

- LEGEND**
- FOUND 1/2" IRON ROD
 - FOUND COTTON SPINDLE
 - FOUND PK NAIL IN ROCK
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY."
 - FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY."
 - PLASTIC CAP
 - PLASTIC CAP
 - CENTERLINE
 - P.O.B. POINT OF BEGINNING
 - P.R.B.C. PLAT RECORDS OF BEXAR COUNTY
- LEGEND**
- E.G.T.V.W. ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
 - E.G.T.V. ELECTRIC, GAS, TELEPHONE, AND TELEVISION EASEMENT
 - AC. ACRE
 - CB. COUNTY BLOCK
 - VOL. VOLUME
 - O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - (XXX AC.) NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 2
- PROPERTY NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "MATKIN-HOOVER ENG. & SURVEY." UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE TRIMBLE VRS NETWORK.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CPS/SAWS/COSA UTILITY NOTES

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

SAWS WASTEWATER EDU:
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.

CLEAR VISION:
CLEAR VISION AREAS 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 VERSION THEREOF.

STATE OF TEXAS
COUNTY OF BEXAR

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

Kyle L. Pressler
KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6528 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

Joshua J. Valenta
JOSHUA J. VALENTA
REGISTERED PROFESSIONAL ENGINEER
NO. 14592 STATE OF TEXAS

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 480202000F, EFFECTIVE DATE SEPTEMBER 29, 2010, AND 480202000F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE 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.

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

SAWS DEDICATION:
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.

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN CB 4674, RECORDED IN VOLUME 14468, PAGE 23.

NET ACREAGE NOTE:
THE NET ACREAGE OF A LOT IS THE AREA OF THE LOT EXCLUDING ANY EASEMENTS WITHIN THE LOT.

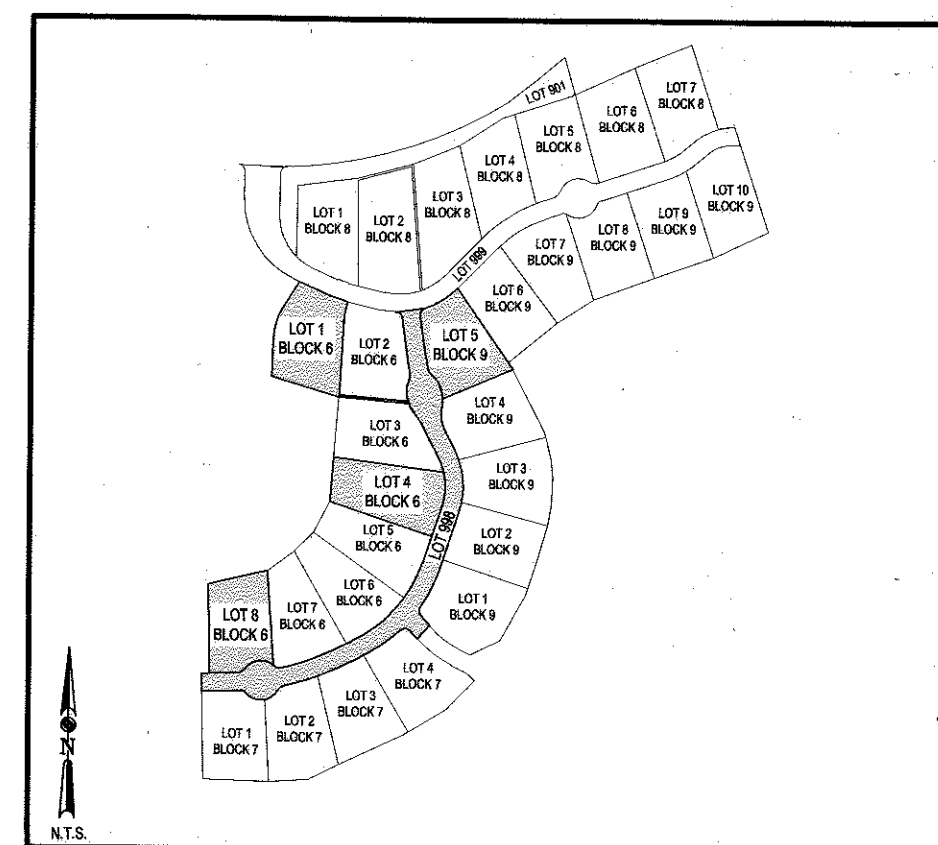
PRIVATE STREET DESIGNATION:
LOT 998, CB 4661, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C6	225.00'	42.83'	10°51'17"	N81°50'24"W	42.56'
C7	20.00'	27.72'	79°24'58"	N47°53'34"W	25.56'
C8	20.00'	27.72'	79°24'58"	N31°51'29"E	25.56'
C9	225.00'	107.24'	27°18'29"	N67°54'40"E	106.23'

LINE	BEARING	DISTANCE
L1	S76°24'45"E	9.89'
L2	S13°38'15"W	40.00'
L3	N10°22'38"W	35.56'
L4	N35°58'03"W	37.40'
L5	N01°06'35"W	2.70'
L6	N27°18'02"W	83.55'
L7	S27°16'02"E	65.21'
L8	S18°17'12"E	5.00'
L9	S40°38'45"E	35.52'
L10	S40°52'01"W	90.67'
L11	N40°25'19"W	28.48'
L12	N88°40'08"E	21.81'
L13	S34°34'29"E	22.24'
L14	S04°40'22"W	24.73'
L21	S18°17'12"E	81.59'
L22	S18°17'12"E	78.56'
L23	S82°08'56"E	82.65'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C23	240.00'	61.29'	14°37'58"	S88°28'33"E	61.13'
C24	225.00'	41.71'	10°37'14"	S71°08'08"E	41.65'
C25	30.00'	19.27'	36°47'48"	N08°01'18"E	18.94'
C26	375.00'	11.06'	1°14'23"	N08°41'45"W	11.06'
C27	25.00'	16.58'	38°00'18"	N28°32'37"W	16.28'
C28	64.91'	21.84'	19°16'39"	N16°46'50"E	21.74'
C29	115.00'	93.24'	46°27'11"	N24°19'10"W	90.70'
C30	82.34'	16.54'	11°30'22"	N01°30'02"E	16.51'
C31	93.64'	15.81'	9°32'56"	N08°56'17"W	15.59'
C32	93.64'	4.94'	3°01'11"	N15°07'52"W	4.93'
C33	93.64'	5.43'	3°19'18"	N18°16'08"W	5.43'
C34	82.34'	16.54'	11°30'22"	N28°49'03"W	16.51'
C35	82.34'	22.17'	15°25'36"	S06°37'13"W	22.10'
C36	50.00'	14.08'	16°08'01"	N27°54'03"W	14.03'
C37	87.00'	63.22'	41°38'03"	S06°28'00"E	61.84'
C38	125.69'	14.17'	6°27'29"	N23°03'47"W	14.16'
C39	175.00'	139.24'	45°38'14"	N04°30'25"W	135.59'
C40	225.00'	178.02'	46°35'14"	S04°30'29"E	174.34'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	425.00'	119.30'	16°04'58"	S28°19'41"W	118.90'
C42	20.00'	28.19'	75°00'55"	S03°08'18"E	24.35'
C43	375.00'	303.91'	46°28'03"	N41°30'13"E	286.66'
C44	20.00'	32.63'	93°28'16"	N67°07'49"W	29.13'
C45	425.00'	137.93'	18°35'42"	S55°25'24"W	137.33'
C46	575.00'	128.69'	12°56'38"	N71°11'32"E	128.62'
C47	625.00'	145.90'	13°22'30"	S71°24'30"W	145.57'
C48	20.00'	19.81'	56°10'08"	S74°15'07"E	18.83'
C49	20.00'	17.80'	50°24'57"	S52°53'16"W	17.04'
C50	55.00'	4.20'	4°22'33"	S48°21'20"E	4.20'
C51	55.00'	92.26'	96°06'23"	S81°24'12"W	81.81'
C52	55.00'	107.36'	111°51'57"	S83°36'46"W	91.12'
C53	20.00'	19.31'	55°19'08"	S61°00'34"W	18.57'
C54	20.00'	17.76'	50°52'36"	N65°53'34"W	17.18'
C58	175.00'	97.16'	31°49'02"	N02°22'41"W	95.94'
C59	93.64'	5.24'	03°12'22"	S21°33'59"E	5.24'
C60	64.64'	2.59'	02°17'58"	S35°38'20"E	2.59'



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTICE
THE AREA OF 6.128 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 1, 4 & 8, BLOCK 8; LOT 5, BLOCK 9 AND LOT 998, C.B. 4661 IN THE PECAN SPRINGS UNIT 1 SUBDIVISION, RECORDED IN VOLUME 20002, PAGES 102-104, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF PECAN SPRINGS RANCH UNIT 1 (PLAT NO: 19-118000317) WHICH IS RECORDED IN VOLUME 20002, PAGES 102-104, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 4/28/2021 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.

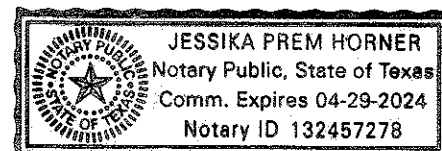
OWNER

OWNER'S DULY AUTHORIZED AGENT

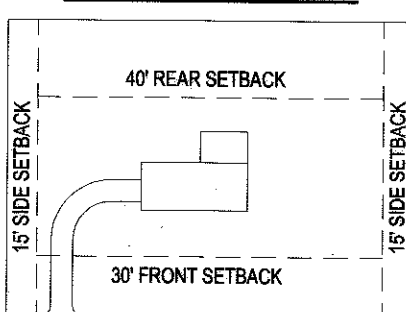
SWORN AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF April, 2021

Jessika Prem Horner
JESSIKA PREM HORNER
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

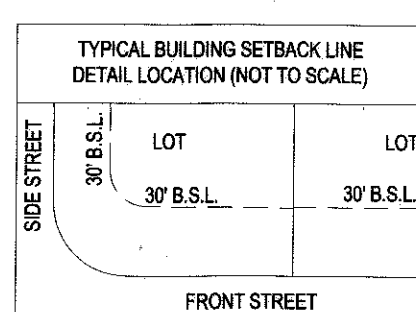
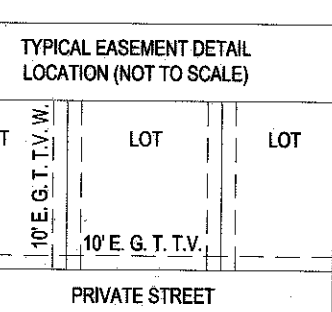
MY COMMISSION EXPIRES: 04-29-2024



TYPICAL LOT SETBACK LINE
DETAIL LOCATION (NOT TO SCALE)



NOTES APPLICABLE TO ALL SHEETS



PLAT NO: 20-11800618

REPLAT & SUBDIVISION PLAT ESTABLISHING PECAN SPRINGS UNIT 1A, ENCLAVE

A 13.135 ACRE TRACT OF LAND, LOCATED IN THE FRANCISCO RODRIGUEZ SURVEY NO. 419, ABSTRACT 629, COUNTY BLOCK 4673, THE AS KINCHLOE SURVEY NO. 410, ABSTRACT 410, COUNTY BLOCK 4664 AND THE JUAN CASSILLAS SURVEY NO. 411, ABSTRACT 156, COUNTY BLOCK 4672, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 228.78 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20190094492, ALL OF A CALLED 0.506 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20200298740 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LOT 5, BLOCK 9, LOT 1, BLOCK 6, LOT 8, BLOCK 6, LOT 4, BLOCK 6 AND LOT 998 OF THE PECAN SPRINGS UNIT 1 (P.U.D.) SUBDIVISION OF RECORD IN VOLUME 20002, PAGES 102-104 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKIN-HOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006 P.O. BOX 54
OFFICE: 830.249.0600 FAX: 830.249.0699
TEXAS REGISTERED SURVEYING FIRM F-102400
TEXAS REGISTERED ENGINEERING FIRM E-040512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

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.

Taylor Dreiss
CO-OWNER/DEVELOPER
TAYLOR DREISS
PECAN SPRINGS DEVELOPMENT COMPANY, LLC.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

Tom Dreiss
CO-OWNER/DEVELOPER
TOM DREISS
TOUTANT RANCH, LTD.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Taylor Dreiss* *Tom Dreiss*, 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 22nd DAY OF April, A.D. 2021.

Jessika Prem Horner
NOTARY PUBLIC BEXAR COUNTY, TEXAS

JESSIKA PREM HORNER
Notary Public, State of Texas
Comm. Expires 04-29-2024
Notary ID 132457278

THIS PLAT OF PECAN SPRINGS UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY:

CHAIRMAN

BY:

SECRETARY

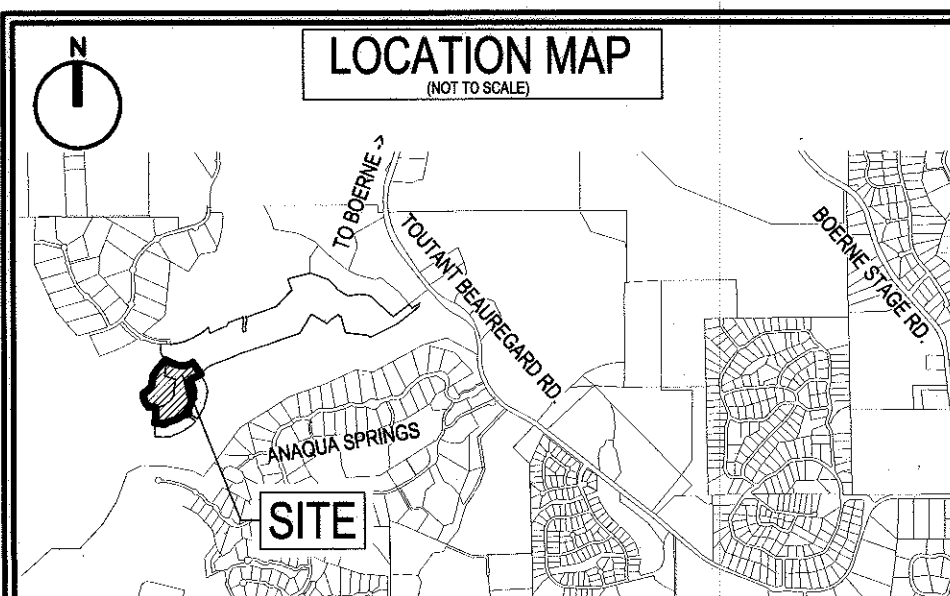
CERTIFICATE OF APPROVAL:

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS DOES HEREBY 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 WITHIN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LEGEND	
● FOUND 1/2" IRON ROD	E.G.T.V.W. ELECTRIC, GAS, TELEPHONE, TELEVISION, AND WATER EASEMENT
● FOUND COTTON SPINDLE	E.G.T.V. ELECTRIC, GAS, TELEPHONE, AND TELEVISION EASEMENT
● FOUND PK NAIL IN ROCK	AC. ACRE
● SET 1/2" IRON ROD WITH A RED PLASTIC CAP	CB. COUNTY BLOCK
● FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP	VOL. VOLUME
● CENTERLINE	O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING	(X.XXX AC.) NET ACREAGE - SEE NET ACREAGE NOTE ON SHEET 1 OF 2
P.R.B.C. PLAT RECORDS OF BEXAR COUNTY	

SURVEY NOTES:

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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.
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STATE OF TEXAS
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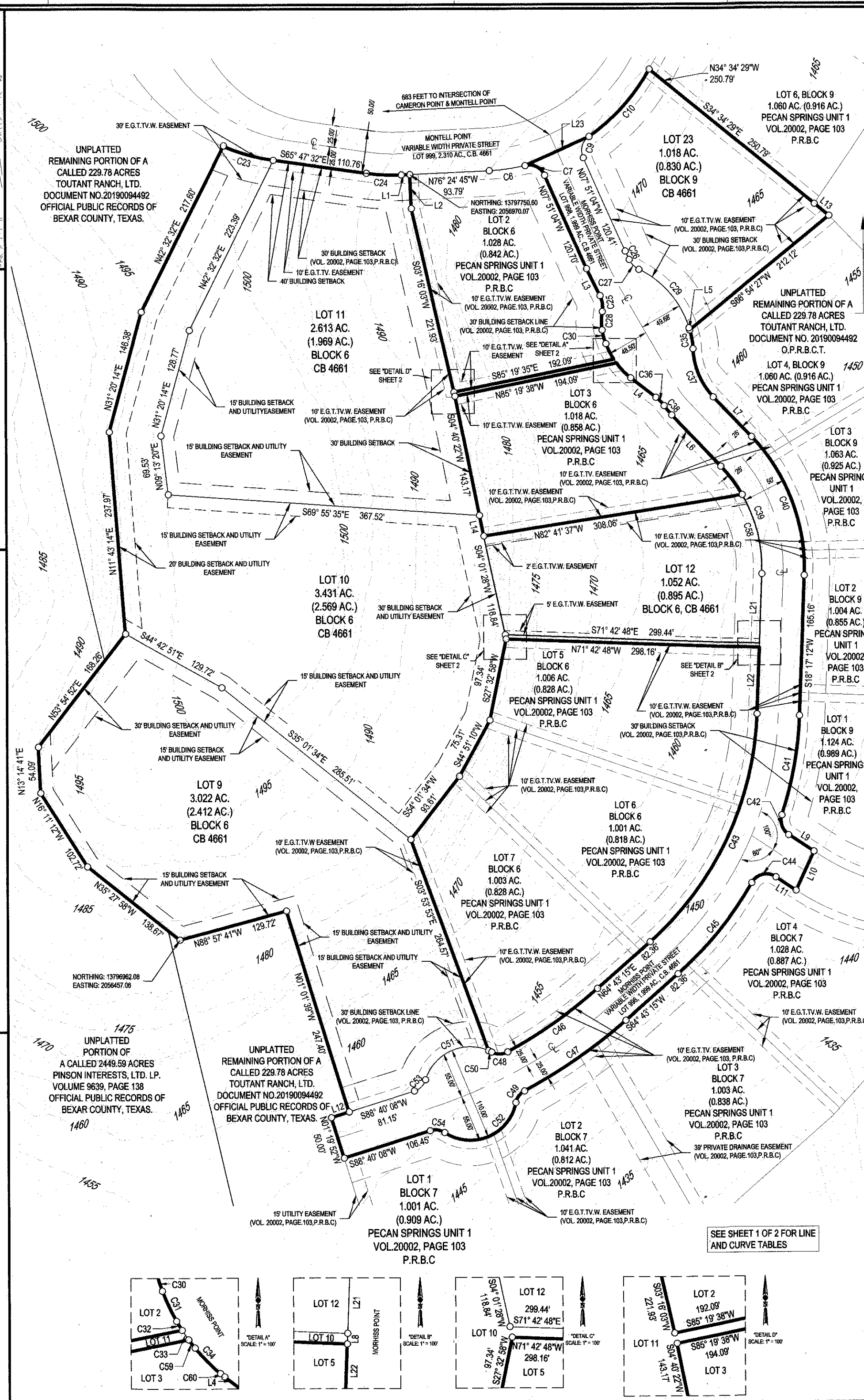
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Kyle L. Pressler
KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6528 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

Joshua J. Valenta
JOSHUA J. VALENTA
REGISTERED PROFESSIONAL ENGINEER
NO. 114592 STATE OF TEXAS



PLAT NO: 20-11800618

**REPLAT & SUBDIVISION PLAT ESTABLISHING
PECAN SPRINGS UNIT 1A, ENCLAVE**

A 13.135 ACRE TRACT OF LAND, LOCATED IN THE FRANCISCO RODRIGUEZ SURVEY NO. 419, ABSTRACT 629, COUNTY BLOCK 4673, THE AS KINCHLOE SURVEY NO. 410, ABSTRACT 410, COUNTY BLOCK 4664 AND THE JUAN CASSILLAS SURVEY NO. 411, ABSTRACT 156, COUNTY BLOCK 4672, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A CALLED 229.78 ACRES TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20190094492, ALL OF A CALLED 0.506 ACRE TRACT OF LAND AS CONVEYED TO TOUTANT RANCH, LTD., OF RECORD IN DOCUMENT NO. 20200298740 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LOT 5, BLOCK 9, LOT 1, BLOCK 6, LOT 8, BLOCK 6, LOT 4, BLOCK 6 AND LOT 998 OF THE PECAN SPRINGS UNIT 1 (P.U.D.) SUBDIVISION OF RECORD IN VOLUME 20002, PAGES 102-104 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MATKIN-HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006 P.O. BOX 54
OFFICE: 830.249.8600 FAX: 830.249.0099
TEXAS REGISTERED SURVEYING FIRM F-004512
CIVIL ENGINEERS · SURVEYORS · LAND PLANNERS
CONSTRUCTION MANAGERS · CONSULTANTS

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.

Tom Dreiss
CO-OWNER/DEVELOPER
TAYLOR DREISS
PECAN SPRINGS DEVELOPMENT COMPANY, LLC.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

Tom Dreiss
CO-OWNER/DEVELOPER
TOM DREISS
TOUTANT RANCH, LTD.
325 E. SONTERRA, #210
SAN ANTONIO, TX 78258
210-493-1444

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Tom Dreiss*, 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 22nd DAY OF April, A.D. 2021.

Jessica Prem Horner
JESSICA PREM HORNER
Notary Public, State of Texas
Comm. Expires 04-29-2024
Notary ID 132457278

THIS PLAT OF PECAN SPRINGS UNIT 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL:

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS