

PLAT NO. 19-11800233

SUBDIVISION PLAT
OF
MESSINA SUBDIVISION

A 19.949 ACRE TRACT OF LAND BEING ALL OF THAT 19.949 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20190167222 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.M. BRISBANE SURVEY NO. 89 1/2 ABSTRACT 54, COUNTY BLOCK 4900 IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10028900

DATE OF PREPARATION: January 10, 2020

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: BRIAN OTTO
MERITAGE HOMES OF TEXAS, LLC
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
(210) 293-4929

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 23 DAY OF January, A.D. 2020.

Christy Lynn Fontenot
My Notary ID # 128028000
Expires August 31, 2021
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

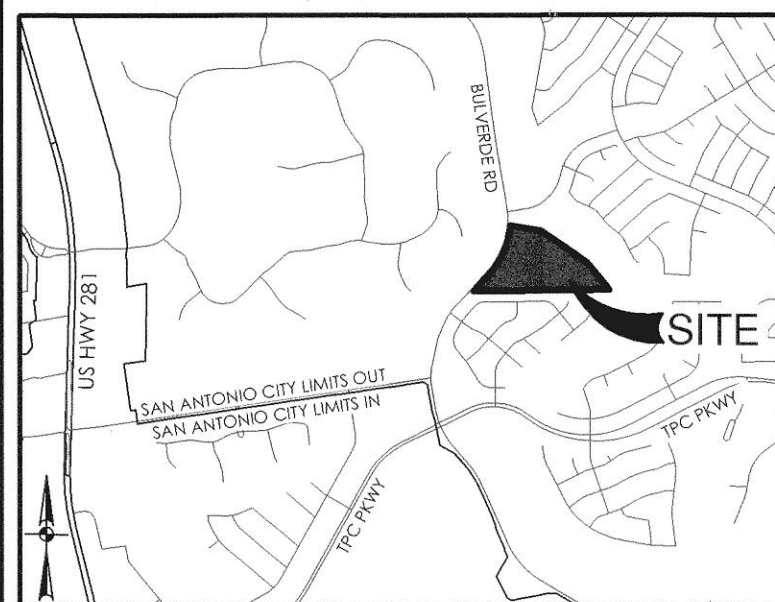
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MESSINA SUBDIVISION 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



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	⊙	SET 1/2" IRON ROD (PD)-ROW
BSL	BUILDING SET-BACK LINE		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE		
①	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	16" SANITARY SEWER EASEMENT (VOL. 10309, PG 764-832, OPR)
②	12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	16" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9566, PGS 122-124, DPR)
③	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9566, PGS 122-124, DPR)
④	5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9572, PGS 57-58, DPR)
⑤	1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑤	16" UNDERGROUND GAS, ELECTRIC, TELEPHONE, CABLE TV AND OVERHANG EASEMENT (VOL. 9572, PGS 56-57, DPR)
⑥	15" DRAINAGE EASEMENT	⑥	24" EASEMENT (VOL. 10309, PG 1770, OPR)
⑦	15" SANITARY SEWER EASEMENT		

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 BUILDING, STRUCTURE, 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.

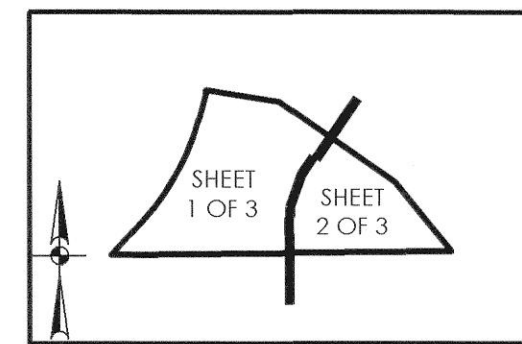
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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:

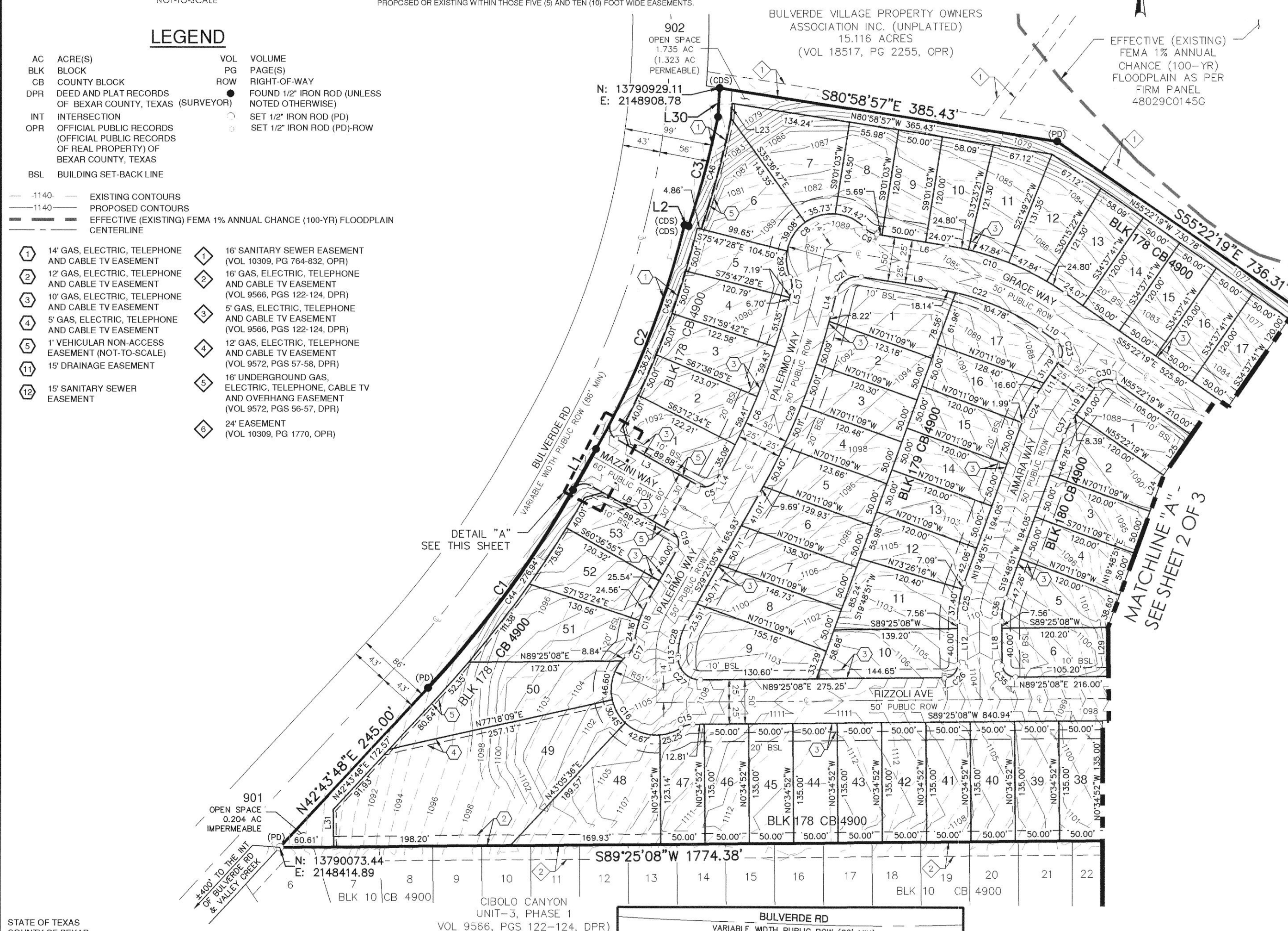
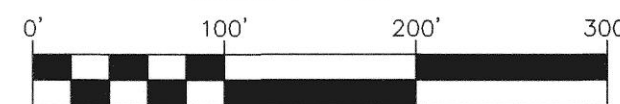
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU/S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



INDEX MAP

SCALE: 1"= 100'

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STATE OF TEXAS
COUNTY OF BEXAR

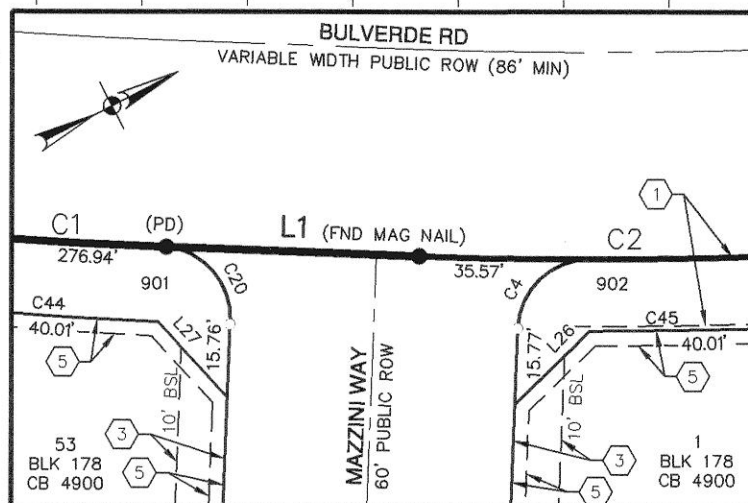
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W.R. Wood
LICENSED PROFESSIONAL ENGINEER

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.

Jon W. Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR

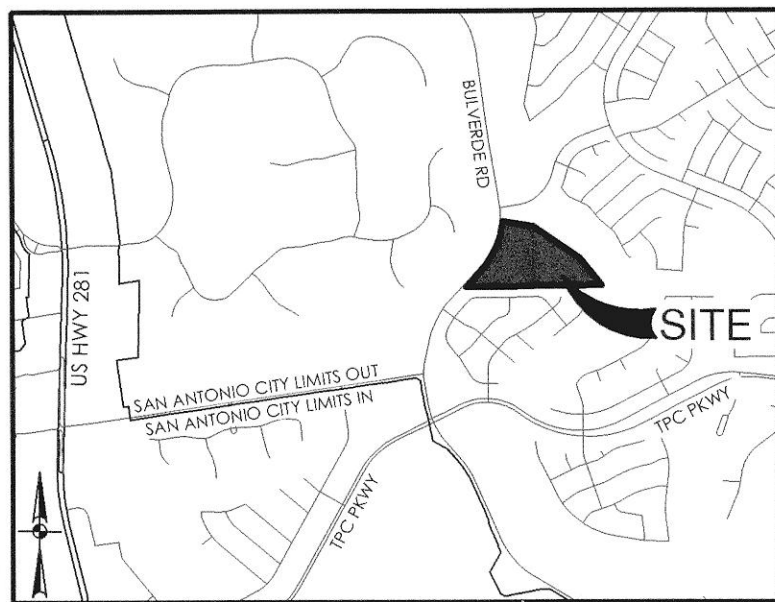
NOTE:
SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE.PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

DETAIL "A"

NOT-TO-SCALE

SHEET 1 OF 3





LOCATION MAP
NOT-TO-SCALE

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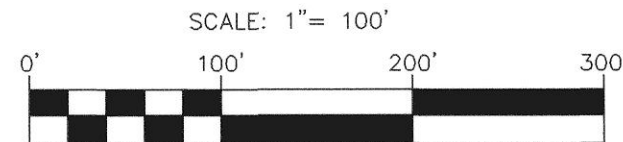
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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 10, 2020

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: BRIAN OTTO
MERITAGE HOMES OF TEXAS, LLC
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
(210) 293-4929

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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 23 DAY OF January, A.D. 20 20.



CHRISTY LYNN FONTENOT
My Notary ID # 128028000
Expires August 31, 2021

Christy Lynn Fontenot
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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.

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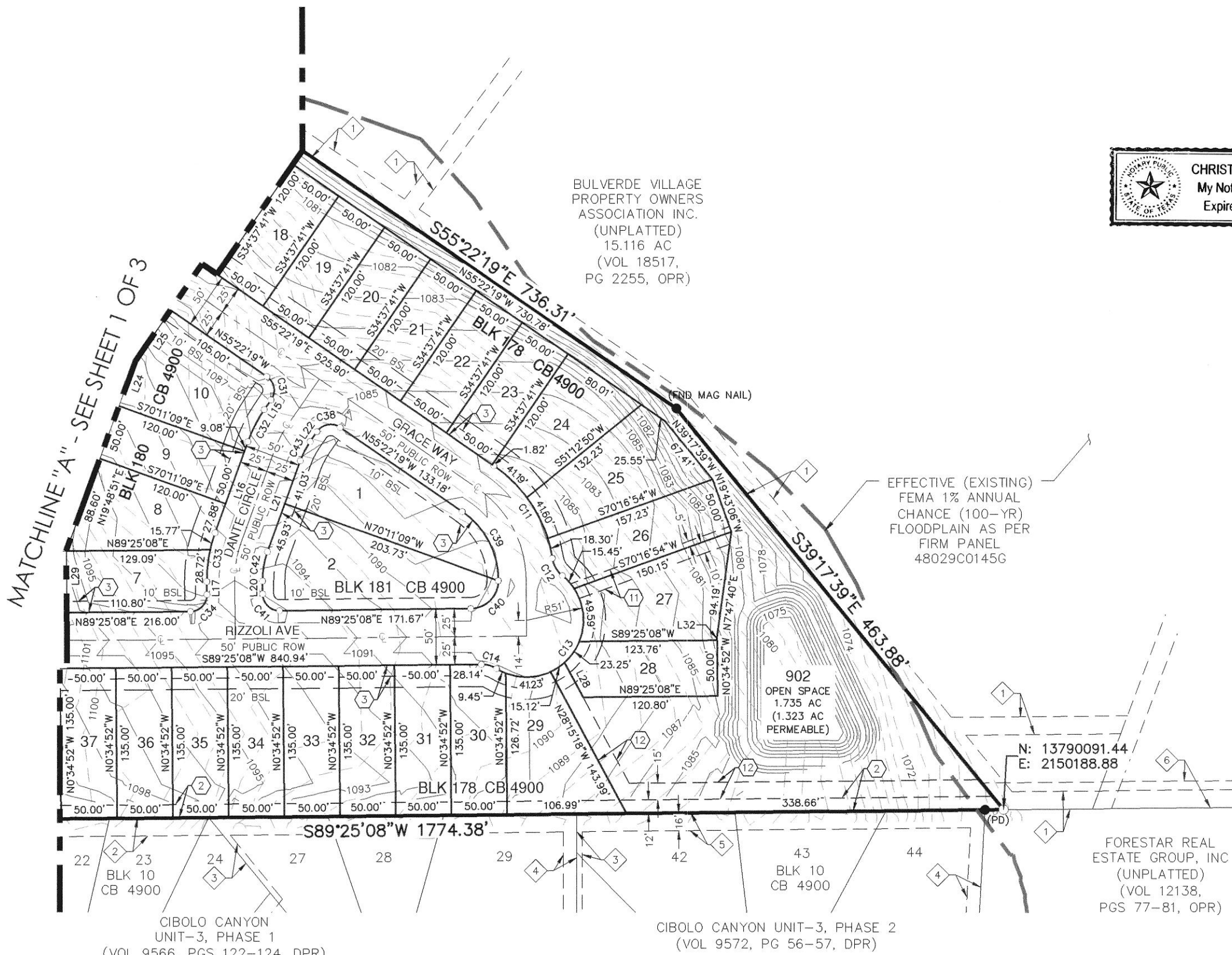
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SHEET 2 OF 3



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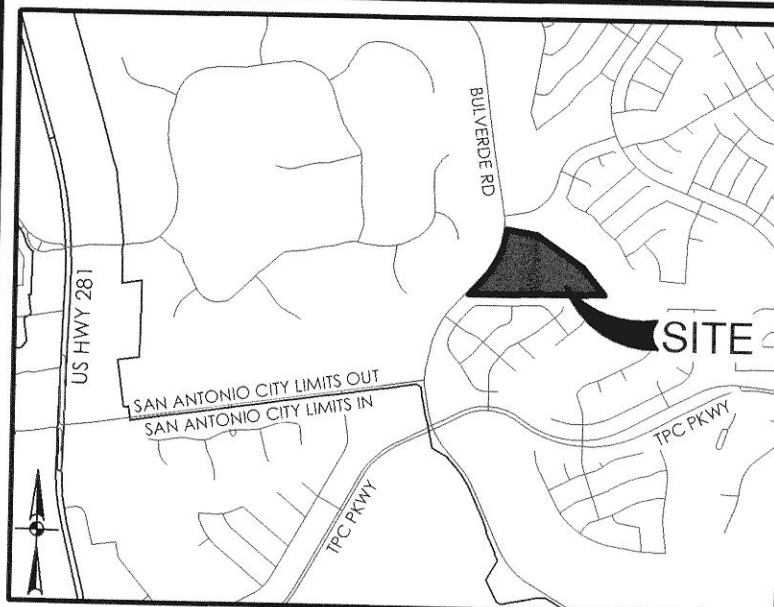
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BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP

NOT-TO-SCALE

RESIDENTIAL FINISHED FLOOR

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

DRAINAGE EASEMENT ENCROACHMENTS:

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 OF 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.

CPS/SAWS/COSA UTILITY:

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SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE 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.

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.

SAWS DEDICATION:

THE OWNER 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:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1040 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 1040 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

RESIDENTIAL FIRE FLOW:

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 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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N29°23'05"E	52.85'
L2	S76°06'40"E	4.79'
L3	S60°36'55"E	105.65'
L4	N29°23'05"E	10.39'
L5	N14°12'32"E	13.89'
L6	S80°58'57"E	79.76'
L7	N29°23'05"E	65.54'
L8	N60°36'55"W	105.00'
L9	N80°58'57"W	89.75'
L10	N55°22'19"W	22.71'
L11	N34°37'41"E	48.39'
L12	N0°34'52"W	47.56'
L13	S0°34'52"E	2.44'
L14	S14°12'32"W	23.87'
L15	N34°37'41"E	10.69'
L16	N19°48'51"E	86.97'
L17	N0°34'52"W	11.53'
L18	S0°34'52"E	47.56'
L19	S34°37'41"W	48.39'
L20	S0°34'52"E	11.53'
L21	S19°48'51"W	86.97'
L22	S34°37'41"W	10.69'
L23	N3°15'25"E	17.18'
L24	S20°40'16"W	43.39'
L25	N34°37'41"E	55.00'
L26	N17°03'17"W	21.76'
L27	S74°33'41"W	21.28'
L28	N28°15'18"W	35.31'
L29	S0°34'52"E	55.00'
L30	N3°15'25"E	32.64'
L31	N0°34'52"W	42.43'
L32	S0°34'52"E	3.50'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1189.00'	13°20'42"	N36°03'26"E	276.31'	276.94'
C2	989.00'	15°44'56"	N21°30'37"E	270.99'	271.84'
C3	1096.10'	6°39'25"	N15°09'36"E	127.28'	127.35'
C4	15.00'	87°56'21"	S16°38'44"E	20.83'	23.02'
C5	15.00'	90°00'00"	N74°23'05"E	21.21'	23.56'
C6	775.00'	15°10'34"	N21°47'48"E	204.68'	205.28'
C7	25.00'	37°26'49"	N4°30'53"W	16.05'	16.34'
C8	51.00'	159°42'09"	N56°36'47"E	100.40'	142.15'
C9	25.00'	37°26'49"	S62°15'33"E	16.05'	16.34'
C10	325.00'	25°36'38"	S68°10'38"E	144.06'	145.27'
C11	125.00'	46°19'55"	S32°12'22"E	98.35'	101.08'
C12	25.00'	42°00'55"	S30°02'52"E	17.92'	18.33'
C13	51.00'	173°06'40"	S35°30'01"W	101.82'	154.09'
C14	25.00'	32°38'13"	N74°15'46"W	14.05'	14.24'
C15	25.00'	32°38'13"	S73°06'01"W	14.05'	14.24'
C16	51.00'	172°48'55"	N36°48'37"W	101.80'	153.83'
C17	25.00'	42°32'37"	N28°19'32"E	18.14'	18.56'
C18	125.00'	22°19'52"	N18°13'09"E	48.41'	48.72'
C19	15.00'	90°00'00"	N15°36'55"W	21.21'	23.56'
C20	15.00'	86°08'43"	S76°26'58"W	20.49'	22.55'
C21	25.00'	84°48'31"	S56°36'47"W	33.72'	37.00'
C22	275.00'	25°36'38"	N68°10'38"W	121.90'	122.92'
C23	15.00'	90°00'00"	N10°22'19"W	21.21'	23.56'
C24	125.00'	14°48'50"	N27°13'16"E	32.23'	32.32'
C25	125.00'	20°23'44"	N9°37'00"E	44.26'	44.50'
C26	15.00'	90°00'00"	N44°25'08"E	21.21'	23.56'
C27	25.00'	90°00'00"	S45°34'52"E	35.36'	39.27'
C28	75.00'	29°57'57"	S14°24'07"W	38.78'	39.23'
C29	825.00'	15°10'34"	S21°47'48"W	217.88'	218.52'
C30	15.00'	90°00'00"	S79°37'41"W	21.21'	23.56'
C31	15.00'	90°00'00"	N10°22'19"W	21.21'	23.56'
C32	125.00'	14°48'50"	N27°13'16"E	32.23'	32.32'
C33	125.00'	20°23'44"	N9°37'00"E	44.26'	44.50'
C34	15.00'	90°00'00"	N44°25'08"E	21.21'	23.56'
C35	15.00'	90°00'00"	S45°34'52"E	21.21'	23.56'
C36	75.00'	20°23'44"	S9°37'00"W	26.56'	26.70'
C37	75.00'	14°48'50"	S27°13'16"W	19.34'	19.39'
C38	15.00'	90°00'00"	S79°37'41"W	21.21'	23.56'
C39	75.00'	55°25'44"	N27°39'27"W	69.76'	72.56'
C40	25.00'	89°21'43"	N44°44'16"E	35.16'	38.99'
C41	15.00'	90°00'00"	S45°34'52"E	21.21'	23.56'
C42	75.00'	20°23'44"	S9°37'00"W	26.56'	26.70'
C43	75.00'	14°48'50"	S27°13'16"W	19.34'	19.39'
C44	1266.84'	12°38'08"	S36°13'06"W	278.81'	279.38'
C45	1004.00'	13°41'53"	N20°28'31"E	239.46'	240.03'
C46	1111.10'	6°38'32"	S15°05'40"W	128.73'	128.81'

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 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, 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.

W.R. Wood
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.

Jon W. Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT