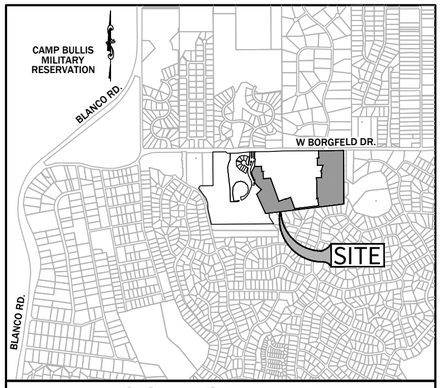


LOCATION MAP
N.T.S.

STATE OF TEXAS
COUNTY OF BEXAR

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 PROPERTY.

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

_____
OWNER

_____
DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____DAY OF _____A.D. _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

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
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(ELEV.)	= PROPOSED CONTOUR
	= 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)

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

_____.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

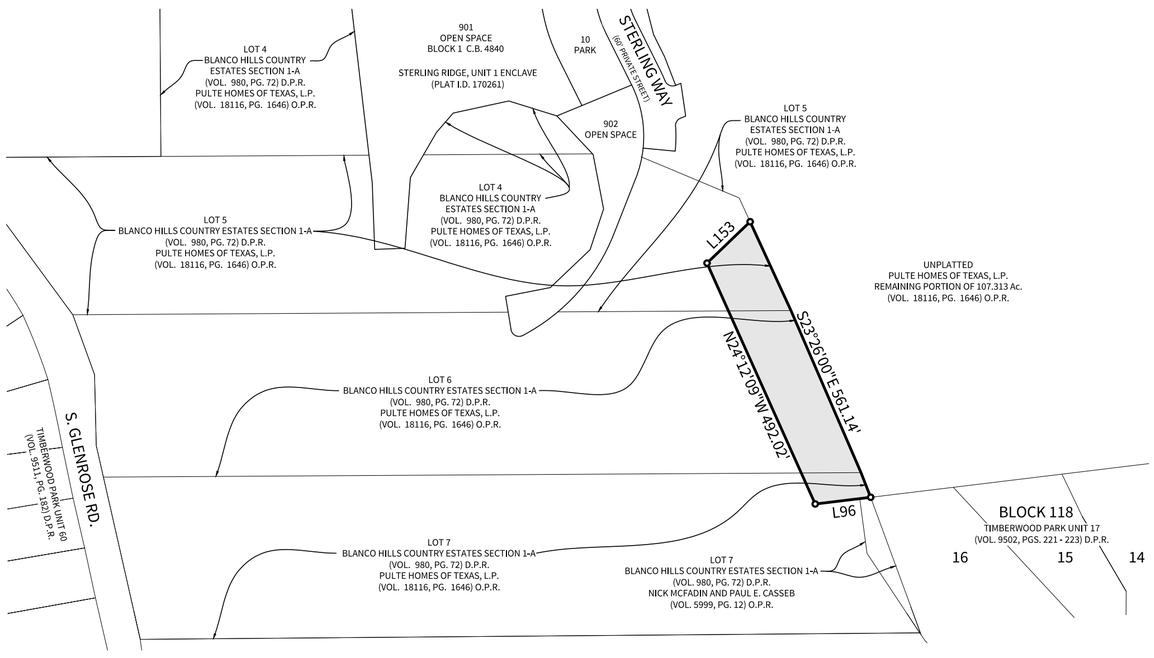
SAWS UTILITY NOTES:
1. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 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.

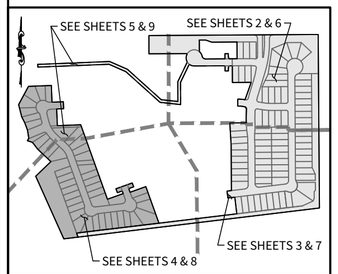
SETBACK NOTE:
1. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:
1. NO 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 FINISHED ADJACENT 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:
1. 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.
2. 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 OF 10.





INDEX MAP
N.T.S.

AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS 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.

ENCLAVE AREA (10.396 Ac.)
CONVENTIONAL AREA (19.391 Ac.)

**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.

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.

SCALE: 1"=200'
0 200 400

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. ● S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 ● F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
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

BY: _____
NAME: _____
TITLE: _____

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

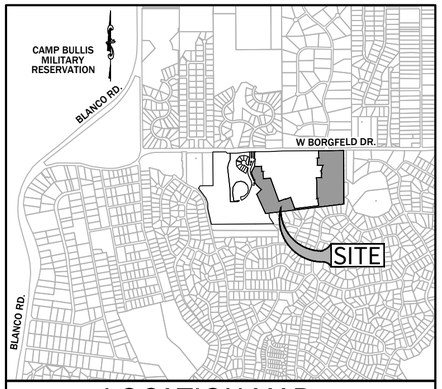
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

DECEMBER 2017 SHEET 1 OF 10



LOCATION MAP
N.T.S.

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
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(ELEV)	= PROPOSED CONTOUR
	= 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

1	= 14' E.G.T.CA. ESM'T.
2	= 10' E.G.T.CA. ESM'T.
3	= 12' SAN. SEW. ESM'T. (0.052 Ac.)
4	= VAR. WID. C.V.E. (0.007 Ac.)
5	= 10' E.G.T.CA. ESM'T.★
6	= 22' FORCE MAIN ESM'T.★
7	= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.
8	= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.)
9	= OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.)
10	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.)
11	= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)
12	= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)
13	= 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.
15	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET★
16	= 15' B.S.L.
17	= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)
18	= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)
19	= 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. ★
24	= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)
25	= 12' R.O.W. DEDICATION (0.091 Ac.)
26	= 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 BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

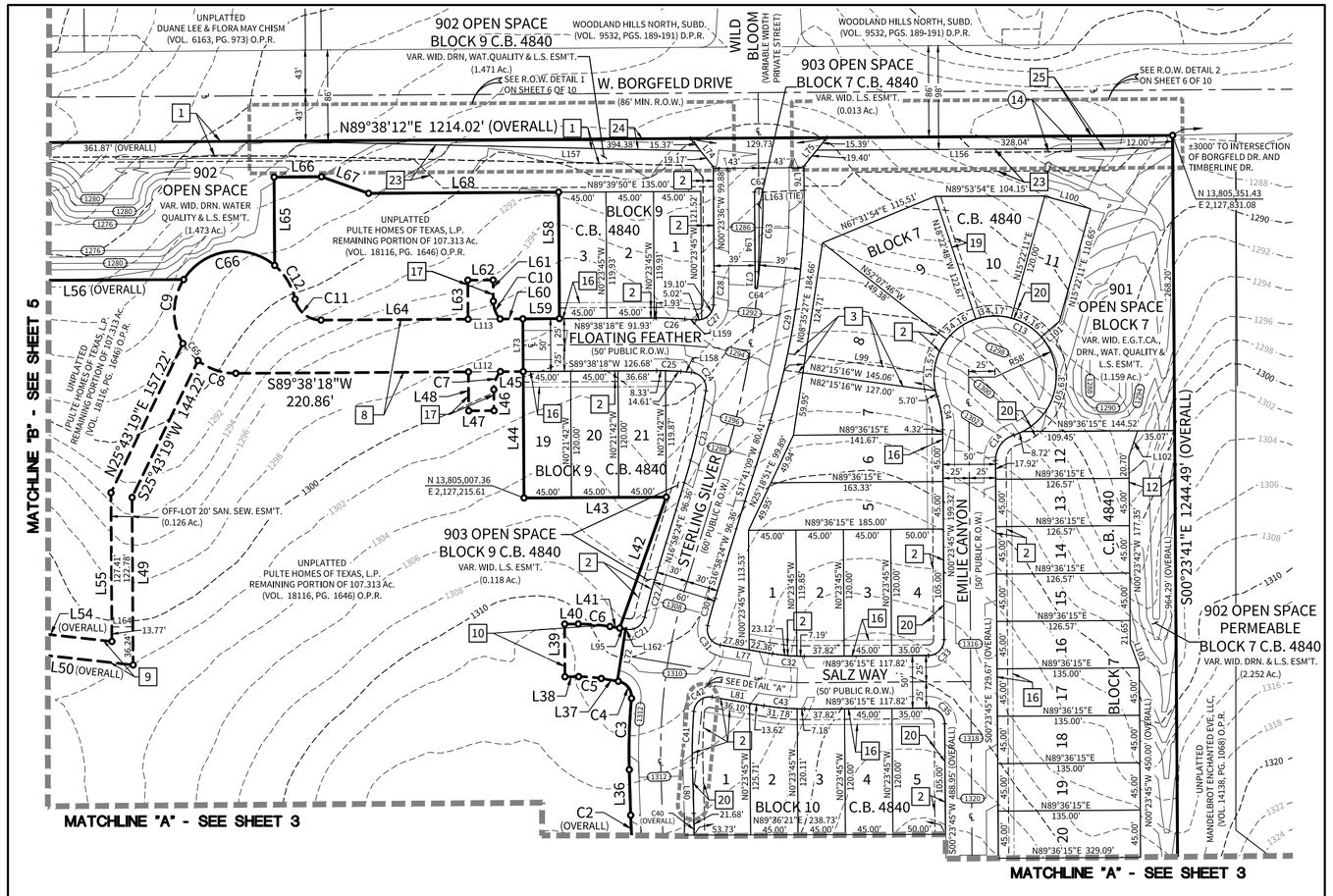
SAWS UTILITY NOTES:
1. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 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.

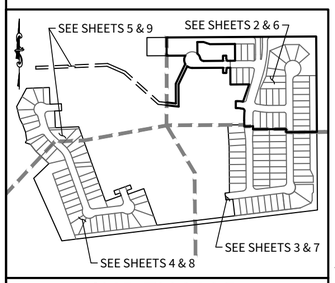
SETBACK NOTE:
1. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:
1. NO 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 FINISHED ADJACENT 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:
1. 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.
2. 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 OF 10.





INDEX MAP
N.T.S.

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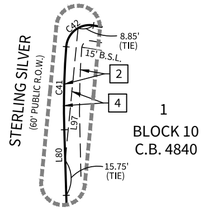
***REFERENCE SHEETS 6 - 9 FOR TREE PRESERVATION AREAS
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



DETAIL "A"
N.T.S.

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.

SCALE: 1"=100'
0 100 200

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. ● S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 ● F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____

NAME: _____

TITLE: _____

BY: 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 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

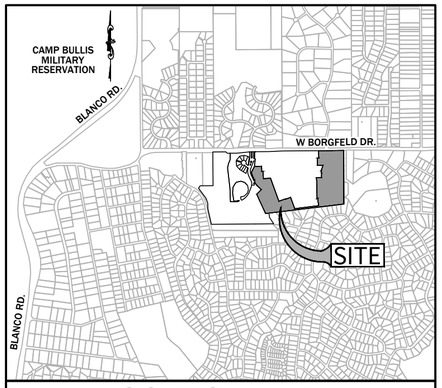
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
N.T.S.

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
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV	= PROPOSED CONTOUR
	= 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

1	= 14' E.G.T.CA. ESM'T.
2	= 10' E.G.T.CA. ESM'T.
3	= 12' SAN. SEW. ESM'T. (0.052 Ac.)
4	= VAR. WID. C.V.E. (0.007 Ac.)
5	= 10' E.G.T.CA. ESM'T.*
6	= 22' FORCE MAIN ESM'T.*
7	= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.
8	= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.)
9	= OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.)
10	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.)
11	= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)
12	= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)
13	= 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.
15	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET*
16	= 15' B.S.L.
17	= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)
18	= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)
19	= 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.*
24	= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)
25	= 12' R.O.W. DEDICATION (0.091 Ac.)
26	= 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 BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

_____.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

SAWS UTILITY NOTES:
1. 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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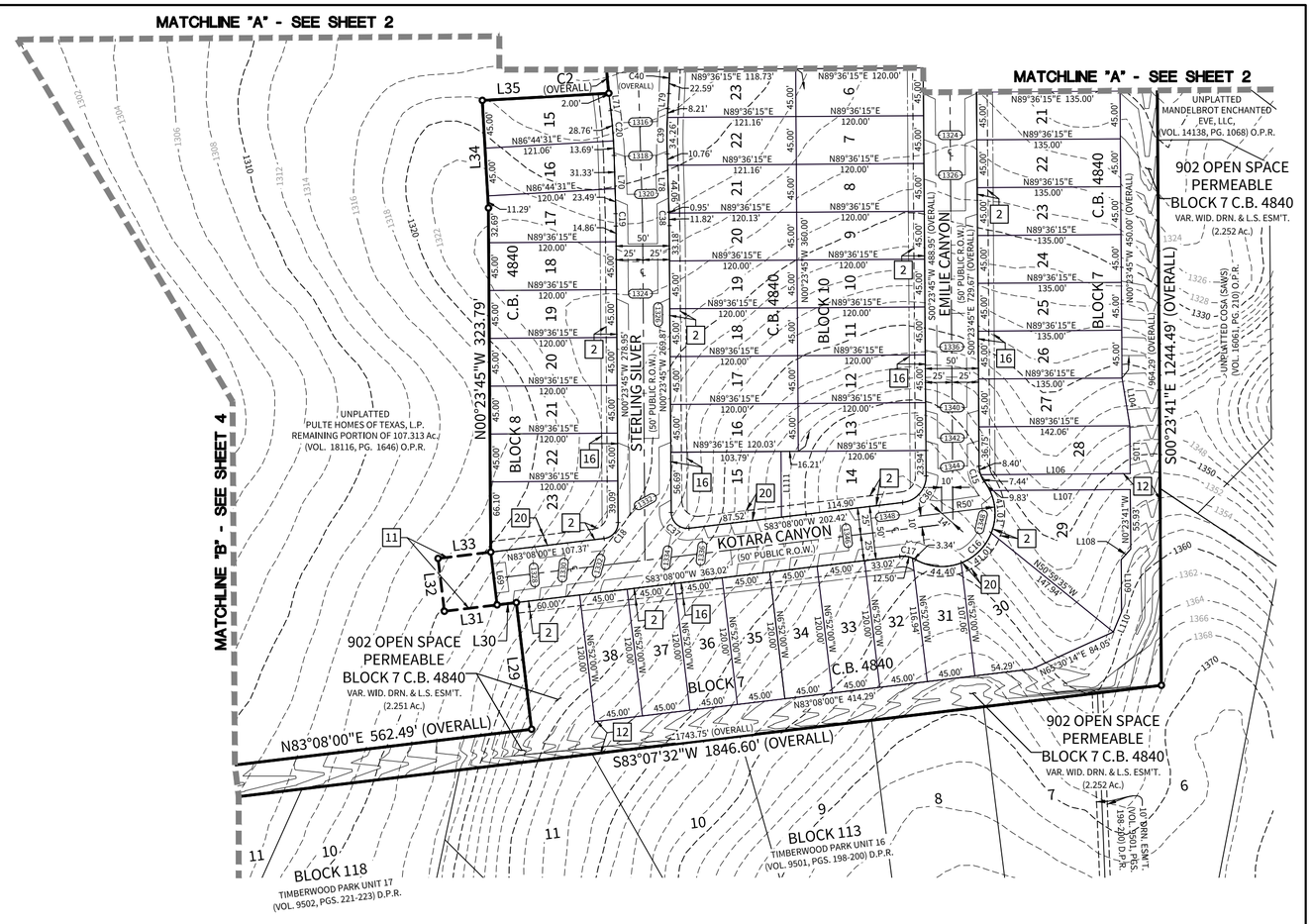

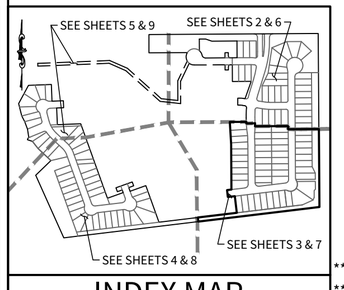

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0 100 200

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____

NAME: _____

TITLE: _____

BY: 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 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

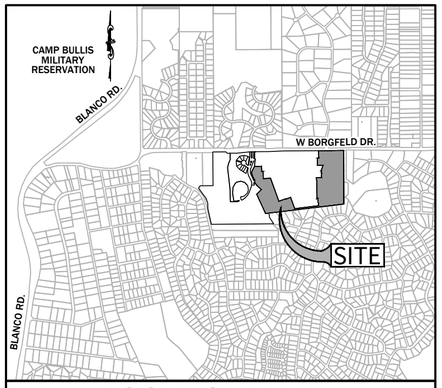
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
N.T.S.

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
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NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV	= PROPOSED CONTOUR
	= 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

1	= 14' E.G.T.CA. ESM'T.
2	= 10' E.G.T.CA. ESM'T.
3	= 12' SAN. SEW. ESM'T. (0.052 Ac.)
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STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

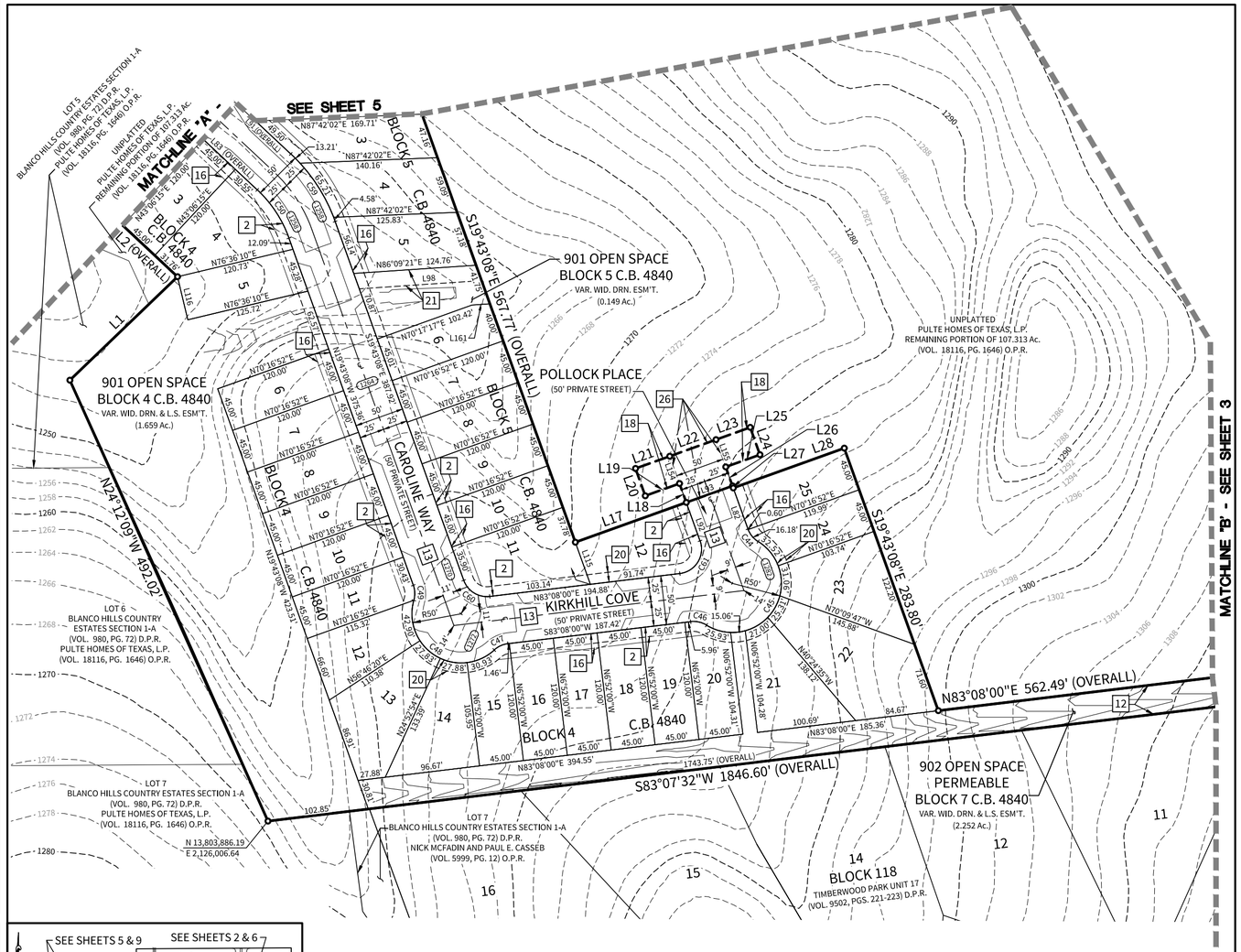
SAWS UTILITY NOTES:
1. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 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.

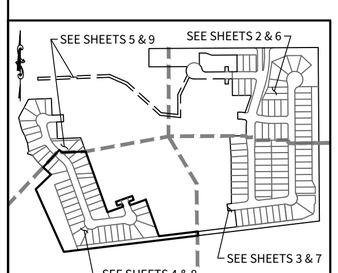
SETBACK NOTE:
1. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:
1. NO 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 FINISHED ADJACENT 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:
1. 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.
2. 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 OF 10.





INDEX MAP
N.T.S.

**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.

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.

SCALE: 1"=100'
0 100 200

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

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PHONE: (210) 496-1985

BY: _____

NAME: _____

TITLE: _____

BY: PULTE NEVADA I LLC,
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STATE OF TEXAS
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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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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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 _____ DAY OF _____, A.D. _____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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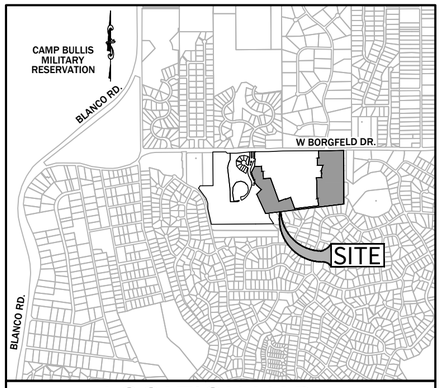

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STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

SAWS UTILITY NOTES:
1. 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.
2. 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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
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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.

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

DRAINAGE NOTE:
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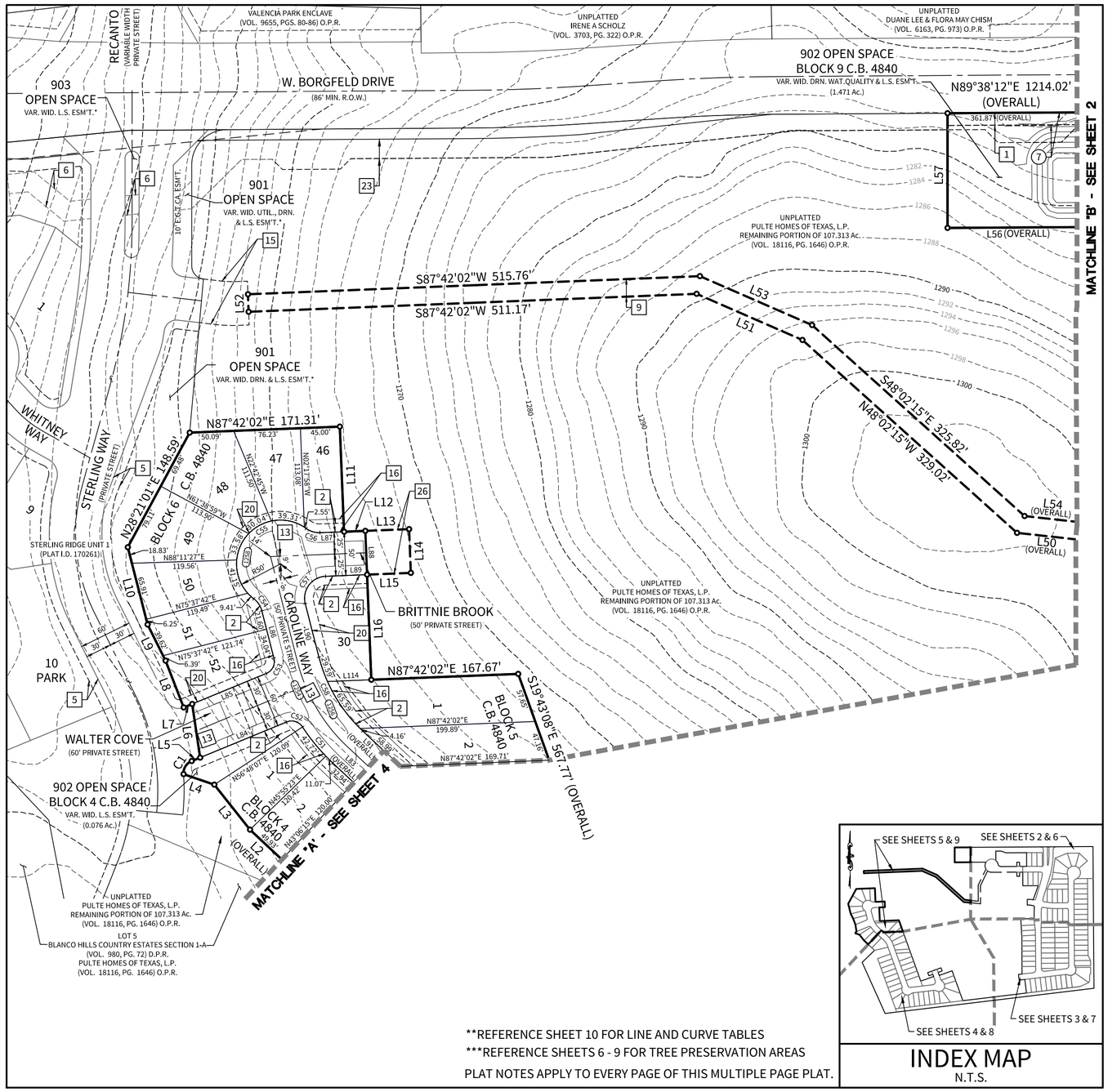
MISCELLANEOUS NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 2 ENCLAVE SHALL BE THE RESPONSIBILITY 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:
1. 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.
2. 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 OF 10.



**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.

INDEX MAP
N.T.S.

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.

SCALE: 1"=100'
0 100 200

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. ● S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 ● F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____

NAME: _____

TITLE: _____

BY: 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 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

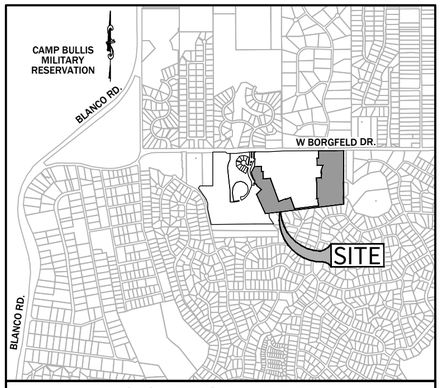
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

DECEMBER 2017 SHEET 5 OF 10



LOCATION MAP
N.T.S.

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
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV	= PROPOSED CONTOUR
	= 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

1	= 14' E.G.T.CA. ESM'T.
2	= 10' E.G.T.CA. ESM'T.
3	= 12' SAN. SEW. ESM'T. (0.052 Ac.)
4	= VAR. WID. C.V.E. (0.007 Ac.)
5	= 10' E.G.T.CA. ESM'T.*
6	= 22' FORCE MAIN ESM'T.*
7	= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.
8	= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.)
9	= OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.)
10	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.)
11	= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)
12	= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)
13	= 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.
15	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET*
16	= 15' B.S.L.
17	= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)
18	= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)
19	= 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. *
24	= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)
25	= 12' R.O.W. DEDICATION (0.091 Ac.)
26	= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.)

STATE OF TEXAS
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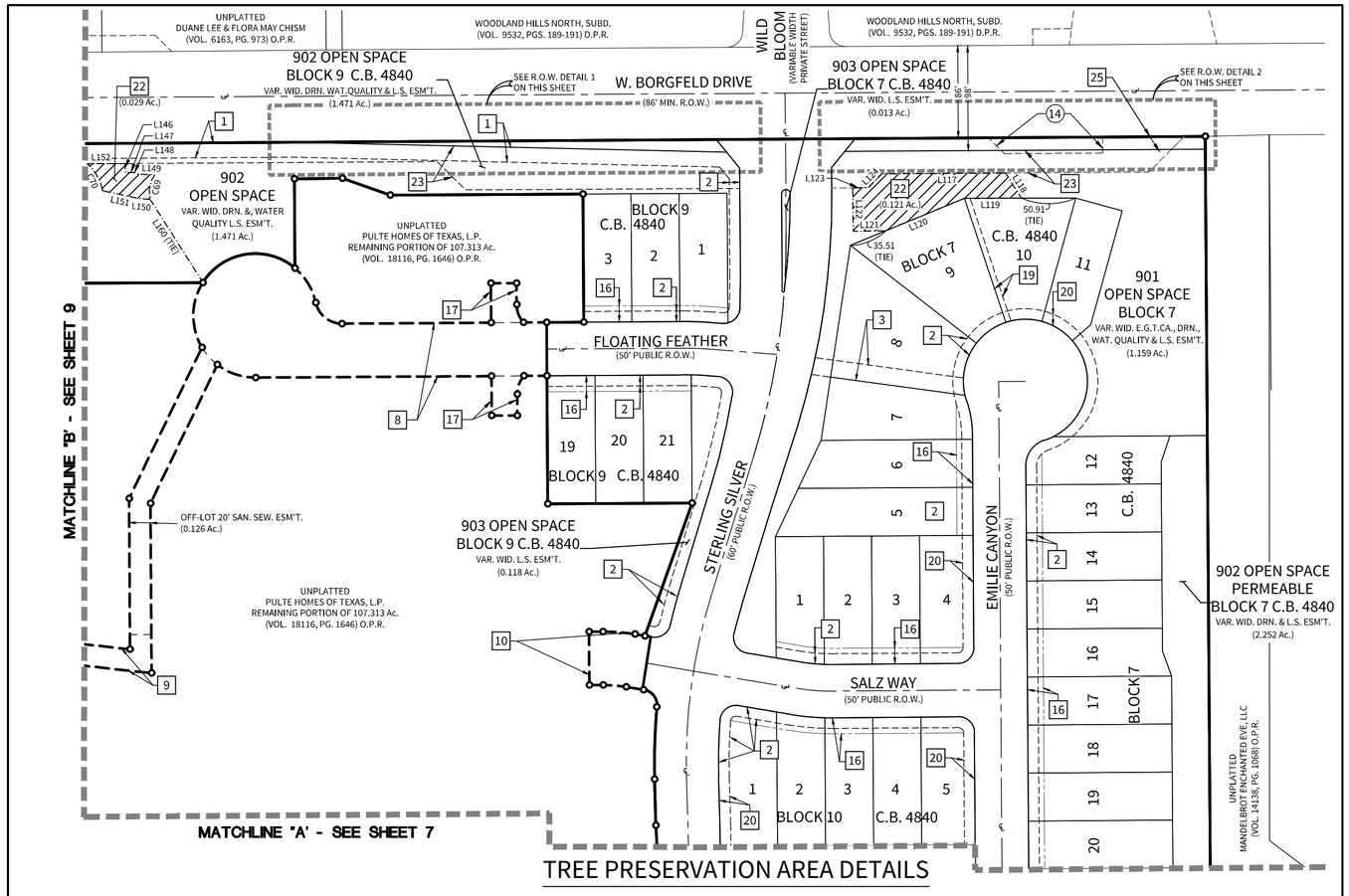
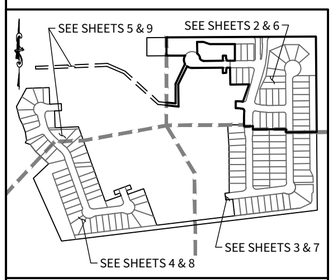
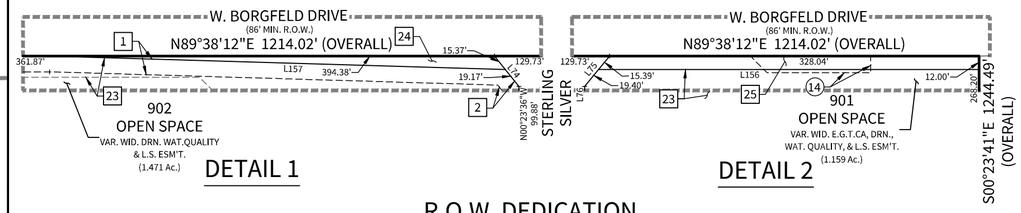
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST 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.
2. 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 OF 10.



TREE PRESERVATION AREA DETAILS



INDEX MAP
N.T.S.



R.O.W. DEDICATION
N.T.S.

**REFERENCE SHEET 10 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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.

SCALE: 1"=100'
0 100 200

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. ● S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 ● F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____

NAME: _____

TITLE: _____

BY: 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 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

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.

SCALE: 1"=100'

0 100 200

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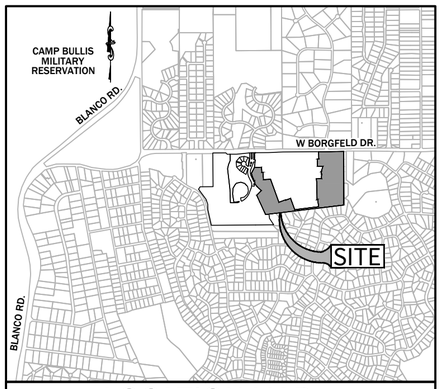


LOCATION MAP
N.T.S.

CPS NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

SAWS UTILITY NOTES:
1. 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.
2. 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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 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.

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

DRAINAGE NOTE:
1. NO 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 FINISHED ADJACENT 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.

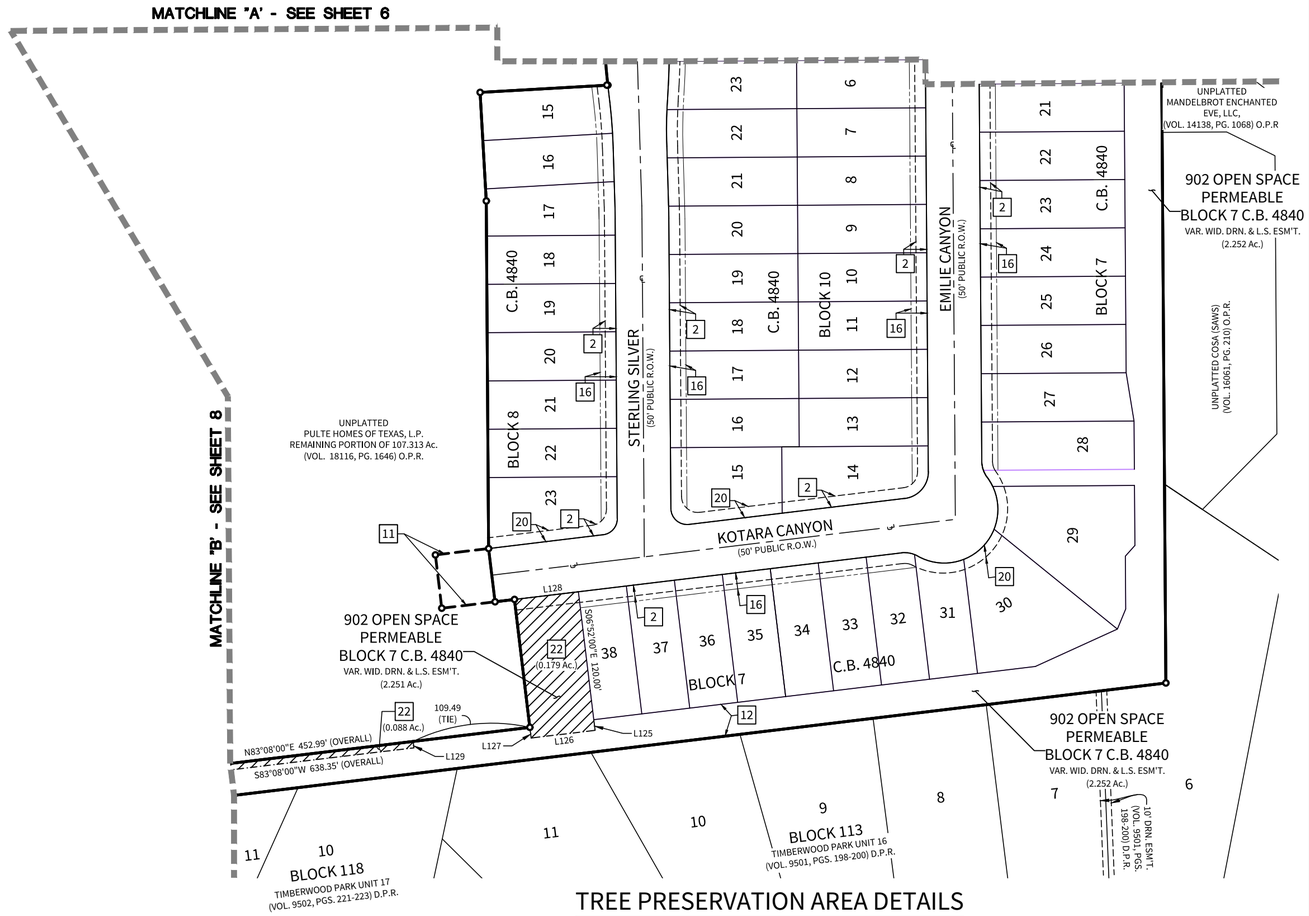
TREE NOTES:
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL 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.
2. 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 OF 10.

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
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(ELEV.)	= PROPOSED CONTOUR
	= 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

1	= 14' E.G.T.CA. ESM'T.
2	= 10' E.G.T.CA. ESM'T.
3	= 12' SAN. SEW. ESM'T. (0.052 Ac.)
4	= VAR. WID. C.V.E. (0.007 Ac.)
5	= 10' E.G.T.CA. ESM'T.*
6	= 22' FORCE MAIN ESM'T.*
7	= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.
8	= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.)
9	= OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.)
10	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.)
11	= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)
12	= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)
13	= 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.
15	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET*
16	= 15' B.S.L.
17	= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)
18	= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)
19	= 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.*
24	= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)
25	= 12' R.O.W. DEDICATION (0.091 Ac.)
26	= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.057 Ac.)



TREE PRESERVATION AREA DETAILS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
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

BY: _____
NAME: _____
TITLE: _____

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

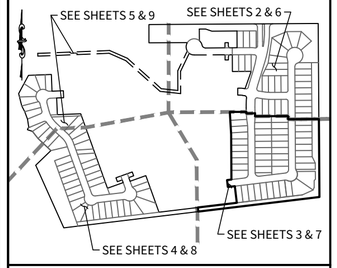
_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX MAP
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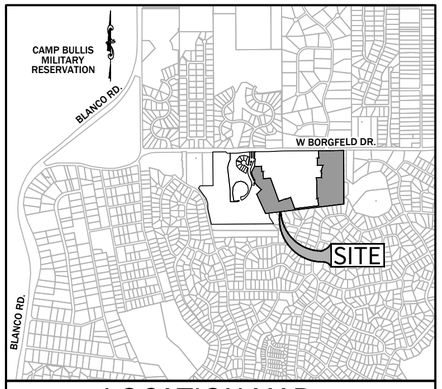

LOCATION MAP
N.T.S.

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
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV.	= PROPOSED CONTOUR
	= 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

1	= 14' E.G.T.CA. ESM'T.
2	= 10' E.G.T.CA. ESM'T.
3	= 12' SAN. SEW. ESM'T. (0.052 Ac.)
4	= VAR. WID. C.V.E. (0.007 Ac.)
5	= 10' E.G.T.CA. ESM'T.*
6	= 22' FORCE MAIN ESM'T.*
7	= DRN. ESM'T. PARCEL 85-E-2 (VOL. 14945, PG. 728) O.P.R.
8	= OFF-LOT VAR. WID. DRN., WAT, SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.508 Ac.)
9	= OFF-LOT 20' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.522 Ac.)
10	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.062 Ac.)
11	= OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.057 Ac.)
12	= VAR. WID. DRN. & L.S. ESM'T. (2.251 Ac.)
13	= 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.
15	= OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET*
16	= 15' B.S.L.
17	= OFF-LOT TURN AROUND ESM'T. (0.021 Ac.)
18	= OFF-LOT TURN AROUND ESM'T. (0.108 Ac.)
19	= 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.*
24	= VAR. WID. R.O.W. DEDICATION (0.054 Ac.)
25	= 12' R.O.W. DEDICATION (0.091 Ac.)
26	= 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 BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

SAWS UTILITY NOTES:
1. 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.
2. 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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
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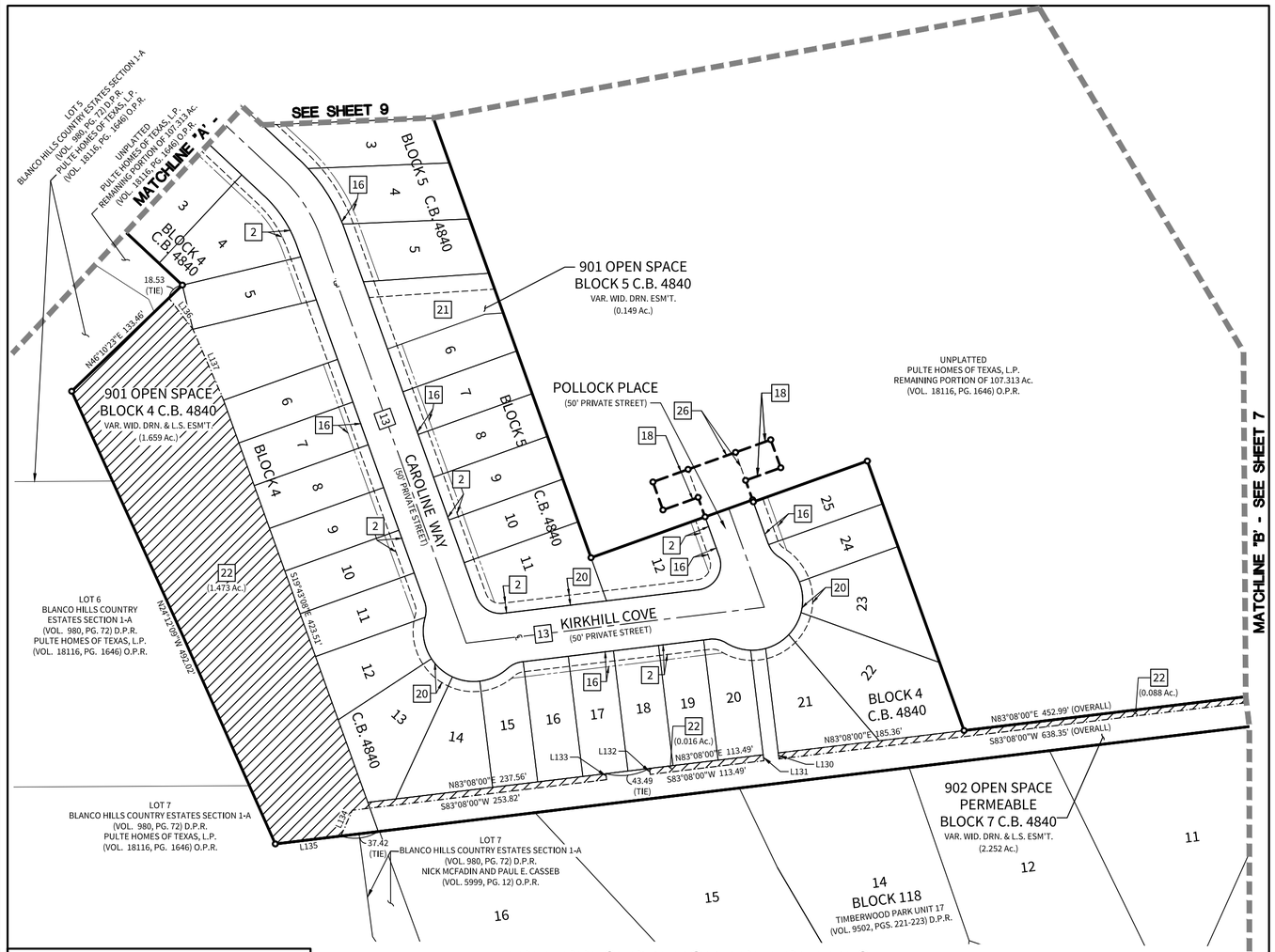
7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

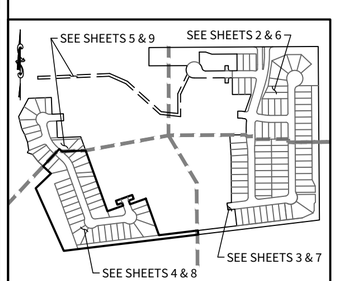
DRAINAGE NOTE:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED 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 FINISHED ADJACENT 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:
1. 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.
2. 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 OF 10.



TREE PRESERVATION AREA DETAILS



INDEX MAP
N.T.S.

**REFERENCE SHEET 10 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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.

SCALE: 1"=100'
0 100 200

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. ● S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 ● F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: _____

NAME: _____

TITLE: _____

BY: 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 NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

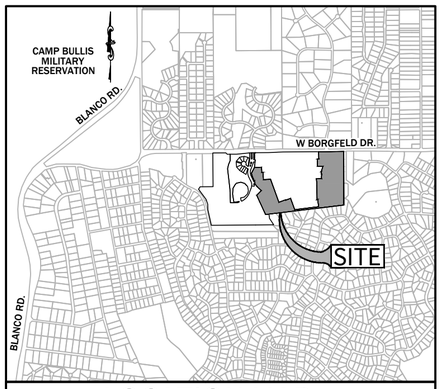
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

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.



LOCATION MAP
N.T.S.

CPS NOTES:
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1. 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.
2. 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 OF 10.

SCALE: 1"=100'
0 100 200

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. ● S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 ● F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPLS FIRM #10048500

LEGEND

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C1	= CURVE NUMBER
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VOL.	= VOLUME
WAT.	= WATER
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KEYNOTES

1	= 14' E.G.T.CA. ESM'T.
2	= 10' E.G.T.CA. ESM'T.
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STATE OF TEXAS
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, L.L.C.
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_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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_____
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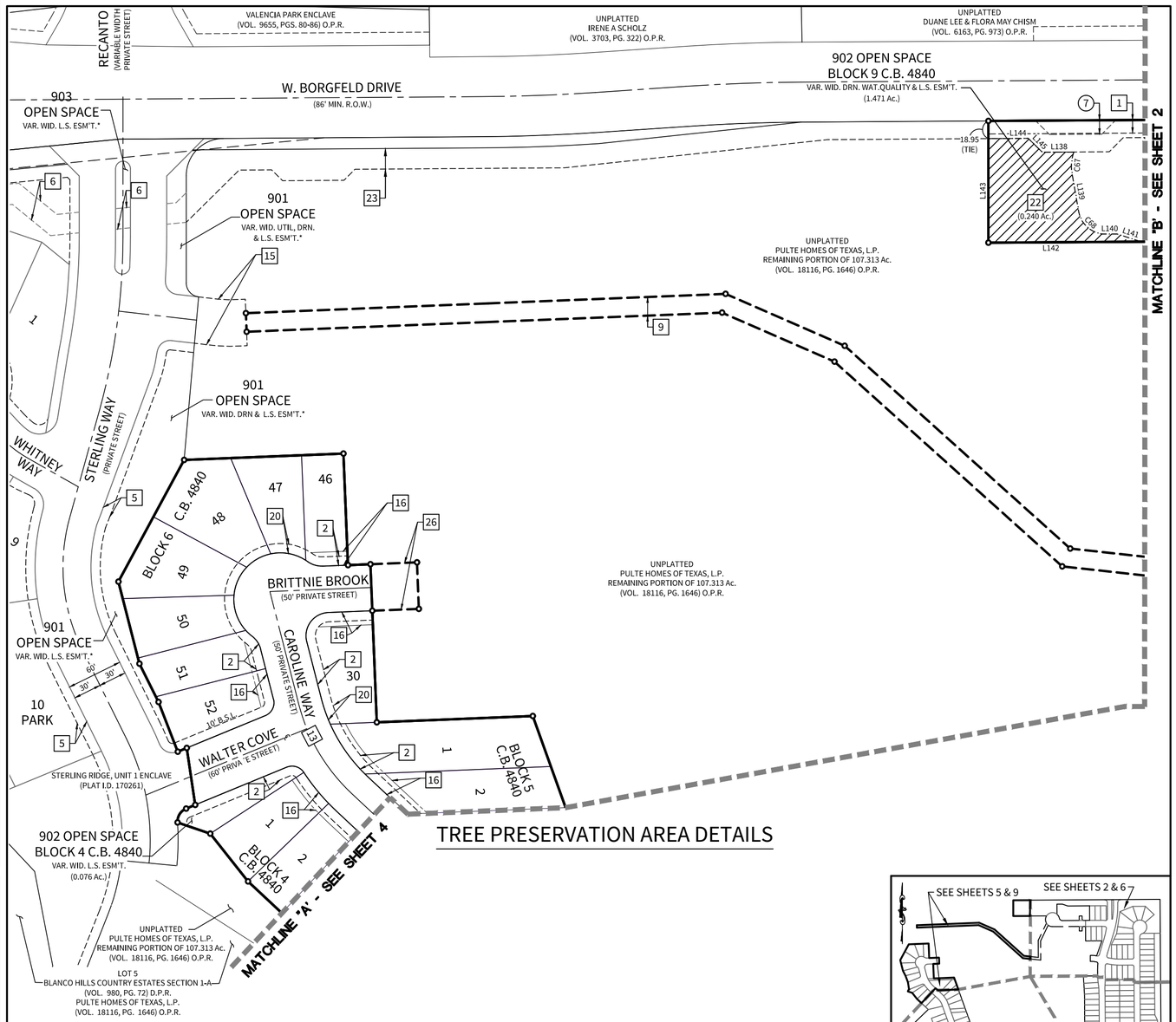
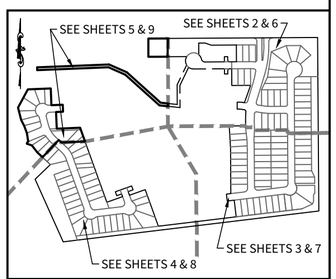


TREE PRESERVATION AREA DETAILS

**REFERENCE SHEET 10 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



INDEX MAP
N.T.S.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
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

BY: _____
NAME: _____
TITLE: _____

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ 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 _____ DAY OF _____, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

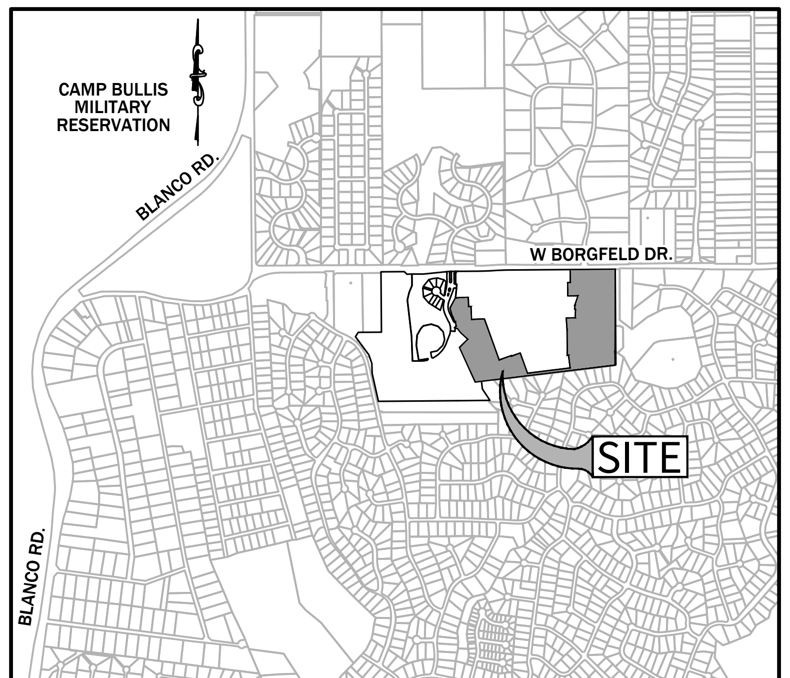
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
N.T.S.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

1. 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 RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
5. 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 OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

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

SAWS UTILITY NOTES:

1. 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.
2. 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.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
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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.

SETBACK NOTE:

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

DRAINAGE NOTE:

1. NO 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 FINISHED ADJACENT 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.
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	152.00'	N46°10'23"E	L34	101.29'	N03°15'29"W	L67	47.42'	N70°37'20"W	L100	45.00'	N74°37'49"W	L133	6.00'	S06°52'00"E
L2	126.69'	N46°53'45"W	L35	119.21'	N86°44'31"E	L68	180.37'	S89°39'50"W	L101	23.00'	N49°07'09"E	L134	27.98'	S23°53'36"W
L3	65.46'	N38°21'11"W	L36	43.28'	N01°42'52"W	L69	50.00'	N06°52'00"W	L102	25.72'	N18°43'50"E	L135	65.43'	S83°07'32"W
L4	37.11'	N71°10'30"W	L37	15.44'	S80°28'25"E	L70	54.82'	N01°42'52"W	L103	24.83'	N20°14'26"W	L136	39.03'	S37°33'57"E
L5	10.47'	N67°36'32"E	L38	12.99'	S89°38'18"W	L71	14.28'	N06°41'17"W	L104	45.55'	N09°18'43"W	L137	76.57'	S23°25'44"E
L6	61.83'	N08°25'23"W	L39	50.00'	N00°21'42"W	L72	50.00'	N09°01'03"E	L105	45.00'	N00°23'41"W	L138	33.90'	N89°44'48"E
L7	10.48'	S67°36'32"W	L40	12.99'	N89°38'18"E	L73	50.00'	N00°21'42"W	L106	140.66'	N89°36'15"E	L139	41.42'	S09°52'48"E
L8	57.24'	N21°10'11"W	L41	9.31'	S80°28'25"E	L74	34.54'	N39°17'23"W	L107	132.20'	N89°36'15"E	L140	15.54'	N89°54'49"E
L9	46.01'	N26°24'27"W	L42	132.10'	N19°33'18"E	L75	34.79'	S38°55'35"W	L108	13.45'	N41°35'33"E	L141	27.33'	S72°15'06"E
L10	90.99'	N14°22'18"W	L43	135.00'	S89°38'18"W	L76	23.01'	S00°23'45"E	L109	49.18'	N00°23'41"W	L142	164.30'	S89°38'18"W
L11	120.00'	S02°17'58"E	L44	120.00'	N00°21'42"W	L77	50.25'	S80°28'25"E	L110	20.22'	N22°19'49"E	L143	111.89'	N00°00'00"E
L12	24.24'	N87°42'02"E	L45	21.67'	S89°38'18"W	L78	54.82'	N01°42'52"W	L111	61.74'	N00°16'11"W	L144	42.82'	N89°38'04"E
L13	50.00'	N87°42'02"E	L46	20.00'	S00°21'42"E	L79	14.28'	N03°15'34"E	L112	30.33'	S89°38'18"W	L145	21.21'	S45°21'56"E
L14	50.00'	S02°17'58"E	L47	24.00'	S89°38'18"W	L80	43.28'	N01°42'52"W	L113	30.33'	N89°38'18"E	L146	8.31'	S00°00'00"E
L15	50.00'	S87°42'02"W	L48	37.00'	N00°21'42"W	L81	49.72'	S80°28'25"E	L114	50.00'	N87°42'02"E	L147	7.86'	N89°34'15"E
L16	120.00'	S02°17'58"E	L49	159.02'	S00°21'42"E	L82	44.40'	S19°43'08"E	L115	45.44'	N19°43'08"W	L148	4.54'	S67°35'35"E
L17	120.00'	N70°16'52"E	L50	149.02'	N83°42'06"W	L83	108.49'	N46°53'45"W	L116	45.00'	N13°23'50"W	L149	15.51'	S87°52'31"E
L18	20.50'	N19°43'08"W	L51	131.71'	N66°26'13"W	L84	106.44'	S67°36'32"W	L117	115.94'	N89°38'12"E	L150	11.54'	N84°01'01"W
L19	37.00'	S70°16'52"W	L52	20.00'	N02°17'58"W	L85	91.23'	N67°36'32"E	L118	27.84'	S32°07'53"E	L151	34.09'	N77°56'34"W
L20	29.50'	N19°43'08"W	L53	139.55'	S66°26'13"E	L86	55.64'	N14°22'18"W	L119	53.23'	S89°53'54"W	L152	35.53'	N89°38'04"E
L21	37.00'	N70°16'52"E	L54	120.11'	S83°42'06"E	L87	27.45'	N87°42'02"E	L120	79.99'	S67°31'54"W	L153	113.42'	N46°10'23"E
L22	50.00'	N70°16'52"E	L55	141.18'	N00°21'42"W	L88	50.00'	S02°17'58"E	L121	30.38'	S89°31'18"W	L154	29.50'	N19°43'08"E
L23	37.00'	N70°16'52"E	L56	275.46'	S89°38'18"W	L89	47.30'	S87°42'02"W	L122	40.63'	N00°28'42"W	L155	29.50'	S19°43'08"E
L24	29.50'	S19°43'08"E	L57	130.84'	N00°00'00"E	L90	62.89'	S14°22'18"E	L123	14.38'	N89°41'36"E	L156	337.79'	N89°39'08"E
L25	37.00'	S70°16'52"W	L58	119.95'	N00°23'45"W	L91	108.49'	S46°53'45"E	L124	18.26'	N44°20'59"E	L157	404.21'	N88°40'07"W
L26	20.50'	S19°43'08"E	L59	34.75'	S89°38'25"W	L92	41.47'	N19°43'08"W	L125	10.00'	S06°52'00"E	L158	10.14'	N85°34'58"W
L27	2.17'	S19°43'08"E	L60	21.67'	N89°38'18"E	L93	50.00'	N70°16'52"E	L126	60.00'	S83°08'00"W	L159	11.06'	S85°34'58"E
L28	120.00'	N70°16'52"E	L61	20.00'	S00°21'42"E	L94	78.00'	N00°23'36"W	L127	10.00'	N06°52'00"W	L160	91.94'	N32°19'28"W
L29	120.00'	N06°52'00"W	L62	24.00'	N89°38'18"E	L95	5.69'	N80°28'25"W	L128	60.00'	N83°08'00"E	L161	18.28'	N86°09'21"W
L30	18.22'	S83°08'00"W	L63	37.00'	N00°21'42"W	L96	104.02'	S83°07'32"W	L129	6.00'	S06°52'00"E	L162	1.00'	S80°28'25"E
L31	50.00'	S83°08'00"W	L64	139.62'	S89°38'18"W	L97	93.89'	N05°33'43"E	L130	6.00'	N06°52'00"W	L163	39.02'	N88°35'36"W
L32	50.00'	N06°52'00"W	L65	83.84'	S00°23'45"E	L98	124.76'	S86°09'21"W	L131	6.00'	S06°52'00"E	L164	20.00'	N89°38'18"E
L33	50.00'	N83°08'00"E	L66	45.00'	S89°36'15"W	L99	140.13'	S82°15'16"E	L132	6.00'	N06°52'00"W			

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	71°32'30"	10.81'	18.73'	17.54'	N31°50'17"E
C2	510.00'	04°44'56"	21.15'	42.27'	42.26'	N04°05'20"W
C3	560.00'	06°55'59"	33.92'	67.76'	67.72'	N01°45'08"E
C4	15.06'	85°13'15"	14.85'	23.45'	21.15'	N39°28'32"W
C5	125.00'	09°53'17"	10.81'	21.57'	21.55'	N85°25'03"W
C6	175.00'	09°53'17"	15.14'	30.20'	30.16'	S85°25'03"E
C7	26.00'	40°49'56"	9.68'	18.53'	18.14'	S20°03'16"W
C8	58.00'	38°01'27"	19.98'	38.49'	37.79'	S71°20'58"E
C9	58.00'	63°09'46"	35.66'	63.94'	60.75'	N00°47'20"E
C10	26.00'	40°49'56"	9.68'	18.53'	18.14'	S20°46'40"E
C11	25.00'	78°10'52"	20.31'	34.11'	31.53'	S51°16'16"E
C12	58.00'	37°47'25"	19.85'	38.25'	37.57'	N31°04'33"W
C13	58.00'	270°46'50"	57.22'	274.11'	81.46'	S63°18'58"E
C14	25.00'	72°28'12"	18.32'	31.62'	29.55'	S35°50'21"W
C15	25.00'	36°18'15"	8.20'	15.84'	15.58'	S18°32'50"E
C16	50.00'	156°07'30"	236.50'	136.25'	97.84'	S41°21'50"W
C17	25.00'	36°17'35"	8.19'	15.84'	15.57'	N78°43'13"W
C18	15.00'	83°31'45"	13.39'	21.87'	19.98'	N41°22'08"E
C19	505.00'	01°19'07"	5.81'	11.62'	11.62'	N01°03'18"W
C20	489.00'	04°58'25"	21.24'	42.45'	42.44'	N04°12'05"W
C21	15.00'	86°19'47"	14.07'	22.60'	20.52'	S56°21'42"W
C22	560.00'	03°46'36"	18.46'	36.91'	36.91'	N15°05'06"E
C23	670.00'	07°40'49"	44.97'	89.81'	89.74'	N13°08'00"E
C24	15.00'	94°52'34"	16.33'	24.84'	22.10'	N38°08'41"W
C25	275.00'	04°46'44"	11.48'	22.94'	22.93'	N87°58'20"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C26	325.00'	04°46'44"	13.56'	27.11'	27.10'	S87°58'20"E
C27	15.00'	92°07'53"	15.57'	24.12'	21.60'	N48°21'05"E
C28	669.00'	02°40'44"	15.64'	31.28'	31.28'	N00°56'46"E
C29	731.00'	17°22'09"	111.66'	221.60'	220.76'	S08°17'20"W
C30	500.00'	03°05'40"	13.50'	27.00'	27.00'	S15°25'35"W
C31	15.00'	94°21'09"	16.19'	24.70'	22.00'	S33°17'50"E
C32	175.00'	09°55'20"	15.19'	30.31'	30.27'	S85°26'05"E
C33	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°36'15"E
C34	100.00'	18°18'38"	16.12'	31.96'	31.82'	N09°33'04"W
C35	15.00'	90°00'00"	15.00'	23.56'	21.21'	S45°23'45"E
C36	25.00'	83°32'13"	22.33'	36.45'	33.30'	S41°22'09"W
C37	15.00'	96°28'15"	16.80'	25.26'	22.38'	N48°37'53"W
C38	555.00'	01°19'07"	6.39'	12.77'	12.77'	N01°03'18"W
C39	314.12'	07°44'46"	21.27'	42.47'	42.44'	N00°46'21"E
C40	557.98'	04°32'45"	22.15'	44.27'	44.26'	N00°46'21"E
C41	500.00'	06°07'54"	26.78'	53.51'	53.48'	N01°21'05"E
C42	15.00'	95°07'18"	16.40'	24.90'	22.14'	N51°58'19"E
C43	225.00'	09°55'20"	19.53'	38.96'	38.92'	S85°26'05"E
C44	25.00'	38°27'31"	8.72'	16.78'	16.47'	S38°56'53"E
C45	50.00'	179°46'09"	8.72'	156.88'	100.00'	S31°42'26"W
C46	25.00'	38°27'31"	8.72'	16.78'	16.47'	N77°38'15"W
C47	25.00'	35°38'56"	8.04'	15.55'	15.31'	S65°18'32"W
C48	50.00'	148°26'45"	176.97'	129.54'	96.23'	N58°17'34"W
C49	25.00'	35°38'56"	8.04'	15.55'	15.31'	N01°53'40"W
C50	125.00'	27°10'37"	30.21'	59.29'	58.74'	N33°18'26"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C51	225.00'	13°41'52"	27.02'	53.79'	53.66'	N40°02'49"W
C52	15.00'	79°11'35"	12.41'	20.73'	19.12'	N72°47'40"W
C53	15.00'	81°58'50"	13.03'	21.46'	19.68'	N26°37'07"E
C54	25.00'	38°22'02"	8.70'	16.74'	16.43'	N33°33'18"W
C55	50.00'	178°48'23"	8.70'	156.04'	99.99'	N36°39'52"E
C56	25.00'	38°22'02"	8.70'	16.74'	16.43'	S73°06'57"E
C57	25.00'	102°04'19"	30.91'	44.54'	38.88'	S36°39'52"W
C58	175.00'	32°31'27"	51.05'	99.34'	98.01'	S30°38'01"E
C59	175.00'	27°10'37"	42.30'	83.01'	82.23'	S33°18'26"E
C60	25.00'	77°08'52"	19.94'	33.66'	31.18'	S58°17'34"E
C61	25.00'	102°51'08"	31.35'	44.88'	39.09'	N31°42'27"E
C62	4.00'	180°53'02"	518.66'	12.63'	8.00'	N89°33'17"E
C63	692.00'	07°45'55"	46.96'	93.79'	93.72'	S03°23'07"W
C64	1.00'	173°34'53"	17.83'	3.03'	2.00'	N85°56'29"W
C65	58.00'	21°32'41"	11.04'	21.81'	21.68'	N41°33'54"W
C66	58.00'	97°39'33"	66.32'	98.86'	87.32'	S81°11'59"W
C67	44.64'	30°02'42"	11.98'	23.41'	23.14'	S04°50'02"W
C68	29.55'	73°31'15"	22.07'	37.92'	35.37'	S46°40'18"E
C69	28.60'	48°35'46"	12.91'	24.26'	23.54'	S09°42'58"W
C70	41.12'	41°14'54"	15.48'	29.60'	28.97'	N29°35'07"W
C71	708.00'	01°14'33"	7.68'	15.35'	15.35'	N00°13'41"E

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.

SCALE: 1"=100'
0 100 200

EST. 1980 CUDE ENGINEERS

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4122 POND HILL RD. ● S-101
SAN ANTONIO, TEXAS 78231
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TBPE FIRM #455
TBPLS FIRM #10048500

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/ DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
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

BY: ____________________

NAME: ____________________

TITLE: ____________________

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 SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________ 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 ________ DAY OF ____________________, 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 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ________ DAY OF ____________________, A.D. ________.

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: ____________________, DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS