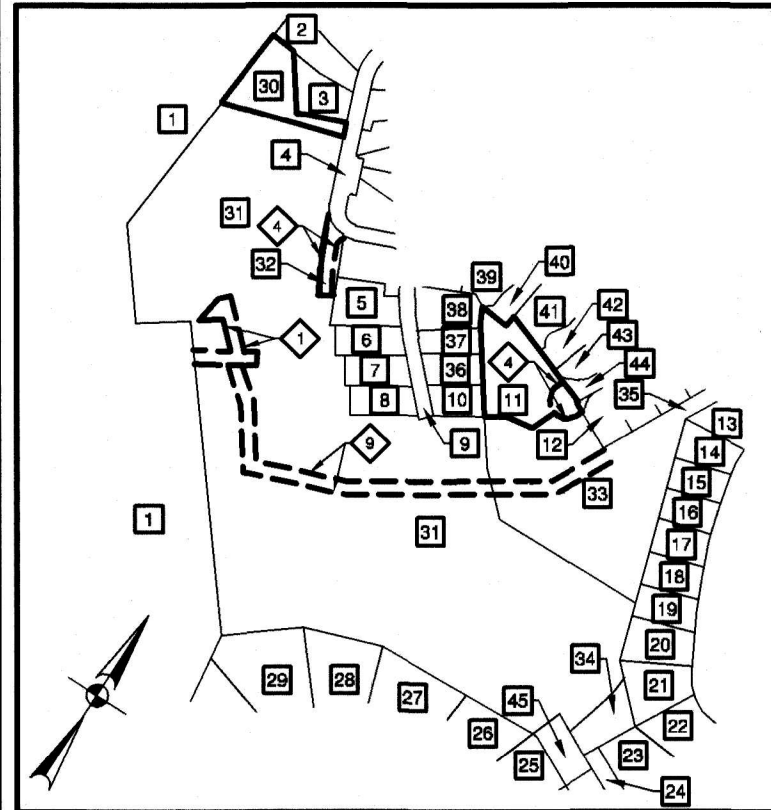


LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1" = 400'

1.285 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A REMAINING PORTION OF LOT 1, BLOCK 28, NCB 16385 OF THE INDEPENDENCE VILLAGE AT DOMINION, PHASE I RECORDED IN VOLUME 9563, PAGES 132-137, AND LOT 1, BLOCK 33, NCB 16385 OF THE LUCCHESI VILLAGE (PUD) RECORDED IN VOLUME 9721, PAGES 153-161, ALL OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. A PORTION OF A 28.487 ACRE TRACT (TRACT I) DESCRIBED IN DEED TO AGORA ASSETS, LLC RECORDED IN VOLUME 2001, PAGES 1330-1333 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A VARIABLE WIDTH ACCESS EASEMENT RECORDED IN VOLUME 15163, PAGES 2137-2172 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT INDEPENDENCE VILLAGE AT DOMINION, PHASE I WHICH IS RECORDED IN VOLUME 9563, PAGES 132-137 AND LUCCHESI VILLAGE (PUD) RECORDED IN VOLUME 9721, PAGES 153-161, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: GUILLERMO AGUIRRE
AGORA ASSETS, LLC
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 698-3800

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-11-2027
STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
10/16/2025

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 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.

LEGEND

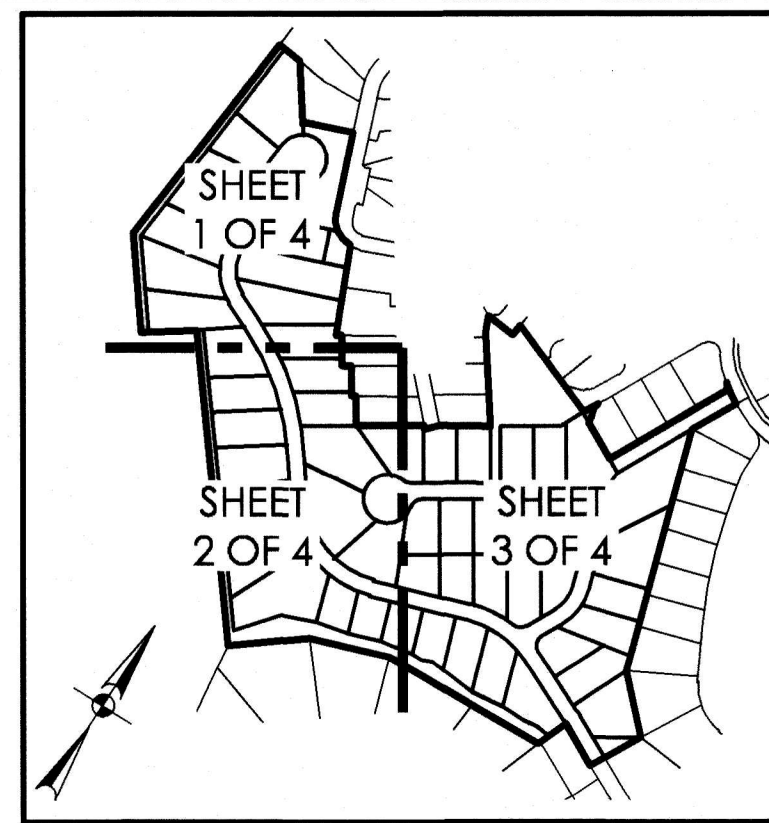
DOC	DOCUMENT NUMBER	BLK	BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
ESMT	EASEMENT	PG	PAGE(S)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(PUD)	PLANNED UNIT DEVELOPMENT
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	SET 1/2" IRON ROD (PD)
	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
-1140-	EXISTING CONTOURS		
-1140-	PROPOSED CONTOURS		
-1140-	1% AC FLOODPLAIN PER FEMA PANEL 48029C0115F EFFECTIVE 09/29/2010 (1% AC FLOODPLAIN PER LOMR 16-06-4371P EFFECTIVE 06/29/2017)		
-1140-	1% ANNUAL CHANCE CORRECTED BASE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, LLC		
-1140-	1% ANNUAL CHANCE ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, LLC (100-YEAR ULTIMATE ATLAS14 FLOODPLAIN)		
-1140-	CENTERLINE		

SAWS IMPACT FEE:

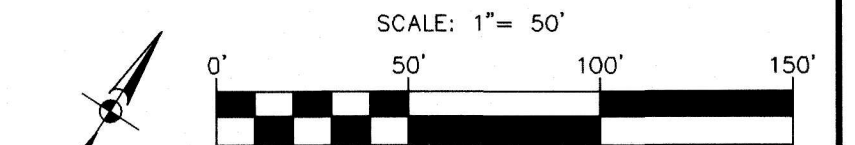
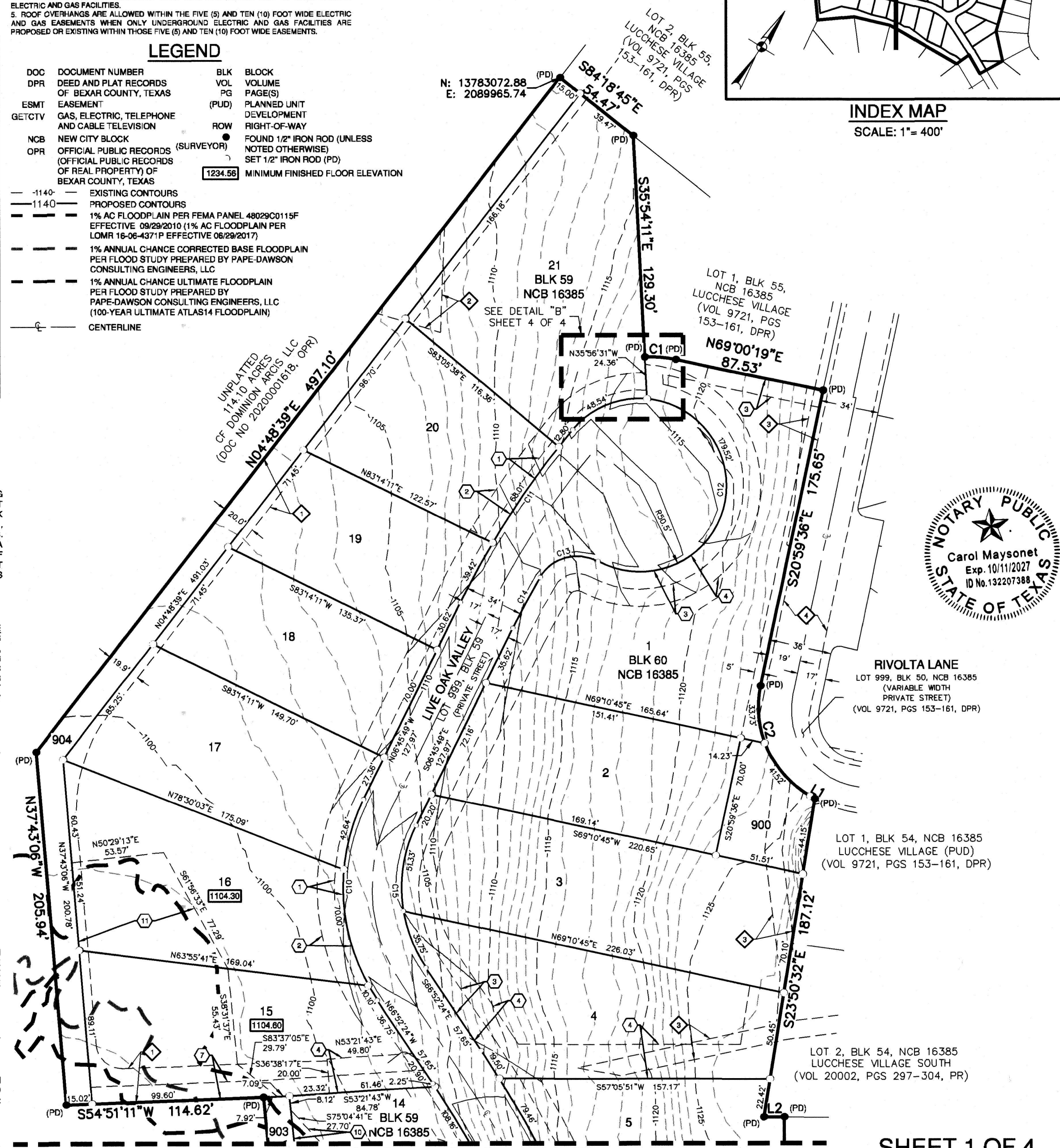
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLE



INDEX MAP
SCALE: 1" = 400'



PAPE-DAWSON

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

DATE OF PREPARATION: October 06, 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: GUILLERMO AGUIRRE
AGORA ASSETS, LLC
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 698-3800

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO AGUIRRE 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 THE OAKS AT THE DOMINION (PUD), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

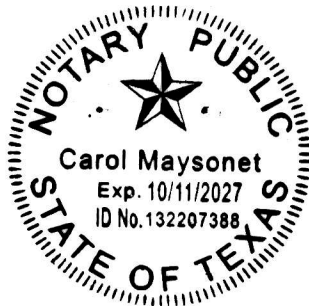
DATED THIS _____ DAY OF _____, A.D. 20____.

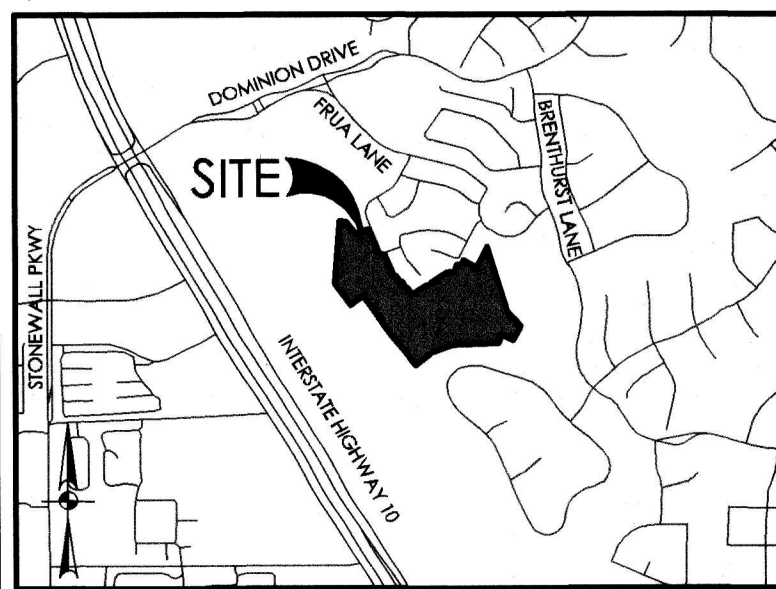
BY: _____ CHAIRMAN

BY: _____ SECRETARY

MATCHLINE "A" - SHEET 2 OF 4

SHEET 1 OF 4





LOCATION MAP
NOT-TO SCALE

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.

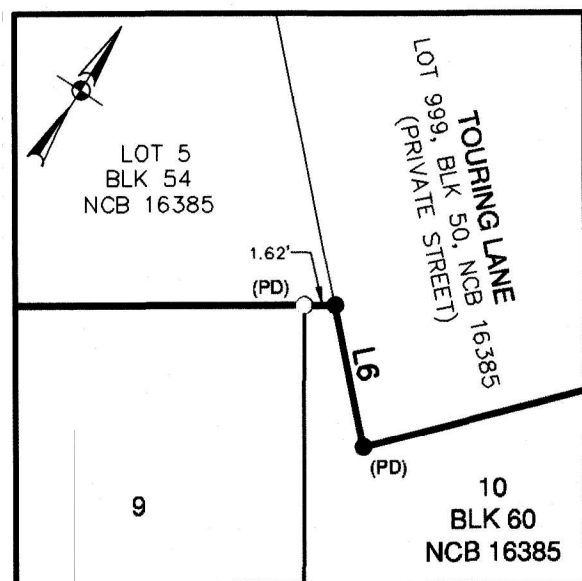
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 OVERHANDS 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.



DETAIL "C"
THIS SHEET
SCALE: 1" = 10'

STATE OF TEXAS
COUNTY OF BEXAR

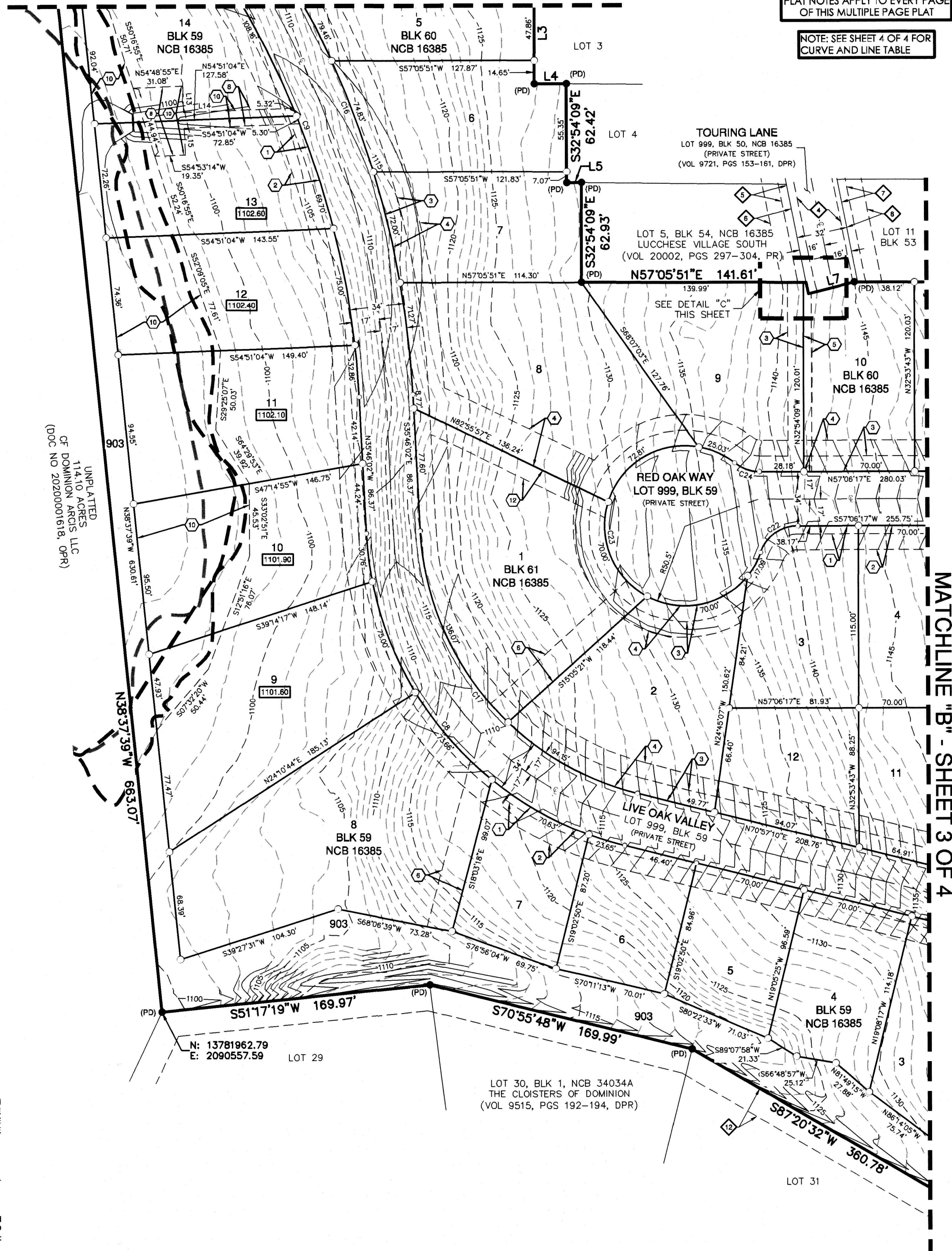
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT/CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

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

10/06/2025
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "A" - SHEET 1 OF 4



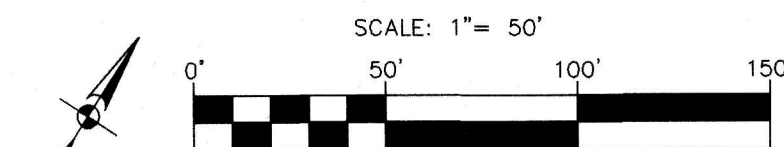
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLE

PLAT NO. 23-11800417

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
THE OAKS AT THE
DOMINION (PUD)**

BEING 17.813 ACRES, ESTABLISHING LOTS 1-20, 903-904, & 999, BLOCK 59, LOTS 1-22, & 900-903, BLOCK 60, LOTS 1-11, BLOCK 61, BEING OUT OF THAT CALLED 10-390 ACRE TRACT (TRACT ONE) DESCRIBED IN DEED TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180144881 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A PORTION OF A CALLED 28.4487 ACRE TRACT (TRACT I) DESCRIBED IN DEED TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180251562 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF LOT 1, BLOCK 53 OF THE REPLAT & SUBDIVISION PLAT ESTABLISHING LUCCHESI VILLAGE (PUD) RECORDED IN VOLUME 9721, PAGES 153-161 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 1, BLOCK 53 ALSO DESCRIBED IN DEED AS (TRACT TWELVE) TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180144881 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF LOT 1, BLOCK 28 OF THE SUBDIVISION PLAT OF INDEPENDENCE VILLAGE AT DOMINION, PHASE 1 (PUD) RECORDED IN VOLUME 9563, PAGES 132-137 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 1, BLOCK 28 DESCRIBED IN DEED TO R/A DOMINION DEVELOPMENT PROPERTIES, L.L.C. RECORDED IN VOLUME 15611, PAGES 2018-2064 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON

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

DATE OF PREPARATION: October 06, 2025

STATE OF TEXAS
COUNTY OF BEXAR

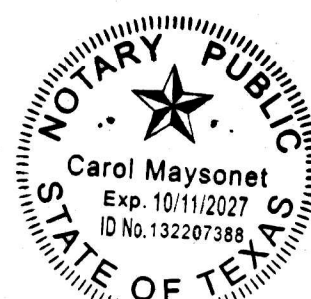
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GUILLERMO AGUAYO
AGORA ASSETS, L.C.
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO AGUAYO 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 6th DAY OF OCTOBER, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

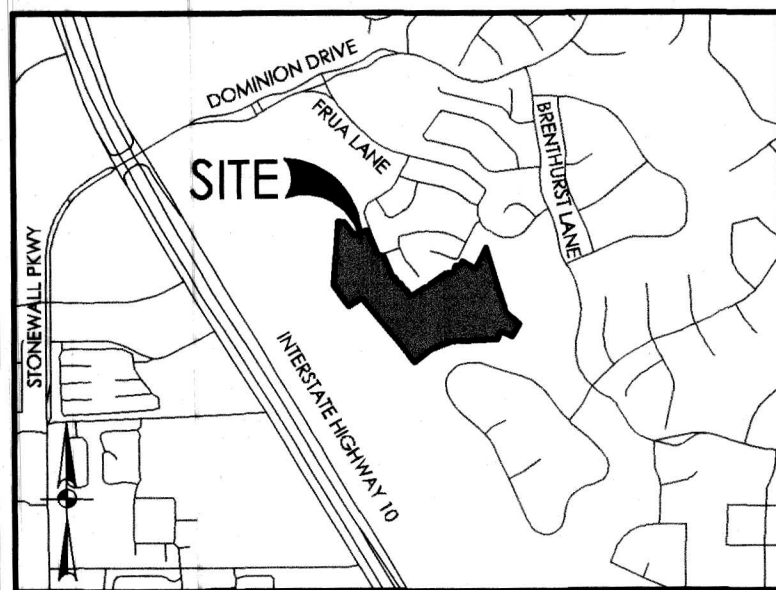


THIS PLAT OF THE OAKS AT THE DOMINION (PUD), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT-TO SCALE

CPS/SAWS/COSA UTILITY:

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

STATE OF TEXAS
COUNTY OF BEXAR

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

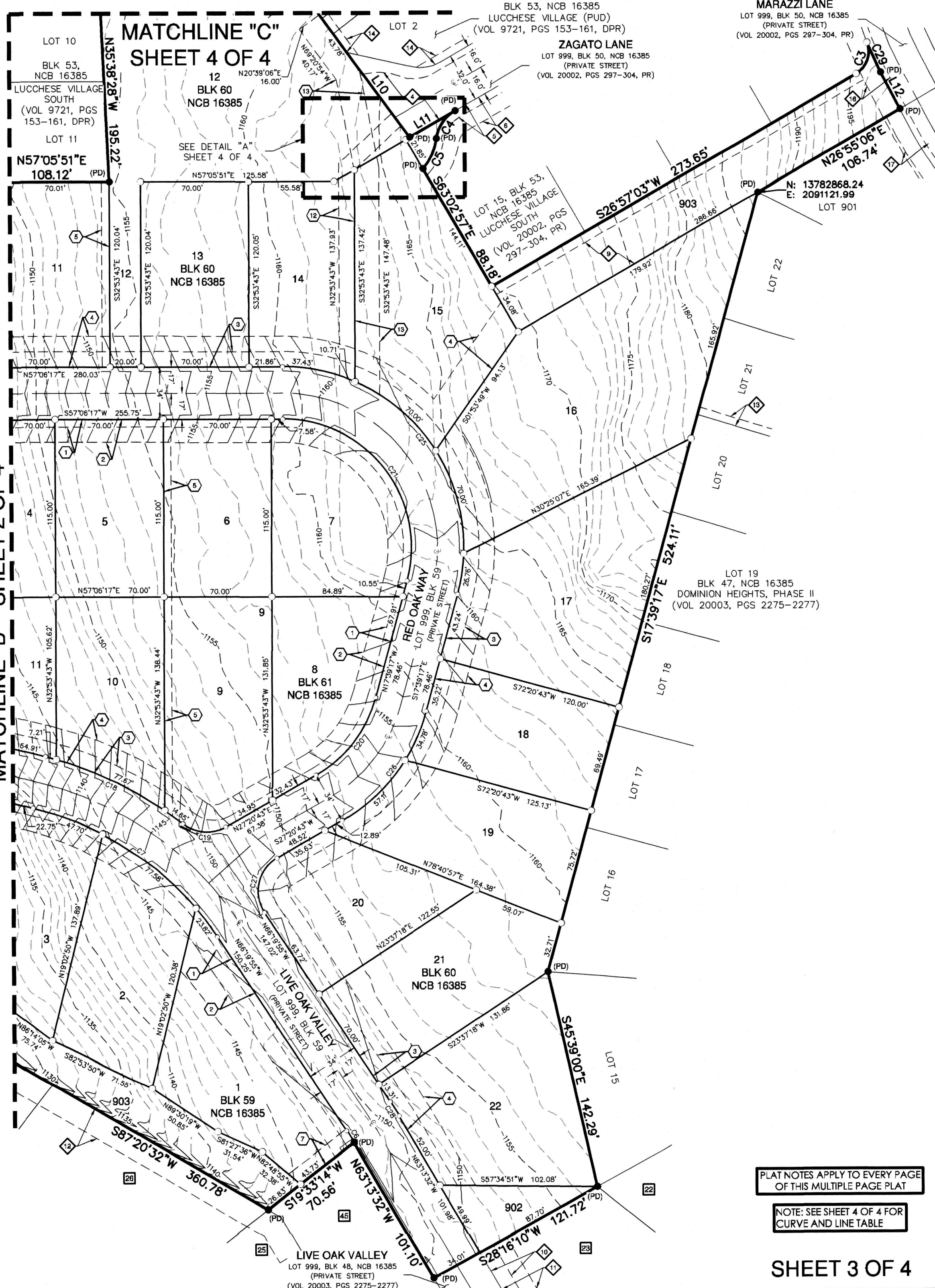
STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR
10/06/2025

MATCHLINE "B" - SHEET 2 OF 4

MATCHLINE "C"
SHEET 4 OF 4



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

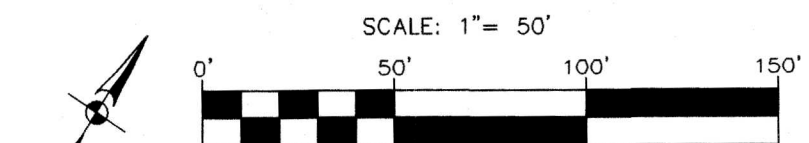
NOTE: SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLE

SHEET 3 OF 4

PLAT NO. 23-11800417

**REPLAT & SUBDIVISION PLAT
ESTABLISHING
THE OAKS AT THE
DOMINION (PUD)**

BEING 17.813 ACRES, ESTABLISHING LOTS 1-20, 903-904, & 999, BLOCK 59, LOTS 1-22, & 900-903, BLOCK 60, LOTS 1-11, BLOCK 61, BEING OUT OF THAT CALLED 10,390 ACRE TRACT (TRACT ONE) DESCRIBED IN DEED TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180144861 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A PORTION OF A CALLED 26,448 ACRE TRACT (TRACT II) DESCRIBED IN DEED TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180251562 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF LOT 1, BLOCK 53 OF THE REPLAT & SUBDIVISION PLAT ESTABLISHING LUCCHESI VILLAGE (PUD) RECORDED IN VOLUME 9721, PAGES 153-161 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 1, BLOCK 53 ALSO DESCRIBED IN DEED AS (TRACT TWELVE) TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180144861 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF LOT 1, BLOCK 28 OF THE SUBDIVISION PLAT OF INDEPENDENCE VILLAGE AT DOMINION, PHASE 1 (PUD) RECORDED IN VOLUME 9563, PAGES 132-137 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 1, BLOCK 28 DESCRIBED IN DEED TO R/A DOMINION DEVELOPMENT PROPERTIES, LLC RECORDED IN VOLUME 15611, PAGES 2018-2064 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028890

DATE OF PREPARATION: October 06, 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: GUILLERMO AGUIRRE
AGORA ASSETS, L.C.
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILLERMO AGUIRRE, 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 6TH DAY OF OCTOBER, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

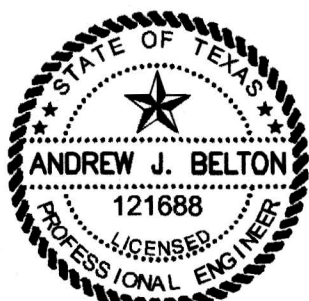


THIS PLAT OF THE OAKS AT THE DOMINION (PUD), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

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

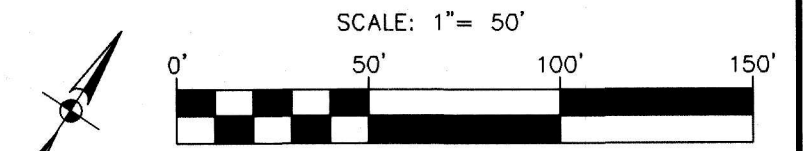
BY: _____ CHAIRMAN

BY: _____ SECRETARY



PLAT NO. 23-11800417
REPLAT & SUBDIVISION PLAT
ESTABLISHING
THE OAKS AT THE
DOMINION (PUD)

BEING 17.813 ACRES, ESTABLISHING LOTS 1-20, 903-904, & 999, BLOCK 59, LOTS 1-22, & 900-903, BLOCK 60, LOTS 1-11, BLOCK 61, BEING OUT OF THAT CALLED 10.380 ACRE TRACT (TRACT ONE) DESCRIBED IN DEED TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180144881 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A PORTION OF A CALLED 28.4487 ACRE TRACT (TRACT I) DESCRIBED IN DEED TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20160251562 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF LOT 1, BLOCK 53 OF THE REPLAT & SUBDIVISION PLAT ESTABLISHING LUCCHESSE VILLAGE (PUD) RECORDED IN VOLUME 9721, PAGES 153-161 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 1, BLOCK 53 ALSO DESCRIBED IN DEED AS (TRACT TWELVE) TO AGORA ASSETS, L.C. RECORDED IN DOCUMENT NUMBER 20180144881 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK 28 OF THE SUBDIVISION PLAT OF INDEPENDENCE VILLAGE AT DOMINION, PHASE I (PUD) RECORDED IN VOLUME 9583, PAGES 132-137 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID LOT 1, BLOCK 28 DESCRIBED IN DEED TO R/A DOMINION DEVELOPMENT PROPERTIES, L.L.C. RECORDED IN VOLUME 15611, PAGES 2018-2064 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 50'

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #0028800

DATE OF PREPARATION: October 06, 2025

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GUILERMO AGUAYO
AGORA ASSETS, L.C.
8 DOMINION DRIVE, SUITE 107
SAN ANTONIO, TEXAS 78257
(210) 698-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUILERMO AGUAYO, 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 6th DAY OF OCTOBER, A.D. 2025.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

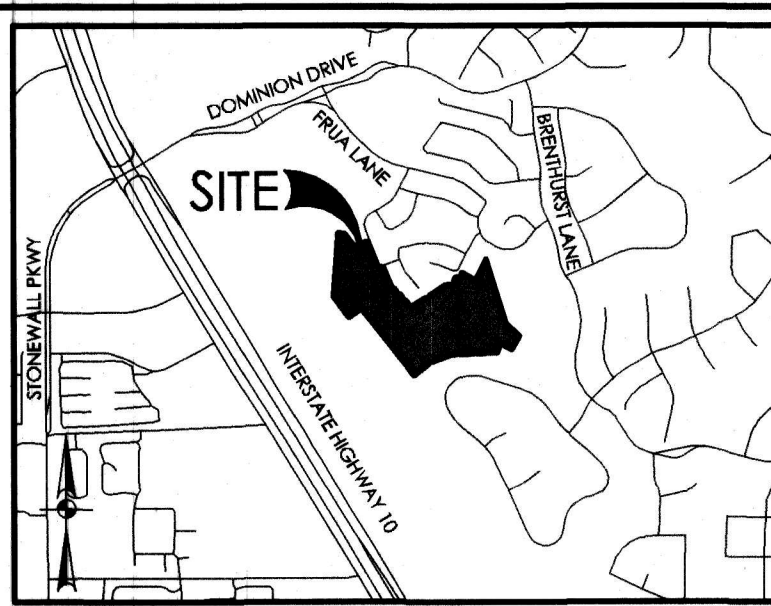


THIS PLAT OF THE OAKS AT THE DOMINION (PUD), HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE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

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP

NOT TO SCALE

1. VARIABLE WIDTH ELECTRIC ESMT (VOL. 1423, PGS 215-228, DPR)
2. VARIABLE WIDTH DRAINAGE ESMT (VOL. 9563, PGS 132-137, DPR)
3. VARIABLE WIDTH WATER ESMT (VOL. 9721, PGS 153-161, DPR)
4. VARIABLE WIDTH ACCESS ESMT (VOL. 18160, PGS 2157-2172, DPR)
5. 5' WATER ESMT (VOL. 20002, PGS 297-304, PR)
6. 15' GETCTV ESMT (VOL. 20002, PGS 297-304, PR)
7. 5' WATER ESMT (VOL. 9721, PGS 153-161, DPR)
8. 15' GETCTV ESMT (VOL. 20002, PGS 297, PR)
9. 20' ELECTRIC ESMT (VOL. 20001, PGS 1330-1333, PR)
10. 10' WATER ESMT (VOL. 20003, PGS 2275-2277, PR)
11. 20' GETCTV ESMT (VOL. 20003, PGS 2275-2277, PR)
12. 10' SANITARY SEWER ESMT (VOL. 9515, PG 182-184, DPR)
13. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (VOL. 20003, PG 2275, PR)
14. 5' WATER ESMT (VOL. 9721, PG 153-161, DPR)
15. 5' ELECTRIC ESMT (VOL. 9721, PG 153-161, DPR)
16. 10' WATER ESMT (VOL. 9563, PG 132-137, DPR)
17. 10' GAS, ELEC, TELE, & CABLE TV ESMTS (VOL. 20003, PG 2275-2277, PR)
18. 5' WATER ESMT
19. 15' GETCTV ESMT
20. 10' WATER ESMT
21. 20' GETCTV ESMT
22. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
23. 10' SANITARY SEWER ESMT
24. 10' MAINTENANCE & ACCESS ESMT
25. VARIABLE WIDTH MAINTENANCE & ACCESS ESMT
26. NOT USED
27. VARIABLE WIDTH PUBLIC DRAINAGE ESMT (0.541 ACRES) (PERMEABLE)
28. VARIABLE WIDTH PUBLIC DRAINAGE ESMT (0.261 ACRES) (PERMEABLE)
29. 10' PUBLIC DRAINAGE ESMT
30. 16' WATER ESMT
31. UNPLATTED 114.10 ACRES OF DOMINION ARCIS LLC (DOC NO 20200001616, DPR)
32. LOT 2, BLK 55, NCB 16385 LUCCHESSE VILLAGE (VOL. 9721, PGS 153-161, DPR)
33. LOT 1, BLK 55, NCB 16385 LUCCHESSE VILLAGE (VOL. 9721, PGS 153-161, DPR)
34. RIVOLTA LANE LOT 999, BLK 50, NCB 16385 (PRIVATE STREET) (VOL. 20002, PGS 297, PR)
35. LOT 2, BLK 54, NCB 16385 LUCCHESSE VILLAGE SOUTH (VOL. 20002, PGS 297-304, PR)
36. LOT 3, BLK 54, NCB 16385 LUCCHESSE VILLAGE SOUTH (VOL. 20002, PGS 297-304, PR)
37. LOT 4, BLK 54, NCB 16385 LUCCHESSE VILLAGE SOUTH (VOL. 20002, PGS 297-304, PR)
38. LOT 5, BLK 54, NCB 16385 LUCCHESSE VILLAGE SOUTH (VOL. 20002, PGS 297-304, PR)
39. TOURING LANE LOT 999, BLK 50, NCB 16385 (PRIVATE STREET) (VOL. 20002, PGS 297-304, PR)
40. LOT 11, BLK 53, NCB 16385 LUCCHESSE VILLAGE (VOL. 9721, PGS 153-161, DPR)
41. LOT 1, BLK 53, NCB 16385 LUCCHESSE VILLAGE (VOL. 9721, PGS 153-161, DPR)
42. LOT 15, BLK 53, NCB 16385 LUCCHESSE VILLAGE SOUTH (VOL. 20002, PGS 297-304, PR)
43. LOT 801, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
44. LOT 22, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
45. LOT 21, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
46. LOT 20, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
47. LOT 19, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
48. LOT 18, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
49. LOT 17, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
50. LOT 16, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
51. LOT 15, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
52. LOT 14, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
53. LOT 13, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
54. LOT 12, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
55. LOT 11, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
56. LOT 10, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
57. LOT 9, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
58. LOT 8, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
59. LOT 7, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
60. LOT 6, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
61. LOT 5, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
62. LOT 4, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
63. LOT 3, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
64. LOT 2, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
65. LOT 1, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
66. LIVE OAK VALLEY LOT 999, BLK 48, NCB 16385 (PRIVATE STREET) (VOL. 20003, PGS 2275-2277, PR)
67. LOT 33, BLK 1, NCB 34034A THE CLOISTERS OF DOMINION (VOL. 9515, PGS 182-184, DPR)
68. LOT 32, BLK 1, NCB 34034A THE CLOISTERS OF DOMINION (VOL. 9515, PGS 182-184, DPR)
69. LOT 31, BLK 1, NCB 34034A THE CLOISTERS OF DOMINION (VOL. 9515, PGS 182-184, DPR)
70. LOT 30, BLK 1, NCB 34034A THE CLOISTERS OF DOMINION (VOL. 9515, PGS 182-184, DPR)
71. LOT 29, BLK 1, NCB 34034A THE CLOISTERS OF DOMINION (VOL. 9515, PGS 182-184, DPR)
72. LOT 28, BLK 1, NCB 34034A THE CLOISTERS OF DOMINION (VOL. 9515, PGS 182-184, DPR)
73. REMAINING PORTION OF LOT 1 (0.439 OF AN ACRE) BLK 28, NCB 16385 INDEPENDENCE VILLAGE AT DOMINION, PHASE I (VOL. 9583, PGS 132-137, DPR)
74. UNPLATTED 10.390 ACRES AGORA ASSETS LLC (DOC NO 20180144981, DPR)
75. REMAINING PORTION OF LOT 1 (0.131 OF AN ACRE) BLK 28, NCB 16385 INDEPENDENCE VILLAGE AT DOMINION, PHASE I (VOL. 9583, PGS 132-137, DPR)
76. UNPLATTED 1.392 OF AN ACRE PORTION OF A 28.4487 ACRES AGORA ASSETS, L.C. (DOC NO 20160251562, DPR)
77. UNPLATTED 0.228 OF AN ACRE PORTION OF A 28.4487 ACRES AGORA ASSETS, L.C. (DOC NO 20160251562, DPR)

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

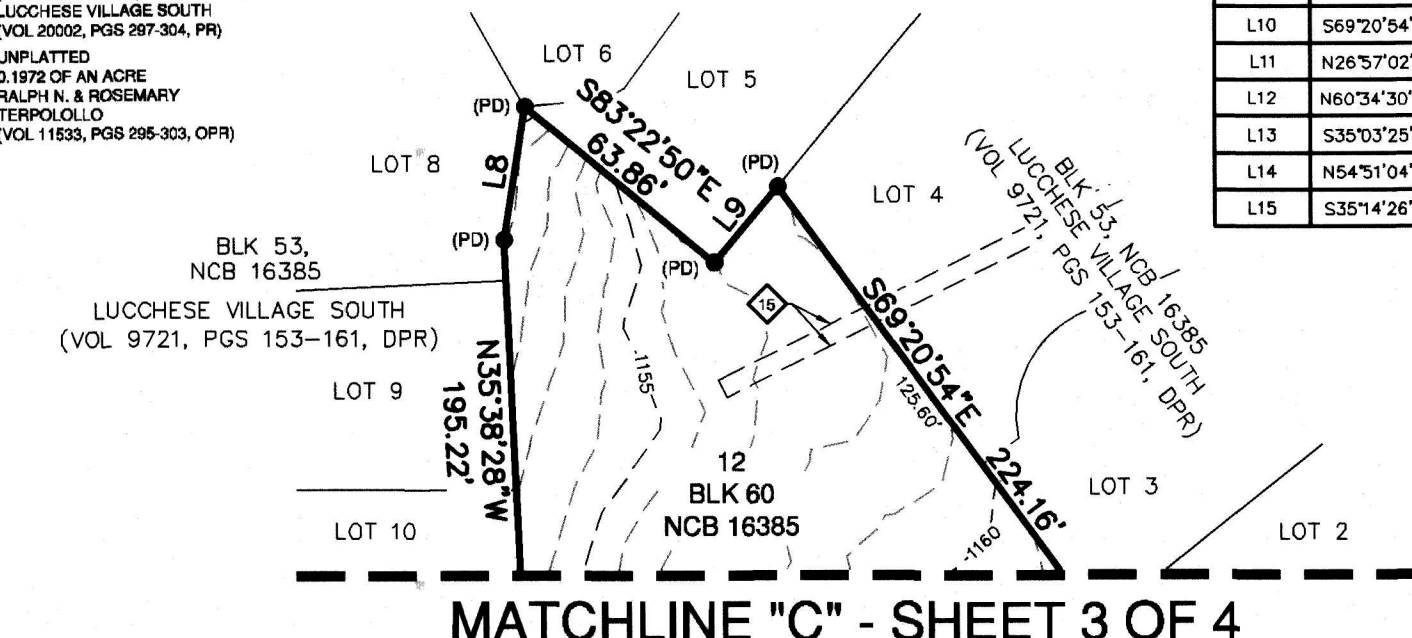
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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.

SURVEYOR'S NOTES:

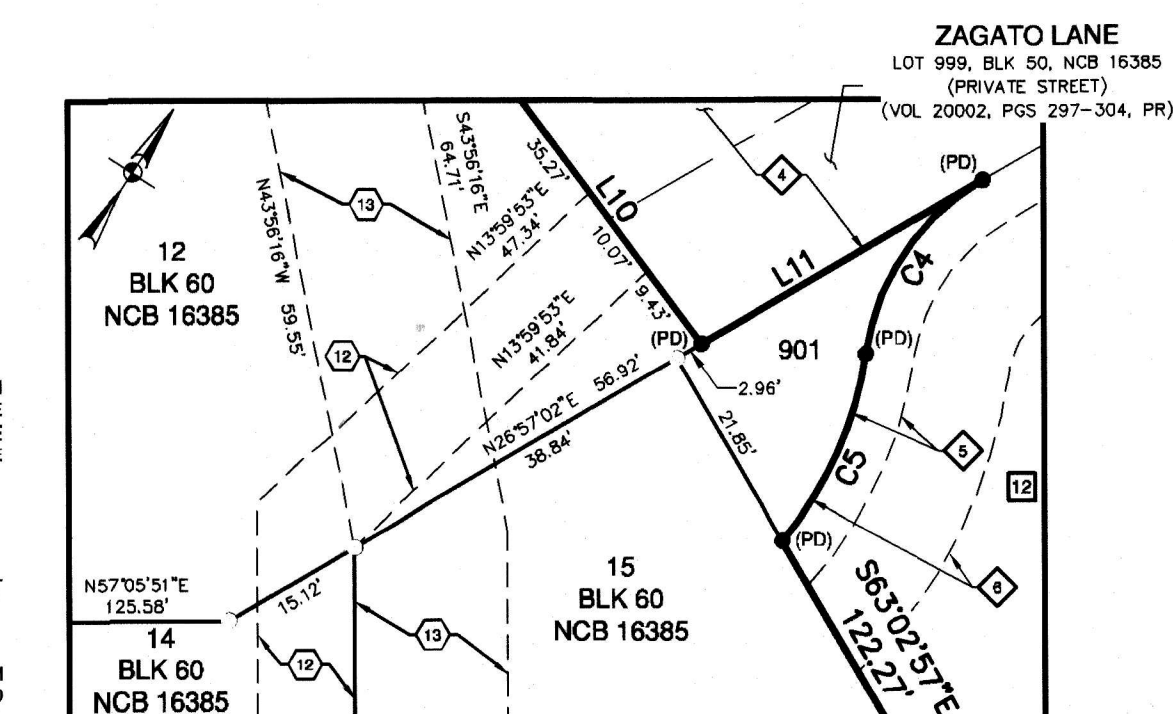
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

36. LOT 10, BLK 53, NCB 16385 LUCCHESSE VILLAGE (VOL. 9721, PGS 153-161, DPR)
37. LOT 8, BLK 53, NCB 16385 LUCCHESSE VILLAGE (VOL. 9721, PGS 153-161, DPR)
38. LOT 8, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
39. LOT 8, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
40. LOT 8, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
41. LOT 4, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
42. LOT 3, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
43. LOT 2, BLK 47, NCB 16385 DOMINION HEIGHTS, PHASE II (VOL. 20003, PGS 2275-2277, PR)
44. ZAGATO LANE LOT 999, BLK 45, NCB 16385 (PRIVATE STREET) (VOL. 20002, PGS 297-304, PR)
45. UNPLATTED 0.1972 OF AN ACRE RALPH N. & ROSEMARY TERPICOLOLLI (VOL. 11533, PGS 295-303, DPR)



MATCHLINE "C" - SHEET 3 OF 4



DETAIL "A"
SEE SHEET 3 OF 4
SCALE: 1" = 20'

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES 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 1215 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, 902 & 999, BLOCK 59, 80, & 81, NCB 16385 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.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 59, NCB 16385, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

RESIDENTIAL FINISHED FLOOR

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

OPEN SPACE:

LOTS 900-902, BLOCK 60, NCB 16385 & LOTS 903-904, BLOCK 59, NCB 16385 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE CABLE TV, AND INGRESS/EGRESS EASEMENT.

LEGAL INSTRUMENT:

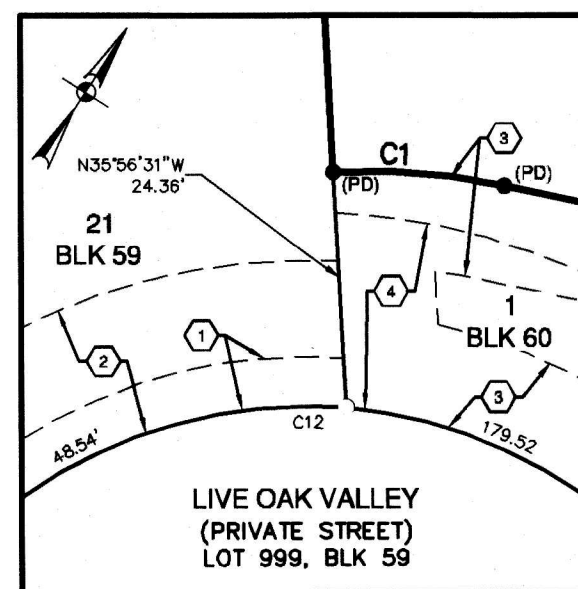
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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 48029C00115F, DATED 9/29/2010; 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°08'44"E	3.15'
L2	N57°05'51"E	11.71'
L3	S32°54'09"E	62.51'
L4	N57°05'51"E	20.25'
L5	N57°05'51"E	9.14'
L6	S44°05'58"E	7.55'
L7	N42°39'15"E	29.74'
L8	N24°07'49"W	35.13'
L9	N06°37'10"E	25.70'
L10	S69°20'54"E	224.16'
L11	N26°57'02"E	33.90'
L12	N60°34'30"W	26.74'
L13	S35°03'25"E	16.71'
L14	N54°51'04"E	69.28'
L15	S35°14'26"E	16.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	69.00'	14°54'30"	N61°33'04"E	17.90'	17.95'
C2	60.00'	71°51'31"	S56°55'30"E	70.42'	75.25'
C3	16.40'	81°23'57"	N13°44'54"W	21.39'	23.30'
C4	25.00'	51°45'12"	S01°04'26"W	21.82'	22.58'
C5	38.00'	32°22'21"	S08°37'00"E	21.19'	21.47'
C6	166.00'	3°06'23"	N64°46'44"W	9.00'	9.00'
C7	200.00'	42°42'55"	N87°41'23"W	145.67'	149.10'
C8	214.00'	73°16'48"	N72°24'26"W	255.42'	273.70'
C9	550.00'	31°06'21"	N51°19'13"W	294.94'	298.60'
C10	117.00'	60°06'35"	N36°49'06"W	117.19'	122.75'
C11	502.75'	13°42'08"	N00°05'15"E	119.95'	120.23'
C12	50.50'	258°45'20"	S43°41'01"E	78.07'	228.06'
C13	25.00'	88°21'42"	S41°30'48"W	34.85'	38.56'
C14	468.75'	4°05'46"	S04°42'56"E	33.50'	33.51'
C15	83.00'	60°06'35"	S36°49'06"E	83.14'	87.08'
C16	584.00'	31°06'21"	S51°19'13"E	313.17'	317.05'
C17	180.00'	73°16'48"	S72°24'26"E	214.84'	230.22'
C18	234.00'	24°22'10"	N83°08'15"E	98.78'	99.53'
C19	25.00'	67°58'37"	N61°20'01"E	27.95'	29.66'
C20	83.00'	45°00'00"	N04°50'43"E	63.53'	65.19'
C21	83.00'	105°14'26"	N70°16'30"W	131.91'	152.45'
C22	25.00'	70°44'25"	S21°44'04"W	28.94'	30.87'
C23	50.50'	289°37'44"	N49°01'17"W	58.49'	254.92'
C24	25.00'	38°29'19"	N76°20'56"E	16.48'	16.79'
C25	117.00'	105°14'26"	S70°16'30"E	185.94'	214.91'
C26	117.00'	45°00'00"	S04°50'43"W	89.55'	91.89'
C27	25.00'	93°40'38"	S19°29'38"E	36.47'	40.87'
C28	200.00'	3°06'23"	S64°46'44"E	10.84'	10.84'
C29	199.00'	6°07'35"	S57°30'42"E	21.27'	21.28'



DETAIL "B"
SEE SHEET 1 OF 4
SCALE: 1" = 20'

SHEET 4 OF 4

