

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF  
STERLING RIDGE, UNIT 2 ENCLAVE WHICH IS RECORDED IN  
VOLUME 9727, PAGES 73-82, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF  
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS  
PROPERTY.

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

OWNER \_\_\_\_\_

DULY AUTHORIZED AGENT \_\_\_\_\_

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

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

LEGEND	
Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CL	= CURVE NUMBER
C.B.	= COUNTY BLOCK
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
L1	= LINE NUMBER
L.S.	= LANDSCAPE
NAD.	= NORTH AMERICAN DATUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(CDE)	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE

STATE OF TEXAS  
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.  
CHRISTOPHER R. DICE, P.E.

5/16/19  
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:

M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.

5/16/19  
REGISTERED PROFESSIONAL LAND SURVEYOR

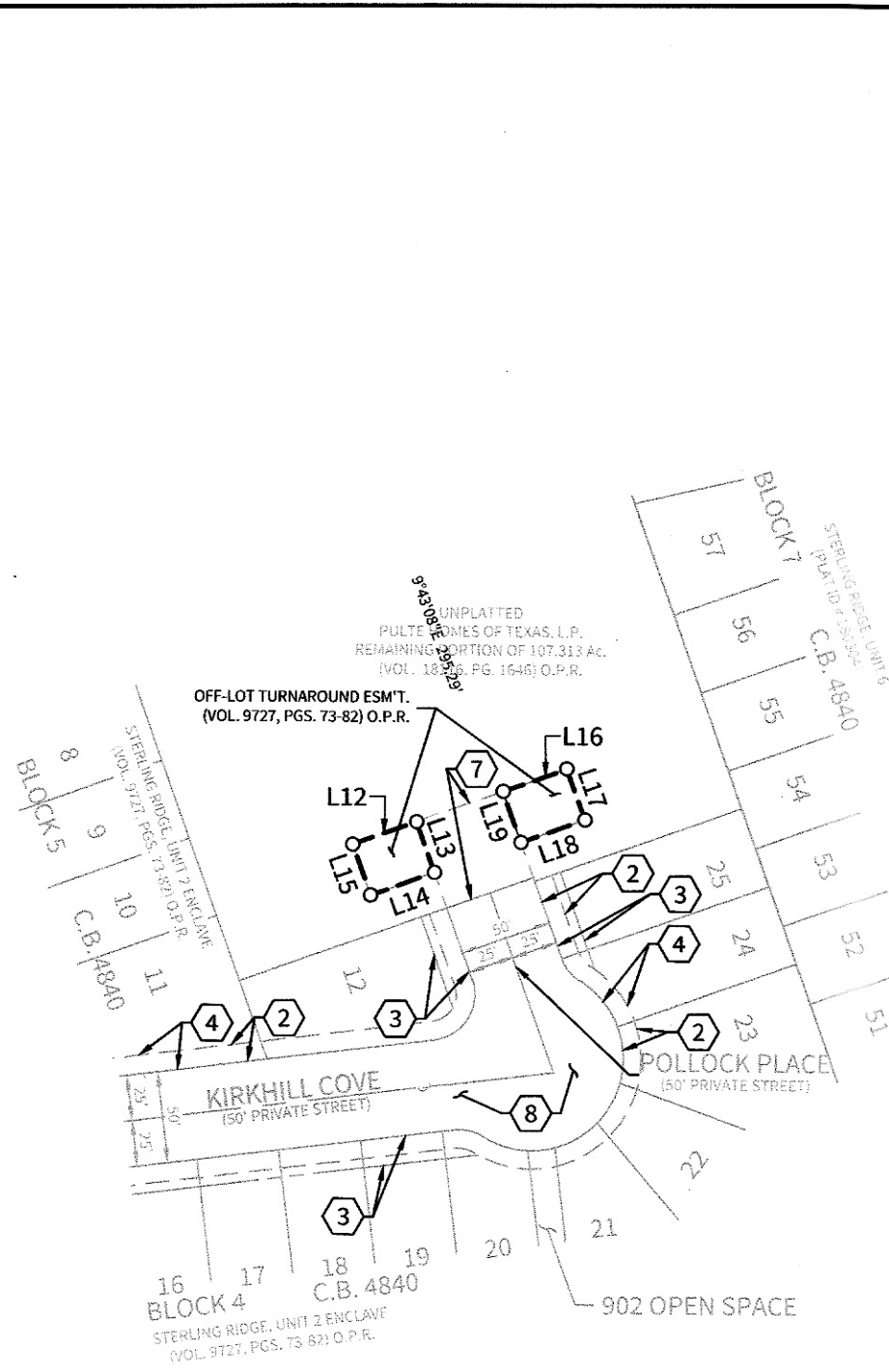
- CPS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
  3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
  5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- SURVEYOR'S NOTES:
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
  2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
  3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
  4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

### KEYNOTES

- 1 10' E.G.T.C.A. ESMT.
- 2 15' B.S.L.
- 3 10' B.S.L.
- 4 PRIVATE STREET  
LOT 999, BLOCK 5, C.B. 4840
- 1 16' SAN. SEW. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
- 2 10' E.G.T.C.A. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
- 3 15' B.S.L. (VOL. 9727, PGS. 73-82) O.P.R.
- 4 10' B.S.L. (VOL. 9727, PGS. 73-82) O.P.R.
- 5 17' SAN. SEW. ESMT. (STERLING RIDGE, UNIT 6, PLAT #180304)
- 6 OFF-LOT 17' SAN. SEW. ESMT. (STERLING RIDGE, UNIT 6, PLAT #180304)
- 7 OFF-LOT 50'x50' DRN., WAT. & SAN. SEW. ESMT. TO EXPIRE UPON  
INCORPORATION TO PLATTED PRIVATE STREET (VOL. 9727, PGS. 73-82) O.P.R.
- 8 PRIVATE STREET  
LOT 999, BLOCK 5, C.B. 4840

- SAWS UTILITY NOTES:
1. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
  2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
  4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
  5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
  6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
  7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1325 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- TREE NOTE:
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 34-477(b)(5)(C).

- DRAINAGE NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0110G, EFFECTIVE SEPTEMBER 29, 2010 AND 48029C0130G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- MISCELLANEOUS NOTES:
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
  2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 5 ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR HOMEOWNERS' ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  3. LOT 999, BLOCK 5, CB 4840, 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.
  4. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
- SETBACK NOTE:
1. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

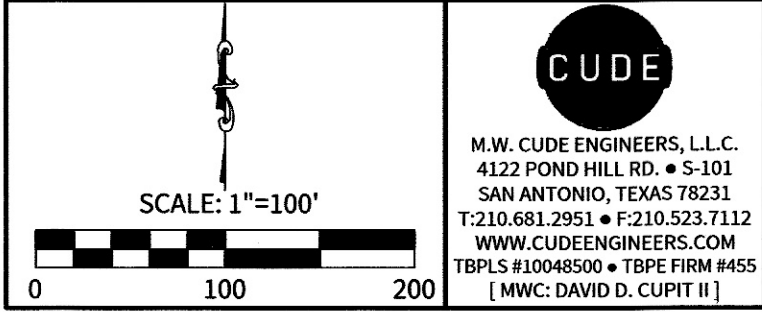


### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN  
OFF-LOT VARIABLE WIDTH TURNAROUND EASEMENT IN THE  
STERLING RIDGE, UNIT 2 ENCLAVE PLAT, RECORDED IN  
VOLUME 9727, PAGES 73-82, OFFICIAL PUBLIC RECORDS OF  
BEXAR COUNTY, TEXAS.

PLAT NUMBER: 180399

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
STERLING RIDGE, UNIT 5 ENCLAVE  
BEING A TOTAL OF 6.99 ACRES OF LAND OUT OF A 107.313 ACRE TRACT DESCRIBED IN DEED  
RECORDED IN VOLUME 18116, PAGE 1646, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS, OUT OF THE WILLIAM P. GERFERS SURVEY NO. 418.5, ABSTRACT 285, COUNTY BLOCK 4840,  
BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

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

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

NAME: Felipe Gonzalez

TITLE: Director of Land Dev.

BY: Sarah Wood  
SARAH WOOD  
Notary ID #130226833  
My Commission Expires  
May 14, 2023  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE  
CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF  
May A.D. 2019.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE  
COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS  
DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON  
AND THAT AFTER EXAMINATION IT APPEARED  
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING  
SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

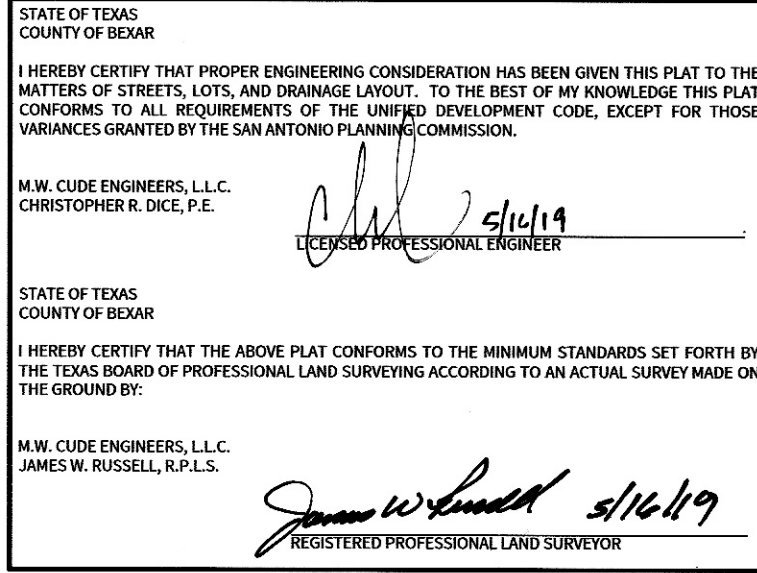
THIS PLAT OF \_\_\_\_\_ STERLING RIDGE, UNIT 5 ENCLAVE \_\_\_\_\_ HAS BEEN SUBMITTED TO AND  
CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY  
APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS;  
AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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





**LINE TABLE**

LINE	BEARING	LENGTH
L1	S05°13'09"W	87.77'
L2	S07°04'46"E	80.02'
L3	N19°43'08"W	2.17'
L4	S70°16'52"W	50.00'
L5	N02°17'58"W	50.00'
L6	S87°42'02"W	24.24'
L7	N69°28'01"E	16.12'
L8	S14°17'58"E	35.78'
L9	S03°19'53"W	50.00'
L10	N03°19'53"E	50.00'
L11	N14°17'58"W	47.90'
L12	N70°16'52"E	37.00'
L13	S19°43'08"E	29.50'
L14	S70°16'52"W	37.00'
L15	N19°43'08"W	29.50'
L16	N70°16'52"E	37.00'
L17	S19°43'08"E	29.50'
L18	S70°16'52"W	37.00'
L19	N19°43'08"W	29.50'
L20	N75°42'02"E	15.65'

**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	25.00'	35°43'56"	8.06'	15.59'	15.34'	N69°49'11"E
C2	50.00'	149°28'53"	183.20'	130.45'	96.47'	S53°18'21"E
C3	25.00'	35°44'04"	8.06'	15.59'	15.34'	S03°34'04"W
C4	125.00'	17°37'51"	19.39'	38.46'	38.31'	S05°29'02"E
C5	465.00'	23°03'00"	94.82'	187.07'	185.81'	S08°11'38"E
C6	515.00'	23°03'00"	105.01'	207.18'	205.79'	N08°11'38"W
C7	75.00'	17°37'51"	11.63'	23.08'	22.99'	N05°29'02"W
C8	25.00'	78°00'24"	20.25'	34.04'	31.47'	N53°18'11"W

The image displays two professional seals. The top seal is circular with a scalloped border. It features a five-pointed star in the center. The text around the star reads "STATE OF TEXAS" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom. In the middle, it says "CHRISTOPHER R. DICE" and "104607". The bottom seal is octagonal with a beveled border. It also features a five-pointed star in the center. The text around the star reads "STATE OF TEXAS" at the top and "REGISTERED PROFESSIONAL LAND SURVEYOR" at the bottom. In the middle, it says "JAMES W. RUSSELL" and "4230".