

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF BLANCO HILLS COUNTRY ESTATES SECTION 1-A WHICH IS RECORDED IN

VOLUME 980 , PAGE 72 , 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

I (WE). THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT

OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

LEGEND

= BUILDING SETBACK LINE B.S.L

= COUNTY BLOCK C.V.E. D.P.R.

= CLEAR VISION EASEMENT = DEED AND PLAT RECORDS OF BEXAR COUNTY

DRN. E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= EASEMENT

= LANDSCAPE = MINIMUM = NORTH AMERICAN DATUM

N.T.S. O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

= PAGES

= RIGHT-OF-WAY = SANITARY SEWER SAN. SEW.

= VARIABLE

VOL. WAT. = WATER

= WIDTH = PROPOSED CONTOUR —(ELEV.)—

= EXISTING GROUND MAJOR CONTOUR

- -ELEV. - — = EXISTING GROUND MINOR CONTOUR

= TREE PRESERVATION AREA = PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 17026:

STATE OF TEXAS

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

ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C. IEFFERY McKINNIE, P.É.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

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 TH GROUND BY:

M.W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A 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", "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 RIGH 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.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 TELEVISION 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 & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE

ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED

BLANCO HILLS COUNTRY ESTATES SECTION 1-A

PULTE HOMES OF TEXAS, L.P. (VOL. 18116, PG. 1646) O.P.R.

LOT 5 - BLANCO HILLS COUNTRY ESTATES SECTION 1-

(VOL. 980, PG. 72) D.P.R. PULTE HOMES OF TEXAS, L.P.

(VOL. 18116, PG. 1646) O.P.R.

NS UTILITY NOTES: MPACT 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 EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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.

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 $\,$ 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL $\overline{\rm STRU}$ CTURES 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

- 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
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- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

OPEN SPACE BLOCK 1 C.B. 4840

STERLING RIDGE, UNIT 1 ENCLAVE (PLAT I.D. 170261)

LOT 4

BLANCO HILLS COUNTRY ESTATES SECTION 1-A

PULTE HOMES OF TEXAS, L.P.

LANCO HILLS COUNTRY ESTATES SECTION 1 (VOL. 980, PG. 72) D.P.R. PULTE HOMES OF TEXAS, L.P

(VOL. 18116, PG. 1646) O.P.R.

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

> - BLANCO HILLS COUNTRY ESTATES SECTION 1-A (VOL. 980, PG. 72) D.P.R. PULTE HOMES OF TEXAS, L.P. (VOL. 18116, PG. 1646) O.P.R

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 EASEMENT, 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 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.

MISCELLANEOUS NOTES: 1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE 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.

- ALL PRIVATE STREETS (LOT 999, BLOCK 5, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
- A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

UNPLATTED PULTE HOMES OF TEXAS, L.P.

REMAINING PORTION OF 107,313 Ac

(VOL. 18116, PG. 1646) O.P.R.

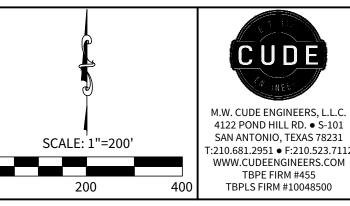
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 34-477(b)(5)C.

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9

PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT ESTABLISHING STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.313 ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 1646 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING A PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED I VOLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5 ABSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNTY BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCIA MONTEZ & DURAN SURVEY ABSTRACT 299 COUNTY BLOCK 4842 BEXAR COUNTY TEXAS

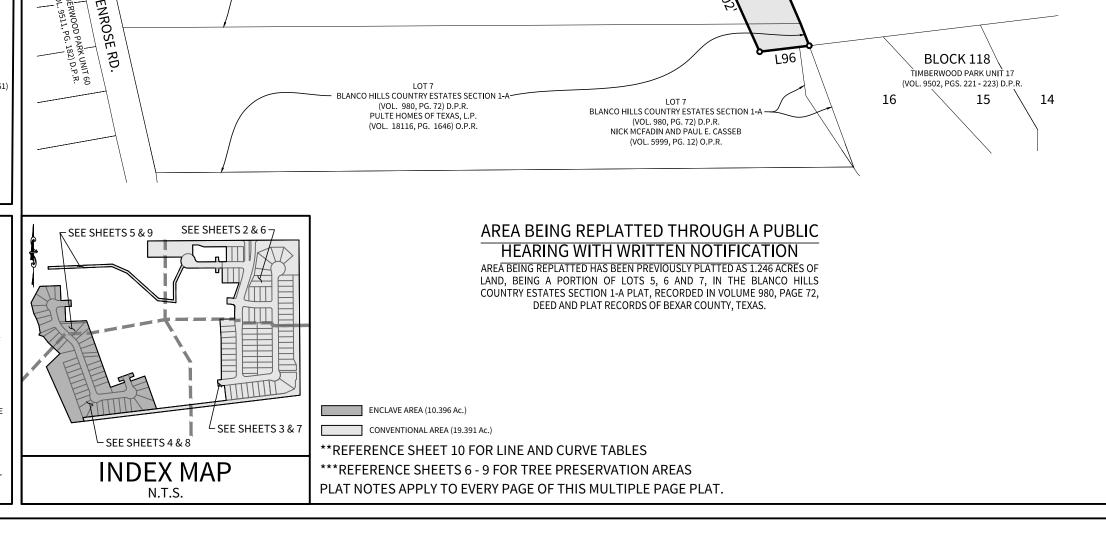


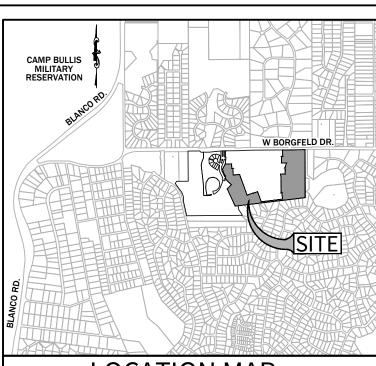
STATE OF TEXAS COUNTY OF BEXAR	
AGENT, DEDICATES TO THE USE OF THE PUBLIC. AN ENCLAVE OR PLANNED UNIT DEVELOPI	AT, IN PERSON OR THROUGH A DULY AUTHORIZED, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF MENT, FOREVER ALL STREETS, ALLEYS, PARKS, IC PLACES THEREON SHOWN FOR THE PURPOSE AND
OWNER/ DEVELOPER PULTE HOMES OF TEXAS, L.P.	BY:
A TEXAS LIMITED PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259	NAME:
PHONE: (210) 496-1985	TITLE:
BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER	
STATE OF TEXAS COUNTY OF BEXAR	
BEFORE ME, THE UNDERSIGNED AUTHORI	TY ON THIS DAY PERSONALLY APPEARED
	KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INST	RUMENT, 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 HA	ND AND SEAL OF OFFICE THIS DAY OF
A.D	
	NOTARY PUBLIC, 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 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, A.D
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS
THIS PLAT OF STERLING RIDGE, UNIT 2 ENCLAVE HAS BEEN SUBMITTED TO AND

	NNING COMMISSION OF MISSION IN ACCORDANC	THE CITY OF SAN ANTO E WITH STATE OR LOC	AS BEEN SUBMITTED TO AND DNIO, TEXAS, AND IS HEREBY AL LAWS AND REGULATIONS; AVE BEEN GRANTED.
DATED THIS	DAY OF		, A.D
		BY:C	HAIRMAN
		BY:SE	ECRETARY
STATE OF TEXAS COUNTY OF BEXAR			

TE OF TEXAS				
JNTT OF BEAAR				
		, COUNTY CLERK OF	SAID COUNTY, DO	HEREBY CERTIFY
AT THIS PLAT WAS	FILED FOR RECORD I	IN MY OFFICE ON THE _	DAY OF	A.D.
AT	M. AND DU	JLY RECORDED THE	DAY OF	A.D.
AT	M. IN TH	E OFFICIAL PUBLIC RE	CORDS OF SAID COL	JNTY, IN BOOK /
LUME	ON PAGE	IN TEST	IMONY WHEREOF, W	ITNESS MY HAND
O OFFICIAL SEAL O	F OFFICE, THIS	DAY OF	A.D	
		BY:		, DEPUTY
			BEXAR COUNTY, TEXA	_
		,	,	
		DECEMBER 2	017 SHEET	Γ 1 OF 10
		DECEMBER 2	OTI SHEE	I OF 10





= BUILDING SETBACK LINE

= CLEAR VISION EASEMENT

= NORTH AMERICAN DATUM

= DEED AND PLAT RECORDS OF BEXAR COUNTY

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= CURVE NUMBER = COUNTY BLOCK

= EASEMENT

= LINE NUMBER

= NOT TO SCALE

= RIGHT-OF-WAY

PROPOSED CONTOUR

= EXISTING PROPERTY LINE

= TREE PRESERVATION AREA

EXISTING GROUND MAJOR CONTOUR

= PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 170261)

= EXISTING GROUND MINOR CONTOUR

= STREET CENTERLINE

= 14' E.G.T.CA. ESM'T

= 10' E.G.T.CA. ESM'T

= 12' SAN. SEW. ESM'T. (0.052 Ac.)

= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.

INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.)

= PRIVATE STREET; LOT 999, BLOCK 5, C.B. 4840 (1.830 Ac.)

= DRN. ESM'T. PARCEL 85-E-1 (VOL. 14945, PG. 728) O.P.R

= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON

INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.) = OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED

= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON

= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON

= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)

= VAR. WID. C.V.E. (0.007 Ac.)

= 10' E.G.T.CA. ESM'T.*

= 22' FORCE MAIN ESM'T.*

PUBLIC STREET (0.522 Ac.)

= VARIABLE

= VOLUME

= WATER

= WIDTH

= LANDSCAPE = MINIMUM

= NUMBER

= PAGES

LEGEND

B.S.L.

DRN. E.G.T.CA

ESM'T.

O.P.R.

R.O.W.

ELEV.)—

-ELEV. - -

-ELEV. - -

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KEYNOTES

OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGH 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. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY

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THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE

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THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93)

ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED

UNPLATTED

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

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

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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

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MISCELLANEOUS NOTES:

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

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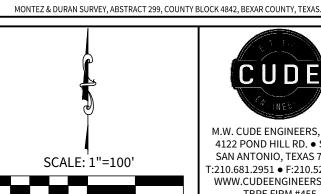
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THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING

MITIGATION TREES 34-477(b)(5)C.

WOODLAND HILLS NORTH, SUBD.

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9



PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT

ESTABLISHING

STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.31

ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 164

PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED

OLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM

GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.

BSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNT

BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCI

F THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING

M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.711 WWW.CUDEENGINEERS.COM TBPE FIRM #455 TBPLS FIRM #10048500

STATE OF TEXAS COUNTY OF BEXAF

THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZE AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART O AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AN

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P. TEXAS LIMITED PARTNERSHI 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259 PHONE: (210) 496-1985

100

BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS GENERAL PARTNER STATE OF TEXAS

> COUNTY OF BEXAF BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

> KNOWN TO ME TO BE THE PERSON WHOSE IAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AME, AND THIS PLAT WAS APPROVED BY THE SAID COMM

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 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF STERLING RIDGE, UNIT 2 ENCLAVE 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

STATE OF TEXAS

C.B. 4840

DETAIL "A'

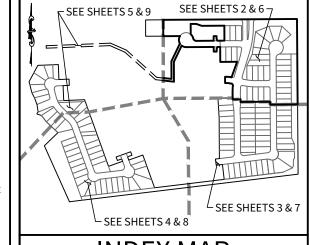
, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIF THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___M. AND DULY RECORDED THE _____DAY OF ___

M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK _ IN TESTIMONY WHEREOF, WITNESS MY HAN AND OFFICIAL SEAL OF OFFICE, THIS DAY OF

> , DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS

DECEMBER 2017 SHEET 2 OF 10

ILD OOM 902 OPEN SPACE WOODLAND HILLS NORTH, SUBD. DUANE LEE & FLORA MAY CHISM (VOL. 9532, PGS. 189-191) D.P.R. (VOL. 9532, PGS. 189-191) D.P.R. BLOCK 9 C.B. 4840 (VOL. 6163, PG. 973) O.P.R 903 OPEN SPACE SEE R.O.W. DETAIL 2 SEE R.O.W. DETAIL 1 ON SHEET 6 OF 10 BLOCK 7 C.B. 4840 W. BORGFELD DRIVE <u>/ON SHEET 6 OF 10</u> (0.013 Ac.) N89°38'12"E 1214.02' (OVERALL) 1 ---- 24-±3000' TO INTERSECTION OF BORGFELD DR. AND 160 ≐902攵 <u>L68</u> _N89°39'50"E 135.00'_ 2 **OPEN SPACE** VAR. WID. DRN. WATER BLOCK 9 UNPLATTED PULTE HOMES OF TEXAS, L.P. OUALITY & L.S. ESM'T C.B. 4840 C.B. 4840 REMAINING PORTION OF 107.313 Ac. (VOL. 18116, PG. 1646) O.P.R. 10 ſΩ ∥ OPEN SPACE BLOCK 7 LOATING FEATHER VAR. WID. E.G.T.CA DRN., WAT. QUALITY S89°38'18"W 126.68' C25 L.S. ESM'T (1.159 Ac.) S89°38'18"W 220.86 ģ දි 20 ص [16] C.B. 4840 <u>'</u>2 L43 ÓFF-LOT 20' SAN. SEW. ESM'T. N89°36'15"E 185.00' (0.126 Ac.) 903 OPEN SPACE /**ю**; 14 BLOCK 9 C.B. 4840 VAR. WID. L.S. ESM'T. PULTE HOMES OF TEXAS, L.P. _(0.118 Ac.) REMAINING PORTION OF 107.313 Ac. (VOL. 18116, PG. 1646) O.P.R. , 13, 902 OPEN SPACE PERMEABLE BLOCK 7 C.B. 4840 VAR. WID. DRN. & L.S. ESM' (2.252 Ac.) 17 (50' PUBLIC R.O.W.) L38-رن و OVERALL) 20 Z BLOCK 10 Z 00 SERVICE (1.68) N89°36′21″E/238.73′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 45.00′ 45.00′ 45.00′ 45.00′ 45.00′ 45.00′ 45.00′ (45.00′ 4 !______ MATCHLINE "A" - SEE SHEET 3 MATCHLINE "A" - SEE SHEET 3



*REFERENCE SHEET 10 FOR LINE AND CURVE TABLES **REFERENCE SHEETS 6 - 9 FOR TREE PRESERVATION AREAS PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

STATE OF TEXAS

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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C. IEFFERY McKINNIE, P.É.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

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

M.W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

INDEX MAP

= 15' B.S.L. = OFF-LOT TURN AROUND ESM'T. (0.021 Ac.) = OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)

INCORPORATION TO PLATTED PUBLIC STREET *

= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)

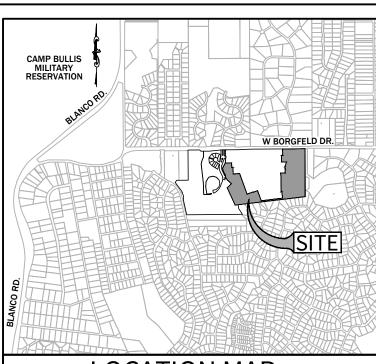
= 5' E.G.T.CA. ESM'T. = 10' B.S.L.

= 16' SAN. SEW. ESM'T. (0.046 Ac.) = TREE PRESERVATION AREA

= OFF-LOT VAR. WID. FORCE MAIN ESM'T. * = VAR, WID, R.O.W. DEDICATION (0.054 Ac.)

= 12' R O W DEDICATION (0.091 Ac.)

= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.)



LEGEND

B.S.L.

= BUILDING SETBACK LINE = CURVE NUMBER = COUNTY BLOCK

= CLEAR VISION FASEMENT = DEED AND PLAT RECORDS OF BEXAR COUNTY

DRN. E.G.T.CA = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

ESM'T. = EASEMENT = LINE NUMBER = LANDSCAPE = MINIMUM

= NORTH AMERICAN DATUM = NUMBER = NOT TO SCALE

= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY O.P.R.

= PAGES R.O.W. = RIGHT-OF-WAY = SANITARY SEWER = VARIABLE = VOLUME = WATER = WIDTH

PROPOSED CONTOUR ELEV.)— = STREET CENTERLINE - ELEV. - -EXISTING GROUND MAJOR CONTOUR -ELEV. - -= EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE

= TREE PRESERVATION AREA = PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 170261)

KEYNOTES

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14)

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= 14' E.G.T.CA. ESM'T

= 10' E.G.T.CA. ESM'T. = 12' SAN. SEW. ESM'T. (0.052 Ac.)

= VAR. WID. C.V.E. (0.007 Ac.)

= 10' E.G.T.CA. ESM'T.*

= 22' FORCE MAIN ESM'T.*

= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.

= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.) = OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.)

= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.) = OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON

= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)

= PRIVATE STREET; LOT 999, BLOCK 5, C.B. 4840 (1.830 Ac.)

= DRN. ESM'T. PARCEL 85-E-1 (VOL. 14945, PG. 728) O.P.R.

INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)

= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET *

= 15' B.S.L.

= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)

= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)

= 5' E.G.T.CA. ESM'T.

= 10' B.S.L.

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= TREE PRESERVATION AREA

= OFF-LOT VAR. WID. FORCE MAIN ESM'T. *

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STATE OF TEXAS COUNTY OF BEXA

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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C. IEFFERY McKINNIE, P.É.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

IEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE EXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON TH GROUND BY:

M.W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A 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", "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 RIGH 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 INTEREFRE WITH THE FEFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 TELEVISION 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 & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

WITHIN SAID EASEMENT AREAS.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93)

ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED

4

MATCHLINE "A" - SEE SHEET 2

UNPLATTED

PULTE HOMES OF TEXAS, L.P. REMAINING PORTION OF 107.313 Ac./

(VOL. 18116, PG. 1646) O.P.R.

902 OPEN SPACE L30

PERMEABLE/

BLOCK 7 C.B. 4840⁻

VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)

N83°08'00"E 562.49" (OVERALL)/

BLOCK 118

TIMBERWOOD PARK UNIT 17 (VOL. 9502, PGS. 221-223) D.P.R. 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

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

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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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 $\,$ 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL $\overline{\rm STRU}$ CTURES 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

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

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

SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

28.76'

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

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 EASEMENT, 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 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.

MISCELLANEOUS NOTES:

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE 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.

ALL PRIVATE STREETS (LOT 999, BLOCK 5, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME

9

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KOTARA CANYON

\$83°07'32"W 1846.60' (OVERALL)

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING
WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 34-477(b)(5)C.

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9

22

N89°36'15"E 135.00'

902 OPEN SPACE

PERMEABLE

BLOCK 7 C.B. 4840

VAR. WID. DRN. & L.S. ESM'T.

(2.252 Ac.) /

1336

MATCHLINE "A" - SEE SHEET 2

UNPLATTED

/ EVE, LLC,

NDELBROT ENCHANTE

OL. 14138, PG. 1068) O.P.R

902 OPEN SPACE

PERMEABLE

TBLOCK 7 C.B. 4840

VAR. WID. DRN. & L.S. ESM'T

(2.252 Ac.)

MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS. M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 SCALE: 1"=100' T:210.681.2951 • F:210.523.711 WWW.CUDEENGINEERS.COM TBPE FIRM #455

STATE OF TEXAS COUNTY OF BEXAF

THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZE 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 AN

200

TBPLS FIRM #10048500

PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT

ESTABLISHING

STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.31

ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 164

OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING A

PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED I

OLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM

GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5

ABSTRACT 285. COUNTY BLOCK 4840: WILLIAM P. GERFERS SURVEY NO. 420.5. ABSTRACT 1196. COUNT

BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCI

OWNER/ DEVELOPER PULTE HOMES OF TEXAS, L.P. TEXAS LIMITED PARTNERSHI 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259 PHONE: (210) 496-1985 Y: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE IAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVA

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
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 COMMIS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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CHAIRMAN

COUNTY OF BEXAR				
l,		, COUNTY CLERK O	F SAID COUNTY, DO	HEREBY CERTIFY
THAT THIS PLAT W	AS FILED FOR RECORD	IN MY OFFICE ON THE _	DAY OF	A.D.
AT	M. AND I	DULY RECORDED THE	DAY OF	A.D.
AT	M. IN T	HE OFFICIAL PUBLIC RE	CORDS OF SAID COL	JNTY, IN BOOK /
VOLUME	ON PAGE	IN TES	TIMONY WHEREOF, W	ITNESS MY HAND
AND OFFICIAL SEAL	L OF OFFICE, THIS	DAY OF	A.D	.
		BY:		, DEPUTY
		COUNTY CLERK,	BEXAR COUNTY, TEXA	AS

DECEMBER 2017 SHEET 3 OF 10

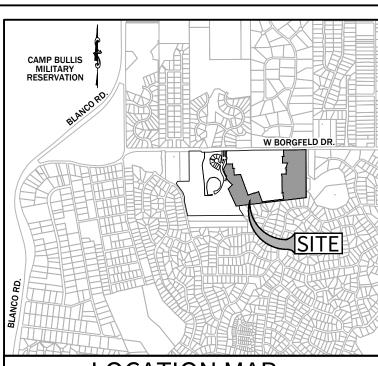
L SEE SHEETS 3 & 7 - SEE SHEETS 4 & 8 **INDEX MAP**

SEE SHEETS 2 & 6

*REFERENCE SHEET 10 FOR LINE AND CURVE TABLES **REFERENCE SHEETS 6 - 9 FOR TREE PRESERVATION AREAS PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

N.T.S.

SEE SHEETS 5 & 9



LOCATION MAP N.T.S.

LEGEND

= BUILDING SETBACK LINE

= CURVE NUMBER = COUNTY BLOCK = CLEAR VISION EASEMENT = DEED AND PLAT RECORDS OF BEXAR COUNTY

DRN. E.G.T.CA = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T. = EASEMENT

= LINE NUMBER = LANDSCAPE = MINIMUM = NORTH AMERICAN DATUM

= NUMBER = NOT TO SCALE = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

= PAGES R.O.W. = RIGHT-OF-WAY = VARIABLE = VOLUME = WATER = WIDTH PROPOSED CONTOUR ELEV.)—

= STREET CENTERLINE - ELEV. - -EXISTING GROUND MAJOR CONTOUR -ELEV. - -= EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE = TREE PRESERVATION AREA

= PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 170261)

KEYNOTES

7

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14)

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= 14' E.G.T.CA. ESM'T = 10' E.G.T.CA. ESM'T.

= 12' SAN. SEW. ESM'T. (0.052 Ac.)

= VAR. WID. C.V.E. (0.007 Ac.) = 10' E.G.T.CA. ESM'T.*

= 22' FORCE MAIN ESM'T.*

= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R. = OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON

INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.) = OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.) = OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON

INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.) = OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)

= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)

= PRIVATE STREET; LOT 999, BLOCK 5, C.B. 4840 (1.830 Ac.)

= DRN. ESM'T. PARCEL 85-E-1 (VOL. 14945, PG. 728) O.P.R. = OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET *

= 15' B.S.L.

= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.) = OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)

= 5' E.G.T.CA. ESM'T.

= 10' B.S.L.

= 16' SAN. SEW. ESM'T. (0.046 Ac.) = TREE PRESERVATION AREA

= OFF-LOT VAR. WID. FORCE MAIN ESM'T. *

= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)

= 12' R.O.W. DEDICATION (0.091 Ac.)

= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.)

STATE OF TEXAS COUNTY OF BEXAF

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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C. IEFFERY McKINNIE, P.É.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE EXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON TH GROUND BY:

M.W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A 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", "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 RIGH 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.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

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

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93)

ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED

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

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

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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

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 $\,$ 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL $\overline{\rm STRU}$ CTURES 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

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

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

SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

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

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 EASEMENT, 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 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.

MISCELLANEOUS NOTES:

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE 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.

ALL PRIVATE STREETS (LOT 999, BLOCK 5, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME

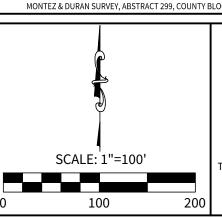
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 34-477(b)(5)C.

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9

PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT ESTABLISHING STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.31 ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 164 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING A PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED OLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5 ABSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNT BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCI MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS.





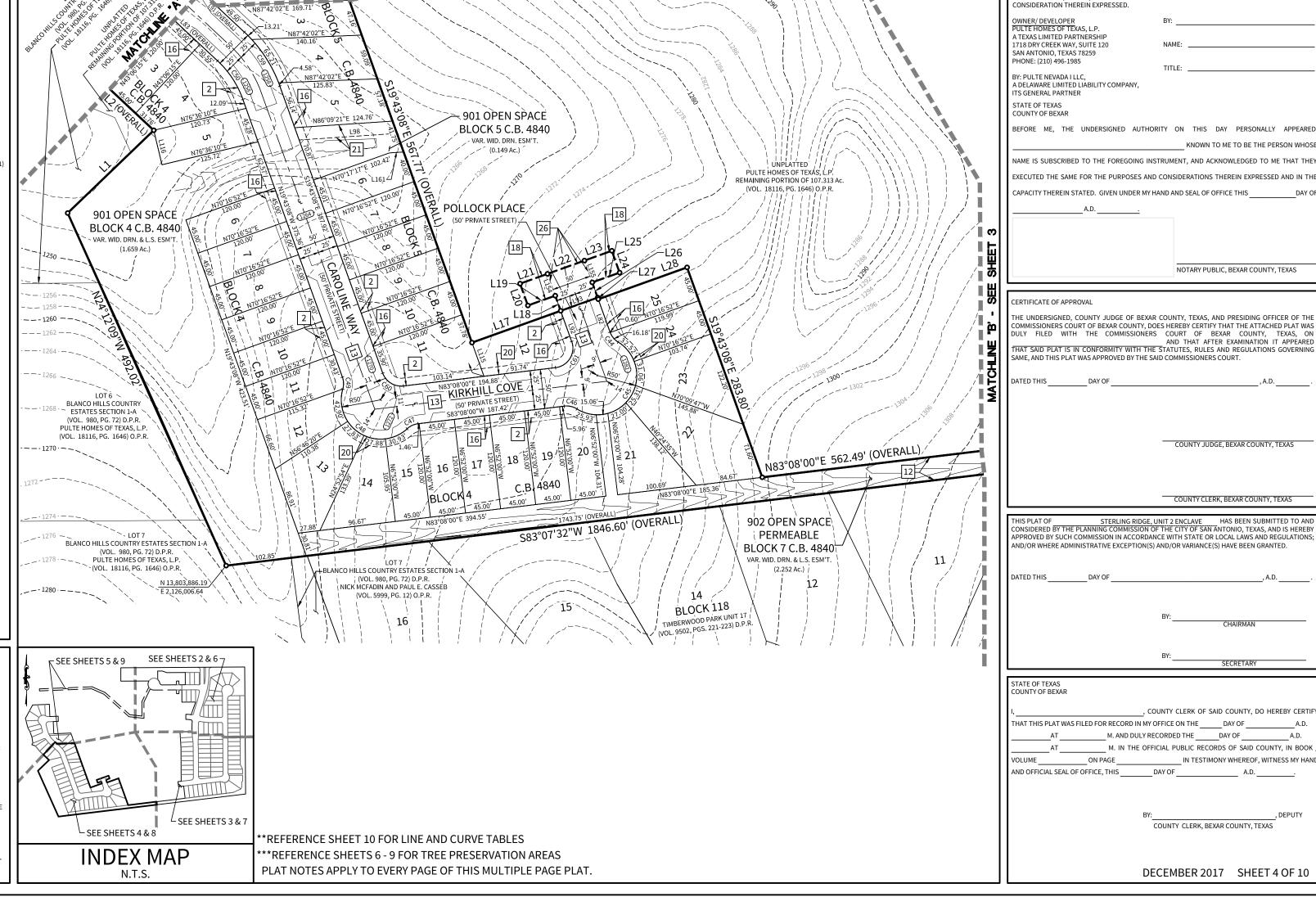
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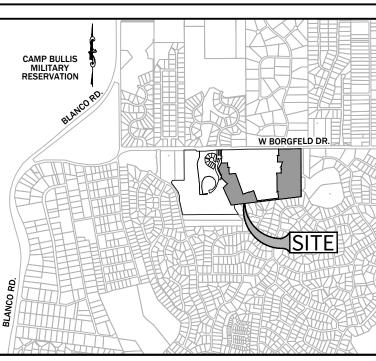
STATE OF TEXAS COUNTY OF BEXAF THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZE AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AN CONSIDERATION THEREIN EXPRESSED. OWNER/ DEVELOPER PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNÉRSHI 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259 PHONE: (210) 496-1985 BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER STATE OF TEXAS COUNTY OF BEXAF BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE IAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVED BY SUCH COMM	MISSION IN ACCORDANCE	T 2 ENCLAVE HAS BEEN S HE CITY OF SAN ANTONIO, TEX. WITH STATE OR LOCAL LAWS A D/OR VARIANCE(S) HAVE BEEN	ND REGULATIONS;
DATED THIS	DAY OF		_, A.D
	В	SY:CHAIRMAN	
	В	SECRETARY	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

		BY:	SECRETARY	
STATE OF TEXAS COUNTY OF BEXA	R			
l,		, COUNTY CLERK OF	SAID COUNTY, DO	HEREBY CERTIF
THAT THIS PLAT V	VAS FILED FOR RECORD	IN MY OFFICE ON THE	DAY OF	A.D.
AT_	M. AND I	DULY RECORDED THE	DAY OF	A.D.
AT	M. IN T	HE OFFICIAL PUBLIC REC	CORDS OF SAID COL	JNTY, IN BOOK
VOLUME	ON PAGE	IN TEST	IMONY WHEREOF, W	ITNESS MY HANI
AND OFFICIAL SEA	AL OF OFFICE, THIS	DAY OF	A.D	<u>.</u>
		BY:COUNTY CLERK, E	BEXAR COUNTY, TEXA	, DEPUTY
		DECEMBER 2	017 SHEET	4 OF 10





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", "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 RIGH 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 INTEREFRE WITH THE FEFICIENCY 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. GRADE CHANGES OR GROUND ELEVATION ALTERATIONS

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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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE

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 EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
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- 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
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- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 34-477(b)(5)C.

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9

BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCI MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS. M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 SCALE: 1"=100' T:210.681.2951 • F:210.523.711 WWW.CUDEENGINEERS.COM TBPE FIRM #455

PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT

ESTABLISHING

STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.31

ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116. PAGE 164

OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING .

PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED I

OLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM

GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5

ABSTRACT 285. COUNTY BLOCK 4840: WILLIAM P. GERFERS SURVEY NO. 420.5. ABSTRACT 1196. COUNT

STATE OF TEXAS COUNTY OF BEXAF

THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZE 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 AN CONSIDERATION THEREIN EXPRESSED.

OWNER/ DEVELOPER PULTE HOMES OF TEXAS, L.P. TEXAS LIMITED PARTNÉRSHI 718 DRY CREEK WAY, SUITE 120 AN ANTONIO, TEXAS 78259 HONE: (210) 496-1985

: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY

S GENERAL PARTNER STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE

AME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE

executed the same for the purposes and considerations therein expressed and in th CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TBPLS FIRM #10048500

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 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING

COUNTY JUDGE, BEXAR COUNTY, TEXAS

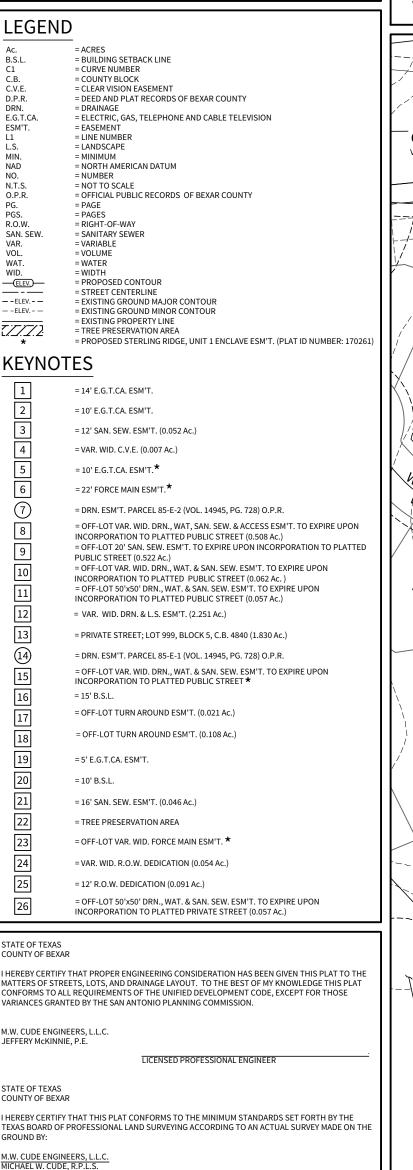
DECEMBER 2017 SHEET 5 OF 10

THIS PLAT OF STERLING RIDGE, UNIT 2 ENCLAVE 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. CHAIRMAN

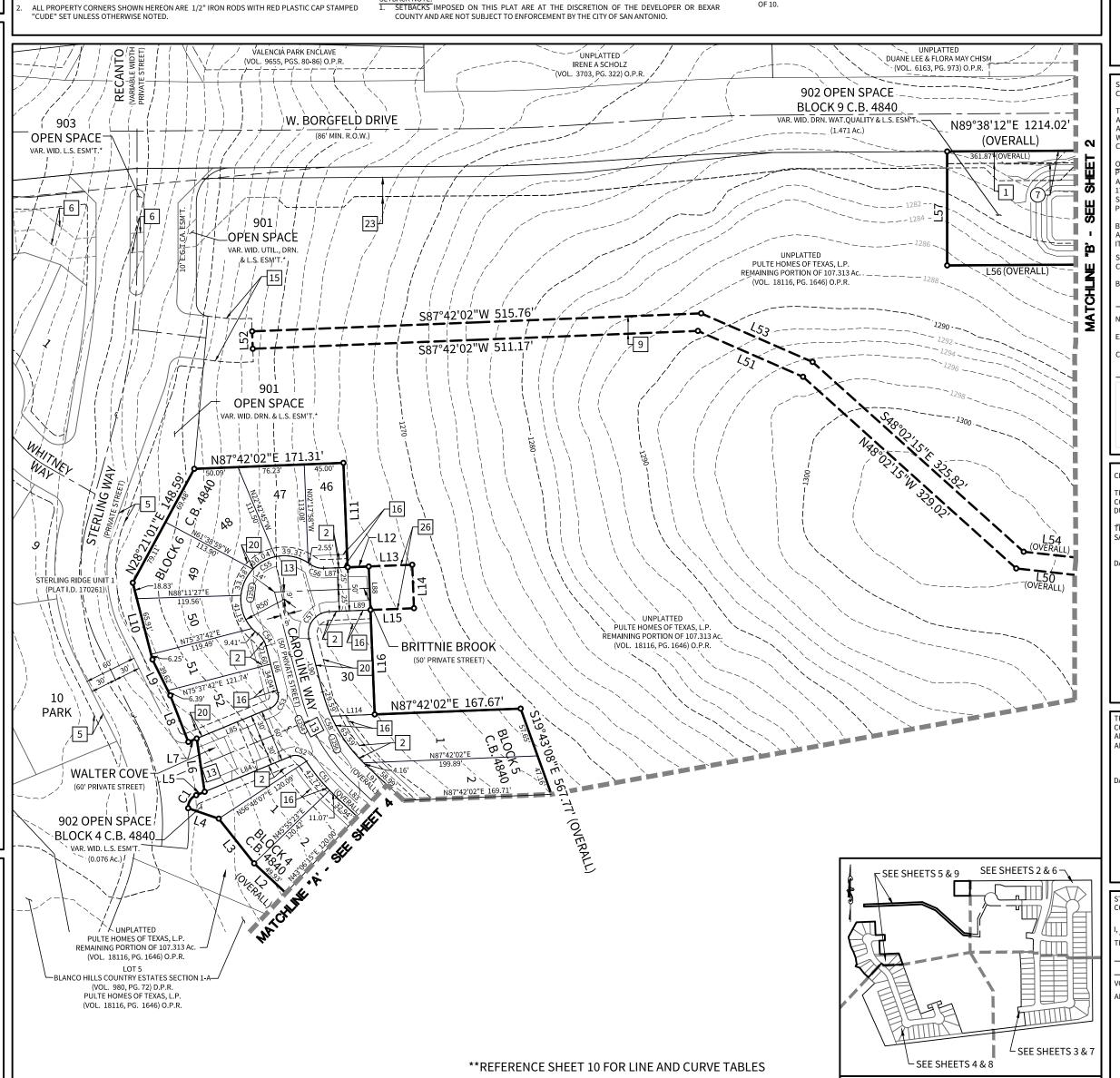
		BY:	SECRETARY	
ATE OF TEXAS				
UNTY OF BEXAR				
		, COUNTY CLERK OF	SAID COUNTY, DO	HEREBY CERTIF
AT THIS PLAT W	AS FILED FOR RECORE	IN MY OFFICE ON THE	DAY OF	A.D.
AT	M. AND I	DULY RECORDED THE	DAY OF	A.D.
AT	M. IN T	HE OFFICIAL PUBLIC RE	CORDS OF SAID CO	UNTY, IN BOOK
LUME	ON PAGE	IN TEST	IMONY WHEREOF, W	ITNESS MY HAN
D OFFICIAL SEAI	OF OFFICE, THIS	DAY OF	A.D	<u>:</u>
		BY:		, DEPUTY
		COUNTY CLERK.	BEXAR COUNTY, TEX	AS

^L SEE SHEETS 3 & 7 **INDEX MAP**

N.T.S.

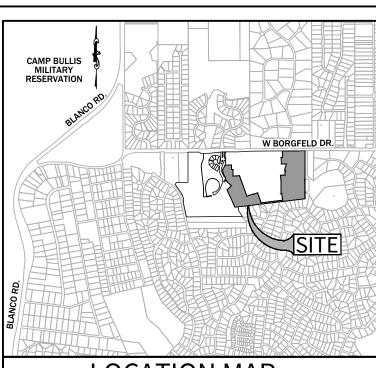


REGISTERED PROFESSIONAL LAND SURVEYOR



***REFERENCE SHEETS 6 - 9 FOR TREE PRESERVATION AREAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



= DEED AND PLAT RECORDS OF BEXAR COUNTY

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= BUILDING SETBACK LINE

= CLEAR VISION EASEMENT

= CURVE NUMBER = COUNTY BLOCK

= EASEMENT

= LINE NUMBER

LEGEND

B.S.L.

E.G.T.CA

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 RIGH 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.

THE CITY OF SAN ANTONIO AS A 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", "OVERHANG

- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

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

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

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

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- 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 $\,$ 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL $\overline{\rm STRU}$ CTURES 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
- 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
- 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
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 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

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 ANTONIC

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 EASEMENT, 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 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 MISCELLANEOUS NOTES:

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

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE 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.
- ALL PRIVATE STREETS (LOT 999, BLOCK 5, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
- A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND

PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9

W. BORGFELD DRIVE

19.40' 23 12.00' 901

N89°38'12"E 1214.02' (OVERALL)

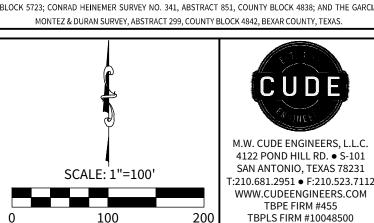
DETAIL 2 (1.159 Ac.)

OPEN SPACE

VAR. WID. E.G.T.CA, DRN.,

WAT. QUALITY, & L.S. ESM'T.

MITIGATION TREES 34-477(b)(5)C.



PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT

ESTABLISHING

STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.31

ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 1646

F THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING F

PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED II

VOLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM

GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5

ABSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNT

STATE OF TEXAS COUNTY OF BEXAF THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZE 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 AN OWNER/ DEVELOPER PULTE HOMES OF TEXAS, L.P.

TEXAS LIMITED PARTNERSHI 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259 PHONE: (210) 496-1985 BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY. ITS GENERAL PARTNER

COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSI

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THI

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

STATE OF TEXAS

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 AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF STERLING RIDGE, UNIT 2 ENCLAVE 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. CHAIRMAN

		DI.		
			SECRETARY	
STATE OF TEXAS				
COUNTY OF BEXA	AR			
Ι,		, COUNTY CLERK OF	SAID COUNTY, DO H	EREBY CERTIFY
THAT THIS PLAT	WAS FILED FOR RECORD	O IN MY OFFICE ON THE _	DAY OF	A.D.
AT	M. AND	DULY RECORDED THE	DAY OF	A.D.
AT	M. IN T	HE OFFICIAL PUBLIC RE	CORDS OF SAID COUN	NTY, IN BOOK /
VOLUME	ON PAGE	IN TEST	IMONY WHEREOF, WIT	NESS MY HAND
AND OFFICIAL SE	AL OF OFFICE, THIS	DAY OF	A.D.	
		BY:		_, DEPUTY
		COUNTY CLERK, I	BEXAR COUNTY, TEXAS	•

DECEMBER 2017 SHEET 6 OF 10

R.O.W. DEDICATION

UNPLATTED DUANE LEE & FLORA MAY CHISM WOODLAND HILLS NORTH, SUBD WOODLAND HILLS NORTH, SUBD. (VOL. 9532, PGS. 189-191) D.P.R. (VOL. 9532, PGS. 189-191) D.P.R. (VOL. 6163, PG. 973) O.P.R. 902 OPEN SPACE 903 OPEN SPACE BLOCK 9 C.B. 4840 SEE R.O.W. DETAIL 1
ON THIS SHEET W. BORGFELD DRIVE ON THIS SHEET _BLOCK 7 C.B. 4840 VAR. WID. DRN. WAT.QUALITY & L.S. ESM'T. VAR. WID. L.S. ESM'T. (1.471 Ac.) (86' MIN. R.O.W.) (0.013 Ac.) *₩*/277:5:77777 23 902 23 **OPEN SPACE** BLOCK 9 VAR. WID. DRN. &. WATER C.B. 4840 QUALITY L.S. ESM'T UNPLATTED PULTE HOMES OF TEXAS, L.P. C.B. 4840 (1.471 Ac.) BLOCK 7 35.51 REMAINING PORTION OF 107.313 Ac 10 2 **/** 19 16 OPEN SPACE တ 📗 BLOCK 7 VAR. WID. F.G.T.CA., DRN <u>FLOATING FEATH</u>ER $^{\circ}$ WAT, QUALITY & L.S. ESM' (1.159 Ac.) 2 è 20 21 12 9 3LOCK|9 C.B. 4840 2 2 OFF-LOT 20' SAN. SEW. ESM'T. 903 OPEN SPACE (0.126 Ac.) BLOCK 9 C.B. 4840. VAR. WID. L.S. ESM'T. 902 OPEN SPACE (0.118 Ac.) PERMEABLE UNPLATTED 2 3 4 PULTE HOMES OF TEXAS, L.P. BLOCK 7 C.B. 4840 REMAINING PORTION OF 107,313 Ac /AR. WID. DRN. & L.S. ESM'T. (VOL. 18116, PG. 1646) O.P.R. (2.252 Ac.) SALZ WAY (50' PUBLIC R.O.W.) 16 3 2 4 5 20 BLOCK 10 C.B. 4840 MATCHLINE "A' - SEE SHEET 7 TREE PRESERVATION AREA DETAILS

= LANDSCAPE = MINIMUM = NORTH AMERICAN DATUM = NUMBER = NOT TO SCALE = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY = PAGES R.O.W. = RIGHT-OF-WAY = SANITARY SEWER = VARIABLE = VOLUME = WATER = WIDTH ELEV.)— = STREET CENTERLINE -ELEV. - -= EXISTING GROUND MAJOR CONTOUR -ELEV. - -= EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE = TREE PRESERVATION AREA = PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 170261) **KEYNOTES** = 14' E.G.T.CA. ESM'T = 10' E.G.T.CA. ESM'T. = 12' SAN. SEW. ESM'T. (0.052 Ac.) = VAR. WID. C.V.E. (0.007 Ac.) = 10' E.G.T.CA. ESM'T.* = 22' FORCE MAIN ESM'T.* 7 = DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R. = OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.) = OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED 9 = OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON 10 INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.) = OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON 11 INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.) 12 = VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.) = PRIVATE STREET; LOT 999, BLOCK 5, C.B. 4840 (1.830 Ac.) 14) = DRN. ESM'T. PARCEL 85-E-1 (VOL. 14945, PG. 728) O.P.R. = OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON 15 INCORPORATION TO PLATTED PUBLIC STREET * = 15' B.S.L. = OFF-LOT TURN AROUND ESM'T. (0.021 Ac.) = OFF-LOT TURN AROUND ESM'T. (0.108 Ac.) = 5' E.G.T.CA. ESM'T. 20 = 10' B.S.L. 21 = 16' SAN. SEW. ESM'T. (0.046 Ac.) 22 = TREE PRESERVATION AREA 23 = OFF-LOT VAR. WID. FORCE MAIN ESM'T. * = VAR. WID. R.O.W. DEDICATION (0.054 Ac.) 25 = 12' R.O.W. DEDICATION (0.091 Ac.) = OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.) STATE OF TEXAS COUNTY OF BEXA 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 ONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. M.W. CUDE ENGINEERS, L.L.C.

SEE SHEETS 2 & 6-SEE SHEETS 5 & 9 EXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON TH L SEE SHEETS 3 & 7 - SEE SHEETS 4 & 8 **INDEX MAP**

N.T.S.

(1.471 Ac.) **DETAIL 1** PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

OPEN SPACE

VAR. WID. DRN. WAT.QUALITY

**REFERENCE SHEET 10 FOR LINE AND CURVE TABLES

-----W. BORGFELD DRIVE

N89°38'12"E 1214.02' (OVERALL)^[24]

23

REGISTERED PROFESSIONAL LAND SURVEYOR

LICENSED PROFESSIONAL ENGINEER

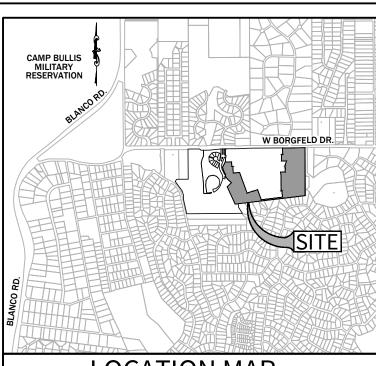
HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE

EFFERY McKINNIE, P.É.

MICHAEL W. CUDE, R.P.L.S.

STATE OF TEXAS

COUNTY OF BEXAF



LEGEND

B.S.L.

= BUILDING SETBACK LINE = CURVE NUMBER = COUNTY BLOCK

= CLEAR VISION FASEMENT = DEED AND PLAT RECORDS OF BEXAR COUNTY

DRN. E.G.T.CA = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T. = EASEMENT = LINE NUMBER

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O.P.R. PG. PGS. R.O.W. = PAGES = RIGHT-OF-WAY = SANITARY SEWER = VARIABLE

= VOLUME = WATER = WIDTH PROPOSED CONTOUR ELEV.)— = STREET CENTERLINE

- ELEV. - -EXISTING GROUND MAJOR CONTOUR -ELEV. - — = EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE = TREE PRESERVATION AREA

= PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 170261)

KEYNOTES

7

8

9

10

12

14)

15

20

22

23

25

26

= 14' E.G.T.CA. ESM'T

= 10' E.G.T.CA. ESM'T. = 12' SAN. SEW. ESM'T. (0.052 Ac.)

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= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.) = OFF-LOT 50'x50' DRN., WAT, & SAN, SEW, ESM'T, TO EXPIRE UPON

INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.) = VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)

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= VAR. WID. R.O.W. DEDICATION (0.054 Ac.) = 12' R.O.W. DEDICATION (0.091 Ac.)

ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.)

STATE OF TEXAS COUNTY OF BEXAF

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

M.W. CUDE ENGINEERS, L.L.C. IEFFERY McKINNIE, P.É.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

IEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE EXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A 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", "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 RIGH 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 INTEREFRE WITH THE FEFICIENCY 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.

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ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

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ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED

MATCHLINE "A' - SEE SHEET 6

SEE SHEETS 3 & 7

*REFERENCE SHEET 10 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

- SEE SHEETS 4 & 8

INDEX MAP

N.T.S.

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

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

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.

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 $\,$ 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL $\overline{\rm STRU}$ CTURES 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

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

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

SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

16

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

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 EASEMENT, 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 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.

MISCELLANEOUS NOTES:

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

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE 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.

ALL PRIVATE STREETS (LOT 999, BLOCK 5, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME

7

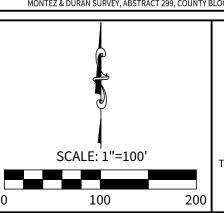
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING
WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 34-477(b)(5)C.

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9

PLAT NUMBER: 170262 **REPLAT & SUBDIVISION PLAT**

ESTABLISHING STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.313 ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 1646 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING A PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED I VOLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5 ABSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNTY BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCI MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS.





TBPLS FIRM #10048500

COUNTY OF BEXAF THE OWNER OF THE LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZE 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 AN

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P. TEXAS LIMITED PARTNERSHII 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259

PHONE: (210) 496-1985 Y: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

UNPLATTED

EVE, LLC,

ANDELBROT ENCHANTED

OL. 14138, PG. 1068) O.P.R

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 THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THI

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS PLAT OF

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
AND THAT AFTER EXAMINATION IT APPEARED
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING

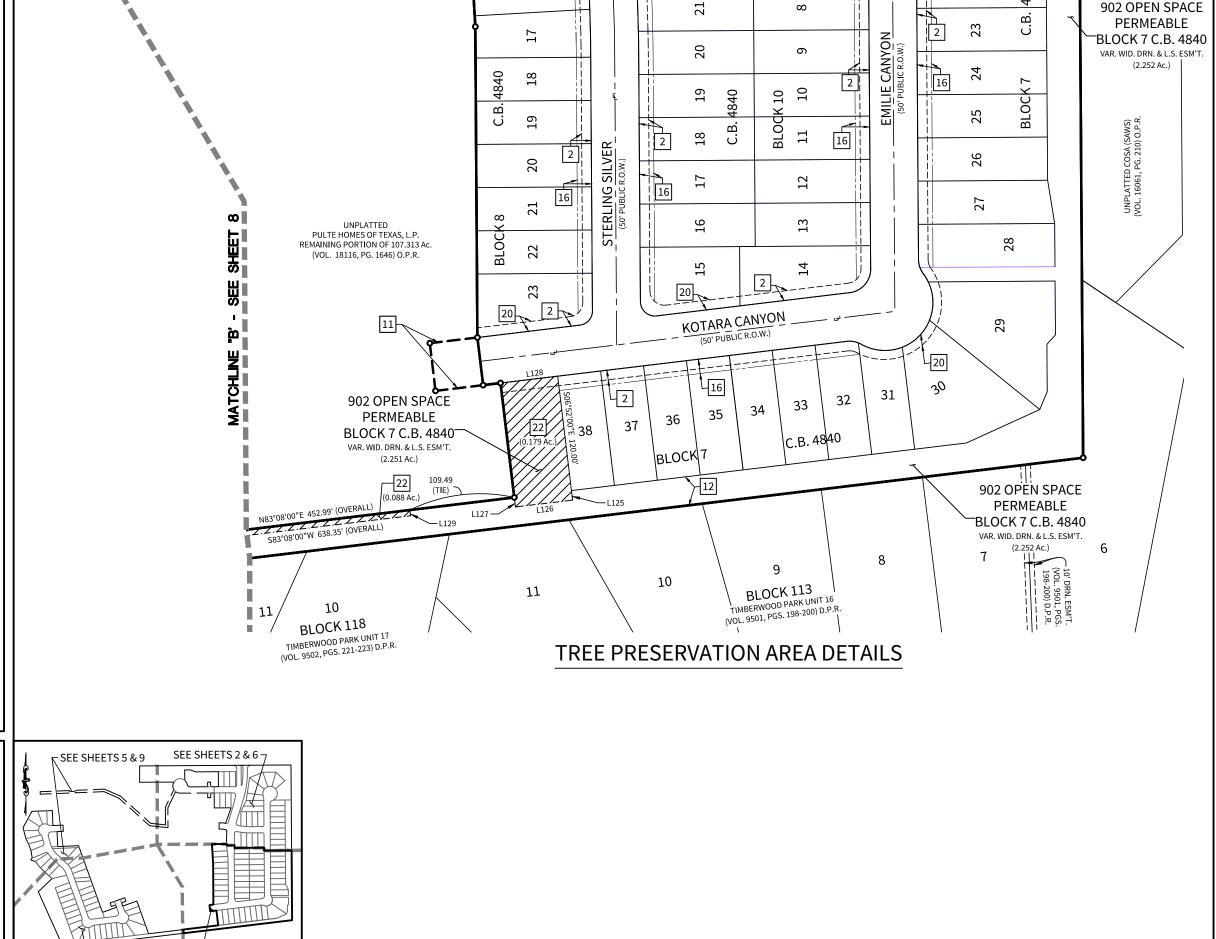
DATED THIS	DAY OF	, A.D

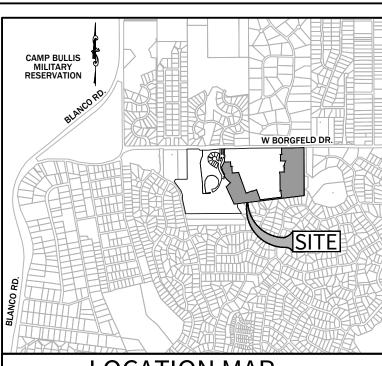
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STERLING RIDGE, UNIT 2 ENCLAVE HAS BEEN SUBMITTED TO AND

PPROVED BY SUC	H COMMISSION IN ACC	ORDANCE WITH STATE OF	R LOCAL LAWS AND REGULATIONS;
ATED THIS	DAY OF		, A.D
		BY:	CHAIRMAN
		BY:	SECRETARY

STATE OF TEXAS				
COUNTY OF BEXAR				
l,		, COUNTY CLERK OF	SAID COUNTY, DO	HEREBY CERTIF
THAT THIS PLAT W	AS FILED FOR RECORE	O IN MY OFFICE ON THE	DAY OF	A.D.
AT	M. AND I	DULY RECORDED THE	DAY OF	A.D.
AT	M. IN T	HE OFFICIAL PUBLIC REC	CORDS OF SAID COL	JNTY, IN BOOK
VOLUME	ON PAGE	IN TEST	IMONY WHEREOF, W	ITNESS MY HANI
AND OFFICIAL SEAL		DAY OF		
		BY:		, DEPUTY
		COUNTY CLERK, E	BEXAR COUNTY, TEXA	AS
		DECEMBER 2	017 SHEET	Γ 7 OF 10





LOCATION MAP N.T.S.

LEGEND

= BUILDING SETBACK LINE B.S.L.

= CURVE NUMBER = COUNTY BLOCK = CLEAR VISION FASEMENT = DEED AND PLAT RECORDS OF BEXAR COUNTY

DRN. E.G.T.CA = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T. = EASEMENT = LINE NUMBER = LANDSCAPE

= MINIMUM = NORTH AMERICAN DATUM = NUMBER = NOT TO SCALE = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

O.P.R. = PAGES R.O.W. = RIGHT-OF-WAY

= VARIABLE = VOLUME = WATER = WIDTH = PROPOSED CONTOUR ELEV.)— = STREET CENTERLINE

- ELEV. - -= EXISTING GROUND MAJOR CONTOUR -ELEV. - -= EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE = TREE PRESERVATION AREA

= PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 170261)

KEYNOTES

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14)

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= 14' E.G.T.CA. ESM'T = 10' E.G.T.CA. ESM'T

> = 12' SAN. SEW. ESM'T. (0.052 Ac.) = VAR. WID. C.V.E. (0.007 Ac.)

= 10' E.G.T.CA. ESM'T.*

= 22' FORCE MAIN ESM'T.*

= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R. = OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON

INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.) = OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.) = OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON

INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.) = OFF-LOT 50'x50' DRN., WAT, & SAN, SEW, ESM'T, TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)

= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)

= PRIVATE STREET; LOT 999, BLOCK 5, C.B. 4840 (1.830 Ac.)

= DRN. ESM'T. PARCEL 85-E-1 (VOL. 14945, PG. 728) O.P.R.

= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET *

= 15' B.S.L.

= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)

= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)

= 5' E.G.T.CA. ESM'T.

= 10' B.S.L. = 16' SAN. SEW. ESM'T. (0.046 Ac.)

= TREE PRESERVATION AREA

= OFF-LOT VAR. WID. FORCE MAIN ESM'T. *

= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)

= 12' R.O.W. DEDICATION (0.091 Ac.)

= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.)

STATE OF TEXAS COUNTY OF BEXA

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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C. IEFFERY McKINNIE, P.É.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE EXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON TH GROUND BY:

M.W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A 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", "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 RIGH 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

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 TELEVISION 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 & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

WITHIN SAID EASEMENT AREAS.

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93)

ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED

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

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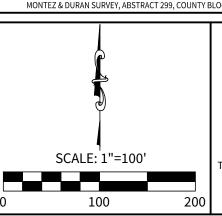
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PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT ESTABLISHING STERLING RIDGE, UNIT 2 ENCLAVE

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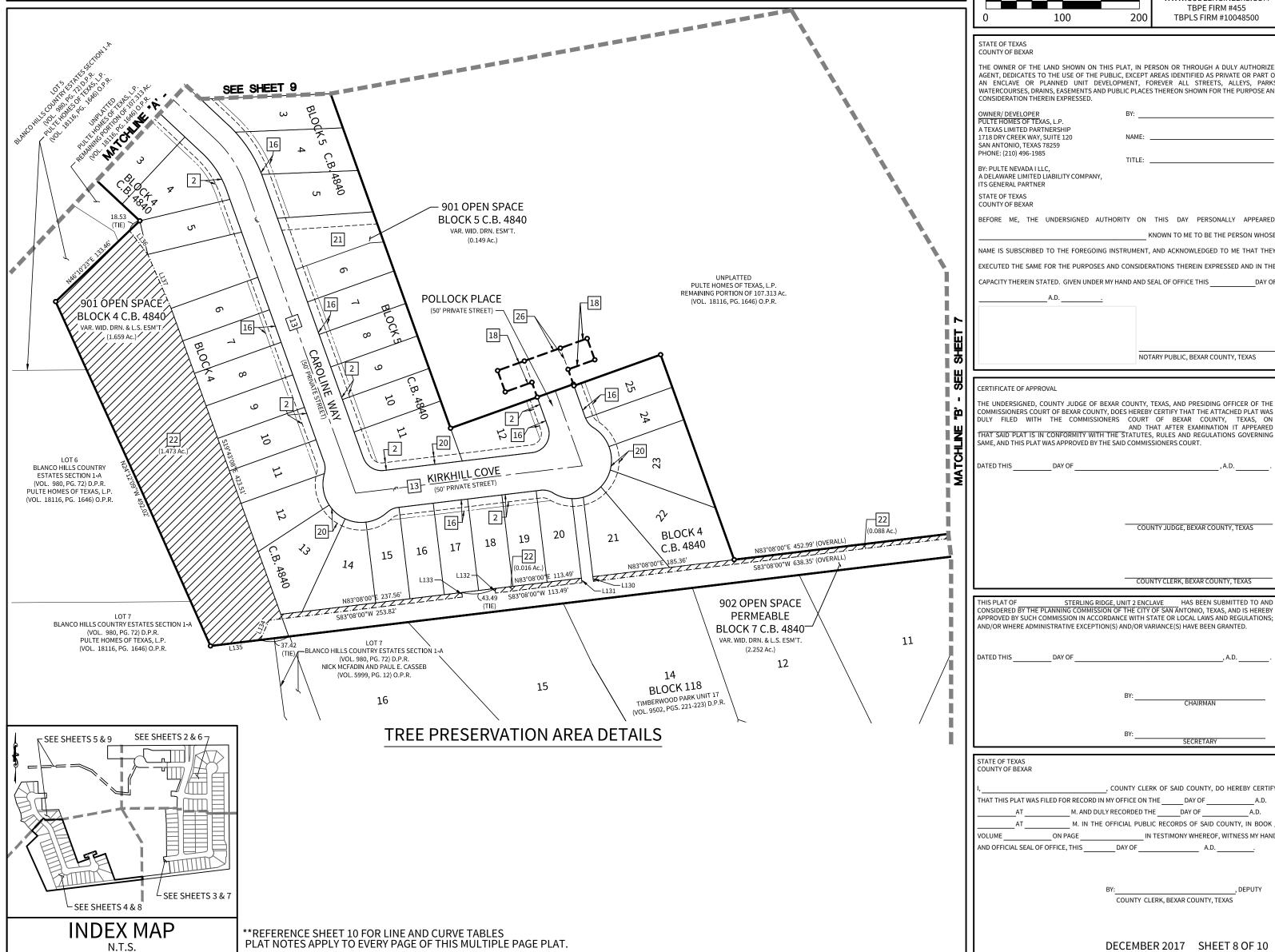
TBPLS FIRM #10048500

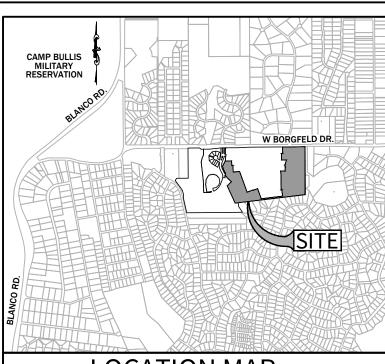
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		COUNTY CLER	RK, BEXAR COU	NTY, TEXAS
		•	•	•
APPROVED BY SUCH CO	STERLING RIDGE, ANNING COMMISSION (MMISSION IN ACCORDA ISTRATIVE EXCEPTION(S	NCE WITH STATE OR	ĀNTONIO, TEXA LOCAL LAWS A	ND REGULATIONS;
DATED THIS	_ DAY OF			_, A.D
		BY:	CHAIRMAN	
		BY:		

COUNTY JUDGE, BEXAR COUNTY, TEXAS

		SECRETARY	
	, COUNTY CLERK OF S	SAID COUNTY, DO H	EREBY CERTIFY
D FOR RECORD	IN MY OFFICE ON THE	DAY OF	A.D.
M. AND D	ULY RECORDED THE	DAY OF	A.D.
M. IN TH	IE OFFICIAL PUBLIC RECO	ORDS OF SAID COUN	NTY, IN BOOK /
ON PAGE	IN TESTIN	ONY WHEREOF, WIT	NESS MY HAND
FICE, THIS	DAY OF	A.D	<u>.</u>
	DV.		DEDUTY
	_ · · ·	TVAD COUNTY TEVA	, DEPUTY
	COUNTY CLERK, BE	EXAR COUNTY, TEXAS	•
	DECEMBER 20	17 SHEET	8 OF 10
	M. AND D M. IN TH	D FOR RECORD IN MY OFFICE ON THE M. AND DULY RECORDED THE M. IN THE OFFICIAL PUBLIC RECORDED IN TESTIM FICE, THIS BY: COUNTY CLERK, BE	M. AND DULY RECORDED THE DAY OF M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY ON PAGE IN TESTIMONY WHEREOF, WIT FICE, THIS DAY OF A.D.





LOCATION MAP N.T.S.

THE CITY OF SAN ANTONIO AS A 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", "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 RIGH 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. GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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

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 BELOW.

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE

ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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

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

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.

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 $\,$ 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL $\overline{\rm STRU}$ CTURES 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

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

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SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN

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 EASEMENT, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO

MISCELLANEOUS NOTES:

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

MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE 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.

ALL PRIVATE STREETS (LOT 999, BLOCK 5, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING
WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND

A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901,

MITIGATION TREES 34-477(b)(5)C.

PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR

N.T.S.

BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCI MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS. M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 SCALE: 1"=100' T:210.681.2951 • F:210.523.711

PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT

ESTABLISHING

STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.31

ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 164

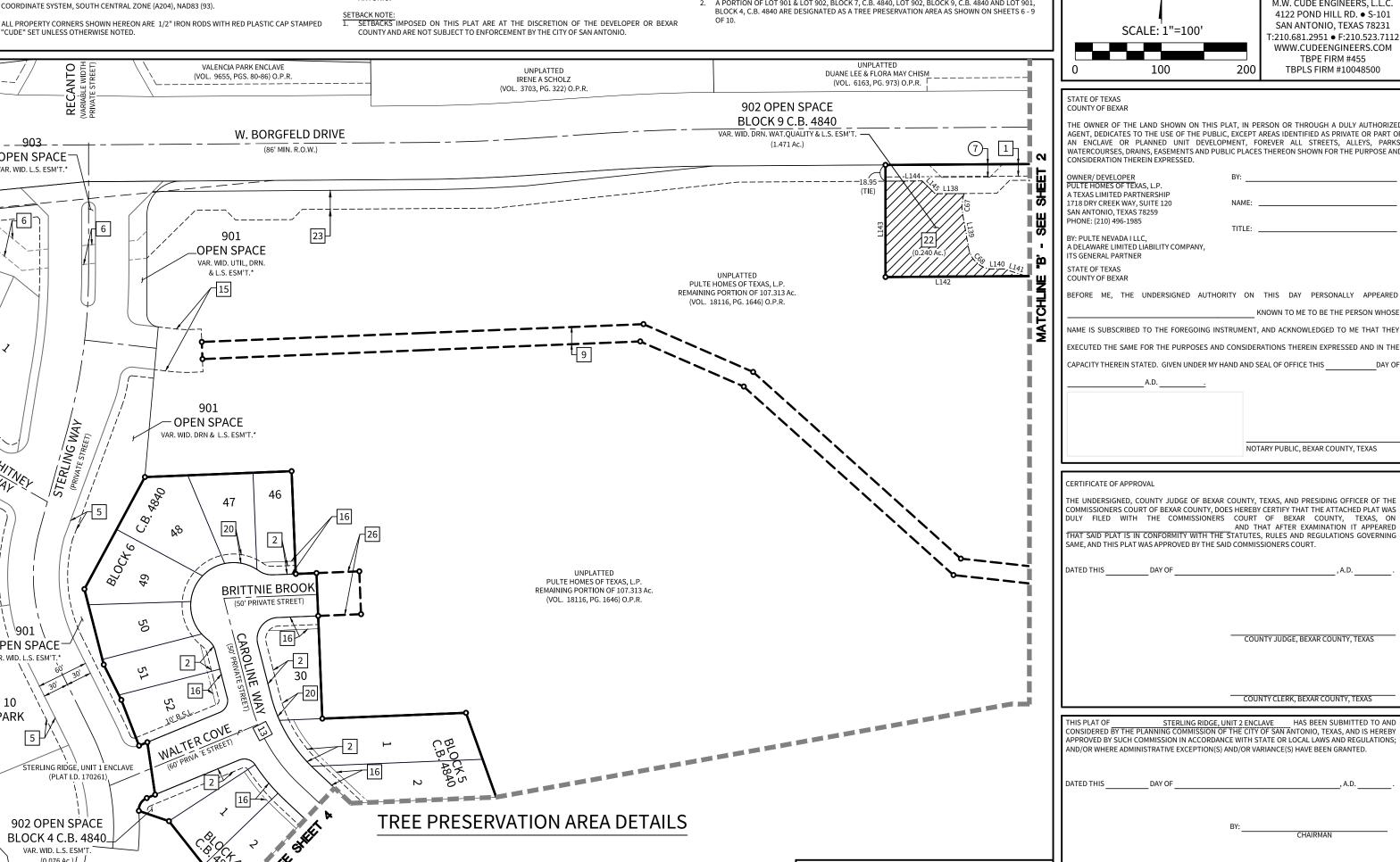
OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING A

PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED I

OLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM

GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5

ABSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNT



		COLINITY	LEDIK DEWAD COUNT	V TEVAC
		COUNTY CI	LERK, BEXAR COUNT	Y, TEXAS
CONSIDERED BY THE APPROVED BY SUCH	PLANNING COMMIS COMMISSION IN ACC	RIDGE, UNIT 2 ENCLAVE SION OF THE CITY OF SA CORDANCE WITH STATE (TION(S) AND/OR VARIANC	īN ĀNTONIO, TEXAS, OR LOCAL LAWS AND	AND IS HEREBY REGULATIONS;
DATED THIS	DAY OF		,,	A.D
		BY:	CHAIRMAN	
		BY:	SECRETARY	
STATE OF TEXAS COUNTY OF BEXAR				
l,		, COUNTY CLERK OF	SAID COUNTY, DO	HEREBY CERTIFY
		IN MY OFFICE ON THE		
		ULY RECORDED THE		
		IE OFFICIAL PUBLIC REC		
VOLUME	ON PAGE	IN TEST	IMONY WHEREOF, W	ITNESS MY HAND
		DAY OF_		

REBY CERTIF ___A.D. A.D. Y, IN BOOK / ESS MY HAN , DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS DECEMBER 2017 SHEET 9 OF 10

LEGEND B.S.L.

ESM'T.

= BUILDING SETBACK LINE = CURVE NUMBER = COUNTY BLOCK = CLEAR VISION EASEMENT = DEED AND PLAT RECORDS OF BEXAR COUNTY DRN. E.G.T.CA

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION = EASEMENT

= LINE NUMBER = LANDSCAPE = MINIMUM = NORTH AMERICAN DATUM

= NUMBER = NOT TO SCALE = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

O.P.R. PG. PGS. R.O.W. = PAGES = RIGHT-OF-WAY = VARIABLE = VOLUME = WATER = WIDTH

= PROPOSED CONTOUR ELEV.)— = STREET CENTERLINE - ELEV. - -= EXISTING GROUND MAJOR CONTOUR -ELEV. - -= EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE

= TREE PRESERVATION AREA = PROPOSED STERLING RIDGE, UNIT 1 ENCLAVE ESM'T. (PLAT ID NUMBER: 170261)

KEYNOTES

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14)

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= 14' E.G.T.CA. ESM'T = 10' E.G.T.CA. ESM'T

= 12' SAN. SEW. ESM'T. (0.052 Ac.)

