

**IMPACT FEE PAYMENT DUE:**  
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 SERVICE CONNECTION.

**WASTE WATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:**  
THE OWNER 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.

**SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

**CPS/SAWS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SURVEYOR NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 220 OF 765, COMMUNITY PANEL NO. 48029C0220G, DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

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.

TRAVIS R. ELSETH, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

**FLOOD PLAIN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0220G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**RESIDENTIAL FINISHED FLOOR:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (APPENDIX H. 15.2)

**RESIDENTIAL FINISHED FLOOR ELEVATION:**  
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOOD PLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO THE OCCUPANCY OF THE RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. (F125(a)(2) & F142(a)(1))

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

**TCI DETENTION AND MAINTENANCE NOTE:**  
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FIRE FLOW NOTE:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL..

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	310.29'	933.14'	156.59'	19°03'08"	308.86'	S79°13'22"W
C2	280.78'	1026.36'	141.27'	15°40'29"	279.91'	N37°23'05"W
C3	126.21'	672.99'	63.29'	10°44'43"	126.03'	S30°57'26"W
C4	24.26'	100.00'	12.19'	13°54'04"	24.20'	N36°23'45"W
C5	36.39'	150.00'	18.29'	13°54'04"	36.30'	N36°23'45"W
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S74°26'43"E
C7	18.20'	75.00'	9.14'	13°54'04"	18.15'	N53°36'15"E
C8	10.37'	15.00'	5.40'	39°36'38"	10.16'	N26°50'54"E
C9	145.87'	50.00'	444.33'	167°09'32"	99.37'	N89°22'31"W
C10	10.37'	15.00'	5.40'	39°36'38"	10.16'	S25°35'55"E
C11	11.63'	15.00'	6.12'	44°24'55"	11.34'	S67°36'42"E
C12	277.46'	55.00'	39.20'	289°02'18"	63.85'	N54°41'59"E
C13	16.92'	15.00'	9.49'	64°37'23"	16.04'	N13°05'33"W
C14	38.37'	25.00'	24.12'	87°56'24"	34.71'	N89°22'35"W
C15	30.33'	125.00'	15.24'	13°54'04"	30.25'	N53°36'15"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S15°33'17"W
C17	31.62'	25.00'	18.32'	72°27'50"	29.55'	S65°40'38"E
C18	38.30'	25.00'	24.05'	87°47'09"	34.67'	N43°29'06"E

**FIRE NOTE:**  
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2389215) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS' OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS' OFFICE PER 35-477(h).

**COMMON AREA MAINTENANCE NOTE:**  
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900 AND 901, BLOCK 13, AND LOTS 900 AND 901 BLOCK 12, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**OPEN SPACE NOTE:**  
LOT 901, BLOCK 13 IS DESIGNATED AS AN OPEN SPACE, E.G.T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT LOT. LOT 901, BLOCK 12 IS DESIGNATED AS AN OPEN SPACE LOT. LOT 902 BLOCK 13 IS DESIGNATED AS AN OPEN SPACE AND TREE SAVE AREA LOT AND LOT 902 BLOCK 12 IS DESIGNATED AS AN OPEN SPACE, E.G.T.V., WATER, SANITARY SEWER, DRAINAGE EASEMENT AND TREE SAVE AREA LOT.

**TREE SAVE NOTE:**  
LOTS 902 BLOCK 13 & LOT 902 BLOCK 12 IS DESIGNATED AS TREE SAVE AREAS.

**TXDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG BANDERA ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 730.11'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C19	38.01'	75.00'	19.42'	29°02'14"	37.60'	N14°55'36"W
C20	157.73'	130.00'	90.21'	69°30'54"	148.23'	S5°18'47"W
C21	84.93'	70.00'	48.58'	69°31'01"	79.82'	S5°18'47"W
C22	63.35'	125.00'	32.37'	29°02'14"	62.67'	N14°55'36"W
C23	10.42'	15.00'	5.43'	39°48'33"	10.21'	S20°18'45"E
C24	146.95'	50.00'	492.10'	168°23'48"	99.49'	N43°58'52"E
C25	10.73'	15.20'	5.60'	40°28'04"	10.51'	N72°19'51"W
C26	153.83'	1050.22'	77.05'	8°23'33"	153.69'	S82°57'43"W
C27	178.30'	1100.00'	89.34'	9°17'13"	178.10'	S82°44'04"W
C28	10.26'	15.00'	5.34'	39°11'51"	10.06'	S59°09'57"W
C29	130.06'	50.00'	180.50'	149°02'01"	96.37'	S65°54'58"E
C30	9.96'	15.00'	5.17'	38°02'46"	9.78'	N10°25'20"W
C31	39.50'	933.14'	19.75'	2°25'32"	39.50'	S87°32'10"W
C32	39.57'	933.13'	19.79'	2°25'46"	39.56'	S85°06'31"W
C33	38.97'	933.13'	19.49'	2°23'35"	38.97'	S82°41'51"W
C34	38.97'	933.14'	19.49'	2°23'35"	38.97'	S80°18'16"W
C35	39.04'	933.07'	19.52'	2°23'51"	39.04'	S77°54'34"W
C36	114.23'	933.14'	57.19'	7°00'51"	114.16'	S73°12'13"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.58'	N28°36'44"W
L2	8.23'	N43°20'47"W
L3	8.23'	N43°20'47"W
L4	49.09'	S29°26'43"E
L5	11.34'	N60°33'17"E
L6	41.09'	N46°39'13"E
L7	44.02'	S46°39'13"W
L8	11.34'	N60°33'17"E
L9	12.18'	S0°24'29"E
L10	14.51'	N0°24'29"W
L11	90.14'	S26°15'56"E
L12	90.14'	N32°37'30"W
L13	35.53'	N40°04'18"E
L14	35.53'	S40°04'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L15	33.00'	N0°24'29"W
L16	11.37'	N62°43'00"W
L17	38.24'	S72°28'08"W
L18	31.87'	S0°24'01"W
L19	10.23'	S46°40'25"W
L20	20.00'	S28°14'51"E
L21	20.09'	S37°00'50"W
L22	24.46'	N74°24'44"W
L23	25.76'	S20°15'28"E
L24	45.86'	S6°12'59"W
L25	27.86'	S32°32'33"W
L26	28.70'	S50°26'45"E
L27	28.28'	N4°55'42"W
L28	28.28'	S85°04'18"W

## PLAT NUMBER 180247

### SUBDIVISION PLAT ESTABLISHING BRAUN LANDINGS SUBDIVISION

BEING A 12.46 ACRE TRACT OF LAND, OUT OF THE J. ALEMEDA SURVEY, SECTION NO. 81, ABSTRACT NO. 28, BEXAR COUNTY, TEXAS, CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD., OF RECORD IN DOCUMENT NUMBER 20180132423, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259

STATE OF TEXAS  
COUNTY OF BEXAR

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

BRIAN BARRON  
OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TX 78259

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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ BEXAR COUNTY TEXAS

THIS PLAT OF \_\_\_\_\_ BRAUN LANDINGS SUBDIVISION \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

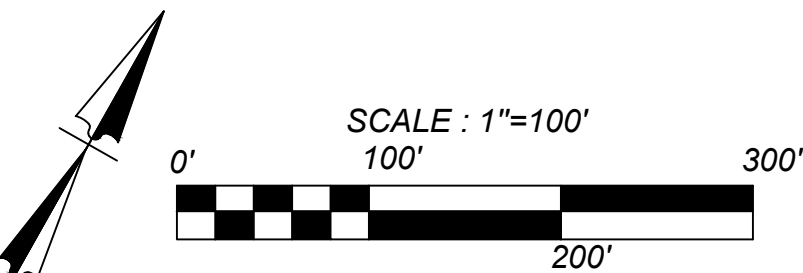
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

SUBDIVISION PLAT ESTABLISHING  
**BRAUN LANDINGS SUBDIVISION**

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**KFW**  
**ENGINEERS + SURVEYING**

OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS LAND  
& CONSTRUCTION LTD.  
1922 DRY CREEK WAY, SUITE 101  
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GIVEN UNDER MY HAND AND SEAL OF OFFICE  
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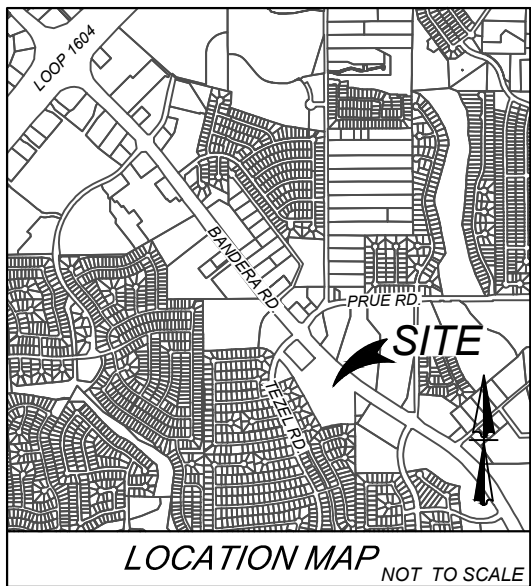
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

**LEGEND**

- |  |  |
|--|--|
| ○ F.I.R. = FOUND 1/2" IRON ROD   | R.O.W. = RIGHT-OF-WAY                                  |
| ⊙ F.P.K. = FOUND PK NAIL   | ESMT. = EASEMENT                                       |
| ⊙ F.C.N. = FOUND CONCRETE NAIL   | E.G.T.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.     |
| ● S.I.R. = SET 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KFW SURVEYING" | O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS |
| △ = SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KFW EASEMENT"       | D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS   |
| ⊠ TXDOT MON. II  | N.T.S. = NOT TO SCALE                                  |
| ⬡ = PROPOSED EASEMENT  | N.C.B. = NEW CITY BLOCK                                |
| ⬢ = EXISTING EASEMENT  | AC. = ACRE   |
| — 972 — = PROPOSED CONTOURS  | VOL. = VOLUME  |
| — 970 — = EXISTING MAJOR CONTOURS  | PG. = PAGE   |
| — 968 — = EXISTING MINOR CONTOURS  |  |
| — C — = CENTERLINE OF ROAD   |  |
- SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLES



**IMPACT FEE PAYMENT DUE:**  
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**WASTE WATER EDU NOTE**  
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THE OWNER 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.

**SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

**CPS/SAWS/COSA UTILITY NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**KEY NOTES**

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|---|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT                           | ⑤ VARIABLE WIDTH OFF LOT INGRESS/EGRESS EASEMENT (VOL. 9652, PG. 20, D.P.R.)     |
| ② 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT                           | ⑥ 25' BUILDING SETBACK LINE (VOL. 9514, PG. 20, D.P.R.)                          |
| ③ 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)                               | ⑦ 12' GAS, ELECTRIC, TELEPHONE & CABLE TV. EASEMENT (VOL. 9549, PG. 215, D.P.R.) |
| ④ 10' WATER LINE EASEMENT   | ⑧ 5' GAS, ELECTRIC, TELEPHONE & CABLE TV. EASEMENT (VOL. 9549, PG. 215, D.P.R.)  |
| ⑤ 16' SANITARY SEWER EASEMENT   | ⑨ 12' GAS, ELECTRIC, TELEPHONE & CABLE TV. EASEMENT (VOL. 9530, PG. 60, D.P.R.)  |
| ⑥ 17' DRAINAGE EASEMENT   | ⑩ 12' GAS, ELECTRIC, TELEPHONE & CABLE TV. EASEMENT (VOL. 9536, PG. 152, D.P.R.) |
| ⑦ 5' WATER EASEMENT   | ⑪ 5' GAS, ELECTRIC, TELEPHONE & CABLE TV. EASEMENT (VOL. 9536, PG. 152, D.P.R.)  |
| ⑧ 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT                           | ⑫ 21' DRAINAGE RIGHT OF WAY (VOL. 9536, PG. 152, D.P.R.)                         |
| ⑨ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT                            | ⑬ 7' DRAINAGE RIGHT OF WAY (VOL. 9536, PG. 152, D.P.R.)                          |
| ⑩ 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9652, PG. 20, D.P.R.)                  | ⑭ 20' ELECTRIC EASEMENT (VOL. 9507, PG. 31-34, D.P.R.)                           |
| ⑪ 14' ELECTRIC, GAS, TELEPHONE & CABLE TV. EASEMENT (VOL. 9652, PG. 20, D.P.R.) | ⑮ 20' ELECTRIC EASEMENT (VOL. 9507, PG. 183, D.P.R.)                             |
| ⑫ 15' PRIVATE DRAINAGE EASEMENT (VOL. 9652, PG. 20, D.P.R.)                     |  |
| ⑬ 18' X 19' WATER EASEMENT (VOL. 9652, PG. 20, D.P.R.)                          |  |

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.

TRAVIS R. ELSETH, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 99254  
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS  
COUNTY OF BEXAR

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

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

REFER TO PAGE 1 OF 2 FOR ALL  
ENGINEERING AND SURVEYING PLAT NOTES