

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 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," "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 GRANTORS 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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR LINE AND
CURVE TABLES

STATE OF TEXAS
COUNTY OF BEXAR

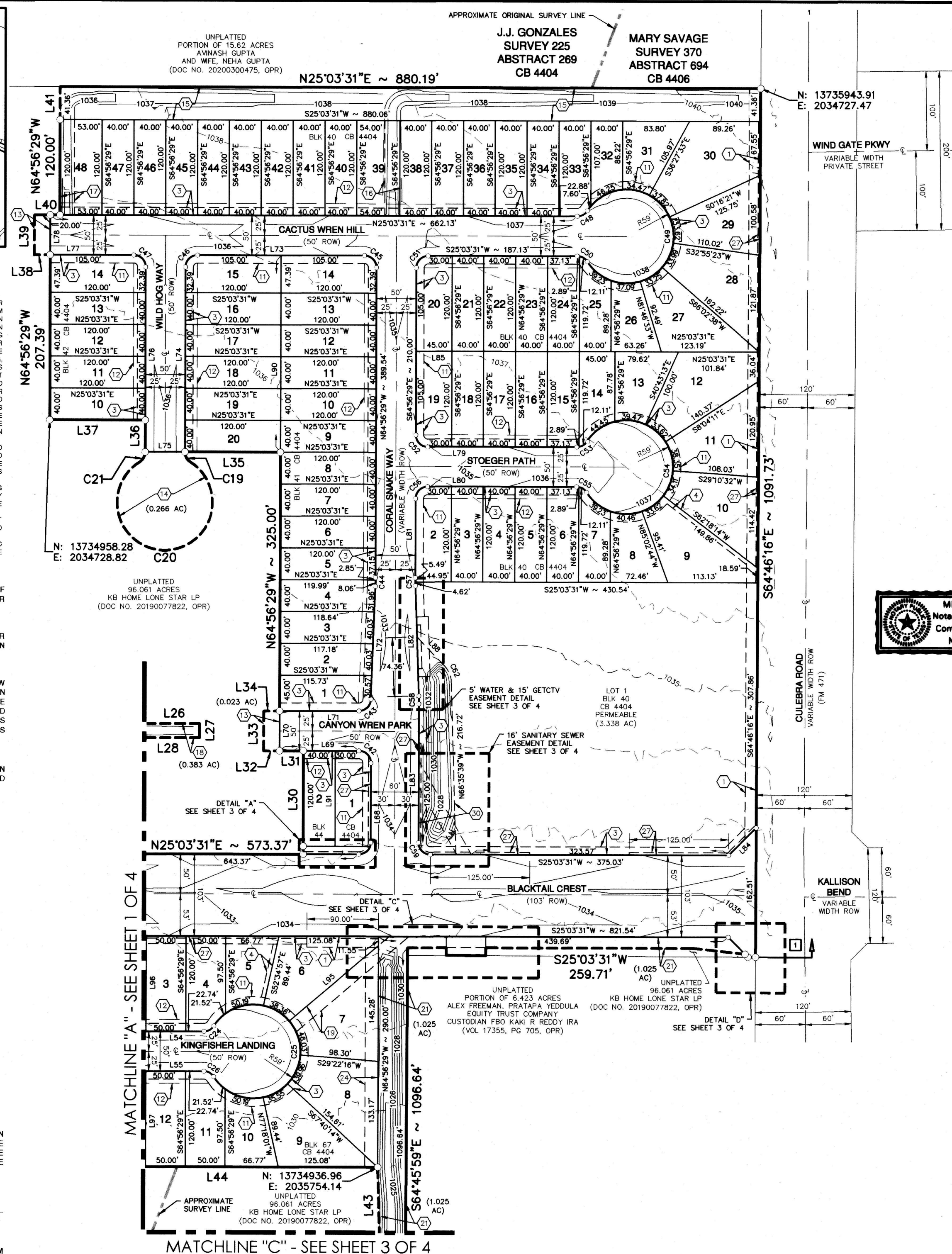
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

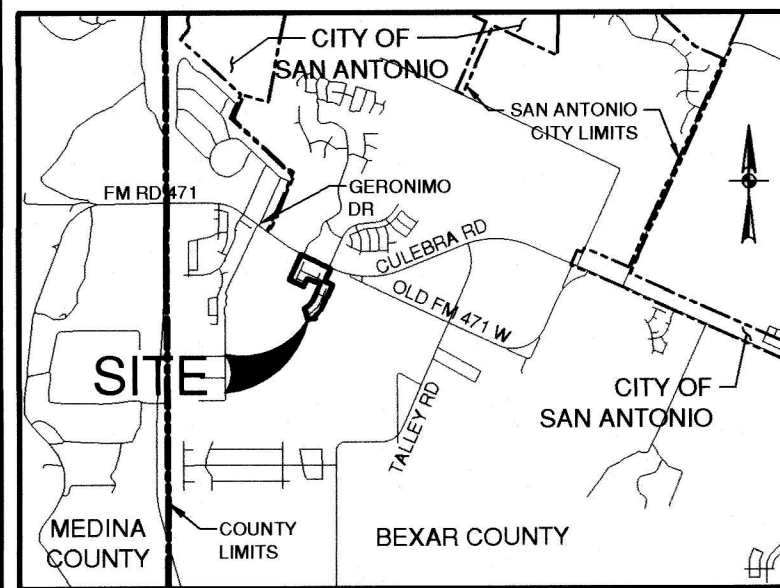
[Signature]
LICENSED PROFESSIONAL ENGINEER

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.

[Signature] 04/07/2021
REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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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.

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PLAT NOTES APPLY TO EVERY PAGE
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SEE SHEET 4 OF 4 FOR LINE AND
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STATE OF TEXAS
COUNTY OF BEXAR

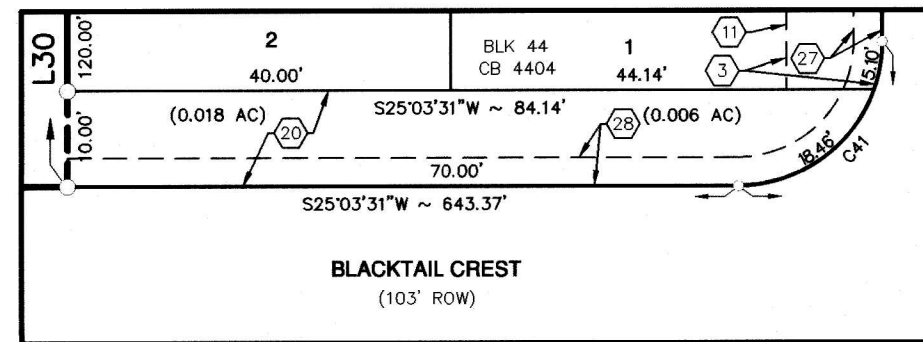
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LICENSED PROFESSIONAL ENGINEER

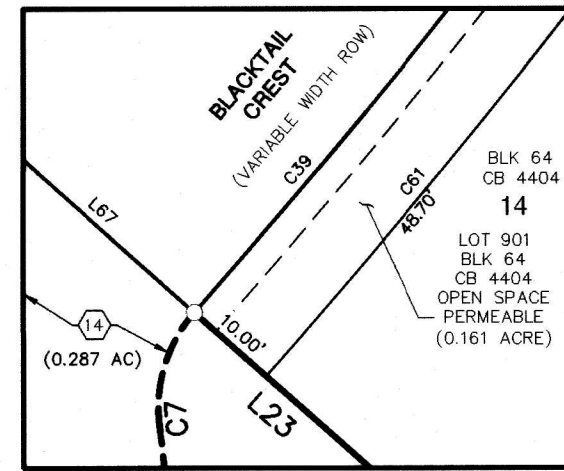
STATE OF TEXAS
COUNTY OF BEXAR

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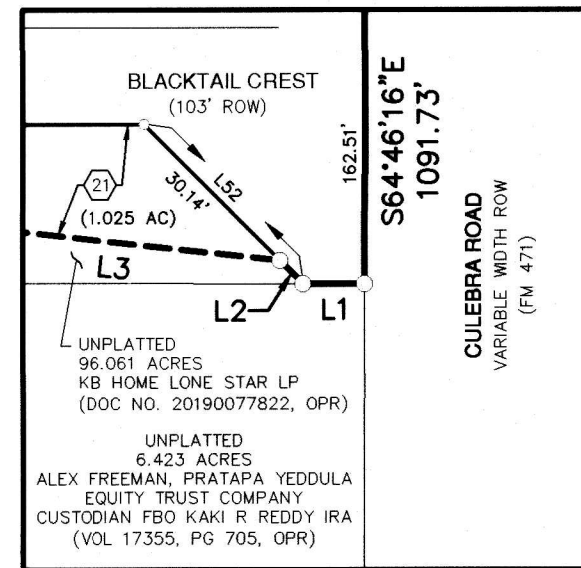
REGISTERED PROFESSIONAL LAND SURVEYOR



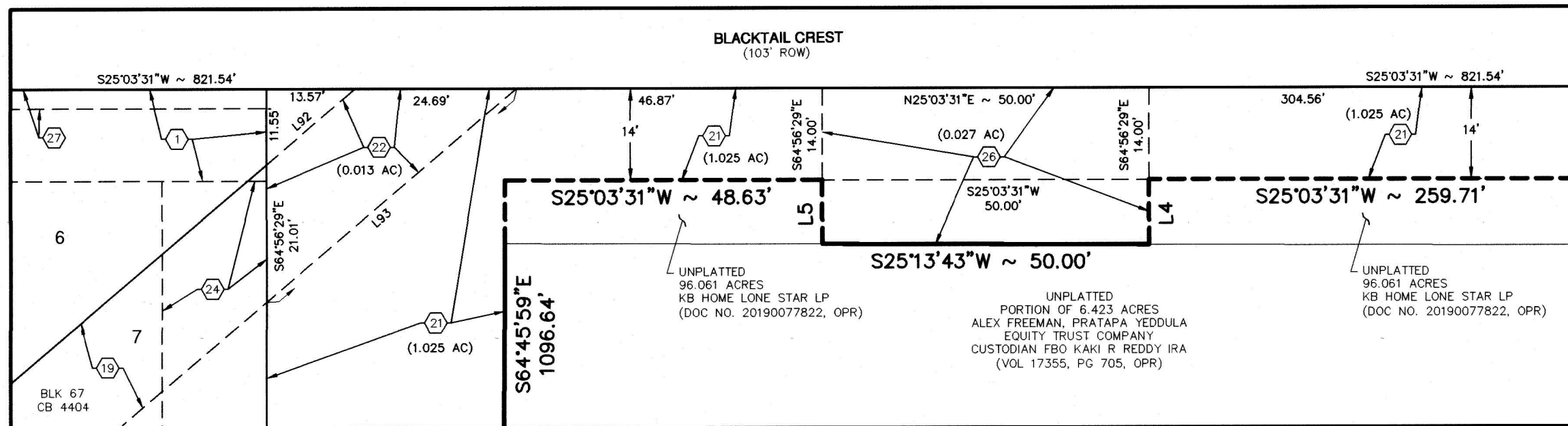
DETAIL "A"
NOT-TO-SCALE
SEE SHEET 2 OF 4



