

CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 ALTERATION.

3. 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

PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY

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.

LICENSED PROFESSIONAL ENGINEER

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE RIVE (S) FOOT WIDE ELECTRIC AND GAS EASEMENTS

BEARINGS ARE BASED ON THE BRENTHURST AT THE DOMINION, PHASE I SUBDIVISION RECORDED IN VOLUME 9631; PAGES 141-144, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, WITH A ROATION COUNTER CLOCK-WISE 01°03'01" TO MATCH STATE PLANE. SHEET 2 OF 2 EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT EES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER LETHE CITY OF SAN ANIONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM ICITY PUBLIC SERVICE BOARDI 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," "OVERHAING, EASEMENT," UTILITY EASEMENT, AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLUNG, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY POLES, HANGING OR BURTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSPORMERS, EACH WITH ITS NECESSARY APPURTEMANCES, TOGEHER 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 APPURTEMANCES. THEREOT IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. CONCRETE SLASS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY

MAINTENANCE NOTE:

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N45'54'29"E	78.26'
L2	N41'38'41"E	31.15'
L3	N41'51'10"E	53.52'
Ļ4	S3816'55"E	65.32
L5	N36"11"27"E	17.00'
L6	N53*44'26"W	34.00'
L7	\$3615'34"W	88.38'
L8	N77'35'56"E	135.27
L9	N36"15'34"E	72.62
L10	\$36"15"34"W	72.62
L11	N26'54'05"E	145.72
L12 .	N41*54'05"E	51,47
L13	N0015'36"W	172.78'

C14

C15

C16

C17

167.00" 03474'42"

227.00' 011'41'41"

042'09'41

015'00'00'

177.00

283,00"

LOT 28

LOT 27

LOT 39

(0.998 ACRE)

LOT 999

NCB 16385

LOT 37

BLOCK 37

NCB 16385

(0.918 ACRE)

PRIVATE STREET

(0.248 ACRE)

3

LOT 26

3

LOT 25

BLOCK 37

NCB 16385

(1.016 ACRES)

RESERVA AVILA

34' PRIVATE STREET

3

LOT 24

BLOCK 37

NCB 16385

LOT 14

BLOCK 37

NCB 16385

2

LOT 13

13782384.86_

E: 2094123.73

L12	N4	41°54'05"E	51.47	L25	S89 44 24"W	22.42
L13	NC	015'36"W	172.78'	L26	N83'41'01"W	49.37
	Agu muya					
			CUR	VE TABLE		
CURVE	#	RADIUS	DELTA	CHORD BEARING	G CHORD	LENGTH
C1		75.00'	098'31'25"	N84'49'49"W	113.65	128.97
C2		55.00'	067'50'16"	\$17*42'50"E	61.38	65.12'
C3		208.00'	098'16'46"	\$76°02'28"W	314.62	356.78
C4		24.00'	091'00'36"	N09"18"51"W	34.24	38.12'
Ç5		55.00	071'04'52"	N01°02'08"E	63.94	68.23'
C6		24,00	056'21'16"	N08'04'56"E	22.67'	23.61
C7		50.00'	292 42 32"	\$53*44*26*E	55.41	255.44
¢8		24.00	056'21'16"	S64*26*12"W	22,67	23.61'
¢9		317.00'	015'00'00"	N34°24'05"E	82.75'	82.99'
C10		143.00'	042'09'41"	N20'49'15"E	102.87	105.23
C11		133,00	03414'42"	N17'22'57"W	78.31*	79.49
C12		55.00'	258*27'47"	N85"16'24"W	85.21	248.11
C13		40.00'	078'27'47"	S04'43'36"W	50.60	54.78

S17"22"57"E

S20'49'15"W

S34"24"05"W

N47'53'36"W

98.33

127.33

73.88

46.25'

99.81

130.25

74.091

46.33

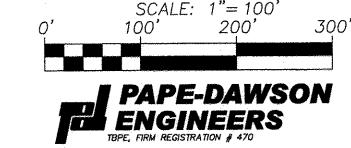
		-		
_				
_				

PLAT NUMBER 130443

SUBDIVISION PLAT

AVILA AT THE DOMINION UNIT 2 PLANNED UNIT DEVELOPMEN

EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER ESTABLISHING LOT 999, BLOCK 35 AND LOTS 34-37, BLOCK 37, BEING 23,102 ACRE TRACT OF LAND COMPRISED OF A 16,465 ACRE TRACT OUT OF THAT 61.41 ACRE TRACT IN DEED RECORDED IN VOLUME 13970, PAGE 1156 AND 6.637 ACRES OUT OF THAT 71.92 ACRE TRACT IN DEED RECORDED IN VOLUME 13516, PAGE 257, ALL 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 NO. 6, ABSTRACT 1219, COUNTY BLOCK 4758, NOW IN NEW CITY BLOCK 16385, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010 2000 NW LOOP 410 DATE OF PRINT: March 5, 2015

STATE OF TEXAS COUNTY OF BEXAR

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

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND

(B)

-LOT 35

LOT 42

BLOCK 35

NCB 16385

N. L. WASSEN

Notary Public. State of Texas

My Commission Explice

GOMEL WARREN

Notary rublic, Stolo of Texas

hey Commission Expires

- Fabruary 24, 2017

Politinary 24, 2017

PLUMBING CODE OF THE CITY OF SAN ANTONIO.

LOT 30

BLOCK 35

NCB 16385

(1.129 ACRES)

EASEMENT(S) SHOWN ON THIS PLAT

LOT 999

LOT 33

LINE TABLE

LINE # BEARING LENGTH

\$41'54'05"W

L16 S26*54'05"W 145.72"

S13'59'45"W

S86'42'39"E

N03'34'33"E

589'44'24"W

N25'07'01"W

N32'33'57"W

N89'44'24"E

N29'27'14"W

172.78

51.47

41.71

51.86

7.59

24.19

51.66

33.04*

23.19*

36.50

L14 S00'15'36"E

L15

L17

1.18

L19

L20

L21

L22

L24

BLOCK 35

BLOCK 35

NCB 16385

(0.877 ACRE)

LOT 36

BLOCK 37

(1.038 ACRES)

LOT 38

PRIVADA AVILA

== - + "34" PRIVATE STREET

\1 \ \ LOT 49

BLOCK 35 (1.016 ACRES)

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.

Dun pm OWNER/DEVELOPER 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 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 AND AND AND AND SEAL OF OFFICE

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

I'm him OWNER/DEVELOPER 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 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 WORLD , A.D. 20 15.

THIS PLAT OF AVILA AT THE DOMINION UNIT 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. DAY OF ____

BY:	CHAIRMAN			
8Y:	050057101			
STATE OF TEXAS	SECRETARY			
COUNTY OF BEXAR				
L, COUNT	Y CLERK OF BEXAR COUNTY, DO HEREBY			
CERTIFY THAT THIS PLAT WAS FILED FOR RECOI	RD IN MY OFFICE, ON THE DAY			
OF, A.D. <u>20</u> /	ATM, AND DULY RECORDED THE			
DAY OF	A.D. <u>20</u> ATM. IN THE			
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUMEON				
PAGEIN TESTIMONY WHEREOF, W	/ITNESS MY HAND AND OFFICIAL SEAL OF			
OFFICE, THIS DAY OF	. A.D. <u>20</u>			
	COUNTY CLERK, BEXAR COUNTY, TEXAS			
	. 1			

SHEET 1 OF 2 BY: _

REGISTERED PROFESSIONAL LAND SURVEYOR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 35, NCB 16385.

INDEX MAP NOT-TO-SCALE 4. CONCRETE DRIVENAL ATTIONALIS ARE ALGORED HUMBERS OF THE TOTAL AND GAS FACILITIES.

5. ROOF, OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. FASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS

DRAINAGE EASEMENT NOTE: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN AVILA AT THE DOMINION UNIT 2 PLANNED UNIT DEVELOPMENT SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DOMINION HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR



SERVICES DEPARTMENT.

EASEMENTS ARE DESCRIBED BELOW-

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

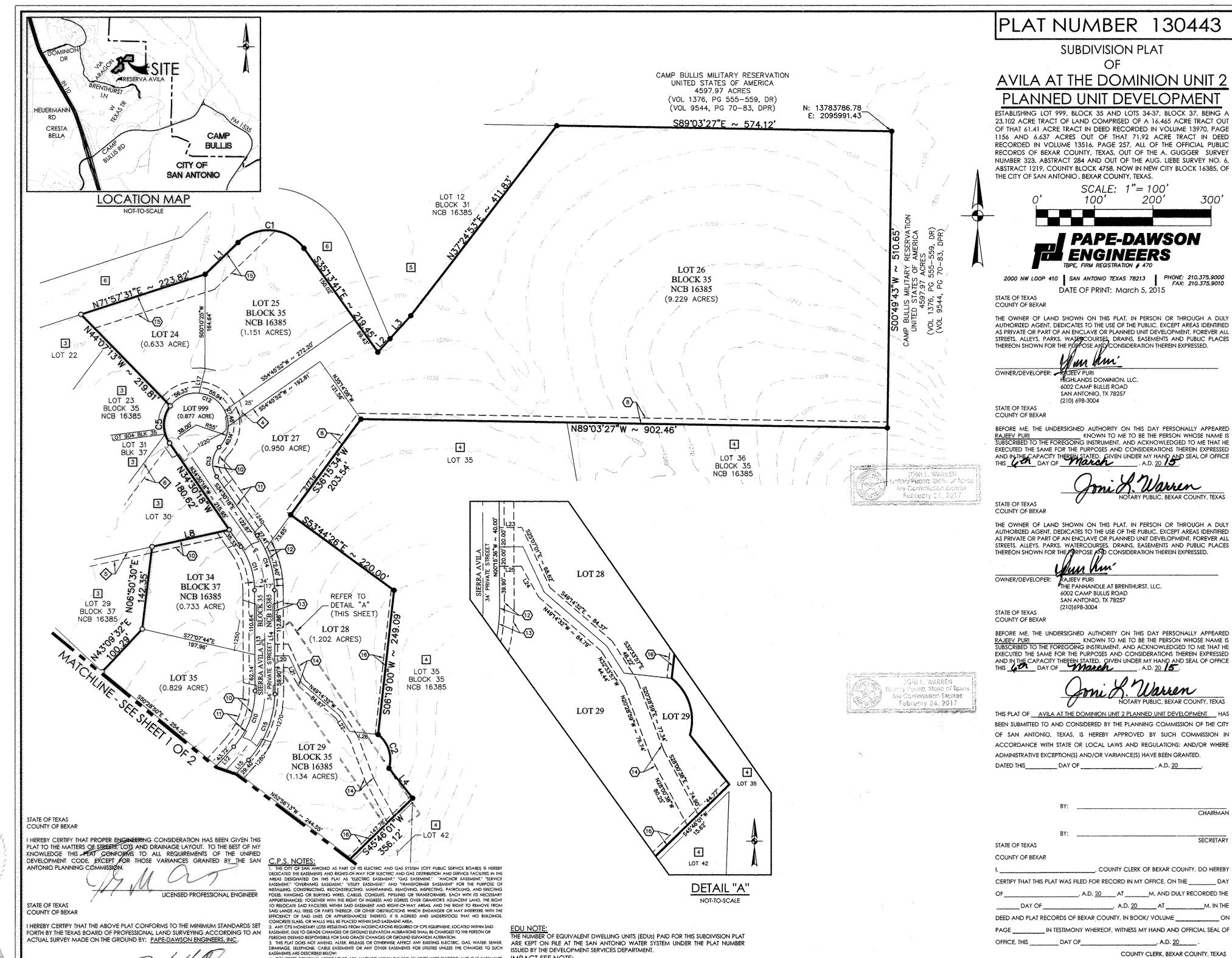
XISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANTONIO PLANNING COMMISSION.

300'

, DEPUTY

SHEET 2 OF 2 BY:



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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (3) FOOT WIDE ELECTRIC AND GAS EASEMENTS vhen lots are served only by rear lot underground electric and gas facilities. 1. Roof Overhangs are allowed within the five (5) foot wide electric, gas telephone and cable T.V.

EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE BASEMENTS.



OMAS MATTHEW CA