## LOCATION MAP

**LEGEND** AC ACRE(S) VOL VOLUME PG PAGE(S) BLK BLOCK

CB COUNTY BLOCK VAR WID VARIABLE WIDTH DOC DOCUMENT NUMBER OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS LF LINEAR FEET

INT INTERSECTION ESMT EASEMENT ETJ EXTRATERRITORIAL JURISDICTION GETCTV GAS, ELECTRIC, TELEPHONE, AND CABLE TV

DR DEED RECORDS OF BEXAR COUNTY -1140 - EXISTING CONTOURS —1140—— PROPOSED CONTOURS

1% AC ULTIMATE FLOODPLAIN PER CLOMR CASE #XXXXX. 1% AC FLOODPLAIN PER FEMA PANEL 48029C0510F EFFECTIVE SEPTEMBER 29, 2010

— € — CENTERLINE

----- COSA ETJ 1 14' GETCTV ESMT

(3) 10' GETCTV ESMT 1' VNAE (NOT-TO-SCALE)

VAR WID DRAINAGE AND SANITARY SEWER ESMT (OFF-LOT)(0.126 AC) VAR WID DRAINAGE AND SANITARY SEWER ESMT (OFF-LOT)(0.025 AC)

 VAR WID DRAINAGE AND SANITARY SEWER ESMT (OFF-LOT) (0.056 AC) 10' BUILDING SETBACK LINE

11) 15' BUILDING SETBACK LINE (12) 28' GETCTV ESMT

13' GETCTV ESMT 50'X50' MAINTENANCE ACCESS, 50 X50 MAINTENANCE ACCESS,
SANITARY SEWER, WATER, GETCTV,
AND PUBLIC DRAINAGE FSMT TO

24' WATER ESMT
(SAWS PARCEL #P25-155)

VAR WID RIGHT-OF-WAY DEDICATION (1.416 AC) 19 14' GETCTV ESMT (OFF-LOT) (0.156 AC) VAR WID GETCTV ESMT (OFF-LOT)(0.209 ACRE)

AND PUBLIC DRAINAGE ESMITIC
EXPIRE UPON INCORPORATION INTO

(DOC 20220160175 OPR) 30' SANITARY SEWER ESMT VAR WID SANITARY SEWER ESMT (SAWS PARCEL #P25-087)

REPETITIVE BEARING

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

EASEMENT P.I. POINT

VAR WID MAINTENANCE ACCESS,

PLATTED PUBLIC ROW

VAR WID SANITARY SEWER ESMT

(OFF-LOT)(1.777AC)

(OFF-LOT)(2.733 AC)

SANITARY SEWER, WATER, GETCTV,

EXPIRE UPON INCORPORATION INTO

TO EXPIRE UPON INCORPORATION

INTO PLATTED PUBLIC STREET ROW

AND PUBLIC DRAINAGE ESMT. TO

(BOUNDARY) PLAT RECORDS OF BEXAR

(UNLESS NOTED OTHERWISE)

AND/OR DISTANCE

RIGHT-OF-WAY

STATE OF TEXAS COUNTY OF BEXAF

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.

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 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 \_\_\_

NOTARY PUBLIC, BEXAR COUNTY, 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

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:

<u>LIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY</u> PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CPS/SAWS/COSA UTILITY:

N: 13677838.31

E: 2043410.79

64'

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," TO 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 CASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND FI EVATION AI TERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC GAS WATER SEWER DRAINAGE TELEPHONE CARLE TV FASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

14. 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 FLECTRIC AND GAS FACILITIES. 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

\_\_L110

\_L<u>109 \_\_106.81'</u>

S89°43'30"W

101.00'

S89\*43'30"W

9 17.65'-

S89°43'30"W

135.17

S89\*43'30"W

S89°43'30"W

**\135.00**'

S89\*43'30"W

134.92

S89°43'30"W

134.84

S89°43'30"W

134.76'

S89°43'30"W

134.69

S89°43'30"W

S89°43'30"W

900

901 🛈

L23-

L22-

**16 ← 1** 

′်ပ

701

-24.78

S89\*32'36"W~194.01'

REMAINING

PORTION OF

UNPLATTED

191.768 MASTERSON 90

INVESTORS LP

(DOC #20230221154 OPR)

(0.078 AC

(0.167 AC

ERMEABLE)

127.93' (5)

L89 C28 L90

134.62 -9.65' 1 <sub>15.58</sub>

135.09' SBLK 101 =/

ழ் CB 5681

112.32

\_N89<sup>\*</sup>33'37"W~302.54'\_

S89\*33'37"E~319.54'

S89°43'30"W

126.41

S89°43'30"W~149.34'

N89\*43'30"E~119.81'

N89'43'30"E=695-

**→** /103.07'

-17.65' <sup>16</sup>

120.00

S89°43'30"W

120.00'

20

21

701.87 22

FF=701.87 **23** 

120.00' L121

-(0.167 AC

PERMEABLE)

N89°43'30"E

13 1 CB 5681 120.23

–L79∍

**1** 

S89\*43'30"W

-15.58

CB\5681-4

FF=701.21 18

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

SAWS IMPACT FEE

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.

. 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  $\frac{1}{2}$ " 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 CORS 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.

UNPLATTED

154.255 ACRES FLORIDA ROCK INDUSTRIES, INC.

(DOC #20180066654 OPR)

N89°05'43"E~486.06'

L122

FLOODPLAIN PER FEMA PANEL #

48029C0510F

SEPTEMBER 29, 2010

1% AC ULTIMATE

PER CLOMR CASE

#25-XX-XXXX

**BLK 101** 

CB 5681

(9.707 AC

PERMEABLE)

N89°48'08"W~588.49'
S89°48'08"E~593.34'

L(694)—

N89°48'08"W~259.29

N89°46'48"W~107.59'

N89'48'08"W~230.60'

REMAINING

PORTION OF

UNPLATTED-191.768 MASTERSON 90 INVESTORS LP

(DOC #20230221154 OPR)

[L71]

FLOODPLAIN PER FEMA

PANEL # 48029C0510F

SEPTEMBER 29, 2010

/S89\*48'08"E~897.58'

CASTLE HOLLOW

(VAR WID RIGHT-OF-WAY) 8

N85°59'18"W~90.20'

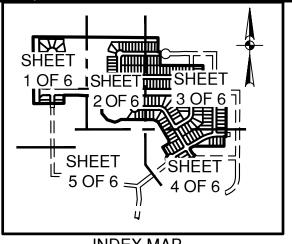
1% AC ULTIMATE

FLOODPLAIN

PER CLOMR CASE

#25-XX-XXXX

S89'33'37"E~902.10'-----



**INDEX MAP** NOT-TO-SCALE

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SEI

ATCHLINE

SCALE: 1"= 100' 300 DATE OF PREPARATION: November 12, 2025

PLAT NO. 25-11800194

SUBDIVISION PLAT

OF

ESPINO TRACT UNIT 1

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

## PAPE-DAWSON

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

STATE OF TEXAS

ACRE RIGHT-OF-WAY DEDICATION.

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

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 \_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DATED THIS \_\_\_\_

THIS PLAT OF <u>ESPINO TRACT UNIT 1</u> 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.

\_\_DAY OF \_\_

BY:	
CHAIRMAN	 
BY:	
SECRETARY	

. A.D. 20

#### CERTIFICATE OF APPROVAL

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

DUNTY 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** 

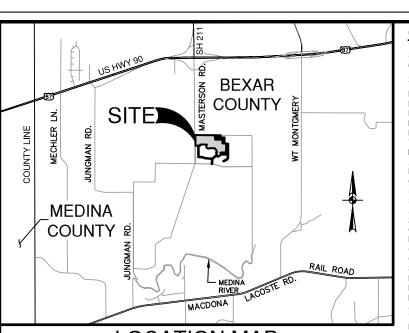
MATCHLINE E - SEE SHEET 5 OF 6

SHEET 1 OF 6

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING DATED THIS DAY OF A.D. 20

, A.D. 20 \_\_

A.D. 20 \_



LOCATION MAP

STATE OF TEXAS

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OWNER/DEVELOPER: MASTERSON 90 INVESTORS, LP JAMIE SULIVAN, MANAGER 200 CONCORD PLAZA DR., SUITE 440

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

PAPE-DAWSON

COUNTY OF BEXAR

COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

FINAL SURVEY DOCUMENT.

FINAL SURVEY DOCUMENT.

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

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:

LICENSED PROFESSIONAL ENGINEER

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

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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

SAN ANTONIO, TEXAS 78216

(210)341-9292

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

#### CPS/SAWS/COSA UTILITY:

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 BELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN FASEMENT 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

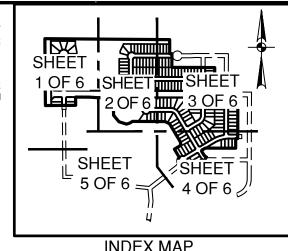
AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND FI EVATION AI TERATIONS.

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FLECTRIC AND GAS FACILITIES. 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.

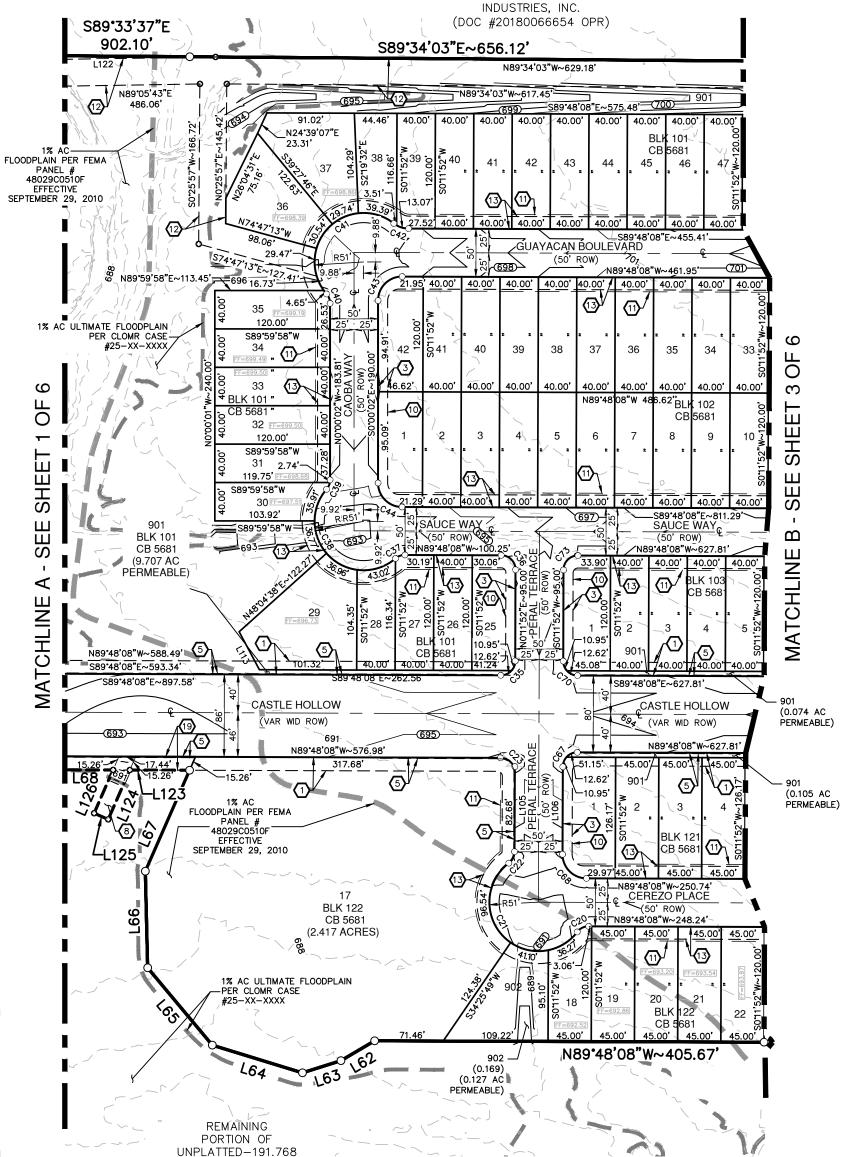
#### SAWS IMPACT FEE WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN



INDEX MAP NOT-TO-SCALE

UNPLATTED 154.255 ACRES FLORIDA ROCK

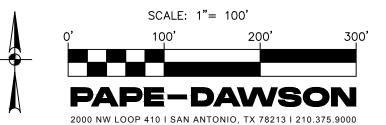
ANTONIO WATER SYSTEM



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, BLOCK101, 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

TEXAS ENGINEERING FIRM #470 I 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 TONWSLEY, SENIOR DIRECTOR OF LAND DEVELOPMENT 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (210) 349-1111

STATE OF TEXAS

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>ESPINO TRACT UNIT 1</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING <u>COMMISSION OF THE CITY</u> 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 \_\_\_\_

BY:			
	CHAIRMAN		
BY:			
S	ECRETARY		

#### CERTIFICATE OF APPROVAL

DATED THIS

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS	 _

\_ DAY OF \_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

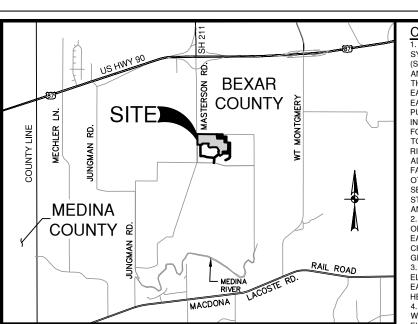
REGISTERED PROFESSIONAL LAND SURVEYOR PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

MASTERSON 90 INVESTORS LP

(DOC #20230221154 OPR)

SEE SHEET 6 OF 6 FOR LINE AND **CURVE TABLES** 

SHEET 2 OF 6



CPS/SAWS/COSA UTILITY

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 BELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN FASEMENT 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 FLEVATION ALTERATIONS

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC GAS WATER SEWER DRAINAGE TELEPHONE CARLE TV FASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 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

FLECTRIC AND GAS FACILITIES. S. 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

STATE OF TEXAS

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, LF JAMIE SULIVAN, MANAGER 200 CONCORD PLAZA DR., SUITE 440 SAN ANTONIO, TEXAS 78216 (210)341-9292

STATE OF TEXAS

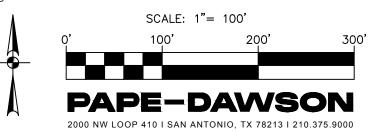
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SURVEY NUMBER 13, ABSTRACT 1000, COUNTY BLOCK 5681, IN THE CITY JAMIE SULIVAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_

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, BLOCK101, 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 OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND INCLUSIVE OF A 1.416 ACRE RIGHT-OF-WAY DEDICATION.



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.

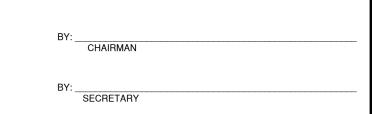
OWNER/DEVELOPER: K.B. HOMES LONE STAR, INC. JASON TONWSLEY, SENIOR DIRECTOR OF LAND DEVELOPMENT 4800 FREDERICKSBURG RD SAN ANTONIO, TEXAS 78229 (210) 349-1111

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 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 \_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>ESPINO TRACT UNIT 1</u> 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.



## 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 \_

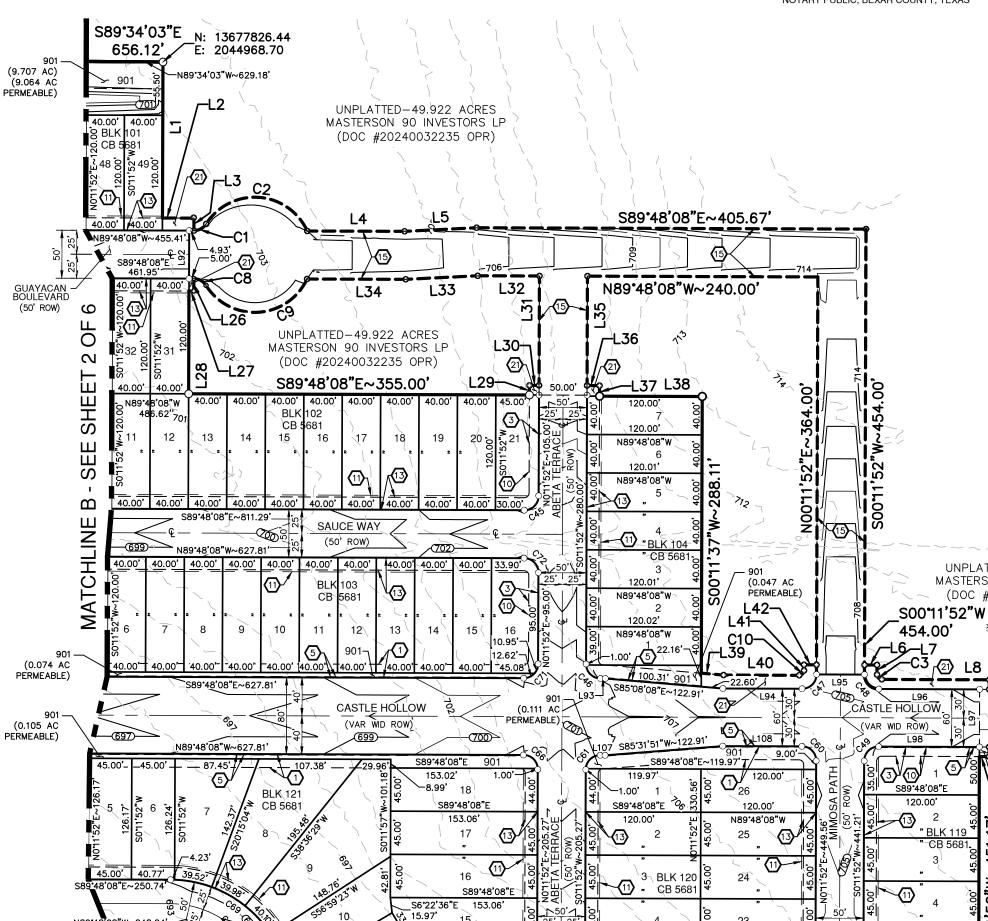
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

# 1 OF 6 ISHEET SHEET 5 OF 6 4 OF 6 2 INDEX MAP NOT-TO-SCALE

LOCATION MAP

NOT-TO-SCALE



15 <

N89\*48'08"W~133.83'

N89\*48'08"W~120.00'

MATCHLINE C - SEE SHEET 4 OF 6

STATE OF TEXAS COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

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

> RELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY <u>URPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A</u> 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:

> 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 ISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

1% AC ULTIMATE FLOODPLAIN
PER CLOMR CASE

#25-XX-XXXX

FLOODPLAIN PER FEMA

48029C0510F EFFECTIVE SEPTEMBER

29, 2010

BLK 122

SEE SHEET 6 OF 6 FOR LINE AND **CURVE TABLES** 

SHEET 3 OF 6

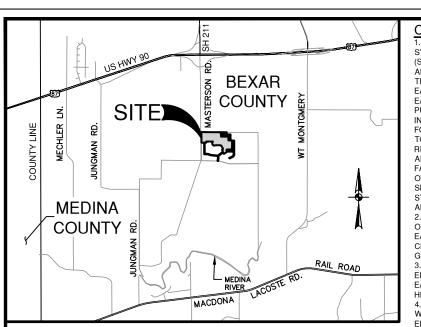
UNPLATTED-49.922 ACRES MASTERSON 90 INVESTORS LP

(DOC #20240032235 OPR)

∕S89**°**48'08"E∼160.00

\_C3 (2) L8

A.D. 20



**LOCATION MAP** 

### 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

(0.124 AC)-(0.055 AĆ PERMEABLE) REMAINING PORTION OF UNPLATTED-191.768

MASTERSON 90 INVESTORS LP

(DOC #20230221154 OPR)

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

PANEL # 48029C0510F

**FFFFCTIVE** 

1% AC ULTIMATE FLOODPLAIN

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

L57

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:

> 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 ISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY

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

EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED 

FLECTRIC AND GAS FACILITIES. 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

— S011'52"W

~ 205.27'

S89°48'08"E

BLK 120

CB 5681

~30.68°

CB 5681

REMAINING PORTION OF

UNPLATTED-191.768

MASTERSON 90 INVESTORS LP

(DOC #20230221154 OPR)

SEE SHEET 6 OF 6 FOR LINE AND

**CURVE TABLES** 

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

N0°11'52"E

~ 205.27

BLK 121

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS

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 SULIVAN, MANAGER 200 CONCORD PLAZA DR., SUITE 440 SAN ANTONIO, TEXAS 78216

(210)341-9292

STATE OF TEXAS

N89\*48'08"W

-15.56' 19

N89'48'08"\

160.12

N89°48'08"W

GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINGE, CABLE TY ASSEMENTS OR ANY OTHER TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

MATCHLINE C -

SEE SHEET 3 OF 6

120.00

L99**—**∤լ

25.00'-

N89\*48'08"W~353.53'

S89°48'08"E~478.20'

N89**°**48'08"W~478.20'

∠ → L50 \4

REMAINING PORTION OF

UNPLATTED-191.768 MASTERSON

90 INVESTORS LP

(DOC #20230221154 OPR)

PORTION OF

UNPLATTED-191.768

MASTERSON 90 INVESTORS LP (DOC #20230221154 OPR)

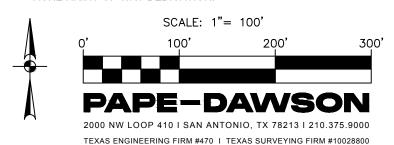
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

1 OF 6 ISHEET SHEET SHEET 5 OF 6 4 OF 6 ~ INDEX MAP NOT-TO-SCALE

## PLAT NO. 25-11800194

## SUBDIVISION PLAT 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, BLOCK101, 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

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

STATE OF TEXAS

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>ESPINO TRACT UNIT 1</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING <u>COMMISSION OF THE CITY OF SAN ANTONIO</u>, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR

DATED THIS	DAY OF	 , A.D. 20
BY:		
CHAIRMAN		
BY: SECRETARY		 
SECRETARY		

### CERTIFICATE OF APPROVAL

DATED THIS \_

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.

A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_ DAY OF \_

SHEET 4 OF 6

REMAINING

PORTION OF

(DOC #20230221154 OPR)

UNPLATTED-191.768

MASTERSON 90 INVESTORS LP

**BEXAR** COUNTY **MEDINA** COUNTY MACDONA

CPS/SAWS/COSA UTILITY:

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

EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR

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.

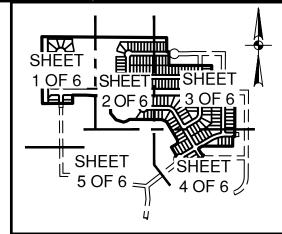
SAWS WASTEWATER EDU:

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

STATE OF TEXAS

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 LIFE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CASSMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CASSMENTS. DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CASSMENTS. DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CASSMENTS. DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,



ACRE RIGHT-OF-WAY DEDICATION. SCALE: 1"= 100' PAPE-DAWSON 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

PLAT NO. 25-11800194

SUBDIVISION PLAT

OF

ESPINO TRACT UNIT 1

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

DATE OF PREPARATION: November 12, 2025

TEXAS ENGINEERING FIRM #470 I 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 TONWSLEY, 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 \_

THIS PLAT OF <u>ESPINO TRACT UNIT 1</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING <u>COMMISSION OF THE CITY OF SAN ANTONIO</u>, 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.

CERTIFICATE OF APPROVAL

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

ATED INIS	DAT OF	 A.D. 20	

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

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:

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

> 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

> > PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE AND **CURVE TABLES** 

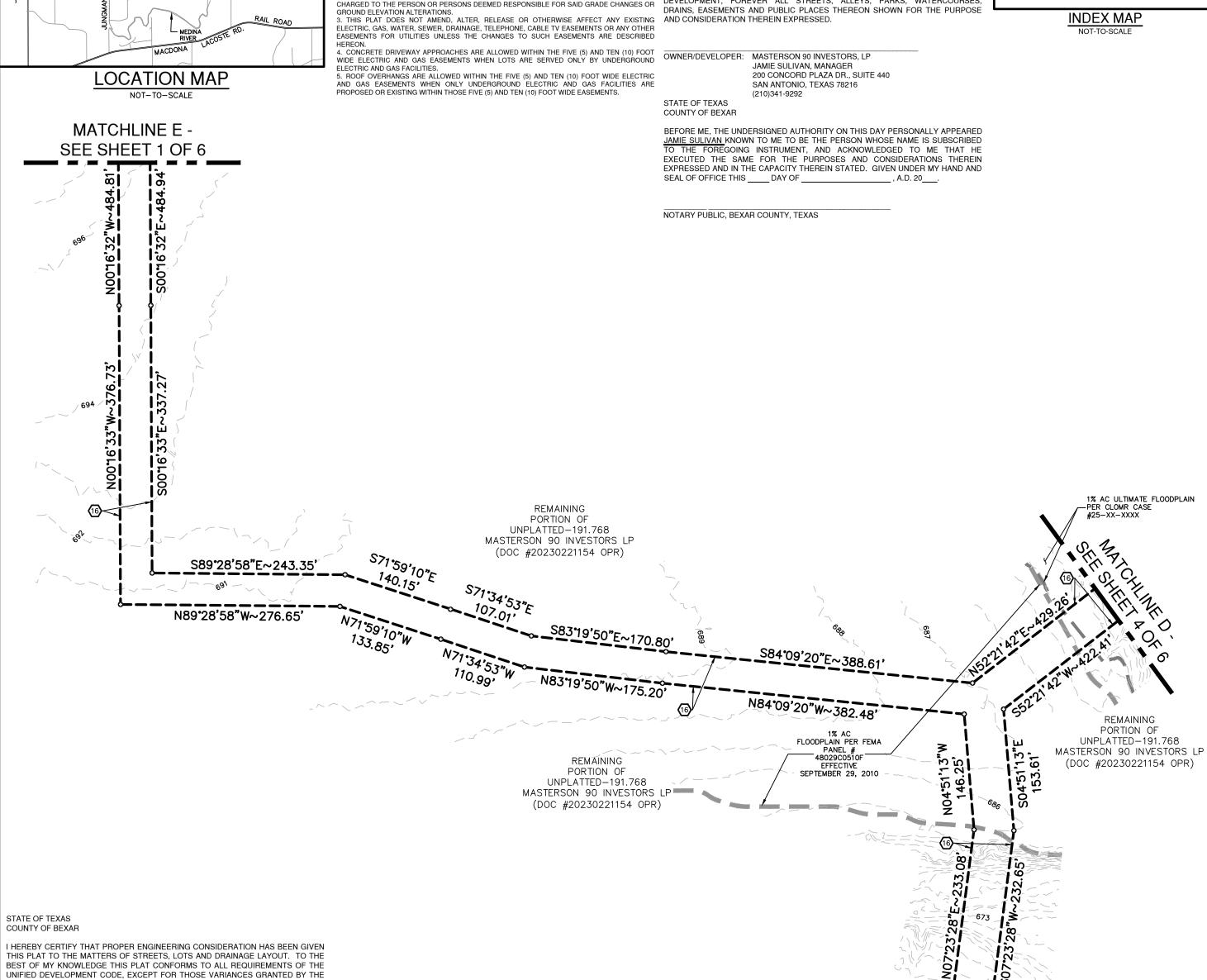
SHEET 5 OF 6

UNPLATTED-1,786.698 ACRES

U-BAR RANCH, INC.,

(VOL. 7423, PG. 2059 OPR)

NOTARY PUBLIC, BEXAR COUNTY, TEXAS , A.D. 20 \_ DATED THIS THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING DAVOE COUNTY JUDGE, BEXAR COUNTY, TEXAS



## **LOCATION MAP**

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

200 CONCORD PLAZA DR., SUITE 440 SAN ANTONIO, TEXAS 78216 (210)341-9292

STATE OF TEXAS

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 \_

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. <u>25-XX-XXXX</u>) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 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

#### **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" 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 CORS 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.

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 SISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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 METER SET AND/OR WASTEWATER SERVICE CONNECTION. 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. 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 FI EVATION AI TERATIONS.

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 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

FLECTRIC 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.

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.

01 0/111/	NTONIO.					
Į	INE TABL	E	LINE TABLE			
LINE #	BEARING	LENGTH	LINE # BEARING LENG			
L1	S011'52"W	162.50'	L64	N72°54'01"W	98.27'	
	S89*48'08"E	32.82'	L65	N39°52'34"W	105.02'	
L3	S011'52"W	13.00'	L66	N1°22'59"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	S0*11'52"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	S016'30"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	S016'30"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	S016'30"E	88.46'	
L20	S43*01'44"W	34.43'	L83	S89*32'36"W	50.00'	
L20		50.33'	L83			
L21	N89*12'56"W	5.00'	L85	N0°16'30"W	88.62' 20.97'	
L22	N89*32'36"E		L85	S89*43'30"W		
	N016'28"W	40.03'		N89°07'19"W	53.75'	
L24	S89*36'19"W	13.00'	L87	S45*14'56"W	50.04'	
L25	N016'30"W	9.96'	L88	S43*35'12"E	50.00'	
L26	S0*11'52"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	N0"11'52"E	107.00'	L91	N89°43'30"E	37.31'	
L29	N011'52"E	10.00'	L92	S0*11'52"W	50.00'	
L30	S89*48'08"E	10.00'	L93	N89*48'08"W	5.05'	
L31	N0"11'52"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	S011152"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	N0*11'52"E	82.68'	
L43	N89*48'08"W	110.00'	L106	N0*11'52"E	91.17'	
L44	S0°11'52"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	S0*11'52"W	10.00'	L110	N68*34'33"W	10.52'	
L48	S89*48'08"E	40.00'	L111	N0°16'30"W	44.25'	
L49	S0*11'52"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	S0°11'52"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'	
	05000244714	1 40 60'	L125	S66*20'14"E	16.00'	
L62	S59°29'11"W	40.68'	LIZS	300 20 1+ L	10.00	

#### SAWS IMPACT FEE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE 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 ANTONIC

**CURVE TABLE** 

CURVE # RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH

N61°17'14"E 14.50' 15.14'

WITH THE LOWIDING CODE OF THE								
LINE TABLE								
LINE #	BEARING	LENGTH						
L127	S73°01'21"E	54.82'						
L128	N16*58'39"E	38.00'						
L129	L129 N73°01'21"W 51.10'							

15.00' 57**\***49'15"