= VAR. WID. C.V.E. (0.007 Ac.) = 10' E.G.T.CA. ESM'T.*

> = 22' FORCE MAIN ESM'T.* = DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.

= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.) = OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.) = OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.) = OFF-LOT 50'x50' DRN., WAT, & SAN, SEW, ESM'T, TO EXPIRE UPON

INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.) = VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)

= PRIVATE STREET; LOT 999, BLOCK 5, C.B. 4840 (1.830 Ac.)

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INCORPORATION TO PLATTED PUBLIC STREET * = 15' B.S.L.

= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)

= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)

= 5' E.G.T.CA. ESM'T.

= 10' B.S.L.

= 16' SAN. SEW. ESM'T. (0.046 Ac.) = TREE PRESERVATION AREA

= OFF-LOT VAR. WID. FORCE MAIN ESM'T. *

= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)

= 12' R.O.W. DEDICATION (0.091 Ac.) = OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.)

STATE OF TEXAS

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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

M.W. CUDE ENGINEERS, L.L.C. EFFERY McKINNIE, P.É.

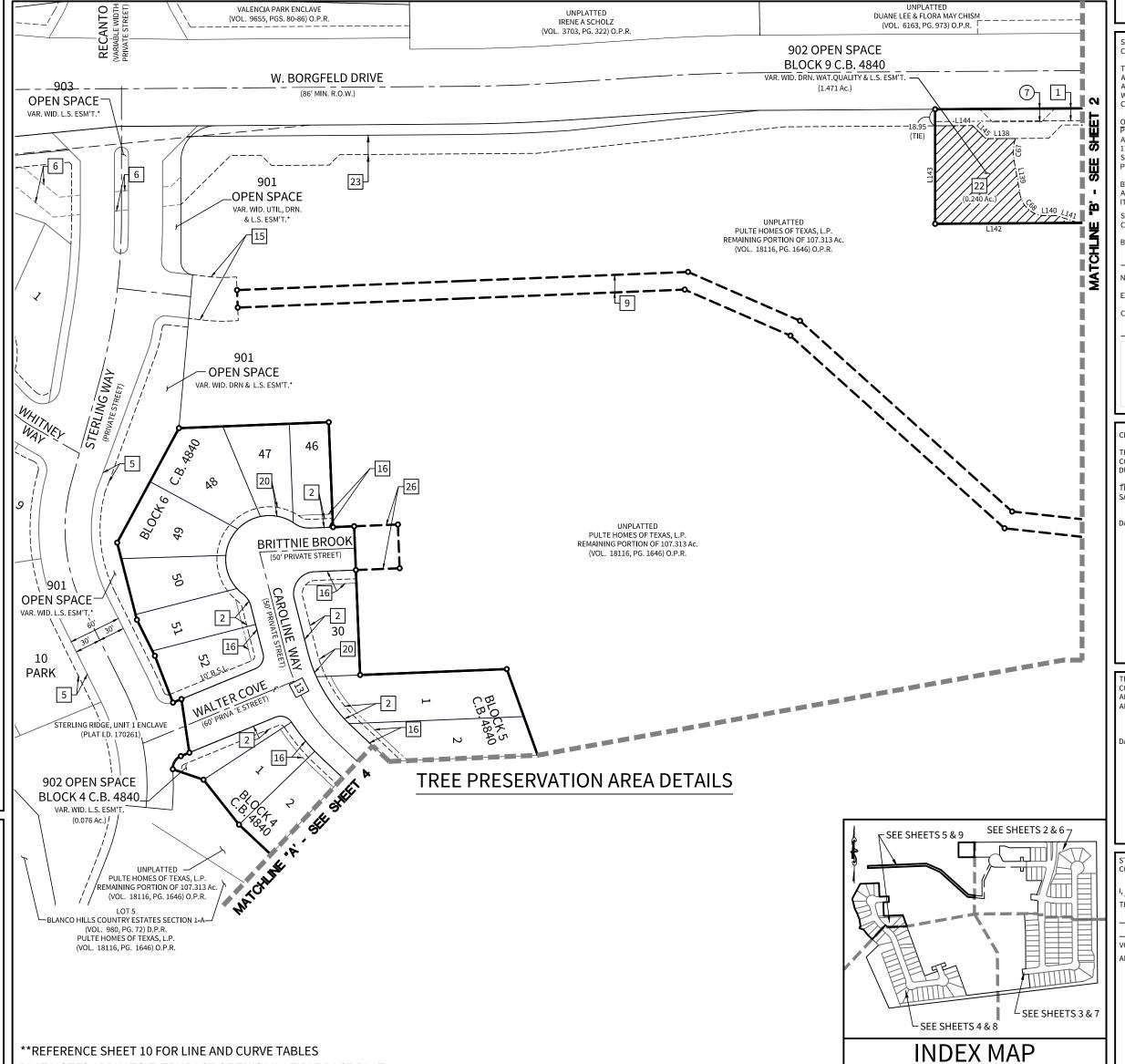
LICENSED PROFESSIONAL ENGINEER

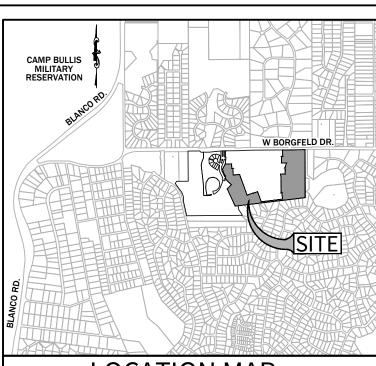
STATE OF TEXAS

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 ROUND BY:

M.W. CUDE ENGINEERS, L.L.C MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR





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. = DEED AND PLAT RECORDS OF BEXAR COUNTY
DRN. = DRAINAGE
E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

ESM'T. = EASEMENT
L1 = LINE NUMBER
L.S. = LANDSCAPE
MIN. = MINIMUM

= NORTH AMERICAN DATUM = NUMBER = NOT TO SCALE

NO.1.3. - NOT 10 SCALE

O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

PG. = PAGE

PGS. = PAGES

R.O.W. = RIGHT-OF-WAY

SAN. SEW. = SANITARY SEWER

R.O.W. = RIGHT-OF-WAY

SAN. SEW. = SANITARY SEWER

VAR. = VARIABLE

VOL. = VOLUME

WAT. = WATER

WID. = WIDTH

— ELEV. = PROPOSED CONTOUR

- CIPECT CENTERLINE

= STREET CENTERLINE
= ELISTING GROUND MAJOR CONTOUR
= EXISTING GROUND MINOR CONTOUR
= EXISTING GROUND MINOR CONTOUR

= TREE PRESERVATION AREA
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KEYNOTES

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STATE OF TEXAS COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C. JEFFERY McKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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SURVEYOR'S NOTES

LINE TABLE

N46°53'45"W L35

N38°21'11"W L36

N08°25'23"W L39

N26°24'27"W L42

S02°17'58"E L44

N87°42'02"E L45

S02°17'58"E L47

S87°42'02"W L48

S02°17'58"E L49

L38

L41

L43

L46

L50

L52

L53

L57

L60

N67°36'32"E

N21°10'11"W

N14°22'18"W

N87°42'02"E

N70°16'52"E

S70°16'52"W

N19°43'08"W

N70°16'52"E

L23 37.00' N70°16'52"E L56 275.46'

S19°43'08"E

S19°43'08"E

L29 | 120.00' | N06°52'00"W | L62 | 24.00'

128 | 120.00' | N70°16'52"E | L61 |

S70°16'52"W L58

126.69'

10.47'

61.83'

57.24'

90.99'

24.24'

50.00'

50.00'

120.00'

120.00'

37.00'

50.00'

37.00'

2.17'

L11 | 120.00'

L12

L22

L25

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (A204), NAD83 (93).

ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CLIDE" SET LINLESS OTHERWISE NOTED.

LINE TABLE

N86°44'31"E L68

N01°42'52"W L69

S89°38'18"W L71

N00°21'42"W L72

S89°38'18"W L76

N00°21'42"W L77

S89°38'18"W L78

S89°38'18"W L80

S00°21'42"E L82

N83°42'06"W L83

N02°17'58"W L85

N00°21'42"W L88

S89°38'18"W L89

N00°23'45"W L91

N89°38'18"E L93

S00°21'42"E L94

N89°38'18"E L95

L86

L87

L90

S66°26'13"E

S83°42'06"E

N00°00'00"E

S89°38'25"W

L74

S80°28'25"E

S80°28'25"E

N19°33'18"E

S00°21'42"E

119.21'

43.28'

12.99'

50.00'

9.31'

132.10'

135.00'

21.67'

20.00'

24.00'

159.02'

149.02'

20.00'

139.55'

120.11'

130.84'

119.95'

34.75'

21.67'

20.00'

L55 141.18'

120.00'

AWS UTILITY NOTES:

IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF
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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 DIAT.

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 1335 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.

N49°07'09"E L134

N18°43'50"E L135

N20°14'26"W L136

N09°18'43"W L137

N00°23'41"W L138

N89°36'15"E L140

N00°23'41"W L142

N22°19'49"E L143

N00°16'11"W L144

S89°38'18"W L145

N89°38'18"E L146

N19°43'08"W L148

N13°23'50"W L149 N89°38'12"E L150

S32°07'53"E L151

S67°31'54"W L153

S89°31'18"W L154

N00°28'42"W L155

N89°41'36"E L156

N44°20'59"E L157

S06°52'00"E L158

S83°08'00"W L159

N06°52'00"W L160

N83°08'00"E L161

S89°53'54"W

N87°42'02"E

L139

L147

N89°36'15"E

SETBACK NOTE:

N70°37'20"W L100

S89°39'50"W L101

N06°52'00"W L102

N01°42'52"W L103

N06°41'17"W L104

N09°01'03"E L105

N00°21'42"W L106

N39°17'23"W L107

S38°55'35"W L108

S80°28'25"E L110

N01°42'52"W L111

N03°15'34"E L112

N01°42'52"W L113

S19°43'08"E L115

N46°53'45"W L116

S67°36'32"W L117

N67°36'32"E L118

N14°22'18"W L119

N87°42'02"E L120

S02°17'58"E L121

S14°22'18"E L123

S46°53'45"E L124

N19°43'08"W L125

N70°16'52"E L126

N00°23'36"W L127

5.69' N80°28'25"W L128

S87°42'02"W L122

L109

L114

S00°23'45"E

S80°28'25"E

LINE TABLE

45.00'

23.00'

25.72'

24.83'

45.55'

45.00'

140.66'

132.20'

13.45'

49.18'

20.22'

61.74'

30.33'

30.33'

50.00'

45.44'

45.00'

115.94'

27.84'

53.23'

79.99'

30.38'

40.63'

14.38'

18.26'

10.00'

60.00'

10.00'

60.00'

LINE TABLE

|LINE|LENGTH| BEARING|LINE|LENGTH| BEARING|LINE|LENGTH| BEARING|LINE|LENGTH| BEARING|LINE|LENGTH| BEARING

47.42'

180.37'

50.00'

54.82'

14.28'

50.00'

34.54'

34.79'

23.01'

50.25'

54.82'

14.28'

43.28'

49.72'

44.40'

108.491

91.23'

55.64'

27.45'

50.00'

47.30'

62.89'

108.49'

50.00'

78.00'

N87°58'20"W

C50

125.00' 27°10'37"

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.

LINE TABLE

27.98'

39.03'

76.57'

41.42'

15.54'

164.30'

111.89'

21.21'

4.54'

34.09'

113.42'

29.50'

404.21'

10.14'

11.06'

18.28'

N89°54'49"E

N77°56'34"W

N46°10'23"E

S85°34'58"E

DRAINAGE 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-SCTIONS OF THE DRAINAGE EASEMENT, 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 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.

MISCELLANEOUS NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED AD IACENT GRADE

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE 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.

3. ALL PRIVATE STREETS (LOT 999, BLOCK 5, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

TREE NOTES:

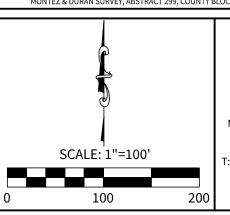
THIS SÜBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 34-477(b)(5)C.

 A PORTION OF LOT 901 & LOT 902, BLOCK 7, C.B. 4840, LOT 902, BLOCK 9, C.B. 4840 AND LOT 901, BLOCK 4, C.B. 4840 ARE DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 6 - 9 0.10

PLAT NUMBER: 170262

REPLAT & SUBDIVISION PLAT ESTABLISHING STERLING RIDGE, UNIT 2 ENCLAVE

BEING 31.260 ACRES OF LAND, INCLUSIVE OF 0.145 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.313 ACRE TRACT DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, L.P., RECORDED IN VOLUME 18116, PAGE 1646 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO 1.246 ACRES OF LAND, BEING A PORTION OF LOTS 5, 6 AND 7, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED IN VOLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM P. GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 418.5 ABSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNTY BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCIA MONTEZ & DURAN SURVEY, ABSTRACT 299. COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS.





TBPLS FIRM #10048500

STATE OF TEXAS COUNTY OF BEXAR	
AGENT, DEDICATES TO THE USE OF THI AN ENCLAVE OR PLANNED UNIT I	I THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED E PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND
OWNER/ DEVELOPER PULTE HOMES OF TEXAS, L.P.	BY:
A TEXAS LIMITED PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120 SAN ANTONIO, TEXAS 78259	NAME:
PHONE: (210) 496-1985	TITLE:
BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPAN ITS GENERAL PARTNER	
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 SUPERBURED TO THE FORESCO	
NAME IS SUBSCRIBED TO THE FOREGO	ING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME FOR THE PURPOS	SES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE
CAPACITY THEREIN STATED. GIVEN UND	ER MY HAND AND SEAL OF OFFICE THIS DAY OF
A.D.	
	<u>·</u>
	NOTARY PUBLIC, BEXAR COUNTY, TEXAS

	NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL	
	EREBY CERTIFY THAT THE ATTACHED PLAT WAS JURT OF BEXAR COUNTY, TEXAS, ON ND THAT AFTER EXAMINATION IT APPEARED TUTES, RULES AND REGULATIONS GOVERNING
DATED THIS DAY OF	, A.D
_	
	COUNTY JUDGE, BEXAR COUNTY, TEXAS
_	COUNTY CLERK, BEXAR COUNTY, TEXAS
THIS PLAT OF STERLING RIDGE, UNIT 2 CONSIDERED BY THE PLANNING COMMISSION OF THE APPROVED BY SUCH COMMISSION IN ACCORDANCE W AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/O	ITH STATE OR LOCAL LAWS AND REGULATIONS;

THIS PLAT OF CONSIDERED BY THE PLAN APPROVED BY SUCH COMN AND/OR WHERE ADMINIST	MISSION IN ACCORDANC	THE CITY OF SAN AN E WITH STATE OR LO	CAL LÁWS AND REG	IS HEREBY SULATIONS;
DATED THIS	DAY OF		, A.D	
		BY:	CHAIRMAN	
		BY:	SECRETARY	

		BY:		CHAIRMAN	
		BY:		SECRETARY	
STATE OF TEXAS COUNTY OF BEXAR					
l,		, COUNTY C	LERK OF	SAID COUNTY, DO	O HEREBY CERTIF
THAT THIS PLAT WAS	FILED FOR RECORD	O IN MY OFFICE C	N THE	DAY OF	A.D.
AT	M. AND I	DULY RECORDED	THE	DAY OF	A.D.
AT	M. IN T	HE OFFICIAL PU	JBLIC REC	ORDS OF SAID C	OUNTY, IN BOOK
VOLUME	ON PAGE		IN TESTI	MONY WHEREOF,	WITNESS MY HAN
AND OFFICIAL SEAL O					
		BY:			, DEPUTY
		COUNTY	CLERK, B	EXAR COUNTY, TE	XAS

DECEMBER 2017 SHEET 10 OF 10

				0.100			20.1102	000 01	02	23 0.00	, 300 32	00 - -102	1.00	300 20 23	-							
L31	50.00' S	83°08'00"W	L64	139.62	' S89°38'	18"W L	93.89'	N05°33	3'43"E L1	30 6.00)' N06°52'	00"W L163	39.02'	N88°35'36'	'W							
L32	50.00' N	06°52'00"W	L65	83.84'	S00°23	'45"E L	98 124.76'	S86°09	'21"W L1	31 6.00)' S06°52	'00"E L164	20.00'	N89°38'18	"E							
L33	50.00' N	83°08'00"E	L66	45.00'	' \$89°36'	15"W L	9 140.13'	S82°15	5'16"E L1	32 6.00)' N06°52'	'00"W		•								
	,			•	•		•	•	•		!											
																,						
			C	CURVE T	ABLE							CURVE	TABLE			CURVE TABLE						
CURVE	RADIUS	DELTA	TAN	IGENT	LENGTH	CHORD	CHORD B	EARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	71°32'30"	10	0.81'	18.73'	17.54'	N31°50'	17"E	C26	325.00'	04°46'44"	13.56'	27.11'	27.10'	S87°58'20"E	C51	225.00'	13°41'52"	27.02'	53.79'	53.66'	N40°02'49"W
C2	510.00'	04°44'56"	2	1.15'	42.27'	42.26'	N04°05'	20"W	C27	15.00'	92°07'53"	15.57'	24.12'	21.60'	N48°21'05"E	C52	15.00'	79°11'35"	12.41'	20.73'	19.12'	N72°47'40"W
С3	560.00'	06°55'59"	33	3.92'	67.76'	67.72'	N01°45'	08"E	C28	669.00'	02°40'44"	15.64'	31.28'	31.28'	N00°56'46"E	C53	15.00'	81°58'50"	13.03'	21.46'	19.68'	N26°37'07"E
C4	15.06'	85°13'15"	14	4.85'	23.45'	21.15'	N39°28'	32"W	C29	731.00'	17°22'09"	111.66'	221.60'	220.76'	S08°17'20"W	C54	25.00'	38°22'02"	8.70'	16.74'	16.43'	N33°33'18"W
C5	125.00'	09°53'17"	10	0.81'	21.57'	21.55'	N85°25')3"W	C30	500.00'	03°05'40"	13.50'	27.00'	27.00'	S15°25'35"W	C55	50.00'	178°48'23"	8.70'	156.04'	99.99'	N36°39'52"E
C6	175.00'	09°53'17"	15	5.14'	30.20'	30.16'	S85°25'	03"E	C31	15.00'	94°21'09"	16.19'	24.70'	22.00'	S33°17'50"E	C56	25.00'	38°22'02"	8.70'	16.74'	16.43'	S73°06'57"E
C7	26.00'	40°49'56"	9	.68'	18.53'	18.14'	S20°03'.	L6"W	C32	175.00'	09°55'20"	15.19'	30.31'	30.27'	S85°26'05"E	C57	25.00'	102°04'19"	30.91'	44.54'	38.88'	S36°39'52"W
C8	58.00'	38°01'27"	19	9.98'	38.49'	37.79'	S71°20'	58"E	C33	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°36'15"E	C58	175.00'	32°31'27"	51.05'	99.34'	98.01'	S30°38'01"E
C9	58.00'	63°09'46"	35	5.66'	63.94'	60.75'	N00°47'	20"E	C34	100.00'	18°18'38"	16.12'	31.96'	31.82'	N09°33'04"W	C59	175.00'	27°10'37"	42.30'	83.01'	82.23'	S33°18'26"E
C10	26.00'	40°49'56"	9	.68'	18.53'	18.14'	S20°46'	40"E	C35	15.00'	90°00'00"	15.00'	23.56'	21.21'	S45°23'45"E	C60	25.00'	77°08'52"	19.94'	33.66'	31.18'	S58°17'34"E
C11	25.00'	78°10'52"	20	0.31'	34.11'	31.53'	S51°16'	16"E	C36	25.00'	83°32'13"	22.33'	36.45'	33.30'	S41°22'09"W	C61	25.00'	102°51'08"	31.35'	44.88'	39.09'	N31°42'27"E
C12	58.00'	37°47'25"	19	9.85'	38.25'	37.57'	N31°04'	33"W	C37	15.00'	96°28'15"	16.80'	25.26'	22.38'	N48°37'53"W	C62	4.00'	180°53'02"	518.66'	12.63'	8.00'	N89°33'17"E
C13	58.00'	270°46'50"	57	7.22'	274.11'	81.46'	S63°18'	58"E	C38	555.00'	01°19'07"	6.39'	12.77'	12.77'	N01°03'18"W	C63	692.00'	07°45'55"	46.96'	93.79'	93.72'	S03°23'07"W
C14	25.00'	72°28'12"	18	8.32'	31.62'	29.55'	S35°50':	21"W	C39	314.12'	07°44'46"	21.27'	42.47'	42.44'	N00°46'21"E	C64	1.00'	173°34'53"	17.83'	3.03'	2.00'	N85°56'29"W
C15	25.00'	36°18'15"	8	3.20'	15.84'	15.58'	S18°32'	50"E	C40	557.98'	04°32'45"	22.15'	44.27'	44.26'	N00°46'21"E	C65	58.00'	21°32'41"	11.04'	21.81'	21.68'	N41°33'54"W
C16	50.00'	156°07'30"	23	6.50'	136.25'	97.84'	S41°21'	50"W	C41	500.00'	06°07'54"	26.78'	53.51'	53.48'	N01°21'05"E	C66	58.00'	97°39'33"	66.32'	98.86'	87.32'	S81°11'59"W
C17	25.00'	36°17'35"	8	3.19'	15.84'	15.57'	N78°43'	13"W	C42	15.00'	95°07'18"	16.40'	24.90'	22.14'	N51°58'19"E	C67	44.64'	30°02'42"	11.98'	23.41'	23.14'	S04°50'02"W
C18	15.00'	83°31'45"	13	3.39'	21.87'	19.98'	N41°22'	08"E	C43	225.00'	09°55'20"	19.53'	38.96'	38.92'	S85°26'05"E	C68	29.55'	73°31'15"	22.07'	37.92'	35.37'	S46°40'18"E
C19	505.00'	01°19'07"	5	5.81'	11.62'	11.62'	N01°03'	18"W	C44	25.00'	38°27'31"	8.72'	16.78'	16.47'	S38°56'53"E	C69	28.60'	48°35'46"	12.91'	24.26'	23.54'	S09°42'58"W
C20	489.00'	04°58'25"	2:	1.24'	42.45'	42.44'	N04°12'	05"W	C45	50.00'	179°46'09"	8.72'	156.88'	100.00'	S31°42'26"W	C70	41.12'	41°14'54"	15.48'	29.60'	28.97'	N29°35'07"W
C21	15.00'	86°19'47"	14	4.07'	22.60'	20.52'	S56°21'-	12"W	C46	25.00'	38°27'31"	8.72'	16.78'	16.47'	N77°38'15"W	C71	708.00'	01°14'33"	7.68'	15.35'	15.35'	N00°13'41"E
C22	560.00'	03°46'36"	18	8.46'	36.91'	36.91'	N15°05'	06"E	C47	25.00'	35°38'56"	8.04'	15.55'	15.31'	S65°18'32"W							
C23	670.00'	07°40'49"	44	4.97'	89.81'	89.74'	N13°08'	00"E	C48	50.00'	148°26'45"	176.97'	129.54'	96.23'	N58°17'34"W]						
C24	15.00'	94°52'34"	16	6.33'	24.84'	22.10'	N38°08'-	41"W	C49	25.00'	35°38'56"	8.04'	15.55'	15.31'	N01°53'40"W]						

30.21' 59.29' 58.74'