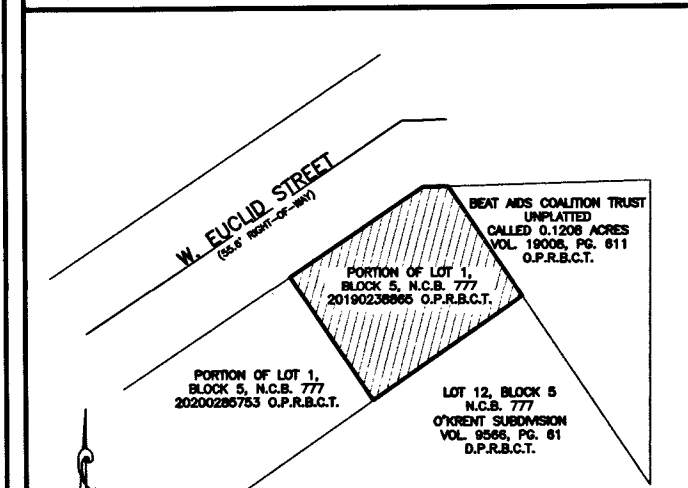


**LOCATION MAP**  
NOT-TO-SCALE



**SUBJECT AREA**  
Being a total of 0.106 acres out arbitrary lot 1, Block 5, N.C.B. 777 and also being a 0.106 acre tract of land conveyed to South Texas Tres Ninas, LP by Special Warranty Deed Recorded in Document No. 20190238865 of the Official Public Records, Bexar County, Texas

**LEGEND:**

LF	LINEAR FEET
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
N.C.B.	NEW CITY BLOCK
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
D.P.R.B.C.T.	DEED & PLAT RECORDS BEXAR COUNTY TEXAS
○	SET STEEL ROD
●	FOUND STEEL ROD
+	SET PK NAIL
E,G,T. & C.A.T.V. ESMT.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
— —	CENTERLINE R.O.W.
- - -	EASEMENT LINE
— — —	BOUNDARY LINE
— — — —	ADJACENT LOT LINE
- - - 620 - - -	EXISTING CONTOUR

**CPS/SAWS/COSA UTILITY NOTES:**

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 UTILITY MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND TO BE USED ON ALL PLATS 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.**

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

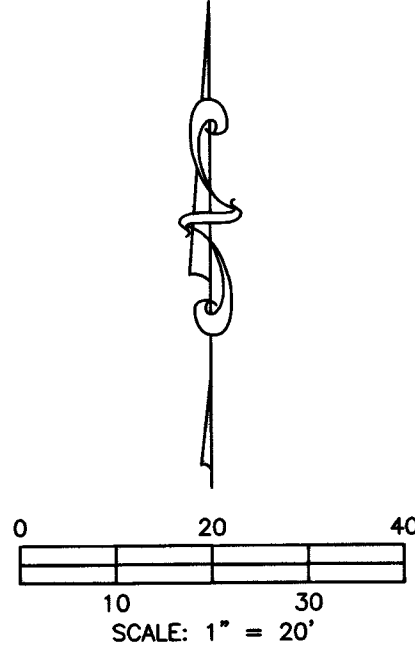
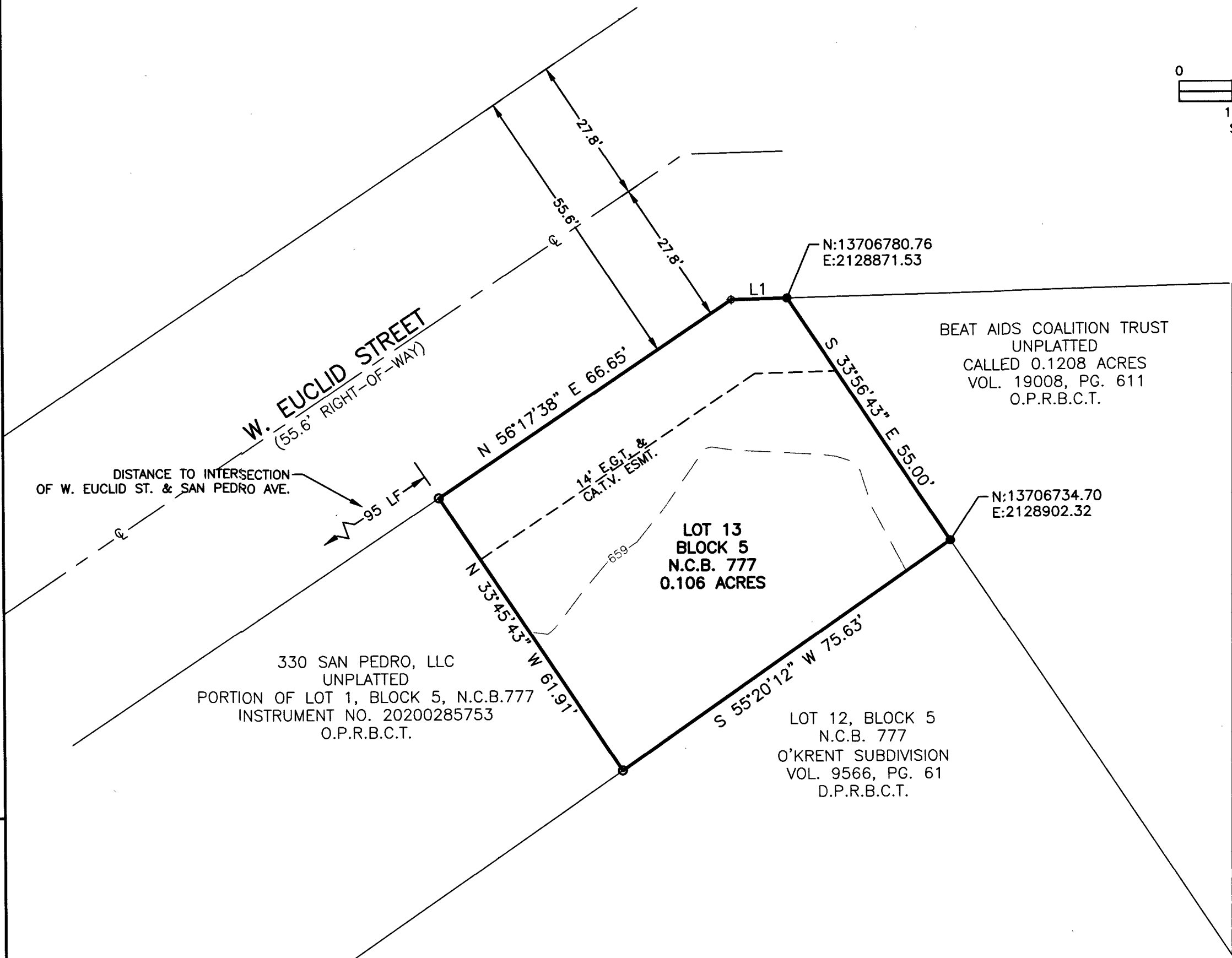
**IMPACT FEE PAYMENT DUE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**FLOODPLAIN NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029004150, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**COMMON AREA MAINTENANCE NOTE:**  
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 OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**SURVEYOR'S NOTES:**  
1. BASIS OF BEARING IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE (4204).

LINE	BEARING	DISTANCE
L1	N 88°32'44" E	10.58'



RECORDER'S MEMORANDUM  
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20250193223

**PLAT NUMBER: 25-11800398**

**SUBDIVISION PLAT ESTABLISHING STTN SUBDIVISION**

BEING A TOTAL OF 0.106 ACRES, ESTABLISHING LOT 13, BLOCK 5, NEW CITY BLOCK (N.C.B.) 777, OUT OF A PORTION OF LOT 1, BLOCK 5, N.C.B. 777 AS RECORDED IN INSTRUMENT NO. 20190238865 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE OF PREPARATION: 9/25/2025

**ECKART** LLC  
CONSULTING ENGINEERS

TEXAS REGISTERED ENGINEERING FIRM F-23325  
8002 Cooper Pass  
San Antonio, TX 78255  
210.954.9605



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.

*Doug Bozeman*

OWNER/DEVELOPER:  
SOUTH TEXAS TRES NINAS LP  
DOUG BOZEMAN  
14439 NW MILITARY HWY. 108-508  
SHAWANO PARK, TX 78231

SANDRA J. BENCH  
NOTARY PUBLIC STATE OF TEXAS  
MY COMM. EXP. 4/17/27  
NOTARY ID 684645-2

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG BOZEMAN, 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.

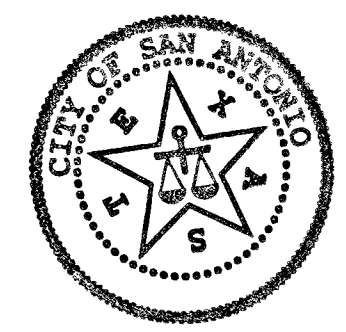
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 15th DAY OF October, 2025 A.D.  
*Sandra J. Bench*

NOTARY PUBLIC COUNTY, TEXAS BEXAR

THIS PLAT OF STTN SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF THE 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 15 DAY OF October, 2025

BY: *[Signature]*  
DIRECTOR OF DEVELOPMENT SERVICES



STATE OF TEXAS, COUNTY OF BEXAR  
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 10/17/2025 8:33:58 AM  
PLAT VOLUME: 20004 PAGE: 402  
AMOUNT: \$81.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Enrique Caballero*, DEPUTY



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.

*James P. Eckart* 10/6/2025  
NAME: JAMES P. ECKART, PE DATE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 108562

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: TRUE LINE CONSTRUCTION LAYOUT & LAND SURVEYING

*Michael K. Williams* 09/29/2025  
NAME: MICHAEL K. WILLIAMS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 8616  
PROJ. NO. 3-1193