

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF
CIELO RANCH SUBD., UNIT 3 WHICH IS RECORDED IN
VOLUME 20001, PAGES 1080-1082, 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/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
CONTACT PERSON: FELIPE GONZALEZ

BY: Felipe Gonzalez
DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 30 DAY OF July, A.D. 2020
Laurie L. Kirk
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
3-12-22

MY COMMISSION EXPIRES:
LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

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
CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985

BY: Felipe Gonzalez
NAME: Felipe Gonzalez
TITLE: Dir. of Land Dev.

BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING 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 30 DAY OF
July, A.D. 2020

LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

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.

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 ENGINEERS AND LAND SURVEYORS 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 7/20/20
REGISTERED PROFESSIONAL LAND SURVEYOR

- 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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 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.

LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C.B.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
LI.	= LINE NUMBER
L.S.	= LOT
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PAGES.	= PAGES
P.R.B.C.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= CITY LIMIT LINE
---	= EXISTING 1% ANNUAL CHANCE FLOODPLAIN
---	= PROPOSED 1% ANNUAL CHANCE FLOODPLAIN
---	= MINIMUM PAD FINISHED FLOOR ELEVATION

KEYNOTES

- 1 10' E.G.T.C.A. ESMT.
- 2 15' B.S.L.
- 3 10' B.S.L. & E.G.T.C.A. ESMT.
- 4 16' SAN. SEW. ESMT.
- 5 OFF-LOT 16' SAN. SEW. ESMT. (0.18 AC. PERMEABLE)
- 6 12' WAT. ESMT.
- 7 909 OPEN SPACE VAR. WID. PRIVATE DRN. & L.S. ESMT (0.035 AC. PERMEABLE)
- 8 907 OPEN SPACE VAR. WID. L.S. ESMT. (0.11 AC. PERMEABLE)
- 9 908 OPEN SPACE VAR. WID. L.S. ESMT (0.08 AC. PERMEABLE)
- 10 OFF-LOT 16' SAN. SEW. ESMT. (0.17 AC. PERMEABLE)
- 11 OFF-LOT VAR. WID. MONUMENT ESMT. (0.004 AC. NON-PERMEABLE)
- 12 VAR. WID. MONUMENT ESMT. (0.039 AC. NON-PERMEABLE)
- 1 12' E.G.T.C.A. ESMT. (VOL. 9643, PGS. 73, D.P.R.)
- 2 16' E.G.T.C.A. ESMT. (VOL. 9671, PGS. 199, D.P.R.)
- 3 14' E.G.T.C.A. ESMT. (VOL. 9671, PGS. 199, D.P.R.)
- 4 902 OPEN SPACE (VOL. 9671, PGS. 199, D.P.R.)
- 5 14' E.G.T.C.A. ESMT. (VOL. 9595, PGS. 172-176, D.P.R.)
- 6 15' TxDOT RESERVATION ESMT. (VOL. 9595, PGS. 172-176, D.P.R.)
- 7 1' VEHICULAR NON-ACCESS ESMT. (VOL. 9595, PGS. 172-176, D.P.R.)
- 8 10' E.G.T.C.A. ESMT. (VOL. 9595, PGS. 172-176, D.P.R.)
- 9 16' SAN. SEW. ESMT. (VOL. 9595, PGS. 172-176, D.P.R.)
- 10 14' E.G.T.C.A. ESMT. (VOL. 20001, PGS. 1050-1055, P.R.B.C.)
- 11 VAR. WID. CLEAR VISION ESMT. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
- 12 1' VEHICULAR NON-ACCESS ESMT. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
- 13 10' E.G.T.C.A. ESMT. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
- 14 15' B.S.L. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
- 15 25' R.O.W. DEDICATION (VOL. 20001, PGS. 1050-1055, P.R.B.C.)
- 16 16' SAN. SEW. ESMT. (VOL. 9602, PGS. 101-102, D.P.R.)
- 17 20' E.G.T.C.A. ESMT. (VOL. 5319, PG. 1738, O.P.R.)
- 18 10' B.S.L. & E.G.T.C.A. ESMT. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
- 19 OFF-LOT 50'x50' SAN. SEW., WAT. & DRN. ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
- 20 903 OPEN SPACE VAR. WID. PERMEABLE DRN. ESMT. (VOL. 9664, PGS. 164-165, O.P.R.)
- 21 14' E.G.T.C.A. ESMT. (VOL. 9602, PGS. 101-102, O.P.R.)
- 22 1' VEHICULAR NON-ACCESS ESMT. (VOL. 9602, PGS. 101-102, O.P.R.)
- 23 12' SAN. SEW. ESMT. ESMT. (VOL. 9671, PGS. 199, D.P.R.)

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 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 1425 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 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.

SURVEYOR'S NOTES:

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

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.

DRAINAGE NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, INCLUDING LOT 904, 905, 906, 907, 908, 909 & 910, BLOCK 105, CB 4709, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN A DETENTION POND LOCATED IN LOT 901, BLOCK 105, C.B. 4709, CIELO RANCH SUBDIVISION, UNIT 2, RECORDED IN VOLUME 20001, PAGES 1055-1055, P.R.B.C. (PLAT #180223).

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #247815) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

MISCELLANEOUS NOTE:

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.
2. LOT 904, 905, 907, 908, 909 & 910, BLOCK 105, CB 4709, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FLOODPLAIN NOTE:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0085F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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
ENCLAVE AT STONEHAVEN
HOMEOWNERS ASSOCIATION
18587 SIGMA ROAD #220
SAN ANTONIO, TEXAS 78258
PHONE: (210) 504-8484
CONTACT PERSON: RODNEY POPLIN

BY:

NAME:

TITLE:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Rodney Poplin 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 3 DAY OF

August, A.D. 2020

Sarah Wood
Notary Public, Bexar County, Texas

My Commission Expires May 14, 2023

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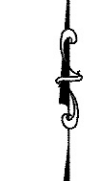
My Commission Expires May 14, 2023

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PLAT NO. 19-11800025

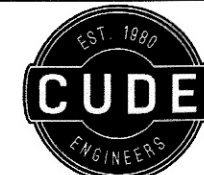
REPLAT & SUBDIVISION PLAT ESTABLISHING CIELO RANCH SUBD., UNIT 5

BEING A TOTAL OF 20.43 ACRES OF LAND OUT OF A 132.87 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF LOT 903, BLOCK 55, COUNTY BLOCK 4709, IN THE RESERVE OF LOST CREEK UNIT 46, ENCLAVE PLAT, RECORDED IN VOLUME 9671, PAGE 199, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF LOT 10 AND LOT 904, BLOCK 54, COUNTY BLOCK 4709, IN THE BLUFFS OF LOST CREEK UNIT 5A PLAT, RECORDED IN VOLUME 9995, PAGES 172-176, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1"=100'

0 50 100



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
TBPELS #10048500

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
CONTACT PERSON: FELIPE GONZALEZ

BY:

NAME:

TITLE:

BY: PULTE NEVADA ILL.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

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 30 DAY OF

July, A.D. 2020

Laurie L. Kirk
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

My Commission Expires May 14, 2023

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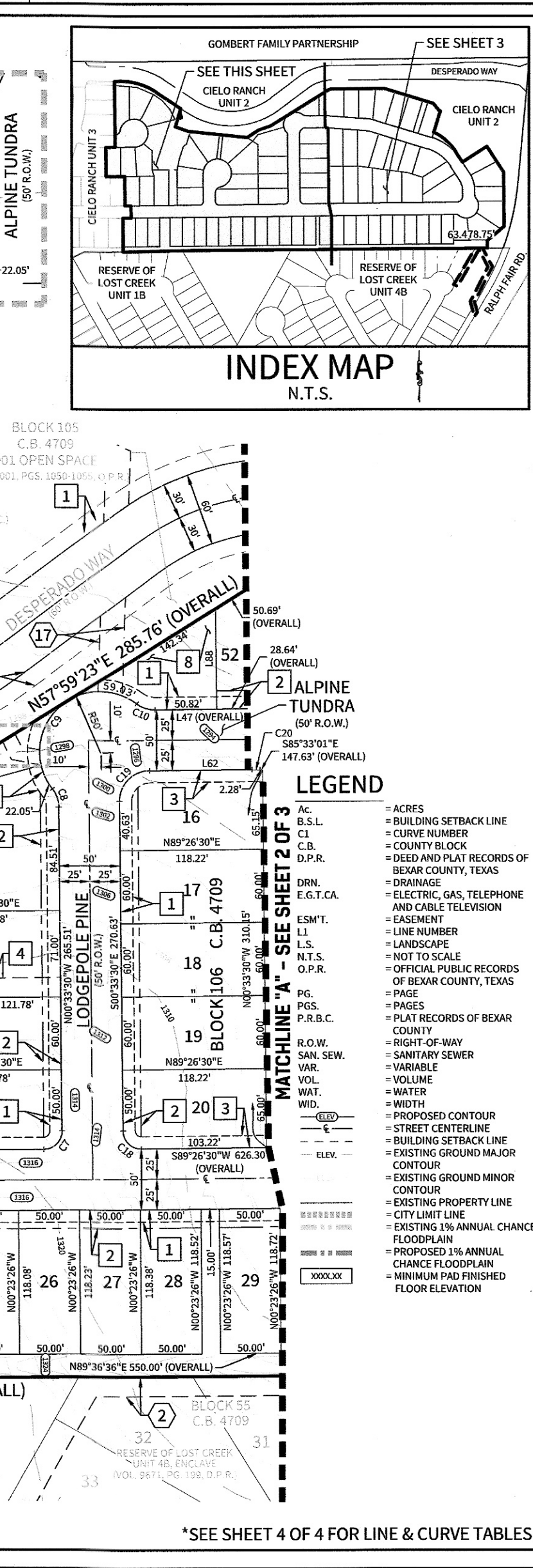
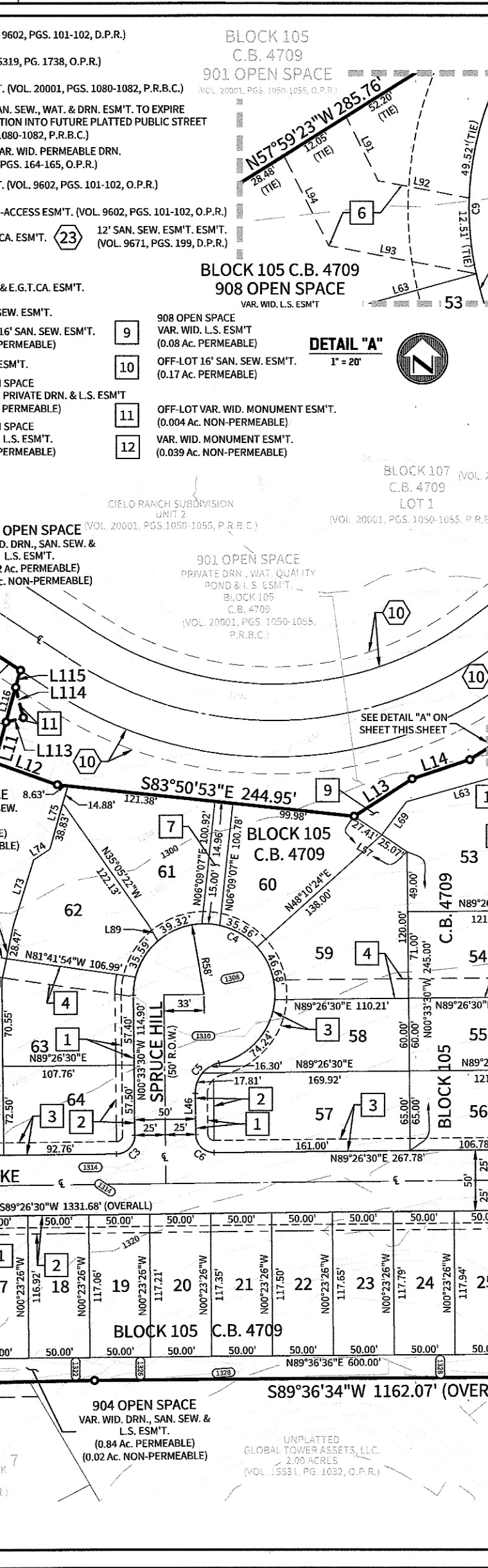
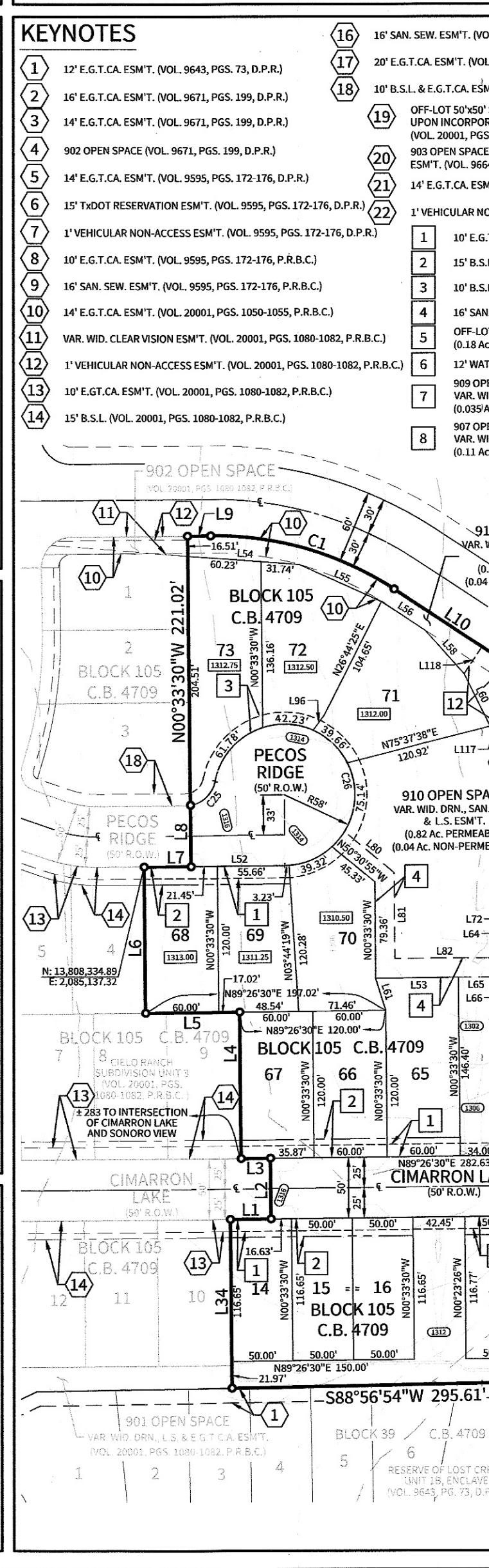
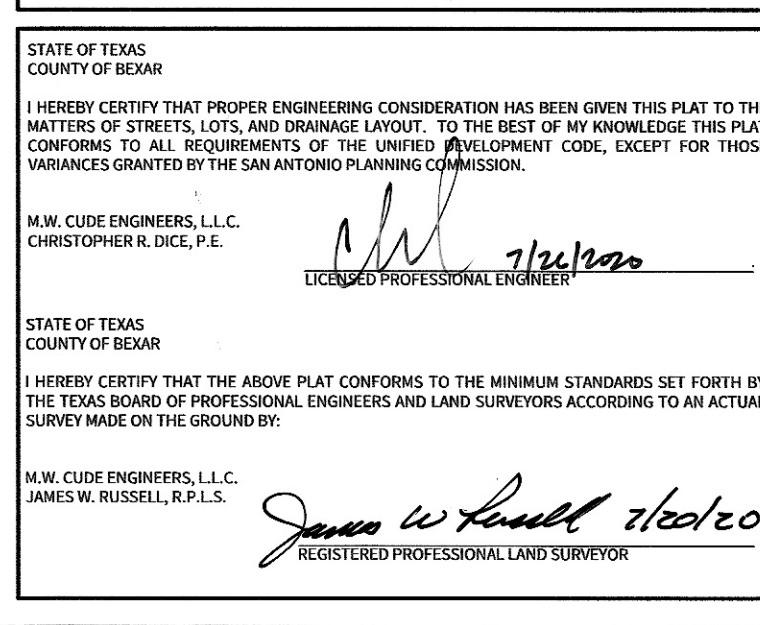
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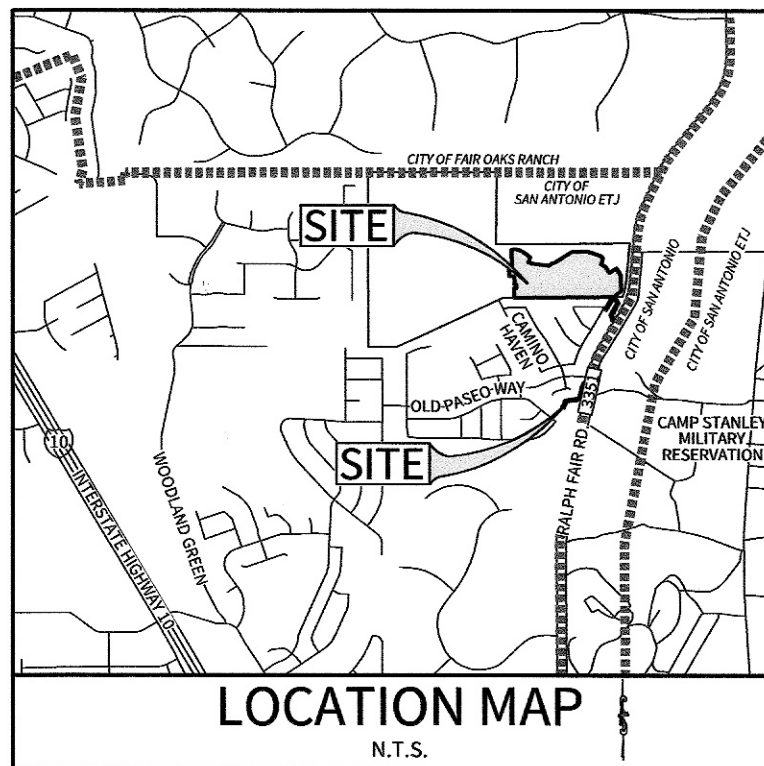
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CERTIFICATE OF APPROVAL	
<p>THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, 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.</p>	
<p>DATED THIS _____ DAY OF _____, A.D. _____</p> <div style="border-top: 1px solid black; margin-top: 100px; width: 100%;"> COUNTY JUDGE, BEXAR COUNTY, TEXAS </div> <div style="border-top: 1px solid black; margin-top: 100px; width: 100%;"> COUNTY CLERK, BEXAR COUNTY, TEXAS </div>	
<p>THIS PLAT OF _____ CIELO RANCH SUBD., UNIT 5 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.</p>	
<p>DATED THIS _____ DAY OF _____, A.D. _____</p> <p>BY: _____</p> <p style="text-align: right; margin-right: 50px;">CHAIRMAN</p> <p>BY: _____</p> <p style="text-align: right; margin-right: 50px;">SECRETARY</p>	

JULY 2020 SHEET 2 OF 4



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

OWNER/DEVELOPER
CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985

BY: *[Signature]*
NAME: Felipe Gonzalez
TITLE: Dir. of Land Dev

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 30 DAY OF July A.D. 2020.

LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

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

OWNER/DEVELOPER
ENCLAVE AT STONEHAVEN
HOMEOWNERS ASSOCIATION
1587 SIGMA ROAD #220
SAN ANTONIO, TEXAS 78258
PHONE: (210) 504-8484
CONTACT PERSON: RODNEY POPLIN

BY: *[Signature]*
NAME: Rodney Poplin
TITLE: President

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 3 DAY OF August A.D. 2020.

REYNALDO SAUCEDA JR.
Notary Public - State of Texas
100 131004078
6088. 827. 04-10-2024

NOTARY PUBLIC, BEAR COUNTY, TEXAS

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 UNITED 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 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.

2. 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.

3. 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.

4. 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.

KEYNOTES

1 12' E.G.T.C.A. ESM'T. (VOL. 9643, PGS. 73, D.P.R.) 23 12' SAN. SEW. ESM'T. ESM'T. (VOL. 9671, PGS. 199, D.P.R.)

2 16' E.G.T.C.A. ESM'T. (VOL. 9671, PGS. 199, D.P.R.)

3 14' E.G.T.C.A. ESM'T. (VOL. 9671, PGS. 199, D.P.R.)

4 902 OPEN SPACE (VOL. 9671, PGS. 199, D.P.R.)

5 14' E.G.T.C.A. ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)

6 15' TxDOT RESERVATION ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)

7 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)

8 10' E.G.T.C.A. ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)

9 16' SAN. SEW. ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)

10 14' E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

11 VAR. WID. CLEAR VISION ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

12 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

13 10' E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

14 15' B.S.L. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

15 16' SAN. SEW. ESM'T. (VOL. 9602, PGS. 101-102, D.P.R.)

16 20' E.G.T.C.A. ESM'T. (VOL. 5319, PG. 1738, O.P.R.)

17 10' B.S.L. & E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

18 OFF-LOT 50'x50' SAN. SEW., WAT. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

19 903 OPEN SPACE VAR. WID. PERMEABLE DRN. ESM'T. (VOL. 9664, PGS. 164-165, O.P.R.)

20 14' E.G.T.C.A. ESM'T. (VOL. 9602, PGS. 101-102, O.P.R.)

21 1' VEHICULAR NON-ACCESS ESM'T. (VOL. 9602, PGS. 101-102, O.P.R.)

22 1 907 OPEN SPACE VAR. WID. L.S. ESM'T. (0.11 AC. PERMEABLE)

2 15' B.S.L.

3 10' B.S.L. & E.G.T.C.A. ESM'T.

4 16' SAN. SEW. ESM'T.

5 OFF-LOT 16' SAN. SEW. ESM'T. (0.18 AC. PERMEABLE)

6 12' WAT. ESM'T.

7 909 OPEN SPACE VAR. WID. PRIVATE DRN. & L.S. ESM'T. (0.035 AC. PERMEABLE)

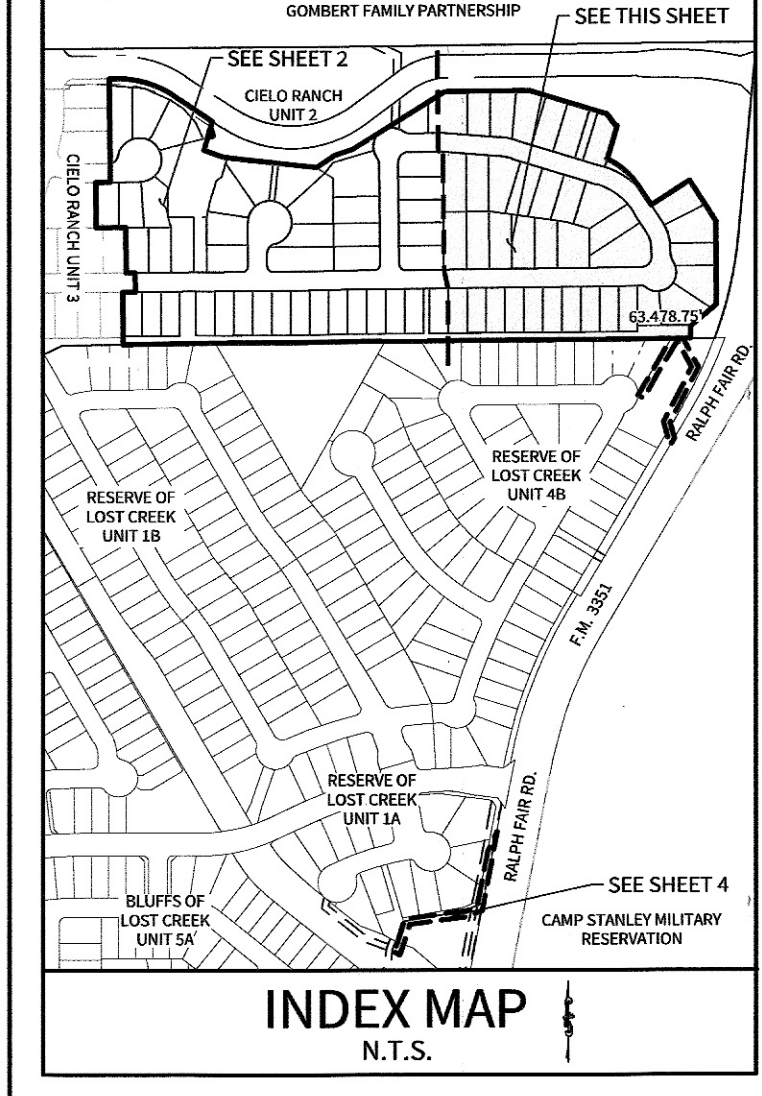
8 907 OPEN SPACE VAR. WID. L.S. ESM'T. (0.11 AC. PERMEABLE)

9 10' B.S.L. & E.G.T.C.A. ESM'T.

10 OFF-LOT 16' SAN. SEW. ESM'T. (0.18 AC. PERMEABLE)

11 OFF-LOT VAR. WID. MONUMENT ESM'T. (0.04 AC. NON-PERMEABLE)

12 VAR. WID. MONUMENT ESM'T. (0.039 AC. NON-PERMEABLE)



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 1425 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 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 INDUSTRIAL 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.

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 TXYZ) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.

3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

DRAINAGE NOTES:

1. NO STRUCTURES, 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 OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DRAINAGE NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, INCLUDING LOT 904, 905, 906, 907, 908, 909 & 910, BLOCK 105, C.B. 4709, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN A DETENTION POND LOCATED IN LOT 901, BLOCK 105, C.B. 4709, CIELO RANCH SUBDIVISION, UNIT 2, RECORDED IN VOLUME 20001, PAGES 1055-1055, P.R.B.C. (PLAT 1819221).

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2470155) 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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

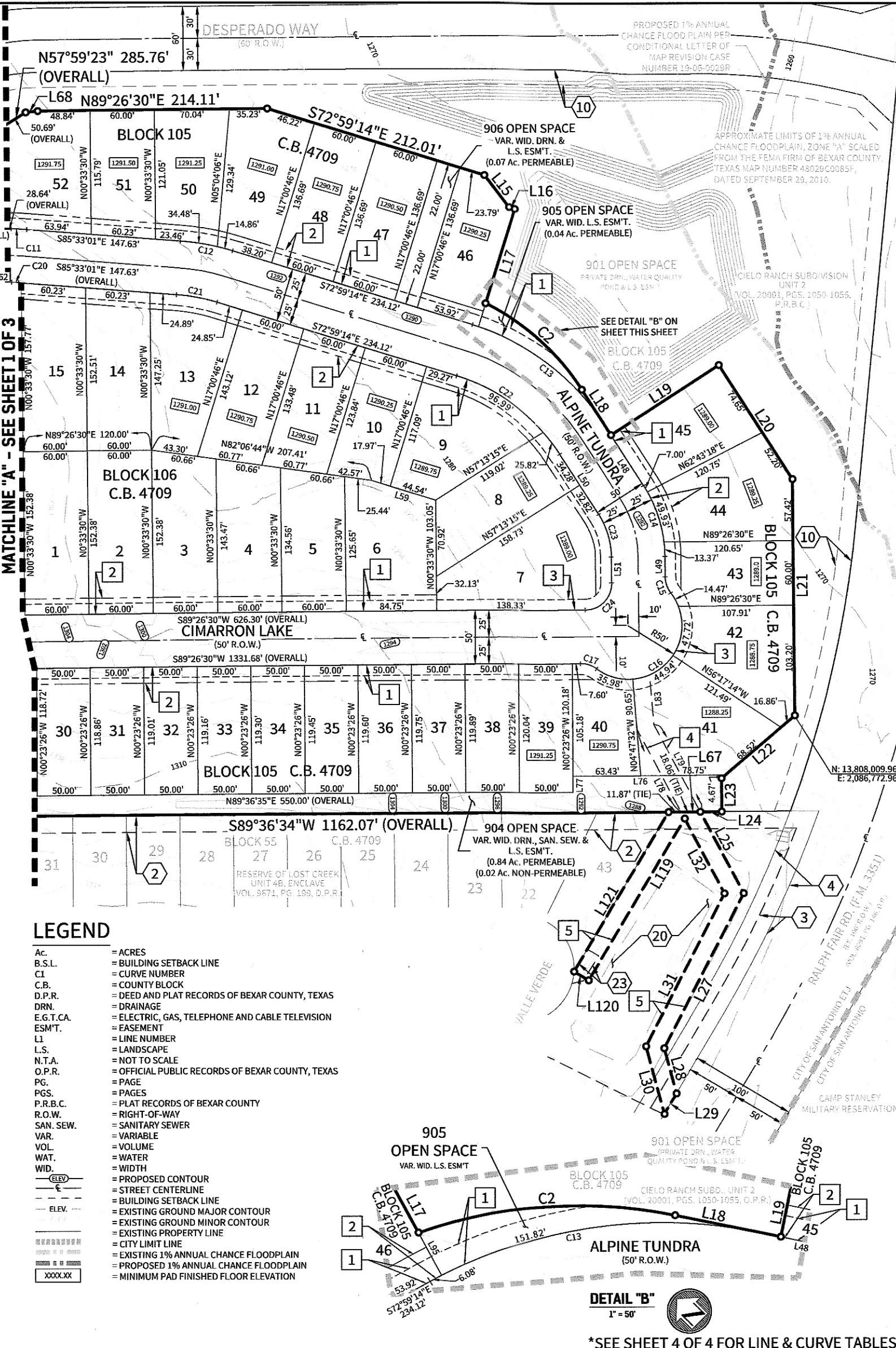
MISCELLANEOUS NOTE:

1. 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.

2. LOT 904, 905, 907, 908, 909 & 910, BLOCK 105, C.B. 4709, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FLOODPLAIN NOTE:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0085, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



PLAT NO. 19-11800025

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CIELO RANCH SUBD., UNIT 5

BEING A TOTAL OF 20.43 ACRES OF LAND OUT OF A 132.87 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNADEZ SURVEY NO. 430, ABSTRACT NO. 314, COUNTY BLOCK 4709, BEAR COUNTY, TEXAS, ALSO BEING OUT OF LOT 903, BLOCK 55, COUNTY BLOCK 4709, IN THE RESERVE OF LOST CREEK UNIT 4B, ENCLAVE PLAT, RECORDED IN VOLUME 9671, PAGE 159, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS AND ALSO BEING OUT OF LOT 10 AND LOT 904, BLOCK 54, COUNTY BLOCK 4709, IN THE BLUFFS OF LOST CREEK UNIT 5A PLAT, RECORDED IN VOLUME 9595, PAGES 172-176, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"=100'

0 50 100

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
TBPELS 11048500

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, 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
CONTACT PERSON: FELIPE GONZALEZ

BY: *[Signature]*
NAME: Felipe Gonzalez
TITLE: Dir. of Land Dev

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 30 DAY OF July A.D. 2020.

LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

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 July 29, 2020 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 29 DAY OF July, A.D. 2020.

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

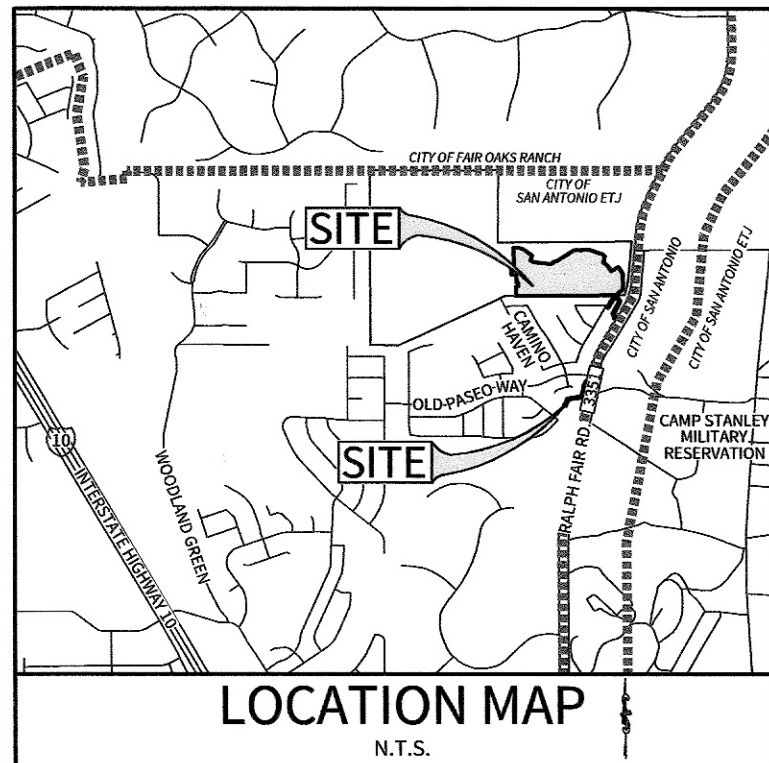
THIS PLAT OF CIELO RANCH SUBD., UNIT 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 29 DAY OF July, A.D. 2020.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

JULY 2020 SHEET 3 OF 4



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
CENTEX HOMES
A NEVADA GENERAL PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985

BY: *[Signature]*
NAME: *Felipe Gonzalez*
TITLE: *Dir. of Land Dev.*

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 *30* DAY OF *July* A.D. *2020*

LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

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
ENCLAVE AT STONEHAVEN
HOMEOWNERS ASSOCIATION
18587 SIGMA ROAD #220
SAN ANTONIO, TEXAS 78258
PHONE: (210) 504-8484
CONTACT PERSON: RODNEY POPLIN

BY: *[Signature]*
NAME: *Rodney Poplin*
TITLE: *President*

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Rodney Poplin* 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 *3* DAY OF *August* A.D. *2020*

REYNALDO SAUCEDA JR.
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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 PLAN 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 1425 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 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 RESIDENTIAL STRUCTURES HAVE BEEN 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.

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 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGC/CORS NETWORK.

3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

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 MODIFICATION, 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.

DRAINAGE NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, INCLUDING LOT 904, 905, 906, 907, 908, 909 & 910, BLOCK 105, CB 4709, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN A DETENTION POND LOCATED IN LOT 901, BLOCK 105, C.B. 4709, CIELO RANCH SUBDIVISION, UNIT 2, RECORDED IN VOLUME 20001, PAGES 1055-1055, P.B.C. (PLAT #180223).

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2478159) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, 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'S OFFICE PER 35-477(H).

MISCELLANEOUS NOTES:

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

2. LOT 904, 905, 907, 908, 909 & 910, BLOCK 105, CB 4709, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FLOODPLAIN NOTE:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0085F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

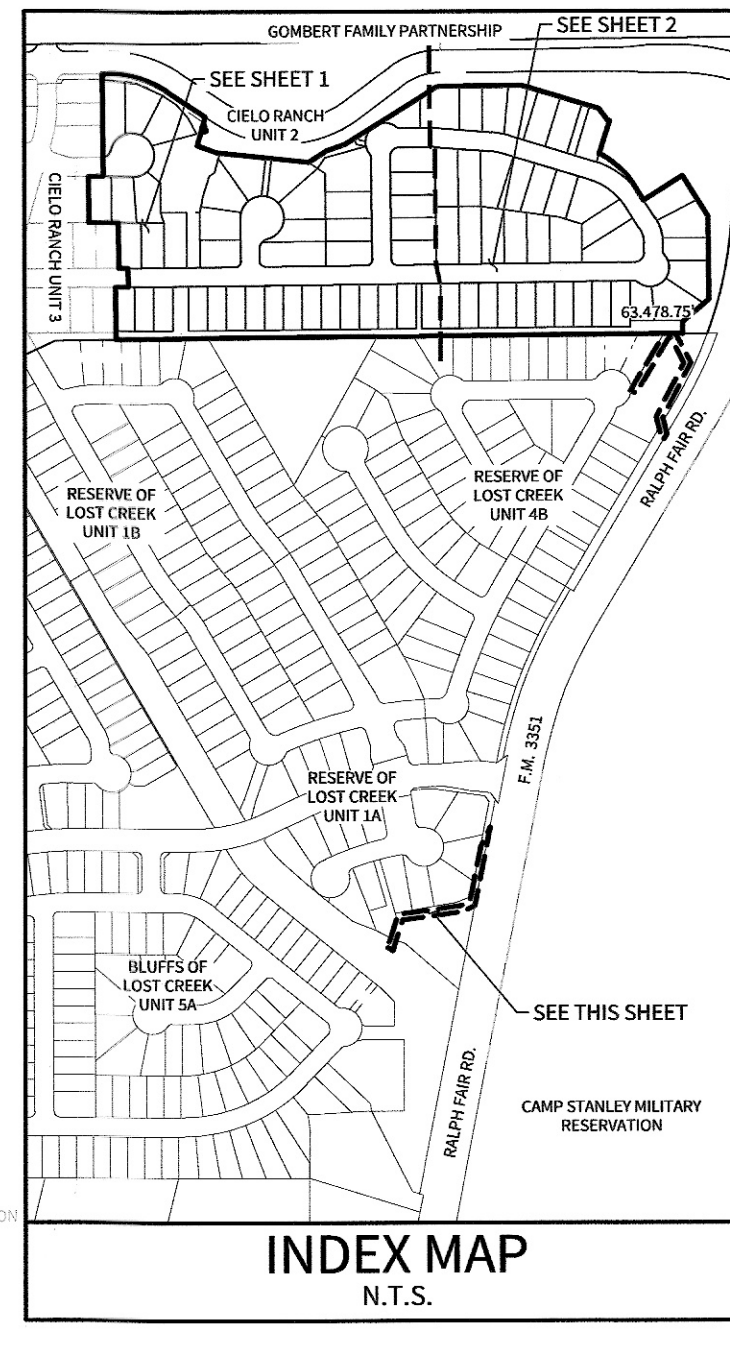
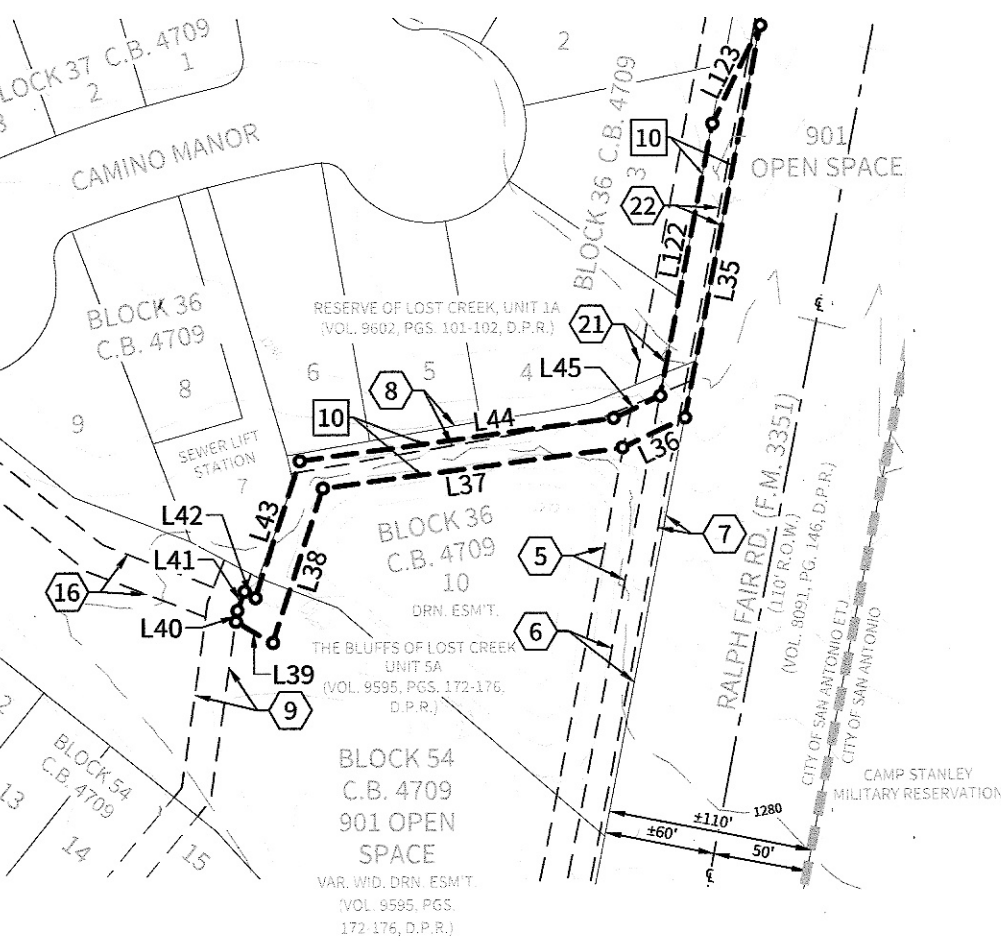
KEYNOTES

1	12' E.G.T.C.A. ESM'T. (VOL. 9643, PGS. 73, D.P.R.)
2	16' E.G.T.C.A. ESM'T. (VOL. 9671, PGS. 199, D.P.R.)
3	14' E.G.T.C.A. ESM'T. (VOL. 9671, PGS. 199, D.P.R.)
4	902 OPEN SPACE (VOL. 9671, PGS. 199, D.P.R.)
5	14' E.G.T.C.A. ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)
6	15' TxDOT RESERVATION ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)
7	1' VEHICULAR NON-ACCESS ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)
8	10' E.G.T.C.A. ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)
9	16' SAN. SEW. ESM'T. (VOL. 9595, PGS. 172-176, D.P.R.)
10	14' E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1050-1055, P.B.C.)
11	VAR. WID. CLEAR VISION ESM'T. (VOL. 20001, PGS. 1080-1082, P.B.C.)
12	1' VEHICULAR NON-ACCESS ESM'T. (VOL. 20001, PGS. 1080-1082, P.B.C.)
13	10' E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.B.C.)
14	15' B.S.L. (VOL. 20001, PGS. 1080-1082, O.P.R.)
15	16' SAN. SEW. ESM'T. (VOL. 9602, PGS. 101-102, D.P.R.)
16	20' E.G.T.C.A. ESM'T. (VOL. 5319, PG. 1738, O.P.R.)
17	10' B.S.L. & E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.B.C.)
18	10' B.S.L. & E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.B.C.)
19	OFF-LOT 50'x50' SAN. SEW., WAT. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET (VOL. 20001, PGS. 1080-1082, P.B.C.)
20	903 OPEN SPACE VAR. WID. PERMEABLE DRN. ESM'T. (VOL. 9664, PGS. 164-165, O.P.R.)
21	14' E.G.T.C.A. ESM'T. (VOL. 9602, PGS. 101-102, O.P.R.)
22	1' VEHICULAR NON-ACCESS ESM'T. (VOL. 9602, PGS. 101-102, O.P.R.)
23	12' SAN. SEW. ESM'T. (VOL. 9671, PGS. 199, D.P.R.)

LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	
L1	N89°26'30"E	33.37'	L41	S20°54'46"W	10.65'	L81	S00°33'30"E	70.81'			
L2	N00°33'30"W	50.00'	L42	N60°03'46"W	6.60'	L82	N89°26'30"E	81.96'			
L3	S89°26'30"W	24.13'	L43	S18°00'06"W	75.73'	L83	S04°47'32"E	46.55'			
L4	N00°33'30"W	120.00'	L44	S82°20'54"W	166.97'	L88	S00°33'30"E	82.32'			
L5	S89°26'30"W	77.02'	L45	S64°29'14"W	27.26'	L89	S30°44'21"E	15.18'			
L6	N00°33'30"W	120.00'	L46	S00°33'30"E	33.66'	L91	S26°39'03"E	11.76'			
L7	N89°26'30"E	38.55'	L47	S79°18'30"E	79.46'	L92	S00°33'30"E	15.22'			
L8	N00°33'30"W	50.34'	L48	S32°46'45"E	67.09'	L93	S79°18'30"E	24.57'			
L9	N89°26'30"E	18.84'	L49	S00°33'30"E	18.97'	L94	S26°39'03"E	16.57'			
L10	S56°44'29"E	121.87'	L50	S32°46'45"E	67.10'	L95	N17°00'46"E	22.59'			
L11	S15°44'34"W	34.39'	L51	S00°33'30"E	24.00'	L96	S37°09'45"W	15.31'			
L12	S70°15'37"E	54.81'	L52	S89°26'30"W	77.11'	L97	N00°33'30"W	36.36'			
L13	N57°09'57"E	56.77'	L53	N89°26'30"E	67.82'	L98	N89°26'30"E	29.50'			
L14	N71°31'05"E	49.71'	L54	N85°32'09"W	91.97'	L99	S00°33'30"E	36.36'			
L15	S37°43'47"E	37.57'	L55	N65°45'34"W	73.76'	L100	N89°26'30"E	29.50'			
L16	S72°59'14"E	5.53'	L56	N56°46'10"W	43.09'	L101	N00°33'30"W	37.29'			
L17	S17°00'46"W	92.49'	L57	N56°06'50"W	52.48'	L102	N89°26'30"E	29.50'			
L18	S32°46'45"E	50.42'	L58	N41°36'24"W	47.92'	L103	N00°33'30"E	37.29'			
L19	N57°13'15"E	120.00'	L59	S72°59'14"E	62.51'	L104	S89°26'30"W	29.50'			
L20	S32°46'45"E	126.85'	L60	N26°08'07"W	47.92'	L105	N00°33'30"W	37.00'			
L21	S00°23'26"E	220.62'	L61	N17°03'47"W	27.53'	L106	N89°26'30"E	29.50'			
L22	S49°34'02"W	90.05'	L62	N89°26'30"E	84.40'	L107	S00°33'30"E	37.00'			
L23	S00°23'26"E	31.00'	L63	S74°19'17"W	111.55'	L108	N89°26'30"E	29.50'			
L24	S89°36'34"W	19.92'	L64	S81°41'54"E	7.92'	L109	N00°33'30"W	37.00'			
L25	N28°03'05"W	86.18'	L65	S89°26'30"W	28.90'	L110	N89°26'30"W	29.50'			
L26	N27°14'02"E	162.50'	L66	S81°41'54"E	5.70'	L111	S00°33'30"E	37.00'			
L27	N15°08'47"W	43.76'	L67	S89°36'34"W	29.93'	L112	S89°26'30"E	29.50'			
L28	N30°44'02"E	22.29'	L68	N84°31'55"E	11.21'	L113	S75°37'38"W	14.86'			
L29	S15°08'47"E	65.48'	L69	S36°41'10"W	34.17'	L114	S14°22'22"E	25.63'			
L30	S27°14'02"W	160.33'	L70	S11°47'35"W	47.03'	L115	S15°44'34"W	14.68'			
L31	S28°03'05"E	79.20'	L71	S17°26'45"W	55.72'	L116	S15°44'34"W	29.63'			
L32	N00°33'30"W	138.62'	L72	S55°59'40"W	15.96'	L117	N75°37'38"W	11.72'			
L33	S10°55'25"W	210.69'	L73	S15°51'25"W	53.71'	L118	N33°15'31"E	26.51'			
L34	S64°29'14"W	36.63'	L74	S89°36'34"W	142.17'	L119	N33°44'02"E	175.54'			
L35	S82°20'54"W	159.42'	L75	S00°23'26"E	15.01'	L120	S59°15'58"E	16.00'			
L36	S18°00'06"W	85.40'	L76	N28°03'05"W	87.29'	L121	S30°44'02"W	173.02'			
L37	N60°03'46"W	22.47'	L77	S28°03'05"E	92.38'	L122	S10°56'14"W	146.07'			
L38	N08°05'25"E	5.91'	L78	S00°33'55"E	52.79'	L123	S25°56'14"W	57.78'			

LEGEND

- = ACRES
- = BUILDING SETBACK LINE
- = CURVE NUMBER
- = COUNTY BLOCK
- = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- = DRAINAGE
- = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- = EASEMENT
- = LINE NUMBER
- = LANDSCAPE
- = NOT TO SCALE
- = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- = PAGE
- = PGS.
- = PAGES
- = PLAT RECORDS OF BEXAR COUNTY
- = RIGHT-OF-WAY
- = SANITARY SEWER
- = VARIABLE
- = VOLUME
- = WIDTH
- = PROPOSED CONTOUR
- = STREET CENTERLINE
- = BUILDING SETBACK LINE
- = EXISTING GROUND MAJOR CONTOUR
- = EXISTING GROUND MINOR CONTOUR
- = EXISTING PROPERTY LINE
- = CITY LIMIT LINE
- = EXISTING 1% ANNUAL CHANCE FLOODPLAIN
- = PROPOSED 1% ANNUAL CHANCE FLOODPLAIN
- = MINIMUM PAD FINISHED FLOOR ELEVATION



PLAT NO. 19-11800025

REPLAT & SUBDIVISION PLAT
ESTABLISHING
CIELO RANCH SUBD., UNIT 5

BEING A TOTAL OF 20.43 ACRES OF LAND OUT OF A 132.87 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF LOT 903, BLOCK 55, COUNTY BLOCK 4709, IN THE RESERVE OF LOST CREEK UNIT 4B, ENCLAVE PLAT, RECORDED IN VOLUME 9671, PAGE 199, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF LOT 10 AND LOT 904, BLOCK 54, COUNTY BLOCK 4709, IN THE BLUFFS OF LOST CREEK UNIT 5A PLAT, RECORDED IN VOLUME 9595, PAGES 172-176, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

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
TBPCLS#10048500

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
CONTACT PERSON: FELIPE GONZALEZ

BY: *[Signature]*
NAME: *Felipe Gonzalez*
TITLE: *Dir. of Land Dev.*

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 *30* DAY OF *July* A.D. *2020*

LAURIE L. KIRK
Notary Public, State of Texas
Comm. Expires 03-12-2022
Notary ID 10231983

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 OF THIS PLAT FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON *July* A.D. *2020* 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 *30* DAY OF *July* A.D. *2020*

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIELO RANCH SUBD., UNIT 5 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) HAVE BEEN GRANTED.

DATED THIS *30* DAY OF *July* A.D. *2020*

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

JULY 2020 SHEET 4 OF 4