

ABBREVIATIONS

(9710/43-47) --- VOL.9710, PG.43-47 BEXAR COUNTY DEED & PLAT RECORDS

BCDR ----- BEXAR COUNTY DEED RECORDS

BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS

BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ----- BUILDING SETBACK LINE (-----)

CVE ----- CLEAR VISION EASEMENT

EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

ESMT ----- EASEMENT

DE ----- DRAINAGE EASEMENT

(LOT) ----- OVERALL DIMENSION

CL ----- CENTER LINE

FF ----- MINIMUM FINISHED FLOOR ELEVATION

MULTIPLE PAGES NOTE
 PLAT NOTES ON SHEET 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

CLEAR VISION EASEMENT NOTE:
 CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2148569) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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 OVERHANGS ARE ALLOWED WITHIN THE 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.

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 JONES|CARTER.

REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
5. OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
6. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BLACKBUCK RANCH SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 AND LOT 905, BLOCK 23, LOT 901 BLOCK 19, AND LOT 999, BLOCK 6.
7. 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.
8. 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.
9. PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND PUBLIC WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS.

SAWS UTILITY NOTES

1. IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
2. MAINS DEDICATION: 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.
3. HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1.425 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.
4. 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 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

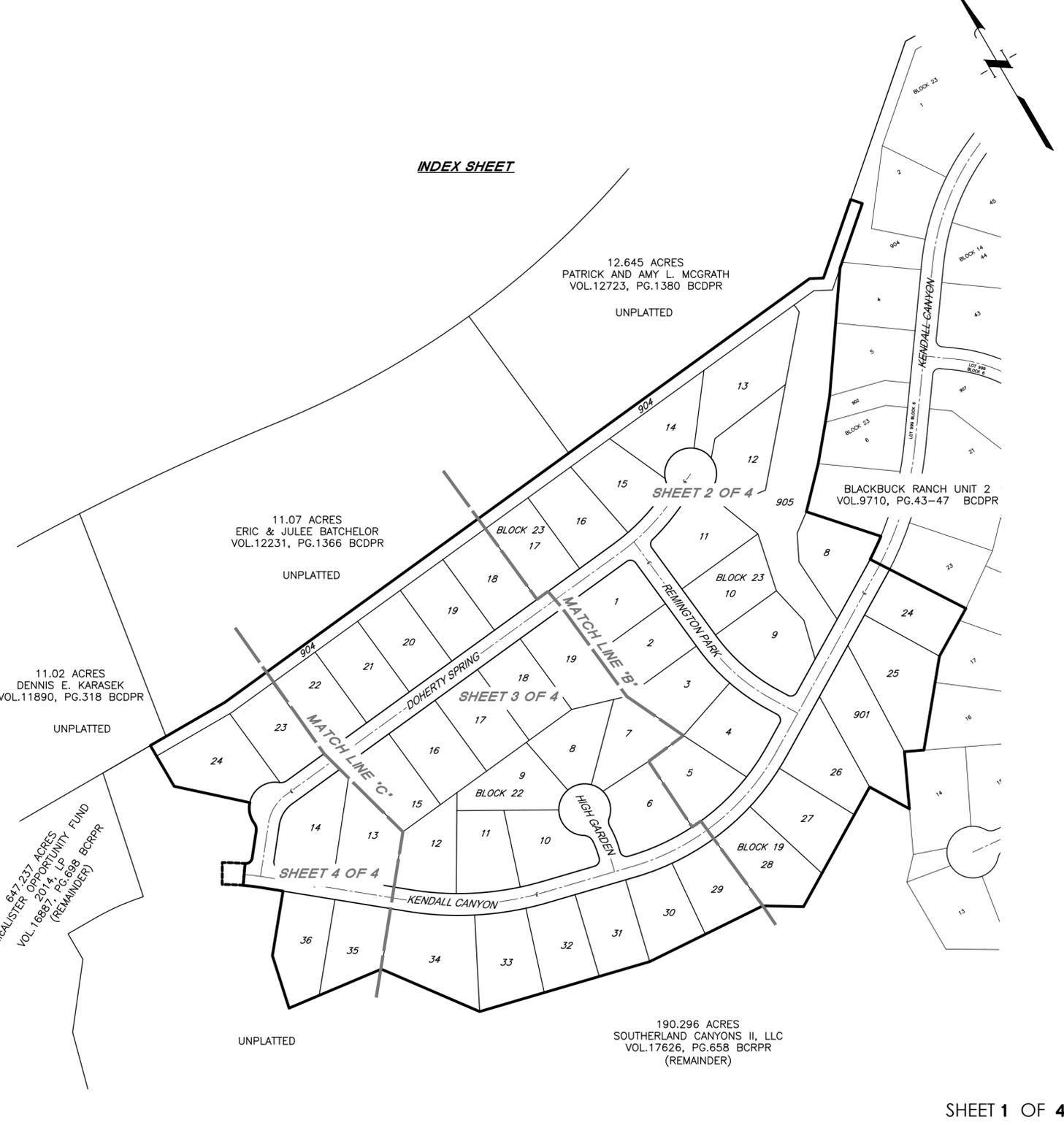
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

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

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILD) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

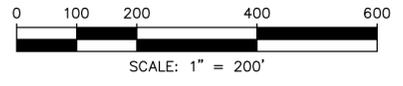
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.



PLAT NUMBER 170065

SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE 1 UNIT 4 PUD

BEING A TOTAL OF 37.896 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BEXAR 4693, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 190.296 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS II, LLC RECORDED IN VOLUME 17626, PAGE 658 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES|CARTER
 Texas Board of Professional Engineers Registration No. F-439
 Texas Board of Professional Land Surveying Registration No. 100461-05
 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: May 8, 2017

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
 SOUTHERLAND CANYONS II, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
 TELEPHONE (830)228-5263

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____ A.D. 20____

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 ON 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 1 UNIT 4 PUD 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

STATE OF TEXAS
 COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

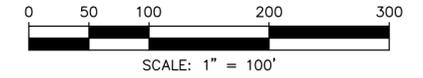
BY: _____ DEPUTY

Civil Job No. S0406-0026-00

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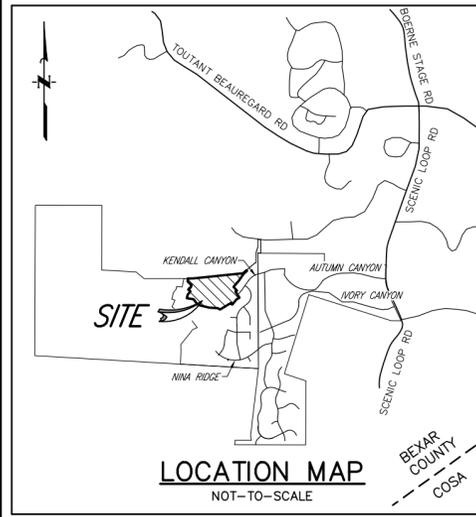
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BY: _____ DEPUTY



LOCATION MAP
NOT-TO-SCALE

ABBREVIATIONS

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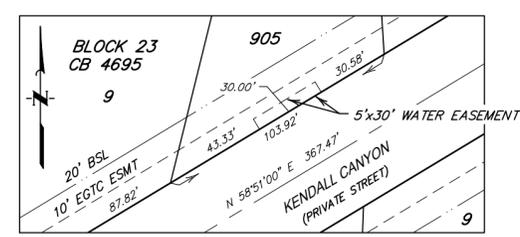
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REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL A
SCALE 1" = 50'



SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

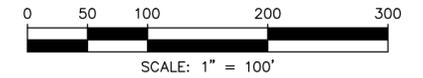
SHEET 2 OF 4

Civil Job No. S0406-0026-00

PLAT NUMBER 170065

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COUNTY OF BEXAR

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CHAIRMAN

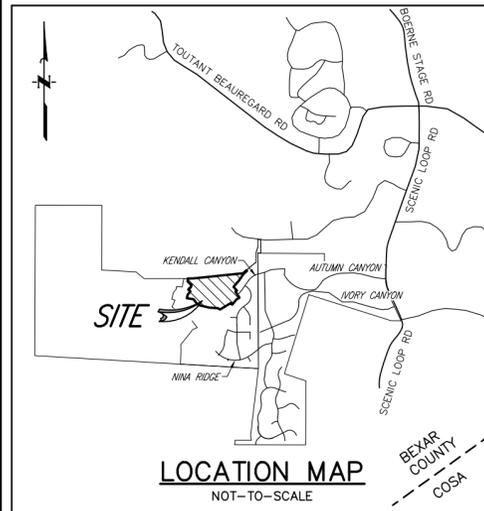
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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



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- BCDR ----- BEXAR COUNTY DEED RECORDS
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- (LOT) ----- OVERALL DIMENSION
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MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET 1 APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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STATE OF TEXAS
COUNTY OF BEXAR

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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 JONES|CARTER.

REGISTERED PROFESSIONAL LAND SURVEYOR



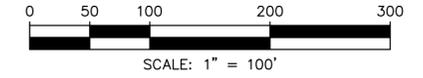
SEE SHEET 4 OF 4 FOR LINE
AND CURVE TABLES

SHEET 3 OF 4

PLAT NUMBER 170065

SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE 1 UNIT 4 PUD

BEING A TOTAL OF 37.896 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BLOCK 4693, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 190.296 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS II, LLC RECORDED IN VOLUME 17626, PAGE 658 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: May 8, 2017

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS II, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____ A.D. 20____

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 ON 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 1 UNIT 4 PUD 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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M IN THE DEED AND PLAT RECORDS

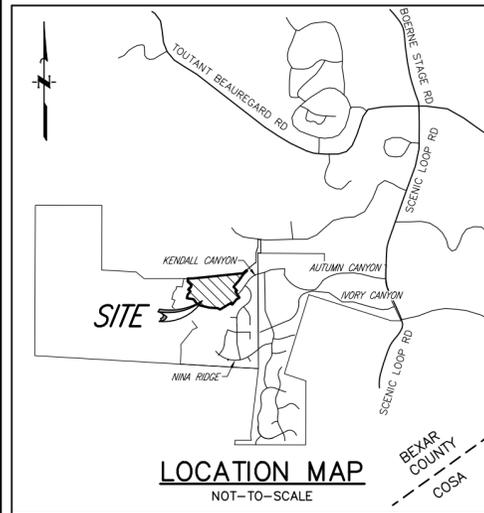
OF BEXAR COUNTY, IN BOOK/VOLUME _____, ON PAGE _____ IN

TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____

DAY OF _____, 20____ A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

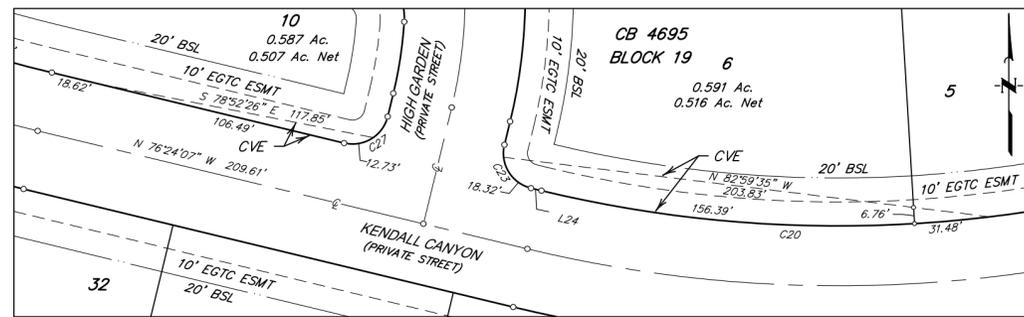
BY: _____ DEPUTY



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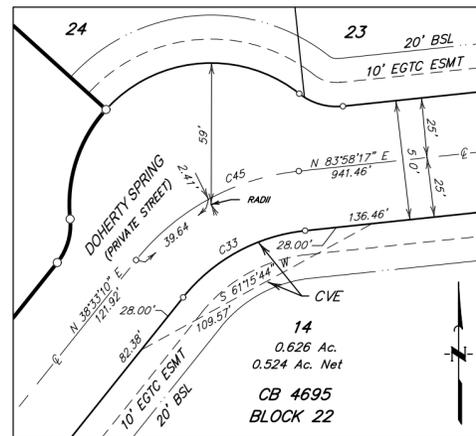
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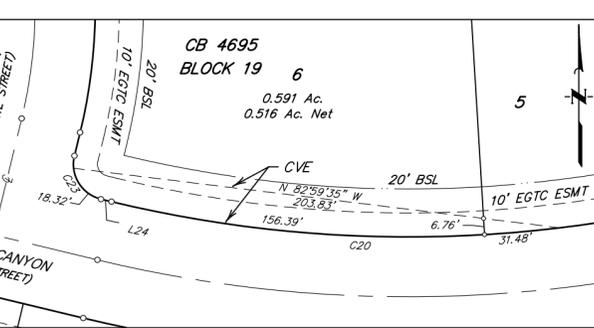
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DETAIL D SCALE 1" = 50'

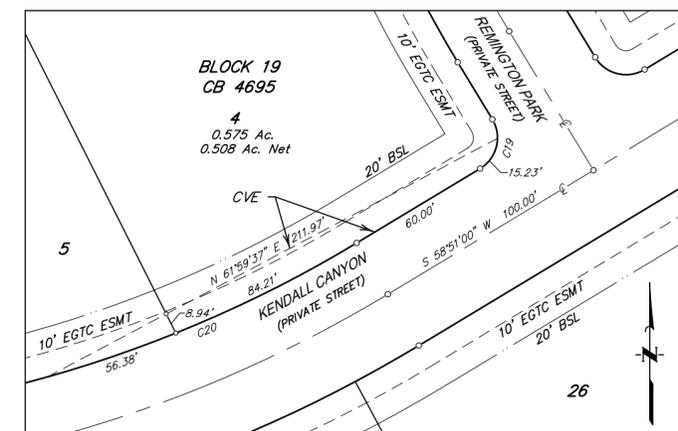
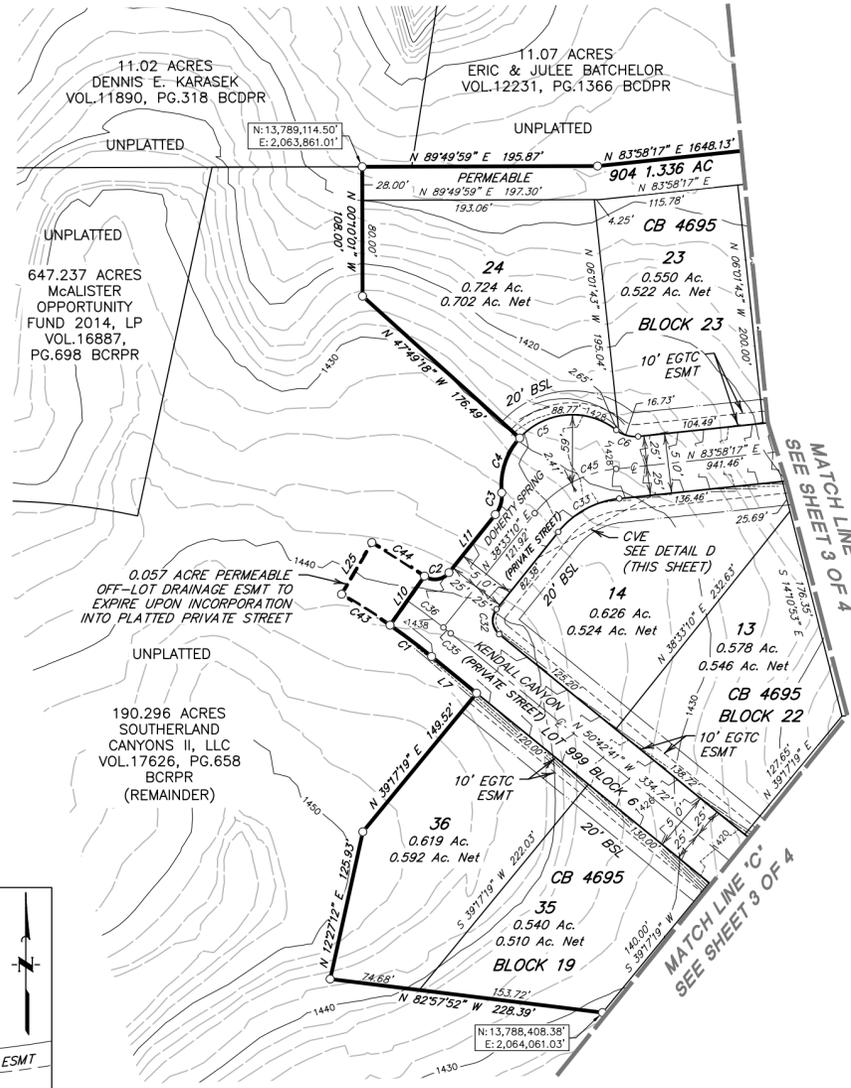


