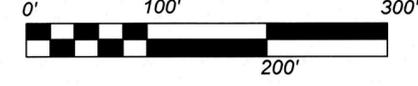


SUBDIVISION PLAT ESTABLISHING  
**SAPPHIRE GROVE PHASE 3A**  
 A 14.90 ACRE TRACT OF LAND SITUATED IN THE MANUEL GORTARI SURVEY NUMBER 5, ABSTRACT 252, COUNTY BLOCK 5192, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 173.27 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION AND RECORDED IN DOCUMENT NUMBER 20210349817 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



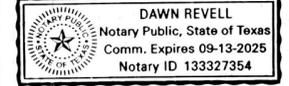
**OWNER/DEVELOPER**  
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
 100 NE LOOP 410, STE. 1155  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 403-8200

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.

*Richard Mott, P.E.*  
 AUTHORIZED AGENT  
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
 100 NE LOOP 410, STE. 1155  
 SAN ANTONIO, TX 78216

STATE OF TEXAS  
 COUNTY OF BEXAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Richard Mott, P.E.* 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 24th DAY OF May, A.D. 2023  
*Dawn Revell*  
 NOTARY PUBLIC BEXAR COUNTY TEXAS



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

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

COUNTY JUDGE, BEXAR COUNTY, TX

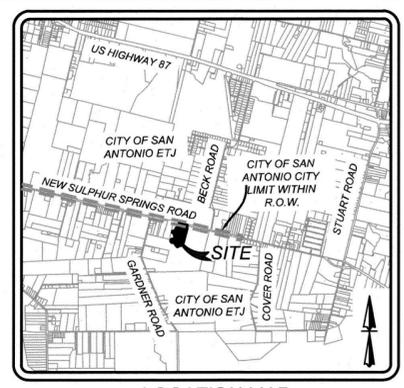
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE PHASE 3A 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



LOCATION MAP  
 N.T.S.

- 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.

- SURVEYOR NOTES**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 12A).

**FLOOD PLAIN VERIFICATION NOTE**  
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0605F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**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.

**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.

**COMMON AREA MAINTENANCE NOTE**  
 THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION, INCLUDING LOT 901 BLOCK 29 C.B. 5192 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.

**OPEN SPACE NOTE**  
 LOT 901, BLOCK 29, CB 5192 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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*  
 LICENSED PROFESSIONAL ENGINEER  
 5/22/23

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:

**22 MAY 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

**LEGEND**

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- PROPOSED EASEMENT
- PROPOSED CONTOURS
- 968 --- EXISTING CONTOURS
- C — CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- D.R. = DEED RECORDS
- N.C.B. = NEW CITY BLOCK
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET

**KEY NOTES**

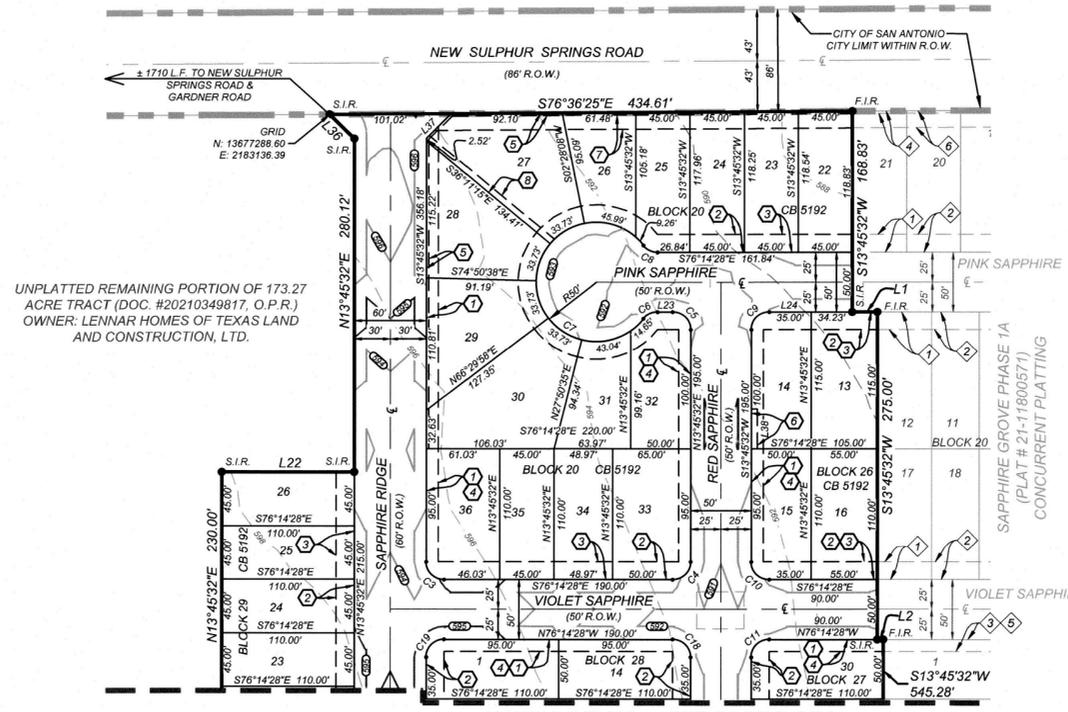
- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 3 15' BUILDING SETBACK LINE
- 4 10' BUILDING SETBACK
- 5 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 6 5' WATER EASEMENT
- 7 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 8 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 9 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 10 15' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 11 10' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 12 1' VEHICULAR NON-ACCESS EASEMENT (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 13 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 14 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)

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

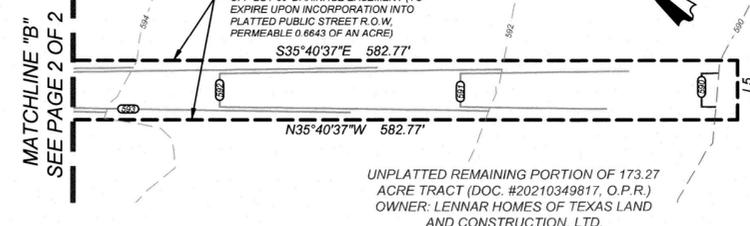
**WASTE WATER EDU NOTE**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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

**TREE NOTE**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800588) 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(i).



MATCHLINE "A" SEE PAGE 2 OF 2



MATCHLINE "B" SEE PAGE 2 OF 2

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

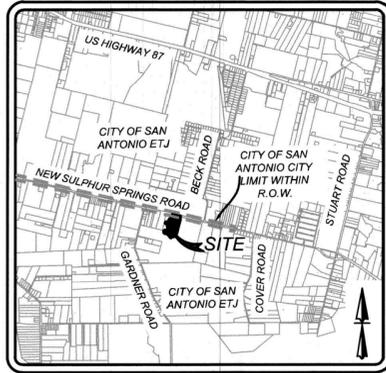
**DRAINAGE EASEMENT ENCROACHMENTS**  
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI 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 EASEMENTS 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 (35-506(d)(5)).

**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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE PAGE 2 OF 2 FOR LINE AND CURVE TABLES



LOCATION MAP  
N.T.S.

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 APPROACHMENT 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.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ▭ = PROPOSED EASEMENT
- = PROPOSED CONTOURS
- - - = EXISTING CONTOURS
- +— = CENTERLINE OF ROAD
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- D.R. = DEED RECORDS
- N.C.B. = NEW CITY BLOCK
- AC = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET

KEY NOTES

- 1' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 5' WATER EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 10' BUILDING SETBACK LINE (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 1' VEHICULAR NON-ACCESS EASEMENT (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (SAPPHIRE GROVE PHASE 1A PLAT #21-11800571 CONCURRENT PLAT)

STATE OF TEXAS  
COUNTY OF BEXAR

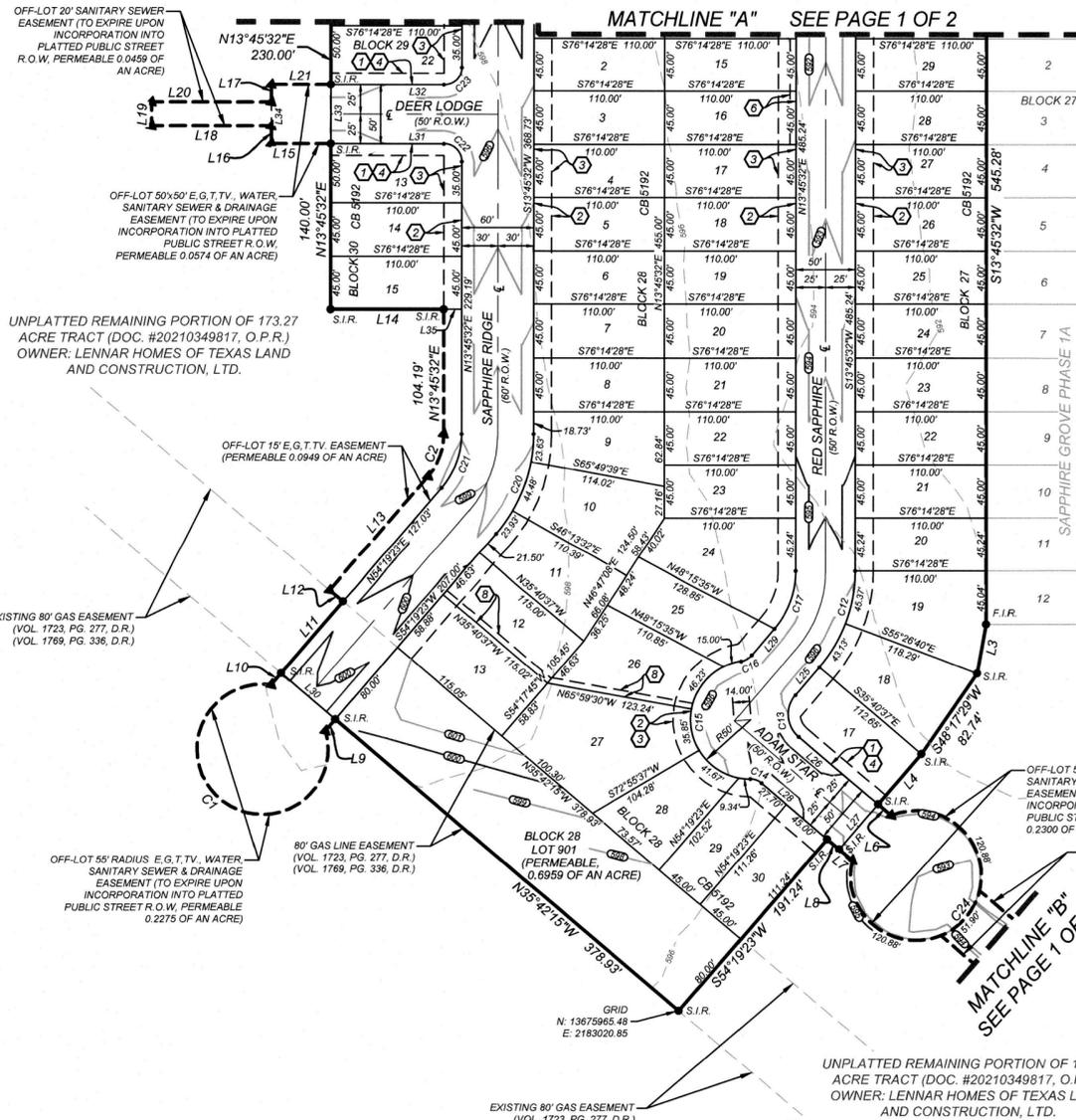
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Travis R. Elseth*  
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*  
22 MAY 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

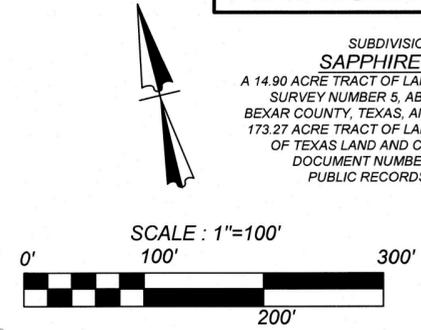


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	282.11'	55.00'	35.79'	293°53'19"	60.00'	N35°40'37"W
C2	38.94'	55.00'	20.33'	40°33'51"	38.13'	N34°02'28"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C6	13.62'	15.00'	7.32'	52°01'12"	13.16'	S77°44'58"W
C7	247.87'	50.00'	39.04'	284°02'25"	61.54'	N13°45'32"E
C8	13.62'	15.00'	7.32'	52°01'12"	13.16'	S50°13'51"E
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	S31°14'28"E
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C12	88.50'	125.00'	48.19'	40°33'51"	86.66'	S34°02'28"W
C13	39.27'	25.00'	25.00'	90°00'00"	35.36'	N9°19'23"E
C14	10.43'	15.00'	5.44'	39°51'13"	10.22'	S55°36'13"E
C15	148.10'	50.00'	55.16'	169°42'26"	99.60'	N9°19'23"E
C16	10.43'	15.00'	5.44'	39°51'13"	10.22'	N74°15'00"E
C17	53.10'	75.00'	27.72'	40°33'51"	52.00'	N34°02'28"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'	S58°45'32"W
C20	92.04'	130.00'	48.04'	40°33'51"	90.13'	S34°02'28"W
C21	49.56'	70.00'	25.87'	40°33'51"	48.53'	N34°02'28"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	N31°14'28"W
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N58°45'32"E
C24	293.67'	55.00'	28.07'	305°55'43"	50.00'	S54°19'23"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.77'	S76°14'28"E
L2	5.00'	S76°14'28"E
L3	42.03'	S24°07'33"W
L4	55.91'	S54°19'23"W
L5	50.00'	N54°19'23"E
L6	14.35'	S35°40'37"E
L7	14.35'	N35°40'37"W
L8	13.39'	N35°40'37"W
L9	12.83'	S54°19'23"W
L10	12.80'	N54°19'23"E
L11	80.00'	N54°19'23"E
L12	15.00'	N35°42'15"W
L13	127.04'	N54°19'23"E
L14	95.00'	N76°14'28"W
L15	50.00'	N76°14'28"W
L16	15.00'	N13°45'32"E
L17	15.00'	N13°45'32"E
L18	100.00'	N76°14'28"W
L19	20.00'	N13°45'32"E
L20	100.00'	S76°14'28"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	50.00'	S76°14'28"E
L22	110.00'	S76°14'28"E
L23	12.61'	N76°14'28"W
L24	69.23'	N76°14'28"W
L25	30.91'	S54°19'23"E
L26	67.65'	S35°40'37"E
L27	50.00'	S54°19'23"W
L28	72.70'	N35°40'37"W
L29	29.36'	N54°19'23"E
L30	60.00'	N35°42'15"W
L31	95.00'	N76°14'28"W
L32	95.00'	S76°14'28"E
L33	50.00'	N13°45'32"E
L34	20.00'	S13°45'32"W
L35	15.00'	S76°14'28"W
L36	28.89'	N31°05'38"W
L37	29.11'	N58°56'31"E
L38	33.55'	S13°45'32"W

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



OWNER/DEVELOPER  
LENNAR HOMES OF TEXAS  
LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, STE. 1155  
SAN ANTONIO, TX 78216  
PHONE: (210) 403-6200



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.

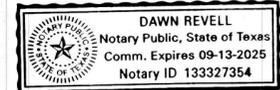
RICHARD MOTT, P.E.  
AUTHORIZED AGENT  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
100 NE LOOP 410, STE. 1155  
SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, P.E. 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 24th DAY OF May A.D. 2023  
*Dawn Revell*  
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SAPPHIRE GROVE PHASE 3A 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

