

THOSE FIVE TRACTS OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. INCLUDING THAT CALLED 5.76 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12801, PAGE 1932, A 2.00 ACRE TRACT OF LAND DESCRIBED IN VOLUME 13471, PAGES 1349, ALL OF LOT 2, BLOCK 8, C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES 1-A, DESCRIBED IN VOLUME 9540, PAGES 145, ALL OF LOT 3 BLOCK 18 C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 2-A DESCRIBED IN VOLUME 9540, PAGES 146, AND ALL OF LOT 4 BLOCK 18, C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 3-A, DESCRIBED IN VOLUME 9540, PAGES 147, ALL 5 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 27.932 ACRE TRACT.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9515 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

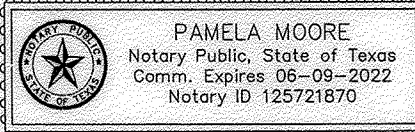
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON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

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON, 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 10th DAY OF May, A.D. 2020
Pamela Moore
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 HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

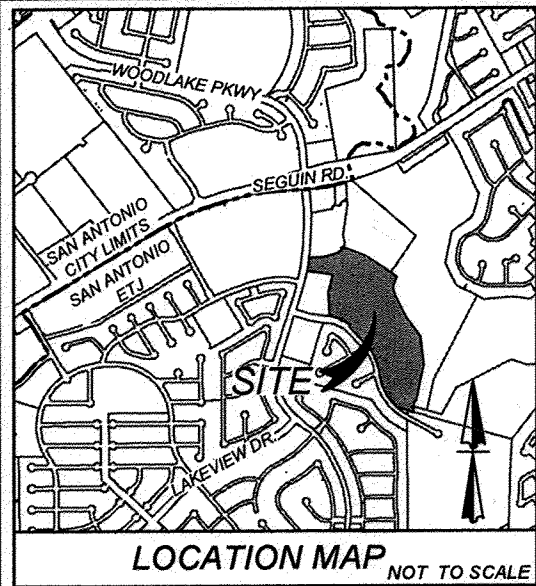
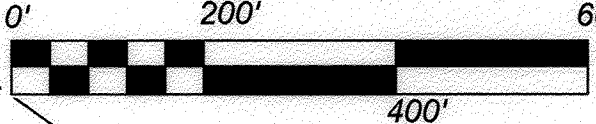
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

SCALE: 1"=200'



IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

DEDICATION OF THE WATER MAINS:
THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

INGRESS / EGRESS NOTE (WATER):
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.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES. THE SAN ANTONIO RIVER AUTHORITY EASEMENTS ARE SUPERIOR TO ANY OTHER EASEMENTS OR DEDICATIONS MADE THROUGH THIS PLAT. NO USE OF ANOTHER EASEMENT MAY INTERFERE WITH OR ADVERSELY AFFECT THE SAN ANTONIO RIVER AUTHORITY EASEMENTS.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND 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 T.V. 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 UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR NOTES:
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 09)

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

CLEAR PENDING FEMA APPROVAL:
LOTS 1 THRU 4, LOT 9, BLOCK 37, LOT 17 & LOT 18, BLOCK 35; LOTS 1 THRU 12, BLOCK 38; AND LOTS 16 THRU 21, BLOCK 40, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFRM PANEL 48020C0430G, DATED SEPTEMBER 29, 2010. A FEMA CLEAR FLOOD PLAIN STUDY HAS BEEN PREPARED BY KFW ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOOD PLAIN STUDY (FEMA CASE NO. 19-08-34339) IS PENDING APPROVAL BY FEMA. FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

EASEMENTS FOR FLOOD PLAINS:
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 DFRM PANEL 48020C0430G, 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 FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN "X") SHALL BE IN COMPLIANCE WITH THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142(b) & (b)(1))

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

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

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. (35-09)(9)(9)

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

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

BUILDING SETBACK NOTE:
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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2443744) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(h).

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & 902 BLOCK 31, LOT 901 BLOCK 33, LOT 901 & 902 BLOCK 34, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:
LOTS 901, 902, BLOCK 31 AND LOT 901, BLOCK 33 AND LOT 901, BLOCK 34 ARE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENT LOTS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOTS 2-4 BLOCK 18, COUNTY BLOCK 5080 RECORDED IN VOLUME 9540, PAGES. 145-147 AND IN VOLUME 9504, PAGE 166 AND ASSOCIATED EASEMENTS; A 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT, 60' DRAINAGE RIGHT-OF-WAY, 60' BUILDING SETBACK LINE, 1.301 ACRE FILL EASEMENT, 16' SANITARY SEWER EASEMENT, SANITARY SEWER EASEMENT, SANITARY SEWER & DRAINAGE EASEMENT, 25' BUILDING SETBACK LINE, VARIABLE WIDTH SANITARY SEWER EASEMENT, & DRAIN EASEMENT FROM THE WOODLAKE COUNTRY CLUB ESTATES UNIT 1A, 2A, 3A PLAT OF RECORD IN THE VOLUME 9540, PAGES 145 - 147 AND THE WOODLAKE DRAINAGE EASEMENT PLAT OF RECORD IN THE VOLUME 9549 PAGE 70 ALL IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. 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 PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS LOTS 2-4 BLOCK 18, COUNTY BLOCK 5080 RECORDED IN VOLUME 9540, PAGES. 145-147 AND IN VOLUME 9504, PAGE 166 AND ASSOCIATED EASEMENTS; A 14' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT, 60' DRAINAGE RIGHT-OF-WAY, 60' BUILDING SETBACK LINE, 1.301 ACRE FILL EASEMENT, DRAINAGE EASEMENT, 25' BUILDING SETBACK LINE, & DRAIN EASEMENT FROM THE WOODLAKE COUNTRY CLUB ESTATES UNIT 1A, 2A, 3A PLAT OF RECORD IN THE VOLUME 9540, PAGES 145 - 147 AND THE WOODLAKE DRAINAGE EASEMENT PLAT OF RECORD IN THE VOLUME 9549 PAGE 70 ALL IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

