

SUBDIVISION PLAT
OF
**HIGHLAND FARMS III
SUBDIVISION UNIT 9**

BEING 15.869 ACRES OF LAND OUT OF A 45.25 ACRE TRACT RECORDED IN VOLUME 11447, PAGES 2039-2052, AND A 49.02 ACRE TRACT RECORDED IN VOLUME 11330, PAGE 1661-1666, R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TARRANT
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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Ben Wissink
OWNER: HLL II LAND ACQUISITIONS OF TEXAS L.P.
A TEXAS LIMITED PARTNERSHIP
BY: HLL DEVELOPMENT, LLC, ITS SOLE GENERAL PARTNER
BY: UNITED DEVELOPMENT FUNDING II, INC. MANAGER

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BEN WISSINK 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 & SEAL OF OFFICE THIS 2 DAY OF July A.D., 2008.

Hillary A. Lueck
HILLARY A. LUECK
Notary Public, State of Texas
My Commission Expires
April 30, 2012
NOTARY PUBLIC, TARRANT COUNTY, TEXAS

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.

Paul W. Denham
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 27 DAY OF August A.D., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: *Gerard Rickhoff* CHAIRMAN
BY: *Edna Cruz Masley* SECRETARY

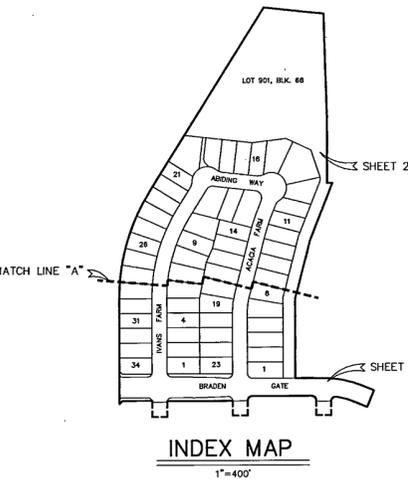
ON PAGE 104
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

22 DAY OF August A.D. 2014 AT 9:54A M, AND DULY RECORDED THE
22 DAY OF August A.D. 2014 AT 9:54A M, IN THE RECORDS OF
Deed : Plat OF SAID COUNTY, IN BOOK VOLUME 9672

BY: *Edna Cruz Masley* DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

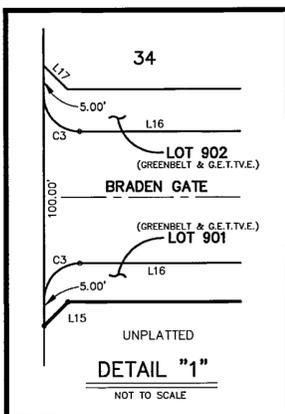
"CLEAR VISION EASEMENT"
"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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



MONUMENT NOTE:
● = 1/2" IRON ROD FOUND W/NO CAP
●* = 1/2" IRON ROD FOUND W/D-R E CAP
○ = 1/2" IRON ROD SET W/D-R E CAP

- LEGEND & NOTES
- 1) BUILDING SETBACK LINE
 - 2) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 3) ELECTRIC & CABLE TELEVISION EASEMENT
 - 4) TELEPHONE & CABLE TELEVISION EASEMENT
 - 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
 - 6) VEHICULAR NON-ACCESS ESM
 - 7) CLEAR VISION EASEMENT
 - 8) 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. [760]
 - 9) PROPOSED FINISHED CONTOUR
 - 10) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
 - 11) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E-PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
 - 12) BEARING REFERENCE SOURCE IS THE WEST LINE OF LOT 34, BLOCK 60 (PARK), BETWEEN TWO FOUND 1/2" REBAR SHOWN AS N32°20'15"W ON THE PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 7 RECORDED IN VOLUME 9573, PAGE 185, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 13) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
 - 14) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 15) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - 16) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - 17) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
 - 18) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.



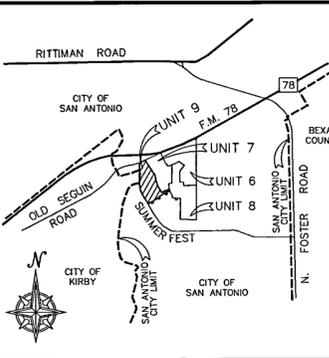
- "C.P.S. NOTES"
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 2) ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3) THIS PLAT DOES NOT AVOID, 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
 - 5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PLAT REFERENCE

①	HIGHLAND FARMS III SUBDIVISION UNIT 6 (VOL. 9567, PGS. 156-158, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80-81 D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185 D.P.R.)

CURVE TABLE

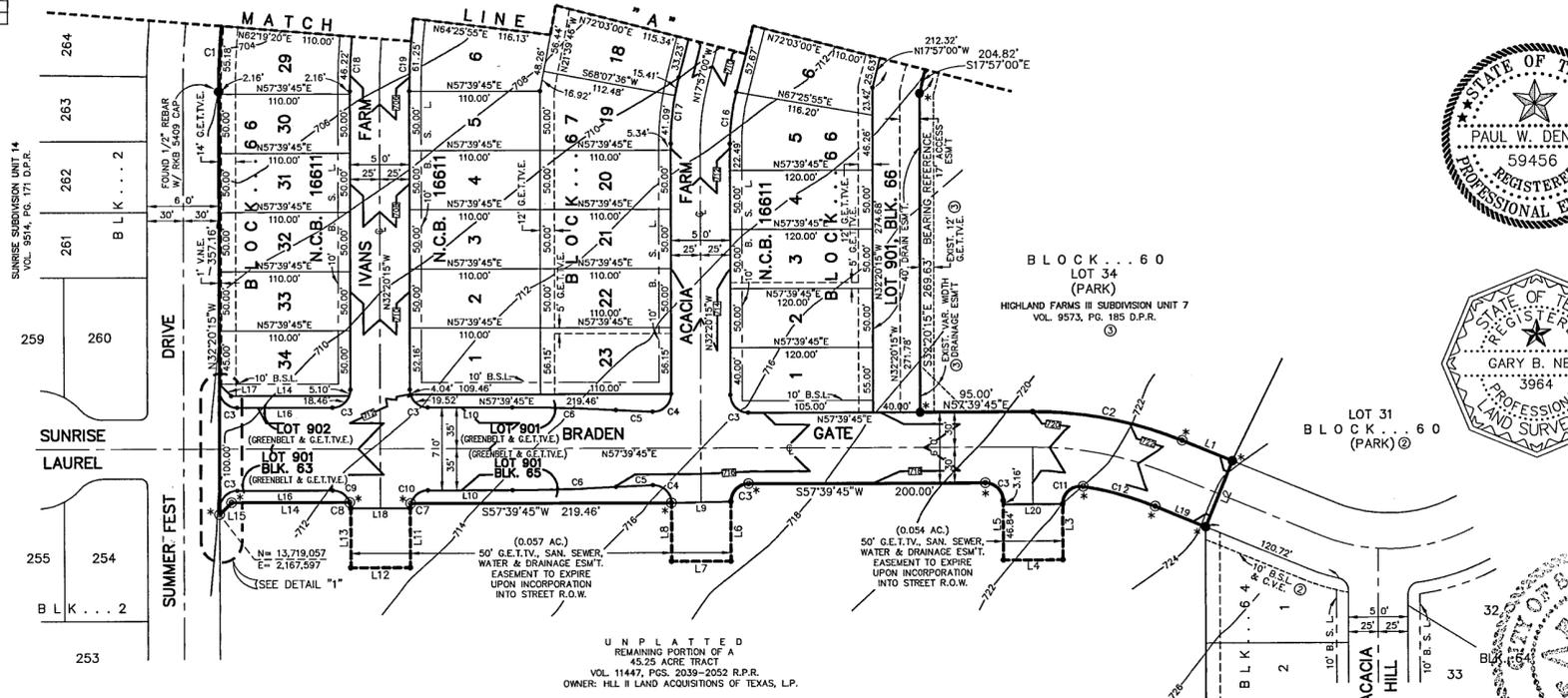
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°47'12"	678.44'	193.17'	376.39'	371.58'
C2	24°22'26"	350.00'	65.79'	128.91'	128.09'
C3	90°00'00"	15.00'	15.00'	21.21'	21.21'
C4	92°06'53"	15.00'	15.56'	24.12'	21.60'
C5	111°38'	1490.00'	15.52'	31.05'	31.05'
C6	318°30'	1510.00'	43.61'	87.19'	87.18'
C7	152°05'30"	15.00'	2.03'	4.04'	4.03'
C8	192°28'18"	15.00'	2.57'	5.10'	5.07'
C9	70°31'44"	15.00'	10.61'	18.46'	17.32'
C10	74°33'06"	15.00'	11.42'	19.52'	18.17'
C11	89°01'20"	15.00'	12.57'	22.92'	22.92'
C12	132°12'27"	270.00'	31.62'	62.95'	62.80'
C13	105°00'00"	25.00'	32.58'	45.81'	39.67'
C14	180°47'21"	31.00'	74.0645'	160.92'	102.00'
C15	174°34'40"	15.00'	9.89'	19.18'	18.82'
C16	142°31'6"	175.00'	22.09'	43.94'	43.83'
C17	142°31'6"	225.00'	28.40'	56.50'	56.35'
C18	314°21'12"	568.44'	161.65'	315.35'	311.33'
C19	314°21'12"	518.44'	147.62'	292.62'	283.93'
C20	64°37'00"	25.00'	15.81'	28.19'	26.72'
C21	33°32'35"	29.00'	8.74'	16.98'	16.74'
C22	131°56'10"	51.00'	113.75'	117.23'	83.07'
C23	7°00'57"	428.00'	28.65'	50.04'	52.01'
C24	7°00'57"	375.00'	22.99'	45.92'	45.89'



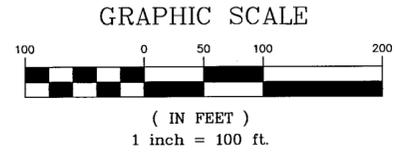
LOCATION MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N80°02'41"E	45.63'
L2	S09°57'19"E	60.00'
L3	S32°20'15"E	46.84'
L4	S57°39'45"W	50.00'
L5	N32°20'15"W	50.00'
L6	S32°20'15"E	50.16'
L7	S57°39'45"W	50.00'
L8	N32°20'15"W	49.16'
L9	S58°30'42"W	50.01'
L10	S57°39'45"W	71.29'
L11	S32°20'15"E	50.00'
L12	S57°39'45"W	50.00'
L13	N32°20'15"W	50.00'
L14	S57°39'45"W	99.14'
L15	S12°39'45"W	14.14'
L16	S57°39'45"W	80.00'
L17	N77°20'15"W	14.14'
L18	N57°39'45"E	50.00'
L19	S80°02'41"W	45.63'
L20	N57°39'45"E	50.00'
L21	N105°00'00"W	48.63'
L22	N00°33'03"W	83.20'
L23	N57°39'45"E	17.00'
L24	N82°46'34"E	92.84'
L25	N51°01'50"W	97.32'
L26	N32°20'15"W	11.87'
L27	N08°12'18"W	50.73'
L28	N16°33'18"W	8.70'
L29	N50°09'40"W	12.68'
L30	N76°03'18"W	19.01'
L31	N49°18'20"E	51.71'
L32	N53°49'29"E	74.15'
L33	N49°18'20"E	50.81'
L34	N53°49'29"E	77.12'
L35	S82°46'34"W	20.50'
L36	N28°10'15"E	108.43'
L37	N28°10'15"E	122.59'
L38	N28°10'15"E	97.82'
L39	N07°13'26"W	11.80'
L40	N07°13'26"W	15.91'
L41	N07°13'26"W	7.89'



- NOTES:
- 1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 - 2. NO STRUCTURES, 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - 3. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
 - 4. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.00 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
 - 5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
 - 6. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.



Doc# 20140144361 Fees: \$82.00
08/22/2014 9:54AM # Pages: 1
Filed & Recorded in the Office of
Gerard Rickhoff, County Clerk
BEXAR COUNTY, TEXAS

Book 9672 Page 104 1pgs



RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS REVIEWED FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLICIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200

Denham-Ramones Engineering
and Associates, Inc.
18585 Sigma Rd., Suite 101 (210) 495-3100 Office
San Antonio, Tx. 78258 (210) 495-3122 Fax

SUBDIVISION PLAT
OF

**HIGHLAND FARMS III
SUBDIVISION UNIT 9**

BEING 15.869 ACRES OF LAND OUT OF A 45.25 ACRE TRACT RECORDED IN VOLUME 11447, PAGES 2039-2052, AND A 49.02 ACRE TRACT RECORDED IN VOLUME 11330, PAGE 1661-1666, R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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Hillary A. Lueck
HILLARY A. LUECK
Notary Public, State of Texas
My Commission Expires
April 3, 2012

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NOTARY PUBLIC, TARRANT COUNTY, TEXAS

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PAUL W. DENHAM

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BY: *Paul W. Denham* CHAIRMAN

BY: *Edna Cruz Maly* SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerard Rickhoff COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

22 DAY OF August A.D. 2014 AT 9:54A, AND DULY RECORDED THE

22 DAY OF August A.D. 2014 AT 9:54A, IN THE RECORDS OF

Deed & Plat OF SAID COUNTY, IN BOOK VOLUME 9672

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Edna Cruz Maly* DEPUTY



LEGEND & NOTES

- BUILDING SETBACK LINE
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- SCALE FACTOR IS 1.00017
- ROTATION GRID TO PLAT IS 0°00'35"
- MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
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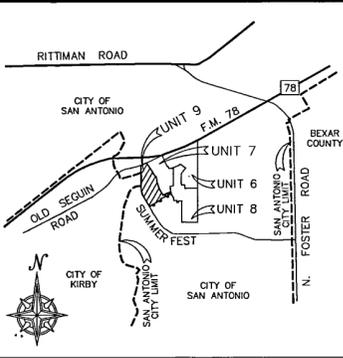
"C.P.S. NOTES"

- 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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 AREAS.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

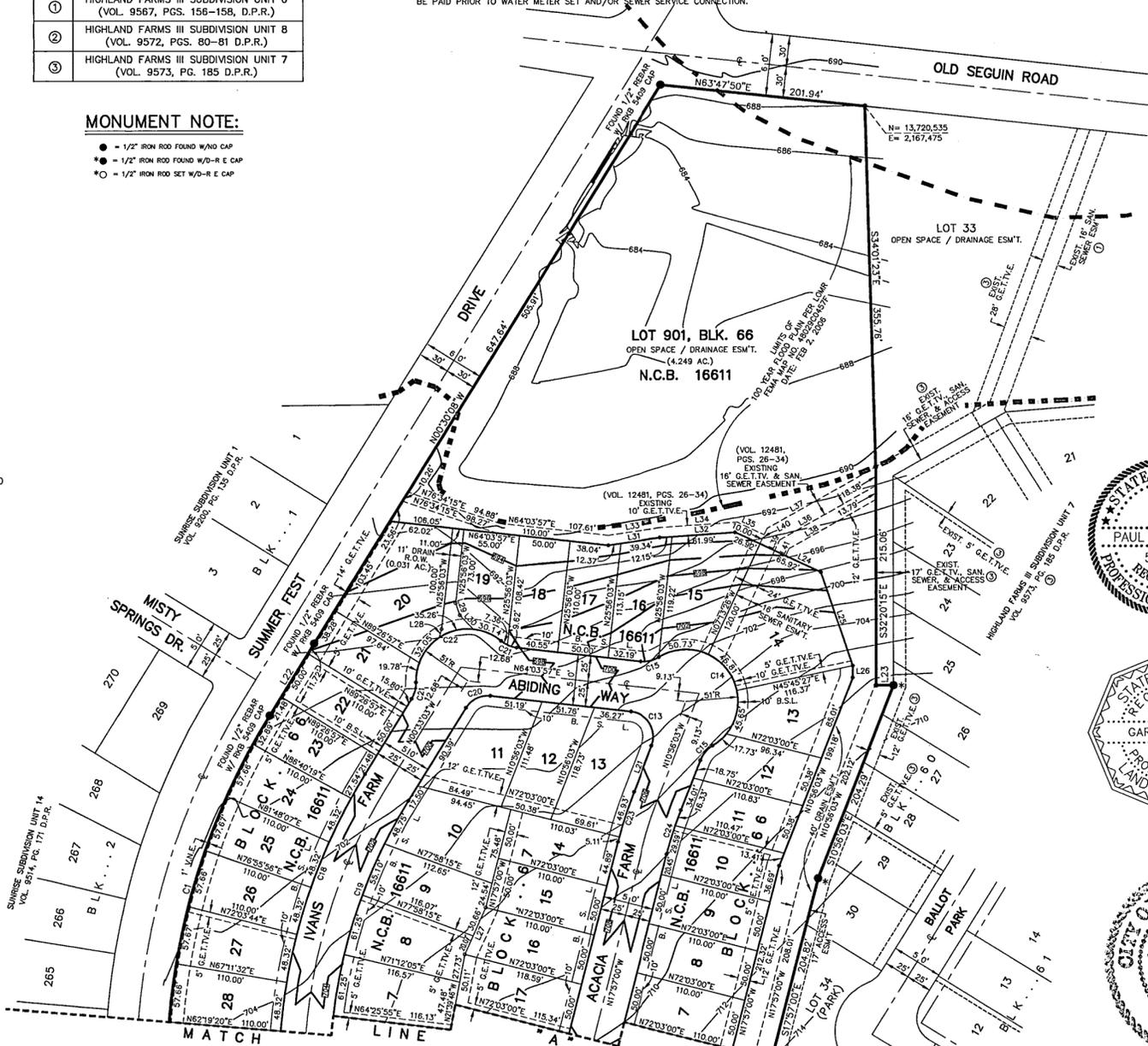
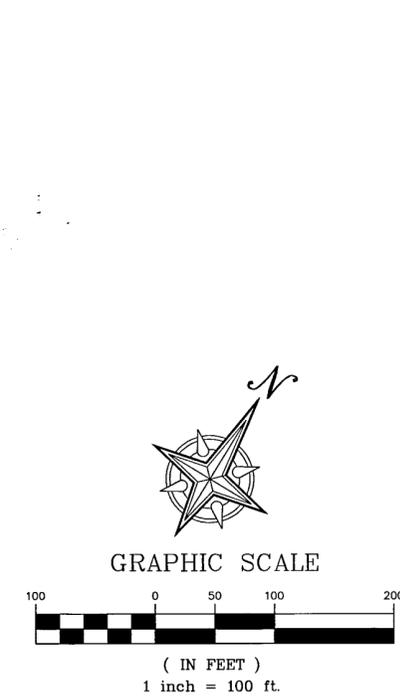
PLAT REFERENCE	
①	HIGHLAND FARMS III SUBDIVISION UNIT 6 (VOL. 9567, PGS. 156-158, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80-81 D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185 D.P.R.)

MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/NO CAP
- = 1/2" IRON ROD FOUND W/D-R E CAP
- = 1/2" IRON ROD SET W/D-R E CAP



LOCATION MAP
NOT TO SCALE



NOTES:

- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- NO STRUCTURES, 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
- AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.00 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. OUTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200



18585 Sigma Rd., Suite 101 (210) 495-3100 Office
San Antonio, Tx. 78258 (210) 495-3122 Fax

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Gerard Rickhoff, County Clerk
GERARD C. RICKHOFF COUNTY CLERK

Book 9672 Page 105 6pgs



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