

**LOCATION MAP**

NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER	-	REPETITIVE BEARING
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
LF	LINEAR FEET	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT	⊙	EASEMENT P.I. POINT (BOUNDARY)
ETJ	EXTRATERRITORIAL JURISDICTION	⊙	PLAT RECORDS OF BEXAR COUNTY
GETCTV	GAS, ELECTRIC, TELEPHONE, AND CABLE TV	DR	DEED RECORDS OF BEXAR COUNTY
DR	DEED RECORDS OF BEXAR COUNTY	---	EXISTING CONTOURS
---	EXISTING CONTOURS	---	PROPOSED CONTOURS
---	PROPOSED CONTOURS	---	1% AC ULTIMATE FLOODPLAIN PER CLOMR CASE #XXXX
---	1% AC ULTIMATE FLOODPLAIN PER CLOMR CASE #XXXX	---	1% AC FLOODPLAIN PER FEMA PANEL 48029C0510F EFFECTIVE SEPTEMBER 29, 2010
---	1% AC FLOODPLAIN PER FEMA PANEL 48029C0510F EFFECTIVE SEPTEMBER 29, 2010	---	CENTERLINE
---	CENTERLINE	---	COSA ETJ
①	14' GETCTV ESMT	⑮	VAR WID MAINTENANCE ACCESS, SANITARY SEWER, WATER, GETCTV, AND PUBLIC DRAINAGE ESMT, TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW (OFF-LOT)(1.777 AC)
②	10' GETCTV ESMT	⑯	VAR WID SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (OFF-LOT)(2.733 AC)
③	1' VNAE (NOT-TO-SCALE)	⑰	VAR WID RIGHT-OF-WAY DEDICATION (1.416 AC)
④	VAR WID DRAINAGE AND SANITARY SEWER ESMT (OFF-LOT)(0.126 AC)	⑱	14' GETCTV ESMT (OFF-LOT) (0.156 AC)
⑤	VAR WID DRAINAGE AND SANITARY SEWER ESMT (OFF-LOT)(0.025 AC)	⑲	VAR WID GETCTV ESMT (OFF-LOT)(0.209 ACRE)
⑥	VAR WID DRAINAGE AND SANITARY SEWER ESMT (OFF-LOT)(0.056 AC)	⑳	24' WATER ESMT (SAWS PARCEL #P25-155)
⑦	10' BUILDING SETBACK LINE	㉑	30' SANITARY SEWER ESMT (DOC #20220160175 OPR)
⑧	15' BUILDING SETBACK LINE	㉒	VAR WID SANITARY SEWER ESMT (SAWS PARCEL #P25-087)
⑨	28' GETCTV ESMT		
⑩	13' GETCTV ESMT		
⑪	50'x50' MAINTENANCE ACCESS, SANITARY SEWER, WATER, GETCTV, AND PUBLIC DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW (OFF-LOT)(0.115 AC)		

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: MASTERSON 90 INVESTORS, LP  
JAMIE SULLIVAN, MANAGER  
200 CONCORD PLAZA DR., SUITE 440  
SAN ANTONIO, TEXAS 78216  
(210)341-9292

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMIE SULLIVAN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, 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.  
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
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:**

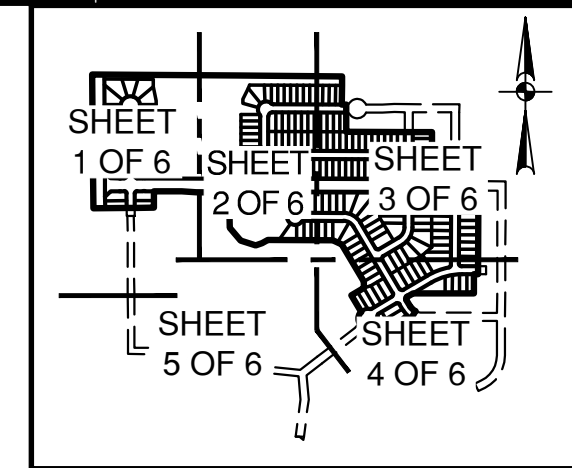
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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.

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" 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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN US SURVEY FEET, GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017.
- 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.

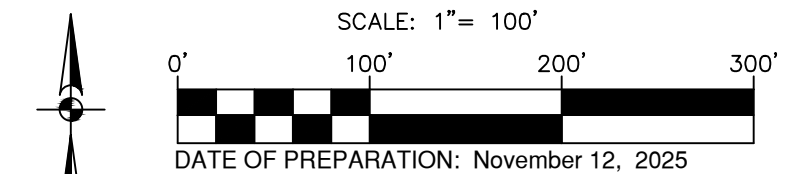


INDEX MAP  
NOT-TO-SCALE

PLAT NO. 25-11800194

SUBDIVISION PLAT  
OF  
**ESPINO TRACT UNIT 1**

BEING A TOTAL OF 58.192 ACRE TRACT OF LAND, INCLUDING 1.416 ACRE RIGHT-OF-WAY DEDICATION AND ESTABLISHING LOTS 1-40 & 900-901, BLOCK 101, LOTS 1-21 & 31-42, BLOCK 102, LOTS 1-16 & 901, BLOCK 103, LOTS 1-7 & 901, BLOCK 104, LOTS 1-10, BLOCK 119, LOTS 1-26 & 901, BLOCK 120, LOTS 1-18 & 901, BLOCK 121, LOTS 1 & 18-42 & 901-902 BLOCK 122, LOTS 1 & 901, BLOCK 123 AND LOTS 1-5, BLOCK 128 OUT OF A 191.86 ACRE TRACT OF LAND RECORDED IN VOLUME 642, PAGE 298 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 5681, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND INCLUSIVE OF A 1.416 ACRE RIGHT-OF-WAY DEDICATION.



**PAPE-DAWSON**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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: K.B. HOMES LONE STAR, INC.  
JASON TOWNSELY, SENIOR DIRECTOR OF LAND DEVELOPMENT  
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 JASON TOWNSELY 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ESPINO TRACT 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

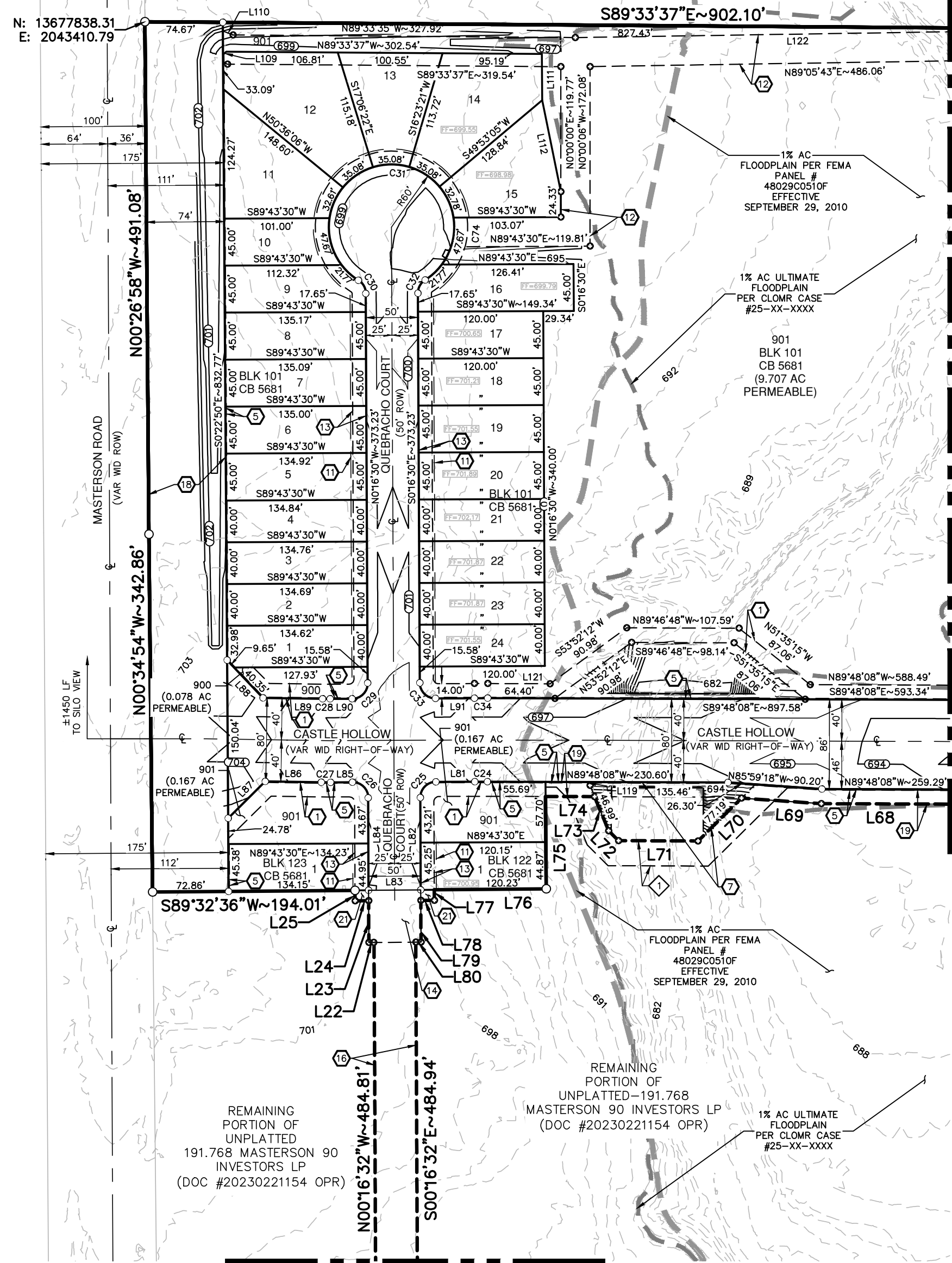
CERTIFICATE OF APPROVAL

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 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



MATCHLINE E - SEE SHEET 5 OF 6

MATCHLINE A - SEE SHEET 2 OF 6

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

SHEET 1 OF 6

Civil Job No. 13240-04; Survey Job No. 13240-00

Date: Nov 12, 2025, 2:58pm User: id\_rodrigo.gallegos File: C:\Users\LOCAL\_1\OneDrive\Temp\AcPublish\_16248\PL1324004.dwg

PLAT NO. 25-11800194

SUBDIVISION PLAT OF ESPINO TRACT UNIT 1

BEING A TOTAL OF 58.192 ACRE TRACT OF LAND, INCLUDING 1.416 ACRE RIGHT-OF-WAY DEDICATION AND ESTABLISHING LOTS 1-40 & 900-901, BLOCK 101, LOTS 1-21 & 31-42, BLOCK 102, LOTS 1-16 & 901, BLOCK 103, LOTS 1-7 & 901, BLOCK 104, LOTS 1-10, BLOCK 119, LOTS 1-26 & 901, BLOCK 120, LOTS 1-18 & 901, BLOCK 121, LOTS 1 & 18-42 & 901-902 BLOCK 122, LOTS 1 & 901, BLOCK 123 AND LOTS 1-5, BLOCK 128 OUT OF A 191.86 ACRE TRACT OF LAND RECORDED IN VOLUME 642, PAGE 298 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 5681, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND INCLUSIVE OF A 1.416 ACRE RIGHT-OF-WAY DEDICATION.

SCALE: 1" = 100'



PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: November 12, 2025

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: K.B. HOMES LONE STAR, INC. JASON TOWNSLEY, SENIOR DIRECTOR OF LAND DEVELOPMENT 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 JASON TOWNSLEY 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 \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

BY: CHAIRMAN

BY: SECRETARY

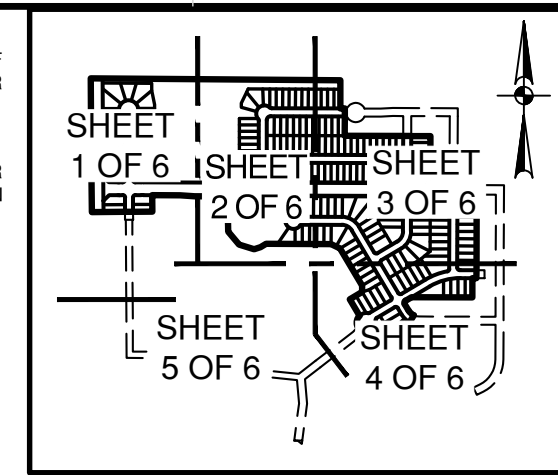
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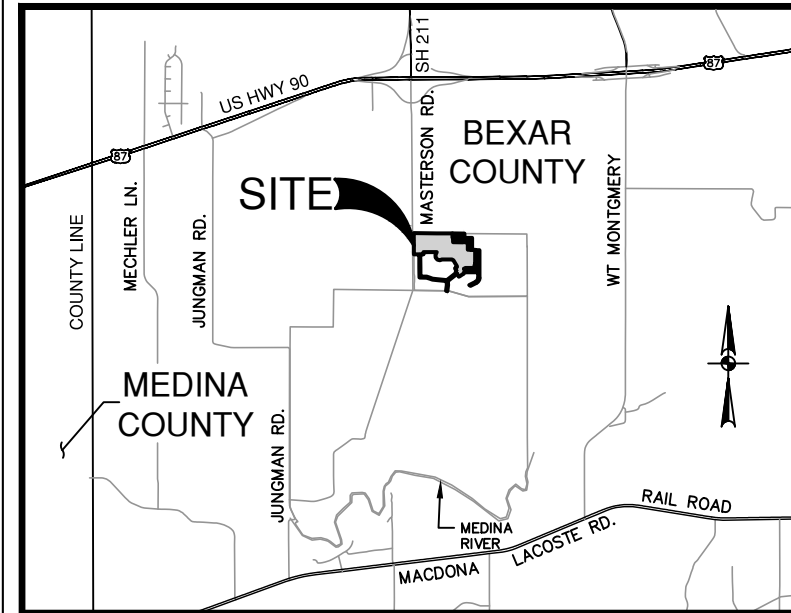
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



INDEX MAP NOT-TO-SCALE



LOCATION MAP NOT-TO-SCALE

STATE OF TEXAS COUNTY OF BEXAR

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OWNER/DEVELOPER: MASTERTSON 90 INVESTORS, LP JAMIE SULLIVAN, MANAGER 200 CONCORD PLAZA DR., SUITE 440 SAN ANTONIO, TEXAS 78216 (210)341-9292

STATE OF TEXAS COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 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 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 ABOVE.

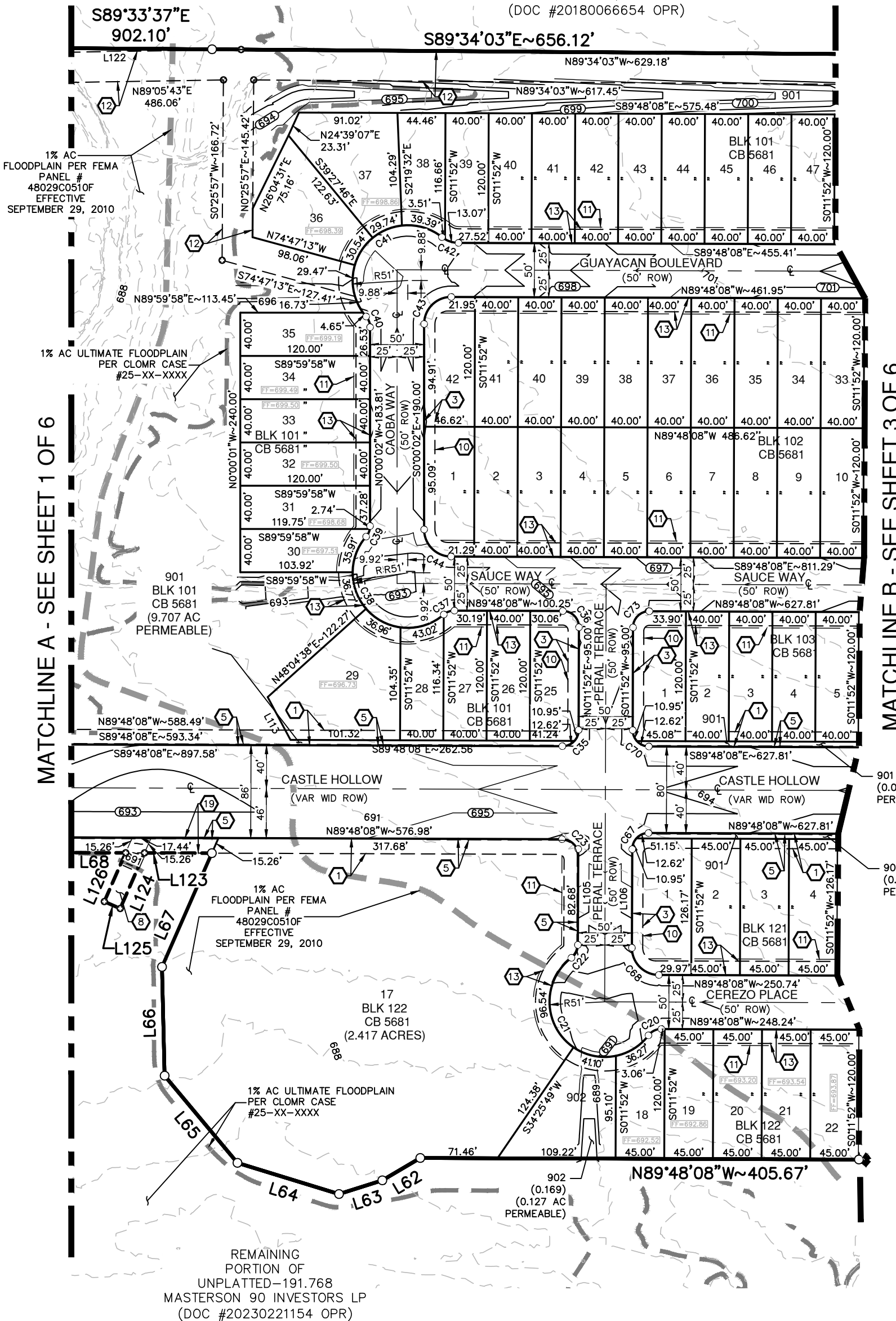
SAWS IMPACT FEE:

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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

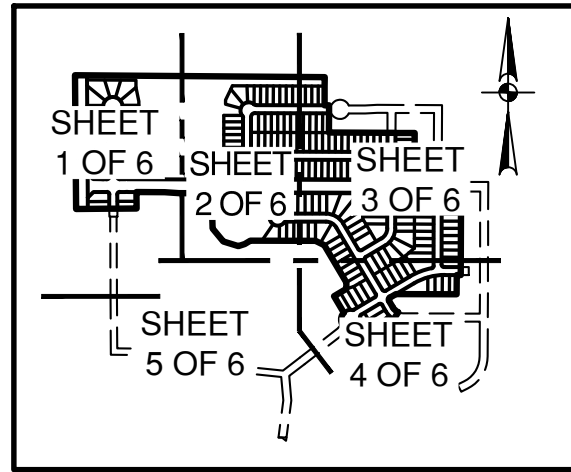
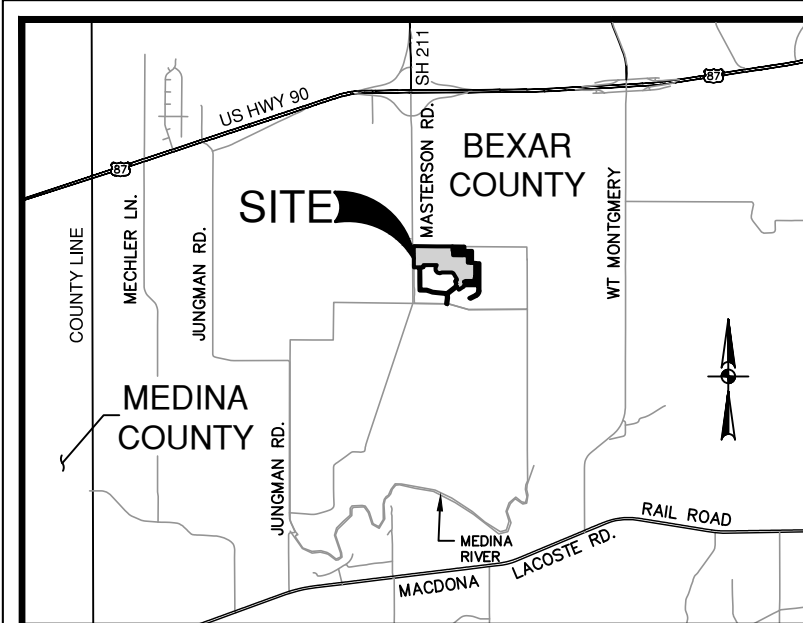
UNPLATTED 154.255 ACRES FLORIDA ROCK INDUSTRIES, INC. (DOC #20180066654 OPR)



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES





**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 OR TRIM ANY 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 (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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: MASTERTSON 90 INVESTORS, LP  
 JAMIE SULLIVAN, MANAGER  
 200 CONCORD PLAZA DR., SUITE 440  
 SAN ANTONIO, TEXAS 78216  
 (210)341-9292

STATE OF TEXAS  
 COUNTY OF BEXAR

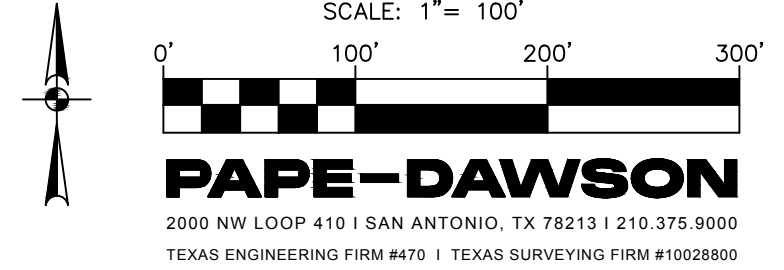
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMIE SULLIVAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NO. 25-11800194

SUBDIVISION PLAT  
 OF  
**ESPINO TRACT UNIT 1**

BEING A TOTAL OF 58.192 ACRE TRACT OF LAND, INCLUDING 1.416 ACRE RIGHT-OF-WAY DEDICATION AND ESTABLISHING LOTS 1-40 & 900-901, BLOCK 101, LOTS 1-21 & 31-42, BLOCK 102, LOTS 1-16 & 901, BLOCK 103, LOTS 1-7 & 901, BLOCK 104, LOTS 1-10, BLOCK 119, LOTS 1-26 & 901, BLOCK 120, LOTS 1-18 & 901, BLOCK 121, LOTS 1 & 18-42 & 901-902 BLOCK 122, LOTS 1 & 901, BLOCK 123 AND LOTS 1-5, BLOCK 128 OUT OF A 191.86 ACRE TRACT OF LAND RECORDED IN VOLUME 642, PAGE 298 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 5681, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND INCLUSIVE OF A 1.416 ACRE RIGHT-OF-WAY DEDICATION.



DATE OF PREPARATION: November 12, 2025

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: K.B. HOMES LONE STAR, INC.  
 JASON TOWNSLEY, SENIOR DIRECTOR OF  
 LAND DEVELOPMENT  
 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 JASON TOWNSLEY 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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ESPINO TRACT 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

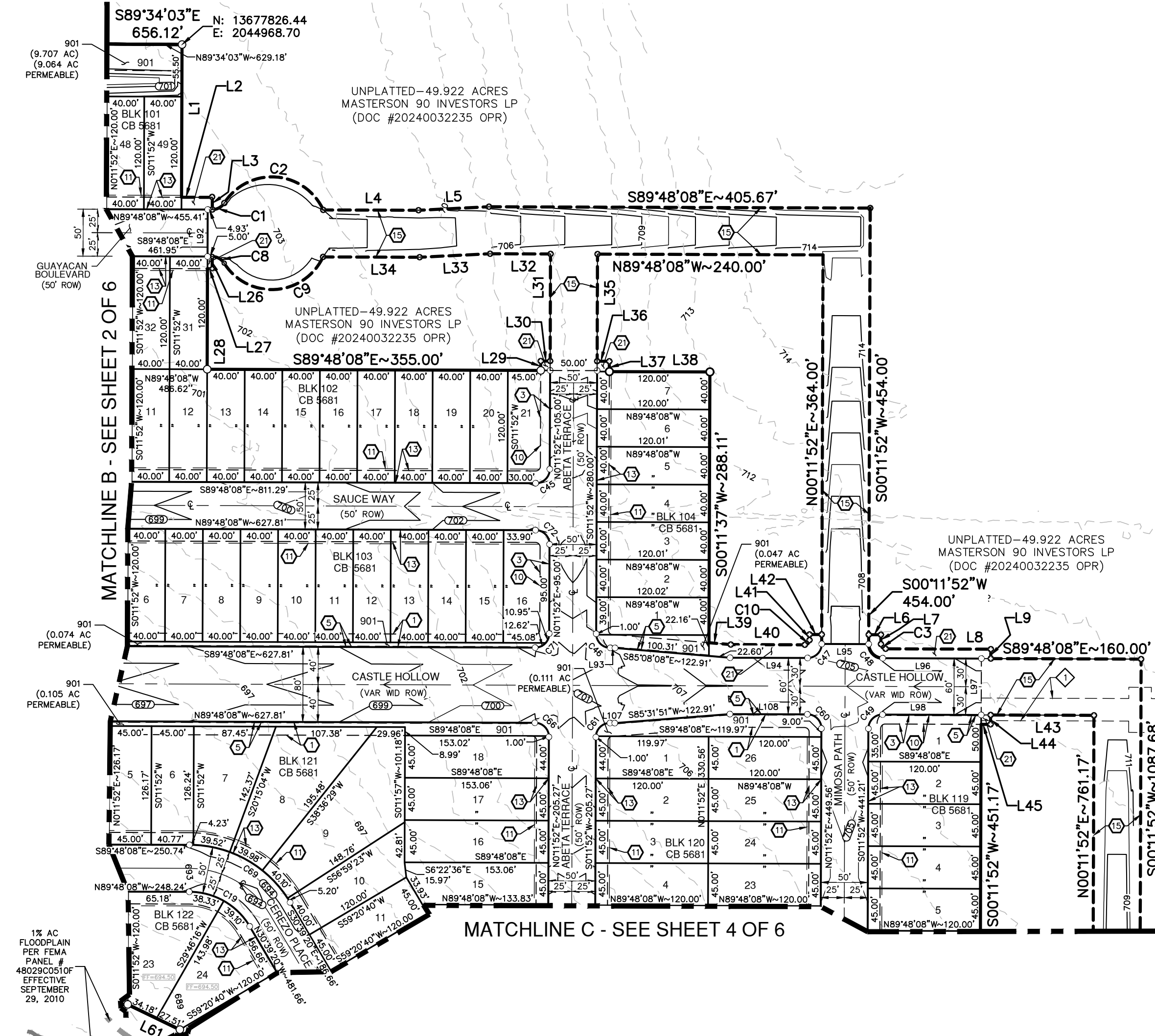
CERTIFICATE OF APPROVAL

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



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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

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1% AC FLOODPLAIN PER FEMA PANEL # 4802900510F EFFECTIVE SEPTEMBER 29, 2010

1% AC ULTIMATE FLOODPLAIN PER CLOMR CASE #25-XX-XXXX

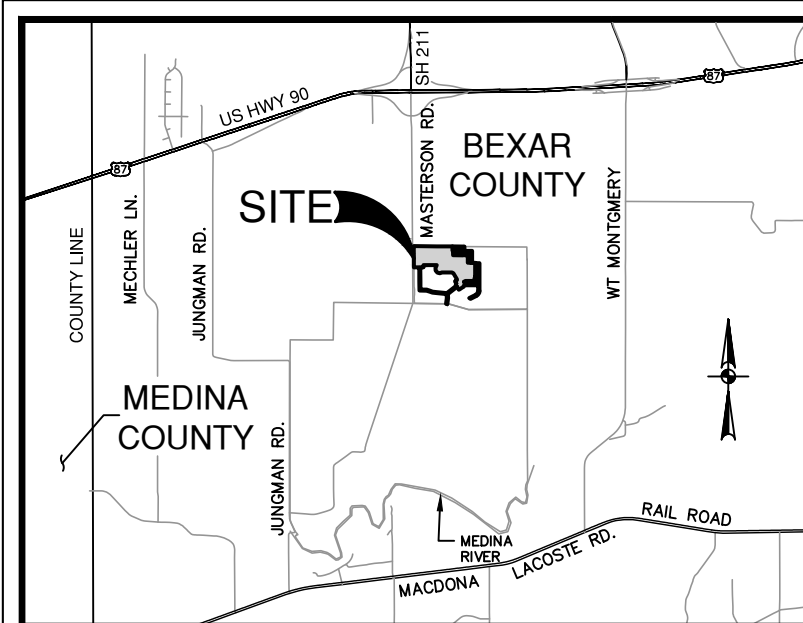
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

SHEET 3 OF 6

Civil Job No. 13240-04; Survey Job No. 13240-00

Date: Nov 12, 2025, 2:58pm User: rd. radford@pape-dawson.com File: C:\Users\LOCAL\_1\OneDrive\Temp\AcPublish\_16248\Plat13240004.dwg



**LOCATION MAP**  
NOT-TO-SCALE

**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.

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**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.

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STATE OF TEXAS  
COUNTY OF BEXAR

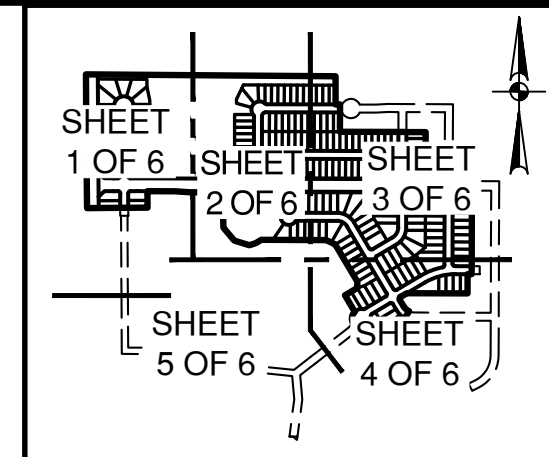
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OWNER/DEVELOPER: MASTERSON 90 INVESTORS, LP  
JAMIE SULLIVAN, MANAGER  
200 CONCORD PLAZA DR., SUITE 440  
SAN ANTONIO, TEXAS 78216  
(210)341-9292

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

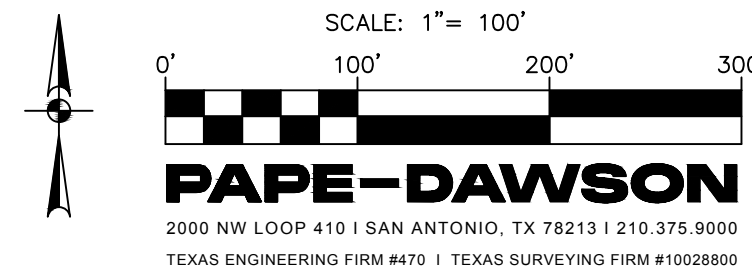


**INDEX MAP**  
NOT-TO-SCALE

**PLAT NO. 25-11800194**

**SUBDIVISION PLAT  
OF  
ESPINO TRACT UNIT 1**

BEING A TOTAL OF 58.192 ACRE TRACT OF LAND, INCLUDING 1.416 ACRE RIGHT-OF-WAY DEDICATION AND ESTABLISHING LOTS 1-40 & 900-901, BLOCK 101, LOTS 1-21 & 31-42, BLOCK 102, LOTS 1-16 & 901, BLOCK 103, LOTS 1-7 & 901, BLOCK 104, LOTS 1-10, BLOCK 119, LOTS 1-26 & 901, BLOCK 120, LOTS 1-18 & 901, BLOCK 121, LOTS 1 & 18-42 & 901-902 BLOCK 122, LOTS 1 & 901, BLOCK 123 AND LOTS 1-5, BLOCK 128 OUT OF A 191.86 ACRE TRACT OF LAND RECORDED IN VOLUME 642, PAGE 298 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 5681, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND INCLUSIVE OF A 1.416 ACRE RIGHT-OF-WAY DEDICATION.



DATE OF PREPARATION: November 12, 2025

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: K.B. HOMES LONE STAR, INC.  
JASON TONWSLEY, SENIOR DIRECTOR OF  
LAND DEVELOPMENT  
4800 FREDERICKSBURG RD  
SAN ANTONIO, TEXAS 78229  
(210) 349-1111

STATE OF TEXAS  
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

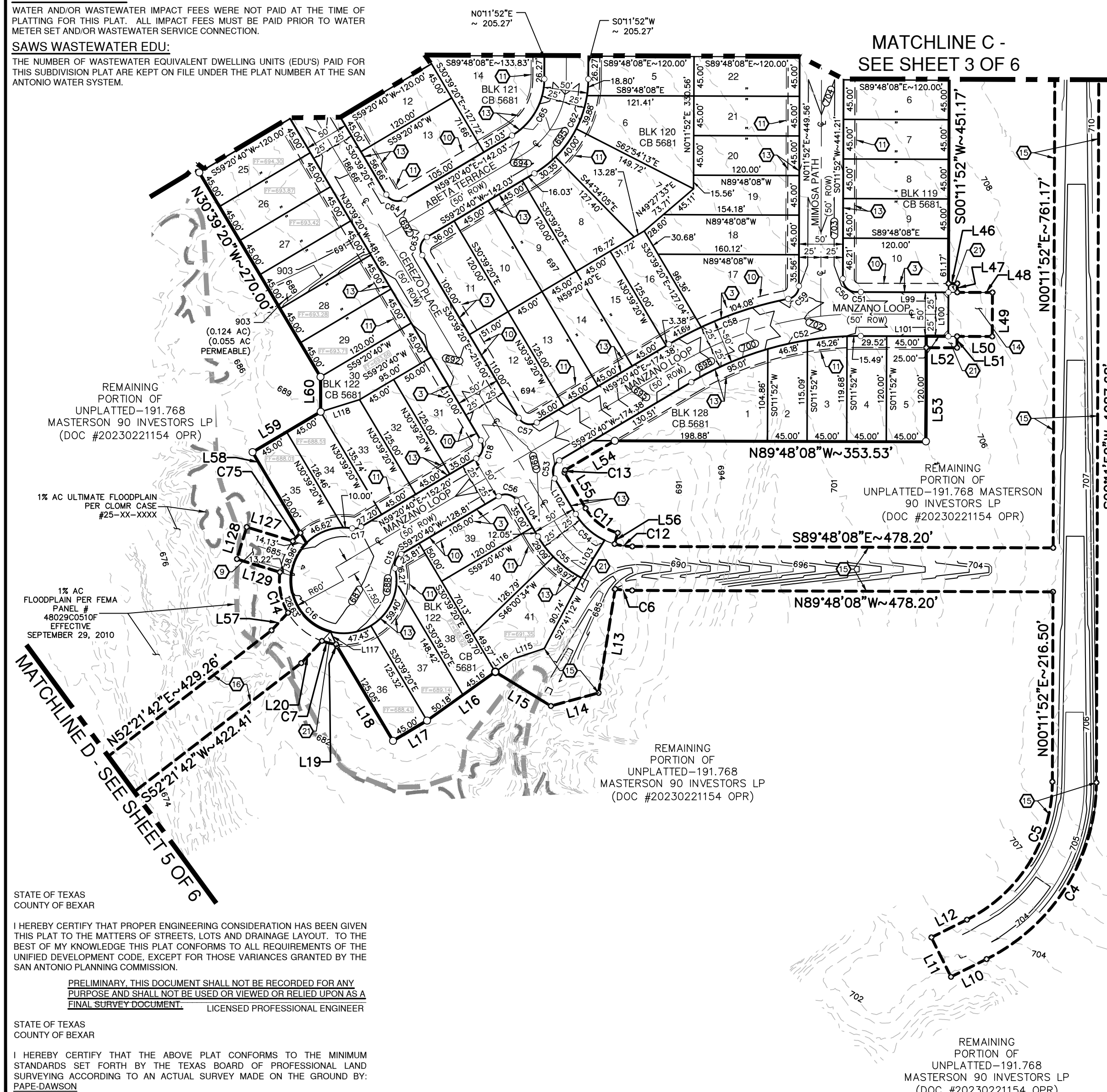
**CERTIFICATE OF APPROVAL**

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 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



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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

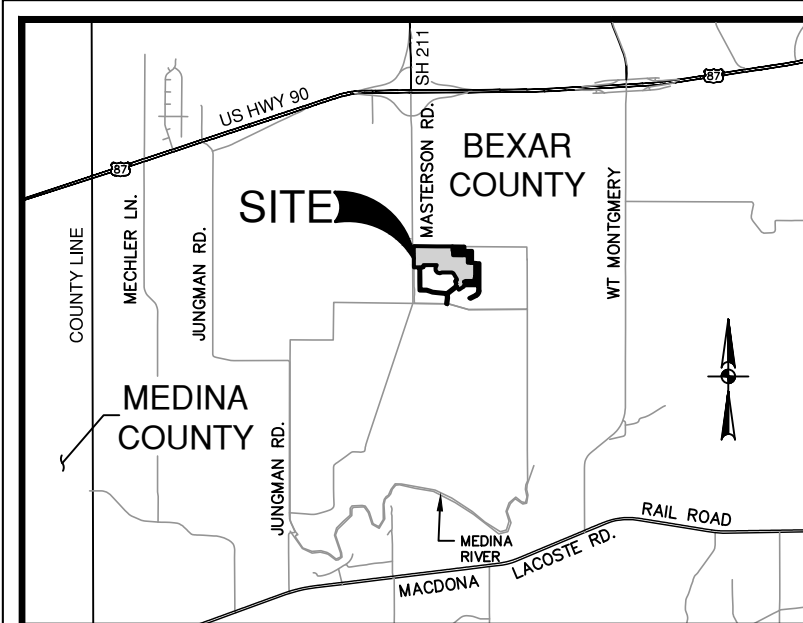
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PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

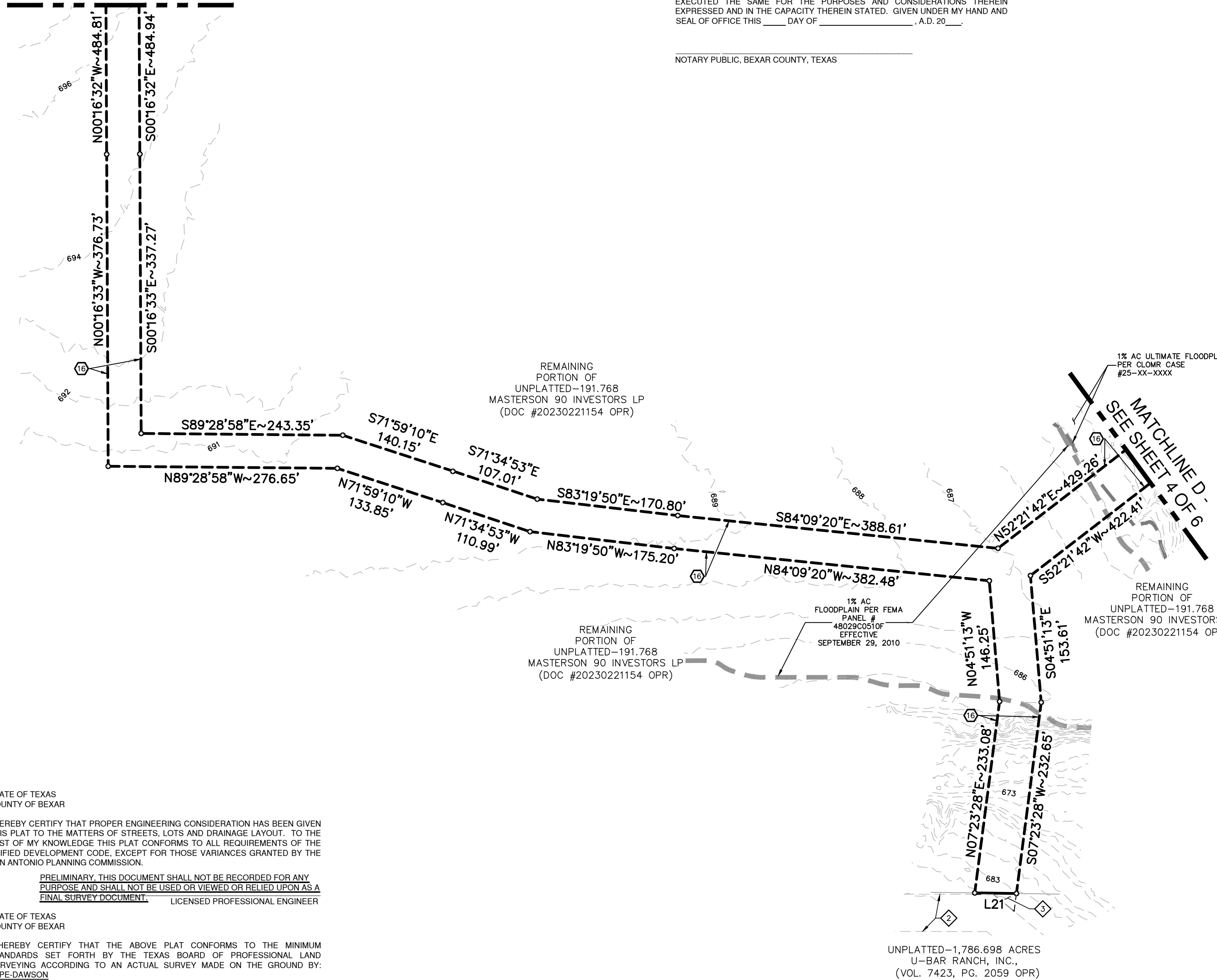
SEE SHEET 6 OF 6 FOR LINE AND  
CURVE TABLES

**SHEET 4 OF 6**



LOCATION MAP  
NOT-TO-SCALE

MATCHLINE E -  
SEE SHEET 1 OF 6



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

**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.

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STATE OF TEXAS  
COUNTY OF BEXAR

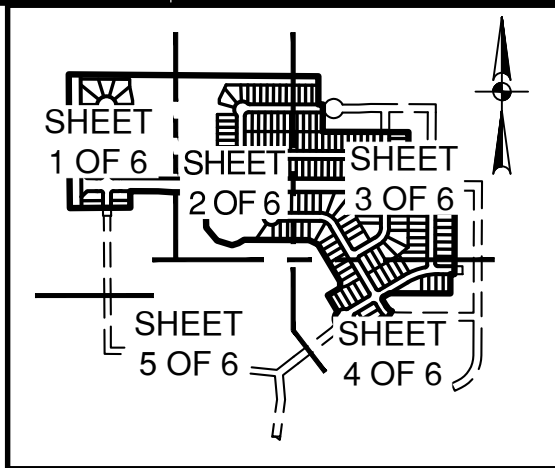
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OWNER/DEVELOPER: MASTERTSON 90 INVESTORS, LP  
JAMIE SULLIVAN, MANAGER  
200 CONCORD PLAZA DR., SUITE 440  
SAN ANTONIO, TEXAS 78216  
(210)341-9292

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMIE SULLIVAN, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

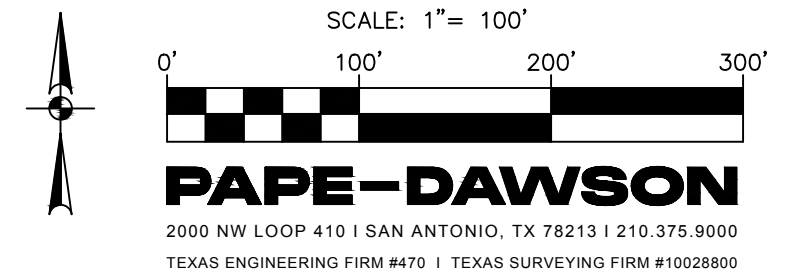


INDEX MAP  
NOT-TO-SCALE

PLAT NO. 25-11800194

SUBDIVISION PLAT  
OF  
ESPINO TRACT UNIT 1

BEING A TOTAL OF 58.192 ACRE TRACT OF LAND, INCLUDING 1.416 ACRE RIGHT-OF WAY DEDICATION AND ESTABLISHING LOTS 1-40 & 900-901, BLOCK 101, LOTS 1-21 & 31-42, BLOCK 102, LOTS 1-16 & 901, BLOCK 103, LOTS 1-7 & 901, BLOCK 104, LOTS 1-10, BLOCK 119, LOTS 1-26 & 901, BLOCK 120, LOTS 1-18 & 901, BLOCK 121, LOTS 1 & 18-42 & 901-902 BLOCK 122, LOTS 1 & 901, BLOCK 123 AND LOTS 1-5, BLOCK 128 OUT OF A 191.86 ACRE TRACT OF LAND RECORDED IN VOLUME 642, PAGE 298 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. V. DALE SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 5681, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND INCLUSIVE OF A 1.416 ACRE RIGHT-OF-WAY DEDICATION.



DATE OF PREPARATION: November 12, 2025

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: K.B. HOMES LONE STAR, INC.  
JASON TOWNSLEY, SENIOR DIRECTOR OF  
LAND DEVELOPMENT  
4900 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 JASON TOWNSLEY, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ESPINO TRACT 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

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 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

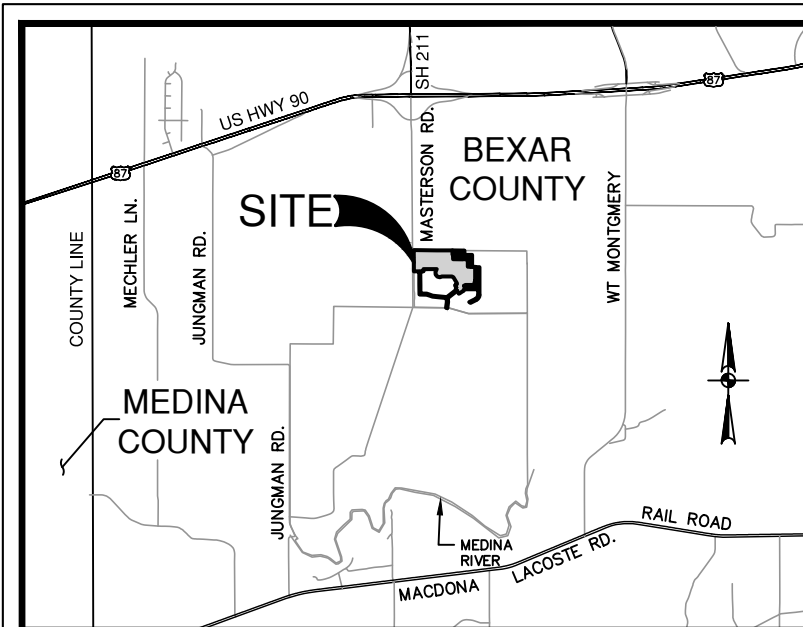
COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND  
CURVE TABLES

SHEET 5 OF 6





**LOCATION MAP**  
NOT-TO-SCALE

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: MASTERTSON 90 INVESTORS, LP  
JAMIE SULIVAN, MANAGER  
200 CONCORD PLAZA DR., SUITE 440  
SAN ANTONIO, TEXAS 78216  
(210)341-9292

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMIE SULIVAN 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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**CLOMRS PENDING FEMA APPROVAL:**  
THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0510F, DATED SEPTEMBER 29, 2010, A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 25-XX-XXXX) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP25-38801338) 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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

**DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:**  
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.

**FIRE FLOW DEMAND NOTE:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. 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:**  
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" 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.  
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 US SURVEY FEET, GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017  
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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. LICENSED 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 ADJACENT 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.

**SETBACK NOTE:**  
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S011°52'W	162.50'	L64	N72°54'01"W	98.27'
L2	S89°48'08"E	32.82'	L65	N39°52'34"W	105.02'
L3	S011°52'W	13.00'	L66	N12°25'59"W	100.55'
L4	S89°48'08"E	101.36'	L67	S23°39'46"W	114.87'
L5	N87°08'41"E	75.11'	L68	N89°48'08"W	173.96'
L6	S89°48'08"E	13.00'	L69	N85°59'18"W	76.70'
L7	S011°52'W	10.00'	L70	S45°23'32"W	58.53'
L8	S89°48'08"E	112.00'	L71	N89°46'48"W	76.23'
L9	S011°52'W	10.00'	L72	N44°57'08"W	13.45'
L10	S63°33'10"W	45.16'	L73	N22°18'10"W	35.32'
L11	N26°26'50"W	50.00'	L74	N89°48'08"W	46.97'
L12	N63°33'10"E	45.16'	L75	S0°22'57"E	88.57'
L13	S9°05'09"W	119.52'	L76	S89°32'36"W	107.23'
L14	S74°37'49"W	56.11'	L77	S01°6'30"E	10.04'
L15	N58°26'23"W	74.13'	L78	S89°36'19"W	13.00'
L16	S54°27'41"W	95.35'	L79	S01°6'30"E	39.97'
L17	S59°20'40"W	45.00'	L80	N89°32'35"E	5.00'
L18	N30°39'20"W	125.05'	L81	S89°43'30"W	37.31'
L19	S23°26'59"E	2.30'	L82	S01°6'30"E	88.46'
L20	S43°01'44"W	34.43'	L83	S89°32'36"W	50.00'
L21	N89°12'56"W	50.33'	L84	N01°6'30"W	88.62'
L22	N89°32'36"E	5.00'	L85	S89°43'30"W	20.97'
L23	N01°6'28"W	40.03'	L86	N89°07'19"W	53.75'
L24	S89°36'19"W	13.00'	L87	S45°14'56"W	50.04'
L25	N01°6'30"W	9.96'	L88	S43°35'12"E	50.00'
L26	S011°52'W	13.00'	L89	S89°07'19"E	57.05'
L27	N89°48'08"W	5.00'	L90	S89°43'30"W	20.97'
L28	N011°52'E	107.00'	L91	N89°43'30"E	37.31'
L29	S011°52'E	10.00'	L92	S011°52'W	50.00'
L30	S89°48'08"E	10.00'	L93	N89°48'08"W	5.05'
L31	N011°52'E	114.00'	L94	S89°48'08"E	82.45'
L32	N89°48'08"W	64.33'	L95	S89°48'08"E	50.00'
L33	S87°08'41"W	75.11'	L96	S89°48'08"E	105.00'
L34	N89°48'08"W	102.74'	L97	S011°52'W	60.00'
L35	S011°52'W	114.00'	L98	N89°48'08"W	105.00'
L36	S89°48'08"E	13.00'	L99	S89°48'08"E	99.52'
L37	S011°52'W	11.00'	L100	S011°52'W	50.00'
L38	S89°48'08"E	107.00'	L101	N89°48'08"W	99.52'
L39	S85°08'11"E	23.20'	L102	S30°39'20"E	47.05'
L40	S89°48'08"E	78.86'	L103	S31°39'42"W	50.20'
L41	N011°52'E	6.00'	L104	N30°39'20"W	47.05'
L42	S89°48'08"E	13.00'	L105	N011°52'E	82.68'
L43	N89°48'08"W	110.00'	L106	N011°52'E	91.17'
L44	S011°52'W	10.00'	L107	N89°48'08"W	5.05'
L45	N89°48'08"W	10.00'	L108	N89°48'08"W	82.45'
L46	S89°48'08"E	10.00'	L109	S48°16'25"W	4.14'
L47	S011°52'W	10.00'	L110	N68°34'33"W	10.52'
L48	S89°48'08"E	40.00'	L111	N01°6'30"W	44.25'
L49	S011°52'W	50.00'	L112	N11°33'59"W	89.48'
L50	N89°48'08"W	40.00'	L113	N28°05'28"W	44.80'
L51	S011°52'W	13.00'	L114	N89°48'08"W	119.99'
L52	N89°48'08"W	35.00'	L115	S71°30'34"W	36.79'
L53	S011°52'W	107.00'	L116	S54°27'41"W	25.49'
L54	S59°20'40"W	65.63'	L117	S23°26'59"E	17.95'
L55	S30°39'20"E	47.05'	L118	S72°46'03"W	46.26'
L56	S15°47'10"W	13.00'	L119	N44°34'51"W	4.53'
L57	N43°01'44"E	27.55'	L120	S89°57'41"W	12.82'
L58	S30°39'20"E	106.67'	L121	N89°48'08"W	59.81'
L59	N59°18'37"E	90.00'	L122	S89°06'29"W	516.64'
L60	N0°22'50"W	39.67'	L123	S89°48'08"E	62.28'
L61	N64°08'26"W	61.69'	L124	N23°39'49"E	56.13'
L62	S59°29'11"W	40.68'	L125	S66°20'14"E	16.00'
L63	S72°22'08"W	42.02'	L126	S23°39'43"W	49.18'

**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 HIGH PRESSURE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L127	S73°01'21"E	54.82'
L128	N16°58'39"E	38.00'
L129	N73°01'21"W	51.10'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	57°49'15"	N61°17'14"E	14.50'	15.14'
C2	60.00'	123°15'24"	S85°59'41"E	105.59'	129.07'
C3	5.00'	90°00'00"	S44°48'08"E	7.07'	7.85'
C4	225.00'	63°21'18"	S31°52'31"W	236.31'	248.79'
C5	175.00'	63°21'18"	N31°52'31"E	183.80'	193.51'
C6	125.00'	85°31'7"	S85°21'30"E	19.37'	19.39'
C7	73.00'	12°59'50"	S76°44'27"E	16.52'	16.56'
C8	15.00'	57°43'02"	N60°56'37"W	14.48'	15.11'
C9	60.00'	123°01'57"	S86°23'55"W	105.47'	128.84'
C10	5.00'	90°00'00"	N45°11'52"E	7.07'	7.85'
C11	62.00'	43°33'31"	S52°26'05"E	46.01'	47.13'
C12	75.00'	15°35'18"	S82°00'29"E	20.34'	20.40'
C13	2.00'	90°00'00"	S14°20'40"W	2.83'	3.14'
C14	73.00'	37°32'12"	S11°21'14"E	46.97'	47.83'
C15	15.00'	72°32'33"	S23°04'24"W	17.75'	18.99'
C16	60.00'	120°55'10"	N15°14'30"W	104.40'	126.63'
C17	15.00'	39°56'40"	N79°19'00"E	10.25'	10.46'
C18	15.00'	90°00'00"	N14°20'40"E	21.21'	23.56'
C19	75.00'	59°08'49"	N60°13'44"W	74.03'	77.42'
C20	15.00'	52°41'41"	S63°51'01"W	13.31'	13.80'
C21	51.00'	195°23'23"	N44°48'08"W	101.08'	173.92'
C22	15.00'	52°41'41"	N26°32'42"E	13.31'	13.80'
C23	15.00'	90°00'00"	N44°48'08"W	21.21'	23.56'
C24	1460.00'	0°28'22"	S89°57'41"W	12.05'	12.05'
C25	15.00'	90°00'00"	S44°43'30"W	21.21'	23.56'
C26	15.00'	90°00'00"	N45°16'30"W	21.21'	23.56'
C27	440.00'	1°09'11"	N89°41'55"W	8.86'	8.86'
C28	360.00'	1°09'11"	S89°41'55"E	7.25'	7.25'
C29	15.00'	90°00'00"	N44°43'30"E	21.21'	23.56'
C30	15.00'	57°46'09"	N29°09'35"W	14.49'	15.12'
C31	60.00'	295°32'17"	N89°43'30"E	64.00'	309.49'
C32	15.00'	57°46'09"	S28°36'34"W	14.49'	15.12'
C33	15.00'	90°00'00"	S45°16'30"E	21.21'	23.56'
C34	1540.00'	0°28'22"	N89°57'41"E	12.71'	12.71'
C35	15.00'	90°00'00"	N45°11'52"E	21.21'	23.56'
C36	15.00'	90°00'00"	S44°48'08"E	21.21'	23.56'
C37	15.00'	40°51'35"	S69°46'04"W	10.47'	10.70'
C38	51.00'	171°31'18"	N44°54'05"W	101.72'	152.67'
C39	15.00'	40°51'35"	N20°25'46"E	10.47'	10.70'
C40	15.00'	40°54'19"	S20°27'11"E	10.48'	10.71'
C41	51.00'	169°06'41"	N43°39'00"E	101.54'	150.53'
C42	25.00'	38°00'28"	S70°47'54"E	16.28'	16.58'
C43	25.00'	90°11'53"	S45°05'55"W	35.42'	39.36'
C44	25.00'	89°48'07"	S44°54'05"E	35.29'	39.18'
C45	15.00'	90°00'00"	N45°11'52"E	21.21'	23.56'
C46	15.00'	90°00'00"	S44°48'08"E	21.21'	23.56'
C47	15.00'	90°00'00"	N45°11'52"E	21.21'	23.56'
C48	15.00'	90°00'00"	S44°48'08"E	21.21'	23.56'
C49	15.00'	90°00'00"	S45°11'52"W	21.21'	23.56'
C50	15.00'	90°42'49"	S45°09'33"E	21.34'	23.75'
C51	425.00'	0°42'49"	N89°50'27"E	5.29'	5.29'
C52	375.00'	30°51'11"	S74°46'16"W	199.50'	201.93'
C53	15.00'	90°00'00"	S14°20'40"W	21.21'	23.56'
C54	75.00'	34°19'02"	S47°48'51"E	44.25'	44.92'
C55	125.00'	31°39'28"	N46°29'04"W	68.19'	69.07'
C56	15.00'	90°00'00"	N75°39'20"W	21.21'	23.56'
C57	15.00'	90°00'00"	S75°39'20"E	21.21'	23.56'
C58	425.00'	19°39'03"	N69°10'12"E	145.05'	145.76'
C59	15.00'	78°47'52"	N39°35'48"E	19.04'	20.63'
C60	15.00'	90°00'00"	N44°48'08"W	21.21'	23.56'
C61	15.00'	86°10'39"	S47°06'32"W	20.49'	22.56'
C62	125.00'	59°08'49"	S29°46'16"W	123.38'	129.04'
C63	15.00'	90°00'00"	S14°20'40"W	21.21'	23.56'
C64	15.00'	90°00'00"	S75°39'20"E	21.21'	23.56'
C65	75.00'	59°08'49"	N29°46'16"E</		