

STATE OF TEXAS
COUNTY OF BEAR

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, O.P.R., DEED AND PLAT RECORDS OF BEAR 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: _____

- KEYNOTES**
- 10' E.G.T.C.A. ESM'T.
 - 15' B.S.L.
 - 10' B.S.L. & E.G.T.C.A. ESM'T.
 - 17' SAN. SEW. ESM'T.
 - OFF-LOT 17' SAN. SEW. ESM'T. (0.048 AC.)
 - OFF-LOT 17' SAN. SEW. ESM'T. (0.047 AC.)
 - OFF-LOT 17' SAN. SEW. ESM'T. TO EXPIRE UPON
INCORPORATION TO PLATTED PRIVATE STREET (0.043 AC.)
 - 14' E.G.T.C.A. ESM'T.
 - LOT 901, BLOCK 8, C.B. 4840
VAR. WID. DRN. & L.S. ESM'T. (0.299 AC. PERMEABLE, 0.033 AC. NON-PERMEABLE)
 - TREE PRESERVATION AREA WITHIN OPEN SPACE
(SEE SHEET 5 OF 5)
 - 16' SAN. SEW. ESM'T (VOL. 9727, PGS. 73-82) O.P.R.
 - 10' E.G.T.C.A. ESM'T. (VOL. 9727, PGS. 73-82) O.P.R.
 - 15' B.S.L. (VOL. 9727, PGS. 73-82) O.P.R.
 - 10' B.S.L. (VOL. 9727, PGS. 73-82) O.P.R.
 - 14' E.G.T.C.A. ESM'T. (VOL. 9727, PGS. 73-82) O.P.R.
 - OFF-LOT VAR. WID. FORCE MAIN ESM'T. (VOL. 9727, PGS. 51-57) O.P.R.
 - OFF-LOT 20' SAN. SEW. ESM'T. (VOL. 9727, PGS. 73-82) O.P.R.
 - OFF-LOT VAR. WID. DRN., WAT., SAN. SEW. & ACCESS ESM'T. TO EXPIRE UPON
INCORPORATION TO PLATTED PRIVATE STREET (VOL. 9727, PGS. 73-82) O.P.R.
 - OFF-LOT 50'50' DRN., WAT. & SAN. SEW. ESM'T. TO EXPIRE UPON
INCORPORATION TO PLATTED PRIVATE STREET (VOL. 9727, PGS. 73-82) O.P.R.

STATE OF TEXAS
COUNTY OF BEAR

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.

STATE OF TEXAS
COUNTY OF BEAR

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.

SURVEYOR'S NOTES:

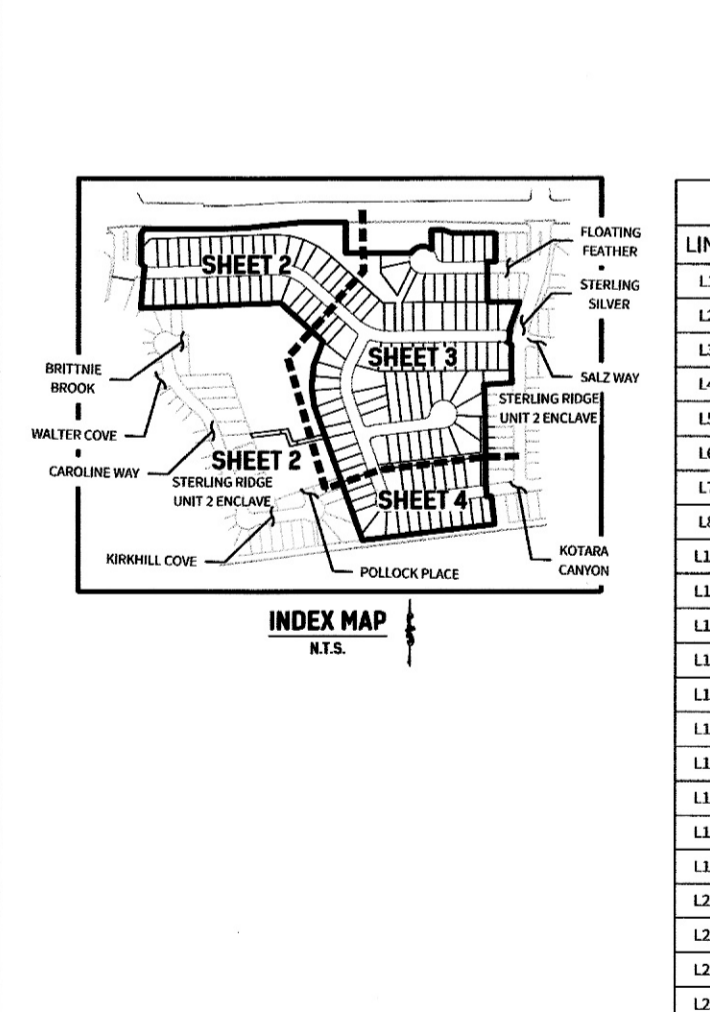
- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP
STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 750) STATE PLANE GRID
COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NAD83/CORS
NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 750) STATE
PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

CPS 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 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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS
ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS
DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION
ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC,
GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS
FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE
ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND
GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS
EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR
EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
C.B. = CURVE NUMBER
CPS = COUNTY BLOCK
DRN. = CITY PUBLIC SERVICE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T. = EASEMENT
F.F. = FINISHED FLOOR
L.I. = LINE NUMBER
L.S. = LANDSCAPE
MIN. = MINIMUM
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
PG. = PAGE
PGS. = PAGES
R.O.W. = RIGHT-OF-WAY
SAWS = SAN ANTONIO WATER SYSTEM
SAN. SEW. = SANITARY SEWER
VAR. = VARIABLE
VOL. = VOLUME
WID. = WIDTH
PROPOSED CONTOUR
STREET CENTERLINE
BUILDING SETBACK LINE
EXISTING GROUND MAJOR CONTOUR
EXISTING GROUND MINOR CONTOUR
EXISTING PROPERTY LINE
TREE PRESERVATION AREA
1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS
OTHERWISE NOTED
CENTERLINE



STATE OF TEXAS
COUNTY OF BEAR

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STATE OF TEXAS
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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.

SAWS NOTES:

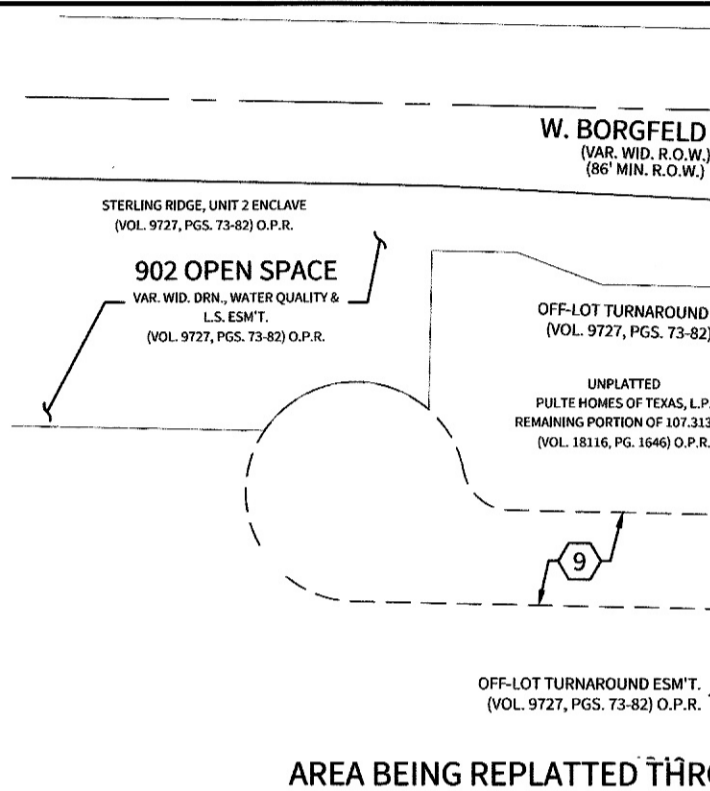
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS
PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER
SERVICE CONNECTION.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION
ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER
SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER
SYSTEM.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1325 FEET WHERE THE STATIC
PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER
SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE
PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN
ANTONIO.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF
1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW
REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR
INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL. IN
ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF
DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE NOTES:

- 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 BEAR 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.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT
AS VERIFIED BY FEMA MAP PANEL: 4802C010G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT
OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE NOTES:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 224020) WHICH REQUIRES
COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR
EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR
OWNERS OF SINGLE FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH
CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS
ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE
REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47701.
- A PORTION OF LOT 902, BLOCK 9, C.B. 4840 (L.22 AC.), IS DESIGNATED AS TREE SAVE AREA AS SHOWN
ON SHEET 5 OF 5.



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

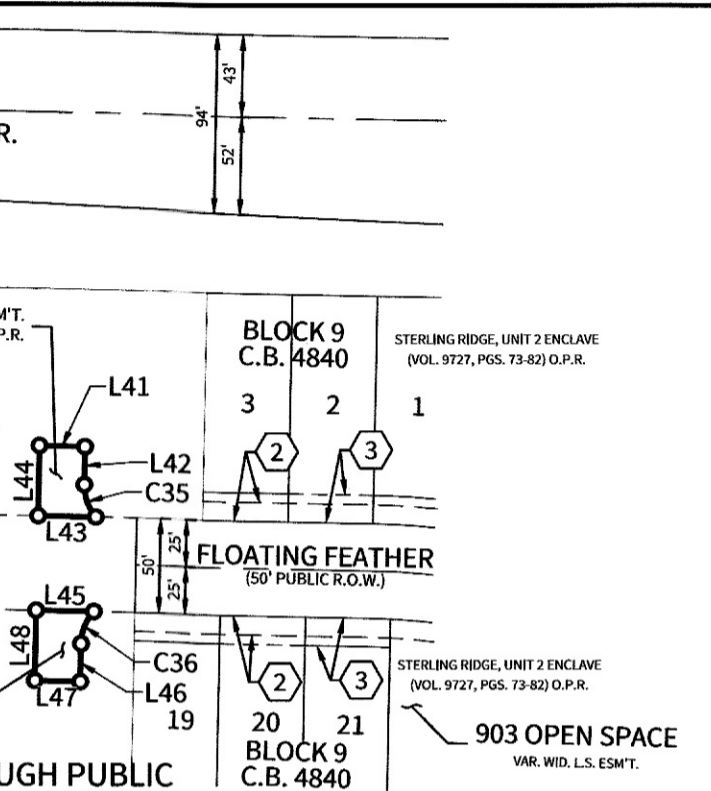
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°00'00"E	115.38'	L36	N54°28'47"W	62.53'	L70	N83°52'17"E	124.05'
L2	N83°57'22"E	219.00'	L37	N89°38'18"E	50.39'	L71	N89°38'04"E	172.85'
L3	N00°23'45"W	83.84'	L38	N50°48'23"W	122.87'	L72	S00°00'00"E	111.86'
L4	N89°36'15"E	45.00'	L39	S00°21'42"E	50.00'	L73	N89°38'40"E	146.25'
L5	S70°37'20"E	47.42'	L40	N03°15'29"W	60.13'	L74	N00°21'42"W	81.98'
L6	S89°38'25"W	34.75'	L41	N89°38'18"E	24.00'	L75	N35°51'46"W	120.08'
L7	S80°28'25"E	5.69'	L42	S00°21'42"E	20.00'	L76	N25°43'19"E	24.73'
L8	S09°01'03"W	50.00'	L43	N89°38'18"E	30.33'	L77	N00°21'42"W	7.37'
L9	S01°42'52"E	43.28'	L44	N00°21'42"W	37.00'	L78	N89°38'18"E	50.39'
L10	S06°52'00"E	50.00'	L45	S89°38'18"W	30.33'	L79	N48°02'15"W	304.98'
L11	N83°08'00"E	18.22'	L46	S00°21'42"E	20.00'	L80	N54°28'47"W	62.53'
L12	S77°05'46"W	120.85'	L47	S89°38'18"W	24.00'	L81	N64°44'42"W	61.73'
L13	S77°05'46"W	33.23'	L48	N00°21'42"W	37.00'	L82	S75°00'38"E	61.73'
L14	N19°43'09"W	59.11'	L49	N87°42'02"E	175.42'	L83	S85°29'04"E	62.09'
L15	S83°06'00"W	17.43'	L50	S19°21'00"E	14.49'	L84	N08°38'48"E	18.67'
L16	S83°06'00"W	123.07'	L51	N89°36'13"E	16.65'	L85	S19°43'08"W	17.12'
L17	N19°43'08"W	17.43'	L52	N44°36'13"E	16.63'	L86	S83°27'09"E	18.10'
L18	N83°06'00"E	123.07'	L53	N89°36'13"E	66.00'	L87	S89°36'24"W	317.15'
L19	N83°06'00"E	34.87'	L54	S45°23'47"E	16.65'	L88	N83°57'22"E	218.74'
L20	N83°06'00"E	57.60'	L55	N89°34'39"E	34.82'	L89	N89°38'12"E	200.03'
L21	N77°05'46"E	16.11'	L56	N42°31'34"E	26.67'	L90	S19°43'08"E	17.12'
L22	N77°05'46"E	120.85'	L57	N33°57'29"W	16.16'	L91	N19°43'08"W	17.43'
L23	N07°04'46"W	80.02'	L58	N89°36'13"E	75.16'	L92	N11°59'34"E	27.73'
L24	N05°13'09"E	87.77'	L59	S02°21'32"W	11.30'			
L25	N20°52'46"E	110.92'	L60	N87°42'02"E	65.72'			
L26	N83°27'09"W	19.37'	L61	N89°36'13"E	116.02'			
L27	N80°28'25"W	9.31'	L62	N83°52'17"E	36.06'			
L28	S80°28'25"E	14.00'	L63	S36°03'49"E	11.68'			
L29	N70°16'52"E	10.00'	L64	N87°42'02"E	159.24'			
L30	S70°16'52"W	10.00'	L65	N01°53'10"E	11.18'			
L31	N45°21'48"E	54.57'	L66	N38°37'01"W	12.43'			
L32	S85°29'04"E	65.19'	L67	N83°52'17"E	116.16'			
L33	S75°00'38"E	61.73'	L68	S17°22'44"W	18.87'			
L34	N64°44'42"W	61.73'	L69	N87°42'02"E	102.18'			

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. A
GRAVING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT
902, BLOCK 9, C.B. 4840, LOT 901, BLOCK 8, C.B. 4840, AND LOT 902, BLOCK 9, C.B. 4840, DRAINAGE EASEMENTS AND
EASEMENTS BY ANY OTHER MEANS 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 BEAR COUNTY.

SETBACK NOTES:

- THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO
ENFORCEMENT BY THE CITY OF SAN ANTONIO.



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

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	15.00'	83°27'09"	13.38'	21.85'	19.97'	N41°43'34"W
C2	40.00'	44°01'53"	16.17'	30.74'	29.99'	N22°00'56"E
C3	2054.99'	3°26'38"	61.78'	123.52'	123.50'	N87°52'51"E
C4	58.00'	97°39'33"	66.32'	98.86'	87.32'	N81°11'59"E
C5	15.06'	85°13'15"	14.85'	23.45'	21.15'	N39°28'32"W
C6	560.00'	6°55'59"	33.92'	67.76'	67.72'	S01°45'08"W
C7	510.00'	4°44'56"	21.15'	42.27'	42.27'	S04°05'20"E
C8	125.00'	8°50'50"	9.67'	19.30'	19.28'	N39°28'32"W
C9	225.00'	44°15'44"	91.51'	173.82'	169.53'	S70°10'07"E
C10	175.00'	42°19'27"	67.74'	129.27'	126.35'	S69°11'58"E
C11	175.00'	10°30'23"	16.09'	32.09'	32.05'	S85°06'31"E
C12	125.00'	10°32'42"	11.54'	23.01'	22.97'	N85°05'21"W
C13	225.00'	17°33'19"	34.74'	68.94'	68.67'	N81°35'02"W
C14	15.00'	80°24'21"	12.68'	21.05'	19.36'	S66°59'26"W
C15	175.00'	46°30'24"	75.20'	142.05'	138.18'	S03°32'04"W
C16	15.00'	90°00'00"	15.00'	23.56'	21.21'	S64°43'08"E
C17	15.00'	12°51'08"	14.08'	28.04'	27.98'	N76°42'26"E
C18	25.00'	78°10'53"	20.31'	34.11'	31.53'	N44°02'34"E
C19	58.00'	258°10'52"	71.39'	261.35'	90.03'	S45°57'26"E
C20	75.00'	12°51'08"	8.45'	16.82'	16.79'	S76°42'26"W
C21	15.00'	90°00'00"	15.00'	23.56'	21.21'	S25°16'52"W
C22	25.00'	77°08'52"	19.94'	33.66'	31.18'	S58°17'34"E
C23	25.00'	35°38'56"	8.04'	15.55'	15.31'	S65°18'32"W
C24	50.00'	148°26'45"	176.97'	129.54'	96.23'	N58°17'34"W
C25	25.00'	35°38'56"	8.04'	15.55'	15.31'	N01°53'40"W
C26	225.00'	46°30'24"	96.68'	182.63'	177.66'	N03°32'04"E
C27	15.00'	80°24'21"	12.68'	21.05'	19.36'	N13°24'55"W
C28	225.00'	5°34'51"	10.97'	21.92'	21.91'	N50°49'40"W
C29	175.00'	44°15'44"	71.17'	135.19'	131.85'	N70°10'07"W
C30	175.00'	8°50'50"	13.54'	27.02'	27.00'	N87°52'34"W
C31	58.00'	122°43'54"	106.23'	124.24'	101.81'	N28°59'45"W
C32	25.00'	78°10'52"	20.31'	34.11'	31.53'	S51°16'16"E
C33	26.00'	40°49'56"	9.68'	18.53'	18.14'	S20°46'40"E
C34	26.00'	40°49'56"	9.68'	18.53'	18.14'	S20°03'16"W
C35	2068.99'	3°27'34"	62.48'	124.63'	124.63'	N87°53'05"E
C36	58.00'	37°47'25"	19.85'	38.25'	37.57'	S31°04'33"E

PLAT NUMBER: 180304

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
STERLING RIDGE, UNIT 6**

BEING 76.273 ACRES OF LAND OUT OF THE WILLIAM P. GERFERS SURVEY NO. 418.5, ABSTRACT 285,
COUNTY BLOCK 4709, BEAR COUNTY, TEXAS, ALSO BEING OUT OF A 107.313 ACRE TRACT OF LAND
AS DESCRIBED IN VOLUME 18116, PAGE 1646, OF THE OFFICIAL PUBLIC RECORDS OF BEAR
COUNTY, TEXAS.

SCALE: 1"=100'

0 100 200

CUDE

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

STATE OF TEXAS
COUNTY OF BEAR

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, DRAINAGE 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) 496-1585

NAME: *Felipe Gonzalez*

TITLE: *Director of Land Dev.*

BY: *Sarah Wood*
Notary ID #130226833
My Commission Expires
May 14, 2023

STATE OF TEXAS
COUNTY OF BEAR

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*

NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE
COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS
DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON
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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

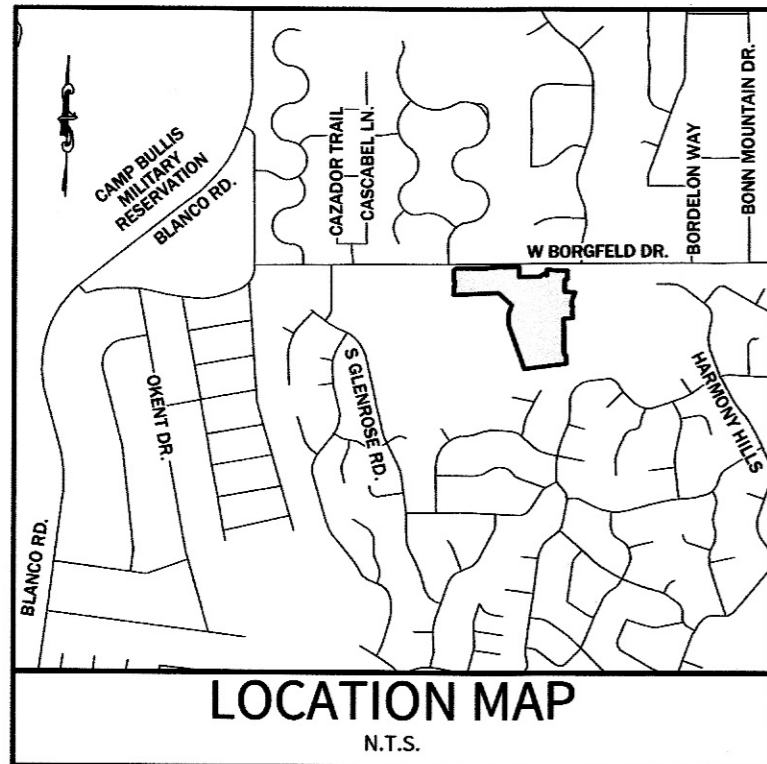
THIS PLAT OF _____ STERLING RIDGE, UNIT 6 _____ HAS BEEN SUBMITTED TO AND APPROVED BY
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY ASSURED BY
SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR
WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

MAY 2019 SHEET 1 OF 5



LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
F.F.	= FINISHED FLOOR
L1	= LINE NUMBER
L.S.	= LANDSCAPE
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
PROPOSED CONTOUR	= PROPOSED CONTOUR
STREET CENTERLINE	= STREET CENTERLINE
BUILDING SETBACK LINE	= BUILDING SETBACK LINE
EXISTING GROUND MAJOR CONTOUR	= EXISTING GROUND MAJOR CONTOUR
EXISTING GROUND MINOR CONTOUR	= EXISTING GROUND MINOR CONTOUR
EXISTING PROPERTY LINE	= EXISTING PROPERTY LINE
TREE PRESERVATION AREA	= 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
CENTERLINE	= CENTERLINE

KEYNOTES

1	10' E.G.T.CA. ESMT.
2	15' B.S.L.
3	10' B.S.L. & E.G.T.CA. ESMT.
4	17' SAN. SEW. ESMT.
5	OFF-LOT 17' SAN. SEW. ESMT. (0.048 AC.)
6	OFF-LOT 17' SAN. SEW. ESMT. (0.047 AC.)
7	OFF-LOT 17' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.043 AC.)
8	14' E.G.T.CA. ESMT.
9	LOT 901, BLOCK 8, C.B. 4840 VAR. WID. DRN. & L.S. ESMT. (0.299 AC. PERMEABLE, 0.033 AC. NON-PERMEABLE)
10	TREE PRESERVATION AREA WITHIN OPEN SPACE (SEE SHEET 5 OF 5)
1	16' SAN. SEW. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
2	10' E.G.T.CA. 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	14' E.G.T.CA. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
7	OFF-LOT VAR. WID. FORCE MAIN ESMT. (VOL. 9727, PGS. 51-57) O.P.R.
8	OFF-LOT 20' SAN. SEW. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
9	OFF-LOT VAR. WID. DRN., WAT., SAN. SEW. & ACCESS ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (VOL. 9727, PGS. 73-82) O.P.R.
10	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.

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.

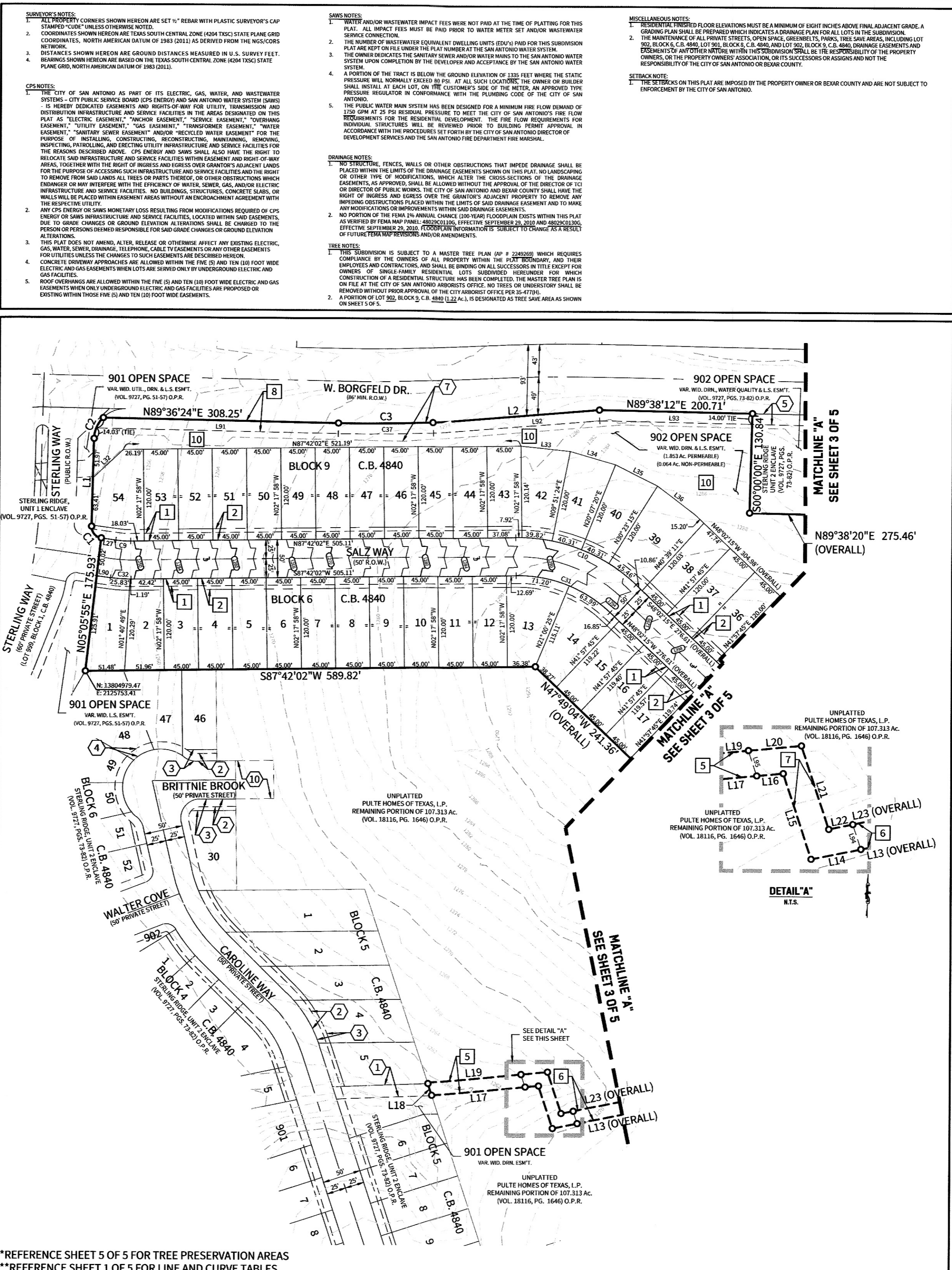
Christopher R. Dice 5/16/19
LICENSED PROFESSIONAL ENGINEER

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.

James W. Russell 5/16/19
REGISTERED PROFESSIONAL LAND SURVEYOR



*REFERENCE SHEET 5 OF 5 FOR TREE PRESERVATION AREAS
**REFERENCE SHEET 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NUMBER: 180304

REPLAT & SUBDIVISION PLAT
ESTABLISHING
STERLING RIDGE, UNIT 6

BEING 26.273 ACRES OF LAND OUT OF THE WILLIAM P. GERFERS SURVEY NO. 418.5, ABSTRACT 285, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 107.313 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18116, PAGE 1646, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

CUDE

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

BY: *Feipe Gonzalez*
NAME: *Feipe Gonzalez*
TITLE: *Director of Land Dev.*

BY: PULTE NEVADA I L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Feipe 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.

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

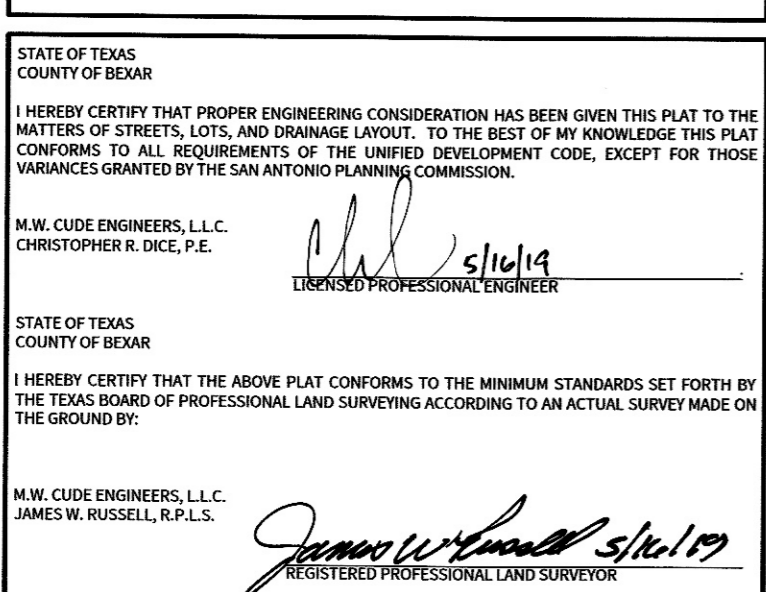
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ STERLING RIDGE, UNIT 6 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

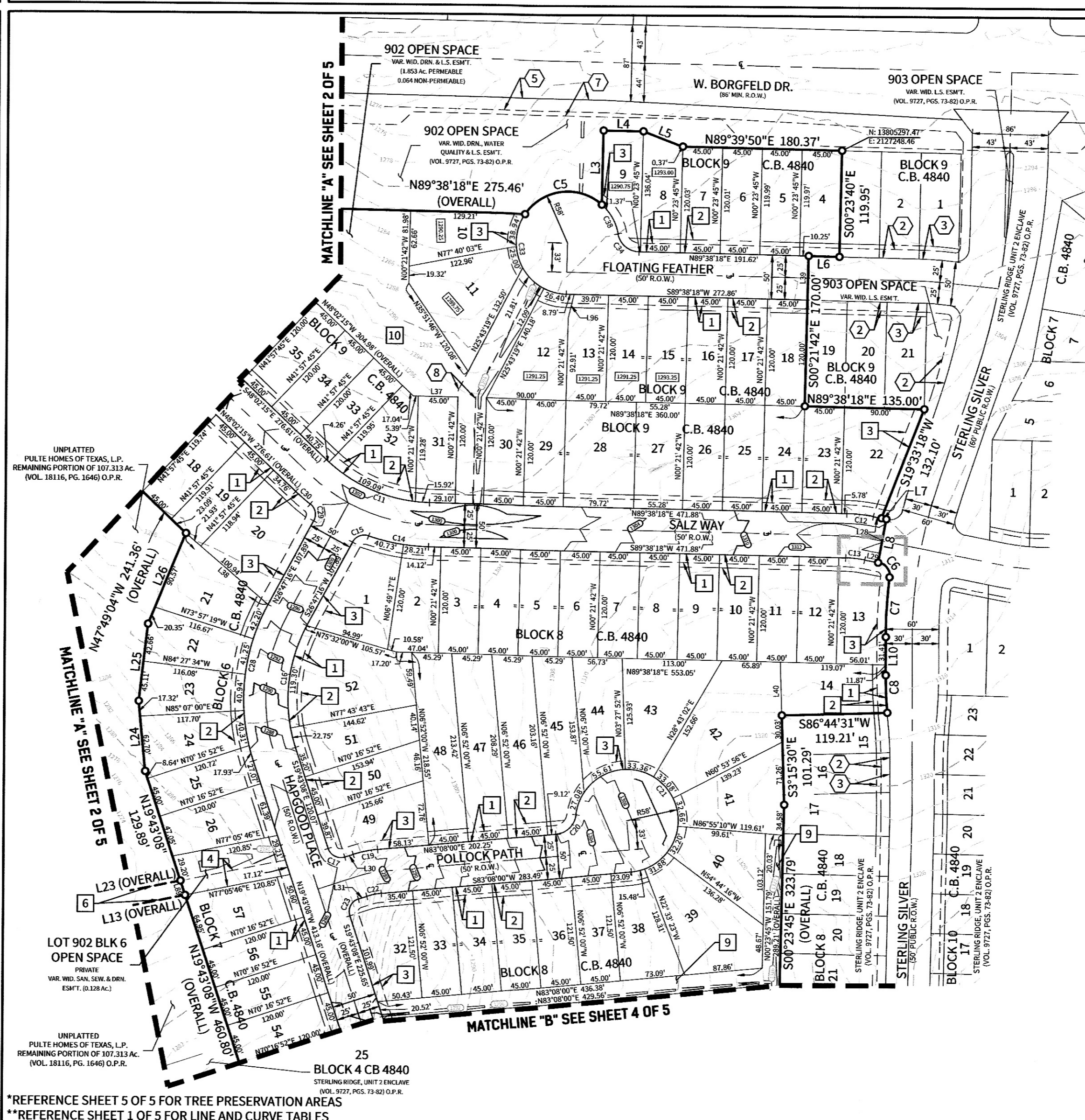
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MISCELLANEOUS NOTES:

1. RESPECTFUL TRUSTED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL 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, PARKS, TREE-SAVE AREAS, INCLUDING LOT 902, BLOCK 6, C.B. 4840, LOT 901, BLOCK 6, C.B. 4840, AND LOT 902, BLOCK 6, C.B. 4840, DRAINAGE EASEMENTS AND EASEMENTS OF ANOTHER 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.

SETBACK NOTE:

1. THE SETBACKS ON THIS PLAN ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



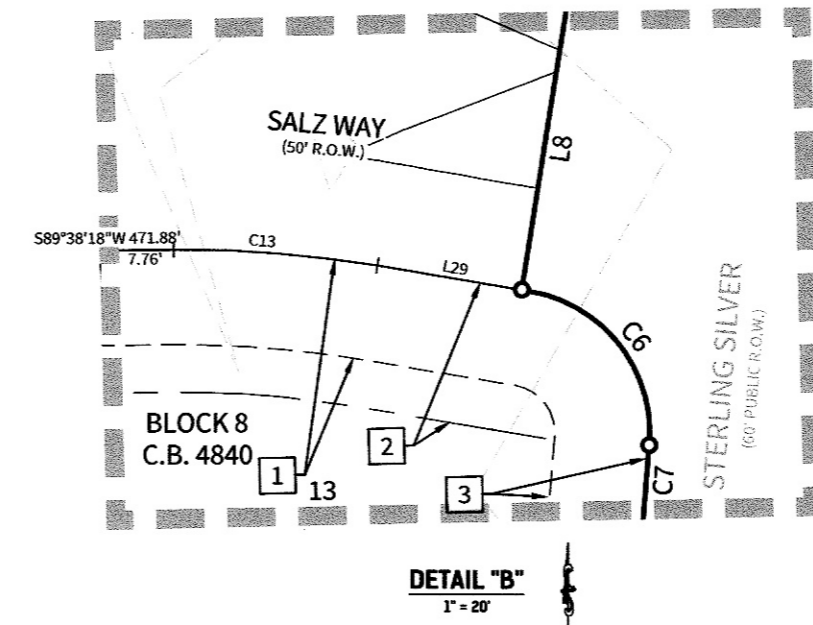
MAY 2019 SHEET 3 OF 5



[illegible]

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2249269) WHICH REQUIRE COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH THE CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
2. A PORTION OF LOT 302, BLOCK 3, C.S. 4840 (12.2C), IS DESIGNATED AS TREE SAVE AREA AS SHOWN

SETBACK NOTE:
I. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

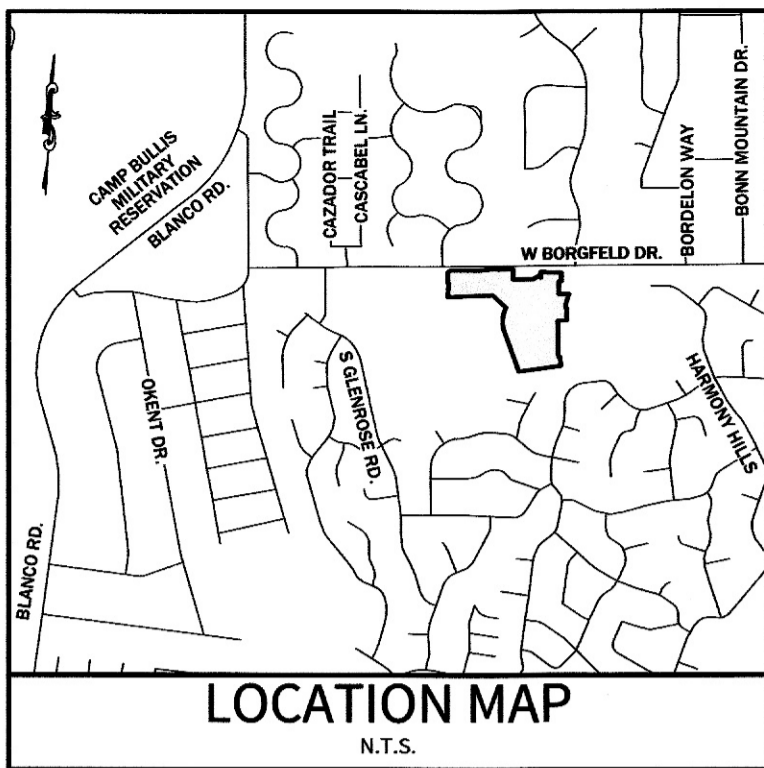


DETAIL "B"
1" = 20'

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

MAY 2019 SHEET 4 OF 5

*REFERENCE SHEET 5 OF 5 FOR TREE PRESERVATION AREAS
**REFERENCE SHEET 1 OF 5 FOR LINE AND CURVE TABLES



LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C.I.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
F.F.	= FINISHED FLOOR
LI.	= LINE NUMBER
L.S.	= LANDSCAPE
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAWS	= SAN ANTONIO WATER SYSTEM
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= TREE PRESERVATION AREA
---	= 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
---	= CENTERLINE

KEYNOTES

- 10' E.G.T.C.A. ESMT.
- 15' B.S.L.
- 10' B.S.L. & E.G.T.C.A. ESMT.
- 17' SAN. SEW. ESMT.
- OFF-LOT 17' SAN. SEW. ESMT. (0.048 Ac.)
- OFF-LOT 17' SAN. SEW. ESMT. (0.047 Ac.)
- OFF-LOT 17' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.043 Ac.)
- 14' E.G.T.C.A. ESMT.
- LOT 901, BLOCK 8, C.B. 4840
VAR. WID. DRN. & L.S. ESMT. (0.299 AC. PERMEABLE, 0.033 AC. NON-PERMEABLE)
- TREE PRESERVATION AREA WITHIN OPEN SPACE (SEE SHEET 5 OF 5)
- 16' SAN. SEW. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
- 10' E.G.T.C.A. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
- 15' B.S.L. (VOL. 9727, PGS. 73-82) O.P.R.
- 10' B.S.L. (VOL. 9727, PGS. 73-82) O.P.R.
- 14' E.G.T.C.A. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
- OFF-LOT VAR. WID. FORCE MAIN ESMT. (VOL. 9727, PGS. 51-57) O.P.R.
- OFF-LOT 20' SAN. SEW. ESMT. (VOL. 9727, PGS. 73-82) O.P.R.
- OFF-LOT VAR. WID. DRN., WAT., SAN. SEW. & ACCESS ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (VOL. 9727, PGS. 73-82) O.P.R.
- 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.

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.

Christopher R. Dice
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.

James W. Russell
5/16/19
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:
1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TMS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83) AS DERIVED FROM THE NAD 83/03 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 TMS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (NAD 83).

CPS 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 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 DIRECTING 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) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES:

1. 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.
2. 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.
3. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
4. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1335 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
5. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1250 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 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.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR FLOODPLAIN) EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 4802C01106, EFFECTIVE SEPTEMBER 29, 2010 AND 4802C01306, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE NOTES:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2242609) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT TODAY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE (P&Z 35-477H).
2. A PORTION OF LOT 902, BLOCK 9, C.B. 4840 (1.22 AC.), IS DESIGNATED AS TREE SAVE AREA AS SHOWN ON SHEET 5 OF 5.

MISCELLANEOUS NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL 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, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 8, C.B. 4840, LOT 901, BLOCK 8, C.B. 4840, LOT 902, BLOCK 8, C.B. 4840, DRAINAGE EASEMENTS AND EASEMENTS OF ANOTHER 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.

SETBACK NOTES:

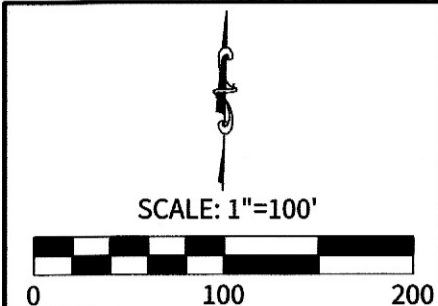
1. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



PLAT NUMBER: 180304

REPLAT & SUBDIVISION PLAT ESTABLISHING STERLING RIDGE, UNIT 6

BEING 26.273 ACRES OF LAND OUT OF THE WILLIAM P. GERFERS SURVEY NO. 418.5, ABSTRACT 285, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF A 107.313 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18116, PAGE 1646, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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

STATE OF TEXAS
COUNTY OF BEXAR

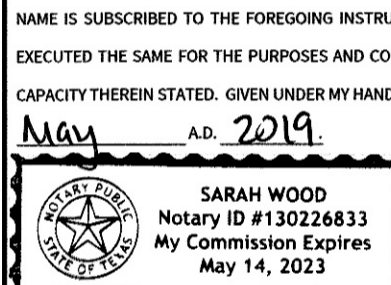
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

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

BY: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

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 6** 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