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

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

STATE OF TEXAS
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron, 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 14th DAY OF May, A.D. 2020
Pamela Moore

NOTARY PUBLIC BEXAR COUNTY, TEXAS
PAMELA MOORE
Notary Public, State of Texas
Comm. Expires 06-09-2022
Notary ID 125721870

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

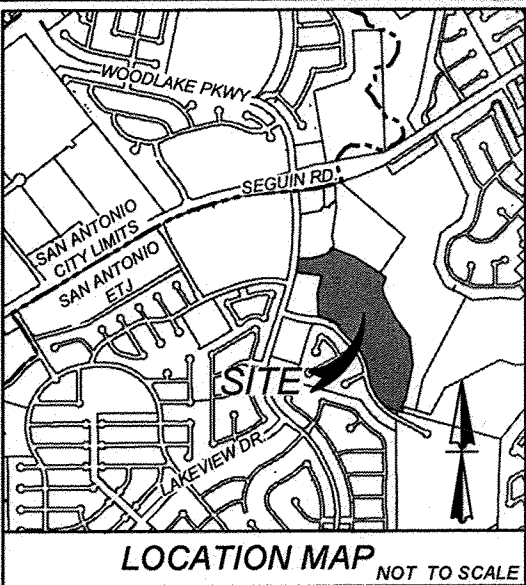
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____, A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY



IMPACT FEE PAYMENT DUE:
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THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

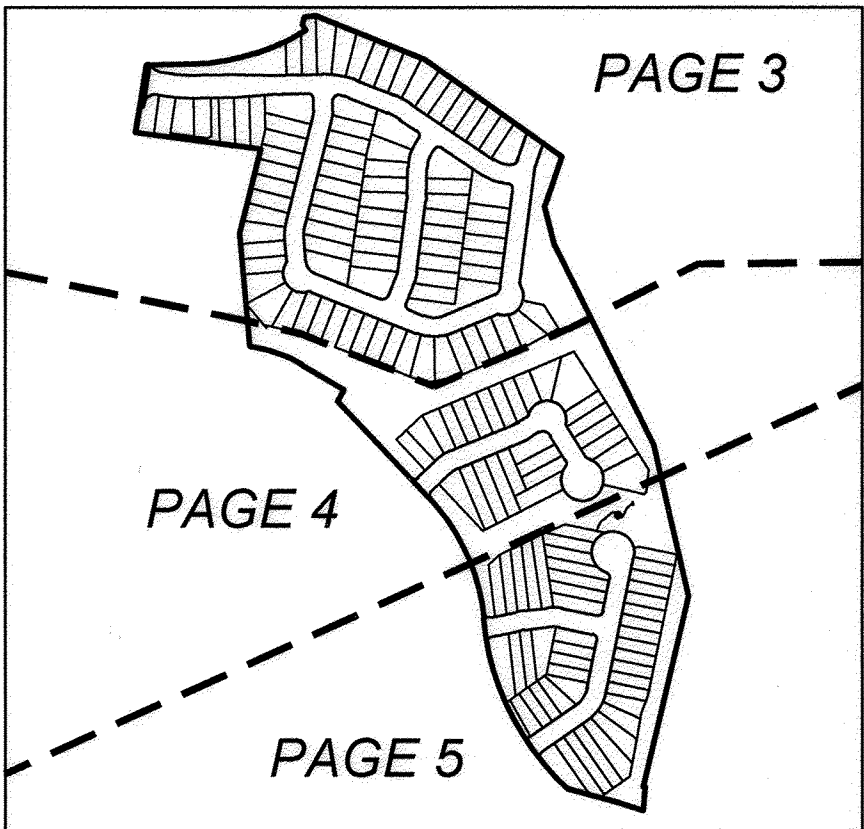
TIM C. PARRAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

WASTEWATER ECU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 18.06' | N28°21'41"W |
| L2 | 21.20' | N16°25'50"E |
| L3 | 28.87' | N86°03'48"E |
| L4 | 104.63' | S12°29'05"E |
| L5 | 5.33' | S81°54'23"E |
| L6 | 243.51' | S32°45'04"E |
| L7 | 61.12' | S4°30'26"W |
| L8 | 76.59' | N72°47'00"W |
| L9 | 33.96' | N30°07'23"E |
| L10 | 46.60' | S82°19'13"E |
| L11 | 120.77' | N88°54'10"E |
| L12 | 100.12' | S88°14'06"E |
| L13 | 127.29' | N88°54'10"E |
| L14 | 108.32' | S88°24'02"E |
| L15 | 55.85' | N5°05'42"W |
| L16 | 26.19' | N1°05'50"W |
| L17 | 87.29' | S88°54'10"W |
| L18 | 100.12' | S86°02'25"W |
| L19 | 120.77' | S86°54'10"W |
| L20 | 48.21' | N82°19'13"W |
| L21 | 21.11' | N1°05'50"W |
| L22 | 50.99' | S66°05'32"E |
| L23 | 74.26' | S1°19'30"W |
| L24 | 54.96' | S21°31'27"W |
| L25 | 65.27' | N5°05'42"W |
| L26 | 108.32' | S88°24'02"E |
| L27 | 38.30' | N66°28'33"W |
| L28 | 54.96' | N21°31'27"E |
| L29 | 74.26' | N1°19'30"E |
| L30 | 63.23' | N46°31'17"E |
| L31 | 21.60' | N57°39'47"E |
| L32 | 94.34' | S32°20'13"E |
| L33 | 55.75' | S83°13'11"W |
| L34 | 66.55' | N83°13'11"E |
| L35 | 73.81' | N32°20'13"W |
| L36 | 23.15' | S57°39'47"W |
| L37 | 63.37' | S46°31'16"W |
| L38 | 87.85' | S78°23'12"E |
| L39 | 87.85' | N78°23'12"W |
| L40 | 21.84' | S72°47'00"E |
| L41 | 62.81' | S67°47'11"W |
| L42 | 50.57' | S14°00'40"W |
| L43 | 56.84' | N77°24'30"W |
| L44 | 9.48' | S88°53'11"E |
| L45 | 82.80' | S39°58'14"E |
| L46 | 106.89' | N78°23'12"W |
| L47 | 16.70' | S76°52'51"W |
| L48 | 36.35' | S46°27'17"W |
| L49 | 95.12' | S54°54'04"W |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L50 | 53.75' | N88°53'11"W |
| L51 | 24.23' | N63°12'36"E |
| L52 | 46.38' | S63°12'42"W |
| L53 | 72.49' | N32°24'10"W |
| L54 | 10.55' | N33°54'28"E |
| L55 | 8.28' | S33°41'25"W |
| L56 | 55.91' | N6°26'41"E |
| L57 | 34.75' | N57°39'47"E |
| L58 | 53.58' | N32°40'46"W |
| L59 | 34.92' | S57°39'47"W |
| L60 | 12.48' | S82°44'24"E |
| L61 | 95.06' | S82°39'13"E |
| L62 | 13.12' | N72°05'44"E |
| L63 | 57.13' | S88°28'33"E |
| L64 | 39.63' | N9°18'27"E |
| L65 | 15.62' | N35°41'33"W |
| L66 | 10.68' | S9°18'27"W |
| L67 | 26.15' | N46°25'08"E |
| L68 | 26.20' | S46°25'08"W |
| L69 | 97.51' | S76°31'07"E |
| L70 | 100.67' | S59°26'14"E |
| L71 | 10.11' | S80°12'27"E |
| L72 | 6.79' | S6°46'49"E |
| L73 | 10.55' | S33°54'28"W |
| L74 | 10.32' | S82°44'24"E |
| L75 | 10.00' | N7°40'47"E |
| L76 | 9.60' | N83°14'38"E |
| L77 | 8.77' | S83°14'38"W |
| L78 | 181.71' | N21°31'27"E |
| L79 | 181.71' | S21°31'27"W |
| L80 | 88.95' | S68°28'33"E |
| L81 | 9.52' | S59°26'14"E |
| L82 | 15.40' | S48°12'02"E |
| L83 | 75.96' | N19°15'22"E |
| L84 | 61.16' | N19°15'22"E |
| L85 | 54.79' | S77°13'34"W |
| L86 | 54.79' | S77°13'34"W |
| L87 | 67.58' | N83°18'58"E |
| L88 | 67.58' | S83°18'58"W |
| L89 | 45.57' | N21°18'21"E |
| L90 | 69.26' | N10°29'23"E |
| L91 | 98.85' | N6°26'41"E |
| L92 | 81.25' | N32°40'46"W |
| L93 | 293.54' | S32°45'04"E |
| L94 | 93.13' | S21°35'11"W |
| L95 | 97.16' | S21°35'11"W |
| L96 | 14.33' | S32°44'08"E |

| CURVE TABLE | | | | | | |
|-------------|---------|----------|---------|------------|---------|---------------|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
| C1 | 316.56' | 600.10' | 162.06' | 30°13'27" | 312.90' | N73°38'41"E |
| C2 | 605.59' | 683.22' | 265.00' | 42°23'59" | 494.13' | S26°04'57"E |
| C3 | 363.20' | 540.72' | 183.16' | 37°25'33" | 346.96' | N24°27'33"W |
| C4 | 143.84' | 365.02' | 72.87' | 22°34'42" | 142.91' | N70°42'06"W |
| C5 | 180.02' | 3043.71' | 90.03' | 3°23'19" | 179.99' | N89°15'36"E |
| C6 | 34.80' | 35.22' | 18.97' | 56°36'54" | 33.40' | S53°55'18"E |
| C7 | 26.04' | 170.00' | 13.05' | 8°46'37" | 26.02' | S86°42'32"E |
| C8 | 89.13' | 225.00' | 45.16' | 22°41'48" | 88.58' | S79°44'56"E |
| C9 | 48.33' | 225.00' | 24.26' | 12°18'30" | 48.24' | S62°14'47"E |
| C10 | 58.14' | 125.00' | 29.60' | 26°38'52" | 57.61' | S69°24'58"E |
| C11 | 23.58' | 15.00' | 15.00' | 90°00'00" | 21.21' | S37°44'24"E |
| C12 | 15.70' | 75.00' | 7.88' | 11°59'45" | 15.67' | S13°15'29"W |
| C13 | 9.60' | 15.00' | 4.97' | 36°41'13" | 9.44' | S11°05'00"E |
| C14 | 116.39' | 50.00' | 116.03' | 133°22'25" | 91.84' | S37°15'36"W |
| C15 | 9.60' | 15.00' | 4.97' | 36°41'13" | 9.44' | S85°36'13"W |
| C16 | 96.57' | 125.00' | 50.84' | 44°15'51" | 94.19' | S89°23'32"W |
| C17 | 9.69' | 15.00' | 5.02' | 36°59'53" | 9.52' | N86°58'29"W |
| C18 | 119.88' | 50.00' | 128.17' | 137°22'38" | 93.16' | N36°47'07"W |
| C19 | 9.69' | 15.00' | 5.02' | 36°59'53" | 9.52' | N13°24'15"E |
| C20 | 41.68' | 125.00' | 21.04' | 19°06'22" | 41.49' | N4°27'29"E |
| C21 | 19.78' | 75.00' | 9.95' | 15°08'30" | 19.72' | N6°27'25"E |
| C22 | 23.58' | 15.00' | 15.00' | 90°00'00" | 21.21' | N46°05'50"W |
| C23 | 35.23' | 230.00' | 17.65' | 8°46'37" | 35.20' | N86°42'32"W |
| C24 | 53.81' | 35.00' | 33.85' | 88°04'57" | 48.66' | S53°38'16"W |
| C25 | 27.35' | 15.00' | 19.36' | 104°28'39" | 23.72' | N51°08'29"E |
| C26 | 32.96' | 125.00' | 15.08' | 15°08'30" | 32.87' | N6°27'25"E |
| C27 | 23.58' | 15.00' | 15.00' | 90°00'00" | 21.21' | S11°05'32"E |
| C28 | 71.09' | 125.00' | 36.53' | 32°34'59" | 70.13' | S17°36'59"W |
| C29 | 7.77' | 75.00' | 3.89' | 6°58'07" | 7.77' | S4°17'33"W |
| C30 | 18.67' | 75.00' | 9.38' | 14°15'51" | 18.62' | S14°23'32"W |
| C31 | 23.56' | 15.00' | 15.00' | 90°00'00" | 21.21' | S66°31'27"W |
| C32 | 38.72' | 35.00' | 21.61' | 63°22'51" | 36.77' | N36°47'07"W |
| C33 | 25.01' | 75.00' | 12.62' | 19°06'22" | 24.89' | N4°27'29"E |
| C34 | 25.10' | 175.00' | 12.57' | 8°13'08" | 25.08' | S72°30'36"E |
| C35 | 23.56' | 15.00' | 15.00' | 90°00'00" | 21.21' | N78°54'28"E |
| C36 | 34.88' | 75.00' | 17.76' | 26°38'52" | 34.57' | S89°24'58"E |
| C37 | 26.18' | 25.00' | 14.43' | 60°00'00" | 25.00' | S37°15'36"W |
| C38 | 57.94' | 75.00' | 30.50' | 44°15'51" | 56.51' | S89°23'32"W |
| C39 | 23.58' | 15.00' | 15.00' | 90°00'00" | 21.21' | N23°29'33"W |
| C40 | 31.12' | 125.00' | 15.64' | 14°15'51" | 31.04' | N14°23'32"E |
| C41 | 12.95' | 125.00' | 6.48' | 6°58'07" | 12.94' | N4°17'33"E |
| C42 | 42.65' | 75.00' | 21.92' | 32°34'59" | 42.08' | N17°36'59"W |
| C43 | 23.58' | 15.00' | 15.02' | 90°05'07" | 21.23' | S88°26'10"E |
| C44 | 45.06' | 125.00' | 22.78' | 20°39'13" | 44.82' | N66°56'00"E |
| C45 | 12.56' | 75.00' | 6.30' | 9°35'50" | 12.55' | N62°27'41"E |
| C46 | 10.43' | 15.00' | 5.44' | 39°51'13" | 10.22' | N37°44'10"E |
| C47 | 10.43' | 15.00' | 5.44' | 39°51'13" | 10.22' | S12°24'37"E |
| C48 | 275.78' | 55.00' | 40.48' | 287°17'18" | 65.21' | S73°05'38"W |
| C49 | 10.00' | 15.00' | 5.20' | 38°12'48" | 9.82' | S51°26'37"E |
| C50 | 148.10' | 50.00' | 555.16' | 169°42'26" | 98.60' | S77°20'13"E |
| C51 | 18.08' | 15.00' | 10.32' | 69°04'31" | 17.01' | N2°12'02"E |
| C52 | 39.27' | 25.00' | 25.00' | 90°00'00" | 35.36' | N77°20'13"W |



INDEX MAP
NTS

REPLAT AND SUBDIVISION PLAT ESTABLISHING
AVILA SUBDIVISION

THOSE FIVE TRACTS OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. INCLUDING THAT CALLED 5.76 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12801, PAGE 1932, A 2.00 ACRE TRACT OF LAND DESCRIBED IN VOLUME 13471, PAGES 1349, ALL OF LOT 2, BLOCK 8, C.B. 5080 WOODLAKE COUNTY CLUB ESTATES 1-A, DESCRIBED IN VOLUME 9540, PAGES 145, ALL OF LOT 3 BLOCK 18 C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 2-A DESCRIBED IN VOLUME 9540, PAGES 146, AND ALL OF LOT 4 BLOCK 18, C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 3-A, DESCRIBED IN VOLUME 9540, PAGES 147, ALL 5 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 27.932 ACRE TRACT.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

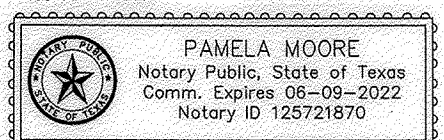
OWNER/DEVELOPER:
BRIAN BARRON
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON, 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 10th DAY OF May, A.D. 2020

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 HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

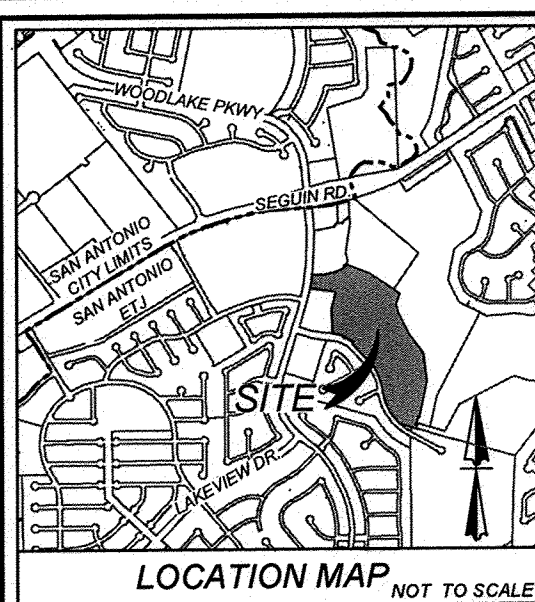
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP NOT TO SCALE

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ⊗ TxDOT MONUMENT
- ⬢ PROPOSED EASEMENT
- ⬡ EXISTING EASEMENT
- FF = 527.8 MINIMUM FINISHED FLOOR ELEVATION
- 0.72 — PROPOSED CONTOURS
- 97.0 — EXISTING MAJOR CONTOURS
- 96.8 — EXISTING MINOR CONTOURS
- C — CENTERLINE OF ROAD
- FLOODPLAIN PER PANEL 48029C0430G, EFFECTIVE DATE SEPTEMBER 20, 2010.
- CITY LIMITS LINE
- * REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON SHEET 1
- ESM.T. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.T.S. = NOT TO SCALE
- N.C.B. = NEW CITY BLOCK
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET

SAWS/HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

INGRESS/EGRESS NOTE (WATER):
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.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES. THE SAN ANTONIO RIVER AUTHORITY EASEMENTS ARE SUPERIOR TO ANY OTHER EASEMENTS OR DEDICATIONS MADE THROUGH THIS PLAT. NO USE OF ANOTHER EASEMENT MAY INTERFERE WITH OR ADVERSELY AFFECT THE SAN ANTONIO RIVER AUTHORITY EASEMENTS. THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

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 THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID AREAS 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 T.V. EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

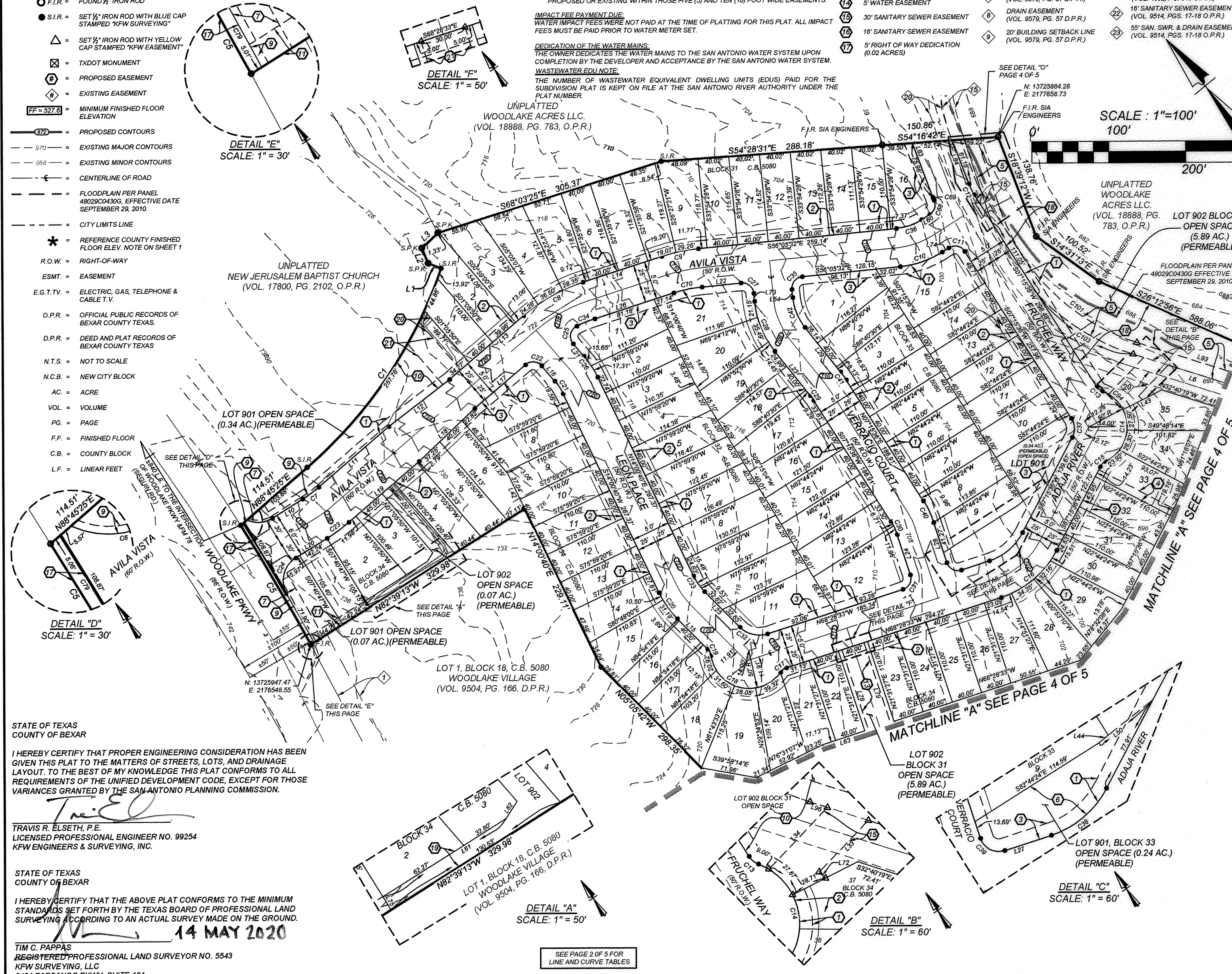
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY.

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

IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

DEDICATION OF THE WATER MAINS:
THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EASEMENT:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.



KEY NOTES

- 1. 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 2. 15' BUILDING SETBACK LINE
- 3. 10' WATER EASEMENT
- 4. 10' SANITARY SEWER EASEMENT
- 5. VARIABLE WIDTH CLEAR VISION EASEMENT
- 6. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 7. 14' BUILDING SETBACK LINE
- 8. 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- 9. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. WATER, SANITARY SEWER, MAINTENANCE ACCESS, AND PRIVATE DRAINAGE EASEMENT
- 10. 10' PRIVATE DRAINAGE EASEMENT
- 11. 15' MAINTENANCE ACCESS DRAINAGE EASEMENT
- 12. 30' EMERGENCY ACCESS EASEMENT
- 13. 5' WATER EASEMENT
- 14. 30' SANITARY SEWER EASEMENT
- 15. 16' SANITARY SEWER EASEMENT
- 16. 5' RIGHT OF WAY DEDICATION (0.02 ACRES)

- 17. VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. WATER, SANITARY SEWER, MAINTENANCE ACCESS, INGRESS/EGRESS, AND PUBLIC DRAINAGE EASEMENT
- 18. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 19. 15' PRIVATE GRADING
- 20. 18' SANITARY SEWER EASEMENT
- 21. 25' BUILDING SETBACK LINE (VOL. 9504, PG. 166 D.P.R.)
- 22. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 23. 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 24. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 25. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 26. 10' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.)
- 27. 14' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.)
- 28. DRAIN EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 29. 20' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.)
- 30. 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 31. LOT 902 DRAIN EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 32. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 33. 16' SANITARY SEWER EASEMENT (VOL. 6507, PG. 293 D.P.R.)
- 34. 16' SANITARY SEWER EASEMENT (VOL. 9540, PGS. 148-149 D.P.R.)
- 35. 0.003 OF AN ACRE LANDSCAPE EASEMENT (VOL. 13470, PG. 1223 O.P.R.)
- 36. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9540, PGS. 148-149 D.P.R.)
- 37. 25' BUILDING SETBACK (VOL. 9540, PGS. 148-149 D.P.R.)
- 38. 16' SANITARY SEWER EASEMENT (VOL. 4802, PG. 919 O.P.R.)
- 39. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 4802, PG. 919 O.P.R.)
- 40. 16' SANITARY SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.)
- 41. 55' SAN. SWR. & DRAIN EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.)

SCALE: 1"=100'

100'

200'

300'

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

DETAIL "A" SCALE: 1" = 50'

REFER TO PAGE 1 OF 5 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

DETAIL "C" SCALE: 1" = 60'

DETAIL "B" SCALE: 1" = 60'

REPLAT AND SUBDIVISION PLAT ESTABLISHING
AVILA SUBDIVISION

THOSE FIVE TRACTS OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. INCLUDING THAT CALLED 5.76 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12801, PAGE 1932, A 2.00 ACRE TRACT OF LAND DESCRIBED IN VOLUME 13471, PAGES 1349, ALL OF LOT 2, BLOCK 8, C.B. 5080 WOODLAKE COUNTRY CLUB ESTATES 1-A, DESCRIBED IN VOLUME 9540, PAGES 145, ALL OF LOT 3 BLOCK 18 C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 2-A DESCRIBED IN VOLUME 9540, PAGES 146, AND ALL OF LOT 4 BLOCK 18, C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 3-A, DESCRIBED IN VOLUME 9540, PAGES 147, ALL 5 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 27.932 ACRE TRACT.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Pamela Moore, 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 14th DAY OF May, A.D. 2020
Pamela Moore
NOTARY PUBLIC BEXAR COUNTY TEXAS

PAMELA MOORE
Notary Public, State of Texas
Comm. Expires 06-09-2022
Notary ID 125721870

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

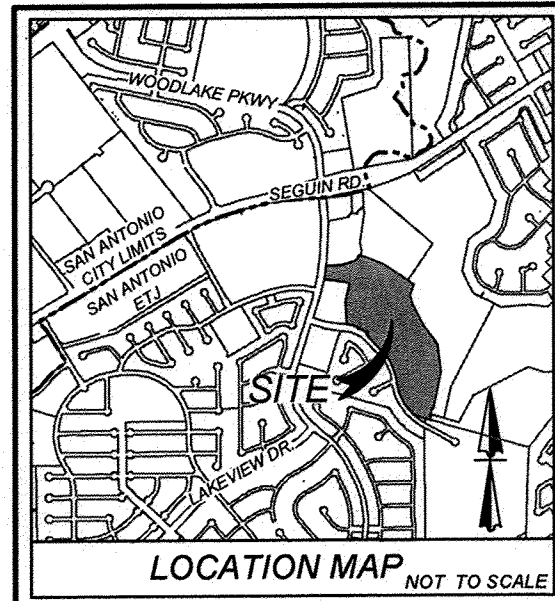
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - △ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - ⊠ TXDOT MONUMENT
 - ⬢ PROPOSED EASEMENT
 - ⬡ EXISTING EASEMENT
 - FF = 527.8 = MINIMUM FINISHED FLOOR ELEVATION
 - 0.72 — PROPOSED CONTOURS
 - 970 — EXISTING MAJOR CONTOURS
 - 968 — EXISTING MINOR CONTOURS
 - C — CENTERLINE OF ROAD
 - 48029C04306, EFFECTIVE DATE SEPTEMBER 29, 2010 — FLOODPLAIN PER PANEL
 - — CITY LIMITS LINE
 - * REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON SHEET 1
 - R.O.W. = RIGHT-OF-WAY
 - ESMT. = EASEMENT
 - E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
 - N.T.S. = NOT TO SCALE
 - N.C.B. = NEW CITY BLOCK
 - AC. = ACRE
 - VOL. = VOLUME
 - PG. = PAGE
 - FF. = FINISHED FLOOR
 - C.B. = COUNTY BLOCK
 - L.F. = LINEAR FEET

IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

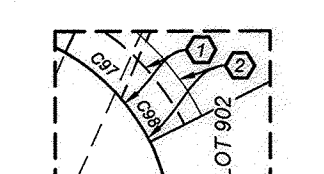
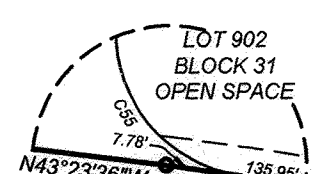
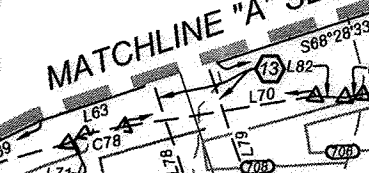
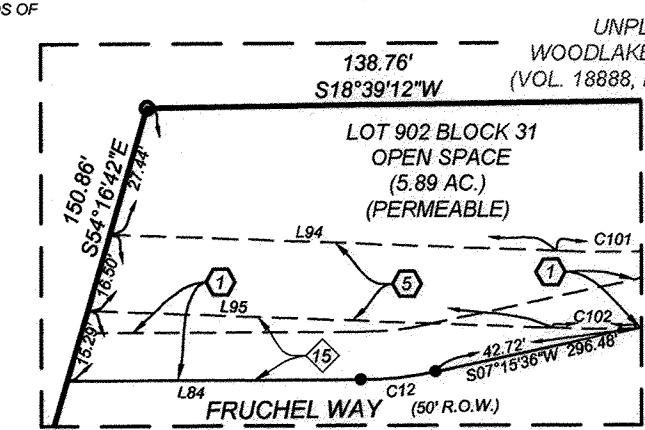
DEDICATION OF THE WATER MAINS:
THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

INGRESS / EGRESS NOTE (WATER):
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.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES. THE SAN ANTONIO RIVER AUTHORITY EASEMENTS ARE SUPERIOR TO ANY OTHER EASEMENTS OR DEDICATIONS MADE THROUGH THIS PLAT. NO USE OF ANOTHER EASEMENT MAY INTERFERE WITH OR ADVERSELY EFFECT THE SAN ANTONIO RIVER AUTHORITY EASEMENTS. THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

- KEY NOTES**
- | | | |
|--|---|--|
| 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | 18 18' BUILDING SETBACK LINE | 35 35' SAN. SWR. & DRAIN EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 2 15' BUILDING SETBACK LINE | 19 19' PRIVATE GRADING EASEMENT | 36 36' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 3 10' BUILDING SETBACK LINE | 20 15' PRIVATE GRADING EASEMENT | 37 37' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 4 10' WATER EASEMENT | 21 18' SANITARY SEWER EASEMENT | 38 38' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 5 16' SANITARY SEWER EASEMENT | 22 25' BUILDING SETBACK LINE (VOL. 9504, PG. 166 D.P.R.) | 39 39' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 6 VARIABLE WIDTH CLEAR VISION EASEMENT | 23 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.) | 40 40' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 7 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | 24 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.) | 41 41' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 8 14' BUILDING SETBACK LINE | 25 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.) | 42 42' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 9 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) | 26 10' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.) | 43 43' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 10 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, MAINTENANCE ACCESS, AND PRIVATE DRAINAGE EASEMENT | 27 10' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.) | 44 44' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 11 10' PRIVATE DRAINAGE EASEMENT | 28 16' SANITARY SEWER EASEMENT (VOL. 9579, PG. 57 D.P.R.) | 45 45' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 12 15' MAINTENANCE ACCESS DRAINAGE EASEMENT | 29 30' SANITARY SEWER EASEMENT (VOL. 9579, PG. 57 D.P.R.) | 46 46' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 13 30' EMERGENCY ACCESS EASEMENT | 30 16' SANITARY SEWER EASEMENT (VOL. 9579, PG. 57 D.P.R.) | 47 47' SAN. SEWER EASEMENT (VOL. 9514, PGS. 17-18 O.P.R.) |
| 14 5' WATER EASEMENT | 31 5' RIGHT OF WAY DEDICATION (0.02 ACRES) | |
| 15 30' SANITARY SEWER EASEMENT | | |
| 16 16' SANITARY SEWER EASEMENT | | |



STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

REFER TO PAGE 1 OF 5 FOR ALL OTHER
ENGINEERING AND SURVEYING PLAT NOTES

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REPLAT AND SUBDIVISION PLAT ESTABLISHING AVILA SUBDIVISION

THOSE FIVE TRACTS OF LAND CONVEYED TO LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD. INCLUDING THAT CALLED 5.76 ACRE TRACT OF LAND DESCRIBED IN VOLUME 12801, PAGE 1932, A 2.00 ACRE TRACT OF LAND DESCRIBED IN VOLUME 13471, PAGES 1349, ALL OF LOT 2, BLOCK 8, C.B. 5080 WOODLAKE COUNTRY CLUB ESTATES 1-A, DESCRIBED IN VOLUME 9540, PAGES 145, ALL OF LOT 3 BLOCK 18 C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 2-A DESCRIBED IN VOLUME 9540, PAGES 146, AND ALL OF LOT 4 BLOCK 18, C.B. 5080, WOODLAKE COUNTRY CLUB ESTATES UNIT 3-A, DESCRIBED IN VOLUME 9540, PAGES 147, ALL 5 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 27.932 ACRE TRACT.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TRAVIS R. ELSETH, 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 15 DAY OF May A.D. 2020

Pamela Moore
NOTARY PUBLIC BEXAR COUNTY TEXAS

Pamela Moore
Notary Public, State of Texas
Comm. Expires 06-09-2022
Notary ID: 125721870

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

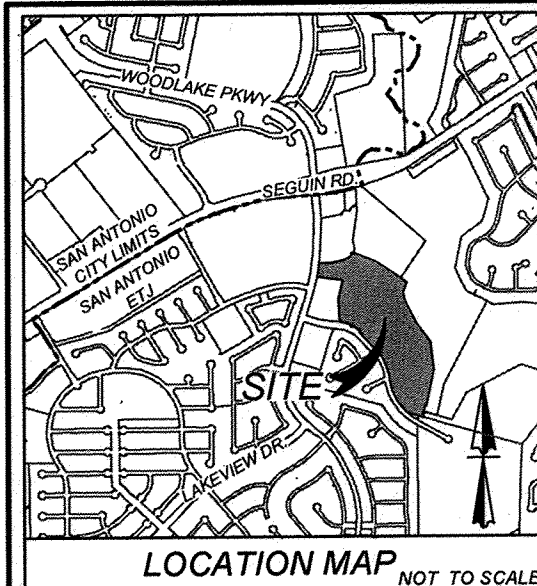
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



LOCATION MAP NOT TO SCALE

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- ⊗ TxDOT MONUMENT
- ⬢ PROPOSED EASEMENT
- ⬢ EXISTING EASEMENT
- FF = 527.6 = MINIMUM FINISHED FLOOR ELEVATION
- 972 = PROPOSED CONTOURS
- 970 = EXISTING MAJOR CONTOURS
- 954 = EXISTING MINOR CONTOURS
- +—+—+—+—+ = CENTERLINE OF ROAD
- +—+—+—+—+ = FLOODPLAIN PER PANEL 48029C0430G, EFFECTIVE DATE SEPTEMBER 29, 2010.
- = CITY LIMITS LINE
- * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON SHEET 1
- R.O.W. = RIGHT-OF-WAY
- ESMT. = EASEMENT
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & CABLE T.V.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.T.S. = NOT TO SCALE
- N.C.B. = NEW CITY BLOCK
- AC. = ACRE
- VOL. = VOLUME
- PG. = PAGE
- F.F. = FINISHED FLOOR
- C.B. = COUNTY BLOCK
- L.F. = LINEAR FEET

IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

DEDICATION OF THE WATER MAINS:
THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

INGRESS / EGRESS NOTE (WATER):

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.

SAN ANTONIO RIVER AUTHORITY NOTE:

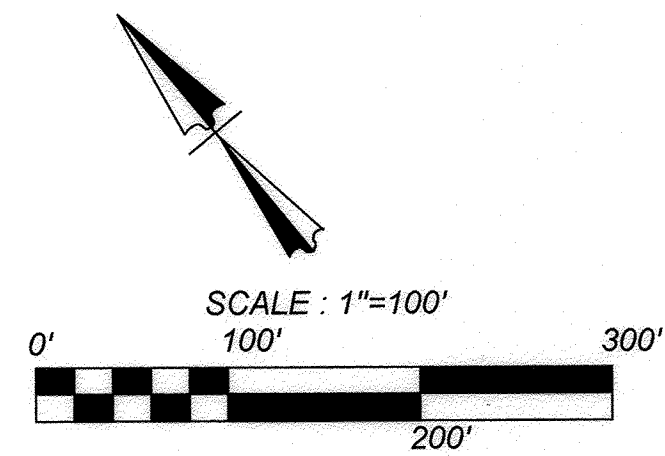
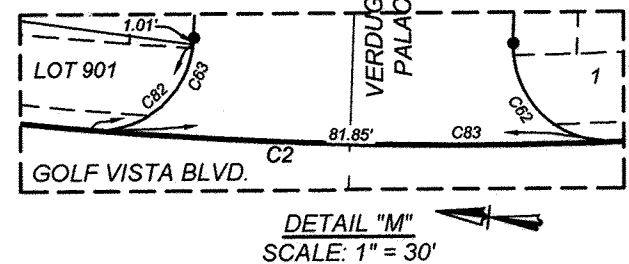
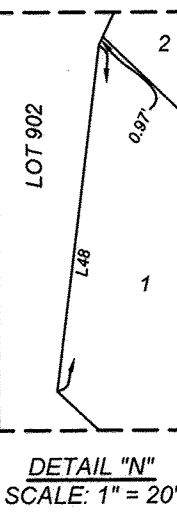
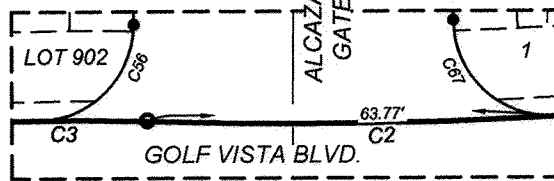
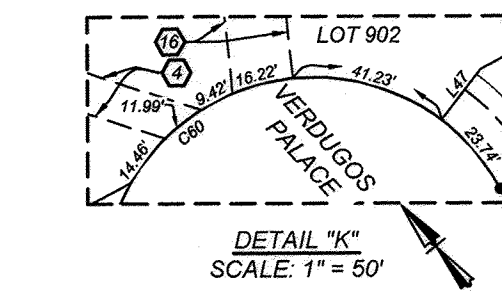
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES, NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS, AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES. THE SAN ANTONIO RIVER AUTHORITY EASEMENTS ARE SUPERIOR TO ANY OTHER EASEMENTS OR DEDICATIONS MADE THROUGH THIS PLAT. NO USE OF ANOTHER EASEMENT MAY INTERFERE WITH OR ADVERSELY EFFECT THE SAN ANTONIO RIVER AUTHORITY EASEMENTS. THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

CPS/SAWS/COSA UTILITY NOTES:

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

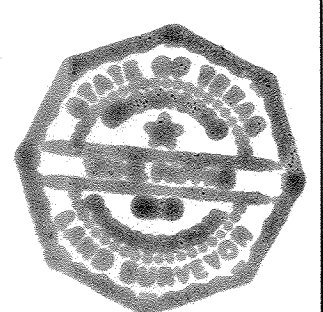
WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.



KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 10' WATER EASEMENT
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 14' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, MAINTENANCE ACCESS, AND PRIVATE DRAINAGE EASEMENT
- 10' PRIVATE DRAINAGE EASEMENT
- 15' MAINTENANCE ACCESS DRAINAGE EASEMENT
- 30' EMERGENCY ACCESS EASEMENT
- 30' WATER EASEMENT
- 30' SANITARY SEWER EASEMENT
- 16' SANITARY SEWER EASEMENT
- 5' RIGHT OF WAY DEDICATION (0.02 ACRES)
- VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, MAINTENANCE ACCESS, AND PRIVATE DRAINAGE EASEMENT
- 20' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.)
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- LOT 902 DRAIN EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9557, PG. 127 D.P.R.)
- 25' BUILDING SETBACK LINE (VOL. 9557, PG. 127 D.P.R.)
- 25' BUILDING SETBACK (VOL. 9504, PG. 166 D.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 11' VEHICULAR NON-ACCESS EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 10' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.)
- 14' BUILDING SETBACK LINE (VOL. 9579, PG. 57 D.P.R.)
- DRAIN EASEMENT (VOL. 9579, PG. 57 D.P.R.)
- 55' SAN. SW. & DRAIN EASEMENT (VOL. 9514, PGS. 17-18 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.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Tim C. Pappas
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SEE PAGE 2 OF 5 FOR
LINE AND CURVE TABLES

REFER TO PAGE 1 OF 5 FOR ALL OTHER
ENGINEERING AND SURVEYING PLAT NOTES