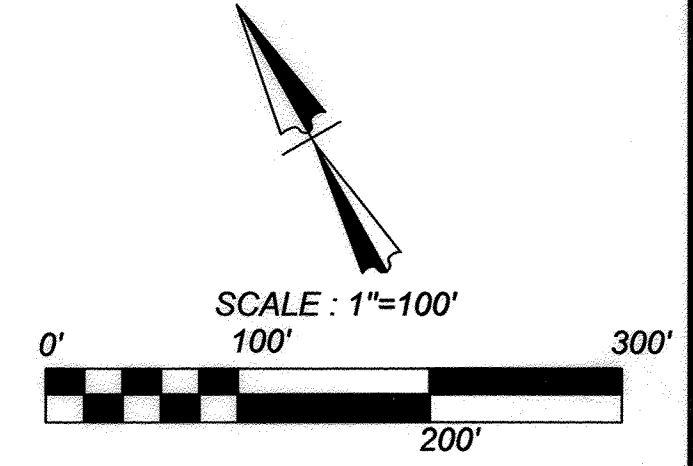


PLAT NUMBER: 180422

SUBDIVISION PLAT ESTABLISHING PALOMA SUBDIVISION UNIT 8A

BEING A 19.89 ACRES TRACT OF LAND OUT OF THE J.B. HILL SURVEY NO. 103, ABSTRACT NO. 308, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE PROPERTY CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD., BY DEED RECORDED IN DOCUMENT NUMBER 20180145104, OFFICIAL PUBLIC RECORDS, TEXAS.



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

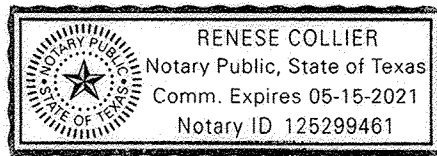
OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259

STATE OF TEXAS COUNTY OF BEXAR 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: BRIAN BARRON 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 Brian Barron 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.

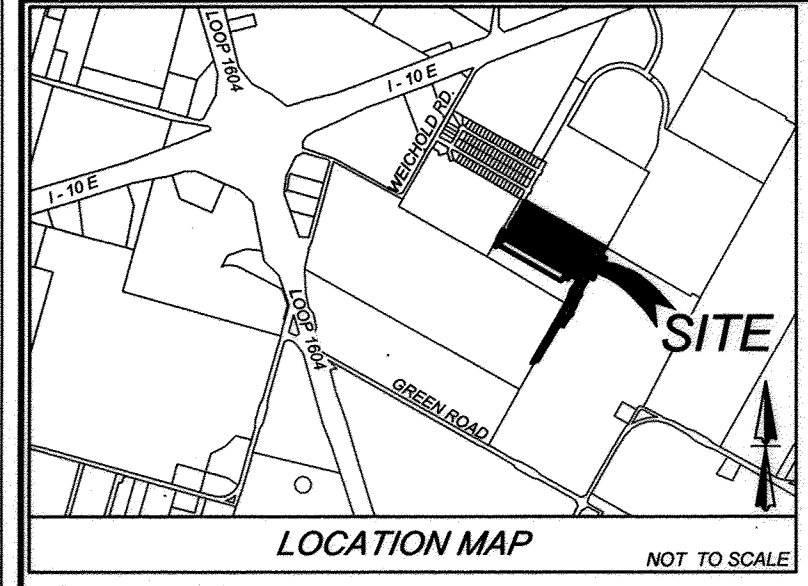
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF July A.D. 2019 Renee Collier NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF PALOMA SUBDIVISION UNIT 8A 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 AND 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



- CPSSA/COSA/UTILITY NOTE: 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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES...
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS ENERGY AND SAWS FACILITIES...
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.

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 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.

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.

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", 1/2" = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT", E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V., 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, N.T.S. = NOT TO SCALE, N.C.B. = NEW CITY BLOCK, AC. = ACRE, VOL. = VOLUME, PG. = PAGE, B.S.L. = BUILDING SETBACK LINE, PROPOSED CONTOURS, EXISTING MAJOR CONTOURS, EXISTING MINOR CONTOURS, PROPOSED EASEMENT, EXISTING EASEMENT, CENTERLINE OF ROAD, EFFECTIVE FEMA FLOOD PLAIN

- SURVEY NOTES: 1. 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE NORTH AMERICAN DATUM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. 3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017. 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 09)

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. REGISTERED 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. TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PASSANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

EASEMENTS FOR FLOODPLAINS NOTE: 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 DIRM PANEL 48029C04356, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% 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.

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 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 EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION ENGINEERS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506)(0)(9).

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 FLOODPLAIN 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.

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.

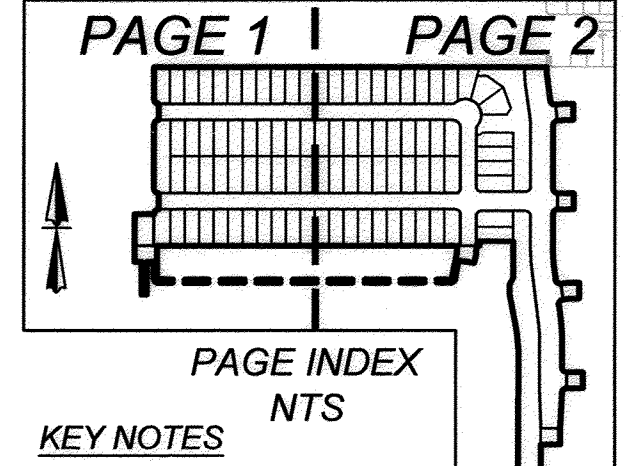
TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (APN 2219163) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

OPEN SPACE NOTE: LOT 901, BLOCK 10, LOT 901, BLOCK 9, AND LOT 901, BLOCK 12 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

WASTEWATER 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 RIVER AUTHORITY.

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. SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

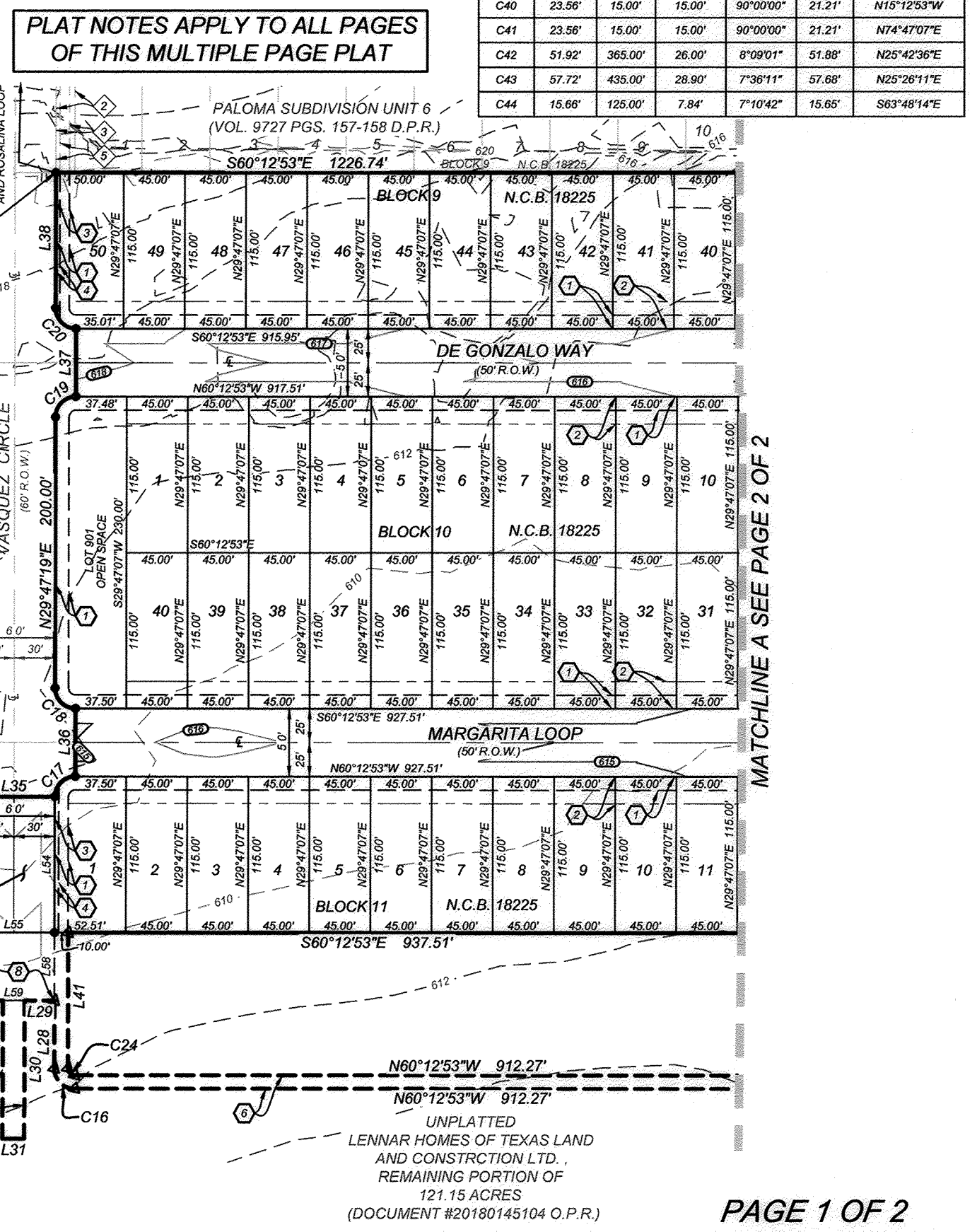
DETENTION REQUIRED NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 23, N.C.B. 18225, PALOMA SUBDIVISION UNIT 8B, RECORDED IN VOLUME PAGE (PLAT # 19-11800276).



- KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT. 2. 20' BUILDING SETBACK LINE. 3. 10' BUILDING SETBACK LINE. 4. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE). 5. OFF-LOT 10' X 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT. 6. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (PERMEABLE) (0.26 ACRES). 7. OFF-LOT 50' X 50' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PERMEABLE) (0.06 ACRES). 8. OFF-LOT 50' X 60' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PERMEABLE) (0.07 ACRES). 9. OFF-LOT 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PERMEABLE) (0.04 ACRES). 10. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT (PERMEABLE) (0.73 ACRES). 11. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE AND ACCESS EASEMENT (PERMEABLE) (2.26 ACRES). 12. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9727, PGS 157-158 D.P.R.). 13. 10' BUILDING SETBACK LINE (VOL. 9727, PGS 157-158 D.P.R.). 14. 22' DRAINAGE EASEMENT (VOL. 9727, PGS 157-158 D.P.R.). 15. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9727, PGS 157-158 D.P.R.). 16. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (PLAT NO. 180421). 17. 1' VEHICULAR NON-ACCESS EASEMENT (PLAT NO. 170595). 18. 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (PLAT NO. 180421). 19. 14' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 20001, PGS 324-325 D.P.R.). 20. 10' BUILDING SETBACK LINE (VOL. 20001, PGS 324-325 D.P.R.). 21. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE).

LINE TABLE with columns for LINE, LENGTH, BEARING. Lists lines L1 through L74 with their respective measurements.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Lists curves C1 through C44 with their respective measurements.



PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

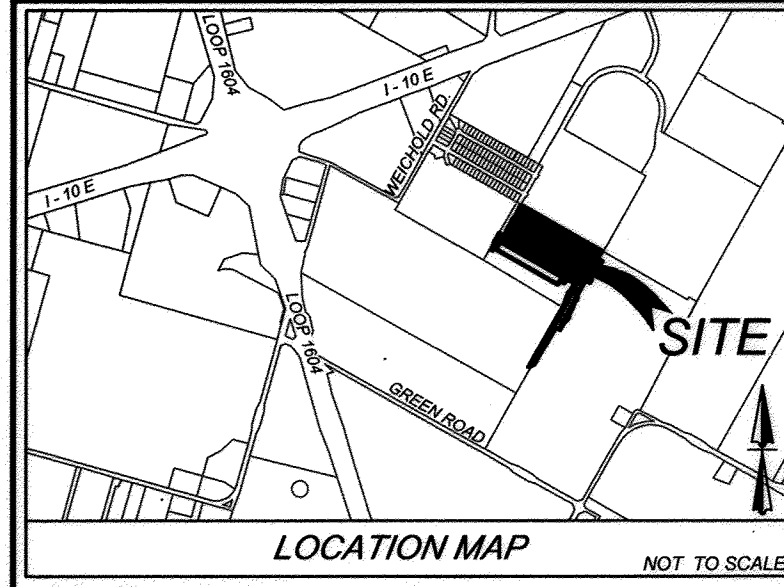
MATCHLINE A SEE PAGE 2 OF 2

RESIDENTIAL LOTS = 91

PAGE 1 OF 2

SUBDIVISION PLAT ESTABLISHING PALOMA SUBDIVISION UNIT 8A

BEING A 19.89 ACRE TRACT OF LAND OUT OF THE J.B. HILL SURVEY NO. 103, ABSTRACT NO. 308, IN BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THE PROPERTY CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. BY DEED RECORDED IN DOCUMENT NUMBER 20180145104, OFFICIAL PUBLIC RECORDS, TEXAS.



SAN ANTONIO RIVER AUTHORITY NOTE: SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER 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...

- CPS/SAWS/COSA/UTILITY NOTE: 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...

LEGEND table with symbols for F.I.R., S.I.R., SET 1/2" IRON ROD WITH YELLOW CAP, E.G.T.V., R.O.W., ESMT., O.P.R., D.P.R., N.T.S., N.C.B., AC, VOL, PG, B.S.L., PROPOSED CONTOURS, EXISTING MAJOR CONTOURS, EXISTING MINOR CONTOURS, PROPOSED EASEMENT, EXISTING EASEMENT, CENTERLINE OF ROAD, EFFECTIVE FEMA FLOOD PLAIN.

REFER TO PAGE 1 OF 2 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

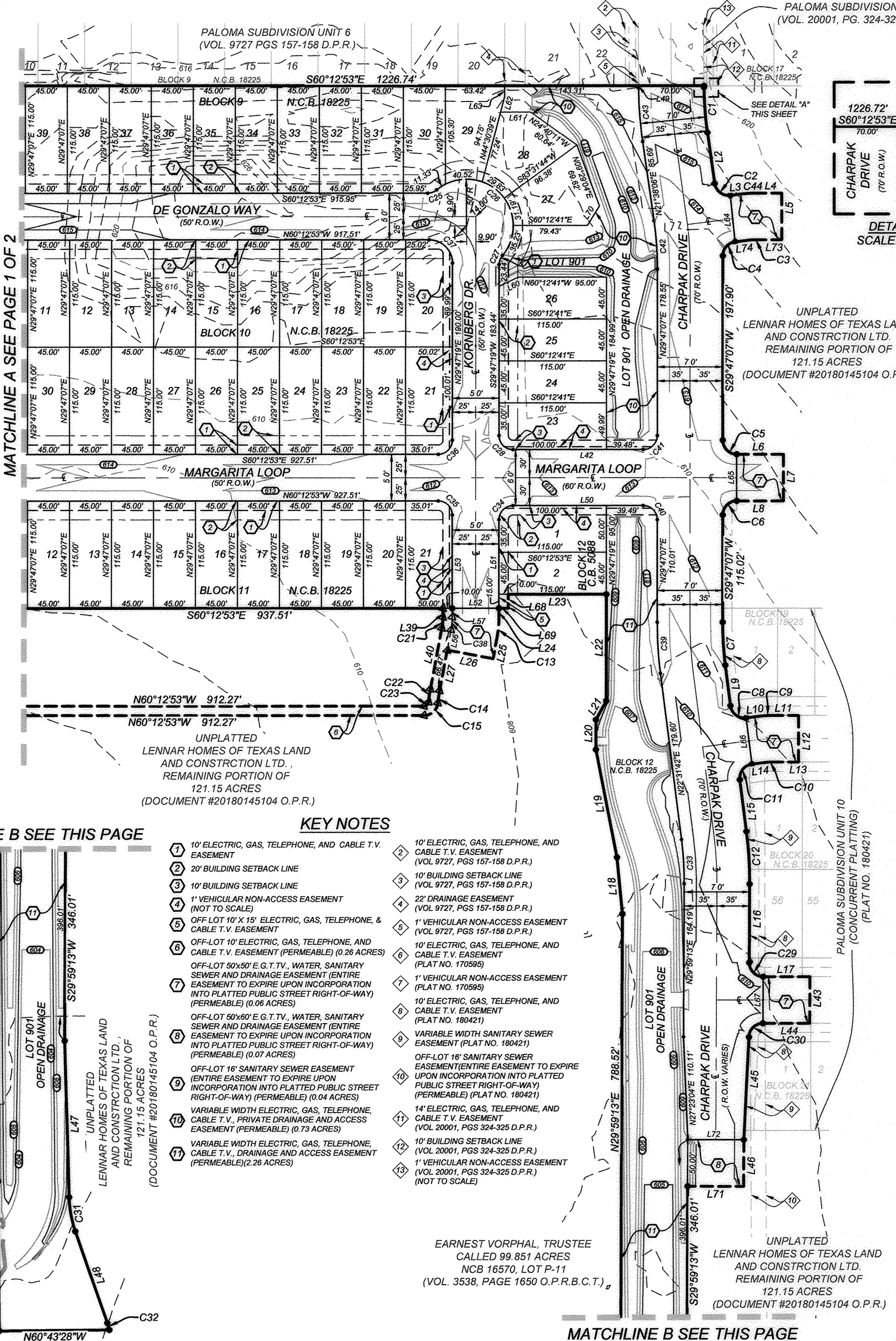
SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLES

MATCHLINE B SEE THIS PAGE

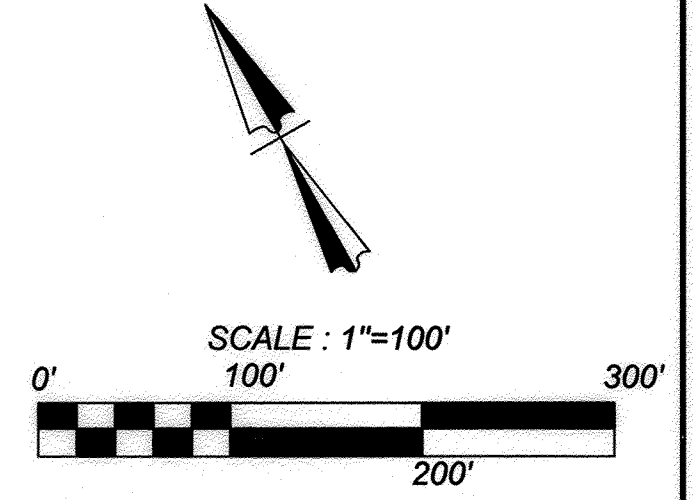
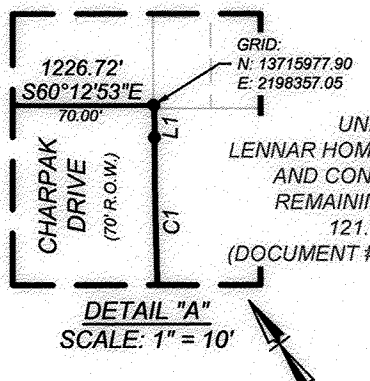
KEY NOTES

- 1' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT
20' BUILDING SETBACK LINE
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OFF-LOT 10' X 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (PERMEABLE) (0.26 ACRES)
OFF-LOT 50' X 80' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PERMEABLE) (0.06 ACRES)
OFF-LOT 50' X 60' E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PERMEABLE) (0.07 ACRES)
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VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., PRIVATE DRAINAGE AND ACCESS EASEMENT (PERMEABLE) (0.73 ACRES)
VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE AND ACCESS EASEMENT (PERMEABLE) (2.26 ACRES)

RESIDENTIAL LOTS = 91



PALOMA SUBDIVISION UNIT 7 (VOL. 20001, PG. 324-325, D.P.R.)



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

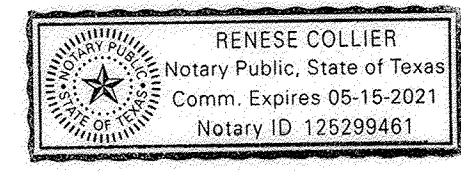
OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259

STATE OF TEXAS COUNTY OF BEXAR 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: BRIAN BARRON 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 Brian Barron, 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 10th DAY of July A.D. 2019 Renee Collier Notary Public BEXAR COUNTY TEXAS



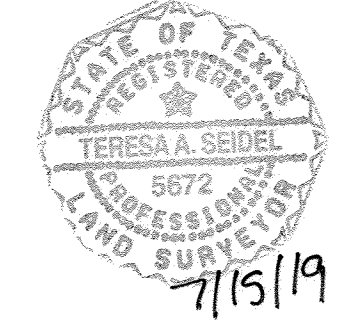
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DATED THIS DAY OF A.D. 20

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. TRAVIS R. ELSETH, P.E. REGISTERED 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. TERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC 3421 PASSEROS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

EARNST VORPHAL, TRUSTEE CALLED 99.851 ACRES NCB 16570, LOT P-11 (VOL. 3538, PAGE 1650 O.P.R.B.C.T.) UNPLATTED LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. REMAINING PORTION OF 121.15 ACRES (DOCUMENT #20180145104 O.P.R.)

MATCHLINE B SEE THIS PAGE