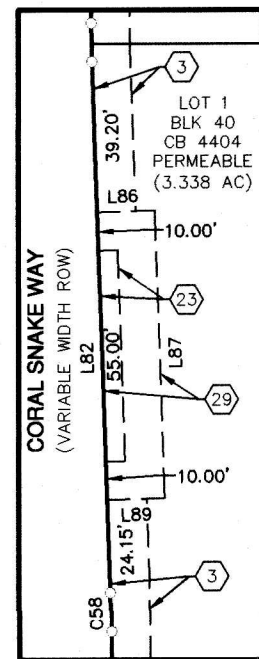
DETAIL "B"
NOT-TO-SCALE
SEE SHEET 1 OF 4



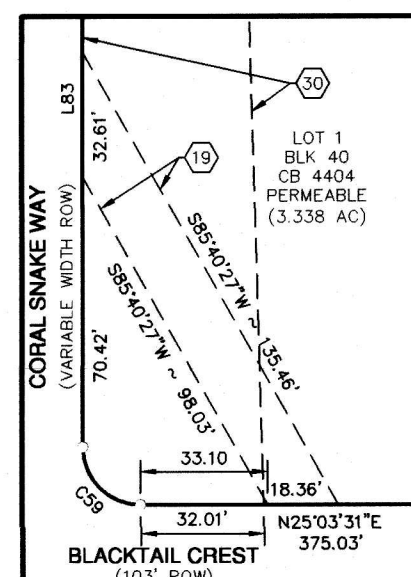
DETAIL "D"
NOT-TO-SCALE
SEE SHEET 2 OF 4



DETAIL "C"
NOT-TO-SCALE
SEE SHEET 2 OF 4



5' WATER & 15' GETCTV
EASEMENT DETAIL
NOT-TO-SCALE
SEE SHEET 2 OF 4



16' SANITARY SEWER
EASEMENT DETAIL
NOT-TO-SCALE
SEE SHEET 2 OF 4

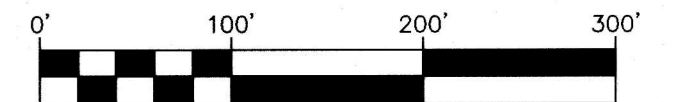


PLAT NO. 19-11800344

SUBDIVISION PLAT
OF
PRESERVE AT
CULEBRA-UNIT 1

BEING A TOTAL OF A 32.103 ACRE TRACT OF LAND OUT OF A 96.061 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NUMBER 20190077822 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE MARY SAVAGE SURVEY NUMBER 370, ABSTRACT 694, COUNTY BLOCK 4404, AND THE J.J. GONZALES SURVEY NUMBER 225, ABSTRACT 268, COUNTY BLOCK 4404, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-48, BLOCK 40, LOTS 1-20, BLOCK 41, LOTS 10-14, BLOCK 42, LOTS 1-2, BLOCK 44, LOTS 1-2, 49-56, 901, BLOCK 63, LOTS 1-14, 901, BLOCK 64, LOTS 1-2, 27-28, BLOCK 65, AND LOTS 1-14, BLOCK 67.

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: April 07, 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: DAVID BRODBECK
K.B. HOME LONE STAR INC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
(210) 349-1111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID BRODBECK, 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 5 DAY OF May, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

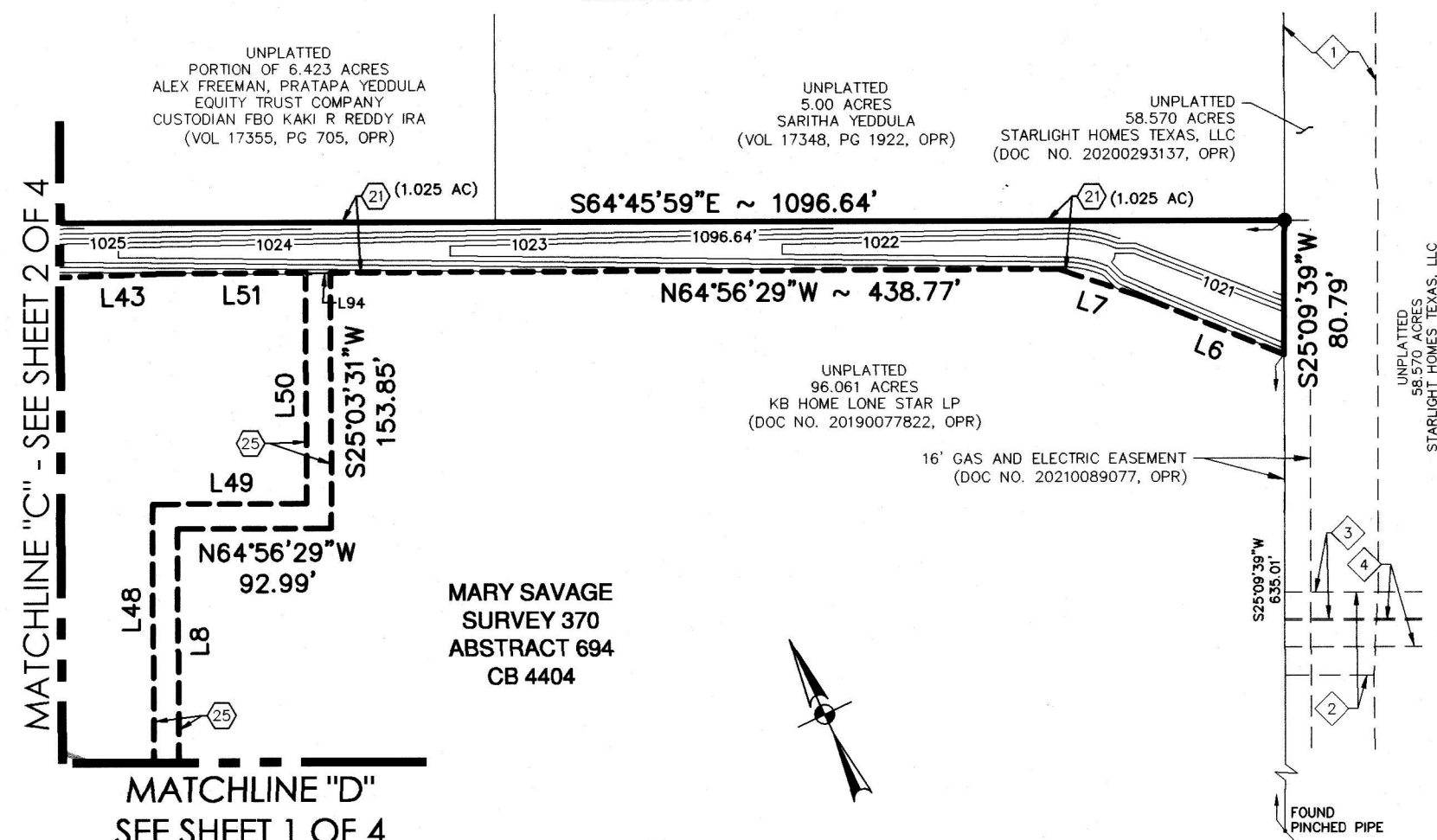
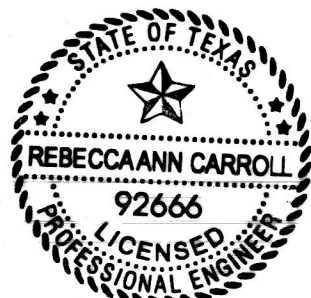
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF PRESERVE AT CULEBRA-UNIT 1 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

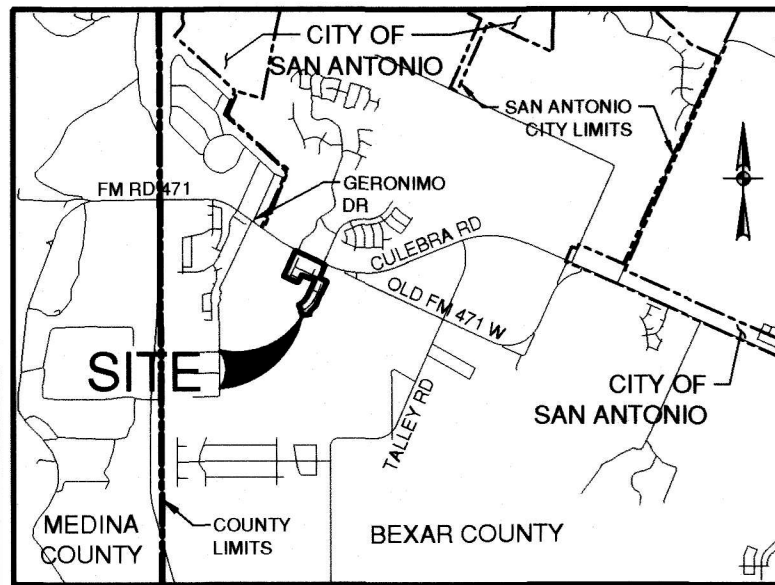
BY: CHAIRMAN

BY: SECRETARY



MATCHLINE "D"
SEE SHEET 1 OF 4

SHEET 3 OF 4



LOCATION MAP
NOT-TO-SCALE

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FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

RESIDENTIAL FINISHED FLOOR

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

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKETS WILL BE SET WITH 3" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD83) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD83) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	4.90'	25°28'01"	S77°40'30"E	2.16'	2.18'
C2	44.10'	25°28'01"	N77°40'30"W	19.44'	19.60'
C3	15.00'	57°46'09"	S38°42'15"W	14.49'	15.12'
C4	60.00'	295°32'17"	N22°24'41"W	64.00'	309.49'
C5	15.00'	57°46'09"	S83°31'37"E	14.49'	15.12'
C6	865.00'	0°52'46"	N67°08'56"E	13.28'	13.28'
C7	15.00'	50°07'54"	S41°38'36"W	12.71'	13.12'
C8	63.00'	280°15'48"	N23°17'27"W	80.77'	308.17'
C9	15.00'	50°07'54"	S88°13'30"E	12.71'	13.12'
C10	665.00'	1°56'08"	N65°44'30"E	22.46'	22.46'
C11	600.00'	301°5'06"	N49°38'53"E	313.13'	316.79'
C12	8.50'	86°48'37"	S79°27'31"W	11.68'	12.87'
C13	453.34'	2°16'59"	S50°40'29"W	229.18'	231.70'
C14	435.50'	2°15'57"	N50°40'02"E	220.04'	222.45'
C15	436.10'	4°34'38"	N27°20'50"E	34.83'	34.84'
C16	453.90'	4°34'56"	S27°20'59"W	36.29'	36.30'
C17	8.20'	89°13'57"	S12°32'16"E	11.52'	12.77'
C18	597.75'	7°37'13"	N28°51'16"E	79.44'	79.50'
C19	15.00'	57°46'09"	N86°10'27"E	14.49'	15.12'
C20	60.00'	295°32'17"	S25°03'31"W	64.00'	309.49'
C21	15.00'	57°46'09"	N36°03'25"W	14.49'	15.12'
C22	15.00'	90°00'00"	S19°56'29"E	21.21'	23.56'
C23	15.00'	90°00'00"	N70°03'31"E	21.21'	23.56'
C24	15.00'	57°16'46"	N3°34'52"W	14.38'	15.00'
C25	59.00'	294°33'33"	S64°56'29"E	63.78'	303.32'
C26	15.00'	57°16'46"	S53°41'54"W	14.38'	15.00'
C27	15.00'	87°16'25"	S18°34'42"E	20.70'	22.85'
C28	15.00'	90°00'00"	S70°03'31"W	21.21'	23.56'
C29	960.00'	4°44'31"	S27°25'46"W	79.43'	79.45'
C30	15.00'	94°44'31"	S17°34'14"E	22.07'	24.80'
C31	15.00'	80°31'09"	S74°47'57"W	19.39'	21.08'
C32	960.00'	25°12'41"	S47°08'42"W	419.02'	422.42'
C33	915.00'	7°50'16"	S63°40'11"W	125.07'	125.17'
C34	865.00'	7°50'16"	N63°40'11"E	118.24'	118.33'
C35	910.00'	34°41'32"	N42°24'17"E	542.62'	551.00'
C36	15.00'	90°00'00"	N19°56'29"W	21.21'	23.56'
C37	15.00'	90°00'00"	S70°03'31"W	21.21'	23.56'
C38	780.00'	34°41'32"	S42°24'17"W	465.10'	472.28'
C39	735.00'	6°57'31"	S63°13'48"W	89.21'	89.27'
C40	600.00'	39°42'54"	N44°54'58"E	407.62'	415.90'
C41	15.00'	90°00'00"	N19°56'29"W	21.21'	23.56'
C42	15.00'	90°00'00"	S70°03'31"W	21.21'	23.56'
C43	15.00'	87°54'57"	N18°53'57"W	20.82'	23.02'
C44	300.00'	2°05'03"	N63°53'57"W	10.91'	10.91'
C45	15.00'	90°00'00"	S70°03'31"W	21.21'	23.56'
C46	15.00'	90°00'00"	S19°56'29"E	21.21'	23.56'
C47	15.00'	90°00'00"	S70°03'31"W	21.21'	23.56'
C48	15.00'	57°16'46"	N3°34'52"W	14.38'	15.00'
C49	59.00'	294°33'33"	S64°56'29"E	63.78'	303.32'
C50	15.00'	57°16'46"	S53°41'54"W	14.38'	15.00'
C51	15.00'	90°00'00"	S19°56'29"E	21.21'	23.56'
C52	15.00'	90°00'00"	N70°03'31"E	21.21'	23.56'
C53	15.00'	57°16'46"	N3°34'52"W	14.38'	15.00'
C54	59.00'	294°33'33"	S64°56'29"E	63.78'	303.32'
C55	15.00'	57°16'46"	S53°41'54"W	14.38'	15.00'
C56	15.00'	90°00'00"	S19°56'29"E	21.21'	23.56'
C57	300.00'	1°55'48"	S65°54'23"E	10.11'	10.11'
C58	300.00'	1°55'48"	S65°54'23"E	10.11'	10.11'
C59	15.00'	90°00'00"	N70°03'31"E	21.21'	23.56'
C60	790.00'	34°41'32"	N42°24'17"E	471.06'	478.34'
C61	745.00'	6°57'31"	N63°13'48"E	90.42'	90.48'
C62	29.90'	41°35'31"	N87°23'24"W	21.23'	21.70'
C63	300.00'	1°55'48"	S65°54'23"E	10.11'	10.11'

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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S25°13'43"W	9.60'
L2	S70°08'46"W	5.08'
L3	S31°23'49"W	66.54'
L4	S64°56'29"E	9.97'
L5	N64°56'29"W	9.82'
L6	N42°25'01"W	89.97'
L7	N46°32'09"W	55.99'
L8	S25°03'31"W	291.15'
L9	N63°34'32"W	132.55'
L10	S25°02'05"W	19.51'
L11	N64°56'29"W	20.00'
L12	N64°56'29"W	15.00'
L13	S64°56'29"E	20.00'
L14	S25°03'31"W	50.00'
L15	N64°56'29"W	20.00'
L16	N64°56'29"W	4.08'
L17	S25°03'31"W	120.00'
L18	N51°38'15"E	6.34'
L19	S44°55'38"E	65.92'
L20	N52°27'15"W	6.34'
L21	S02°24'30"E	31.06'
L22	N22°24'41"W	115.08'
L23	N23°17'27"W	130.00'
L24	N57°09'14"W	137.48'
L25	N25°13'34"W	19.00'
L26	N25°03'31"E	442.99'
L27	S64°56'29"E	17.80'
L28	S25°03'31"W	442.99'
L29	S57°09'14"E	137.11'
L30	N64°56'29"W	130.00'
L31	S25°03'31"W	30.00'
L32	S25°03'31"W	20.00'
L33	N64°56'29"W	50.00'
L34	N25°03'31"E	20.00'
L35	S25°03'31"W	120.00'
L36	N64°56'29"W	40.00'
L37	S25°03'31"W	120.00'
L38	S25°03'31"W	20.00'
L39	N64°56'29"W	50.00'
L40	N25°03'31"E	32.25'
L41	N64°56'29"W	41.36'
L42	S27°14'03"W	15.31'
L43	S66°42'47"E	145.56'
L44	S25°03'31"W	401.85'
L45	S62°12'54"E	20.00'
L46	S25°02'05"W	19.54'
L47	N63°34'32"W	117.55'
L48	S25°03'31"W	290.79'
L49	N64°56'29"W	92.99'
L50	S25°03'31"W	138.85'
L51	S64°56'29"E	85.00'
L52	S70°08'46"W	35.22'
L53	S64°56'29"E	90.00'
L54	N25°03'31"E	162.74'

LINE TABLE

LINE #	BEARING	LENGTH
L55	S25°03'31"W	162.73'
L56	S62°12'54"E	105.83'
L57	S25°03'31"W	55.00'
L58	N64°56'29"W	105.00'
L59	S25°03'31"W	129.40'
L60	S64°56'29"E	93.34'
L61	S25°03'31"W	50.00'
L62	N64°56'29"W	103.32'
L63	N22°24'41"W	50.00'
L64	N25°03'31"E	129.40'
L65	N64°56'29"W	100.00'
L66	S25°03'31"W	129.40'
L67	N23°17'27"W	70.00'
L68	N64°56'29"W	100.00'
L69	S25°03'31"W	100.00'
L70	N64°56'29"W	50.00'
L71	N25°03'31"E	99.63'
L72	N62°51'26"W	142.58'
L73	S25°03'31"W	210.00'
L74	N64°56'29"W	232.39'
L75	S25°03'31"W	50.00'
L76	N64°56'29"W	232.39'
L77	S25°03'31"W	105.00'
L78	N64°56'29"W	50.00'
L79	N25°03'31"E	187.13'
L80	S25°03'31"W	187.13'
L81	S64°56'29"E	99.51'
L82	S66°52'17"E	138.35'
L83	S64°56'29"E	174.40'
L84	N19°51'14"W	48.92'
L85	N25°03'31"E	45.00'
L86	N23°07'43"E	15.00'
L87	S66°52'17"E	75.00'
L88	S71°48'51"W	51.57'
L89	S23°07'43"W	15.00'
L90	N64°56'29"W	247.39'
L91	N64°56'29"W	120.00'
L92	N15°19'59"W	17.82'
L93	N15°19'59"W	50.24'
L94	S64°56'29"E	15.00'
L95	S15°19'59"E	146.94'
L96	S64°56'29"E	120.00'
L97	N64°56'29"W	120.00'
L98	S25°02'05"W	15.00'
L99	N64°56'29"W	55.00'
L100	N64°56'29"W	50.00'
L101	N35°21'05"E	28.27'
L102	N48°34'48"W	56.22'
L103	S64°56'29"E	80.02'
L104	S32°51'42"W	39.57'
L105	N34°58'26"E	11.76'
L106	N32°24'33"E	22.19'
L107	N34°06'10"E	14.70'

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, INCLUDING LOT 901, BLOCK 63, CB 4404, AND LOT 901, BLOCK 64, CB 4404, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

OPEN SPACE:

LOT 901, BLOCK 63, CB 4404, IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 64, CB 4404, IS DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, AND DRAINAGE EASEMENT.

SETBACK:

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.

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. 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.

INGRESS/EGRESS:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1388791) 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).

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH