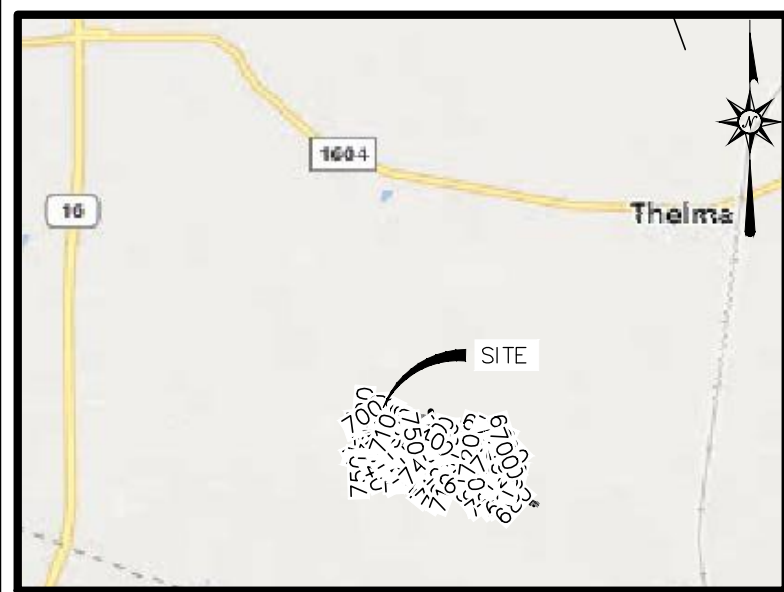




LOCATION MAP
NOT-TO-SCALE

LEGEND

VOL PG	VOLUME PAGE(S)		ADJOINER
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	---	EXISTING CONTOURS
B.C.D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS	---	EXISTING EASEMENT
R.O.W.	RIGHT OF WAY	---	PROPOSED EASEMENT
B.C.D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	---	CITY OF SAN ANTONIO LIMITS
CATV	CABLE TELEVISION	---	MATCHLINE
LF	LINEAR FEET	---	
CL	CENTERLINE OF ROAD	---	
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		---	
SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		---	
5/8" IRON ROD FOUND		---	
PIPE FENCE CORNER POST FOUND		---	
WOOD FENCE CORNER POST FOUND		---	

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "INTREPID" UNLESS NOTED OTHERWISE;
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 88) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NORMAL GPS TECHNIQUES;
3. DIMENSIONS SHOWN ARE GRID; AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 88), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY GPS 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.

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: INTREPID SURVEYING AND ENGINEERING.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

COMMON AREA MAINTENANCE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERIFICATION:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0620F, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS:

1. 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 TOI OR 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 DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SETBACK NOTE:

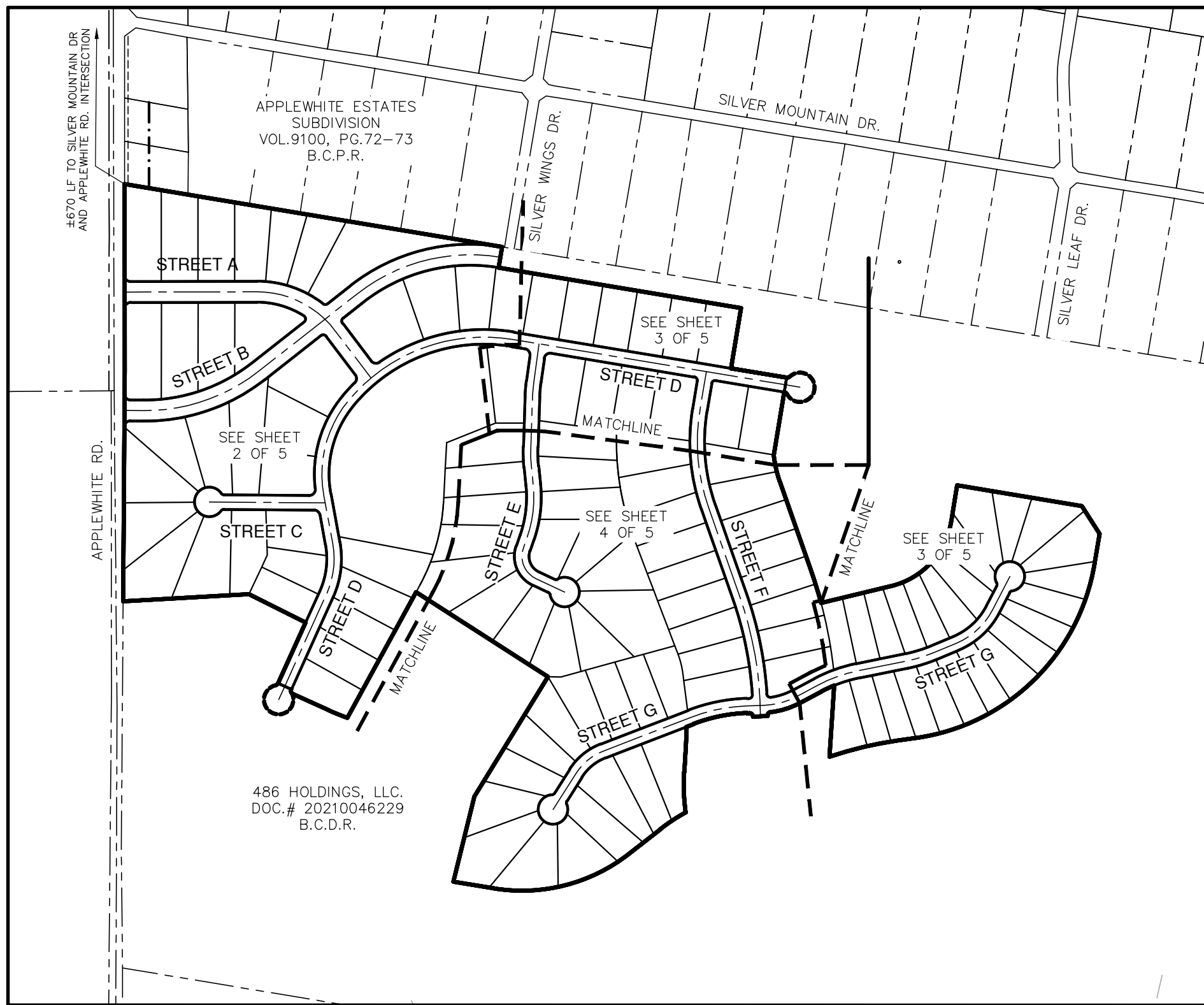
1. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW NOTE:

1. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 250 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

RESIDENTIAL FINISHED FLOOR NOTE:

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



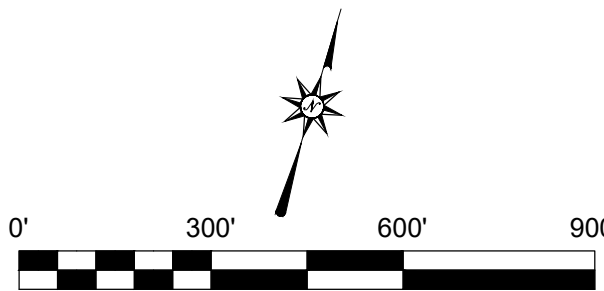
INDEX MAP
SCALE 1"=500'

PLAT NO. 22-XXXXXXX

SUBDIVISION PLAT
ESTABLISHING

SAVANNAH WOODS, UNIT-1

BEING A TOTAL OF 136.24 ACRES, COUNTY BLOCK 4013, BEXAR COUNTY, TEXAS. ALSO BEING A PORTION OF 486.11 ACRES TRACT OF LAND OUT OF THE HENRY PEACE LEAGUE AND LABOR SURVEY NO. 37, ABSTRACT NO. 577, COUNTY BLOCK 4013 RECORDED IN DOCUMENT NO. 20210046229 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



SCALE: 1" = 300'
PLAT DATE: 11/29/21

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
D. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

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:

486 HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
403 E. COMMERCE #220
SAN ANTONIO, TX 78205
(xxx) xxx-xxxx

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN HAYES, 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 SAVANNAH WOODS, UNIT-1, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

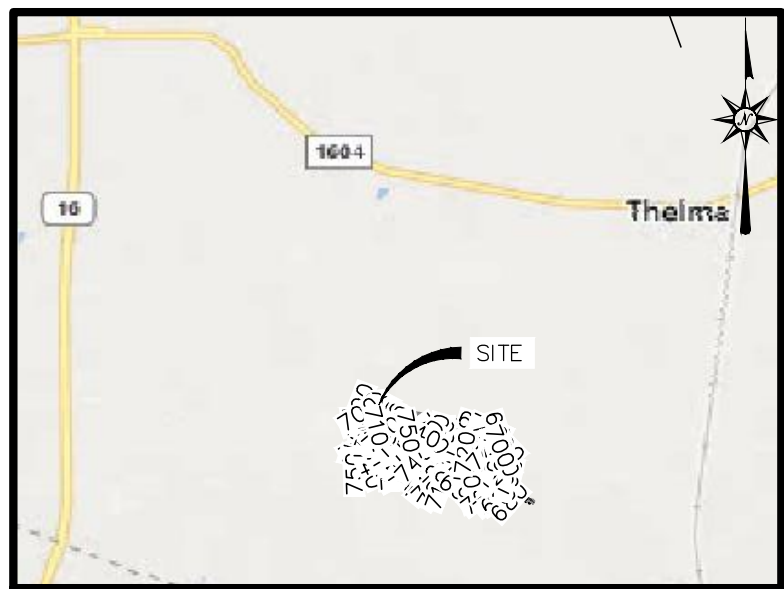
BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE

VOL PG	VOLUME PAGE(S)	
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	Ⓢ CENTERLINE OF ROAD
B.C.D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS	Ⓢ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
R.O.W.	RIGHT OF WAY	Ⓢ SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
B.C.D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	Ⓢ 5/8" IRON ROD FOUND
CATV	CABLE TELEVISION	Ⓢ PIPE FENCE CORNER POST FOUND
LF	LINEAR FEET	Ⓢ WOOD FENCE CORNER POST FOUND

---	ADJOINER
---	EXISTING CONTOURS
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	CITY OF SAN ANTONIO LIMITS
---	MATCHLINE

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "INTREPID" UNLESS NOTED OTHERWISE;
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 88) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NORMAL GPS TECHNIQUES;
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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.

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 BUILDINGS, STRUCTURES, 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.

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.

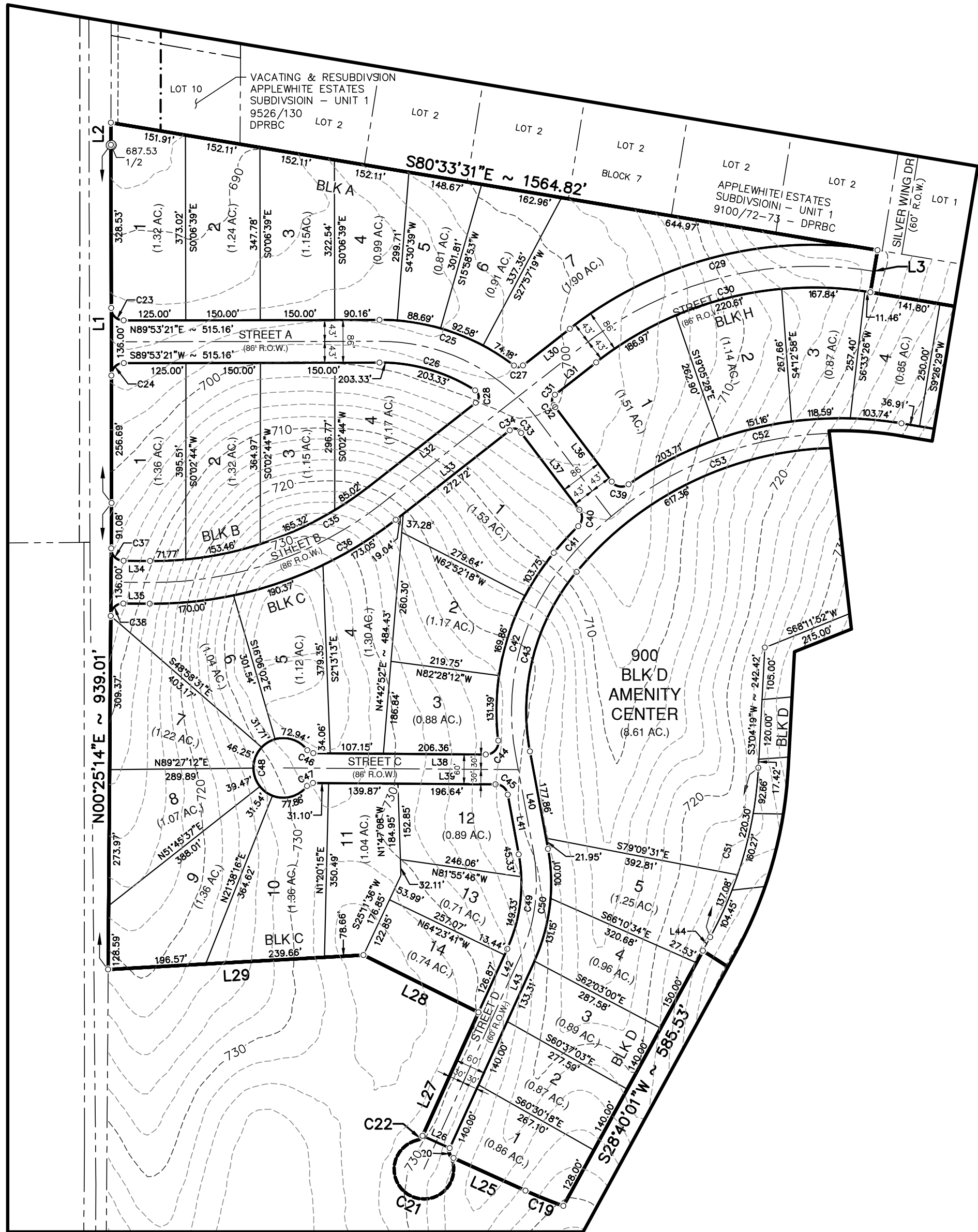
LICENSED PROFESSIONAL ENGINEER

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: INTREPID SURVEYING AND ENGINEERING.

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REGISTERED PROFESSIONAL LAND SURVEYOR

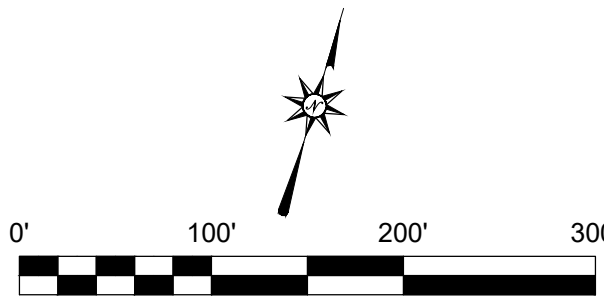


PLAT NO. 22-XXXXXXX

SUBDIVISION PLAT
ESTABLISHING

SAVANNAH WOODS, UNIT-1

BEING A TOTAL OF 136.24 ACRES, COUNTY BLOCK 4013, BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF 486.11 ACRES TRACT OF LAND OUT OF THE HENRY PEACE LEAGUE AND LABOR SURVEY NO. 37, ABSTRACT NO. 577, COUNTY BLOCK 4013 RECORDED IN DOCUMENT NO. 20210046229 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



SCALE: 1" = 100'
PLAT DATE: 11/29/21

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
D. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPL5 #10193936 • TBPE #16550

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:

486 HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
403 E. COMMERCE #220
SAN ANTONIO, TX 78205
(XXX) XXX-XXXX

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICIA RUTH GARY 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 15.00 ACRES ON FM 1604, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

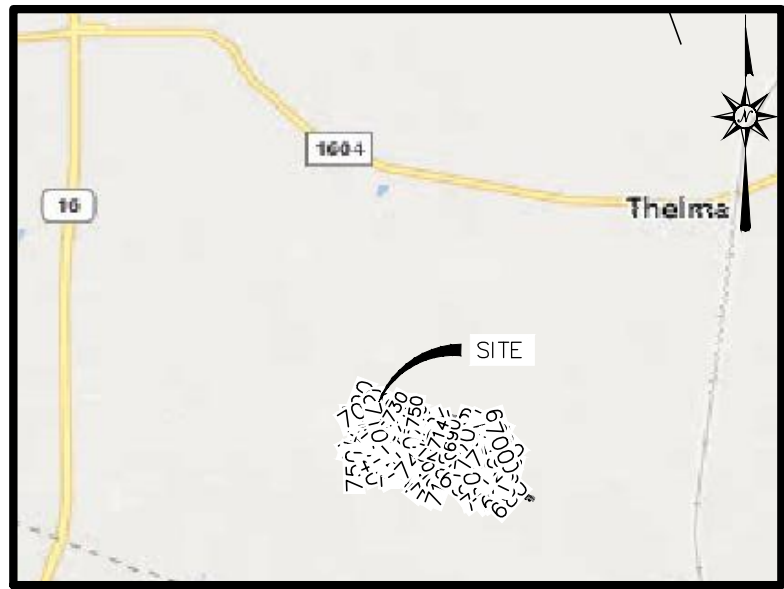
BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE

VOL PG	VOLUME PAGE(S)	
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	⊕ CENTERLINE OF ROAD ⊙ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
B.C.D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS	○ SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
R.O.W.	RIGHT OF WAY	⊕ 5/8" IRON ROD FOUND
B.C.D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	⊗ PIPE FENCE CORNER POST FOUND
CATV	CABLE TELEVISION	○ WOOD FENCE CORNER POST FOUND
LF	LINEAR FEET	

---	ADJOINER
---	EXISTING CONTOURS
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	CITY OF SAN ANTONIO LIMITS
---	MATCHLINE

SURVEYOR'S NOTES:

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SAWS IMPACT FEE:

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CPS/SAWS/COSA UTILITY:

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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.
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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.

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.

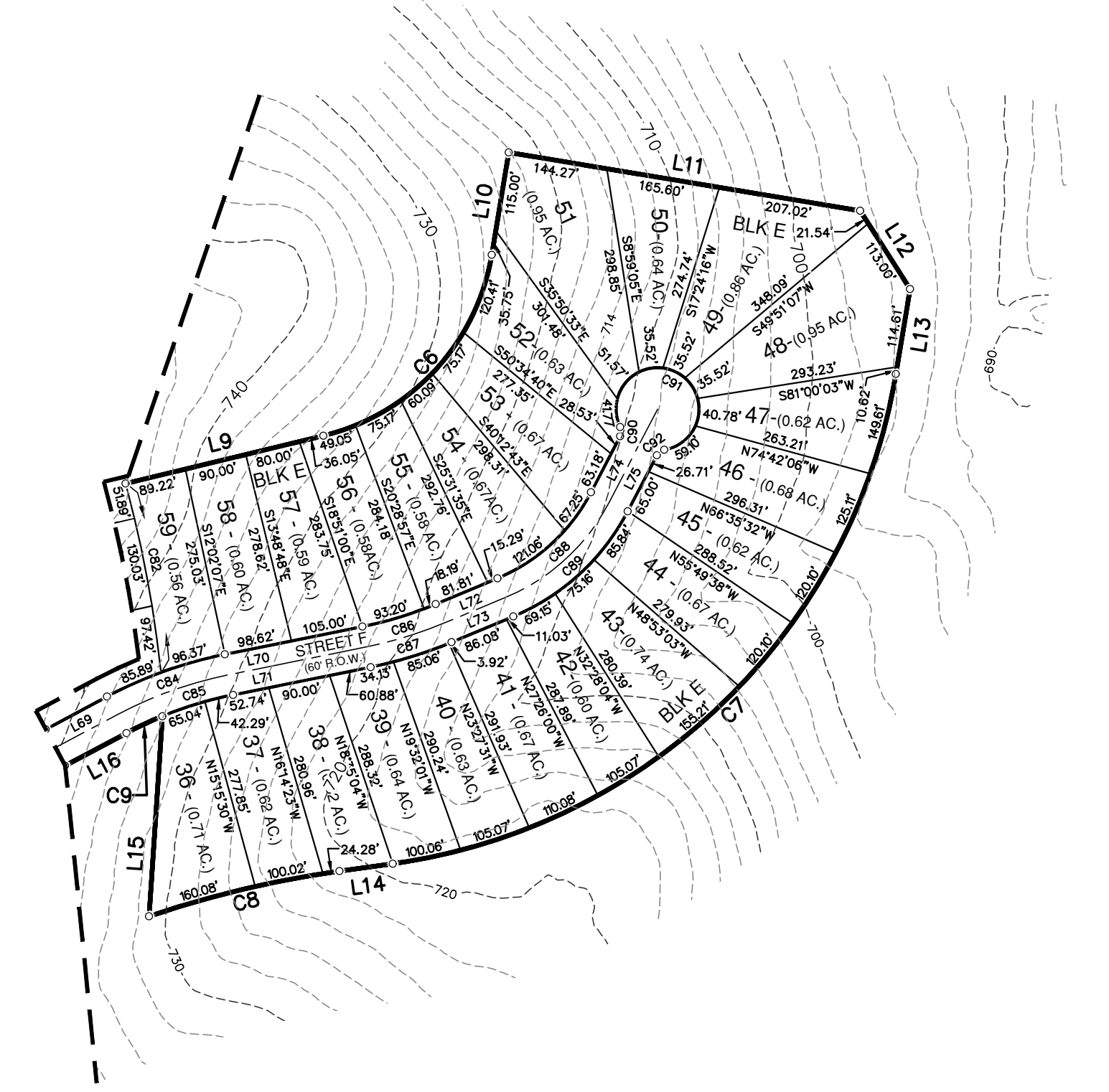
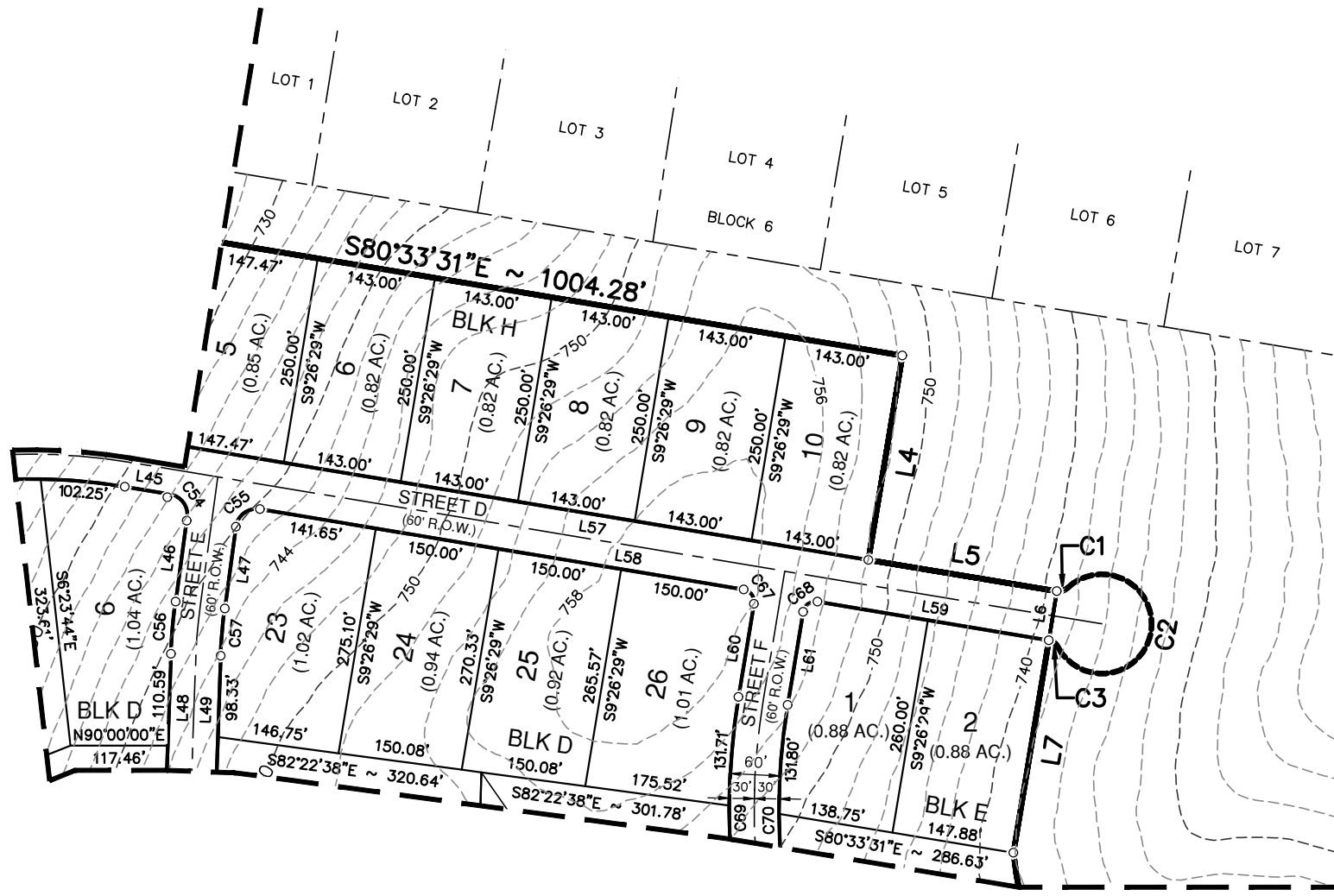
LICENSED PROFESSIONAL ENGINEER

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: INTREPID SURVEYING AND ENGINEERING.

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REGISTERED PROFESSIONAL LAND SURVEYOR

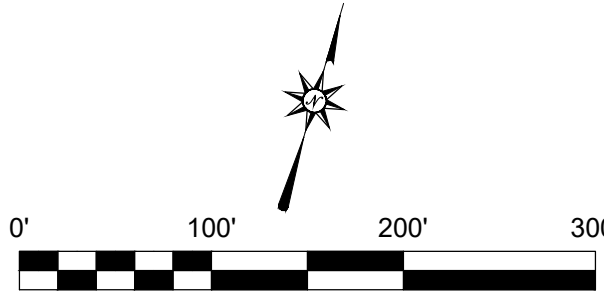


PLAT NO. 22-XXXXXXX

SUBDIVISION PLAT
ESTABLISHING

SAVANNAH WOODS, UNIT-1

BEING A TOTAL OF 136.24 ACRES, COUNTY BLOCK 4013, BEXAR COUNTY, TEXAS. ALSO BEING A PORTION OF 486.11 ACRES TRACT OF LAND OUT OF THE HENRY PEACE LEAGUE AND LABOR SURVEY NO. 37, ABSTRACT NO. 577, COUNTY BLOCK 4013 RECORDED IN DOCUMENT NO. 20210046229 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



SCALE: 1" = 100'
PLAT DATE: 11/29/21

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
D. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

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:

486 HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
403 E. COMMERCE #220
SAN ANTONIO, TX 78205
(XXX) XXX-XXXX

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICIA RUTH GARY 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 15.00 ACRES ON FM 1604, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

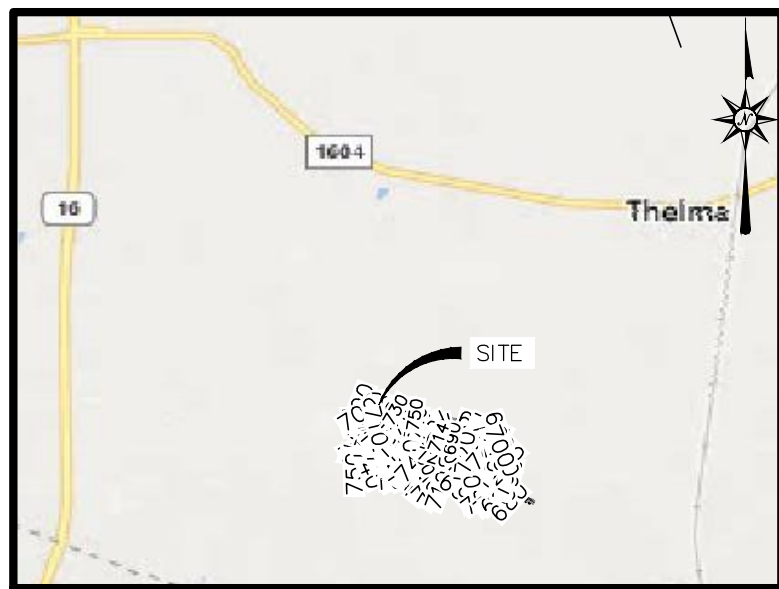
BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE

VOL	VOLUME	
PG	PAGE(S)	
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	Ⓢ CENTERLINE OF ROAD
B.C.D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS	Ⓢ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
R.O.W.	RIGHT OF WAY	Ⓢ SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
B.C.D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	Ⓢ 5/8" IRON ROD FOUND
CATV	CABLE TELEVISION	Ⓢ PIPE FENCE CORNER POST FOUND
LF	LINEAR FEET	Ⓢ WOOD FENCE CORNER POST FOUND

---	ADJOINER
---	EXISTING CONTOURS
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	CITY OF SAN ANTONIO LIMITS
---	MATCHLINE

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "INTREPID" UNLESS NOTED OTHERWISE;
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 88) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM NORMAL GPS TECHNIQUES;
3. DIMENSIONS SHOWN ARE GRID; AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 88), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 BUILDINGS, STRUCTURES, 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.

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.

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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: INTREPID SURVEYING AND ENGINEERING.

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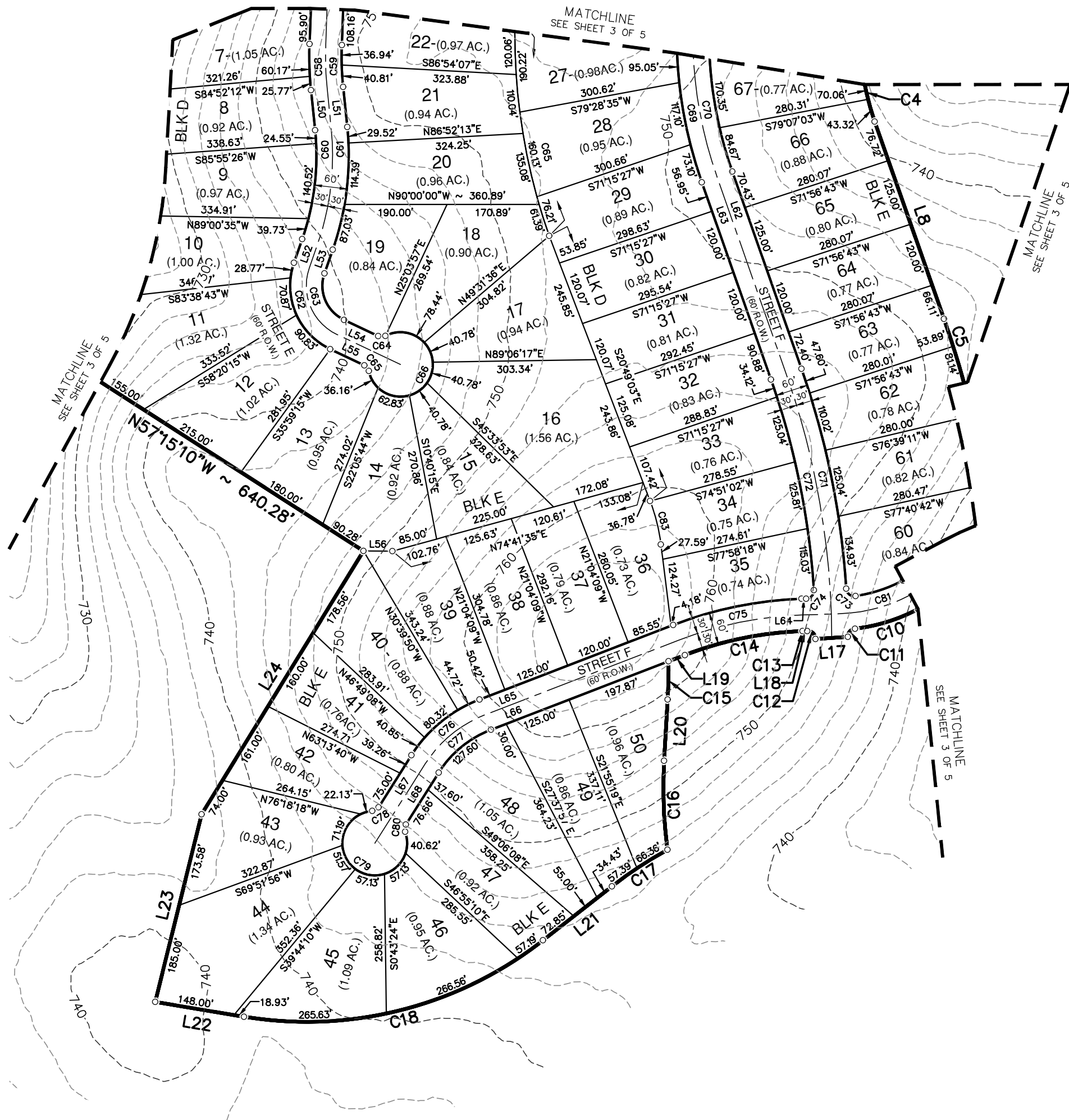
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE #	BEARING	LENGTH
L1	N0°06'39"W	721.22'
L2	N0°08'41"E	44.70'
L3	S9°26'29"W	86.00'
L4	S9°26'29"W	250.00'
L5	S80°33'31"E	230.40'
L6	S9°26'29"W	60.00'
L7	S9°26'29"W	260.00'
L8	S19°20'31"E	387.83'
L9	N76°24'46"E	295.27'
L10	N9°26'29"E	150.75'
L11	S80°33'31"E	516.89'
L12	S32°32'45"E	134.54'
L13	S9°26'29"W	125.23'
L14	S82°05'10"W	78.25'
L15	N3°49'05"E	291.07'
L16	S61°58'55"W	100.95'
L17	S86°07'13"W	60.12'
L18	S88°04'41"W	8.66'
L19	S68°55'51"W	32.27'
L20	S3°21'13"W	113.97'

LINE #	BEARING	LENGTH
L21	S51°53'16"W	162.28'
L22	N80°32'59"W	166.93'
L23	N13°54'12"E	358.58'
L24	N31°33'41"E	573.56'
L25	N65°37'53"W	159.19'
L26	N65°37'53"W	60.00'
L27	N24°22'07"E	273.00'
L28	N63°30'45"W	258.96'
L29	S86°44'14"W	514.89'
L30	N51°52'49"E	119.54'
L31	S51°52'49"W	105.30'
L32	N51°52'49"E	272.44'
L33	S51°52'49"W	291.76'
L34	S89°34'46"E	53.33'
L35	N89°34'46"W	53.33'
L36	S37°08'04"E	188.17'
L37	N37°08'04"W	194.24'
L38	S89°34'46"E	347.57'
L39	N89°34'46"W	367.61'
L40	S10°29'07"E	199.81'

LINE #	BEARING	LENGTH
L41	N10°29'07"W	122.46'
L42	N24°22'07"E	140.31'
L43	S24°22'07"W	413.31'
L44	S28°40'01"W	31.18'
L45	N80°33'31"W	55.21'
L46	N7°48'22"E	102.74'
L47	S7°48'22"W	99.60'
L48	N2°03'36"E	206.49'
L49	S2°03'36"W	206.49'
L50	N5°45'18"W	74.70'
L51	S5°45'18"E	74.70'
L52	N19°12'38"E	46.69'
L53	S19°12'38"W	46.69'
L54	S64°44'16"E	70.00'
L55	N64°44'16"W	70.00'
L56	N89°43'05"W	53.57'
L57	S80°33'31"E	899.38'
L58	N80°33'31"W	591.65'
L59	N80°33'31"W	282.88'
L60	N9°26'29"E	113.84'

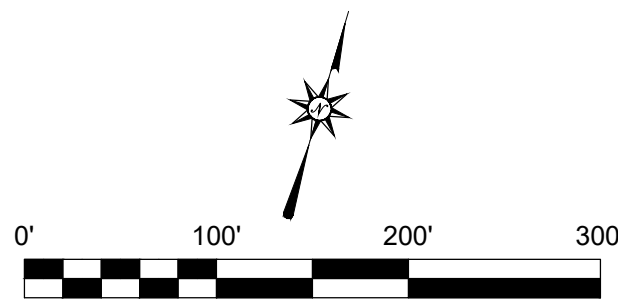
LINE #	BEARING	LENGTH
L61	S9°26'29"W	113.84'
L62	S19°20'31"E	387.83'
L63	N19°20'31"W	387.83'
L64	N88°04'41"E	8.66'
L65	N68°55'51"E	385.15'
L66	S68°55'51"W	352.87'
L67	N32°22'31"E	114.26'
L68	S32°22'31"W	114.26'
L69	N61°58'55"E	100.95'
L70	N78°33'29"E	203.62'
L71	S78°33'29"W	203.62'
L72	N67°21'38"E	97.10'
L73	S67°21'38"W	97.10'
L74	N27°24'02"E	91.71'
L75	S27°24'02"W	91.71'



PLAT NO. 22-XXXXXXX

SUBDIVISION PLAT ESTABLISHING SAVANNAH WOODS, UNIT-1

BEING A TOTAL OF 136.24 ACRES, COUNTY BLOCK 4013, BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF 486.11 ACRES TRACT OF LAND OUT OF THE HENRY PEACE LEAGUE AND LABOR SURVEY NO. 37, ABSTRACT NO. 577, COUNTY BLOCK 4013 RECORDED IN DOCUMENT NO. 20210046229 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



SCALE: 1" = 100'
PLAT DATE: 11/29/21

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
D. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

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:

486 HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
403 E. COMMERCE #220
SAN ANTONIO, TX 78205
(xxx) xxx-xxxx

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICIA RUTH GARY 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 15.00 ACRES ON FM 1604, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

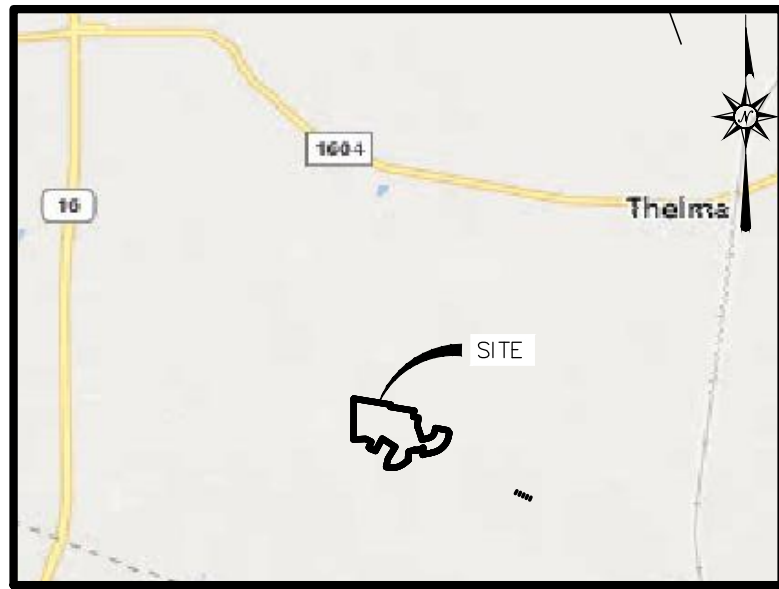
BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

LEGEND

VOL PG	VOLUME PAGE(S)		
B.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	CL	CENTERLINE OF ROAD
B.C.D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS	○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
R.O.W.	RIGHT OF WAY	○	SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
B.C.D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	⊕	5/8" IRON ROD FOUND
CATV	CABLE TELEVISION	⊗	PIPE FENCE CORNER POST FOUND
LF	LINEAR FEET	○	WOOD FENCE CORNER POST FOUND

---	ADJOINER
---1140---	EXISTING CONTOURS
---	EXISTING EASEMENT
-----	PROPOSED EASEMENT
- - - - -	CITY OF SAN ANTONIO LIMITS
---	MATCHLINE

SURVEYOR'S NOTES:

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SAWS IMPACT FEE:

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CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS -CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, 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.

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	53°07'48"	N72°52'35"E	13.42'	13.91'
C2	60.00'	286°15'37"	S9°26'29"W	72.00'	299.77'
C3	15.00'	53°07'48"	N53°59'37"W	13.42'	13.91'
C4	490.00'	13°15'27"	S12°42'48"E	113.13'	113.38'
C5	1805.00'	4°17'11"	S17°11'56"E	135.00'	135.03'
C6	325.00'	66°58'17"	N42°55'38"E	358.62'	379.88'
C7	860.00'	72°38'41"	S45°45'50"W	1018.80'	1090.38'
C8	1490.00'	10°56'07"	S76°37'06"W	283.95'	284.38'
C9	570.00'	5°47'17"	S64°52'33"W	57.56'	57.58'
C10	330.00'	21°23'43"	S72°40'46"W	122.51'	123.23'
C11	15.00'	83°39'57"	S41°32'39"W	20.01'	21.90'
C12	15.00'	92°03'27"	N46°10'10"W	21.59'	24.10'
C13	583.25'	19°08'51"	S78°30'16"W	222.86'	223.91'
C14	670.00'	19°08'51"	S78°30'16"W	222.86'	223.91'
C15	1000.00'	4°03'14"	S1°19'36"W	70.74'	70.75'
C16	855.00'	11°05'23"	S2°11'28"E	165.23'	165.49'
C17	740.00'	9°34'53"	S56°40'42"W	123.60'	123.75'
C18	710.00'	47°33'45"	S75°40'09"W	572.61'	589.39'
C19	970.00'	4°51'52"	N68°03'49"W	82.33'	82.35'
C20	15.00'	90°00'00"	N20°37'53"W	21.21'	23.56'
C21	60.00'	286°15'37"	N65°37'53"W	72.00'	299.77'
C22	15.00'	53°07'48"	N50°56'01"E	13.42'	13.91'
C23	25.00'	90°00'00"	S45°06'39"E	35.36'	39.27'
C24	25.00'	90°00'00"	S44°53'21"W	35.36'	39.27'
C25	443.00'	37°39'38"	S71°16'50"E	285.97'	291.18'
C26	357.00'	32°38'00"	N73°47'39"W	200.59'	203.33'
C27	15.00'	75°40'10"	N89°42'54"E	18.40'	19.81'
C28	15.00'	109°21'28"	N2°47'55"W	24.48'	28.63'
C29	793.00'	47°33'40"	N75°39'39"E	639.53'	658.27'
C30	707.00'	47°33'40"	S75°39'39"W	570.17'	586.88'
C31	15.00'	89°40'12"	S70°2'43"W	21.15'	23.48'
C32	443.00'	0°39'19"	S37°27'43"E	5.07'	5.07'
C33	357.00'	0°32'36"	N37°24'22"W	3.39'	3.39'
C34	15.00'	90°26'31"	N82°53'55"W	21.29'	23.68'
C35	707.00'	38°32'25"	N71°09'02"E	466.65'	475.57'
C36	793.00'	38°32'25"	S71°09'02"W	523.42'	533.42'
C37	25.00'	90°00'00"	S44°34'46"E	35.36'	39.27'
C38	25.00'	90°00'00"	S45°25'14"W	35.36'	39.27'
C39	25.00'	87°31'10"	S80°53'39"E	34.58'	38.19'
C40	25.00'	82°24'11"	N4°04'02"E	32.94'	35.96'
C41	750.00'	5°34'57"	N42°28'39"E	73.04'	73.07'
C42	500.00'	46°24'34"	N16°28'53"E	394.02'	405.00'
C43	440.00'	50°10'17"	S14°36'02"W	373.10'	385.29'
C44	25.00'	97°08'38"	N41°50'55"E	37.49'	42.39'
C45	25.00'	79°05'39"	N50°01'56"W	31.84'	34.51'
C46	15.00'	53°07'48"	S63°00'52"E	13.42'	13.91'
C47	15.00'	53°07'48"	S63°51'20"W	13.42'	13.91'
C48	60.00'	286°15'37"	N0°25'14"E	72.00'	299.77'
C49	320.00'	34°51'14"	N6°56'30"E	191.67'	194.66'
C50	380.00'	34°51'14"	S6°56'30"W	227.61'	231.16'
C51	800.00'	25°35'42"	N15°52'10"E	354.41'	357.37'
C52	750.00'	44°05'43"	N77°23'38"E	563.07'	577.21'
C53	690.00'	59°45'19"	S69°33'50"W	687.45'	719.62'
C54	25.00'	88°21'53"	N36°22'34"W	34.85'	38.56'
C55	25.00'	91°38'07"	S53°37'26"W	35.86'	39.98'
C56	630.00'	5°44'46"	N4°55'59"E	63.15'	63.18'
C57	570.00'	5°44'46"	S4°55'59"W	57.14'	57.16'
C58	630.00'	7°48'55"	N1°50'51"W	85.87'	85.93'
C59	570.00'	7°48'55"	S1°50'51"E	77.69'	77.75'
C60	470.00'	24°57'56"	N6°43'40"E	203.18'	204.79'

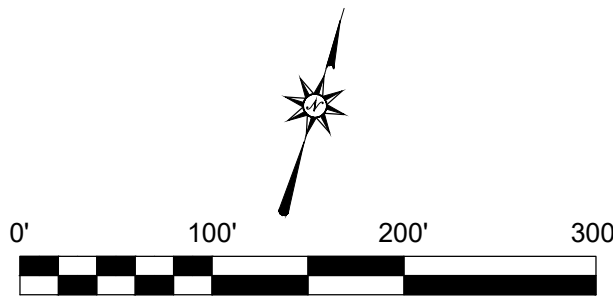
CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	530.00'	24°57'56"	S6°43'40"W	229.12'	230.94'
C62	130.00'	83°56'54"	N22°45'49"W	173.89'	190.47'
C63	70.00'	83°56'54"	S22°45'49"E	93.63'	102.56'
C64	15.00'	53°07'48"	N88°41'49"E	13.42'	13.91'
C65	1130.00'	21°37'44"	S8°31'39"E	424.04'	426.57'
C66	15.00'	53°07'48"	N38°10'22"W	13.42'	13.91'
C66	60.00'	286°15'37"	S25°15'44"W	72.00'	299.77'
C67	15.00'	90°00'00"	N35°33'31"W	21.21'	23.56'
C68	15.00'	90°00'00"	S54°26'29"W	21.21'	23.56'
C69	830.00'	28°47'00"	N4°57'01"W	412.59'	416.96'
C70	770.00'	28°47'00"	S4°57'01"E	382.77'	386.82'
C71	1525.00'	15°41'22"	S11°29'50"E	416.29'	417.59'
C72	1465.00'	15°38'38"	N11°31'12"W	398.76'	400.00'
C73	15.00'	94°37'05"	S50°57'42"E	22.05'	24.77'
C74	15.00'	91°46'35"	N42°11'24"E	21.54'	24.03'
C75	730.00'	19°08'51"	N78°30'16"E	242.82'	243.95'
C76	260.00'	36°33'20"	N50°39'11"E	163.08'	165.88'
C77	200.00'	36°33'20"	S50°39'11"W	125.45'	127.60'
C78	15.00'	53°07'48"	N58°56'25"E	13.42'	13.91'
C79	60.00'	286°15'37"	N57°37'29"W	72.00'	299.77'
C80	15.00'	53°07'48"	S5°48'37"W	13.42'	13.91'
C81	270.00'	19°44'51"	N71°51'20"E	92.60'	93.06'
C82	1805.00'	8°52'01"	N10°37'20"W	279.06'	279.34'
C83	350.00'	13°38'25"	N13°59'51"W	83.13'	83.32'
C84	630.00'	16°34'34"	N70°16'12"E	181.63'	182.26'
C85	570.00'	10°47'17"	S73°09'50"W	107.17'	107.32'
C86	570.00'	11°11'51"	N72°57'33"E	111.22'	111.40'
C87	630.00'	11°11'51"	S72°57'33"W	122.93'	123.12'
C88	270.00'	39°57'36"	N47°22'50"E	184.51'	188.31'
C89	330.00'	39°57'36"	S47°22'50"W	225.52'	230.15'
C90	15.00'	53°07'48"	N0°50'08"E	13.42'	13.91'
C91	60.00'	286°15'37"	S62°35'58"E	72.00'	299.77'
C92	15.00'	53°07'48"	S53°57'56"W	13.42'	13.91'

PLAT NO. 22-XXXXXXX

SUBDIVISION PLAT ESTABLISHING SAVANNAH WOODS, UNIT-1

BEING A TOTAL OF 136.24 ACRES, COUNTY BLOCK 4013, BEXAR COUNTY, TEXAS. ALSO BEING A PORTION OF 486.11 ACRES TRACT OF LAND OUT OF THE HENRY PEACE LEAGUE AND LABOR SURVEY NO. 37, ABSTRACT NO. 577, COUNTY BLOCK 4013 RECORDED IN DOCUMENT NO. 20210046229 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.



SCALE: 1" = 100'
PLAT DATE: 11/29/21

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
D. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

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:

486 HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
403 E. COMMERCE #220
SAN ANTONIO, TX 78205
(XXX) XXX-XXXX

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICIA RUTH GARY 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 15.00 ACRES ON FM 1604, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: _____ DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS