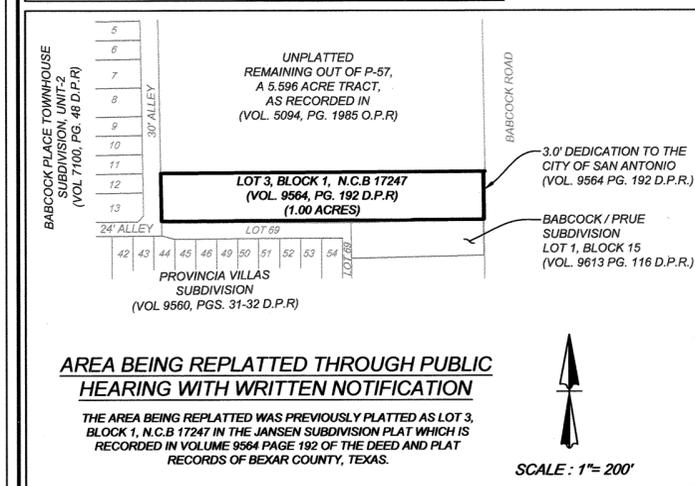
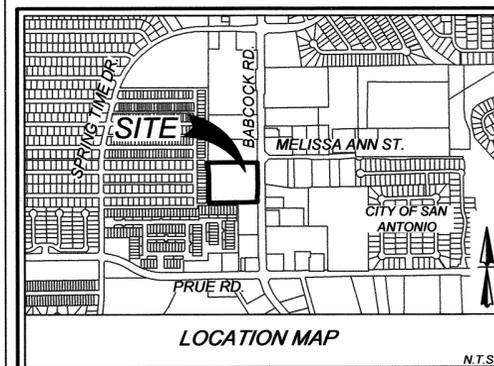
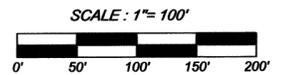


REPLAT & SUBDIVISION PLAT ESTABLISHING BABCOCK RIDGE

BEING A TOTAL OF 5.892 ACRES OF LAND LESS THE 0.021 ACRE ROW DEDICATION, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, BEAR COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.366 ACRE TRACT OF LAND AS CONVEYED TO GET BABCOCK CORPORATION OF RECORD IN VOLUME 14942 PAGE 1605 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND ALL OF A CALLED 0.238 OF AN ACRE TRACT OF LAND AS CONVEYED TO GET BABCOCK CORPORATION OF RECORD IN VOLUME 15070 PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



DEVELOPER: CHAD JOHANNESSEN CALATLANTIC HOMES OF TEXAS, INC. 607 EAST SONTERRA BLVD., SUITE 108, SAN ANTONIO, TX 78258 PHONE: (210) 507-1091



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 3, BLOCK 1, N.C.B. 17247 IN THE JANSEN SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9564 PAGE 192 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

- NOTES: 1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT... 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE... 3. THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BABCOCK CROSSING SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BABCOCK CROSSING SUBDIVISION HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY... 4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS PROVIDED IN LOT 901 OF THIS PLAT...

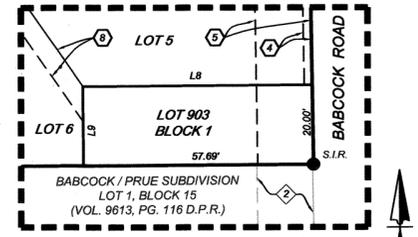
- C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR 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... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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... 3. 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... 4. 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... 5. ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

- SAWS DEDICATION NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM... WASTE WATER EQU NOTE: THE NUMBER OF WASTE WATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION SHALL BE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT... IMPACT FEE NOTE: WATER AND/OR WASTE WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE... INGRESS / EGRESS NOTE (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTE WATER EASEMENT(S) SHOWN ON THIS PLAT... INGRESS / EGRESS NOTE (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

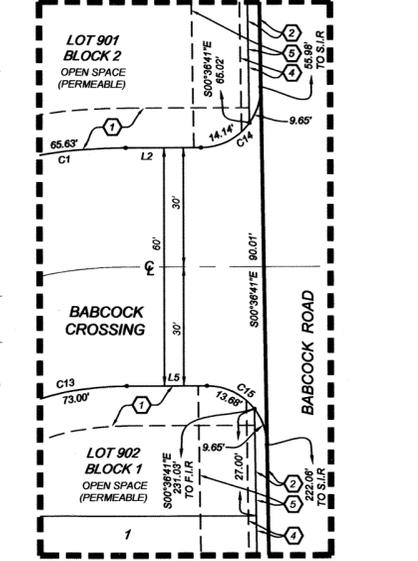
LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L12.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Rows C1 through C15.

- LEGEND: F.I.R. = FOUND 1/2" IRON ROD, S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED, R.O.W. = RIGHT-OF-WAY, N.T.S. = NOT TO SCALE, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AC. = ACRE, VOL. = VOLUME, PG. = PAGE, PGS. = PAGES, N.C.B. = NEW CITY BLOCK



DETAIL - "B" SCALE 1"=30'



DETAIL - "A" SCALE 1"=30'

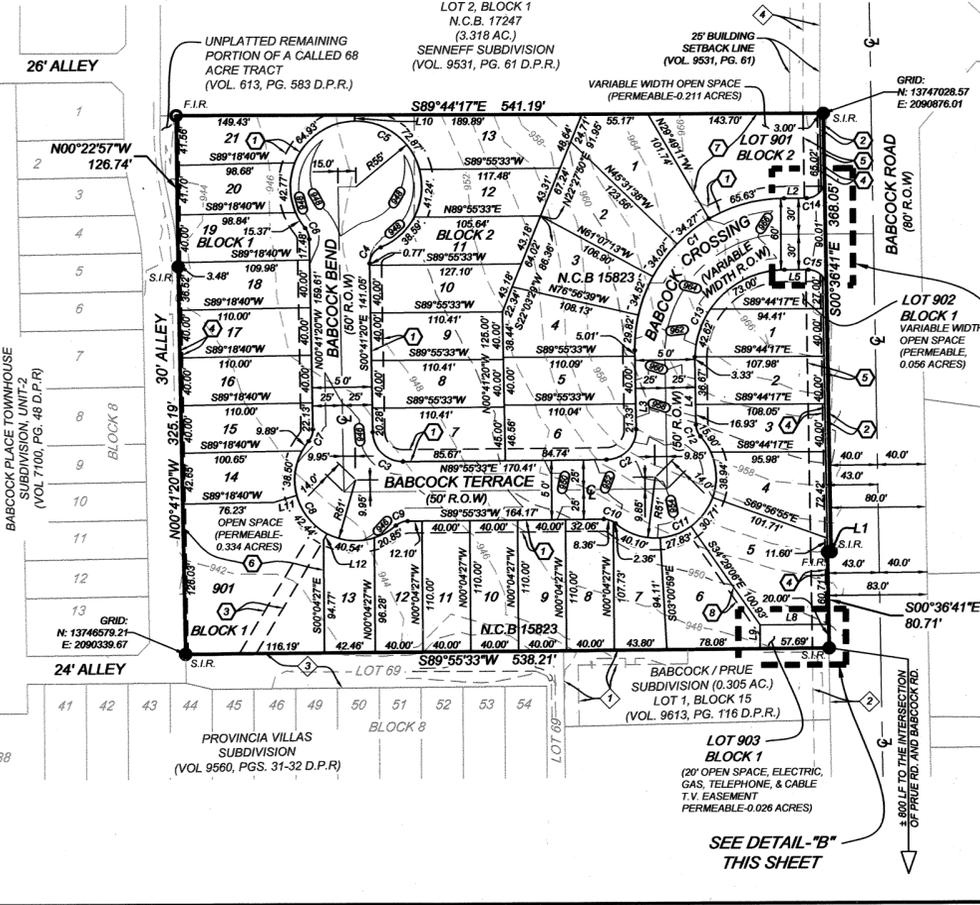
STATE OF TEXAS COUNTY OF BEAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN THE JANSEN SUBDIVISION PLAT (PLAT NO. 020358), WHICH IS RECORDED IN VOLUME 9564 PAGE 192 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING ON HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (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. Signature of Chad Johannesen, Owner/Developer.

SWORN AND SUBSCRIBED BEFORE ME THIS 18th DAY OF September 2017. Notary Public, State of Texas. My Commission Expires 06-19-2021.

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 BY. Signature of Burt P. Wellmann, Licensed Professional Engineer.

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. Signature of James L. Janisse, Registered Professional Land Surveyor No. 6663.



SEE DETAIL - "A" THIS SHEET

- KEY NOTES: 1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 2. 3' R.O.W DEDICATION TO CITY OF SAN ANTONIO (0.02 ACRES) 3. 12' SANITARY SEWER EASEMENT 4. 1' VEHICULAR NON ACCESS EASEMENT 5. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 6. VARIABLE WIDTH OPEN SPACE/PRIVATE DRAINAGE EASEMENT (PERMEABLE 0.334 ACRES) 7. VARIABLE WIDTH OPEN SPACE (PERMEABLE 0.211 ACRES) 8. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 9. 12' SANITARY SEWER EASEMENT (VOL. 9613, PG. 116 D.P.R.) 10. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9613, PG. 116 D.P.R.) 11. VARIABLE WIDTH DRAINAGE & SEWER EASEMENT (VOL. 9560, PGS. 31-32 D.P.R.) 12. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9531, PG. 61 D.P.R.)

JOHN ADKINS Notary Public, State of Texas Comm. Expires 06-19-2021 Notary ID 126936805

BURT P. WELLMANN 100256 LICENSED PROFESSIONAL ENGINEER

JAMES L. JANISS 6663 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEAR 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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD JOHANNESSEN, 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 18th DAY OF September A.D. 2017. Notary Public, State of Texas, Notary ID 126936805.

THIS PLAT OF BABCOCK RIDGE 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, SECRETARY, STATE OF TEXAS COUNTY OF BEAR I, \_\_\_ COUNTY CLERK OF BEAR 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 BEAR 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, BEAR COUNTY, TEXAS BY: \_\_\_, DEPUTY