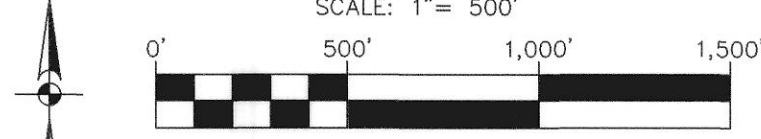


PLAT NO. 19-11800094

REPLAT AND
SUBDIVISION PLAT OF
VIA LA CANTERA (ENCLAVE)

A TOTAL OF 12.532 ACRE TRACT OF LAND, ESTABLISHING LOT 15 AND LOT 999, BLOCK 9, NCB 18339, AND INCLUDING 0.619 OF AN ACRE OFFSITE EASEMENT, BEING OUT OF A 136.154 ACRE TRACT (PARCEL A), A 5.085 ACRE TRACT (PARCEL C), AND A 2.820 ACRE TRACT (PARCEL D) RECORDED IN VOLUME 17950, PAGE 2483, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 14, BLOCK 9, NCB 18339, TOWN CENTER AT LA CANTERA, PHASE II RECORDED IN VOLUME 9669, PAGE 173, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NO. 437, ABSTRACT 888, THE TEXAS CENTRAL RAILWAY CO. SURVEY NO. 599, ABSTRACT 1071, THE CHARLES W. BECKMANN SURVEY NO. 391 1/2, ABSTRACT 880, AND THE B.B.B. & C. RR. CO. SURVEY NO. 21, ABSTRACT 104, NEW CITY BLOCK 14859, NOW ALL ASSIGNED TO THE NEW CITY BLOCK 18339, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 500'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 09, 2021

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.

Bruce C. Petersen
OWNER/DEVELOPER: US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

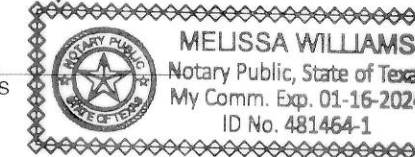
BY: USAA REAL ESTATE COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: BRUCE C. PETERSEN, ITS EXECUTIVE MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN 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 April, A.D. 2021.

Melissa Williams
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF VIA LA CANTERA (ENCLAVE) 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

CROSS ACCESS :

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 15, BLOCK 9, NCB 18339, IN ACCORDANCE WITH UDC 35-506(R)(3).

INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

INGRESS/EGRESS 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.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE ACCESS POINT ALONG THE IH 10 EB FR., BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 133.54 LF.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

EASEMENTS FOR FLOODPLAINS:

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 DFIRM PANEL NO. 48029C0230G, 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 FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CLOMRS PENDING FEMA APPROVAL:

LOTS 999, BLOCK 9, NCB 18339, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0230G, DATED 9/29/2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-2326R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

INGRESS/EGRESS NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACES WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SAWS IMPACT FEE:

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.

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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

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.

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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 REVISION THEREOF.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 9, NCB 18339, 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.

CPS/SAWS/COSA UTILITY:

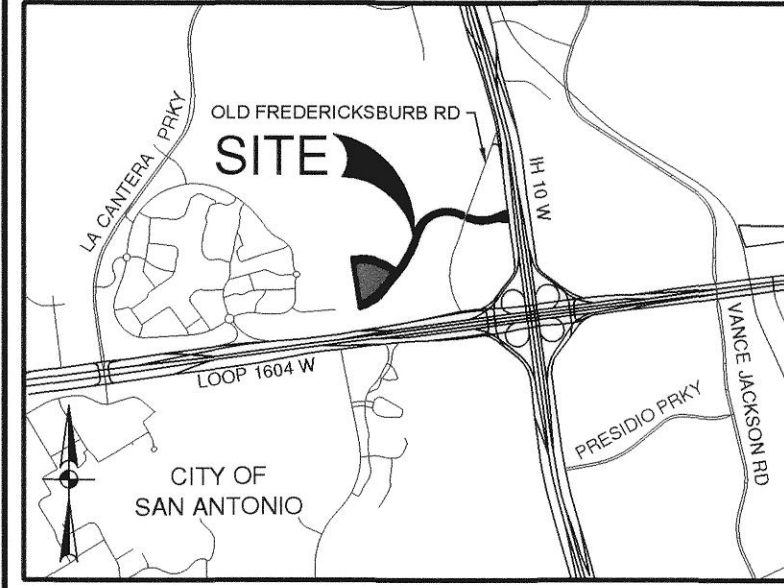
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "AND/OR 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 BUILDING, STRUCTURE, 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.

DRAINAGE EASEMENT ENCROACHMENTS:

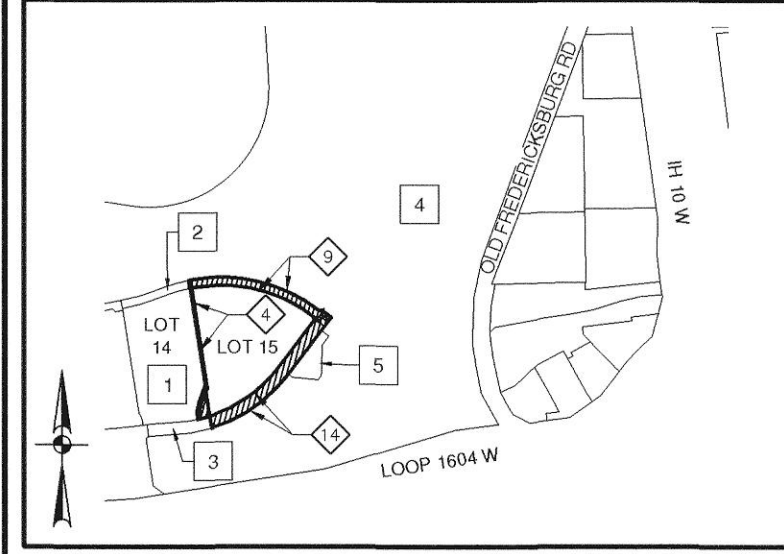
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 9, NCB 18339, 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.



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING

SCALE: 1"= 1000'

2.184 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 1.891 ACRES OF ACCESS, GETCTV, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (OFF-LOT) OF TOWN CENTER AT LA CANTERA, PHASE I (ENCLAVE) RECORDED IN VOLUME 9651, PAGES 182-188, AND A 0.159 PORTION OF LOT 14 AND 0.134 OF AN ACRE OF A 10.25' INGRESS/EGRESS EASEMENT OF TOWN CENTER AT LA CANTERA, PHASE II RECORDED IN VOLUME 9669, PAGE 173, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND 42.5 FT UTILITY AND DRAINAGE EASEMENT (OFF-LOT) OF TOWN CENTER AT LA CANTERA, PHASE IIA (ENCLAVE) RECORDED IN THE VOLUME 20001, PAGE 1334-1335 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

Bruce C. Petersen
OWNER/DEVELOPER: US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BY: USAA REAL ESTATE COMPANY, LLC,
A DELAWARE LIMITED LIABILITY CORPORATION,
ITS GENERAL PARTNER

BY: BRUCE C. PETERSEN, ITS EXECUTIVE MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF April, A.D. 2021

Cheryl Moczyska
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____
Cheryl Moczyska
CHERYL MOCZYGEMBA
Notary Public, State of Texas
My Comm. Exp. 08-29-2021
ID No. 669271-4

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. COMBINED SCALE FACTOR IS 0.99983.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

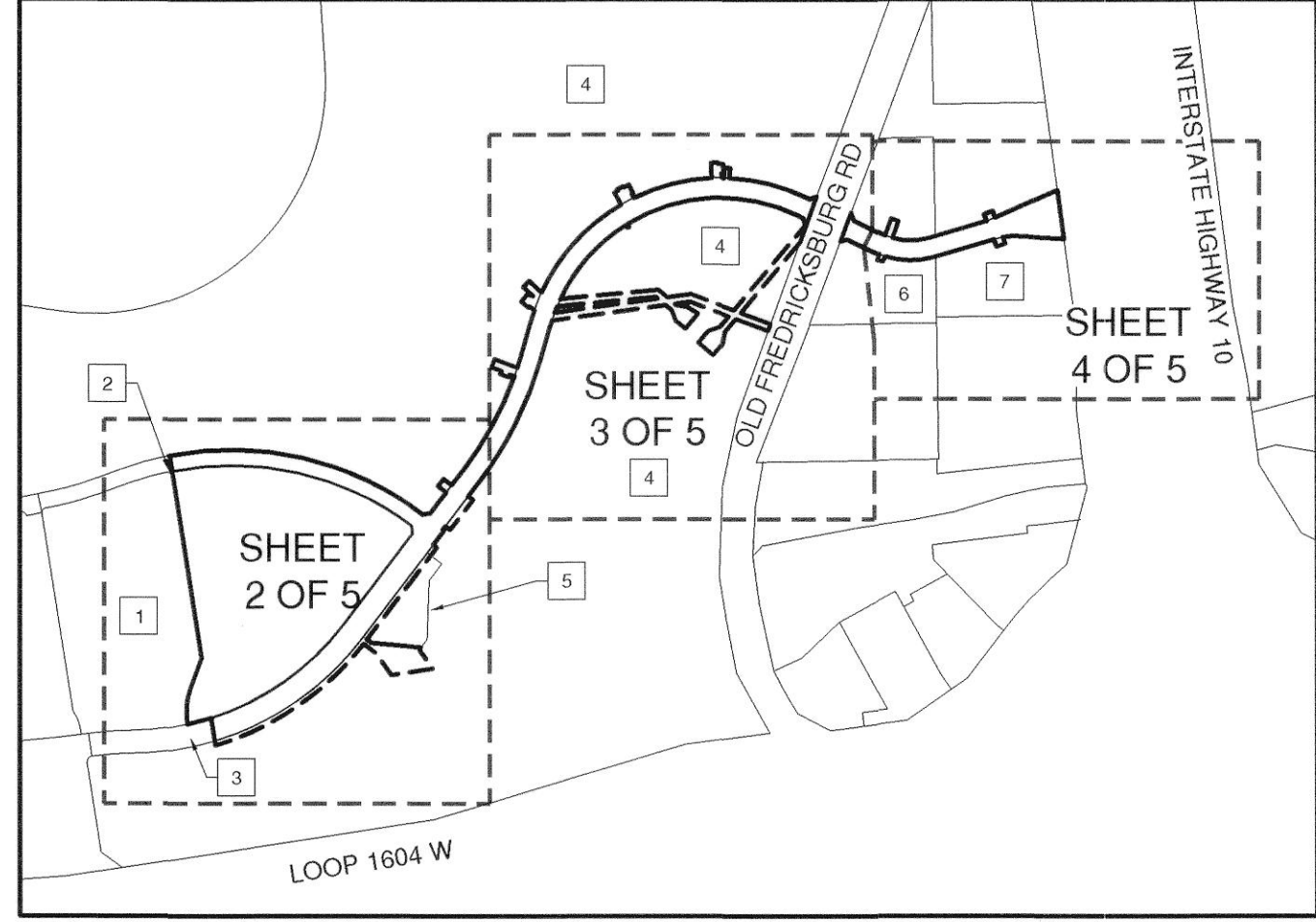
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Eric J. Snell
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Eric J. Snell
REGISTERED PROFESSIONAL LAND SURVEYOR
4-9-21



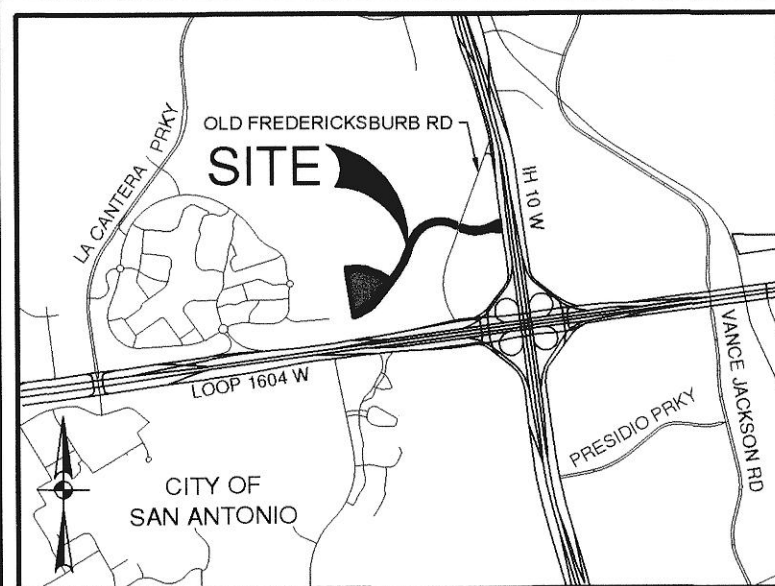
INDEX MAP
SCALE: 1"=500'

KEYED NOTES

- | | | |
|--|--|---|
| 1 12' WATER EASEMENT (VOL. 20001, PG 1334-1335, PR) | 13 16' SANITARY SEWER EASEMENT (VOL. 4167, PG 1872, OPR) | 1 REMAINING PORTION OF LOT 14 BLOCK 9, NCB 18339 5.228 ACRE TRACT TOWN CENTER AT LA CANTERA, PHASE II (VOL. 9669, PG 173, DPR) |
| 2 5' PEDESTRIAN EASEMENT (VOL. 9669, PG 173, DPR) | 14 ACCESS GETCTV, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (OFF-LOT) (VOL. 9651, PG 182-188, DPR) | 2 VIA MERCADO (VARIABLE WIDTH PRIVATE STREET 35 MIN.) LOT 999, BLOCK 9, NCB 18339 TOWN CENTER AT LA CANTERA, PHASE IIA (ENCLAVE) (VOL. 20001, PGS 1334-1335, PR) |
| 3 12'X47' PUBLIC WATER EASEMENT (OFF-LOT) (VOL. 20001, PG 1334-1335, PR) | 15 TEMP 25' ACCESS EASEMENT (VOL. 4910, PGS 969-979, OPR) | 3 VIA LA CANTERA (VARIABLE WIDTH PRIVATE STREET 62.5 MIN.) LOT 999, BLOCK 9, NCB 18339 TOWN CENTER AT LA CANTERA, PHASE IIA (ENCLAVE) (VOL. 20001, PGS 1334-1335, PR) |
| 4 10.25' INGRESS/EGRESS EASEMENT (VOL. 9669, PG 173, DPR) | 16 20' GAS EASEMENT (VOL. 5031, PGS 219-227, OPR) | 4 UNPLATTED PORTION OF 136.154 ACRES US REAL ESTATE LIMITED PARTNERSHIP (VOL. 17950, PG. 2483, OPR) |
| 5 VARIABLE WIDTH INGRESS/EGRESS EASEMENT (VOL. 9669, PG 173, DPR) | 17 VARIABLE WIDTH ELECTRIC EASEMENT (0.280 ACRES) (VOL. 18468, PGS 2011, OPR) | 5 UNPLATTED PORTION OF 0.572 OF AN ACRE LA CANTERA TOWN CENTER OWNERS ASSOCIATION, INC. (VOL. 17973, PG. 2455, OPR) |
| 6 VARIABLE WIDTH WATER EASEMENT (VOL. 9651, PG 182-188, DPR) | 18 VARIABLE WIDTH ELECTRIC EASEMENT (0.059 ACRES) (VOL. 18468, PGS 2011, OPR) | 6 UNPLATTED PORTION OF 2.820 ACRES US REAL ESTATE LIMITED PARTNERSHIP (VOL. 17950, PG. 2483, OPR) |
| 7 12' WATER EASEMENT (OFF-LOT) (VOL. 20001, PG 1334-1335, PR) | 19 5' GAS EASEMENT (DOC NO. 20200016229, OPR) | 7 UNPLATTED PORTION OF 5.085 ACRES US REAL ESTATE LIMITED PARTNERSHIP (VOL. 17950, PG. 2483, OPR) |
| 8 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 20001, PG 1334-1335, PR) | 20 5' GAS EASEMENT (DOC NO. 20200016227, OPR) | |
| 9 42.5' UTILITY AND DRAINAGE EASEMENT (OFF-LOT) (VOL. 20001, PG 1334-1335, PR) | | |
| 10 12' WATER EASEMENT (VOL. 20001, PG 1334-1335, PR) | | |
| 11 12' SANITARY SEWER EASEMENT (VOL. 9651, PG 182-188, DPR) | | |
| 12 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9651, PG 182-188, DPR) | | |

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

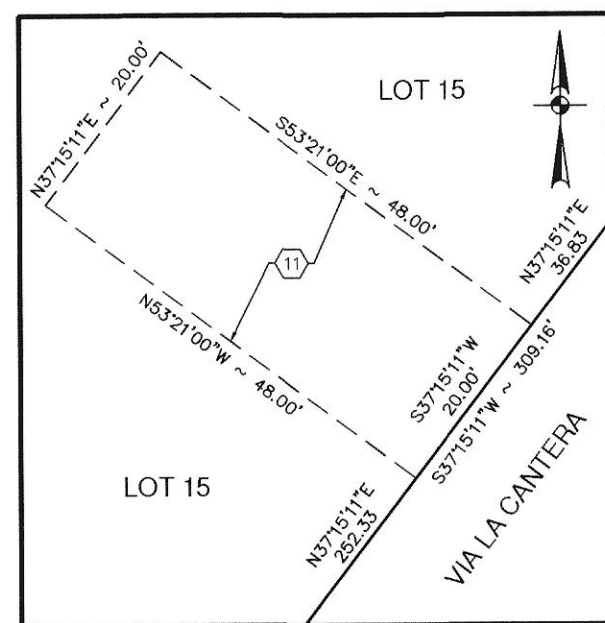




LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CD	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
FFE	FINISHED FLOOR ELEVATION	○	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)-ROW
NCB	NEW CITY BLOCK	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	1234.56	FOUND MONUMENTATION
---	EXISTING CONTOURS	---	LAND TIE/HOOK
---	PROPOSED CONTOURS	---	
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	---	
---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON (CLOMR CASE PENDING)	---	
---	ULTIMATE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	---	
---	ORIGINAL SURVEY/COUNTY LINE	---	
---	CENTERLINE	---	
1	12' ACCESS GETCTV, SANITARY SEWER, WATER AND DRAINAGE EASEMENT (0.224 ACRE OFF-LOT)	9	49' x 21' PRIVATE DRAINAGE EASEMENT (OFF-LOT) PERMEABLE (0.024 AC)
2	101.5' x 16.5' WATER EASEMENT	10	28' x 25' SANITARY SEWER EASEMENT (OFF-LOT) (0.016 AC)
3	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (OFF-LOT) NON-PERMEABLE (0.218 AC)	11	48' x 20' PRIVATE DRAINAGE EASEMENT (OFF-LOT) PERMEABLE (0.022 AC)
4	20' SANITARY SEWER EASEMENT (OFF-LOT) (0.275 AC)	12	37' x 10' WATER EASEMENT (OFF-LOT) PERMEABLE (0.008 AC)
5	VARIABLE WIDTH SANITARY SEWER EASEMENT (OFF-LOT) (0.097 AC)	13	27.5' x 16' WATER EASEMENT (OFF-LOT) PERMEABLE (0.010 AC)
6	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (OFF-LOT) PERMEABLE (0.484 AC)	14	9' x 5' WATER EASEMENT (OFF-LOT) PERMEABLE (0.001 AC)
7	41' x 19' PRIVATE DRAINAGE EASEMENT (OFF-LOT) PERMEABLE (0.036 AC)	15	30' x 16' WATER EASEMENT (OFF-LOT) PERMEABLE (0.011 AC)
8	16' x 15' PRIVATE DRAINAGE EASEMENT (OFF-LOT) PERMEABLE (0.006 AC)	16	14.9' ELECTRIC EASEMENT
		17	VARIABLE WIDTH ACCESS EASEMENT



DETAIL "A"
SCALE: 1"=20'

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.

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: PAPE-DAWSON ENGINEERS, INC.

4-9-21
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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 BUILDING, STRUCTURE, 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 IMPACT FEE:

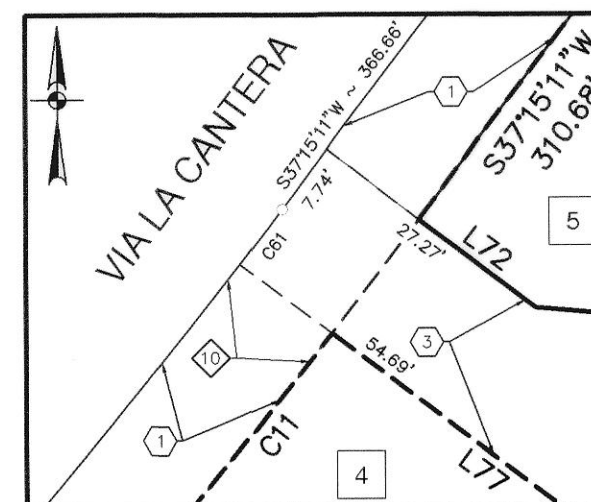
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

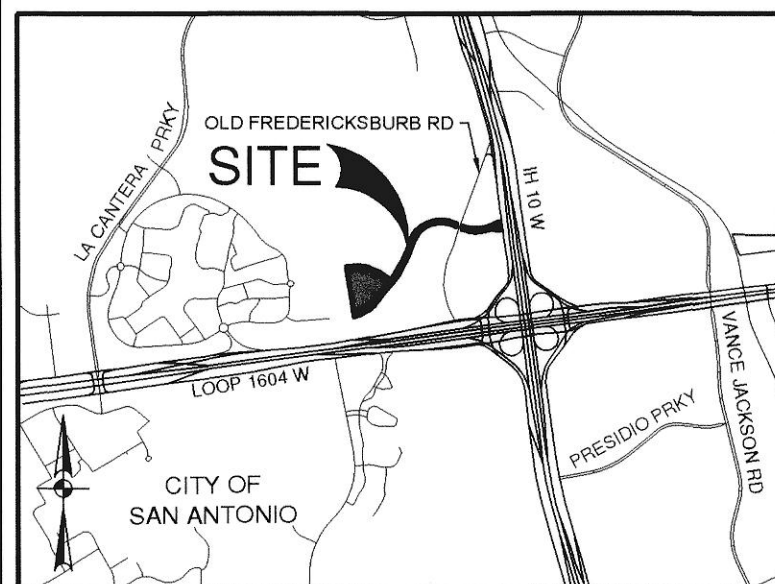
SAWS WASTEWATER EDU:

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.

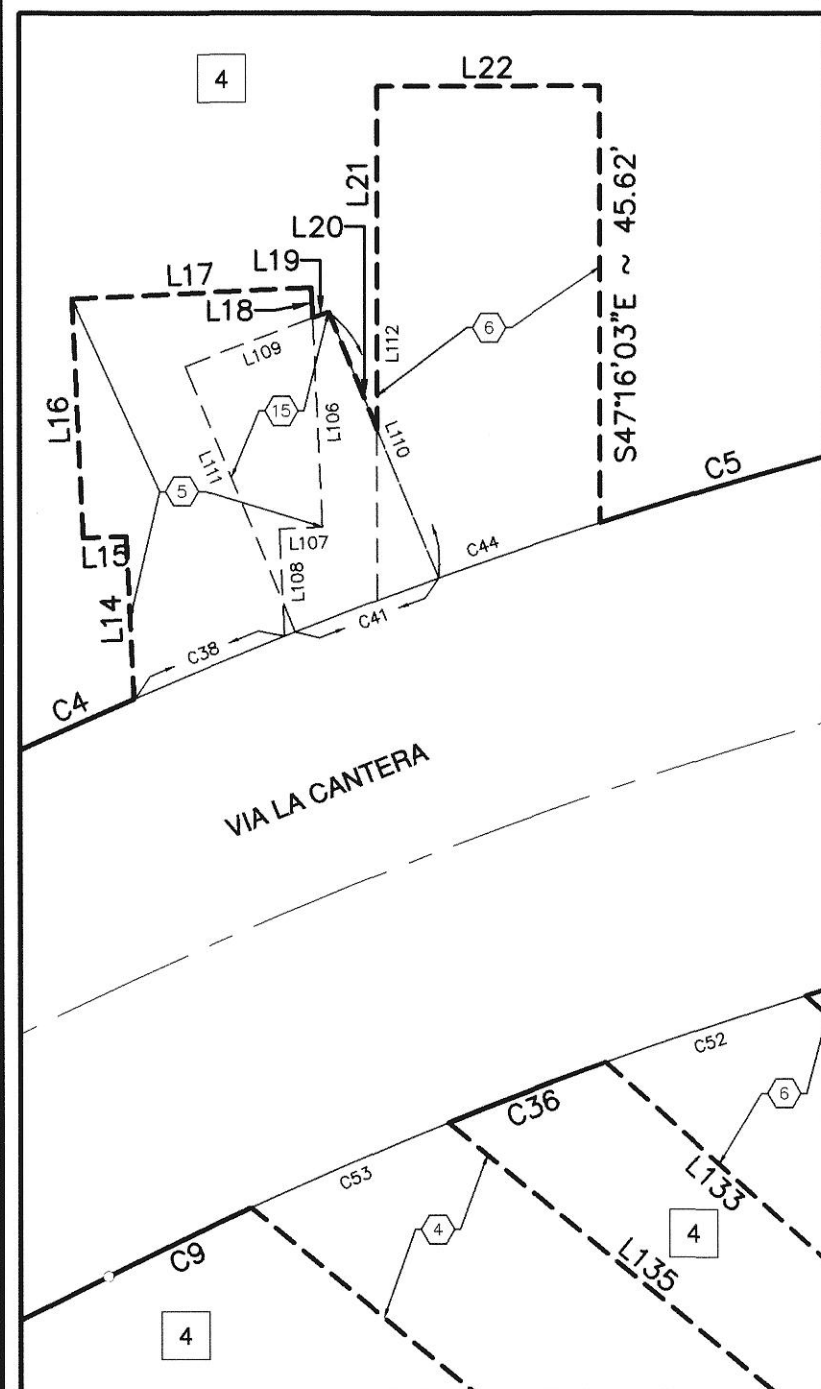
LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

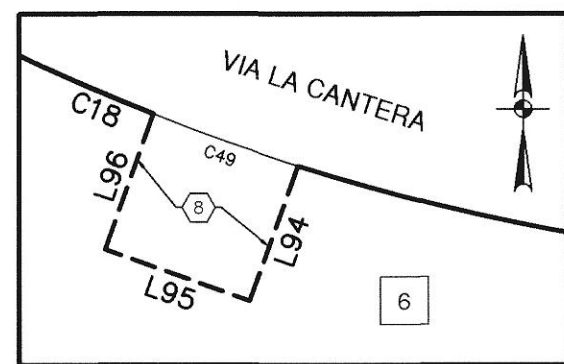




LOCATION MAP
NOT-TO-SCALE



DETAIL "F"
SCALE: 1"=20'



DETAIL "L"
SCALE: 1"=20'

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.

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: PAPE-DAWSON ENGINEERS, INC.

4-9-21
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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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 IMPACT FEE:

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.

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.

LEGAL INSTRUMENT:

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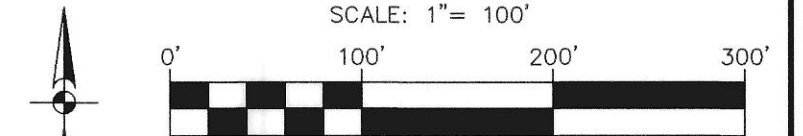
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NO. 19-11800094

REPLAT AND SUBDIVISION PLAT OF VIA LA CANTERA (ENCLAVE)

A TOTAL OF 12,532 ACRE TRACT OF LAND, ESTABLISHING LOT 15 AND LOT 999, BLOCK 9, NCB 18339, AND INCLUDING 0.819 OF AN ACRE OFF-SITE EASEMENT, BEING OUT OF A 136.154 ACRE TRACT (PARCEL A), A 5,085 ACRE TRACT (PARCEL C), AND A 2,820 ACRE TRACT (PARCEL D) RECORDED IN VOLUME 17950, PAGE 2483, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 14, BLOCK 9, NCB 18339, TOWN CENTER AT LA CANTERA, PHASE II RECORDED IN VOLUME 9669, PAGE 173, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NO. 437, ABSTRACT 888, THE TEXAS CENTRAL RAILWAY CO. SURVEY NO. 599, ABSTRACT 1071, THE CHARLES W. BECKMANN SURVEY NO. 391 3/4, ABSTRACT 880, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT 104, NEW CITY BLOCK 14859, NOW ALL ASSIGNED TO THE NEW CITY BLOCK 18339, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 09, 2021

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: US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BY: USAA REAL ESTATE COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: BRUCE C. PETERSEN, ITS EXECUTIVE MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN 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 April, A.D. 2021.

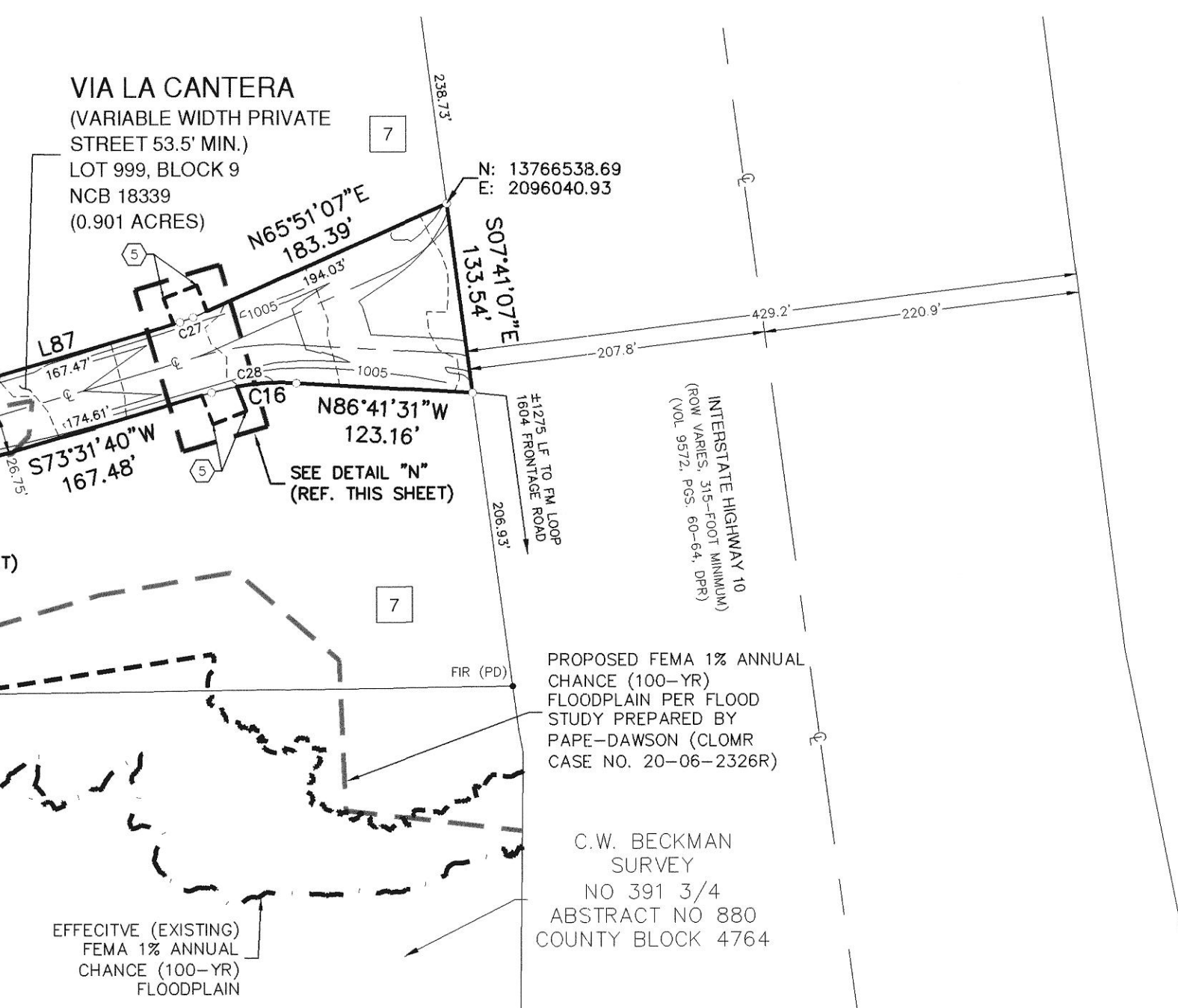
Melissa Williams
Melissa Williams
Notary Public, State of Texas
My Comm. Exp. 01-15-2024
ID No. 481464-1

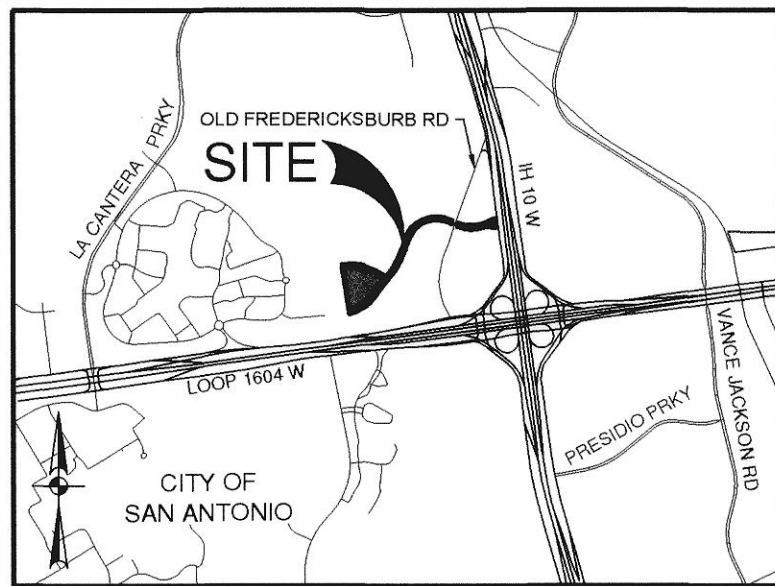
THIS PLAT OF VIA LA CANTERA (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN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

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

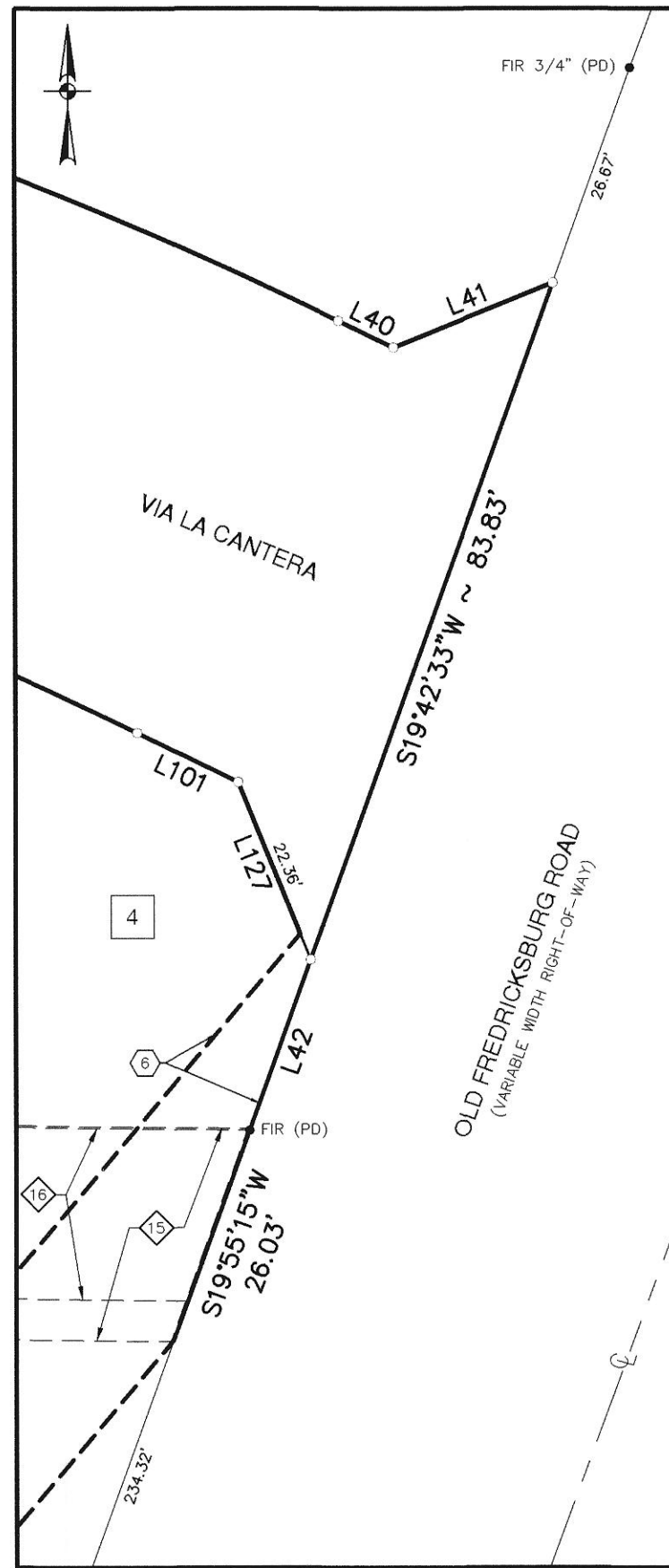
BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT-TO-SCALE



DETAIL "O"
SCALE: 1"=20'

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	846.25'	048°43'43"	S76°52'53"E	698.22'	719.71'
C2	973.25'	017°18'26"	N28°35'58"E	292.87'	293.99'
C3	973.25'	002°27'56"	N17°16'19"E	41.88'	41.88'
C4	531.75'	003°11'03"	N17°37'48"E	29.55'	29.55'
C5	531.75'	034°54'17"	N42°16'51"E	318.96'	323.94'
C6	531.75'	023°27'01"	N75°37'08"E	216.12'	217.64'
C7	531.75'	000°30'09"	S89°20'18"E	4.66'	4.66'
C8	531.75'	023°25'09"	S75°39'12"E	215.84'	217.35'
C9	478.25'	001°58'43"	S17°01'38"W	16.52'	16.52'
C10	1026.75'	021°12'54"	S26°38'44"W	378.01'	380.18'
C11	796.75'	035°23'34"	S55°28'19"W	484.38'	492.17'
C12	722.25'	005°13'15"	S74°57'10"W	65.79'	65.81'
C13	187.50'	030°16'36"	N04°55'55"E	97.93'	99.08'
C14	173.25'	002°56'22"	S65°24'44"E	8.89'	8.89'
C15	173.25'	032°38'28"	N89°50'54"E	97.37'	98.70'
C16	173.25'	013°48'10"	S86°24'24"W	41.64'	41.74'
C17	226.75'	034°06'18"	N89°25'11"W	132.99'	134.97'
C18	226.75'	004°22'51"	N66°07'59"W	17.33'	17.34'
C19	803.75'	048°32'43"	S77°05'52"E	660.81'	681.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N82°15'11"E	21.22'
L2	N37°15'11"E	70.97'
L3	N52°44'31"W	28.00'
L4	N37°15'29"E	25.00'
L5	S52°44'31"E	28.00'
L6	N37°15'11"E	46.52'
L7	N69°06'00"W	12.39'
L8	S20°54'00"W	7.50'
L9	N69°06'00"W	25.00'
L10	N20°54'00"E	8.74'
L11	N69°06'00"W	28.46'
L12	N20°54'00"E	23.25'
L13	N16°02'17"E	89.50'
L14	N49°51'43"W	17.03'
L15	S40°08'17"W	4.50'
L16	N49°51'43"W	25.00'
L17	N40°08'17"E	25.00'
L18	S49°51'43"E	3.17'
L19	N22°02'57"E	1.78'
L20	S69°40'33"E	13.15'
L21	N47°16'03"W	35.79'
L22	N42°43'57"E	23.25'
L23	N60°16'20"E	10.00'
L24	N28°13'06"W	4.00'
L25	N61°47'46"E	19.00'
L26	S27°13'08"E	3.49'
L27	N63°11'57"E	15.10'
L28	S26°48'03"E	25.00'
L29	S63°11'57"W	4.50'
L30	S26°48'03"E	12.54'
L31	N88°22'03"E	19.00'
L32	S01°37'57"E	3.55'
L33	N86°55'00"E	13.00'
L34	S03°05'00"E	25.00'
L35	S86°55'00"W	4.50'
L36	S03°05'00"E	12.93'
L37	N01°46'32"E	27.50'
L38	S88°13'29"E	16.00'
L39	S01°46'32"W	27.50'
L40	S63°56'38"E	7.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N67°53'00"E	20.01'
L42	S19°42'33"W	21.15'
L43	S40°02'19"W	248.90'
L44	S69°40'39"E	85.61'
L45	S19°55'15"W	20.00'
L46	N69°40'39"W	92.92'
L47	S40°02'19"W	45.48'
L48	S10°28'30"W	32.89'
L49	S40°28'30"W	39.66'
L50	N49°31'30"W	52.00'
L51	N40°28'30"E	39.67'
L52	N70°28'30"E	32.79'
L53	N40°02'19"E	38.55'
L54	N69°40'39"W	110.60'
L55	S82°25'36"W	40.60'
L56	S50°14'53"E	4.78'
L57	S80°21'57"E	29.20'
L58	S57°47'07"E	34.29'
L59	S39°38'03"W	52.81'
L60	N50°14'53"W	34.00'
L61	N20°21'57"W	29.13'
L62	N50°14'53"W	22.52'
L63	S16°02'17"W	89.50'
L64	S37°15'11"W	43.99'
L65	S52°44'49"E	16.50'
L66	S37°15'11"W	101.50'
L67	N52°45'15"W	16.50'
L68	S37°15'11"W	12.00'
L69	S52°44'47"E	4.50'
L70	S37°15'11"W	48.25'
L71	S52°44'49"E	12.00'
L72	S52°44'49"E	15.27'
L73	S84°45'42"E	133.83'
L74	S37°15'11"W	7.42'
L75	S35°11'03"E	62.07'
L76	N35°11'05"W	71.36'
L77	N52°44'48"W	42.69'
L78	N08°52'57"W	75.30'
L79	N20°04'14"E	86.81'
L80	S07°44'58"E	21.21'

LINE TABLE		
LINE #	BEARING	LENGTH
L81	N20°28'09"E	84.34'
L82	S18°56'33"E	23.63'
L83	S63°56'33"E	83.93'
L84	N19°38'36"E	49.00'
L85	S70°21'24"E	21.00'
L86	S19°38'36"W	49.00'
L87	N73°31'40"E	162.88'
L88	N21°23'22"W	19.45'
L89	N68°36'38"E	25.00'
L90	S21°23'22"E	19.52'
L91	S21°23'22"E	18.51'
L92	S68°36'38"W	25.00'
L93	N21°23'22"W	21.60'
L94	S19°39'17"W	15.00'
L95	N70°20'46"W	15.99'
L96	N19°36'59"E	15.00'
L97	N63°56'33"W	78.69'
L98	S71°03'27"W	19.41'
L99	S03°20'21"W	30.20'
L101	S63°56'38"E	13.08'
L102	S27°13'08"E	41.01'
L103	N69°06'00"W	25.00'
L104	N20°54'00"E	7.50'
L105	N69°06'00"W	12.18'
L106	S49°51'43"E	25.00'
L107	S40°08'17"W	4.50'
L108	S49°51'43"E	11.21'
L109	N22°02'57"E	16.00'
L110	S69°38'43"E	30.00'
L111	N69°38'43"W	30.00'
L112	N47°16'03"W	53.73'
L113	N28°13'06"W	37.00'
L114	N28°13'06"W	41.00'
L115	N63°11'57"E	25.00'
L116	N26°48'03"W	12.58'
L117	S63°11'57"W	4.50'
L118	N28°48'03"W	25.00'
L119	S01°37'57"E	41.00'
L120	N86°55'00"E	25.00'
L121	N03°05'00"W	12.19'

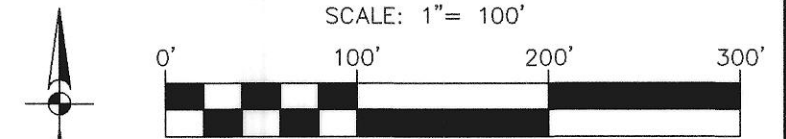
LINE TABLE		
LINE #	BEARING	LENGTH
L122	S86°55'00"W	4.50'
L123	N03°05'00"W	25.00'
L124	S40°02'19"W	301.56'
L125	N69°40'39"W	122.74'
L126	S82°25'30"W	64.00'
L127	S22°07'00"E	19.12'
L128	N50°14'53"W	31.55'
L129	S84°45'07"W	265.23'
L130	S31°58'19"E	9.00'
L131	N58°01'41"E	5.00'
L132	N31°58'19"W	9.00'
L133	S84°45'07"W	268.08'
L134	N50°14'53"W	5.97'
L135	N82°25'30"E	280.49'
L136	N82°25'30"E	26.04'
L137	N50°14'53"W	27.20'
L138	S82°25'30"W	26.04'
L139	S50°14'53"E	27.20'
L140	S69°40'39"E	20.35'
L141	S40°02'19"W	21.25'
L142	N69°40'39"W	20.35'
L143	N40°02'19"E	21.25'
L144	S10°33'50"W	18.90'
L145	S08°52'57"E	10.13'
L146	S81°07'03"W	4.72'
L147	S20°21'50"W	49.04'

PLAT NO. 19-11800094

REPLAT AND SUBDIVISION PLAT OF VIA LA CANTERA (ENCLAVE)

A TOTAL OF 12,532 ACRE TRACT OF LAND, ESTABLISHING LOT 15 AND LOT 999, BLOCK 9, NGB 18339, AND INCLUDING 0.619 OF AN ACRE OFFSITE EASEMENT, BEING OUT OF A 136.154 ACRE TRACT (PARCEL A), A 5.085 ACRE TRACT (PARCEL C), AND A 2.820 ACRE TRACT (PARCEL D) RECORDED IN VOLUME 17950, PAGE 2483, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 14, BLOCK 9, NGB 18339, TOWN CENTER AT LA CANTERA, PHASE II RECORDED IN VOLUME 9669, PAGE 173, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NO. 437, ABSTRACT 888, THE TEXAS CENTRAL RAILWAY CO. SURVEY NO. 599, ABSTRACT 1071, THE CHARLES W. BECKMANN SURVEY NO. 391 3/4, ABSTRACT 880, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT 104, NEW CITY BLOCK 14859, NOW ALL ASSIGNED TO THE NEW CITY BLOCK 18339, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 09, 2021

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.

Bruce C. Petersen
OWNER/DEVELOPER: US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BY: USAA REAL ESTATE COMPANY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: BRUCE C. PETERSEN, ITS EXECUTIVE MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN 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 April, A.D. 2021.

Melissa Williams
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MELISSA WILLIAMS
Notary Public, State of Texas
My Comm. Exp. 01-15-2024
ID No. 481454-1

THIS PLAT OF VIA LA CANTERA (ENCLAVE) 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 EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 5 OF 5

