

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF
THE BLUFFS OF LOST CREEK, UNIT 5A WHICH IS RECORDED IN
VOLUME 9595, PAGES 172-176, DEED AND PLAT RECORDS OF BEXAR COUNTY.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS
PROPERTY.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT
DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS

Charles Marsh
OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 15 DAY OF January A.D. 2016

Sarah Wood
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: May 14, 2019

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2019

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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.

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

OWNER/DEVELOPER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985
FAX: (210) 496-0449
CONTACT PERSON: CHARLES MARSH

CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: *Charles Marsh*

STATE OF TEXAS
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Charles Marsh KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY
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 15 DAY OF January A.D. 2016

Sarah Wood
IN AND FOR THE STATE OF TEXAS

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2019

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. IN THE BEST OF MY KNOWLEDGE THIS PLAT
CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Christopher R. Dice
LICENSED PROFESSIONAL ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER R. DICE, P.E.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

Gregorio Lopez Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

M.W. CUDE ENGINEERS, L.L.C.
GREGORIO LOPEZ, JR., R.P.L.S.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
5. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.

MISCELLANEOUS NOTES:

1. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

S.A.W.S. NOTES:

1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) 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.
2. 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 WASTEWATER SEWER SERVICE CONNECTION.
3. 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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. 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 1000 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. 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.
6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

SETBACK NOTE:

1. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:

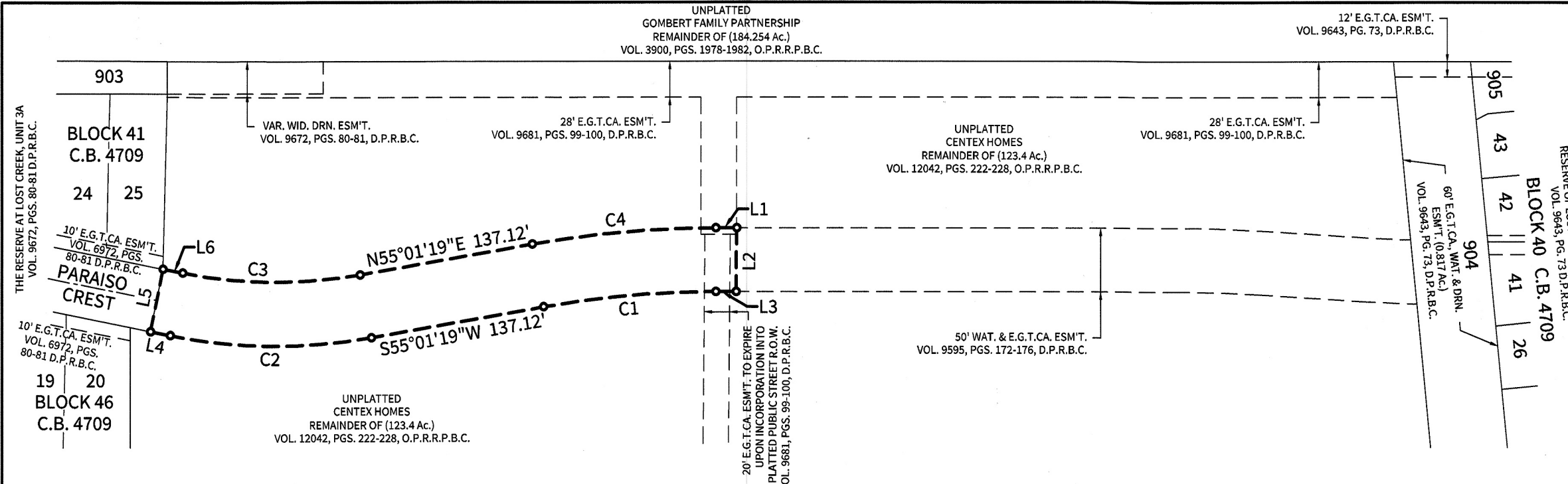
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

SURVEYOR'S NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93).
2. ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "M.W. CUDE" SET UNLESS OTHERWISE NOTED.

MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN RESERVE OF LOST CREEK, UNIT 3B PHASE I SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS 0.526 ACRES OF A 50'
WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT ON THE
PLAT OF THE BLUFFS OF LOST CREEK, UNIT 5A, RECORDED IN VOLUME 9595,
PAGES 172-176, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°03'00"E	16.46'
L2	S24°27'00"E	50.00'
L3	S65°03'00"W	16.02'
L4	S76°25'11"W	15.73'
L5	N13°34'49"W	50.00'
L6	N76°25'11"E	15.73'
L7	N44°58'41"W	76.84'
L8	N76°25'11"E	16.16'
L9	N13°34'49"W	50.00'
L10	N23°34'49"W	136.80'
L11	N24°26'34"W	25.61'
L12	N65°20'52"E	116.36'
L13	S30°24'59"E	20.09'
L14	S24°57'00"E	114.98'
L15	N65°03'00"E	53.52'
L16	S24°57'00"E	50.00'
L17	S65°03'00"W	50.00'
L18	S24°57'00"E	92.85'
L19	N65°03'00"E	113.66'
L20	S24°54'28"E	120.00'
L21	N65°03'00"E	66.27'
L22	S24°57'00"E	19.00'
L23	S30°24'59"E	128.91'
L24	S59°35'00"W	12.00'
L25	N30°24'59"W	118.01'
L26	S24°57'00"E	19.00'
L27	S65°03'00"W	50.00'
L28	S24°57'00"E	120.00'

LINE TABLE		
LINE	BEARING	LENGTH
L29	S65°03'00"W	86.41'
L30	N38°28'20"W	7.52'
L31	S51°31'40"W	50.00'
L32	S65°01'19"W	123.41'
L33	S38°28'20"E	66.39'
L34	N38°28'20"W	73.24'
L35	N38°01'26"W	54.29'
L36	N24°57'00"W	92.85'
L37	S76°25'11"W	76.57'
L38	N76°25'11"E	76.57'
L39	S24°57'00"E	50.00'
L40	S38°01'26"E	54.29'
L41	S27°58'48"E	26.46'
L42	N65°03'00"E	97.16'
L43	S24°57'00"E	50.00'
L44	S65°03'00"W	92.93'
L45	S27°58'48"E	12.13'
L46	S38°28'20"E	73.24'
L47	N65°03'00"E	50.00'
L48	N65°03'00"E	50.00'
L49	S24°57'00"E	50.00'
L50	N24°57'00"W	5.00'
L51	N65°02'53"E	152.51'
L52	N36°14'52"W	91.78'
L53	N38°28'20"W	66.92'
L54	N52°20'50"E	164.71'
L55	N29°19'19"W	60.91'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	775.00'	10°01'41"	67.99'	135.64'	135.47'	S60°02'10"W
C2	425.00'	21°23'52"	80.30'	158.72'	157.80'	S65°43'15"W
C3	375.00'	21°23'52"	70.85'	140.05'	139.24'	N65°43'15"E
C4	825.00'	10°01'41"	72.38'	144.39'	144.21'	N60°02'10"E
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	S20°03'00"W
C6	75.00'	09°19'29"	6.12'	12.21'	12.19'	S29°36'44"E
C7	75.00'	13°04'27"	8.59'	17.11'	17.08'	S31°29'13"E
C8	125.00'	10°02'39"	10.98'	21.91'	21.88'	S33°00'07"E
C9	15.00'	86°58'12"	14.23'	22.77'	20.64'	S71°27'54"E
C10	15.00'	93°01'48"	15.81'	24.36'	21.77'	S18°32'06"W
C11	75.00'	10°29'32"	6.89'	13.73'	13.72'	S33°13'34"E
C12	125.00'	10°29'32"	11.48'	22.89'	22.86'	N33°13'34"W
C13	75.00'	10°02'39"	6.59'	13.15'	13.13'	N33°00'07"W
C14	125.00'	13°04'27"	14.32'	28.52'	28.46'	N31°29'13"W
C15	15.00'	90°00'00"	15.00'	23.56'	21.21'	N69°57'00"W
C16	125.00'	17°31'57"	19.28'	38.25'	38.10'	S56°17'02"W
C17	15.00'	72°28'03"	10.99'	18.97'	17.73'	S11°17'02"W
C18	75.00'	13°04'27"	8.59'	17.11'	17.08'	S31°29'13"E
C19	125.00'	13°04'27"	14.32'	28.52'	28.46'	S31°29'13"E
C20	15.00'	69°58'22"	10.50'	18.32'	17.20'	S59°56'11"E
C21	58.00'	-----	39.80'	294.66'	65.63'	S50°37'11"W
C22	15.00'	41°06'44"	5.63'	10.76'	10.53'	N04°23'38"W
C23	75.00'	13°04'27"	8.59'	17.11'	17.08'	N31°29'13"W
C24	125.00'	13°04'27"	14.32'	28.52'	28.46'	N31°29'13"W
C25	15.00'	83°49'58"	13.47'	21.95'	20.04'	N66°51'58"W
C26	175.00'	05°12'09"	7.95'	15.89'	15.88'	S73°49'07"W
C27	125.00'	28°54'08"	32.21'	63.05'	62.39'	N61°58'08"E
C28	175.00'	17°31'57"	26.99'	53.55'	53.34'	N56°17'02"E

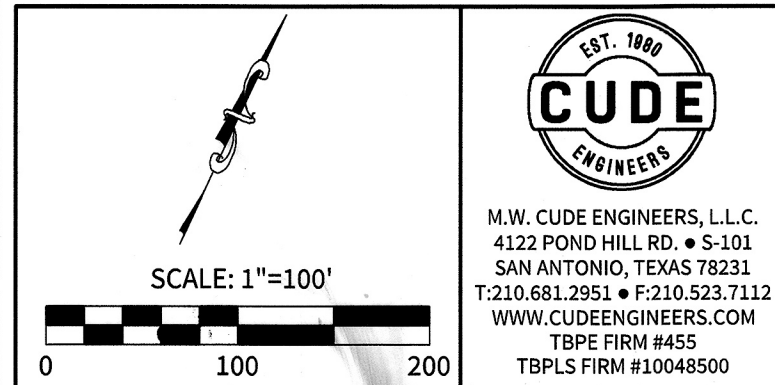
LEGEND

AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1 = CURVE NUMBER
C.B. = COUNTY BLOCK
C.V.E. = CLEAR VISION EASEMENT
D.P.R.B.C. = DEED AND PLAT RECORDS OF BEXAR COUNTY
DRN. = DRAINAGE
E.G.T.C.A. ESM'T. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
E.T.J. = EXTRATERRITORIAL JURISDICTION
G.P.M. = GALLONS PER MINUTE
L1 = LINE NUMBER
L.S. = LANDSCAPE
NAD = NORTH AMERICAN DATUM
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.P.R.R.P.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY
PG. = PAGE
PGS. = PAGES
P.S.I. = POUNDS PER SQUARE INCH
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
S.A.W.S. = SAN ANTONIO WATER SYSTEM
VAR. = VARIABLE
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
---(GLD)--- = PROPOSED CONTOUR
---(GLD)--- = STREET CENTERLINE
---ELEV.--- = EXISTING GROUND MAJOR CONTOUR
---ELEV.--- = EXISTING GROUND MINOR CONTOUR
---ELEV.--- = EXISTING PROPERTY LINE
---()--- = APPROXIMATE LOCATION OF SURVEY LINE
() = RECORD INFORMATION

PLAT NUMBER: 150312

REPLAT & SUBDIVISION PLAT ESTABLISHING RESERVE OF LOST CREEK, UNIT 3B PHASE I

BEING 9.303 ACRES OF LAND OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 123.4 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 4, 2006 TO CENTEX HOMES, RECORDED IN VOLUME 12042, PAGES 222-228, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON _____, A.D. _____, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ RESERVE OF LOST CREEK, UNIT 3B PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY