

PLAT NO. 21-11800313

REPLAT AND SUBDIVISION  
ESTABLISHING  
AVILA AT THE DOMINION  
UNIT 2A (PUD)

BEING A TOTAL OF 13.418 ACRES, ESTABLISHING LOTS 54-57, 900-902, & 999 BLOCK 35, IN NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOTS 24-27, & 999, BLOCK 35 OF THE AVILA AT THE DOMINION UNIT 2 RECORDED IN VOLUME 20002, PAGE 681 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.098 ACRE TRACT OF LAND OUT OF A 3.297 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20190237112 OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.03 ACRE OFFSITE EASEMENT LOCATED ON LOT 12, BLOCK 31, THE RENAISSANCE AT THE DOMINION UNIT 4 RECORDED IN VOLUME 9570, PAGE 130 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE AUG LIEBE SURVEY NO. 6, ABSTRACT 1219, COUNTY BLOCK 4759 BEXAR COUNTY, TEXAS.



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 #10028800

DATE OF PREPARATION: December 16, 2021

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: RAJEEV PURI  
THE PANHANDLE AT BRENTHURST, LLC  
6002 CAMP BULLIS ROAD  
SAN ANTONIO, TEXAS 78257  
(210) 698-3004

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAJEEV PURI, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

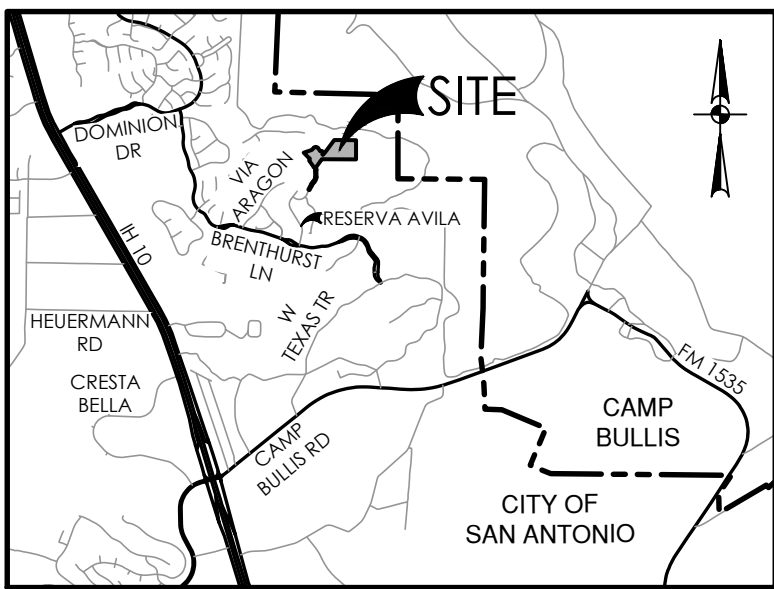
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF AVILA AT THE DOMINION UNIT 2A (PUD) 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.

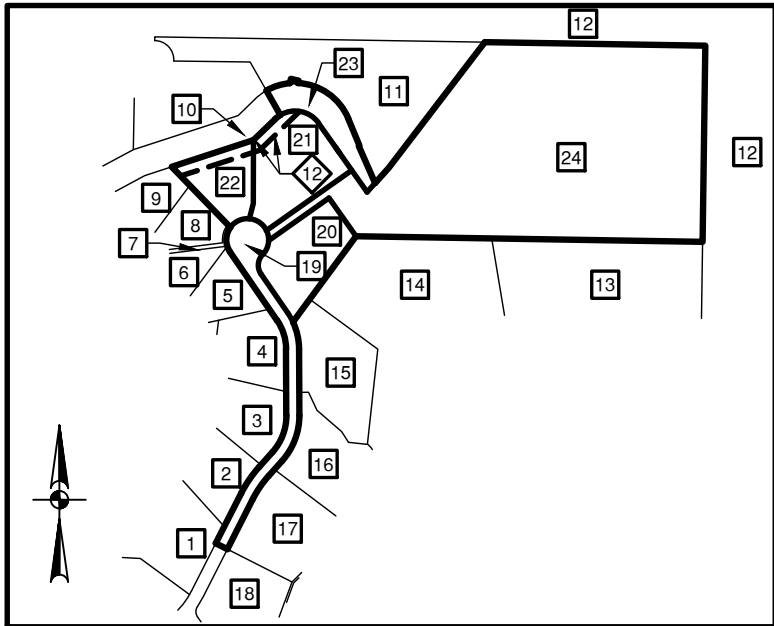
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

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

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



LOCATION MAP  
NOT-TO-SCALE



AREA BEING REPLATTED  
THROUGH PUBLIC HEARING WITH  
WRITTEN NOTIFICATION

SCALE: 1"= 500'

12.939 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 24-27 AND 999, BLOCK 35, NCB 16385, AND A 30' PRIVATE DRAINAGE EASEMENT OF THE AVILA AT THE DOMINION UNIT 2 RECORDED IN VOLUME 20002, PAGES 681-682 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (AVILA AT THE DOMINION UNIT 201300493) WHICH IS RECORDED IN VOLUME 20002, PAGE(S) 681-682, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF JANUARY 12, 2022, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: RAJEEV PURI  
THE PANHANDLE AT BRENTHURST, LLC  
6002 CAMP BULLIS ROAD  
SAN ANTONIO, TEXAS 78257  
(210) 698-3004

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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.

STATE OF TEXAS  
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 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 GRANTORS 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 WASTEWATER EDU:

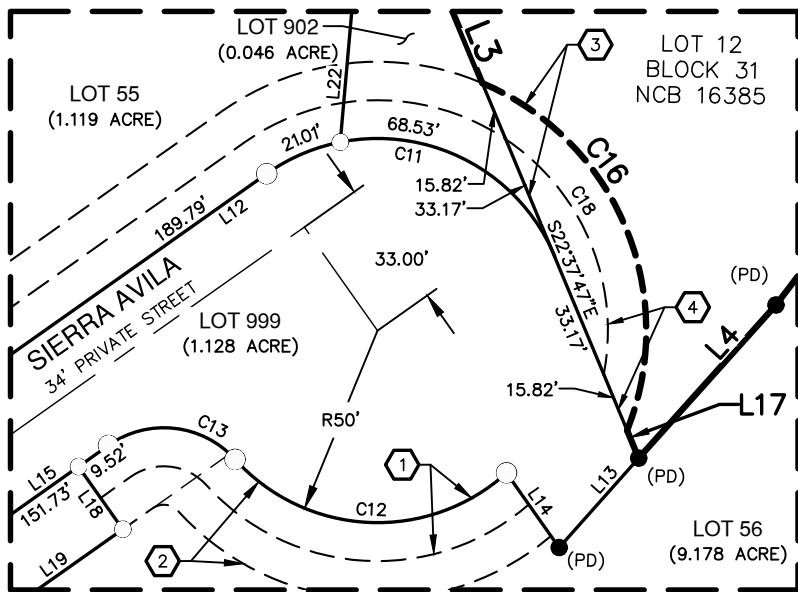
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LEGEND

DOC	DOCUMENT NUMBER	VOL	VOLUME
DPR	DEED AND PLAT RECORDS	PG	PAGE(S)
PR	OF BEXAR COUNTY, TEXAS	(PUD)	PLANNED UNIT
	PLAT RECORDS OF BEXAR		DEVELOPMENT
GETCTV	GAS, ELECTRIC, TELEPHONE	ROW	RIGHT-OF-WAY
	AND CABLE TELEVISION (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS
NCB	NEW CITY BLOCK	○	NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS	○	SET 1/2" IRON ROD (PD)
	(OFFICIAL PUBLIC RECORDS	○	SET 1/2" IRON ROD (PD)-ROW
	OF REAL PROPERTY) OF		
	BEXAR COUNTY, TEXAS		

---	-1140-	EXISTING CONTOURS
---	-1140-	PROPOSED CONTOURS
---	+	CENTERLINE

- 1 LOT 38, BLOCK 37, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 2 LOT 36, BLOCK 37, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 3 LOT 35, BLOCK 37, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 4 LOT 34, BLOCK 37, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 5 LOT 30, BLOCK 37, NCB 16385 BRENTHURST AT THE DOMINION PHASE 2 (VOL 20002, PG 683, PR)
  - 6 LOT 31, BLOCK 37, NCB 16385 BRENTHURST AT THE DOMINION PHASE 2 (VOL 20002, PG 683, PR)
  - 7 LOT 904, BLOCK 35, NCB 16385 BRENTHURST AT THE DOMINION PHASE 2 (VOL 20002, PG 683, PR)
  - 8 LOT 23, BLOCK 35, NCB 16385 BRENTHURST AT THE DOMINION PHASE 2 (VOL 20002, PG 683, PR)
  - 9 LOT 22, BLOCK 35, NCB 16385 BRENTHURST AT THE DOMINION PHASE 2 (VOL 20002, PG 683, PR)
  - 10 UNPLATTED REMAINING PORTION OF 11.075 ACRES THE PANHANDLE AT BRENTHURST, LLC (DOC NO 20190240049, OPR)
  - 11 LOT 12, BLOCK 31, NCB 16385 THE RENAISSANCE AT THE DOMINION UNIT-4 (VOL 9570, PG 130, DPR)
  - 12 NCB 16386 CAMP BULLIS MILITARY RESERVATION - UNITED STATES OF AMERICA (VOL 9544, PG 70-83, DPR)
  - 13 LOT 36, BLOCK 35, NCB 16385 ALTURAS AT THE DOMINION (VOL 9664, PG 7-8, DPR)
  - 14 LOT 35, BLOCK 35, NCB 16385 ALTURAS AT THE DOMINION (VOL 9664, PG 7-8, DPR)
  - 15 LOT 28, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 16 LOT 29, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 17 LOT 30, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 18 LOT 33, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 1 (VOL 9646, PG 106-107, DPR)
  - 19 LOT 999, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 20 LOT 27, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 21 LOT 25, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 22 LOT 24, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
  - 23 UNPLATTED 0.098 OF AN ACRE PORTION OF 3.297 ACRES THE PANHANDLE AT BRENTHURST, LLC (DOC NO 20190237112, OPR)
  - 24 LOT 26, BLOCK 35, NCB 16385 AVILA AT THE DOMINION UNIT 2 (VOL 20002, PG 681-682, PR)
- 1 10' WATER EASEMENT
  - 2 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
  - 3 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (0.03 ACRES) (NON-PERMEABLE)
  - 4 10' WATER EASEMENT (OFF-LOT) (0.01 ACRES) (NON-PERMEABLE)
  - 5 VARIABLE WIDTH DRAINAGE EASEMENT
  - 6 VARIABLE WIDTH DRAINAGE EASEMENT (OFF-LOT) (0.004 ACRES)
  - 7 10' WATER EASEMENT (VOL 20002, PG 681-682, PR)
  - 8 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 681-682, PR)
  - 9 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9646, PG 106-107, DPR)
  - 4 5' WATER EASEMENT (VOL 9646, PG 106-107, DPR)
  - 5 5' WATER EASEMENT (VOL 20002, PG 681-682, PR)
  - 6 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 681-682, PR)
  - 7 PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (VOL 20002, PG 681-682, PR)
  - 8 DECLARATION OF CONSERVATION RESTRICTION (VOL 14873, PG 1182, OPR)
  - 9 10' WATER EASEMENT (VOL 20002, PG 681-682, PR)
  - 10 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 681-682, PR)
  - 11 10' PRIVATE DRAINAGE EASEMENT (VOL 20002, PG 681-682, PR)
  - 12 30' PRIVATE DRAINAGE EASEMENT (VOL 20002, PG 681-682, PR)
  - 13 14' SANITARY SEWER EASEMENT (VOL 20002, PG 681-682, PR)
  - 14 10' WATER EASEMENT (VOL 20002, PG 681-682, PR)



DETAIL A  
SCALE: 1"=50'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N45°54'29"E	78.26'
L2	N29°27'45"W	73.48'
L3	N22°37'47"W	76.38'
L4	N41°51'10"E	53.52'
L5	S00°15'36"E	172.78'
L6	N41°54'05"E	51.47'
L7	N26°54'05"E	145.72'
L8	N63°05'55"W	34.00'
L9	N26°54'05"E	145.72'
L10	N41°54'05"E	51.47'
L11	S00°15'36"E	172.78'
L12	S54°45'52"W	259.40'
L13	N41°38'41"E	31.15'
L14	S35°13'41"E	23.80'
L15	S54°45'52"W	184.94'
L16	N13°54'23"E	11.81'
L17	S22°37'47"E	7.83'
L18	N35°14'08"W	20.00'
L19	S54°45'52"W	151.73'
L20	S54°45'52"W	163.66'
L21	N35°14'08"W	20.00'
L22	N05°02'43"E	86.24'
L23	S76°05'37"E	20.00'
L24	N13°54'23"E	6.43'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	013°26'23"	S52°37'41"W	17.55'	17.59'
C2	150.00'	024°31'36"	S72°39'07"W	63.72'	64.21'
C3	167.00'	024°50'21"	N12°40'47"W	71.83'	72.40'
C4	177.00'	042°09'41"	N20°49'15"E	127.33'	130.25'
C5	283.00'	015°00'00"	S34°24'05"W	73.88'	74.09'
C6	317.00'	015°00'00"	S34°24'05"W	82.75'	82.99'
C7	143.00'	042°09'41"	N20°49'15"E	102.87'	105.23'
C8	133.00'	034°14'42"	N17°22'57"W	78.31'	79.49'
C9	55.00'	071°04'52"	S01°02'08"W	63.94'	68.23'
C10	117.00'	089°16'10"	S10°07'47"W	164.40'	182.29'
C11	50.00'	102°36'21"	N73°55'58"W	78.05'	89.54'
C12	50.00'	090°04'14"	S87°09'47"E	70.75'	78.60'
C13	25.00'	083°06'28"	N83°40'54"W	33.17'	36.26'
C14	83.00'	089°16'10"	S10°07'47"W	116.63'	129.32'
C15	167.00'	009°24'20"	N29°48'08"W	27.38'	27.41'
C16	70.00'	088°49'50"	N22°37'47"W	97.98'	108.53'
C17	55.00'	029°10'12"	N09°43'44"W	27.70'	28.00'
C18	60.00'	136°09'47"	N57°09'15"W	111.33'	142.59'
C19	150.00'	064°32'18"	N54°53'56"W	160.17'	168.96'

