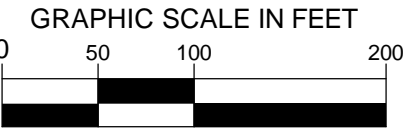
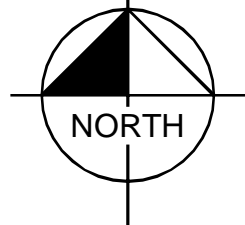


PLAT NUMBER \_\_\_\_\_



1" = 100'

SUBDIVISION PLAT OF

## PECAN SPRINGS RANCH UNIT 2

BEING A TOTAL OF 96.029 ACRES OF LAND,  
ESTABLISHING LOTS 4 THRU 25 OUT OF THE  
REMAINING PORTION OF 2,449.59 ACRE TRACT  
CONVEYED TO PINSON INTERESTS LTD LLP, BE DEED  
RECORDED IN VOLUME 9639, PAGE 138-142, OFFICIAL  
PUBLIC RECORDS, BEXAR COUNTY, TEXAS,

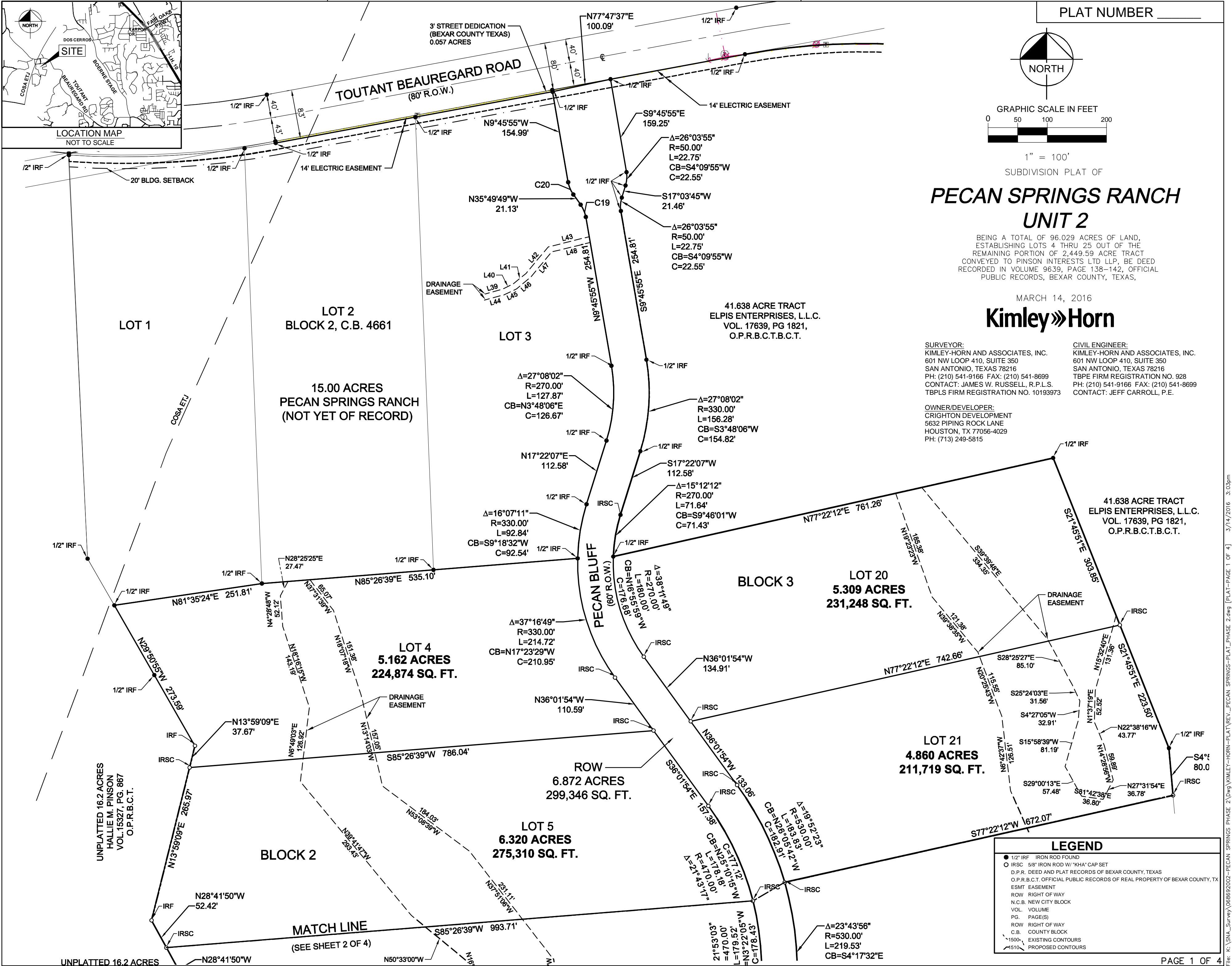
MARCH 14, 2016

### Kimley»Horn

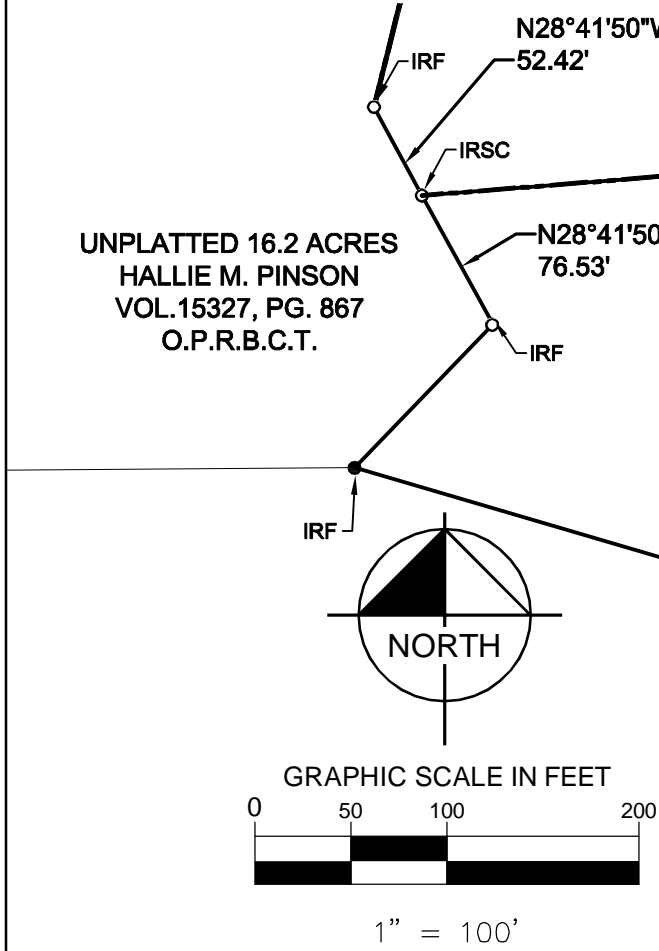
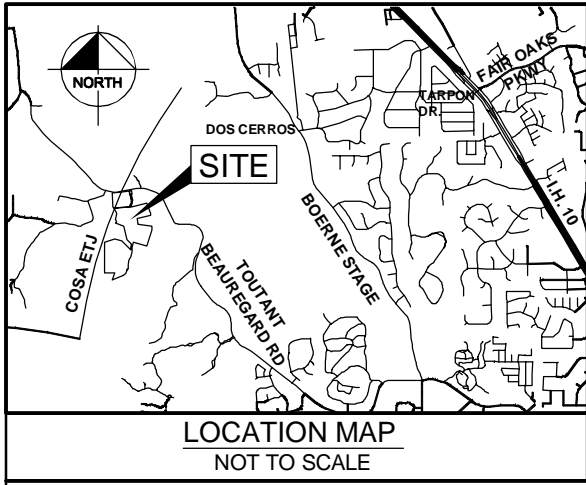
SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JAMES W. RUSSELL, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPE FIRM REGISTRATION NO. 928  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JEFF CARROLL, P.E.

OWNER/DEVELOPER:  
CRIGHTON DEVELOPMENT  
5632 PIPING ROCK LANE  
HOUSTON, TX 77056-4029  
PH: (713) 249-5815



LEGEND	
● 1/2" IRF	IRON ROD FOUND
○ IRSC	5/8" IRON ROD W/ "XHA" CAP SET
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
ESMT	EASEMENT
ROW	RIGHT OF WAY
N.C.B.	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE(S)
ROW	RIGHT OF WAY
C.B.	COUNTY BLOCK
1500+	EXISTING CONTOURS
510+	PROPOSED CONTOURS



## PECAN SPRINGS RANCH UNIT 2

BEING A TOTAL OF 96.029 ACRES OF LAND,  
ESTABLISHING LOTS 4 THRU 25 OUT OF THE  
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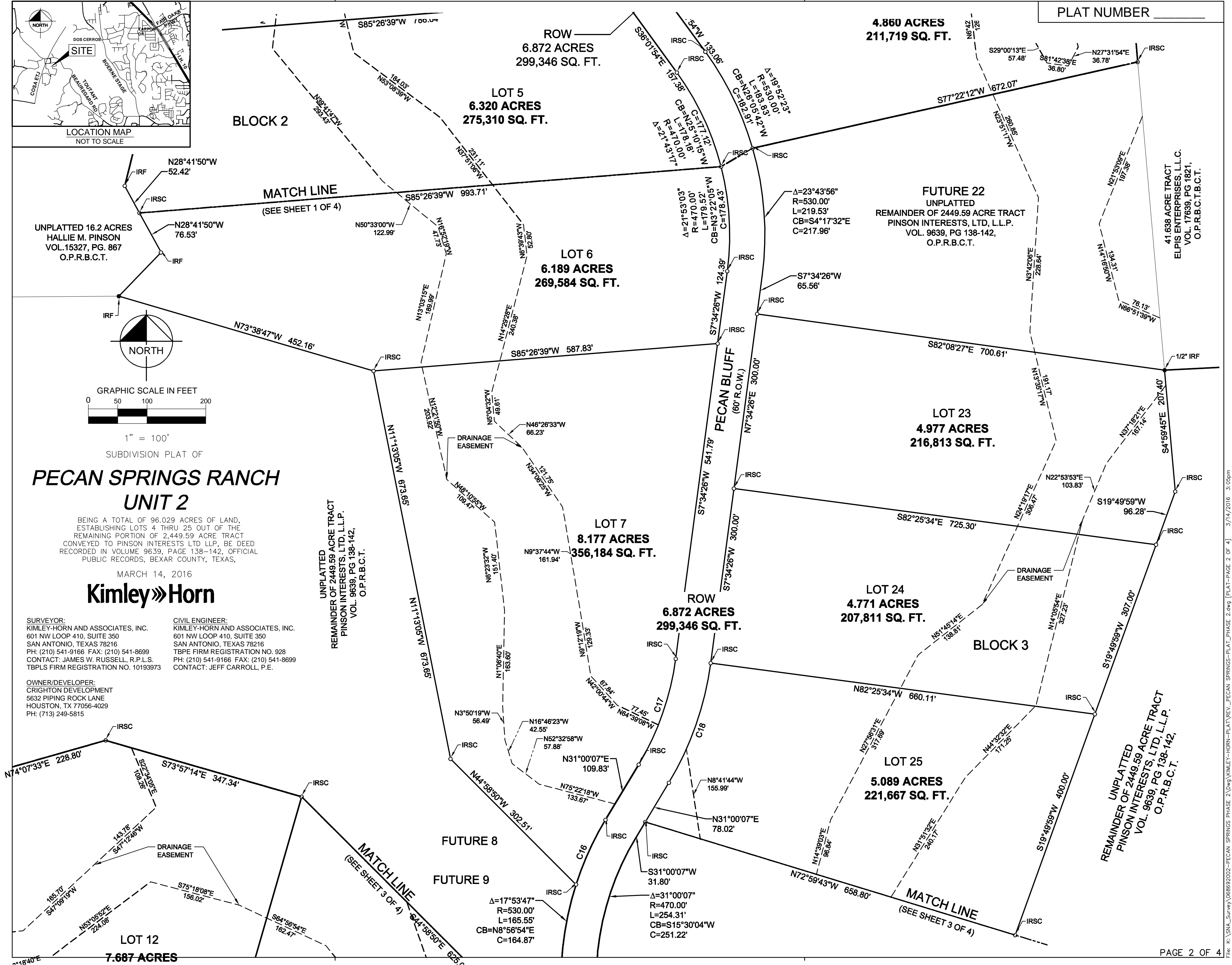
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PECAN SPRINGS RANCH  
UNIT 2

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ESTABLISHING LOTS 4 THRU 25 OUT OF THE  
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HOUSTON, TX 77056-4029  
PH: (713) 249-5815

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING  
COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT  
STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING  
WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY  
THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL  
LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR  
THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE  
RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

PRELIMINARY FOR REVIEW PURPOSES ONLY  
JEFFREY D. CARROLL  
LICENSED PROFESSIONAL ENGINEER NO. 93625

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_ 2015.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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.

JOHN JEFFERS, OWNER  
CRIGHTON DEVELOPMENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JOHN JEFFERS 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 CONSIDERATION THEREIN EXPRESSED AND IN THE  
CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_  
2015.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF PECAN SPRINGS RANCH 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., 2015.

BY: \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

THIS PLAT PECAN SPRINGS RANCH HAS BEEN SUBMITTED TO BEXAR COUNTY,  
TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN  
ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED  
BELOW.

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

BY: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID

COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 AT \_\_\_\_ M., AND DULY RECORDED

THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015 AT \_\_\_\_ M., IN THE RECORDS OF

\_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON

PAGE \_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_

DAY OF \_\_\_\_\_, 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2 INCH  
IRON RODS WITH RED KHA CAP.
- COORDINATES SHOWN ARE BASED ON THE NORTH  
AMERICAN DATUM OF 1983 (CORS 1996) FROM THE  
TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE  
SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES  
DERIVED FROM THE NGS COOPERATIVE CORS  
NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN  
DATUM OF 1983 (CORS 1996), FROM THE TEXAS  
COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH  
CENTRAL ZONE.
- DIMENSIONS SHOWN ARE SURFACE.

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 FOR REVIEW PURPOSES ONLY  
JAMES W. RUSSELL, TEXAS REG. PROFESSIONAL LAND  
SURVEYOR NO. 4230

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 FOR REVIEW PURPOSES ONLY  
JEFFREY D. CARROLL  
LICENSED PROFESSIONAL ENGINEER NO. 93625

SAWS AQUIFER NOTE:

- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE, WHICH  
DRAINS INTO THE RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS  
SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY  
CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR  
LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL  
FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN  
THE EDWARDS AQUIFER RECHARGE ZONE.

PUBLIC WORKS STORM WATER NOTES:

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE  
DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS  
SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS,  
WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, 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 GRANTOR'S ADJACENT PROPERTY TO  
REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID  
DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS  
WITHIN SAID DRAINAGE EASEMENTS.

GENERAL NOTES:

- SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AS SHOWN  
ON FEMA FIRM MAP NO. 48029C0080F DATED SEPTEMBER 29, 2010.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES  
ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF DRAINAGE EASEMENTS AND EASEMENTS OF ANY KIND,  
GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE  
RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND  
THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY  
OF SAN ANTONIO OR BEXAR COUNTY.
- WHERE A SUBDIVISION ABUTS A COLLECTOR OR MAJOR THOROUGHFARE, LOTS  
FOR SINGLE-FAMILY RESIDENTIAL USE IN THE ETJ OR IN RESIDENTIAL ZONING  
DISTRICTS SHALL NOT HAVE DIRECT ACCESS. THE SOLE EXCEPTION SHALL BE  
LOTS GREATER THAN ONE (1) ACRE IN SIZE WHICH PROVIDE FOR PERMANENT  
VEHICULAR TURN AROUND ON THE LOT TO PREVENT BACKING ONTO THE  
ROADWAY.

SETBACK NOTE:

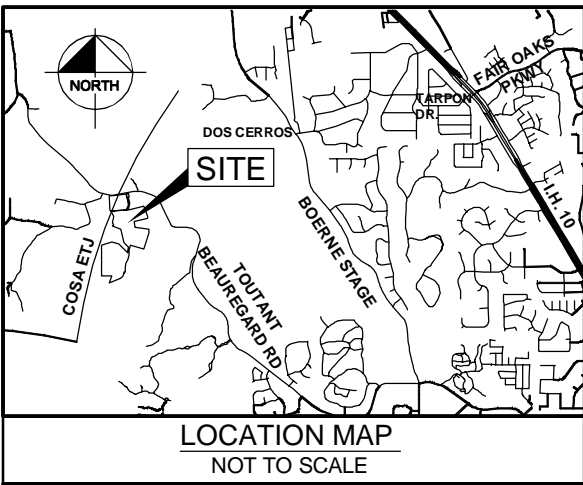
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE  
DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY  
THE CITY OF SAN ANTONIO.

CPS ENERGY NOTES:

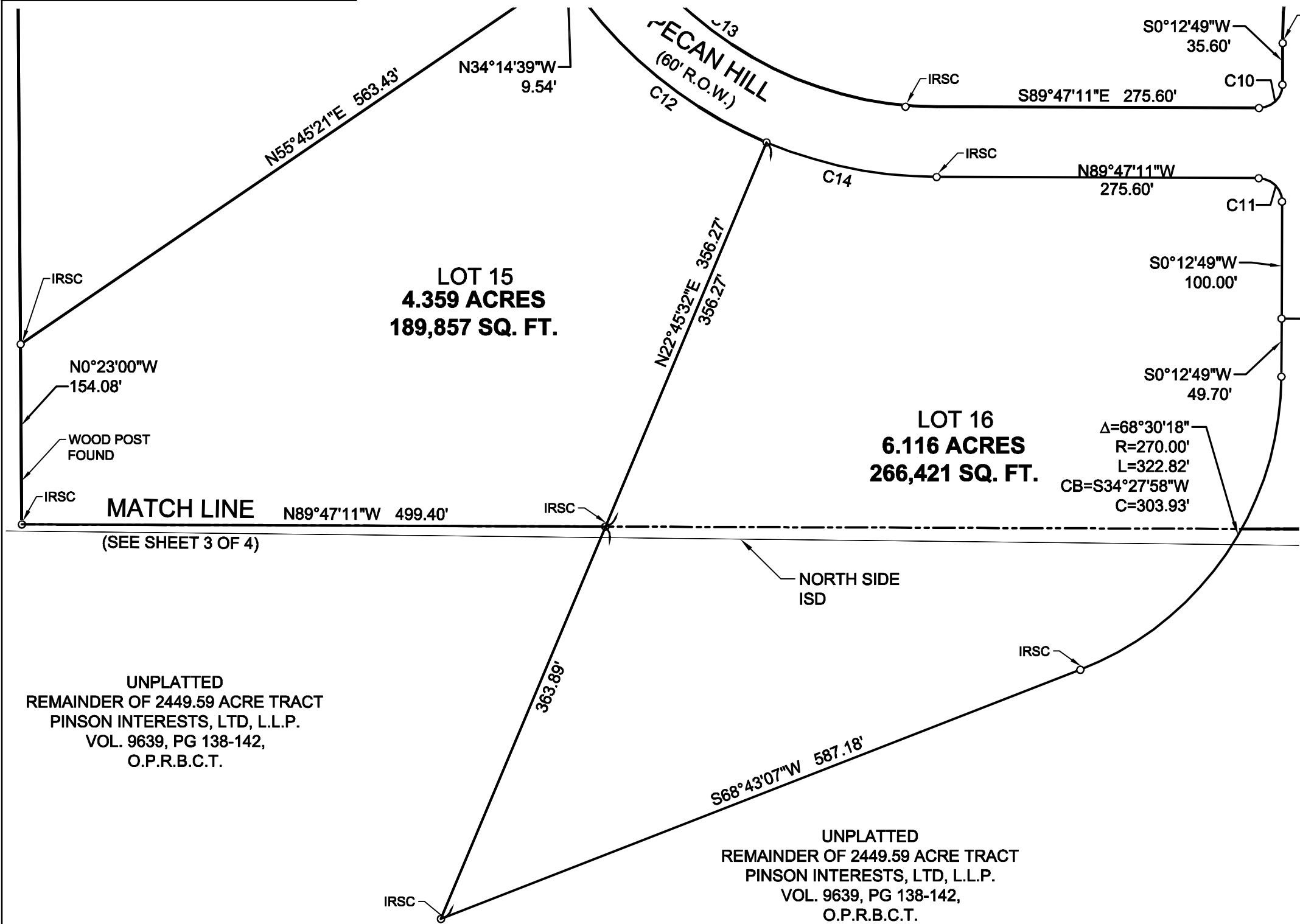
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS, SYSTEM  
(CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND  
RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES  
IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS  
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT",  
"UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF  
INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,  
INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,  
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY  
APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER  
GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN  
SAID EASEMENT AND RIGHT-OF-WAY AREAS 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 SAID LINES OR  
APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,  
CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS  
EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR  
PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND  
ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY  
EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE  
EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO  
SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT  
WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR  
LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND  
GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE  
PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAWS UTILITY NOTES:

- IMPACT FEE NOTE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF  
PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER  
METER SET.
- EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS  
SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM  
UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE DEVELOPER 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS  
AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER  
AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.



LEGEND	
● 1/2" IRF	IRON ROD FOUND
○ IRSC	5/8" IRON ROD W/ "KHA" CAP SET
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX	
ESMT EASEMENT	
ROW RIGHT OF WAY	
N.C.B. NEW CITY BLOCK	
VOL. VOLUME	
PG. PAGE(S)	
ROW RIGHT OF WAY	
C.B. COUNTY BLOCK	
~1500~	EXISTING CONTOURS
~510~	PROPOSED CONTOURS



UNPLATTED  
REMAINDER OF 2449.59 ACRE TRACT  
PINSON INTERESTS, LTD, L.L.P.  
VOL. 9639, PG 138-142,  
O.P.R.B.C.T.

UNPLATTED  
REMAINDER OF 2449.59 ACRE TRACT  
PINSON INTERESTS, LTD, L.L.P.  
VOL. 9639, PG 138-142,  
O.P.R.B.C.T.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	51°19'04"	20.00'	17.91'	N59°54'11"W	17.32'
C4	116°28'46"	60.00'	121.98'	N27°19'21"W	102.03'
C5	49°14'55"	60.00'	51.57'	N55°32'30"E	50.00'
C6	44°02'55"	60.00'	46.13'	S77°48'35"E	45.00'
C7	44°02'55"	60.00'	46.13'	S33°45'40"E	45.00'
C8	28°48'37"	60.00'	30.17'	S02°40'06"W	29.85'
C9	51°19'04"	20.00'	17.91'	S08°35'07"E	17.32'
C10	90°00'00"	20.00'	31.42'	N45°12'49"E	28.28'
C11	90°00'00"	20.00'	31.42'	N44°47'11"W	28.28'
C12	32°59'49"	380.00'	218.84'	N50°44'34"W	215.83'
C13	55°32'32"	320.00'	310.21'	S62°00'55"E	298.20'
C14	22°32'43"	380.00'	149.53'	N78°30'50"W	148.56'
C15	25°34'06"	530.00'	236.51'	S12°59'52"W	234.56'
C16	13°06'20"	530.00'	121.23'	S24°26'57"W	120.97'
C17	23°25'41"	470.00'	192.18'	N19°17'17"E	190.85'
C18	23°25'41"	530.00'	216.72'	N19°17'17"E	215.21'
C19	26°03'55"	50.00'	22.75'	N22°47'52"W	22.55'
C20	26°03'55"	50.00'	22.75'	S22°47'52"E	22.55'
C21	25°46'55"	470.00'	211.49'	N12°53'28"E	209.71'

LINE TABLE

NO.	BEARING	LENGTH
L39	N74°24'00"E	29.85'
L40	N64°13'52"E	20.84'
L41	N50°36'29"E	27.67'
L42	N39°51'01"E	58.10'
L43	N75°55'09"E	71.53'
L44	N74°47'19"E	35.03'
L45	N64°13'52"E	22.73'
L46	N50°36'29"E	29.96'
L47	N39°45'53"E	56.22'
L48	N76°13'41"E	67.08'