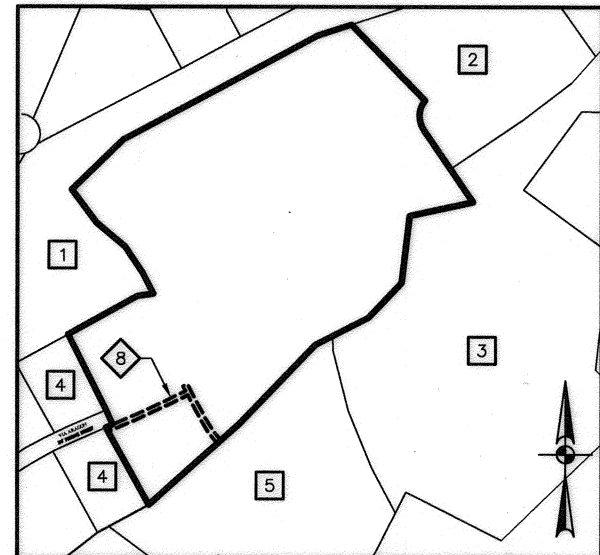


LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
SCALE: 1"=400'

0.074 ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS 0.150 ACRE OFF-LOT 10' WATER EASEMENT OF AVILA AT THE DOMINION UNIT 1 PLANNED UNIT DEVELOPMENT RECORDED IN VOLUME 9646, PAGES 106-107 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE BRENTHURST AT THE DOMINION, PHASE 1 SUBDIVISION RECORDED IN VOLUME 9631, PAGES 141-144, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, WITH A ROTATION COUNTER CLOCK-WISE 01°03'01" TO MATCH STATE PLANE.

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BRENTHURST AT THE DOMINION PHASE 2 PLANNED UNIT DEVELOPMENT SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DOMINION HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 35, NCB 16385.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT AVILA AT THE DOMINION UNIT 1 PLANNED UNIT DEVELOPMENT, PLAT NO. 110312, WHICH IS RECORDED IN VOLUME 9646, PAGE(S) 106-107, COUNTY PLAT AND DEED RECORDS, THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUGUST 8, 2012 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, TX 78257
(210) 698-3004

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 2 DAY OF March, A.D. 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: August 25, 2016

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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

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: PAPE-DAWSON ENGINEERS, INC.

- C.P.S. NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, PATROLLING, AND ERIGING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 - ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:
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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE.

PRIVATE STREET DEDICATION NOTE:
LOT 999, BLOCK 35, NCB 16385 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

OPEN SPACE NOTE:
LOTS 903 AND 904, BLOCK 35, NCB 16385 IS DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV, GAS AND LANDSCAPE EASEMENT.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

DRAINAGE EASEMENT NOTE:
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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGAL INSTRUMENT NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	55.00'	071°04'52"	S01°02'08"W	63.94'	68.23'	
C2	50.75'	255°09'19"	S08°48'54"E	80.44'	226.01'	
C3	40.00'	075°09'19"	S81°11'06"W	48.79'	52.47'	
C4	517.00'	004°20'49"	S45°46'51"W	39.21'	39.22'	
C5	267.00'	018°22'37"	S57°08'34"W	85.27'	85.64'	
C6	233.00'	018°22'37"	N57°08'34"E	74.41'	74.73'	
C7	483.00'	004°20'49"	N45°46'51"E	36.63'	36.64'	
C8	40.00'	089°48'32"	N01°17'50"W	56.47'	62.70'	
C9	40.00'	041°45'42"	N67°04'56"W	28.51'	29.16'	
C10	50.00'	178°31'51"	N01°18'08"E	99.99'	155.80'	
C11	40.00'	041°45'42"	N69°41'13"E	28.51'	29.16'	
C12	417.00'	012°51'14"	N55°13'59"E	93.35'	93.55'	
C13	40.00'	050°42'13"	N36°18'30"E	34.25'	35.40'	
C14	50.00'	281°24'25"	S28°20'24"E	63.33'	245.57'	
C15	40.00'	050°42'13"	S87°00'43"W	34.25'	35.40'	
C16	383.00'	012°51'14"	S55°13'59"W	85.74'	85.92'	
C17	30.00'	095°00'28"	S01°18'08"W	44.24'	49.75'	
C18	40.00'	090°11'28"	N88°42'10"E	56.66'	62.97'	
C19	65.00'	044°26'31"	S15°47'47"W	49.16'	50.42'	

SAWS DEDICATION NOTE:
THE DEVELOPER 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.

- LEGEND**
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW
- 1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
ORIGINAL SURVEY/COUNTY LINE
- 16' SANITARY SEWER EASEMENT
10' WATER EASEMENT
20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
5' WATER EASEMENT
15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
PRIVATE 1/4" DRAINAGE EASEMENT
5' WATER EASEMENT (VOL 9631, PG 141-144, DPR)
10' WATER EASEMENT (VOL 9631, PG 141-144, DPR)
15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9631, PG 141-144, DPR)
VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9570, PG 130-131, DPR)
- 16' SANITARY SEWER EASEMENT (VOL 9570, PG 130-131, DPR)
10' WATER EASEMENT (VOL 9646, PG 106-107, DPR)
PORTION OF 10' WATER EASEMENT TO BE REPLATTED (0.074 ACRE) (VOL 9646, PG 106-107, DPR)
UNPLATTED GREENBELT 11.075 ACRES
OWNER: INTCO-DOMINION PARTNERSHIP (VOL 15016, PG 135-146, OPR)
UNPLATTED 2.675 ACRE PORTION OF A 71.92 ACRE TRACT
OWNER: THE PANHANDLE AT BRENTHURST, LLC (VOL 13516, PG 257-282, OPR)
UNPLATTED 16.253 ACRE PORTION OF A 61.41 ACRE TRACT
OWNER: THE PANHANDLE AT BRENTHURST, LLC (VOL 13516, PG 257-282, OPR)
BRENTHURST AT THE DOMINION PHASE 1 (VOL 9631, PG 141-144, DPR)
UNPLATTED 3.953 ACRE PORTION OF A 71.92 ACRE TRACT
OWNER: THE PANHANDLE AT BRENTHURST, LLC (VOL 13516, PG 257-282, OPR)

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

MEGHAN J. GRACE
Notary Public, State of Texas
My Commission Expires
August 25, 2016

MEGHAN J. GRACE
Notary Public, State of Texas
My Commission Expires
August 25, 2016

PLAT NUMBER 130444

REPLAT & SUBDIVISION PLAT

ESTABLISHING

BRENTHURST AT THE DOMINION PHASE 2

PLANNED UNIT DEVELOPMENTS

ESTABLISHING LOTS 15-23, 903, 904 & 999, BLOCK 35 AND LOTS 24-33, BLOCK 37, BEING A 10.181 ACRE TRACT, COMPRISED OF A 9.494 ACRE TRACT OUT THAT 71.92 ACRE TRACT IN DEED RECORDED IN VOLUME 13516, PAGE 257 AND A 0.687 ACRE TRACT OF THAT 61.41 ACRE TRACT IN DEED RECORDED IN VOLUME 13970, PAGE 1156, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE A. GUGGER SURVEY NUMBER 323, ABSTRACT 284, AND OUT OF THE AUG. LIEBE SURVEY NUMBER 6, ABSTRACT 1219, IN NEW CITY BLOCK 16385, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

PAPE-DAWSON ENGINEERS
TBP, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 2, 2015

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, TX 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 2 DAY OF March, A.D. 2015.

MEGHAN J. GRACE
Notary Public, BEXAR COUNTY, TEXAS

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
HIGHLANDS DOMINION, LLC
6002 CAMP BULLIS ROAD
SAN ANTONIO, TX 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 2 DAY OF March, A.D. 2015.

MEGHAN J. GRACE
Notary Public, BEXAR COUNTY, TEXAS

THIS PLAT OF BRENTHURST AT THE DOMINION PHASE 2 PLANNED UNIT DEVELOPMENT 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 March, A.D. 2015.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

