

LOCATION MAP  
NOT-TO-SCALE

LEGEND

- |   |  |
|---|--|
| AC ACRE(S)  | VOL VOLUME   |
| BLK BLOCK   | PG PAGE(S)   |
| BSL BUILDING SETBACK LINE   | PR PRIVATE   |
| CB COUNTY BLOCK   | ROW RIGHT-OF-WAY   |
| CV CLEAR VISION   | TV TELEVISION  |
| DOC DOCUMENT NUMBER   | VAR WD VARIABLE WIDTH  |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)   |
| DR DEED RECORDS OF BEXAR COUNTY, TEXAS  | ○ SET 1/2" IRON ROD (PD)-ROW   |
| NCB NEW CITY BLOCK  | ○ SET 1/2" IRON ROD (PD)-ROW   |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS   | ◇ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9700, PG 92-94)  |
| 1140 PROPOSED CONTOURS  | ◇ 20' BUILDING SETBACK (VOL 9700, PG 92-94)  |
| 1140 EXISTING CONTOURS  | ◇ CLEAR VISION EASEMENT (VOL 9700, PG 92-94)   |
| ◇ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ◇ 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT (VOL 9700, PG 92-94, DPR)  |
| ◇ VARIABLE WIDTH CLEAR VISION EASEMENT  | ◇ 28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.291 TOTAL ACRES - "OFF-LOT") (VOL 9700, PG 92-94, DPR)         |
| ◇ 20' BUILDING SETBACK  | ◇ 28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT (VOL 9700, PG 92-94, DPR)   |
| ◇ 10' BUILDING SETBACK  | ◇ VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9700, PG 92-94, DPR)  |
| ◇ 26' PRIVATE DRAINAGE AND ACCESS EASEMENT  | ◇ 20' GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.110 TOTAL ACRES - "OFF-LOT") (VOL 9700, PG 92-94, DPR) |
| ◇ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT   | ◇ ±92 LF TO INTERSECTION OF BENEDIKT PATH AND RAEHEL LANE  |
| ◇ 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT (LOTS 19 & 901 BLOCK 17)                              | ◇ SEE DETAIL "B" SEE SHEET 2 OF 2  |
| ◇ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  |  |
| ◇ 5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT  |  |
| ◇ VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT (0.027 TOTAL ACRES-"OFF-LOT, PERMEABLE (VOL 9700, PG 92-94) |  |
| ◇ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9700, PG 92-94)   |  |

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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, MASTS, 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 C/P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/P.S. EQUIPMENT, 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 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, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) 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.

STATE OF TEXAS  
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

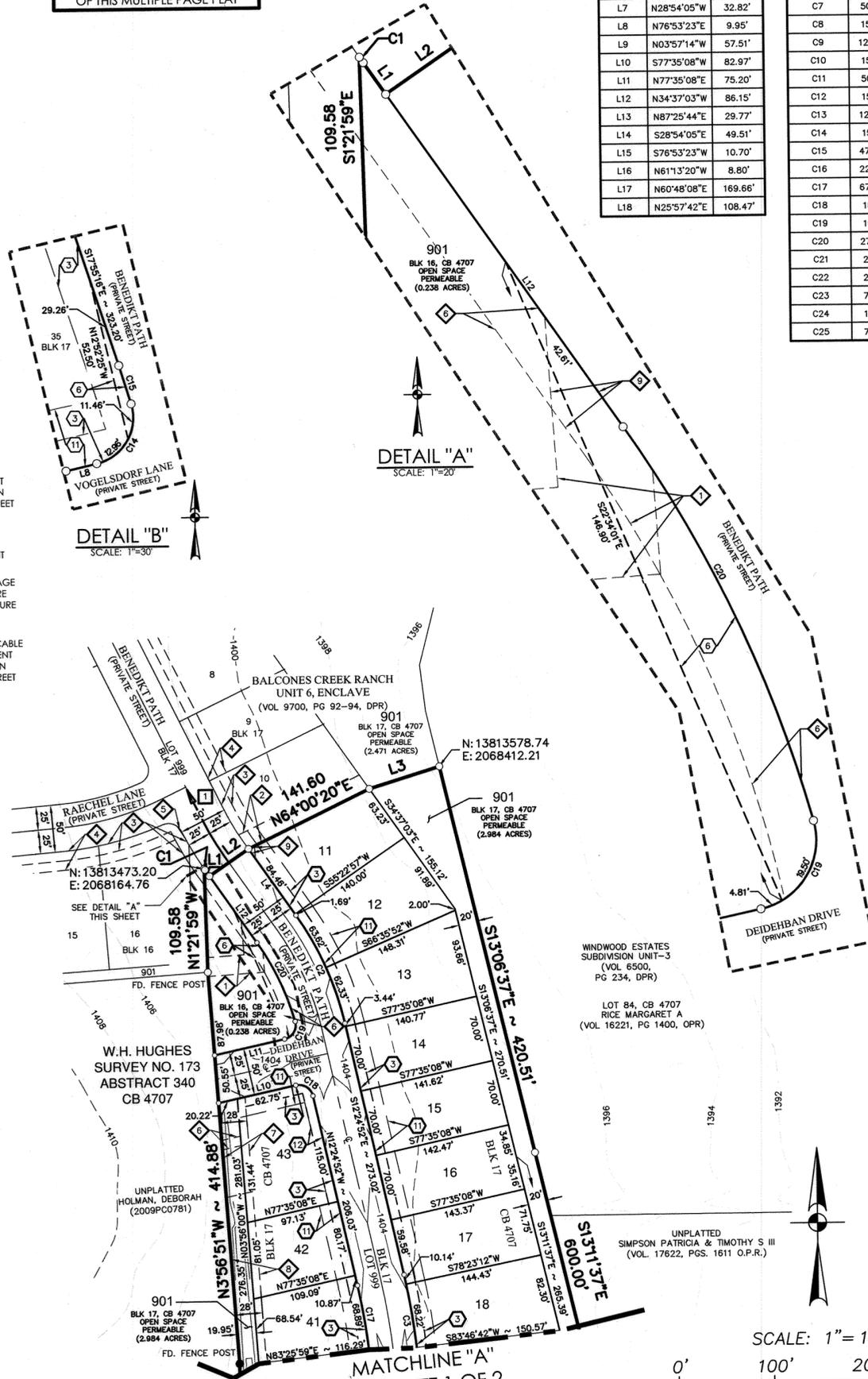
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

LINE TABLE

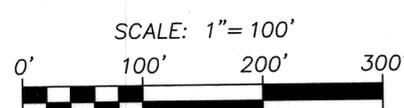
LINE #	BEARING	LENGTH
L1	S34°37'03"E	8.11'
L2	N55°22'57"E	50.00'
L3	N72°39'17"E	77.08'
L4	S34°37'03"E	86.15'
L5	S03°57'14"E	57.51'
L6	S87°25'44"W	13.08'
L7	N28°54'05"W	32.82'
L8	N76°53'23"E	9.95'
L9	N03°57'14"W	57.51'
L10	S77°35'08"W	82.97'
L11	N77°35'08"E	75.20'
L12	N34°37'03"W	86.15'
L13	N87°25'44"E	29.77'
L14	S28°54'05"E	49.51'
L15	S76°53'23"E	10.70'
L16	N61°13'20"W	8.80'
L17	N60°48'08"E	169.66'
L18	N25°57'42"E	108.47'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	000°14'56"	S34°29'35"E	1.41'	1.41'
C2	325.00'	022°12'11"	S23°30'57"E	125.16'	125.94'
C3	725.00'	008°27'38"	S08°11'03"E	106.96'	107.06'
C4	175.00'	013°58'02"	S10°56'15"E	42.56'	42.66'
C5	525.00'	004°48'40"	S15°30'57"E	44.07'	44.08'
C6	15.00'	039°42'54"	S32°58'04"E	10.19'	10.40'
C7	50.00'	169°32'22"	S31°56'40"W	99.58'	147.95'
C8	15.00'	037°53'46"	N82°14'02"W	9.74'	9.92'
C9	125.00'	008°36'38"	S83°07'24"W	18.77'	18.79'
C10	15.00'	039°42'54"	S67°34'16"W	10.19'	10.40'
C11	50.00'	143°06'01"	N60°44'11"W	94.86'	124.88'
C12	15.00'	039°42'54"	N09°02'38"W	10.19'	10.40'
C13	125.00'	105°47'28"	N23°59'39"E	199.38'	230.80'
C14	15.00'	093°16'12"	N30°15'17"E	21.81'	24.42'
C15	475.00'	001°32'27"	N17°09'03"W	12.77'	12.77'
C16	225.00'	013°58'02"	N10°56'15"W	54.71'	54.85'
C17	675.00'	008°27'38"	N08°11'03"W	99.58'	99.67'
C18	15.00'	090°00'00"	N57°24'52"W	21.21'	23.56'
C19	15.00'	092°52'04"	N31°09'06"E	21.74'	24.31'
C20	275.00'	019°20'07"	N24°56'59"W	92.36'	92.80'
C21	25.00'	093°32'04"	N33°39'26"E	36.43'	40.81'
C22	25.00'	063°40'12"	S60°44'11"E	26.37'	27.78'
C23	75.00'	105°47'28"	S23°59'39"W	119.63'	138.48'
C24	15.00'	090°00'00"	N58°08'37"W	21.21'	23.56'
C25	75.00'	007°00'16"	N83°55'36"E	9.16'	9.17'



MATCHLINE "A"  
SEE SHEET 1 OF 2



SHEET 2 OF 2

PLAT NUMBER 160440

REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
BALCONES CREEK RANCH  
UNIT 9, ENCLAVE

BEING A TOTAL OF A 14.181 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD DEVELOPMENT, INC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16274, PAGES 1332-1340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OFF OF THE W.H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, ESTABLISHING LOTS 11-43, 901-902, BLOCK 17, AND LOT 901, BLOCK 16, IN COUNTY BLOCK 4707, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600

DATE OF PRINT: December 18, 2017

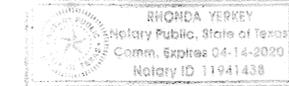
STATE OF TEXAS  
COUNTY OF BEXAR

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: JAY HANNA  
HM LEONARD DEVELOPMENT, INC  
1011 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA 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 December 18, A.D. 2017.



*Rhonda Yerkey*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 9, ENCLAVE 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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

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



Civil Job No. 7785-24; Survey Job No. 9228-11 BALCONES CREEK RANCH UNIT 9, ENCLAVE