C1	15.00'	57 <b>°</b> 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'	8*53'17"	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 <b>°</b> 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 <b>°</b> 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 <b>°</b> 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"	S4516'30"E	21.21'	23.56'
C34	1540.00'	0*28'22"	N89 <b>*</b> 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*51'75"			
637	15.00'	40 <b>°</b> 51'35"	S69°46'04"W	10.47	10.70'
		171°31'18"			
C38	51.00'	171°31'18"	N44'54'05"W	101.72'	152.67'
C38 C39	51.00' 15.00'	171°31'18" 40°51'35"	N44*54'05"W N20*25'46"E	101.72' 10.47'	152.67' 10.70'
C38 C39 C40	51.00' 15.00' 15.00'	171°31'18" 40°51'35" 40°54'19"	N44'54'05"W N20'25'46"E S20'27'11"E	101.72' 10.47' 10.48'	152.67' 10.70' 10.71'
C38 C39 C40 C41	51.00' 15.00' 15.00' 51.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E	101.72' 10.47' 10.48' 101.54'	152.67' 10.70' 10.71' 150.53'
C38 C39 C40	51.00' 15.00' 15.00'	171°31'18" 40°51'35" 40°54'19"	N44'54'05"W N20'25'46"E S20'27'11"E	101.72' 10.47' 10.48'	152.67' 10.70' 10.71'
C38 C39 C40 C41	51.00' 15.00' 15.00' 51.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E	101.72' 10.47' 10.48' 101.54'	152.67' 10.70' 10.71' 150.53'
C38 C39 C40 C41 C42	51.00' 15.00' 15.00' 51.00' 25.00'	171°31'18" 40°51'35" 40°54'19" 169°06'41" 38°00'28"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E S70'47'54"E	101.72' 10.47' 10.48' 101.54' 16.28'	152.67' 10.70' 10.71' 150.53' 16.58'
C38 C39 C40 C41 C42 C43	51.00' 15.00' 15.00' 51.00' 25.00' 25.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E S70'47'54"E S45'05'55"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36'
C38 C39 C40 C41 C42 C43 C44	51.00' 15.00' 15.00' 51.00' 25.00' 25.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18'
C38 C39 C40 C41 C42 C43 C44 C45	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90"11'53" 89'48'07" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90"11'53" 89'48'07" 90'00'00" 90'00'00"	N44'54'05"W  N20'25'46"E  \$20'27'11"E  N43'39'00"E  \$70'47'54"E  \$45'05'55"W  \$44'54'05"E  N45'11'52"E  \$44'48'08"E  N45'11'52"E  \$44'48'08"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.34'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56' 23.75'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90"11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.34'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56' 23.75'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 425.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90"11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49"	N44'54'05"W  N20'25'46"E  \$20'27'11"E  N43'39'00"E  \$70'47'54"E  \$45'05'55"W  \$44'54'05"E  N45'11'52"E  \$44'48'08"E  N45'11'52"E  \$44'48'08"E  \$45'11'52"W  \$45'09'33"E  N89'50'27"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.34' 5.29'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.75' 5.29'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 425.00' 375.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 0'42'49" 30'51'11"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.34' 5.29' 199.50'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53	51.00' 15.00' 15.00' 51.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.34' 5.29' 199.50' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 0'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.34' 5.29' 199.50' 21.21' 44.25' 68.19'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.34' 5.29' 199.50' 21.21' 44.25' 68.19' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"W  S75'39'20"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 425.00' 15.00' 15.00' 425.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 19'39'03"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"W  S75'39'20"E  N69'10'12"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 21.21' 145.05'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"W  S75'39'20"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 44.92' 69.07' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 425.00' 15.00' 15.00' 425.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 19'39'03"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"W  S75'39'20"E  N69'10'12"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 21.21' 145.05'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 425.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"W  S75'39'20"E  N69'10'12"E  N39'35'48"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.34' 5.29' 199.50' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 145.76' 20.63'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"W  S75'39'20"E  N69'10'12"E  N39'35'48"E  N44'48'08"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 14.25' 68.19' 21.21' 145.05' 19.04' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 145.76' 20.63' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"E  N69'10'12"E  N39'35'48"E  N44'48'08"W  S47'06'32"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52" 90'00'00" 86'10'39" 59'08'49"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  N75'39'20"W  N75'39'20"E  N69'10'12"E  N39'35'48"E  N44'48'08"W  S47'06'32"W  S29'46'16"W  S14'20'40"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 44.92' 69.07' 23.56' 23.56' 145.76' 20.63' 22.56' 129.04' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 90'10'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52" 90'00'00" 86'10'39" 59'08'49" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  N75'39'20"E  N46'10'12"E  N39'35'48"E  N44'48'08"W  S47'06'32"W  S29'46'16"W  S14'20'40"W  S375'39'20"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03'' 78'47'52" 90'00'00" 86'10'39" 59'08'49"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"E  S44'48'08"E  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  S47'48'51"E  N46'29'04"W  N75'39'20"E  N69'10'12"E  N39'35'48"E  N44'48'08"W  S47'06'32"W  S29'46'16"W  S14'20'40"W  S75'39'20"E  N69'10'12"E  N39'35'48"E  N44'48'08"W  S47'06'32"W  S29'46'16"W  S15'39'20"E  N29'46'16"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21' 74.03'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 23.56' 145.76' 20.63' 23.56' 129.04' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52" 90'00'00" 86'10'39" 59'08'49" 90'00'00"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E S70'47'54"E S45'05'55"W S44'54'05"E N45'11'52"E S44'48'08"E N45'11'52"E S44'48'08"E S45'11'52"W S45'09'33"E N89'50'27"E S74'46'16"W S14'20'40"W N75'39'20"W N75'39'20"E N69'10'12"E N39'35'48"E N44'48'08"W S47'06'32"W S29'46'16"W S14'20'40"W S75'39'20"E N49'10'12"E N39'35'48"E N44'48'08"W S47'06'32"W S29'46'16"W S14'20'40"W S75'39'20"E N49'10'12"E N49'10'12"E N39'35'48"E N44'48'08"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21' 74.03' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 44.92' 69.07' 23.56' 23.56' 145.76' 20.63' 23.56' 129.04' 23.56' 77.42' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03'' 78'47'52" 90'00'00" 86'10'39" 59'08'49"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E S70'47'54"E S45'05'55"W S44'54'05"E N45'11'52"E S44'48'08"E N45'11'52"E S44'48'08"E S45'11'52"W S45'09'33"E N89'50'27"E S74'46'16"W S14'20'40"W N75'39'20"W N75'39'20"E N69'10'12"E N39'35'48"E N44'48'08"W S47'06'32"W S29'46'16"W S14'20'40"W S75'39'20"E N44'48'08"W S47'06'32"W S29'46'16"E N44'48'08"W S45'39'40"W S75'39'20"E N49'40'10"W S75'39'20"E N49'40'10"W S75'39'20"E N49'40'10"W S75'39'20"E N49'46'16"E N44'48'08"W S45'11'52"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21' 74.03'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 23.56' 145.76' 20.63' 23.56' 129.04' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52" 90'00'00" 86'10'39" 59'08'49" 90'00'00"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E S70'47'54"E S45'05'55"W S44'54'05"E N45'11'52"E S44'48'08"E N45'11'52"E S44'48'08"E S45'11'52"W S45'09'33"E N89'50'27"E S74'46'16"W S14'20'40"W N75'39'20"W N75'39'20"E N69'10'12"E N39'35'48"E N44'48'08"W S47'06'32"W S29'46'16"W S14'20'40"W S75'39'20"E N49'10'12"E N39'35'48"E N44'48'08"W S47'06'32"W S29'46'16"W S14'20'40"W S75'39'20"E N49'10'12"E N49'10'12"E N39'35'48"E N44'48'08"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21' 74.03' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 44.92' 69.07' 23.56' 23.56' 145.76' 20.63' 23.56' 129.04' 23.56' 77.42' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03" 78'47'52" 90'00'00" 86'10'39" 59'08'49" 90'00'00" 59'08'49" 90'00'00"	N44'54'05"W N20'25'46"E S20'27'11"E N43'39'00"E S70'47'54"E S45'05'55"W S44'54'05"E N45'11'52"E S44'48'08"E N45'11'52"E S44'48'08"E S45'11'52"W S45'09'33"E N89'50'27"E S74'46'16"W S14'20'40"W N75'39'20"W N75'39'20"E N69'10'12"E N39'35'48"E N44'48'08"W S47'06'32"W S29'46'16"W S14'20'40"W S75'39'20"E N44'48'08"W S47'06'32"W S29'46'16"E N44'48'08"W S45'39'40"W S75'39'20"E N49'40'10"W S75'39'20"E N49'40'10"W S75'39'20"E N49'40'10"W S75'39'20"E N49'46'16"E N44'48'08"W S45'11'52"W	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.21' 21.21' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21' 74.03' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 39.18' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56' 23.56'
C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68	51.00' 15.00' 15.00' 25.00' 25.00' 25.00' 15.00'	171'31'18" 40'51'35" 40'54'19" 169'06'41" 38'00'28" 90'11'53" 89'48'07" 90'00'00" 90'00'00" 90'00'00" 90'42'49" 30'51'11" 90'00'00" 34'19'02" 31'39'28" 90'00'00" 19'39'03' 78'47'52" 90'00'00" 86'10'39" 59'08'49" 90'00'00" 59'08'49" 90'00'00"	N44'54'05"W  N20'25'46"E  S20'27'11"E  N43'39'00"E  S70'47'54"E  S45'05'55"W  S44'54'05"E  N45'11'52"E  S44'48'08"E  N45'11'52"W  S45'09'33"E  N89'50'27"E  S74'46'16"W  S14'20'40"W  N75'39'20"W  N75'39'20"E  N49'10'12"E  N44'48'08"E  N44'48'08"W  S47'06'32"W  S75'39'20"E  N49'46'16"W  S14'20'40"W  S47'48'51"E	101.72' 10.47' 10.48' 101.54' 16.28' 35.42' 35.29' 21.21' 21.21' 21.21' 21.34' 5.29' 199.50' 21.21' 44.25' 68.19' 21.21' 145.05' 19.04' 21.21' 20.49' 123.38' 21.21' 74.03' 21.21' 21.21'	152.67' 10.70' 10.71' 150.53' 16.58' 39.36' 23.56' 23.56' 23.56' 23.56' 23.75' 5.29' 201.93' 23.56' 44.92' 69.07' 23.56'

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 14 THROUGH 24 AND LOTS 30 THROUGH 39 BLOCK 101, LOTS 1, 18 THROUGH 30 AND LOTS 28, 29, 30, 34, 35, 36, 37, 38, 41 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME INFORMATION.

#### RESIDENTIAL FINISHED FLOOR

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

#### **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, PER UDC SEC, 35-514

A PORTION OF LOT 901, BLOCK 101, CB 5681 ARE DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN FOR TREE SAVE AREA.

#### 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 48029C0510F, 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.

DRAINAGE EASEMENT NOTE:

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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID. COUNTY OF BEXAR DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

#### **OPEN SPACE NOTE:**

LOTS 900-901, BLOCK 101, LOT 901, BLOCK 103, LOT 901, BLOCK 104, LOT 901. BLOCK 120, LOT 901, BLOCK 121, LOTS 901, 902, 903 BLOCK 122, AND LOT 901, BLOCK 123, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

#### COMMON AREA MAINTENANCE:

IE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS TREE SAVE AREAS, INCLUDING LOTS 900-901, BLOCK 101, LOT 901, BLOCK 103, LOT 901, BLOCK 104, LOT 901, BLOCK 120, LOT 901, BLOCK 121, LOTS 901, 902, 903 BLOCK 122. AND LOT 901. BLOCK 123. 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.

#### SAWS WASTEWATER EDU:

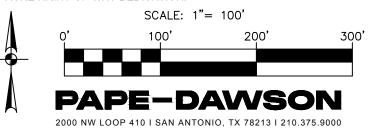
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR COUNTY OF BEXAR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CURVE TABLE							
CURVE # RADIUS DELTA CHORD BEARING CHORD LENGTH					LENGTH		
C71		15.00'	90°00'00"	N45*11'52"E	21.21'	23.56'	
C72		15.00'	90°00'00"	N44*48'08"W	21.21'	23.56'	
C73		15.00'	90°00'00"	S45°11'52"W	21.21'	23.56'	
C74		73.00'	221013"	S3*48'08"W	28.07'	28.25'	
C75		73.00'	10°02'16"	N42°45'14"E	12.77'	12.79'	

## 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, BLOCK101, 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

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STATE OF TEXAS

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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JASON TOWNSLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS ED 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

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		
RTIFICATE OF APPROVAL			
	•	OF BEXAR COUNTY, TEXAS AN	

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.

A.D. 20

DAY OF \_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET