

0.197 ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 3, BLOCK 1, N.C.B. 18296 ON A PLAT KNOWN AS "CULEBRA-1560 @ ALAMO PKWY" RECORDED IN VOLUME 9646, PAGE 27, DEED AND PLAT RECORDS OF BEXAR COUNTY.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS "CULEBRA-1560 @ ALAMO PKWY" ID 110142 WHICH IS RECORDED IN VOLUME 9646, PAGE 27 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY CONVENANTS 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: FALCON INTERNATIONAL BANK

STATE OF TEXAS  
COUNTY OF BEXAR

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

NOTARY PUBLIC, 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.

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:

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

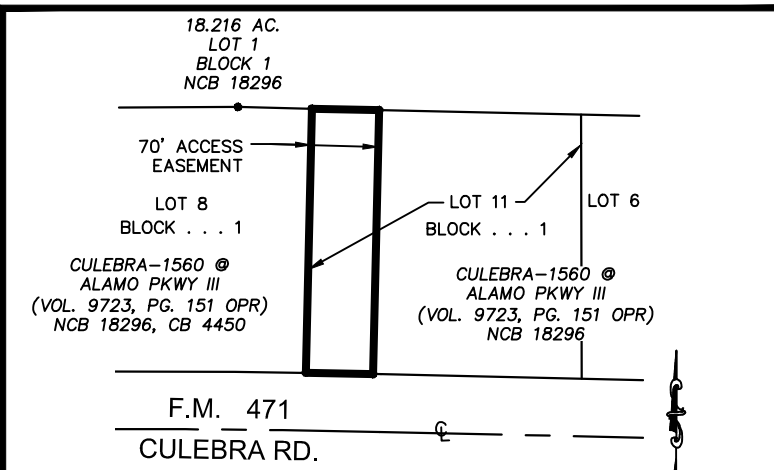
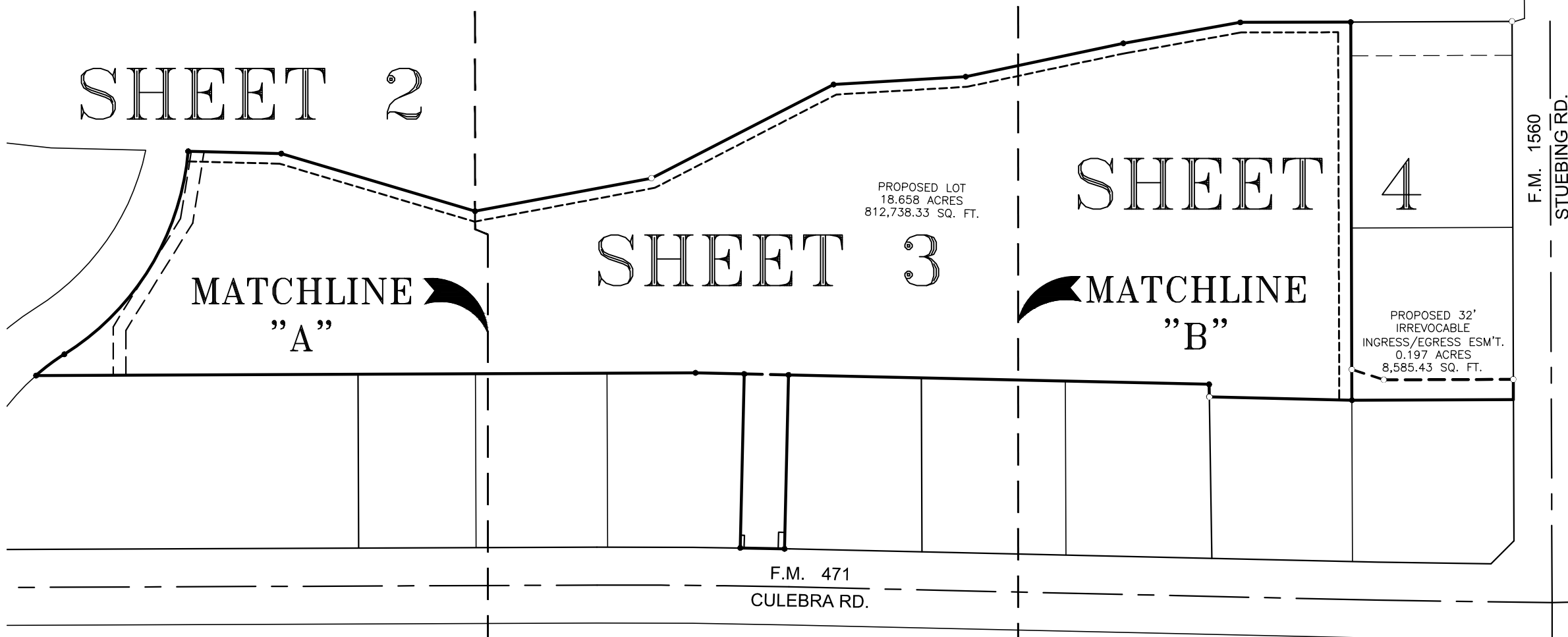
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY NOTES:

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 EASEMENTS," "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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ACCESS NOTE:

1. LOT OWNERS(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN THE IRREVOCABLE INGRESS/EGRESS EASEMENTS ON THIS PLAT IN ACCORDANCE WITH UDC 35-506(f)(3).



AREA BEING REPLATTED THROUGH PUBLIC HEARING

0.442 ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 70' ACCESS EASEMENT WITHIN LOT 11, BLOCK 1, N.C.B. 18296 ON A PLAT KNOWN AS "CULEBRA-1560 @ ALAMO PKWY III" RECORDED IN VOLUME 9723, PAGE 151, DEED AND PLAT RECORDS OF BEXAR COUNTY.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS "CULEBRA-1560 @ ALAMO PKWY III" ID 16067 WHICH IS RECORDED IN VOLUME 9723, PAGE 151 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY CONVENANTS 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: JEAN MARIE LATSHA PEDCOR

STATE OF TEXAS  
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LEGEND

AC	ACRE(S)	R.O.W.	RIGHT-OF-WAY
BLK	BLOCK	SS	SANITARY SEWER
CB	COUNTY BLOCK	VAR WD	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD
ESMT	EASEMENT	□	EXISTING LOT DATA
E.G.T.CATV	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT	---	EXISTING CONTOURS
NCB	NEW CITY BLOCK	---	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	---	1% ANNUAL CHANCE (100-YR) ULTIMATE CONDITIONS FLOODPLAIN PER LOMR
PG	PROPOSED EASEMENT	---	CITY OF SAN ANTONIO LIMITS
1	EXISTING EASEMENT	---	ORIGINAL SURVEY/COUNTY LINE
1	VOLUME	---	LAND TIE/HOOK
VOL	PAGE(S)	---	CENTERLINE

SAWS NOTE:

1. 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.
2. 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 HIGH PRESSURE NOTE:

1. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80PSI. 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.

DRAINAGE NOTES:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY OTHERS AND APPROVED BY FEMA ON AUGUST 12, 2016 (CASE NO. 16-6-2426P-480035). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

GENERAL NOTES:

1. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
2. RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. 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 OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
3. 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.
4. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.
5. 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.
6. 1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE; 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK; 3. DIMENSIONS SHOWN ARE SURFACE; AND 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
7. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

TxDOT NOTES:

1. 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.
2. 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 1 ACCESS POINTS ALONG FM 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 70' AND 1 ACCESS POINTS ALONG FM 1560 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 32.01'.
3. 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.

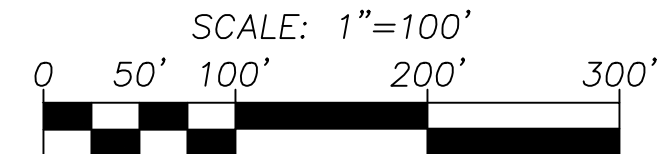
INGRESS & EGRESS (SEWER):

1. 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.

PLAT NUMBER 180360

REPLAT AND SUBDIVISION PLAT ESTABLISHING CULEBRA CREEK APARTMENTS

BEING A REPLAT OF A PORTION OF LOT 11, BLOCK 1, N.C.B. 18296 (0.442 ACRE), "CULEBRA-1560 @ ALAMO PKWY III" RECORDED IN VOLUME 9723, PAGE 151 D.P.R., A REPLAT OF A PORTION OF LOT 3, BLOCK 1, N.C.B. 18296 (0.197 ACRE), "CULEBRA-1560 @ ALAMO PKWY" RECORDED IN VOLUME 9646, PAGE 27 D.P.R. AND A SUBDIVISION PLAT OF 18.216 ACRES OF LAND OUT OF TRACT ONE RECORDED IN VOLUME 14502, PAGE 544 O.P.R. AND ESTABLISHING A 32' IRREVOCABLE ACCESS EASEMENT ON LOT 3 (0.197 ACRE), BLOCK 1, N.C.B. 18296 AND LOT 12 (18.658 ACRES), BLOCK 1, N.C.B. 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 18.855 ACRES OF LAND.



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: LOT 12, BLOCK 1, N.C.B. 18296  
PEDCOR INVESTMENTS-2018-CLIX, L.P.  
JEAN MARIE LATSHA  
VICE PRESIDENT-DEVELOPMENT  
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY  
770 3RD AVE. SW  
CARMEL, IN. 46032  
(317) 705-7934

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEAN MARIE LATSHA 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

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: 32' IRREVOCABLE INGRESS/EGRESS EASEMENT  
ADDED TO LOT 3, BLOCK 1, N.C.B. 18296  
FALCON INTERNATIONAL BANK  
HUGO GUTIERREZ  
19230 STONE OAK PARKWAY, STE. 100  
SAN ANTONIO, TX 78258  
(210) 402-6143

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ 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 CREEK APARTMENTS 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

SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES

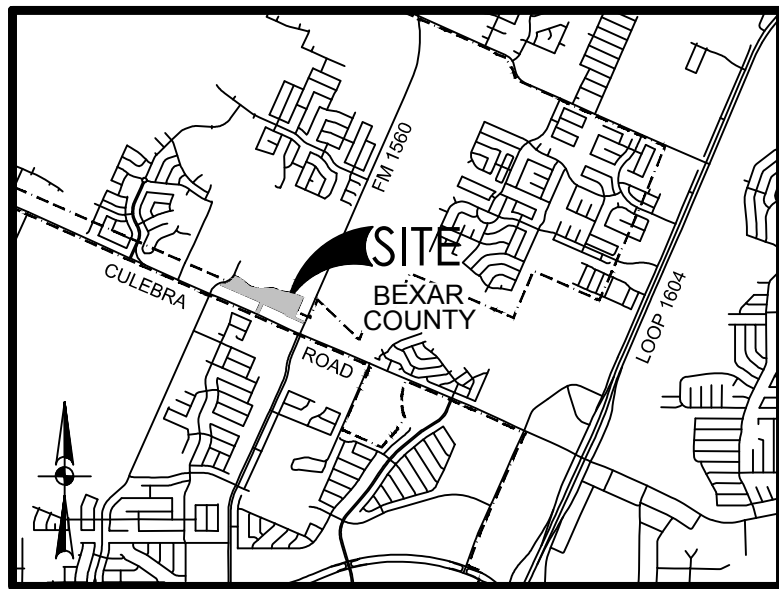
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4

CDS Muery F-1733







LOCATION MAP  
NOT-TO-SCALE

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	16.50'	N23°37'47"E	L15	4.92'	S81°58'39"W
L2	82.30'	S66°22'13"E	L16	43.65'	N8°01'21"W
L3	113.49'	S23°35'58"W	L17	47.21'	N8°01'21"W
L4	10.00'	N66°24'02"W	L18	4.92'	S81°58'39"W
L5	67.27'	S23°35'58"W	L19	113.91'	S8°01'21"E
L6	104.04'	S23°35'58"W	L20	213.02'	S25°08'00"W
L7	10.00'	S66°24'02"E	L21	148.58'	N64°52'00"W
L8	113.51'	S23°35'58"W	L22	20.00'	N25°08'00"E
L9	77.70'	S66°22'13"E	L23	76.59'	S23°37'47"W
L10	16.50'	S23°37'47"W	L24	201.46'	N55°47'23"E
L11	20.00'	S25°08'00"W	L25	107.74'	N32°56'55"E
L12	59.92'	N64°52'00"W	L26	114.45'	N32°56'55"E
L13	207.36'	S25°08'00"W	L27	199.74'	N55°47'23"E
L14	108.26'	S8°01'21"E	L28	70.83'	S23°37'47"W

### LAND INFO

- |  |   |
|--|---|
| 1 70' IRREVOCABLE INGRESS/EGRESS EASEMENT (SEE ACCESS NOTE, SHEET 1) | 1 28' CPS ENERGY ELECTRIC EASEMENT (VOL. 13170, PG. 111, OPR) |
| 2 32' IRREVOCABLE INGRESS/EGRESS EASEMENT (SEE ACCESS NOTE, SHEET 1) | 2 20' SANITARY SEWER EASEMENT (VOL. 12148, PG. 792, OPR)      |
| 3 20' SANITARY SEWER EASEMENT  | 3 20' WATER EASEMENT (VOL. 11608, PG. 1212, OPR)              |
| 4 6x20' WATER LINE EASEMENT  | 4 28' ACCESS EASEMENT (VOL. 9723, PG. 151, DPR)               |
| 5 10x26' WATER LINE EASEMENT   | 5 14' E.G.T.CATV. (VOL. 9723, PG. 151, DPR)                   |
| 6 16' TELEPHONE & CATV. EASEMENT                                     | 6 20' SANITARY SEWER EASEMENT (VOL. 9723, PG. 151, DPR)       |
| 7 20' TELEPHONE & CATV. EASEMENT                                     | 7 28' ACCESS EASEMENT (VOL. 9675, PG. 179, DPR)               |
|  | 8 20' SANITARY SEWER EASEMENT (VOL. 9675, PG. 179, DPR)       |
|  | 9 ACCESS EASEMENT (VOL. 16861, PG. 1387, OPR)                 |
|  | 10 ACCESS EASEMENT (VOL. 16861, PG. 1356, OPR)                |
|  | 11 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9646, PG. 27, DPR)  |
|  | 12 14' E.G.T.CATV. (VOL. 9646, PG.27, DPR)                    |
|  | 13 20' BUILDING SETBACK (VOL. 9646, PG. 27, DPR)              |

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:

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

### 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 EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENTS," "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, 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### SAWS 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.
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

### SAWS HIGH PRESSURE NOTE:

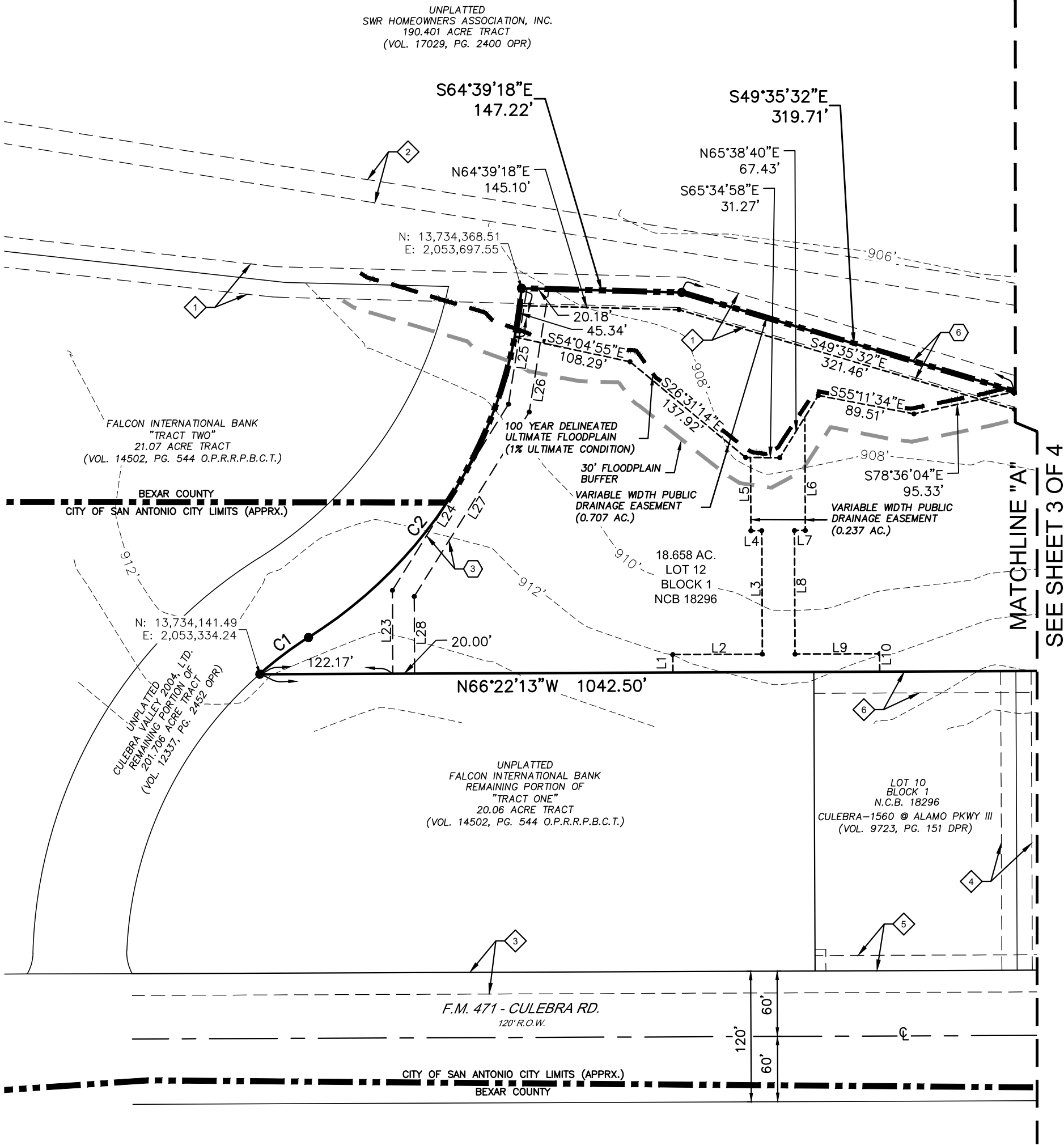
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

### INGRESS & EGRESS (SEWER):

- 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.

### ACCESS NOTE:

- LOT OWNERS(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN THE IRREVOCABLE INGRESS/EGRESS EASEMENTS ON THIS PLAT IN ACCORDANCE WITH UDC 35-506(r)(3).



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	55.97'	357.00'	08°58'57"	N76°52'15"E	55.91'	28.04'
C2	389.72'	420.73'	53°04'22"	N55°14'35"E	375.94'	210.10'
C3	70.00'	11,519.20'	00°20'53"	N65°03'52"W	70.00'	35.00'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

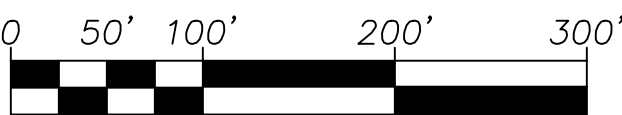
SEE SHEET 2 OF 4 FOR LINE  
AND CURVE TABLES

PLAT NUMBER 180360

## REPLAT AND SUBDIVISION PLAT ESTABLISHING CULEBRA CREEK APARTMENTS

BEING A REPLAT OF A PORTION OF LOT 11, BLOCK 1, N.C.B. 18296 (0.442 ACRE), "CULEBRA-1560 @ ALAMO PKWY III" RECORDED IN VOLUME 9723, PAGE 151 D.P.R., A REPLAT OF A PORTION OF LOT 3, BLOCK 1, N.C.B. 18296 (0.197 ACRE), "CULEBRA-1560 @ ALAMO PKWY" RECORDED IN VOLUME 9646, PAGE 27 D.P.R. AND A SUBDIVISION PLAT OF 18.216 ACRES OF LAND OUT OF TRACT ONE RECORDED IN VOLUME 14502, PAGE 544 O.P.R. AND ESTABLISHING A 32' IRREVOCABLE ACCESS EASEMENT ON LOT 3 (0.197 ACRE), BLOCK 1, N.C.B. 18296 AND LOT 12 (18.658 ACRES), BLOCK 1, N.C.B. 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 18.855 ACRES OF LAND.

SCALE: 1"=100'



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: LOT 12, BLOCK 1, N.C.B. 18296  
PEDCOR INVESTMENTS-2018-CLXIX, L.P.  
JEAN MARIE LATSHA  
VICE PRESIDENT-DEVELOPMENT  
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY  
770 3RD AVE. SW  
CARMEL, IN. 46032  
(317) 705-7934

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEAN MARIE LATSHA 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

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: 32' IRREVOCABLE INGRESS/EGRESS EASEMENT  
ADDED TO LOT 3, BLOCK 1, N.C.B. 18296  
FALCON INTERNATIONAL BANK  
HUGO GUTIERREZ  
19230 STONE OAK PARKWAY, STE. 100  
SAN ANTONIO, TX 78258  
(210) 402-6143

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ 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

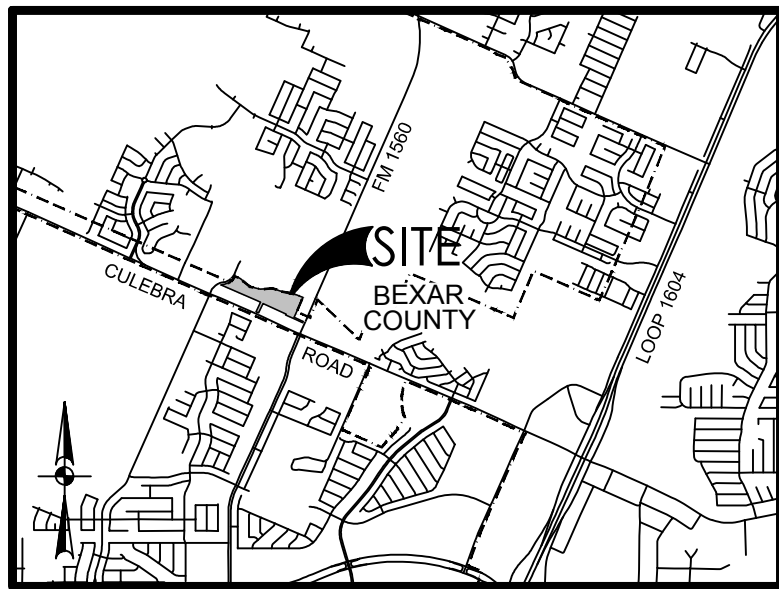
THIS PLAT OF CULEBRA CREEK APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN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

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

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

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





LOCATION MAP  
NOT-TO-SCALE

#### CPS/SAWS/COSA UTILITY NOTES:

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 EASEMENTS," "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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

#### SAWS NOTE:

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#### SAWS HIGH PRESSURE NOTE:

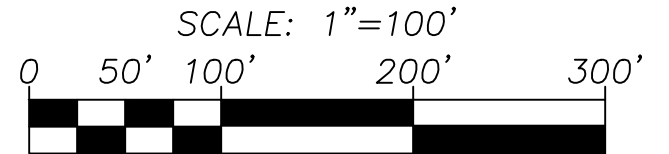
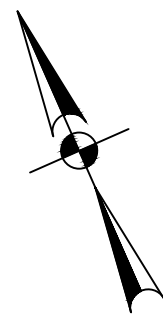
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#### INGRESS & EGRESS (SEWER):

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#### ACCESS NOTE:

1. LOT OWNERS(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN THE IRREVOCABLE INGRESS/EGRESS EASEMENTS ON THIS PLAT IN ACCORDANCE WITH UDC 35-506(f)(3).



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: LOT 12, BLOCK 1, N.C.B. 18296  
PEDCOR INVESTMENTS-2018-CLIX, L.P.  
JEAN MARIE LATSHA  
VICE PRESIDENT-DEVELOPMENT  
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY  
770 3RD AVE. SW  
CARMEL, IN. 46032  
(317) 705-7934

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JEAN MARIE LATSHA 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

STATE OF TEXAS  
COUNTY OF BEXAR

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FALCON INTERNATIONAL BANK  
HUGO GUTIERREZ  
19230 STONE OAK PARKWAY, STE. 100  
SAN ANTONIO, TX 78258  
(210) 402-6143

STATE OF TEXAS  
COUNTY OF BEXAR

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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 CREEK APARTMENTS \_\_\_\_\_ 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

#### LAND INFO

- |  |   |
|--|---|
| 1 70' IRREVOCABLE INGRESS/EGRESS EASEMENT (SEE ACCESS NOTE, SHEET 1) | 1 28' CPS ENERGY ELECTRIC EASEMENT (VOL. 13170, PG. 111, OPR) |
| 2 32' IRREVOCABLE INGRESS/EGRESS EASEMENT (SEE ACCESS NOTE, SHEET 1) | 2 20' SANITARY SEWER EASEMENT (VOL. 12148, PG. 792, OPR)      |
| 3 20' SANITARY SEWER EASEMENT  | 3 20' WATER EASEMENT (VOL. 11608, PG. 1212, OPR)              |
| 4 6'x20' WATER LINE EASEMENT   | 4 28' ACCESS EASEMENT (VOL. 9723, PG. 151, DPR)               |
| 5 10'x26' WATER LINE EASEMENT  | 5 14' E.G.T.CATV. (VOL. 9723, PG. 151, DPR)                   |
| 6 16' TELEPHONE & CATV. EASEMENT                                     | 6 20' SANITARY SEWER EASEMENT (VOL. 9723, PG. 151, DPR)       |
| 7 20' TELEPHONE & CATV. EASEMENT                                     | 7 28' ACCESS EASEMENT (VOL. 9675, PG. 179, DPR)               |
|  | 8 20' SANITARY SEWER EASEMENT (VOL. 9675, PG. 179, DPR)       |
|  | 9 ACCESS EASEMENT (VOL. 16861, PG. 1387, OPR)                 |
|  | 10 ACCESS EASEMENT (VOL. 16861, PG. 1356, OPR)                |
|  | 11 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9646, PG. 27, DPR)  |
|  | 12 14' E.G.T.CATV. (VOL. 9646, PG.27, DPR)                    |
|  | 13 20' BUILDING SETBACK (VOL. 9646, PG. 27, DPR)              |

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.

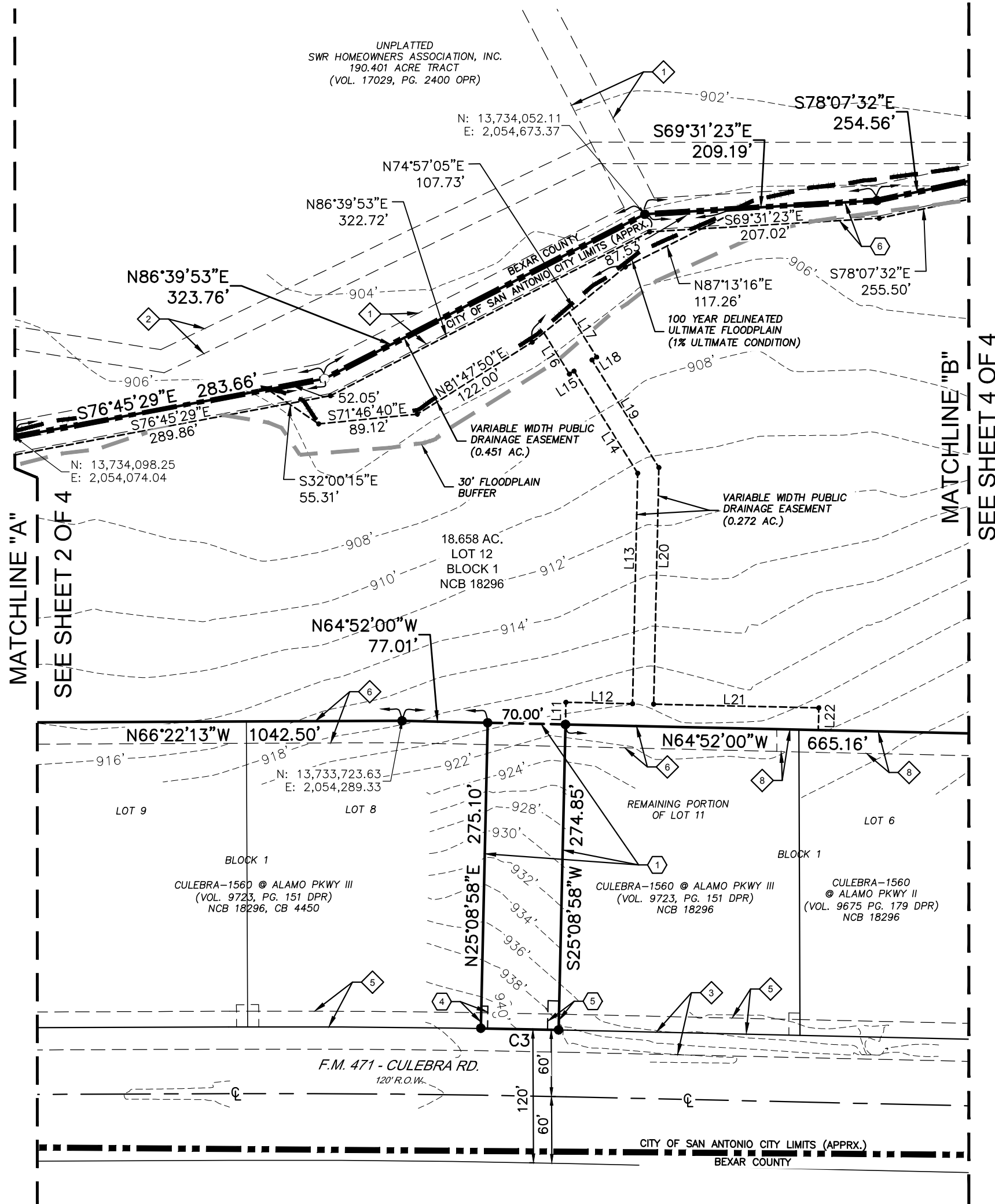
LICENSED PROFESSIONAL ENGINEER

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:

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

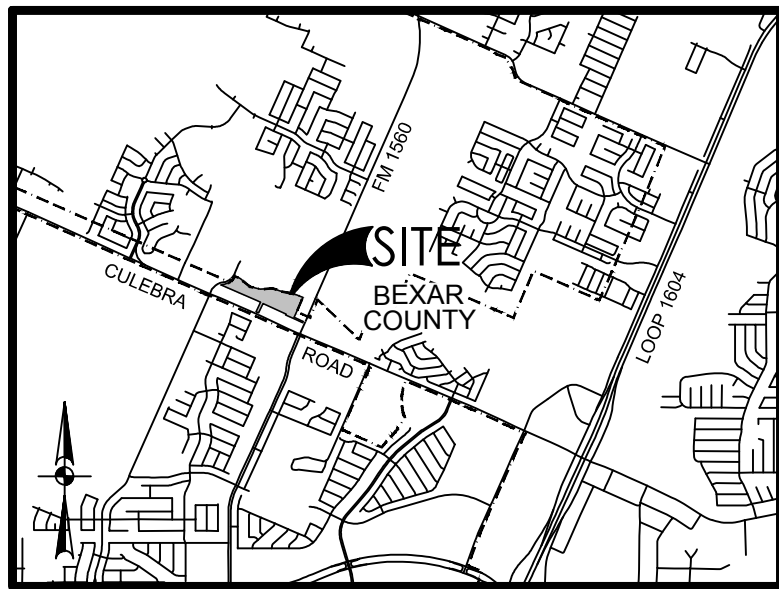
SEE SHEET 2 OF 4 FOR LINE  
AND CURVE TABLES

SHEET 3 OF 4

CDS Muery F-1733







LOCATION MAP  
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY NOTES:

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SAWS NOTE:

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SAWS HIGH PRESSURE NOTE:

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INGRESS & EGRESS (SEWER):

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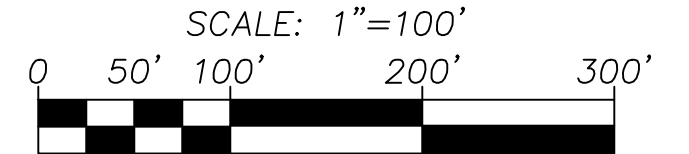
ACCESS NOTE:

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PLAT NUMBER 180360

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
CULEBRA CREEK APARTMENTS

BEING A REPLAT OF A PORTION OF LOT 11, BLOCK 1, N.C.B. 18296 (0.442 ACRE), "CULEBRA-1560 @ ALAMO PKWY III" RECORDED IN VOLUME 9723, PAGE 151 D.P.R., A REPLAT OF A PORTION OF LOT 3, BLOCK 1, N.C.B. 18296 (0.197 ACRE), "CULEBRA-1560 @ ALAMO PKWY" RECORDED IN VOLUME 9646, PAGE 27 D.P.R. AND A SUBDIVISION PLAT OF 18.216 ACRES OF LAND OUT OF TRACT ONE RECORDED IN VOLUME 14502, PAGE 544 O.P.R. AND ESTABLISHING A 32' IRREVOCABLE ACCESS EASEMENT ON LOT 3 (0.197 ACRE), BLOCK 1, N.C.B. 18296 AND LOT 12 (18.658 ACRES), BLOCK 1, N.C.B. 18296, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 18.855 ACRES OF LAND.



STATE OF TEXAS  
COUNTY OF BEXAR

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OWNER/DEVELOPER: LOT 12, BLOCK 1, N.C.B. 18296  
PEDCOR INVESTMENTS-2018-CLIX, L.P.  
JEAN MARIE LATSHA  
VICE PRESIDENT-DEVELOPMENT  
PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY  
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(317) 705-7934

STATE OF TEXAS  
COUNTY OF BEXAR

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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

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: 32' IRREVOCABLE INGRESS/EGRESS EASEMENT  
ADDED TO LOT 3, BLOCK 1, N.C.B. 18296  
FALCON INTERNATIONAL BANK  
HUGO GUTIERREZ  
19230 STONE OAK PARKWAY, STE. 100  
SAN ANTONIO, TX 78258  
(210) 402-6143

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
HUGO GUTIERREZ 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 CREEK APARTMENTS \_\_\_\_\_ 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

LAND INFO

- |   |  |
|---|--|
| 1. 70' IRREVOCABLE INGRESS/EGRESS EASEMENT (SEE ACCESS NOTE, SHEET 1) | 1. 28' CPS ENERGY ELECTRIC EASEMENT (VOL. 13170, PG. 111, OPR) |
| 2. 32' IRREVOCABLE INGRESS/EGRESS EASEMENT (SEE ACCESS NOTE, SHEET 1) | 2. 20' SANITARY SEWER EASEMENT (VOL. 12148, PG. 792, OPR)      |
| 3. 20' SANITARY SEWER EASEMENT  | 3. 20' WATER EASEMENT (VOL. 11608, PG. 1212, DPR)              |
| 4. 6'x20' WATER LINE EASEMENT   | 4. 28' ACCESS EASEMENT (VOL. 9723, PG. 151, DPR)               |
| 5. 10'x26' WATER LINE EASEMENT  | 5. 14' E.G.T.CATV. (VOL. 9723, PG. 151, DPR)                   |
| 6. 16' TELEPHONE & CATV. EASEMENT                                     | 6. 20' SANITARY SEWER EASEMENT (VOL. 9723, PG. 151, DPR)       |
| 7. 20' TELEPHONE & CATV. EASEMENT                                     | 7. 28' ACCESS EASEMENT (VOL. 9675, PG. 179, DPR)               |
|   | 8. 20' SANITARY SEWER EASEMENT (VOL. 16861, PG. 1387, OPR)     |
|   | 9. ACCESS EASEMENT (VOL. 16861, PG. 1356, OPR)                 |
|   | 10. ACCESS EASEMENT (VOL. 9646, PG. 27, DPR)                   |
|   | 11. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9646, PG. 27, DPR)  |
|   | 12. 14' E.G.T.CATV. (VOL. 9646, PG. 27, DPR)                   |
|   | 13. 20' BUILDING SETBACK (VOL. 9646, PG. 27, DPR)              |

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.

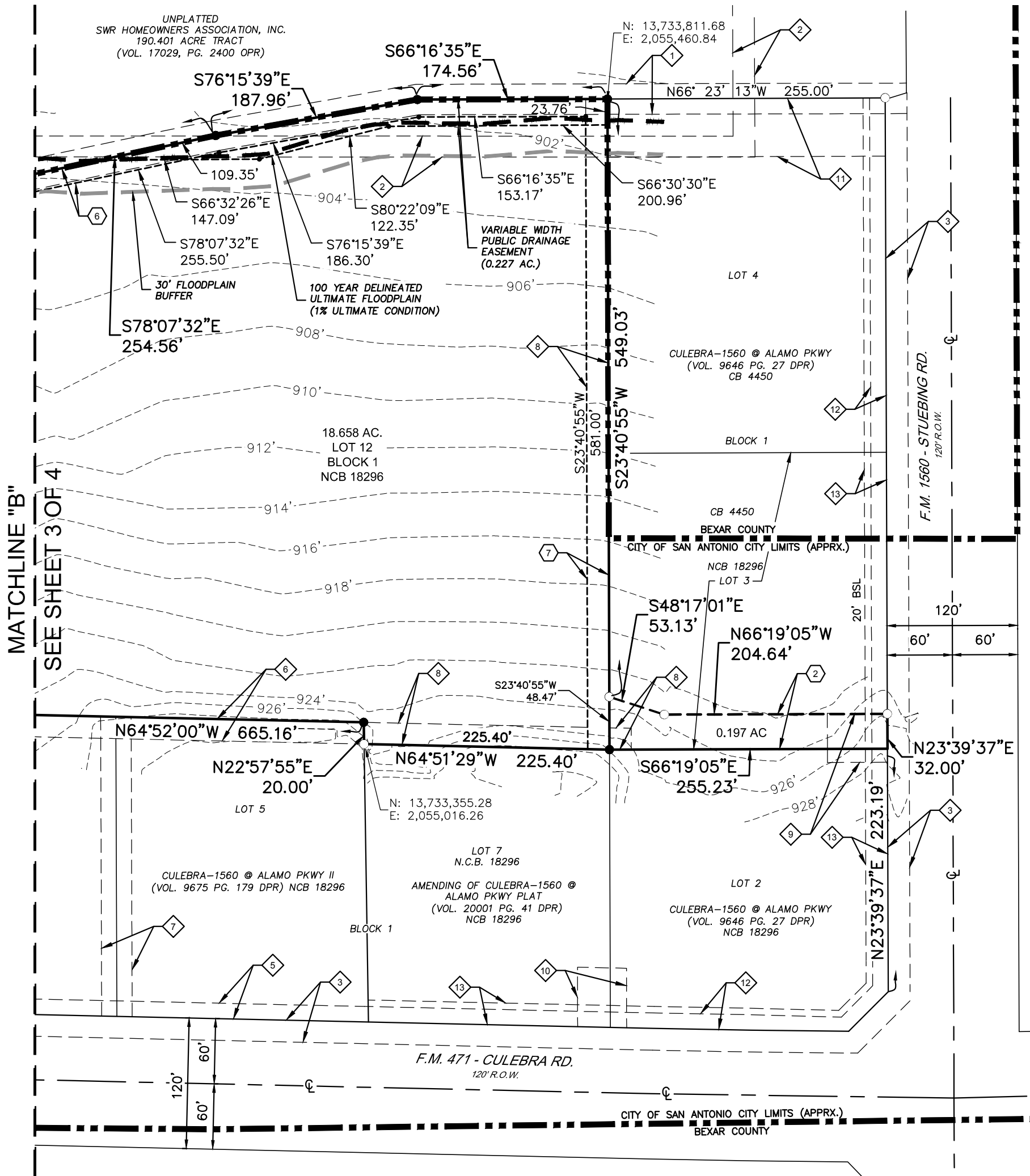
LICENSED PROFESSIONAL ENGINEER

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:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 2 OF 4 FOR LINE  
AND CURVE TABLES

SHEET 4 OF 4

CDS Muery F-1733

