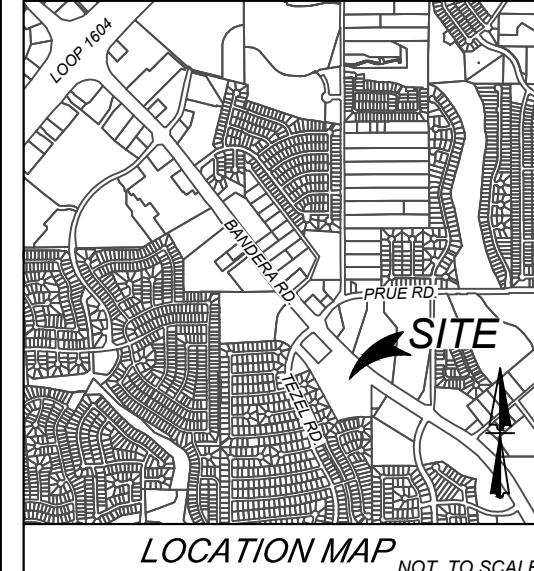


BEING A 12.46 ACRE TRACT OF LAND, OUT OF THE J. ALEMEDA SURVEY, SECTION NO. 81, ABSTRACT NO. 28, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD., OF RECORD IN DOCUMENT NUMBER 20180132423, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE SAW PRESSURE IS CONFORMED TO EXISTING. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL, AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

CPS SAWS/COSA UTILITY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEM, OR CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS), IS HEREBY DEDICATED THIS 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, PATROLDNG, AND RELOCATING UTILITY, TRANSMISSION AND SERVICE FACILITIES FOR THE RELOCATED SAW, 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 AND NO CONCRETE, METAL, BRICK, STONE, 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 THE GRADE CHANGES, WHETHER OR NOT THE ALTERATIONS ARE DESCRIBED HEREON.
3. THIS PLAT DOES NOT AMEND, ALTER, RELOCATE 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. ROAD SURFACES 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.

FLOOD PLAIN VERIFICATION NOTE:
THIS PLAT AS PLATED BY THE MAP PANEL 48029C0220G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOOD PLAIN INFORMATION SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

RESIDENTIAL FINISHED FLOOR ELEVATION:
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOOD PLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN), THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES BEING PROVIDED BY THE APPLICANT AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO THE OCCUPANCY OF THE RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. (F125(a)(2) & F142(a)(1))

DRAINAGE EASEMENT ENCROACHMENTS:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS WHICH IMPEDE DRAINAGE SHALL BE LOCATED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT, WHETHER OR NOT LANDSCAPING OR OTHER TYPES OF ENCROACHMENTS 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 GRANTORS 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 15.2)

TCI DETENTION AND MAINTENANCE NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR. THE PROPERTY MAY ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILo) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AND THE CITY HAS APPROVED THE CITY OF SAN ANTONIO TO FOLLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. 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 ALL PAGES
OF THIS MULTIPLE PAGE PLAT

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	310.29'	933.14'	156.59'	19°03'08"	308.86'	S79°13'22" W
C2	280.78'	1026.36'	141.27'	15°40'29"	279.91'	N37°23'05" W
C3	126.21'	672.99'	63.29'	10°44'43"	126.03'	S30°57'26" W
C4	24.26'	100.00'	12.19'	13°54'04"	24.20'	N36°23'45" W
C5	36.39'	150.00'	18.29'	13°54'04"	36.30'	N36°23'45" W
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°26'43" E
C7	18.20'	75.00'	9.14'	13°54'04"	18.15'	N53°36'15" E
C8	10.37'	15.00'	5.40'	39°36'38"	10.16'	N26°50'54" E
C9	145.87'	50.00'	444.33'	167°09'32"	99.37'	N69°22'31" W
C10	10.37'	15.00'	5.40'	39°36'38"	10.16'	S25°35'55" E
C11	11.63'	15.00'	6.12'	41°24'55"	11.34'	S67°36'42" E
C12	277.46'	55.00'	39.20'	289'02"18"	63.85'	N54°41'59" E
C13	16.92'	15.00'	9.49'	64°37'23"	16.04'	N13°05'33" W
C14	38.37'	25.00'	24.12'	87°56'24"	34.71'	N69°22'35" W
C15	30.33'	125.00'	15.24'	13°54'04"	30.25'	N53°36'15" E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°33'17" W
C17	31.62'	25.00'	18.32'	72°27'50"	29.55'	S65°40'38" E
C18	38.30'	25.00'	24.05'	87°47'09"	34.67'	N43°29'06" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C19	38.01'	75.00'	19.42'	29°02'14"	37.60'	N14°55'36" W
C20	157.73'	130.00'	90.21'	69°30'54"	148.23'	S5°18'47" W
C21	84.93'	70.00'	48.58'	69°31'01"	79.82'	S5°18'47" W
C22	63.35'	125.00'	32.37'	29°02'14"	62.67'	N14°55'36" W
C23	10.42'	15.00'	5.43'	39°48'33"	10.21'	S20°18'45" E
C24	146.95'	50.00'	492.10'	168°23'48"	99.49'	N43°58'52" E
C25	10.73'	15.20'	5.60'	40°26'04"	10.51'	N72°19'51" W
C26	153.83'	1050.22'	77.05'	8°23'33"	153.69'	S82°57'43" W
C27	178.30'	1100.00'	89.34'	9°17'13"	178.10'	S82°44'04" W
C28	10.26'	15.00'	5.34'	39°11'51"	10.08'	S59°09'57" W
C29	130.06'	50.00'	180.50'	149°02'01"	96.37'	S65°54'58" E
C30	9.96'	15.00'	5.17'	38°02'46"	9.78'	N10°26'20" W
C31	39.50'	933.14'	19.75'	2°25'32"	39.50'	S87°32'10" W
C32	39.57'	933.13'	19.79'	2°25'46"	39.56'	S85°06'31" W
C33	38.97'	933.13'	19.49'	2°23'35"	38.97'	S82°41'51" W
C34	38.97'	933.14'	19.49'	2°23'35"	38.97'	S80°18'16" W
C35	39.04'	933.07'	19.52'	2°23'51"	39.04'	S77°54'34" W
C36	114.23'	933.14'	57.19'	7°00'51"	114.16'	S73°12'13" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.58'	N28°36'44" W
L15	33.00'	N0°24'29" W
L2	8.23'	N43°20'47" W
L3	8.23'	N43°20'47" W
L4	49.09'	S29°26'43" E
L5	11.34'	N60°33'17" E
L6	10.42'	N46°39'13" E
L7	44.02'	S46°39'13" W
L8	11.34'	N60°33'17" E
L9	12.18'	S0°24'29" E
L10	14.51'	N0°24'29" W
L11	90.14'	S26°15'56" E
L12	90.14'	N32°37'30" W
L13	35.53'	N40°04'18" E
L14	35.53'	S40°04'18" W
L15	28.28'	S85°04'18" W

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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 USE, THE FOLLOWING EASEMENTS OR PLATTED ROADS, ALLEYS, STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BRIAN BARON
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

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

