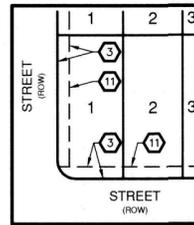


LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN 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 BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

NOTE:
 SEE SHEET 3 OF 3 FOR NOTES, CURVE AND LINE TABLE.

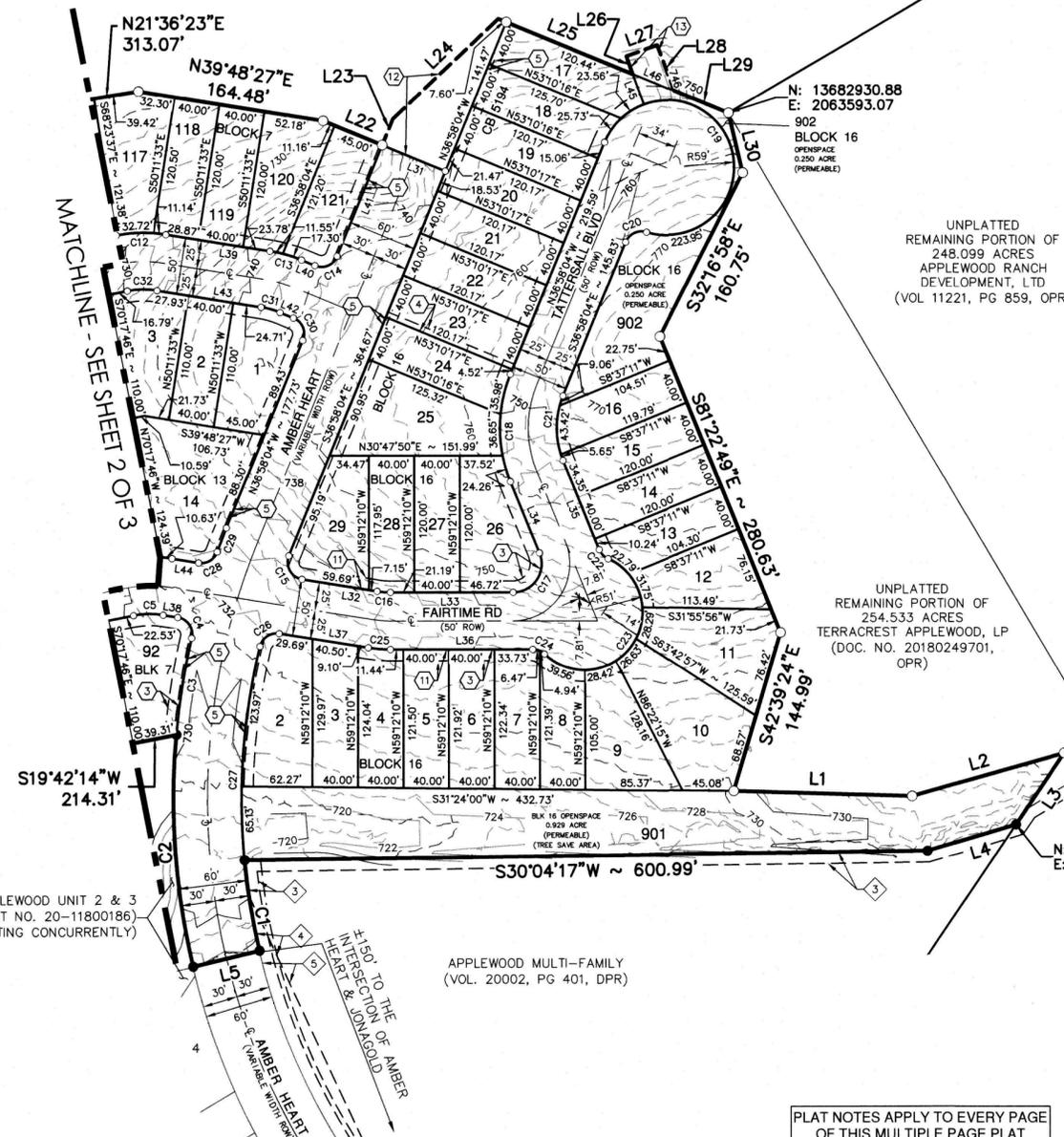


TYPICAL LOT
 EASEMENTS & SETBACKS
 EXCEPT AS NOTED
 NOT-TO-SCALE

LEGEND

- | | |
|---|---|
| AC ACRE(S) | OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK BLOCK | VOL VOLUME |
| CB COUNTY BLOCK | PG PAGE(S) |
| DOC DOCUMENT NUMBER | ROW RIGHT-OF-WAY |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VAR WID VARIABLE WIDTH |
| DR DEED OF RECORDS OF BEXAR COUNTY, TEXAS | VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| ESMT EASEMENT | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| NCB NEW CITY BLOCK | ○ SET 1/2" IRON ROD (PD) |
| | ○ SET 1/2" IRON ROD (PD)-ROW |
| | ○ BOUNDARY POINT OF INTERSECTION |
| — 1140 — EXISTING CONTOURS | ⑬ VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT) (PERMEABLE) (0.020 ACRE) |
| — 6 — CENTERLINE | ⑭ WATER EASEMENT (VOL 15439, PG 1230, OPR) |
| ① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑮ ELECTRIC EASEMENT (VOL 5785, PG 290, DR) |
| ② 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑯ 10' BUILDING SET-BACK LINE (VOL 20002, PG 401, DPR) |
| ③ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑰ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 401, DPR) |
| ④ VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.295 TOTAL ACRES) | ⑱ VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 20002, PG 401, DPR) |
| ⑤ 10' BUILDING SETBACK | |
| ⑥ VARIABLE WIDTH TURN-AROUND, GRADING, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OFF-LOT) (PERMEABLE) (0.125 ACRE) | |

UNPLATTED PORTION OF
 166.291 ACRE TRACT
 FORESTAR (USA) REAL
 ESTATE GROUP INC
 (DOC. #20190178753 OPR)



N: 13682930.88
 E: 2063593.07

UNPLATTED
 REMAINING PORTION OF
 248.099 ACRES
 APPLEWOOD RANCH
 DEVELOPMENT, LTD
 (VOL 11221, PG 859, OPR)

UNPLATTED
 REMAINING PORTION OF
 254.533 ACRES
 TERRACREST APPLEWOOD, LP
 (DOC. NO. 20180249701,
 OPR)

N: 13682828.32
 E: 2064258.49

APPLEWOOD UNIT 2 & 3
 (PLAT NO. 20-11800186)
 (PLATTING CONCURRENTLY)

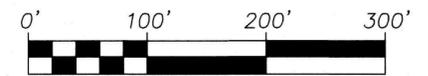
APPLEWOOD MULTI-FAMILY
 (VOL. 20002, PG 401, DPR)

PLAT NUMBER 20-11800616

SUBDIVISION PLAT
 OF
APPLEWOOD, UNITS 4 & 5

BEING A TOTAL OF 15.185 ACRE TRACT OF LAND, OUT OF A 166.291 ACRE TRACT RECORDED IN DOCUMENT NO. 20190178753 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NO. 92 ABSTRACT 544 COUNTY BLOCK 5197, NOW IN COUNTY BLOCK 5194, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: September 23, 2021

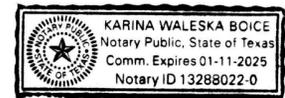
STATE OF TEXAS
 COUNTY OF WILLIAMSON

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: JEFF SCOTT
 FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
 10700 PECAN PARK BLVD, SUITE 150
 AUSTIN, TEXAS 78750
 (512) 433-5231

STATE OF TEXAS
 COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SCOTT 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 23 DAY OF September, A.D. 2021.



Karina Walecka Boice
 NOTARY PUBLIC, WILLIAMSON 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF APPLEWOOD, UNITS 4 & 5 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.

Caleb M. Chance
 LICENSED PROFESSIONAL ENGINEER

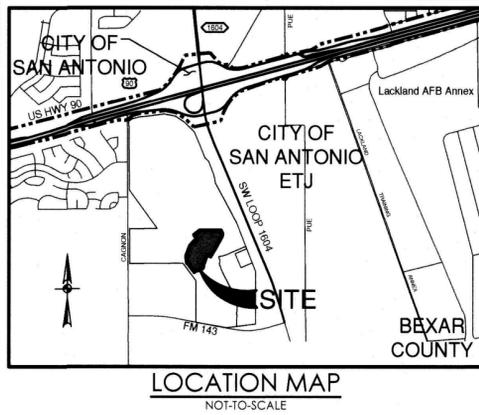
STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
 OF THIS MULTIPLE PAGE PLAT

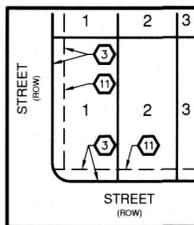
SHEET 1 OF 3



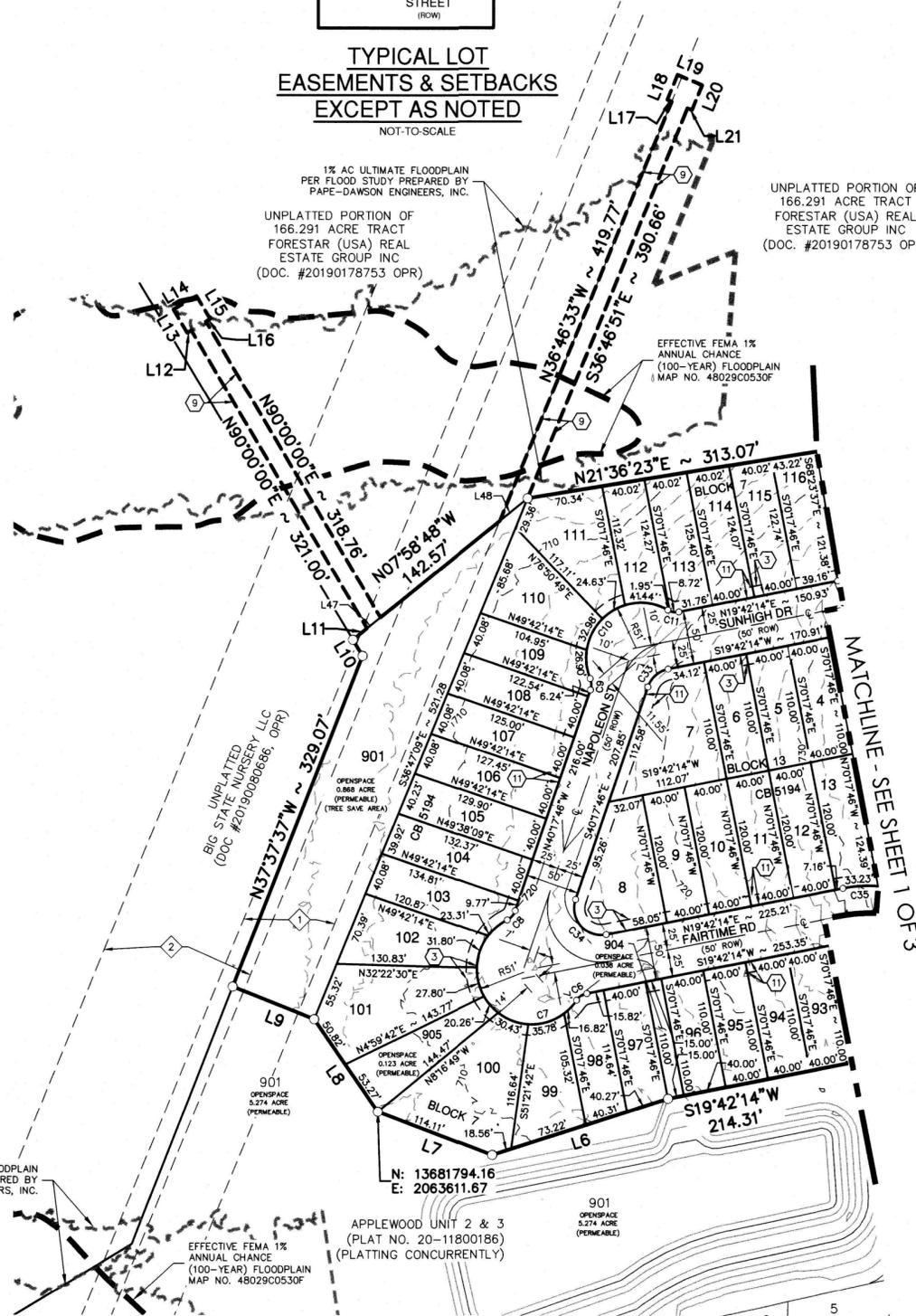
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NOTE:
 SEE SHEET 1 OF 1 FOR LEGEND AND SHEET 3 OF 3 FOR NOTES, CURVE AND LINE TABLE.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED
 NOT-TO-SCALE



SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: September 23, 2021

STATE OF TEXAS
 COUNTY OF WILLIAMSON

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OWNER/DEVELOPER: JEFF SCOTT
 FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
 10700 PECAN PARK BLVD, SUITE 150
 AUSTIN, TEXAS 78750
 (512) 433-5231

STATE OF TEXAS
 COUNTY OF WILLIAMSON

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KARINA WALESKA BOICE
 Notary Public, State of Texas
 Comm. Expires 01-11-2025
 Notary ID 13288022-0

Karina Waleska Boice
 NOTARY PUBLIC, WILLIAMSON 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF APPLEWOOD, UNITS 4 & 5 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

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Caleb M. Chance
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

David A. Gasanova
 REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3

APPLEWOOD, UNITS 4 & 5

