

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF
CIELO RANCH SUBD., UNIT 5 WHICH IS RECORDED IN
VOLUME 20002, PAGES 15-18, 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: PULTE NEVADA I LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. _____

MY COMMISSION EXPIRES: _____

LEGEND

B.S.L. = BUILDING SETBACK LINE
C1 = CURVE NUMBER
C.B. = COUNTY BLOCK
DRN. = DRAINAGE
E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT. = EASEMENT
L1 = LINE NUMBER
L.S. = LANDSCAPE
N.T.S. = NOT TO SCALE
PGS. = PAGES
P.R.B.C. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
VAR. = VARIABLE
VOL. = VOLUME
WID. = WIDTH
--- = EXISTING STREET CENTERLINE
--- = EXISTING BUILDING SETBACK LINE
--- = EXISTING GROUND MAJOR CONTOUR
--- = EXISTING GROUND MINOR CONTOUR
--- = EXISTING PROPERTY LINE

KEYNOTES

1 15' B.S.L. (VOL. 20002, PGS. 15-18, P.R.B.C.)
2 10' E.G.T.CA. ESMT. (VOL. 20002, PGS. 15-18, P.R.B.C.)
3 10' B.S.L. & E.G.T.CA. ESMT. (VOL. 20002, PGS. 15-18, P.R.B.C.)

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.
DAVID D. CUPIT II, 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.
YURI V. BALMACEA WHEELLOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA 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 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. 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 NOTES:

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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:

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARING SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

DRAINAGE NOTES:

- 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:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
- 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 #180221).

COMMON AREA MAINTENANCE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, 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.

TREE NOTE:

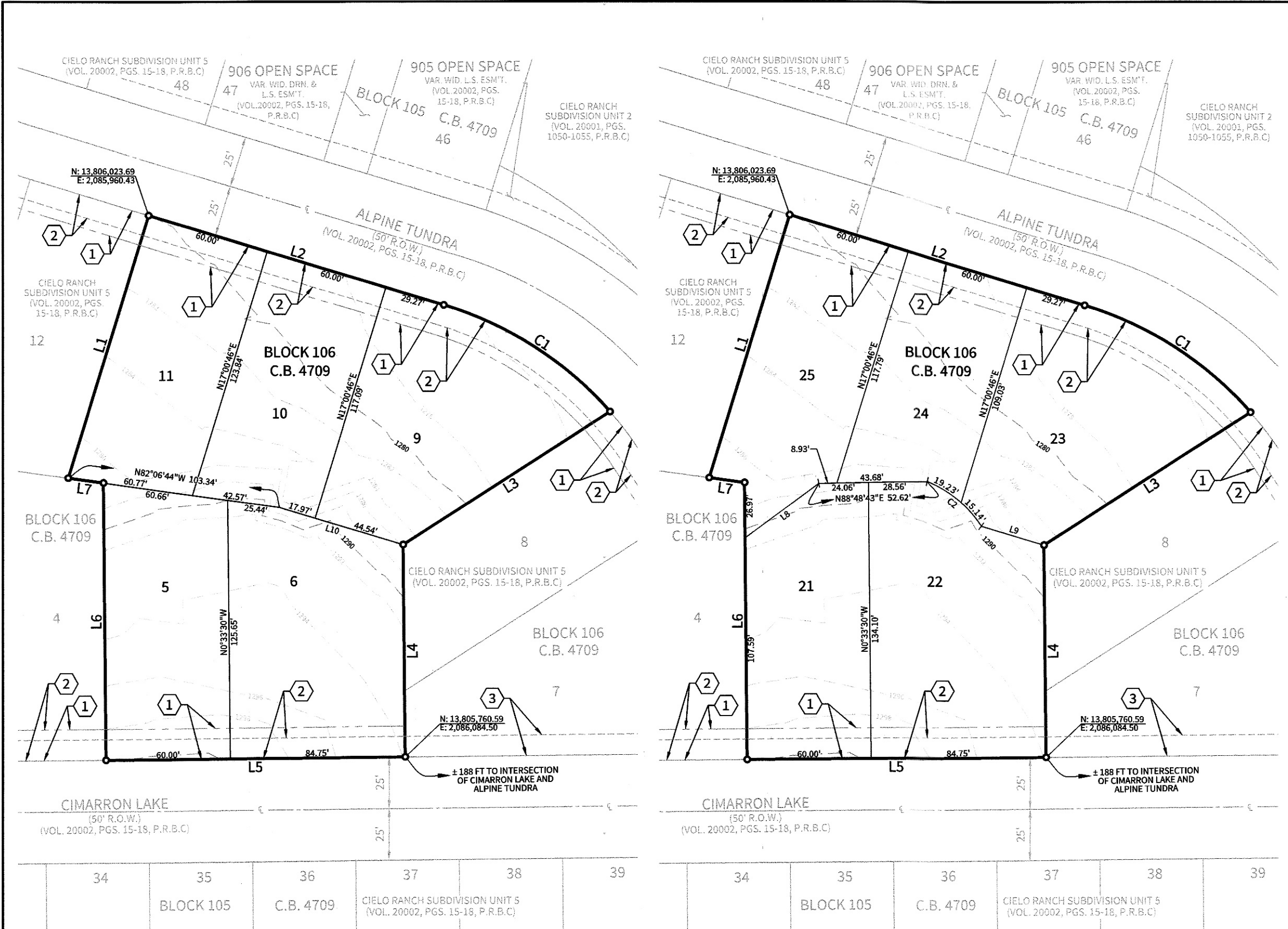
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2478155) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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:

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

FLOODPLAIN NOTE:

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C0805, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED BEING A TOTAL OF 0.026 ACRES WAS PREVIOUSLY PLATTED AS A PORTION OF LOTS 5, 6, 9, 10 AND 11, BLOCK 106, COUNTY BLOCK 4709 IN THE CIELO RANCH SUBD., UNIT 5 PLAT, RECORDED IN VOLUME 20002, PAGES 15-18, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C1	175.00'	31°45'21"	49.78'	96.99'	S57°06'34"E
C2	56.28'	34°59'16"	17.74'	34.37'	S50°31'01"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°00'46"E	133.48'
L2	S72°59'14"E	149.27'
L3	S57°13'15"W	119.02'
L4	S00°33'30"E	103.05'
L5	S89°26'30"W	144.75'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N00°33'30"W	134.56'
L7	N82°06'44"W	17.24'
L8	N53°18'17"E	44.51'
L9	N72°59'14"W	31.78'
L10	S72°59'14"E	62.51'

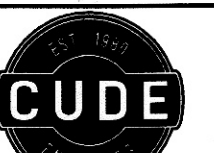
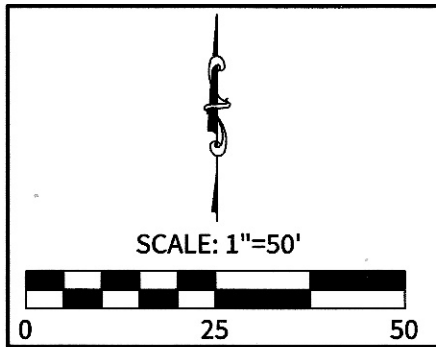
REPLAT

THIS REPLAT CREATES LOTS 21, 22, 23, 24 & 25, BLOCK 106, COUNTY BLOCK 4709, BEXAR COUNTY, TEXAS.

PLAT NO. 21-11800101

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

BEING A TOTAL OF 0.975 OF AN ACRE OF LAND OUT OF LOTS 5, 6, 9, 10 AND 11, BLOCK 106, C.B. 4709, IN THE CIELO RANCH SUBD., UNIT 5 PLAT, RECORDED IN VOLUME 20002, PAGES 15-18, PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 21, 22, 23, 24 AND 25 IN BLOCK 106, C.B. 4709, BEXAR COUNTY, TEXAS.



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 I LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIELO RANCH SUBD., UNIT 5A 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.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY