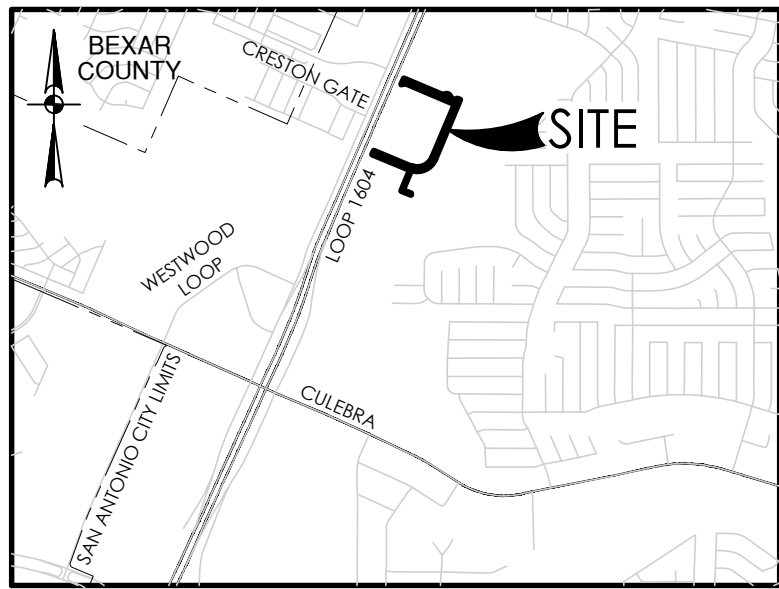


This document is released for INTERIM REVIEW purposes ONLY under the authorization of Thomas Matthew Carter, P.E. #79272 on 12/11/2018 This document is not to be used for CONSTRUCTION.



### LOCATION MAP

NOT-TO-SCALE

### LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME PAGE(S)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	PG	RIGHT-OF-WAY FOUND 1/2" IRON ROD (SURVEYOR)
NCB	NEW CITY BLOCK	ROW	(UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0115F, DATED SEPTEMBER 29, 2010)		

1	LOT 901, BLOCK 1, NCB 17636 (1.184 ACRES) CULEBRA/1604 NORTHWEST VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV, WATER AND SEWER EASEMENT (VOL 9644, PGS 187-190, DPR)	1	14' ELECTRIC EASEMENT (VOL 15791, PGS 1-6 OPR)
2	LOT 9, BLOCK 1, NCB 17636 CULEBRA/1604 NORTHWEST UNIT 1 (VOL 20001, PG 474, FR)	2	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1207-1212 OPR)
3	LOT 10, BLOCK 1, NCB 17636 HILL COUNTRY HONDA (VOL 9712, PG 173, DPR)	3	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1215-1221 OPR)
4	UNPLATTED PORTION OF 60.25 ACRE TRACT SLF IV-CULEBRA 1604 INVESTORS JV, LP (VOL 17162, PGS 1306-1313, OPR)	4	PORTION OF EASEMENTS TO BE VACATED
5	UNPLATTED PORTION OF 31.081 ACRE TRACT REDROCK OPPORTUNITIES, LLC (VOL 18576, PGS 414-422, OPR)	5	16' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.179 ACRE)
6	12' SANITARY SEWER EASEMENT (VOL 9644, PGS 187-190, DPR)	6	5'X16' PUBLIC WATER EASEMENT OFF-LOT (0.002 ACRE)
7	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 15790, PG 2486-2495, OPR)	7	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
8	16' WATER EASEMENT (9644, PGS 187-190, DPR)	8	10'X16' PUBLIC WATER EASEMENT OFF-LOT (0.004 ACRE)
9	360'X1' VNAE (VOL 9644, PG 188, DPR)	9	OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.054 ACRE)
10	VARIABLE WIDTH INGRESS/EGRESS EASEMENT (VOL 15068, PGS 1678-1686, OPR)	10	OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.078 ACRE)
11	16' PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	11	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
12	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	12	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
13	VARIABLE WIDTH WATER EASEMENT (VOL 9712, PG 173, DPR)	13	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
14	12' PUBLIC DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	14	25'X25' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.014 ACRE)
15	14' GAS EASEMENT (VOL 9712, PG 173, DPR)	15	25'X14' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.008 ACRE)
16		16	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
17		17	1' NON-VEHICULAR ACCESS EASEMENT (NOT-TO-SCALE)

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.

LICENSED PROFESSIONAL ENGINEER

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 BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

### CPS/SAWS/COSA UTILITY:

1. 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 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," "WATER EASEMENT," "SANITARY/SEWER EASEMENT" AND/OR "RECYCLED WATER 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.

2. 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.

3. 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.

### SAWS IMPACT FEE:

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.

### SAWS WASTEWATER EDU:

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 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS  
COUNTY OF DALLAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 110163 CULEBRA/1604 NORTHWEST WHICH IS RECORDED IN VOLUME 9644, PAGES 187-190, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: SLF IV - 1604/CULEBRA, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: SLF IV PROPERTY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER  
BY: STRATFORD LAND FUND IV, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS CO-MANAGING MEMBER  
BY: STRATFORD FUND IV GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: OCIE VEST  
SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_.

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

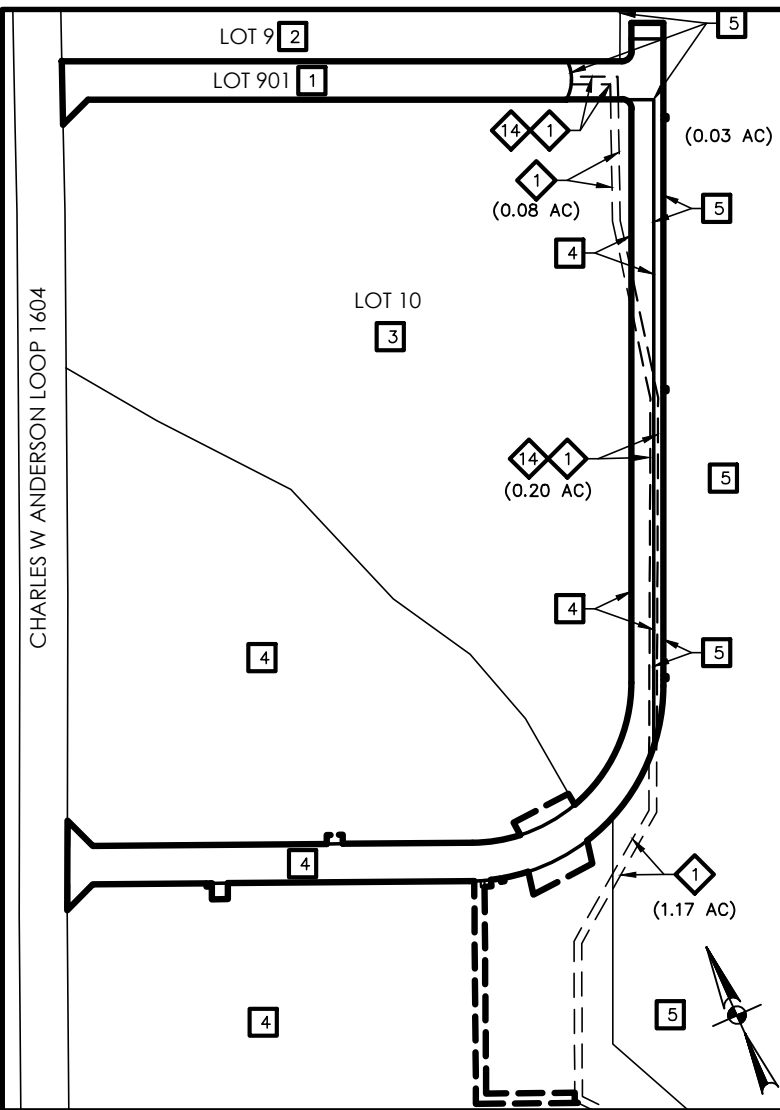
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 11, 2018

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLE



### AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 300'

THE 1.110 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 901, BLOCK 1, NCB 17636, INCLUDING DESIGNATED VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV, WATER AND SEWER EASEMENT WITHIN SAID LOT 901 AND A PORTION OF A 12' SANITARY SEWER EASEMENT OFF-LOT, OF THE CULEBRA/1604 NORTHWEST SUBDIVISION PLAT RECORDED IN VOLUME 9644, PAGE(S) 187-190 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 110163 CULEBRA/1604 NORTHWEST WHICH IS RECORDED IN VOLUME 9644, PAGES 187-190, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: STEVE BRAHA  
SLF IV - CULEBRA 1604 INVESTORS JV, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: SLF IV - CULEBRA 1604 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
10003 NW MILITARY HWY, STE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 110163 CULEBRA/1604 NORTHWEST WHICH IS RECORDED IN VOLUME 9644, PAGES 187-190, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: VAMSI RASAMALLU  
REDROCK OPPORTUNITIES, LLC  
18015 GRANITE HILL DR.  
SAN ANTONIO, TEXAS 75255  
(214) 368-9191

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_.

STATE OF TEXAS  
COUNTY OF DALLAS

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.

OWNER/DEVELOPER: SLF IV - 1604/CULEBRA, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: SLF IV PROPERTY GP, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER  
BY: STRATFORD LAND FUND IV, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS CO-MANAGING MEMBER  
BY: STRATFORD FUND IV GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: OCIE VEST  
SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OCIE VEST 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

## PLAT NUMBER 170353

### REPLAT & SUBDIVISION PLAT ESTABLISHING CULEBRA COMMONS (ENCLAVE)

BEING A TOTAL OF 4.221 ACRES; ESTABLISHING LOT 999, BLOCK 1 OF NEW CITY BLOCK 17636 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 4.221 ACRES INCLUDING 0.373 ACRE OF OFFSITE EASEMENTS AND COMPRISED OF A 1.110 ACRE PORTION OF LOT 901, BLOCK 1, NEW CITY BLOCK 17636 OF THE CULEBRA/1604 NORTHWEST SUBDIVISION RECORDED IN VOLUME 9644, PAGES 187-190 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; 2.503 ACRES OUT OF A 60.25 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS, JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 414-422 AND 0.609 ACRE OF THAT 31.081 ACRE TRACT CONVEYED TO REDROCK OPPORTUNITIES LLC IN DEED RECORDED IN VOLUME 18576, PAGES 414-422 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS. SAID 4.221 ACRES NOW IN NEW CITY BLOCK 17636 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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.

OWNER/DEVELOPER: VAMSI RASAMALLU  
REDROCK OPPORTUNITIES, LLC  
18015 GRANITE HILL DR.  
SAN ANTONIO, TEXAS 75255  
(214) 368-9191

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VAMSI RASAMALLU 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

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.

OWNER/DEVELOPER: STEVE BRAHA  
SLF IV - CULEBRA 1604 INVESTORS JV, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: SLF IV - CULEBRA 1604 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
10003 NW MILITARY HWY, STE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

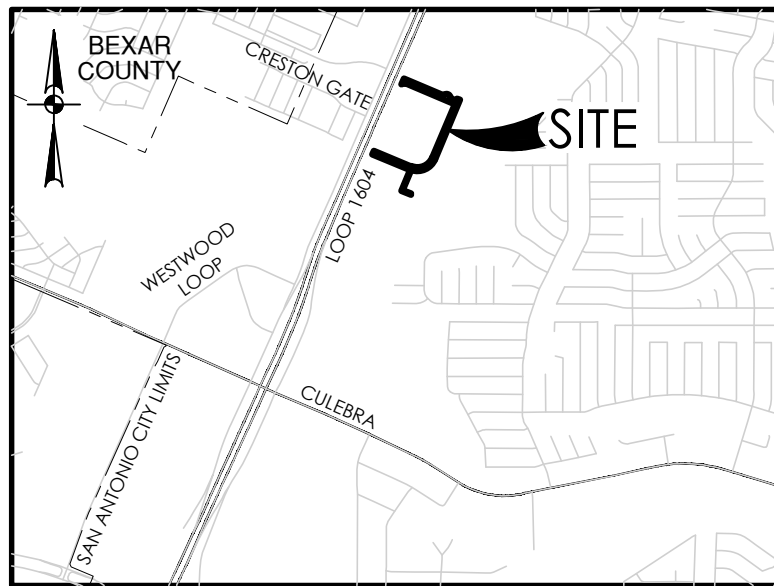
THIS PLAT OF CULEBRA COMMONS (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN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

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

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

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





### LOCATION MAP

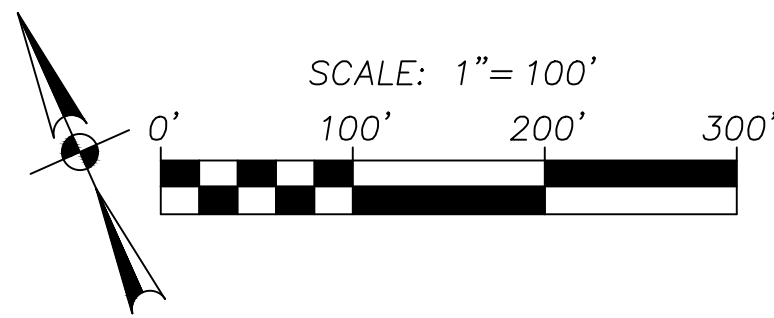
NOT-TO-SCALE

### LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	FOUND	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

— 1140' —	EXISTING CONTOURS
— 1140' —	PROPOSED CONTOURS
— 1140' —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0115F, DATED SEPTEMBER 29, 2010)

- |    |  |    |  |
|----|--|----|--|
| 1  | LOT 901, BLOCK 1, NCB 17636 (1.184 ACRES)  | 11 | 14' ELECTRIC EASEMENT (VOL 15791, PGS 1-6 OPR)   |
| 2  | CULEBRA/1604 NORTHWEST VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV, WATER AND SEWER EASEMENT (VOL 9644, PGS 187-190, DPR) | 12 | VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1207-1212 OPR)  |
| 3  | LOT 9, BLOCK 1, NCB 17636 CULEBRA/1604 NORTHWEST UNIT 1 (VOL 20001, PG 474, FR)  | 13 | VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1215-1221 OPR)  |
| 4  | LOT 10, BLOCK 1, NCB 17636 HILL COUNTRY HONDA (VOL 9712, PG 173, DPR)  | 14 | PORTION OF EASEMENTS TO BE VACATED   |
| 5  | UNPLATTED PORTION OF 60.25 ACRE TRACT SLF IV-CULEBRA 1604 INVESTORS JV, LP (VOL 17162, PGS 1306-1313, OPR)   | 1  | 16' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.179 ACRE)  |
| 6  | UNPLATTED PORTION OF 31.081 ACRE TRACT REDROCK OPPORTUNITIES, LLC (VOL 18576, PGS 414-422, OPR)  | 2  | 5'X16' PUBLIC WATER EASEMENT OFF-LOT (0.002 ACRE)  |
| 7  | 12' SANITARY SEWER EASEMENT (VOL 9644, PGS 187-190, DPR)   | 3  | 5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)   |
| 8  | VARIABLE WIDTH ELECTRIC EASEMENT (VOL 15790, PG 2486-2495, OPR)  | 4  | 10'X16' PUBLIC WATER EASEMENT OFF-LOT (0.004 ACRE)   |
| 9  | 16' WATER EASEMENT (9644, PGS 187-190, DPR)  | 5  | OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.054 ACRE)   |
| 10 | 360'X1' VNAE (VOL 9644, PG 188, DPR)   | 6  | OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.078 ACRE)   |
| 11 | VARIABLE WIDTH INGRESS/EGRESS EASEMENT (VOL 15068, PGS 1678-1686, OPR)   | 7  | 5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)   |
| 12 | 16' PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)  | 8  | 5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)   |
| 13 | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)   | 9  | 5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)   |
| 14 | VARIABLE WIDTH WATER EASEMENT (VOL 9712, PG 173, DPR)  | 10 | 25'X50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.029 OF AND ACRE) |
| 15 | 12' PUBLIC DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)   | 11 | 25'X25' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.014 ACRE)  |
| 16 | 14' GAS EASEMENT (VOL 9712, PG 173, DPR)   | 12 | 25'X14' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.008 ACRE)  |
| 17 |  | 13 | 5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)   |
| 18 |  | 14 | 1' NON-VEHICULAR ACCESS EASEMENT (NOT-TO-SCALE)  |



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.

LICENSED PROFESSIONAL ENGINEER

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 BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

### CPS/SAWS/COSA UTILITY:

1. 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 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," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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.

2. 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.

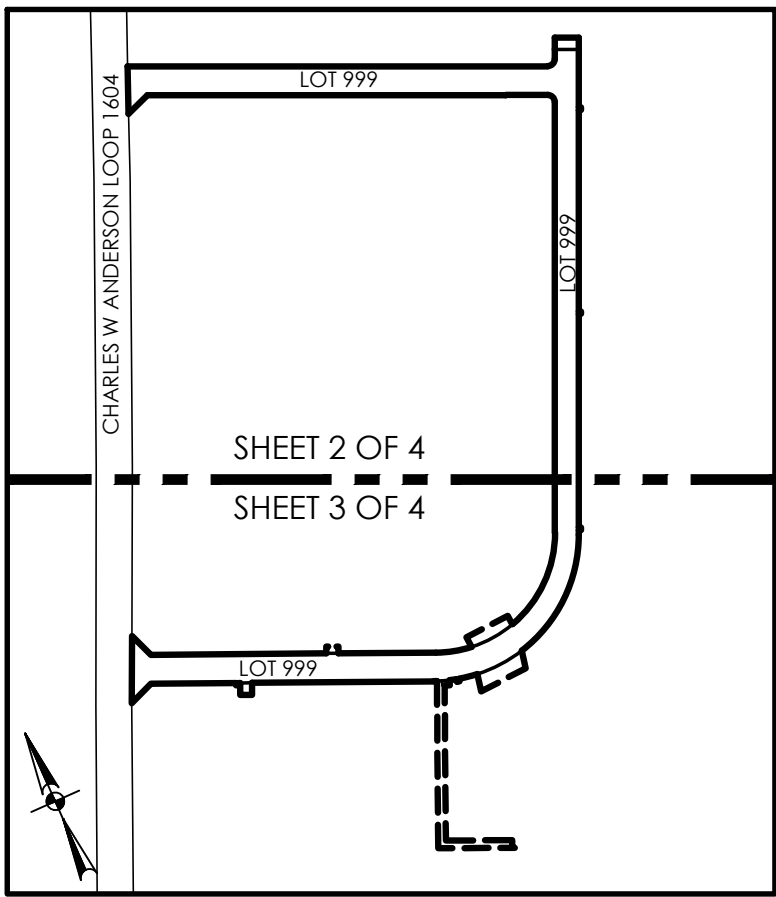
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

### SAWS IMPACT FEE:

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.

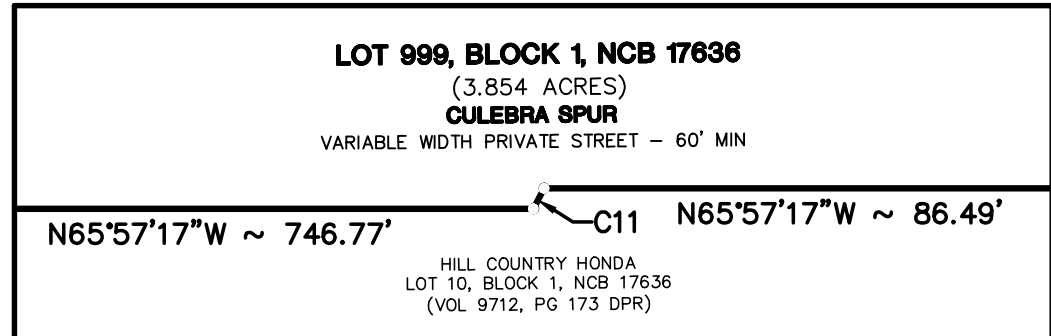
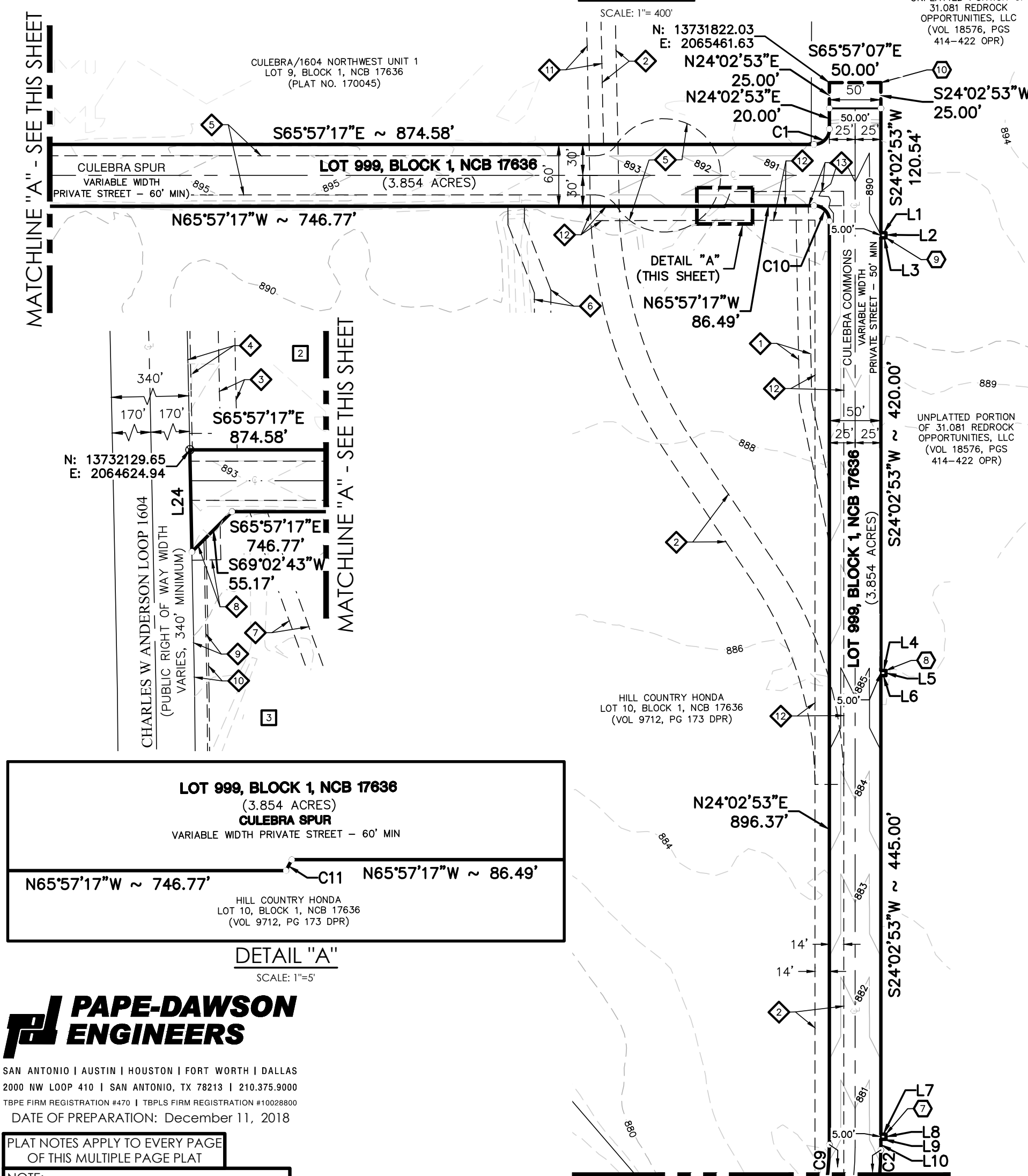
### SAWS WASTEWATER EDU:

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 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



### INDEX MAP

SCALE: 1"= 400'



### DETAIL "A"

SCALE: 1"=5'

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10022800

DATE OF PREPARATION: December 11, 2018

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLE

STATE OF TEXAS  
COUNTY OF DALLAS

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.

OWNER/DEVELOPER: SLF IV - 1604/CULEBRA, L.P.,  
(1.110 AC) A TEXAS LIMITED PARTNERSHIP  
BY: SLF IV PROPERTY GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
BY: STRATFORD LAND FUND IV, L.P.,  
A DELAWARE LIMITED PARTNERSHIP,  
ITS CO-MANAGING MEMBER  
BY: STRATFORD FUND IV GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: OCIE VEST  
SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OCIE VEST 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

## PLAT NUMBER 170353

### REPLAT & SUBDIVISION PLAT

### ESTABLISHING CULEBRA COMMONS (ENCLAVE)

BEING A TOTAL OF 4.221 ACRES; ESTABLISHING LOT 999, BLOCK 1 OF NEW CITY BLOCK 17636 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 4.221 ACRES INCLUDING 0.373 ACRE OF OFFSITE EASEMENTS AND COMPRISED OF A 1.110 ACRE PORTION OF LOT 901, BLOCK 1, NEW CITY BLOCK 17636 OF THE CULEBRA/1604 NORTHWEST SUBDIVISION RECORDED IN VOLUME 9644, PAGES 187-190 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; 2.503 ACRES OUT OF A 60.25 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS, JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 414-422 AND 0.609 ACRE OF THAT 31.081 ACRE TRACT CONVEYED TO REDROCK OPPORTUNITIES LLC IN DEED RECORDED IN VOLUME 18576, PAGES 414-422 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS, SAID 4.221 ACRES NOW IN NEW CITY BLOCK 17636 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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.

OWNER/DEVELOPER: YAMSI SASAMALLU  
(0.609 AC) REDROCK OPPORTUNITIES, LLC  
18015 GRANITE HILL DR.  
SAN ANTONIO, TEXAS 75255  
(214) 368-9191

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED YAMSI SASAMALLU 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

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.

OWNER/DEVELOPER: STEVE BRAHA  
(2.502 AC) SLF IV - CULEBRA 1604 INVESTORS JV, L.P.,  
A TEXAS LIMITED PARTNERSHIP;  
BY: SLF IV - CULEBRA 1604 GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER.  
10003 NW MILITARY HWY, STE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS (ENCLAVE) 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\_\_\_\_.

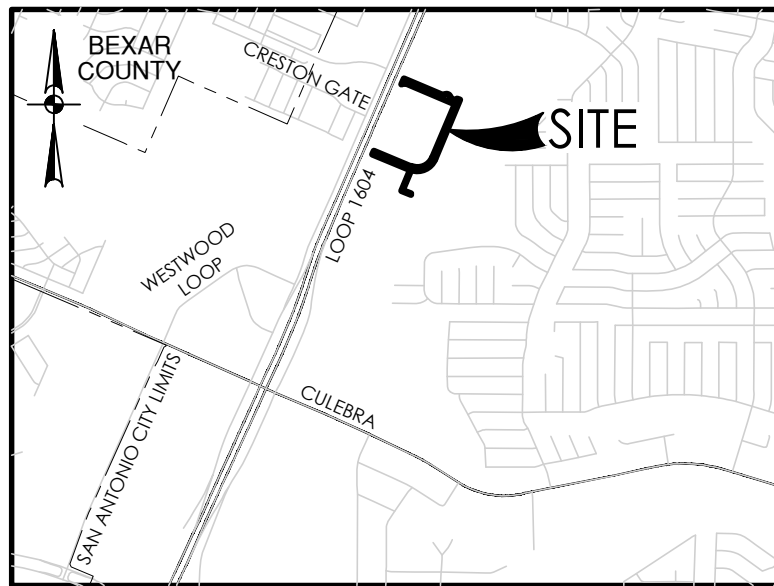
BY: \_\_\_\_\_ CHAIRMAN

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

SHEET 2 OF 4

This document is released for INTERIM REVIEW purposes ONLY under the authorization of Thomas Matthew Carter, P.E. #79272 on 12/11/2018. This document is not to be used for CONSTRUCTION.





## LOCATION MAP

NOT-TO-SCALE

## LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	FOUN	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

— 1140' —	EXISTING CONTOURS
— 1140' —	PROPOSED CONTOURS
— 1140' —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0115F, DATED SEPTEMBER 29, 2010)

1	LOT 901, BLOCK 1, NCB 17636 (1.184 ACRES) CULEBRA/1604 NORTHWEST VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV, WATER AND SEWER EASEMENT (VOL 9644, PGS 187-190, DPR)	11	14' ELECTRIC EASEMENT (VOL 15791, PGS 1-6 OPR)
2	LOT 10, BLOCK 1, NCB 17636 HILL COUNTRY HONDA (VOL 9712, PG 173, DPR)	12	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1207-1212 OPR)
3	UNPLATTED PORTION OF 60.25 ACRE TRACT SLF IV-CULEBRA 1604 INVESTORS JV, LP (VOL 17162, PGS 1306-1313, OPR)	13	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1215-1221 OPR)
4	UNPLATTED PORTION OF 31.081 ACRE TRACT REDROCK OPPORTUNITIES, LLC (VOL 18576, PGS 414-422, OPR)	14	PORTION OF EASEMENTS TO BE VACATED
5	12' SANITARY SEWER EASEMENT (VOL 9644, PGS 187-190, DPR)	1	16' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.179 ACRE)
6	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 15790, PG 2486-2495, OPR)	2	5'X16' PUBLIC WATER EASEMENT OFF-LOT (0.002 ACRE)
7	16' WATER EASEMENT (9644, PGS 187-190, DPR)	3	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
8	360'X1' VNAE (VOL 9644, PG 188, DPR)	4	10'X16' PUBLIC WATER EASEMENT OFF-LOT (0.004 ACRE)
9	VARIABLE WIDTH INGRESS/EGRESS EASEMENT (VOL 15068, PGS 1678-1686, OPR)	5	OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.054 ACRE)
10	16' PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	6	OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.078 ACRE)
11	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	7	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
12	VARIABLE WIDTH WATER EASEMENT (VOL 9712, PG 173, DPR)	8	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
13	12' PUBLIC DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	9	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
14	14' GAS EASEMENT (VOL 9712, PG 173, DPR)	10	25'X50' SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.029 OF AND ACRE)
		11	25'X25' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.014 ACRE)
		12	25'X14' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.008 ACRE)
		13	5'X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
		14	1' NON-VEHICULAR ACCESS EASEMENT (NOT-TO-SCALE)

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.

LICENSED PROFESSIONAL ENGINEER

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 BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

## CPS/SAWS/COSA UTILITY:

1. 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 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," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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.

2. 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.

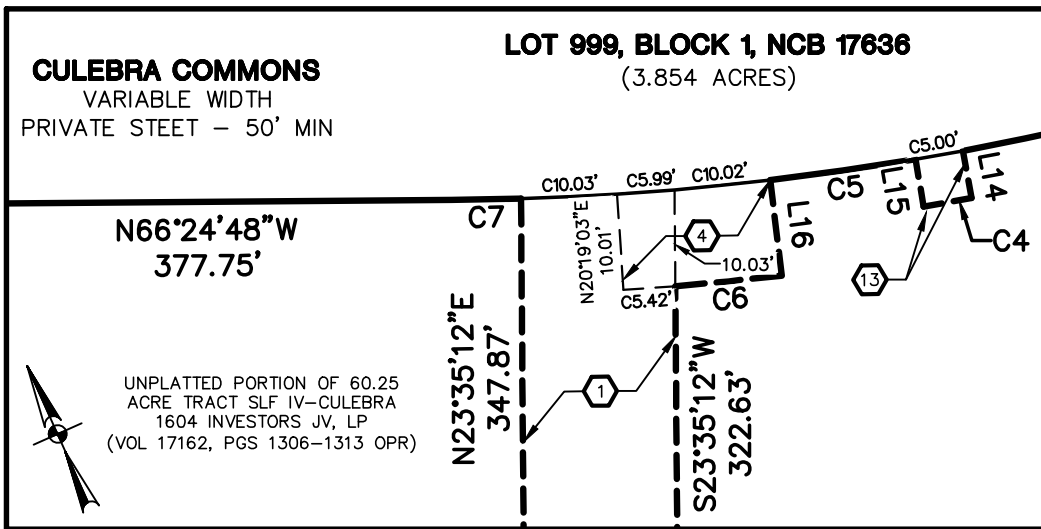
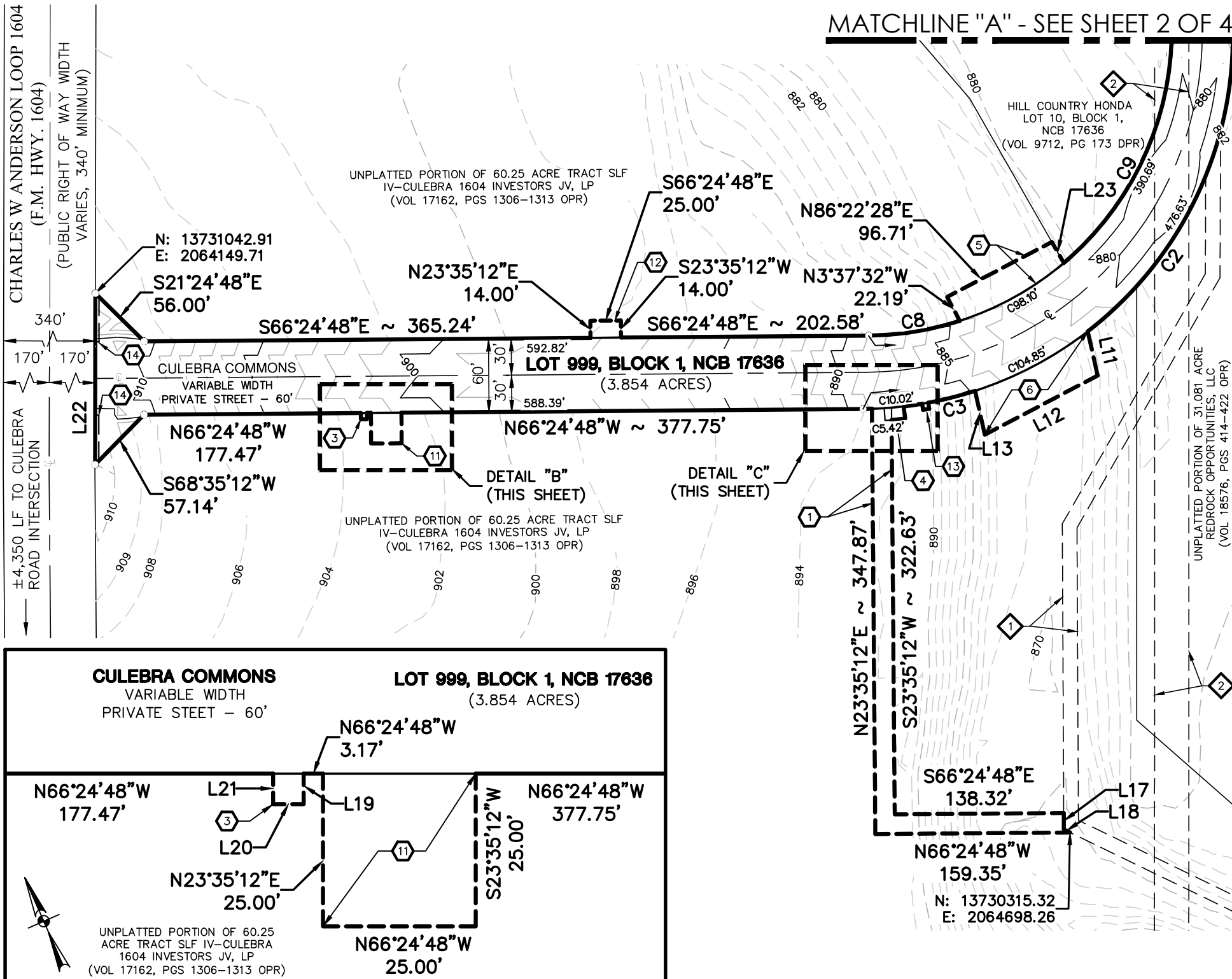
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

## SAWS IMPACT FEE:

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.

## SAWS WASTEWATER EDU:

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 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.



STATE OF TEXAS  
COUNTY OF DALLAS

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.

OWNER/DEVELOPER: SLF IV - 1604/CULEBRA, L.P.,  
(1.110 AC) A TEXAS LIMITED PARTNERSHIP  
BY: SLF IV PROPERTY GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
BY: STRATFORD LAND FUND IV, L.P.,  
A DELAWARE LIMITED PARTNERSHIP,  
ITS CO-MANAGING MEMBER  
BY: STRATFORD FUND IV GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: OCIE VEST  
SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OCIE VEST 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

## PLAT NUMBER 170353

## REPLAT & SUBDIVISION PLAT

## ESTABLISHING CULEBRA COMMONS (ENCLAVE)

BEING A TOTAL OF 4.221 ACRES; ESTABLISHING LOT 999, BLOCK 1 OF NEW CITY BLOCK 17636 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 4.221 ACRES INCLUDING 0.373 ACRE OF OFFSITE EASEMENTS AND COMPRISED OF A 1.110 ACRE PORTION OF LOT 901, BLOCK 1, NEW CITY BLOCK 17636 OF THE CULEBRA/1604 NORTHWEST SUBDIVISION RECORDED IN VOLUME 9644, PAGES 187-190 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; 2.503 ACRES OUT OF A 60.25 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS, JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 414-422 AND 0.609 ACRE OF THAT 31.081 ACRE TRACT CONVEYED TO REDROCK OPPORTUNITIES LLC IN DEED RECORDED IN VOLUME 18576, PAGES 414-422 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS. SAID 4.221 ACRES NOW IN NEW CITY BLOCK 17636 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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.

OWNER/DEVELOPER: YAMSI SASAMALLU  
(0.609 AC) REDROCK OPPORTUNITIES, LLC  
18015 GRANITE HILL DR.  
SAN ANTONIO, TEXAS 75255  
(214) 368-9191

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED YAMSI SASAMALLU 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

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.

OWNER/DEVELOPER: STEVE BRAHA  
(2.502 AC) SLF IV - CULEBRA 1604 INVESTORS JV, L.P.,  
A TEXAS LIMITED PARTNERSHIP;  
BY: SLF IV - CULEBRA 1604 GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER;  
10003 NW MILITARY HWY, STE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS (ENCLAVE) 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

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: December 11, 2018

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLE

SHEET 3 OF 4

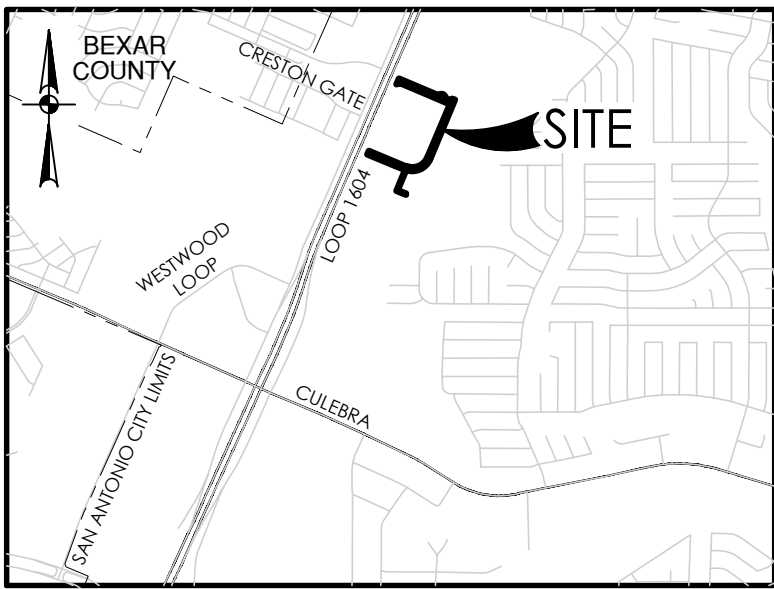
This document is released  
for INTERIM REVIEW  
purposes ONLY under  
the authorization of  
Thomas Matthew Carter,  
P.E. #79272 on  
12/11/2018  
This document is not  
to be used for  
CONSTRUCTION.

Civil Job No. 5717-19; Survey Job No. 9076-17

Date: Dec 11, 2018, 11:47am User: ID: BScot  
File: C:\Users\BScot\AppData\Local\Temp\AcpUtlisat\_6224\PL571719.dwg



This document is released for INTERIM REVIEW purposes ONLY under the authorization of Thomas Matthew Carter, P.E. #79272 on 12/11/2018 This document is not to be used for CONSTRUCTION.



## LOCATION MAP

### NOT-TO-SCALE

## LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	PG	PAGE(S)
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	FOUN	FOUND 1/2" IRON ROD
		D	(UNLESS NOTED OTHERWISE)

— 1140' —	EXISTING CONTOURS
— 1140' —	PROPOSED CONTOURS
— — —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FEMA PANEL 48029C0115F, DATED SEPTEMBER 29, 2010)

1	LOT 901, BLOCK 1, NCB 17636 (1.184 ACRES) CULEBRA/1604 NORTHWEST VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV, WATER AND SEWER EASEMENT (VOL 9644, PGS 187-190, DPR)	1	14' ELECTRIC EASEMENT (VOL 15791, PGS 1-6 OPR)
2	LOT 9, BLOCK 1, NCB 17636 CULEBRA/1604 NORTHWEST UNIT 1 (VOL 20001, PG 474, FR)	2	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1207-1212 OPR)
3	LOT 10, BLOCK 1, NCB 17636 HILL COUNTRY HONDA (VOL 9712, PG 173, DPR)	3	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 18335, PGS 1215-1221 OPR)
4	UNPLATTED PORTION OF 60.25 ACRE TRACT SLF IV-CULEBRA 1604 INVESTORS JV, LP (VOL 17162, PGS 1306-1313, OPR)	4	PORTION OF EASEMENTS TO BE VACATED
5	UNPLATTED PORTION OF 31.081 ACRE TRACT REDROCK OPPORTUNITIES, LLC (VOL 18576, PGS 414-422, OPR)	5	16' PUBLIC SANITARY SEWER EASEMENT OFF-LOT (0.179 ACRE)
6	12' SANITARY SEWER EASEMENT (VOL 9644, PGS 187-190, DPR)	6	5X16' PUBLIC WATER EASEMENT OFF-LOT (0.002 ACRE)
7	VARIABLE WIDTH ELECTRIC EASEMENT (VOL 15790, PG 2486-2495, OPR)	7	5X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
8	16' WATER EASEMENT (9644, PGS 187-190, DPR)	8	10X16' PUBLIC WATER EASEMENT OFF-LOT (0.004 ACRE)
9	360'X1' VNAE (VOL 9644, PG 188, DPR)	9	OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.054 ACRE)
10	VARIABLE WIDTH INGRESS/EGRESS EASEMENT (VOL 15068, PGS 1678-1686, OPR)	10	OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.078 ACRE)
11	16' PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	11	5X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
12	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	12	5X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
13	VARIABLE WIDTH WATER EASEMENT (VOL 9712, PG 173, DPR)	13	5X5' PUBLIC WATER EASEMENT OFF-LOT (0.001 ACRE)
14	12' PUBLIC DRAINAGE EASEMENT (VOL 9712, PG 173, DPR)	14	1' NON-VEHICULAR ACCESS EASEMENT (NOT-TO-SCALE)
15	14' GAS EASEMENT (VOL 9712, PG 173, DPR)		

### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

### CPS/SAWS/COSA UTILITY:

1. 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 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," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER 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.

2. 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.

3. 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.

### SAWS IMPACT FEE:

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.

### SAWS WASTEWATER EDU:

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 UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

### TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER 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 ACCESSMANAGEMENT MANUAL. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 2 (EXISTING) ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 239.05'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

### 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 DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

### FIRE:

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 MARSHAL.

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, NCB 17636, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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.

### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 60 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.

### PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 1, NCB 17636, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND, AND AT-GRADE, INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

### LEGAL INSTRUMENT:

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

### DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN THAT 143.90 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO DEED RECORDED IN VOLUME 13639, PAGES 1274-1286, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AS PER ORDINANCE NO. 99030 PASSED AND APPROVED BY THE CITY OF SAN ANTONIO CITY COUNCIL APRIL 1, 2004 EFFECTIVE APRIL 11, 2004.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: December 11, 2018

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLE

## LINE TABLE

LINE #	BEARING	LENGTH
L1	S65°57'07"E	5.00'
L2	S24°02'53"W	5.00'
L3	N65°57'07"W	5.00'
L4	S65°57'07"E	5.00'
L5	S24°02'53"W	5.00'
L6	N65°57'07"W	5.00'
L7	S65°57'07"E	5.00'
L8	S24°02'53"W	5.00'
L9	N65°57'07"W	5.00'
L10	S24°02'53"W	10.33'
L11	S11°22'28"W	37.06'
L12	S86°22'28"W	104.27'
L13	N11°22'28"E	36.81'
L14	S13°31'13"W	5.00'
L15	N14°27'36"E	5.00'
L16	S17°10'36"W	10.02'
L17	S23°45'38"W	13.49'
L18	S40°07'19"E	5.66'
L19	S23°35'12"W	5.00'
L20	N66°24'48"W	5.00'
L21	N23°35'12"E	5.00'
L22	N24°09'49"E	140.02'
L23	S5°45'50"E	19.80'
L24	N22°52'28"E	99.03'

## CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	89°59'50"	N69°02'48"E	21.21'	23.56'
C2	305.00'	52°20'46"	S50°13'16"W	269.06'	278.65'
C3	305.00'	7°25'44"	N80°11'39"W	39.52'	39.55'
C4	310.00'	0°56'23"	N76°00'35"W	5.08'	5.08'
C5	305.00'	2°52'23"	N74°06'12"W	15.29'	15.29'
C6	315.00'	2°01'34"	N71°36'35"W	11.14'	11.14'
C7	305.00'	1°21'43"	N67°05'40"W	7.25'	7.25'
C8	250.00'	17°22'49"	N75°06'13"W	75.55'	75.84'
C9	250.00'	49°40'30"	N48°53'08"E	210.02'	216.75'
C10	15.00'	90°00'10"	S20°57'12"E	21.21'	23.56'
C11	66.00'	0°31'14"	S51°59'51"W	0.60'	0.60'

STATE OF TEXAS  
COUNTY OF DALLAS

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.

OWNER/DEVELOPER: SLF IV - 1604/CULEBRA, L.P.,  
(1.110 AC) A TEXAS LIMITED PARTNERSHIP  
BY: SLF IV PROPERTY GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
BY: STRATFORD LAND FUND IV, L.P.,  
A DELAWARE LIMITED PARTNERSHIP,  
ITS CO-MANAGING MEMBER  
BY: STRATFORD FUND IV GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER  
BY: OCIE VEST  
SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OCIE VEST 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

# PLAT NUMBER 170353

## REPLAT & SUBDIVISION PLAT

## ESTABLISHING

## CULEBRA COMMONS

## (ENCLAVE)

BEING A TOTAL OF 4.221 ACRES; ESTABLISHING LOT 999, BLOCK 1 OF NEW CITY BLOCK 17636 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 4.221 ACRES INCLUDING 0.373 ACRE OF OFFSITE EASEMENTS AND COMPRISED OF A 1.110 ACRE PORTION OF LOT 901, BLOCK 1, NEW CITY BLOCK 17636 OF THE CULEBRA/1604 NORTHWEST SUBDIVISION RECORDED IN VOLUME 9644, PAGES 187-190 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; 2.503 ACRES OUT OF A 60.25 ACRE TRACT OF LAND CONVEYED TO SLF IV-CULEBRA 1604 INVESTORS, JV, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17162, PAGES 414-422 AND 0.609 ACRE OF THAT 31.081 ACRE TRACT CONVEYED TO REDROCK OPPORTUNITIES LLC IN DEED RECORDED IN VOLUME 18576, PAGES 414-422 BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. OUT OF THE A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS, SAID 4.221 ACRES NOW IN NEW CITY BLOCK 17636 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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.

OWNER/DEVELOPER: YAMSI SASAMALLU  
(0.609 AC) REDROCK OPPORTUNITIES, LLC  
18015 GRANITE HILL DR.,  
SAN ANTONIO, TEXAS 75255  
(214) 368-9191

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED YAMSI SASAMALLU 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. 20\_\_\_\_.

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

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.

OWNER/DEVELOPER: STEVE BRAHA  
(2.502 AC) SLF IV - CULEBRA 1604 INVESTORS JV, L.P.,  
A TEXAS LIMITED PARTNERSHIP;  
BY: SLF IV - CULEBRA 1604 GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER.  
10003 NW MILITARY HWY, STE 2205  
SAN ANTONIO, TEXAS 78231  
(210) 593-0777

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE BRAHA 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. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CULEBRA COMMONS (ENCLAVE) 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