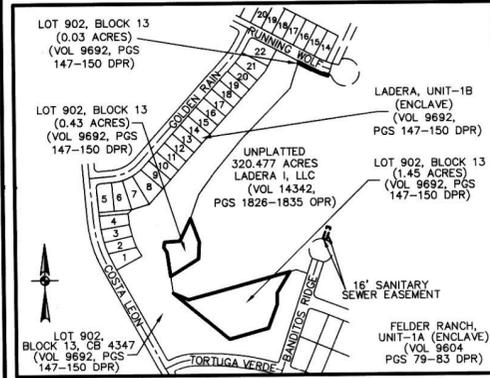


LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION
SCALE: 1"=500'

1.91 ACRE BEING REPLATED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 902, BLOCK 13, COUNTY BLOCK 4347 AND TREE SAVE AREA OF THE LADERA, UNIT-1B (ENCLAVE) RECORDED IN VOLUME 9692, PAGES 147-150 AND 16' SANITARY SEWER EASEMENT OF THE FELDER RANCH, UNIT-1A (ENCLAVE) RECORDED IN VOLUME 9604, PAGES 79-83 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON LADERA, UNIT-1B (ENCLAVE) RECORDED IN VOLUME 9692, PAGE(S) 147-150, AND FELDER RANCH, UNIT-1A (ENCLAVE) PLAT NO. 040632 WHICH IS RECORDED IN VOLUME 9604, PAGE(S) 79-83 OF BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUGUST 14, 2019 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

[(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: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
CHAD NUGENT, VICE PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA 99503
(907)274-8638

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF July
A.D. 2019

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 01.29.2021

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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE 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 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

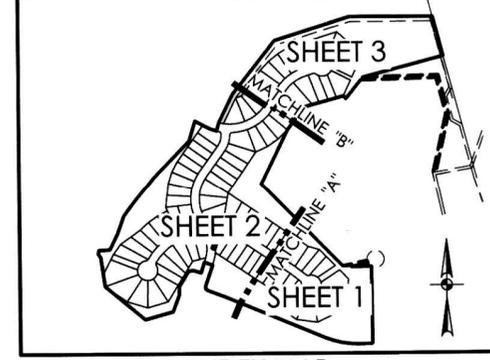
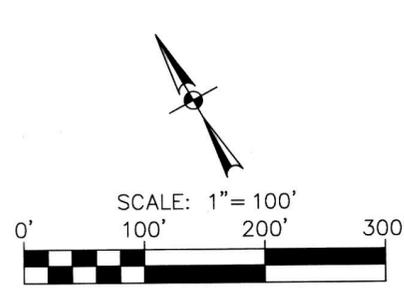
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

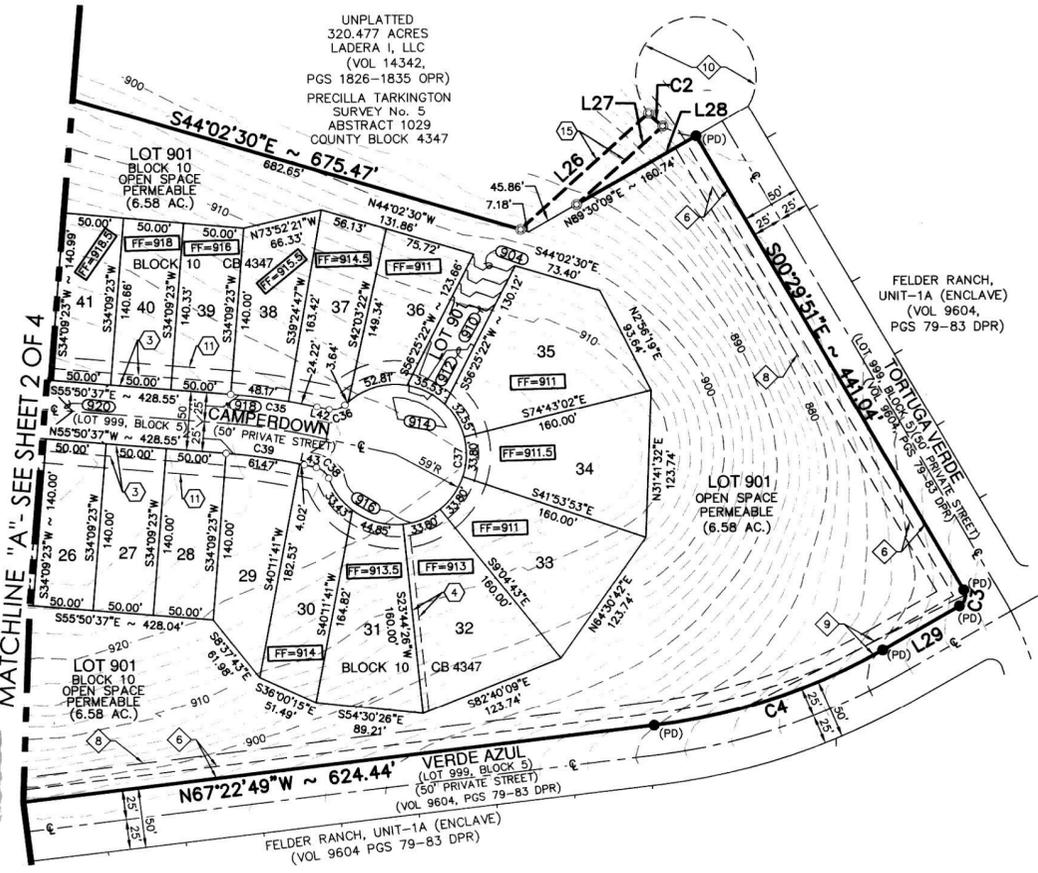
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

| LEGEND | | DOC NO | DOCUMENT NUMBER |
|------------|--|--------|--|
| CB | COUNTY BLOCK | ◇ | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9692, PG 147-150 DPR) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ◇ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE OFF-LOT) (VOL 9692, PG 147-150 DPR) |
| ESMT | EASEMENT PAGE(S) | ◇ | 30' PRIVATE DRAINAGE EASEMENT (VOL 9692, PG 147-150 DPR) |
| PG | PAGE(S) | ◇ | 28' ELECTRIC EASEMENT (VOL 9692, PG 147-150 DPR) |
| ROW | RIGHT-OF-WAY | ◇ | 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | ◇ | 10' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| VOL | VOLUME | ◇ | 20' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| AC | ACRE(S) | ◇ | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9604, PG 79-83 DPR) |
| (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | ◇ | 100' DIAMETER DRAINAGE, CONSTRUCTION, SAN, SEWER & TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (VOL 9604, PG 79-83 DPR) |
| ○ | SET 1/2" IRON ROD (PD) | ◇ | 16' WATER EASEMENT (VOL 9604, PG 76 DPR) |
| ○ | SET 1/2" IRON ROD (PD)-ROW | ◇ | 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| ● | EASEMENT P.I. POINT | ◇ | 16' SANITARY SEWER EASEMENT (VOL 5174, PG 1708-1714 OPR) |
| — | CENTERLINE | ◇ | 6' GAS EASEMENT (DOC NO 20190135338 OPR) |
| — | EXISTING CONTOURS | ◇ | |
| — | PROPOSED CONTOURS | ◇ | |
| — | ORIGINAL SURVEY LINE | ◇ | |
| — | MINIMUM FINISHED FLOOR ELEVATION | ◇ | |
| FF=660 | | ◇ | |
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ | |
| ④ | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ | |
| ⑪ | 20' BUILDING SETBACK LINE | ◇ | |
| ⑫ | 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ◇ | |
| ⑬ | VARIABLE WIDTH CONSTRUCTION DRAINAGE, UTILITY, WATER, AND SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) | ◇ | |
| ⑭ | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.37 AC) | ◇ | |
| ⑮ | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.05 AC) | ◇ | |



INDEX MAP
NOT TO SCALE



PLAT NUMBER 180303

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
LADERA, UNIT-1D (ENCLAVE)

BEING A 37.01 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 10, 2019

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: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
CHAD NUGENT, VICE PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA 99503
(907)274-8638

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 9th DAY OF July, A.D. 2019

Notary Public, Bexar County, Texas

THIS PLAT OF LADERA, UNIT-1D (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

NOTE:
FOR CURVE TABLE AND
LINE TABLE. SEE SHEET 4 OF 4
PLAT NOTES ON SHEET 4 APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT



LADERA, UNIT-1D (ENCLAVE) Civil Job No. 6445-43; Survey Job No. 6445-43

PLAT NUMBER 180303
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
LADERA, UNIT-1D (ENCLAVE)

BEING A 37.01 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: January 10, 2019

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: LADERA I, LLC
 BY: CIRI LAND DEVELOPMENT COMPANY
 ITS SOLE MEMBER
 CHAD NUGENT, VICE PRESIDENT
 725 E. FIREWEED LANE, SUITE 800
 ANCHORAGE, ALASKA 99503
 (907)274-8638

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT 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 10th DAY OF July, A.D. 2019

Brad A...
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS.

THIS PLAT OF LADERA, UNIT-1D (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

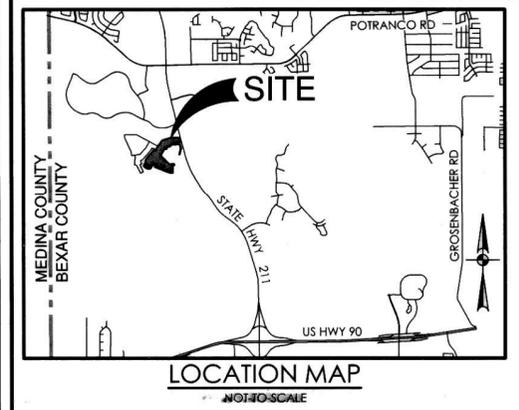
CERTIFICATE OF APPROVAL

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



LEGEND

| CB | COUNTY BLOCK | DOC NO | DOCUMENT NUMBER |
|------------|---|--------|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | 1 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9692, PG 147-150 DPR) |
| ESMT | EASEMENT | 2 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT PERMEABLE (OFF-LOT) (VOL 9692, PG 147-150 DPR) |
| PG | RIGHT-OF-WAY | 3 | 30' PRIVATE DRAINAGE EASEMENT OF REAL PROPERTY (VOL 9692, PG 147-150 DPR) |
| ROW | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 4 | 28' ELECTRIC EASEMENT (VOL 9692, PG 147-150 DPR) |
| OPR | VOLUME | 5 | VARIABLE WIDTH CABLE TV EASEMENT (VOL 17715, PG 1897 OPR) |
| VOL | ACRE(S) | 6 | 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| AC | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | 7 | 10' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| (SURVEYOR) | SET 1/2" IRON ROD (PD) | 8 | 20' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| | SET 1/2" IRON ROD (PD)-ROW | 9 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9604, PG 79-83 DPR) |
| | EASEMENT P.I. POINT | 10 | 100' DIAMETER DRAINAGE, CONSTRUCTION, SAN, SEWER & TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (VOL 9604, PG 79-83 DPR) |
| | CENTERLINE | 11 | 16' WATER EASEMENT (VOL 9604, PG 76 DPR) |
| | EXISTING CONTOURS | 12 | 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| | PROPOSED CONTOURS | 13 | 16' SANITARY SEWER EASEMENT (VOL 5174, PG 1708-1714 OPR) |
| | ORIGINAL SURVEY LINE | 14 | 6' GAS EASEMENT (DOC NO 20190135338 OPR) |
| | MINIMUM FINISHED FLOOR ELEVATION | 15 | |
| | FF=660 | | |
| | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| | 20' BUILDING SETBACK LINE | | |
| | 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| | VARIABLE WIDTH CONSTRUCTION, DRAINAGE, UTILITY, WATER, AND SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) | | |
| | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.10 AC, PERMEABLE) | | |
| | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.37 AC) | | |
| | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.05 AC) | | |

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.

SAWS WASTEWATER EDU:
 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.

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 GRANTEE'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 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 HEREIN.

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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
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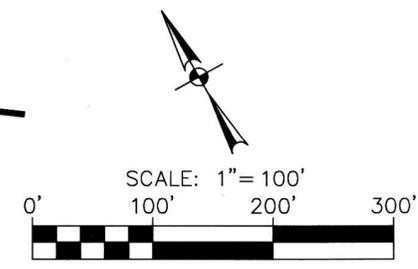
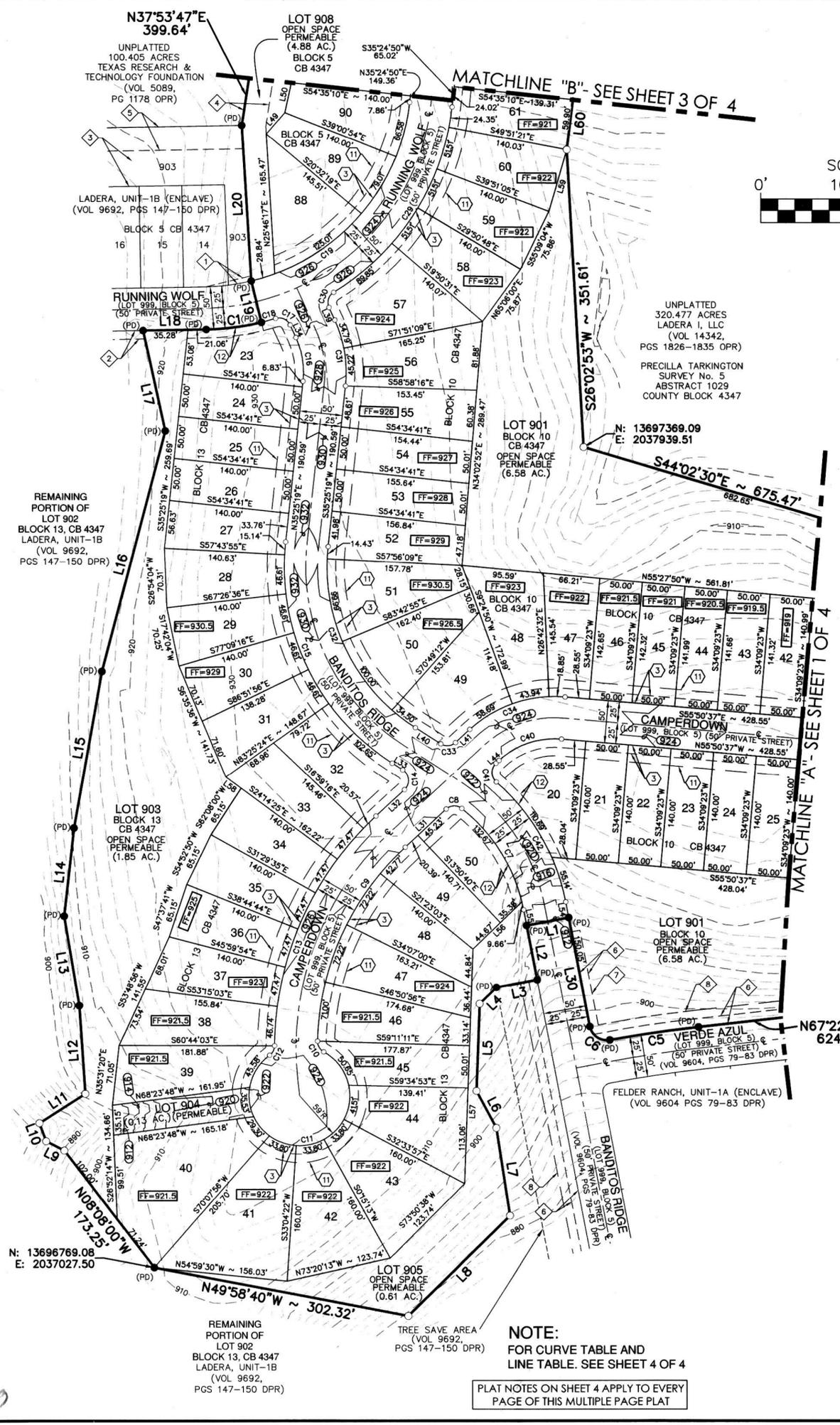
STATE OF TEXAS
 COUNTY OF BEXAR

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.

J. B...
 REGISTERED PROFESSIONAL LAND SURVEYOR



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

PLAT NOTES ON SHEET 4 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 6445-43; Survey Job No. 6445-43 LADERA, UNIT-1D (ENCLAVE)

PLAT NUMBER 180303
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
LADERA, UNIT-1D (ENCLAVE)

BEING A 37.01 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, 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 | TBPLS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: January 10, 2019

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: LADERA I, LLC
 BY: CIRI LAND DEVELOPMENT COMPANY
 ITS SOLE MEMBER
 CHAD NUGENT, VICE PRESIDENT
 725 E. FIREWEED LANE, SUITE 800
 ANCHORAGE, ALASKA 99503
 (907)274-8638

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT 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 10th DAY OF July, A.D. 2019.

Brandi A. [Signature]
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LADERA, UNIT-1D (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____

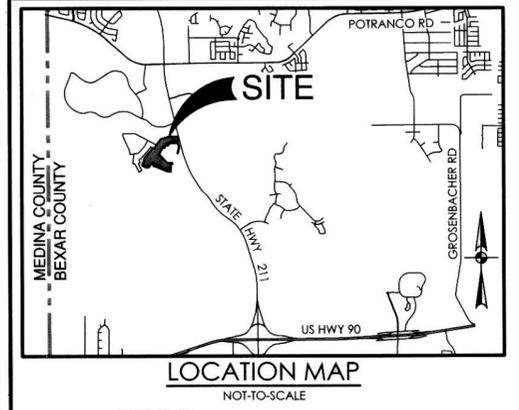
BY: _____ CHAIRMAN
 BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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



LEGEND

| CB | COUNTY BLOCK | DOC NO | DOCUMENT NUMBER |
|--------|---|--------|--|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | 1 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9692, PG 147-150 DPR) |
| ESMT | EASEMENT | 2 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT PERMEABLE (OFF-LOT) (VOL 9692, PG 147-150 DPR) |
| PG | PAGE(S) | 3 | 30' PRIVATE DRAINAGE EASEMENT (VOL 9692, PG 147-150 DPR) |
| ROW | RIGHT-OF-WAY | 4 | 28' ELECTRIC EASEMENT (VOL 9692, PG 147-150 DPR) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 5 | VARIABLE WIDTH CABLE TV EASEMENT (VOL 17715, PG 1897 OPR) |
| VOL | VOLUME | 6 | 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| AC | ACRE(S) | 7 | 10' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | 8 | 20' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| ○ | SET 1/2" IRON ROD (PD) | 9 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9604, PG 79-83 DPR) |
| ○ | SET 1/2" IRON ROD (PD)-ROW | 10 | 100' DIAMETER DRAINAGE, CONSTRUCTION, SAN, SEWER & TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (VOL 9604, PG 79-83 DPR) |
| ⊙ | EASEMENT P.I. POINT | 11 | 16' WATER EASEMENT (VOL 9604, PG 76 DPR) |
| — | CENTERLINE | 12 | 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| --- | EXISTING CONTOURS | 13 | 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (OFF-LOT 0.10 AC, PERMEABLE) (VOL 5174, PG 1708-1714 OPR) |
| --- | PROPOSED CONTOURS | 14 | 6' GAS EASEMENT (DOC NO 20190135338 OPR) |
| --- | ORIGINAL SURVEY LINE | | |
| --- | MINIMUM FINISHED FLOOR ELEVATION | | |
| FF=660 | | | |
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 4 | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 11 | 20' BUILDING SETBACK LINE | | |
| 12 | 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| 13 | VARIABLE WIDTH CONSTRUCTION, DRAINAGE, UTILITY, WATER, AND SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) | | |
| 14 | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.37 AC) | | |
| 15 | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.05 AC) | | |

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.

SAWS WASTEWATER EDU:
 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.

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 GRANTEE'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 HEREIN.
 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.

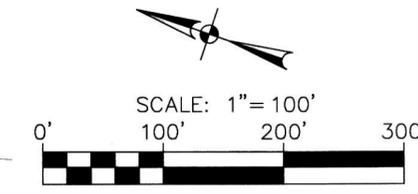
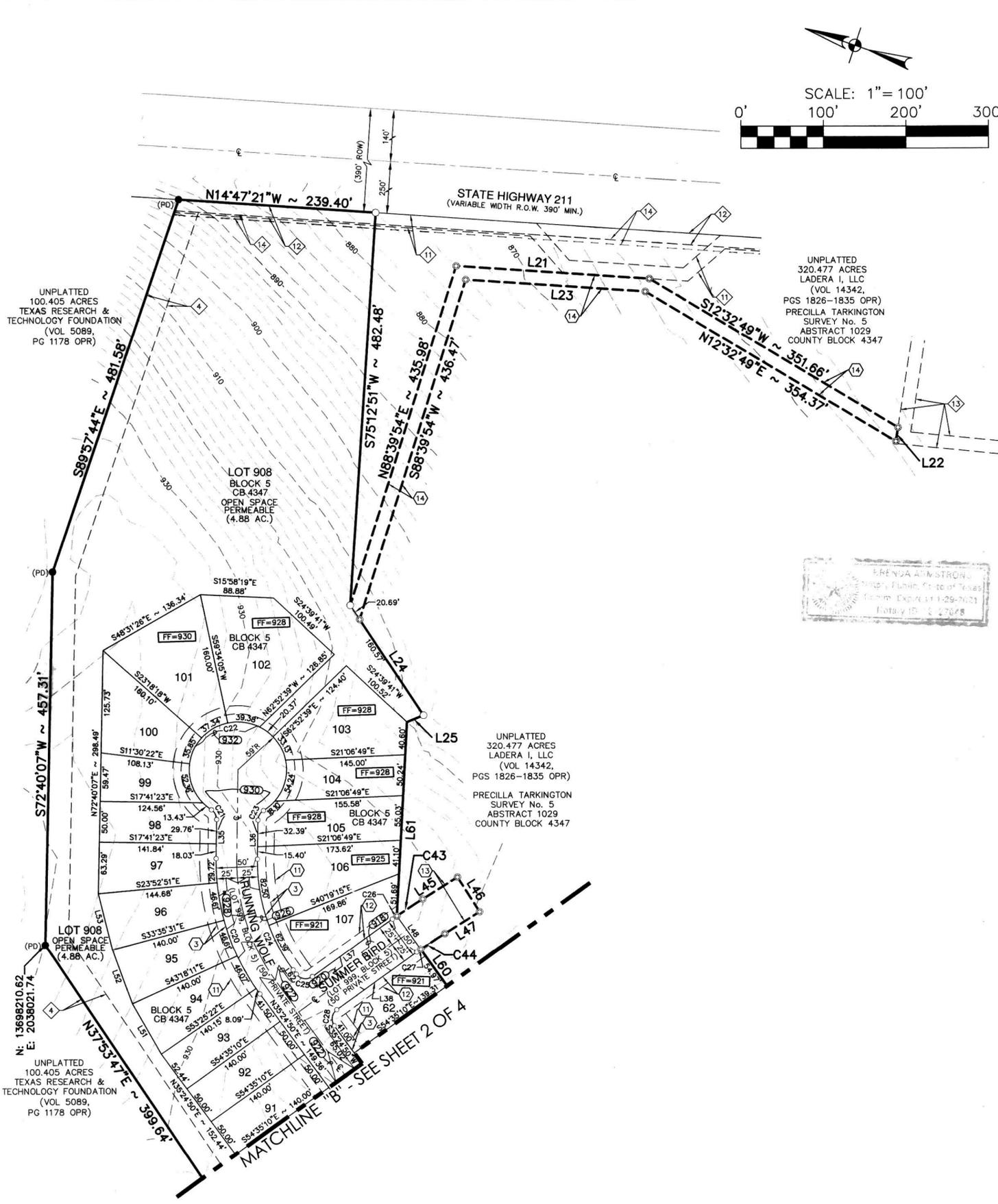
SURVEYOR'S NOTES:
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

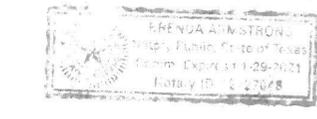
STATE OF TEXAS
 COUNTY OF BEXAR

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.

[Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR



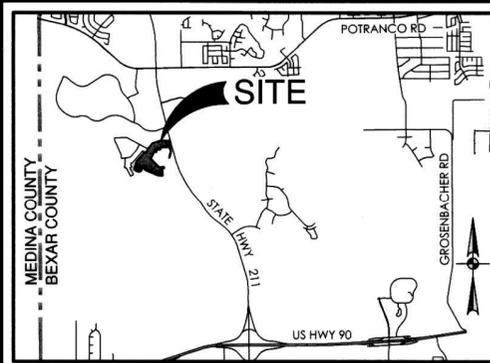
UNPLATTED
 320.477 ACRES
 LADERA I, LLC
 (VOL 14342,
 PGS 1826-1835 OPR)
 PRECILLA TARKINGTON
 SURVEY No. 5
 ABSTRACT 1029
 COUNTY BLOCK 4347



NOTE:
 FOR CURVE TABLE AND
 LINE TABLE. SEE SHEET 4 OF 4
 PLAT NOTES ON SHEET 4 APPLY TO EVERY
 PAGE OF THIS MULTIPLE PAGE PLAT



LADERA, UNIT-1D (ENCLAVE) Civil Job No. 6445-43; Survey Job No. 6445-43



LOCATION MAP
NOT-TO-SCALE

LEGEND

| CB | COUNTY BLOCK | DOC NO | DOCUMENT NUMBER |
|------------|---|--------|---|
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | 1 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9692, PG 147-150 DPR) |
| EMT | EASEMENT | 2 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE OFF-LOT) (VOL 9692, PG 147-150 DPR) |
| PG | PAGE(S) | 3 | 30' PRIVATE DRAINAGE EASEMENT (VOL 9692, PG 147-150 DPR) |
| ROW | RIGHT-OF-WAY | 4 | 28' ELECTRIC EASEMENT (VOL 9692, PG 147-150 DPR) |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 5 | VARIABLE WIDTH CABLE TV EASEMENT (VOL 17715, PG 1897 OPR) |
| VOL | VOLUME | 6 | 10' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| AC | ACRE(S) | 7 | 10' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | 8 | 20' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR) |
| | SET 1/2" IRON ROD (PD) | 9 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9604, PG 79-83 DPR) |
| | SET 1/2" IRON ROD (FD)-ROW | 10 | 100' DIAMETER DRAINAGE CONSTRUCTION, SAN. SEWER & TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (VOL 9604, PG 79-83 DPR) |
| | EASEMENT P.I. POINT | 11 | 16' WATER EASEMENT (VOL 9604, PG 76 DPR) |
| | CENTERLINE | 12 | 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9604, PG 79-83 DPR) |
| | EXISTING CONTOURS | 13 | 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (OFF-LOT 0.10 AC, PERMEABLE) (VOL 9604, PG 79-83 DPR) |
| | PROPOSED CONTOURS | 14 | 6' GAS EASEMENT (DOC NO 20190135338 OPR) |
| | ORIGINAL SURVEY LINE | | |
| | MINIMUM FINISHED FLOOR ELEVATION | | |
| | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| | 20' BUILDING SETBACK LINE | | |
| | 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | | |
| | VARIABLE WIDTH CONSTRUCTION, DRAINAGE, UTILITY, WATER, AND SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) | | |
| | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.37 AC) | | |
| | 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.05 AC) | | |

DRAINAGE EASEMENT NOTE:
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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'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.

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

SAWS UTILITY:
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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

INGRESS/EGRESS SEWER:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

INGRESS/EGRESS WATER:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2009486) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIS OFFICE PER 35-477(h).

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

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 908, BLOCK 5, LOT 901, BLOCK 10 & LOTS 903, 904 & 905, BLOCK 13, CB 4347, 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.

OPEN SPACE NOTE:
LOT 908, BLOCK 5, LOT 901, BLOCK 10 & LOTS 903, 904 & 905, BLOCK 13, CB 4347 IS DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 5, CB 4347, 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.

LEGAL INSTRUMENT NOTE:
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.

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.

SAWS WASTEWATER EDU:
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.

CPS/SAWS/COSA UTILITY:
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 GRANITOR'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 ENDAANGER 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.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ZERO (0) ACCESS POINT(S) ALONG STATE HIGHWAY 211, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 239.40'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|----------|------------|---------------|---------|---------|
| C1 | 295.00' | 12'42'03" | S68°12'37"E | 65.26' | 65.39' |
| C2 | 50.00' | 18'28'58" | S17°49'50"E | 16.06' | 16.13' |
| C3 | 10.00' | 90°00'00" | S44°30'09"W | 14.14' | 15.71' |
| C4 | 500.00' | 23°07'02" | N78°56'20"W | 200.37' | 201.73' |
| C5 | 1543.00' | 3°53'49" | N69°19'43"W | 104.92' | 104.94' |
| C6 | 20.00' | 89°41'11" | N26°26'02"W | 28.21' | 31.31' |
| C7 | 200.00' | 40°46'30" | N1°58'41"W | 139.35' | 142.33' |
| C8 | 14.00' | 81°28'43" | N63°06'18"W | 18.27' | 19.91' |
| C9 | 325.00' | 45°31'15" | S53°23'43"W | 251.47' | 258.21' |
| C10 | 14.00' | 62°42'03" | S0°42'57"E | 14.57' | 15.32' |
| C11 | 59.00' | 295°11'01" | N64°28'28"W | 63.24' | 303.96' |
| C12 | 14.00' | 53°30'33" | N56°21'46"E | 12.60' | 13.07' |
| C13 | 375.00' | 46°32'50" | N52°52'55"E | 296.34' | 304.65' |
| C14 | 15.00' | 104°07'12" | N24°05'44"E | 23.66' | 27.26' |
| C15 | 275.00' | 63°23'11" | N34°34'44"E | 288.95' | 304.23' |
| C16 | 100.00' | 30°33'47" | N20°08'26"E | 52.71' | 53.34' |
| C17 | 14.00' | 82°44'57" | N36°30'56"W | 18.51' | 20.22' |
| C18 | 295.00' | 319°46' | N76°13'31"W | 17.14' | 17.14' |
| C19 | 245.00' | 70°01'31" | N70°25'36"E | 281.14' | 299.43' |
| C20 | 275.00' | 36°53'47" | N53°51'44"E | 174.05' | 177.09' |
| C21 | 14.00' | 57°42'26" | N43°27'24"E | 13.51' | 14.10' |
| C22 | 59.00' | 295°24'52" | S17°41'23"E | 63.04' | 304.20' |
| C23 | 14.00' | 57°42'26" | N78°50'10"W | 13.51' | 14.10' |
| C24 | 225.00' | 36°53'47" | S53°51'44"W | 142.40' | 144.89' |
| C25 | 14.00' | 90°00'00" | S9°35'10"E | 19.80' | 21.99' |
| C26 | 525.00' | 0°43'20" | S54°13'30"E | 6.62' | 6.62' |
| C27 | 475.00' | 0°43'20" | N54°13'30"W | 5.99' | 5.99' |
| C28 | 14.00' | 90°00'00" | S80°24'50"W | 19.80' | 21.99' |
| C29 | 295.00' | 52°11'40" | S61°30'40"W | 259.54' | 268.73' |
| C30 | 14.00' | 82°44'57" | S46°14'01"W | 18.51' | 20.22' |
| C31 | 150.00' | 30°33'47" | S20°08'26"W | 79.07' | 80.01' |
| C32 | 225.00' | 63°23'11" | S34°34'44"W | 236.42' | 248.92' |
| C33 | 14.00' | 75°52'48" | S65°54'16"E | 17.22' | 18.54' |
| C34 | 145.00' | 48°00'03" | S79°50'38"E | 117.96' | 121.48' |
| C35 | 525.00' | 75°52'48" | S51°53'37"E | 72.33' | 72.38' |
| C36 | 14.00' | 57°42'26" | S76°47'51"E | 13.51' | 14.10' |
| C37 | 59.00' | 295°24'52" | S42°03'22"W | 63.04' | 304.20' |
| C38 | 14.00' | 57°42'26" | N19°05'25"W | 13.51' | 14.10' |
| C39 | 475.00' | 75°52'48" | N51°53'37"W | 65.44' | 65.49' |
| C40 | 95.00' | 48°00'03" | N79°50'38"W | 77.28' | 79.59' |
| C41 | 15.00' | 95°45'09" | S28°16'46"W | 22.25' | 25.07' |
| C42 | 250.00' | 38°00'22" | S0°35'37"E | 162.81' | 165.83' |
| C43 | 525.00' | 2°55'28" | S52°24'05"E | 26.79' | 26.80' |
| C44 | 475.00' | 2°55'28" | N52°24'05"W | 24.24' | 24.25' |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N71°35'26"W | 50.00' |
| L2 | S18°24'34"W | 65.11' |
| L3 | N71°35'26"W | 48.59' |
| L4 | S74°44'16"W | 27.74' |
| L5 | S31°17'32"W | 103.25' |
| L6 | S11°28'5"W | 49.31' |
| L7 | S20°29'20"W | 104.83' |
| L8 | S74°25'16"W | 167.73' |
| L9 | S33°32'06"E | 23.95' |
| L10 | N8°56'43"E | 22.70' |
| L11 | N86°24'03"E | 63.94' |
| L12 | N25°28'26"E | 104.60' |
| L13 | N19°48'23"E | 107.09' |
| L14 | N35°35'03"E | 104.63' |
| L15 | N39°20'40"E | 187.61' |
| L16 | N43°53'58"E | 293.64' |
| L17 | N16°53'36"E | 121.47' |
| L18 | S61°51'35"E | 73.85' |
| L19 | N15°26'22"E | 50.00' |
| L20 | N25°46'17"E | 184.29' |
| L21 | S14°46'21"E | 234.58' |
| L22 | S80°07'06"W | 17.31' |
| L23 | N14°46'21"W | 218.07' |
| L24 | S38°01'41"W | 139.88' |
| L25 | N41°12'45"W | 21.89' |
| L26 | N77°05'49"E | 144.56' |
| L27 | S77°05'49"W | 97.44' |
| L28 | N89°30'09"E | 114.88' |
| L29 | S89°30'09"W | 73.58' |
| L30 | N18°24'34"E | 131.18' |
| L31 | S76°09'20"W | 65.62' |
| L32 | N76°09'20"E | 45.63' |
| L33 | N27°57'52"W | 14.49' |
| L34 | N4°51'33"E | 16.27' |
| L35 | N72°18'37"E | 47.79' |
| L36 | S72°18'37"W | 47.79' |
| L37 | S54°35'10"E | 120.01' |
| L38 | N54°35'10"W | 120.01' |
| L39 | S45°13'33"W | 16.27' |
| L40 | S27°57'52"E | 35.40' |
| L41 | N76°09'20"E | 22.92' |
| L42 | S47°56'38"E | 10.38' |
| L43 | S47°56'38"W | 10.38' |
| L44 | S76°09'20"W | 4.92' |
| L45 | S50°56'21"E | 60.80' |
| L46 | S39°03'39"W | 50.00' |
| L47 | N50°56'21"W | 60.80' |
| L48 | S36°08'11"W | 50.00' |
| L49 | N69°37'32"E | 33.28' |
| L50 | N41°31'00"E | 36.25' |
| L51 | N41°55'35"E | 70.72' |
| L52 | N51°33'09"E | 70.25' |
| L53 | N57°29'03"E | 70.81' |
| L54 | S18°24'34"W | 18.87' |
| L55 | N18°24'34"E | 18.87' |
| L56 | N75°00'39"E | 80.06' |
| L57 | N31°17'32"E | 277.48' |
| L58 | S24°14'25"E | 22.22' |
| L59 | S45°10'18"W | 75.86' |
| L60 | S36°08'11"W | 114.87' |
| L61 | S74°30'04"W | 238.67' |
| L62 | S35°24'50"W | 6.34' |

PLAT NUMBER 180303
REPLAT AND SUBDIVISION PLAT
ESTABLISHING
LADERA, UNIT-1D (ENCLAVE)

BEING A 37.01 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 10, 2019

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: LADERA I, LLC
BY: CIRI LIND DEVELOPMENT COMPANY
ITS SOLE MEMBER
CHAD NUGENT, VICE PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA 99503
(907)274-8638

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 10th DAY OF July, A.D. 2019.

Bradley A. ...
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LADERA, UNIT-1D (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

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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS 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.

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.

[Signature]
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: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR