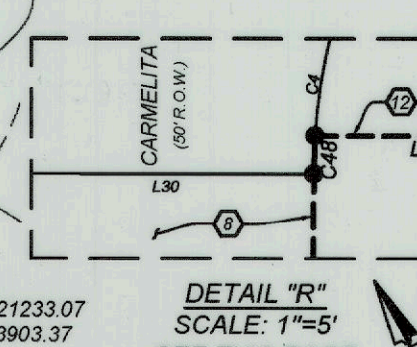
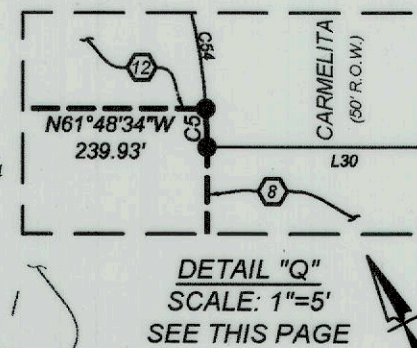
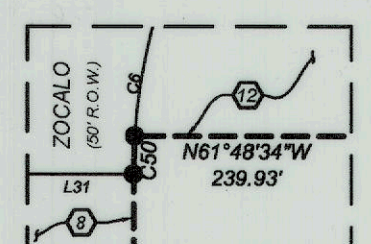
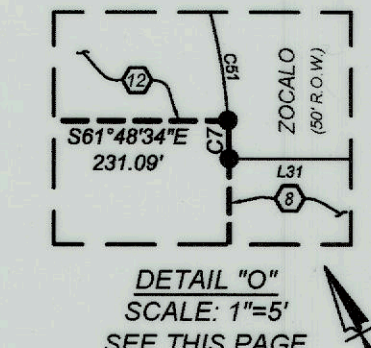
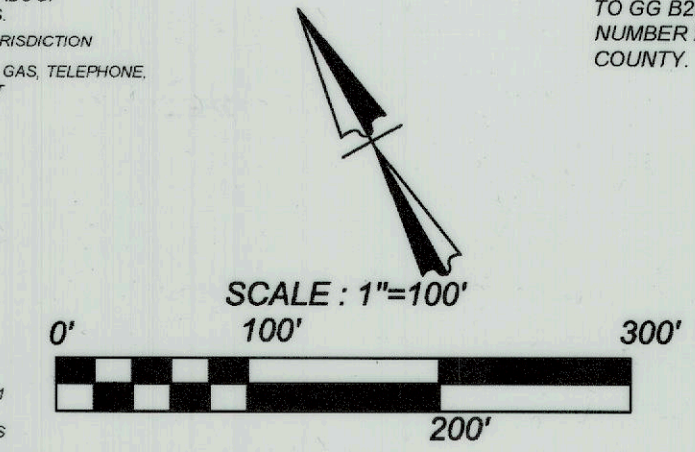
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
- 30' SANITARY SEWER EASEMENT (SALTRILLO SANITARY SEWER EXTENSION, DOC # 20220034334 O.P.R.)
- 25' PRIVATE DRAINAGE EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 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.)
- 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 (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL. 20002, PGS. 2510-2516 P.R.)
- 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 # 20220070949)
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

- 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. 428 D.P.R.)

- 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
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 - PROPOSED CONTOURS
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 - 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



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 **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 **ADLE 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 ADLE 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

NOTARY PUBLIC

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

DATE: 24 APRIL 2023

TIM 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

STATE OF TEXAS
COUNTY OF BEXAR

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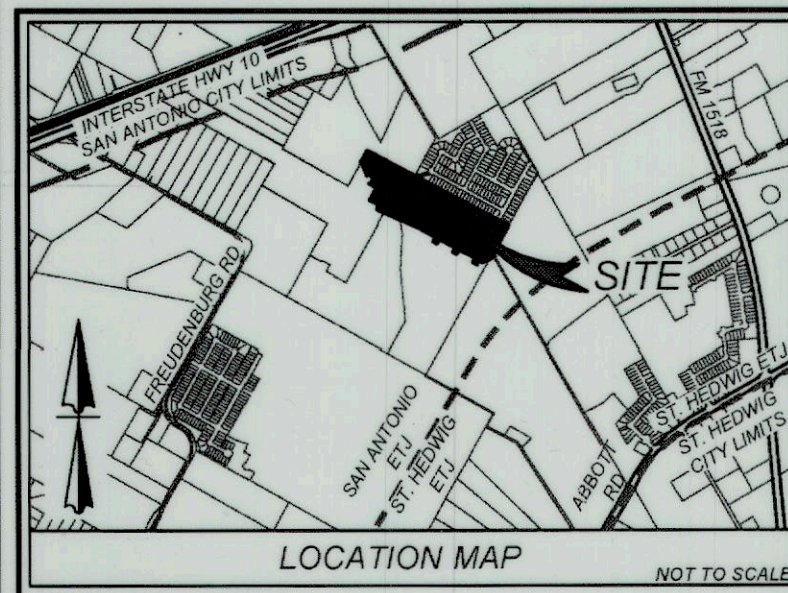
DATE: 24 APRIL 2023

RESIDENTIAL LOTS = 109

DRAWN BY: RS

Date: Apr 05, 2023, 11:37am User ID: LMartinez

File: L:\8730\105\Design\Civil\PLAT\PL8730105.dwg



NOT TO SCALE

CPS/SAWS/COSA UTILITY NOTES

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 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.

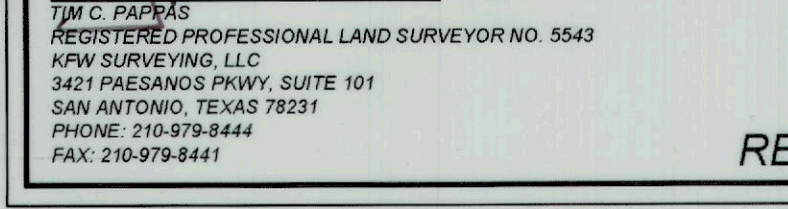
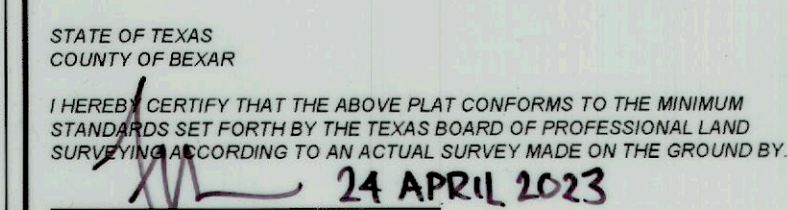
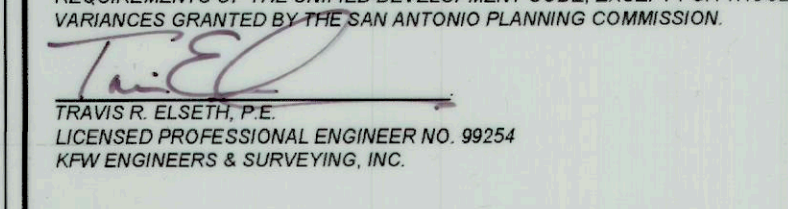
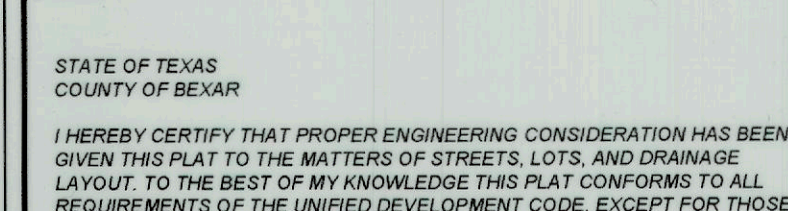
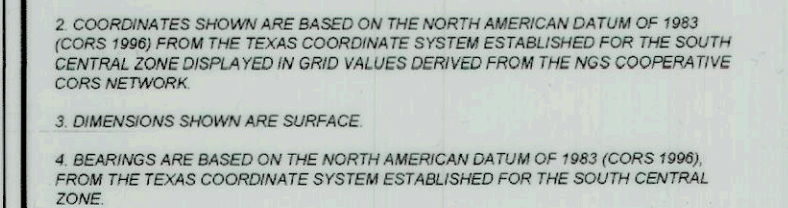
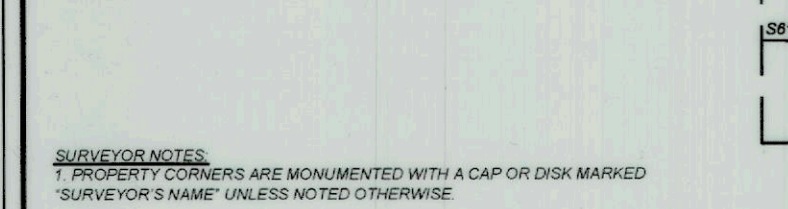
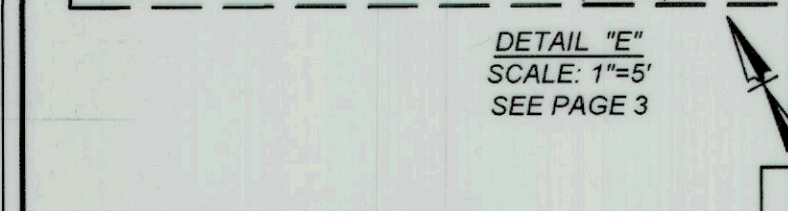
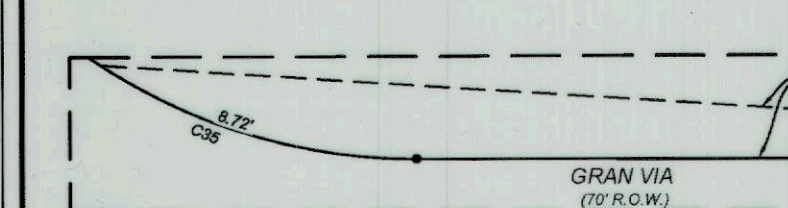
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES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

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. 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.

UNPLATTED REMAINING PORTION OF FORESTAR (USA) REAL ESTATE GROUP, INC. CALLED 127.13 ACRES (VOL. 14409, PG. 1050, O.P.R.)



- 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 (0.10 AC.)
5. 10' BUILDING SET BACK LINE
6. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. 30' PRIVATE DRAINAGE EASEMENT (0.09 AC.)
8. OFF-LOT 50'X30' E.G.T.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'X30' E.G.T.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.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)
11. 1' VEHICULAR NON-ACCESS EASEMENT (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. BUILDING SET BACK LINE
15. VARIABLE WIDTH CLEAR VISION EASEMENT
16. 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
17. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 2) (VOL. 20002, PGS. 2510-2516 P.R.)
18. 30' SANITARY SEWER EASEMENT (SALITRILLO SANITARY SEWER EXTENSION, DOC # 20220034334 O.P.R.)
19. 25' PRIVATE DRAINAGE EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
20. 24' PRIVATE DRAINAGE EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
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24. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
25. 22' SANITARY SEWER EASEMENT (SAGE MEADOWS WEST, UNIT 1) (VOL. 20002, PGS. 2264-2266 P.R.)
26. VARIABLE WIDTH WATER EASEMENT (VOL. 20002, PGS. 2510-2516 P.R.)
27. VARIABLE WIDTH WATER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL. 20002, PGS. 2510-2516 P.R.)
28. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (ELIZONDO SUBDIVISION, UNIT 1) (VOL. 20002, PGS. 2510-2516 P.R.)
29. VARIABLE WIDTH OPEN SPACE DRAINAGE AND MAINTENANCE ACCESS EASEMENT (VOL. 20002, PGS. 2264-2266 P.R.)
30. 10' GAS EASEMENT (DOC # 20220070248)
- LEGEND**
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- PG. = PAGE
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- 970 --- = PROPOSED CONTOURS
- 970 --- = EXISTING MAJOR CONTOURS
- 970 --- = EXISTING MINOR CONTOURS
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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 LLP AND RECORDED IN DOCUMENT NUMBER 20220083780 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



STATE OF TX
COUNTY OF DALLAS

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

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

STATE OF TX
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AGLE 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 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

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.

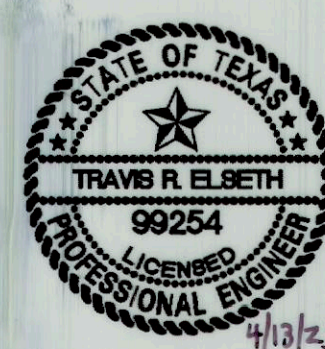
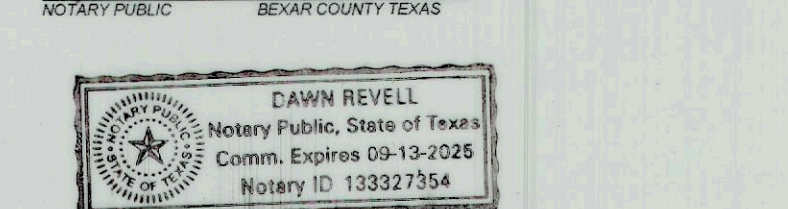
OWNER/DEVELOPER
EMILIANO GUERRERO, DIRECTOR OF LAND
FORESTAR (USA) REAL ESTATE GROUP INC.
10700 PECAN PARK BLVD, SUITE 150
AUSTIN, TX 78750

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

[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

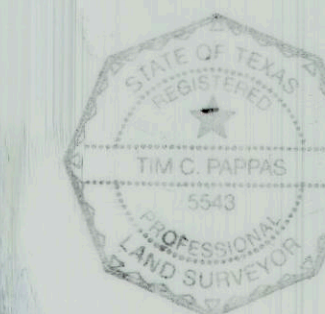
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]
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.

[Signature]
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

DRAWN BY: RS

Date: Apr 05, 2023, 11:37am User ID: LMartinez
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