DETAIL C SCALE 1" = 50'



LINE AND CURVE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	575.00'	43.35'	43.34'	N 52°52'15" W	479°09'	21.68'
C2	15.00'	22.62'	20.54'	N 81°45'40" E	86°25'00"	14.09'
C3	25.00'	19.40'	18.92'	N 16°19'09" E	44°28'03"	10.22'
C4	59.00'	49.52'	48.08'	S 18°07'55" E	48°05'35"	26.33'
C5	59.00'	158.30'	108.74'	N 61°14'10" E	134°18'05"	140.02'
C6	25.00'	19.38'	18.90'	S 73°49'15" E	44°24'55"	10.21'
C7	475.00'	150.05'	149.42'	N 74°55'19" E	180°55'29"	75.65'
C8	25.00'	23.33'	22.49'	N 39°08'14" E	53°28'13"	12.59'
C9	59.00'	295.48'	70.24'	S 24°07'39" E	286°56'27"	43.70'
C10	25.00'	23.33'	22.49'	N 87°23'33" W	53°28'13"	12.59'
C11	525.00'	87.78'	87.67'	S 70°39'44" W	9°34'46"	43.99'
C12	15.00'	21.33'	19.58'	S 34°42'42" W	81°28'49"	12.92'
C13	500.00'	40.04'	40.03'	N 81°40'38" E	4°35'19"	20.03'
C14	500.00'	117.90'	117.63'	N 72°37'40" E	13°30'38"	59.23'
C15	425.00'	186.34'	184.85'	S 18°35'22" E	25°07'18"	94.69'
C16	450.00'	197.30'	195.73'	S 18°35'22" E	25°07'18"	100.26'
C17	475.00'	208.27'	206.60'	S 18°35'22" E	25°07'18"	105.83'
C18	15.00'	23.56'	21.21'	S 76°09'00" E	90°00'00"	15.00'
C19	15.00'	23.56'	21.21'	S 13°51'00" W	90°00'00"	15.00'
C20	525.00'	410.03'	399.69'	S 81°13'26" W	44°44'54"	216.11'
C21	550.00'	429.55'	418.72'	S 81°13'26" W	44°44'54"	226.40'
C22	575.00'	449.08'	437.75'	S 81°13'26" W	44°44'54"	236.69'
C23	15.00'	23.56'	21.21'	S 31°24'07" E	90°00'00"	15.00'
C24	25.00'	21.11'	20.49'	N 24°38'37" E	48°22'33"	11.23'
C25	59.00'	294.56'	70.66'	S 85°30'56" W	286°23'33"	44.11'
C26	25.00'	26.75'	25.49'	S 26°57'01" E	61°17'58"	14.81'
C27	15.00'	23.56'	21.21'	S 58°35'53" W	90°00'00"	15.00'
C28	200.00'	68.25'	67.92'	S 03°49'19" W	19°33'10"	34.46'
C29	675.00'	302.66'	300.13'	N 63°33'24" W	25°41'26"	153.92'
C30	700.00'	313.87'	311.25'	N 63°33'24" W	25°41'26"	159.62'
C31	725.00'	325.08'	322.36'	N 63°33'24" W	25°41'26"	165.32'
C32	15.00'	23.37'	21.08'	N 06°04'45" W	89°15'51"	14.81'
C33	75.00'	59.45'	57.91'	N 61°15'44" E	45°25'07"	31.39'
C34	725.00'	78.53'	78.49'	S 55°44'49" W	67°22'21"	39.30'
C35	600.00'	7.71'	7.71'	S 57°04'45" W	0°44'09"	3.85'
C36	600.00'	37.52'	37.52'	N 53°14'20" W	33°00'00"	18.72'
C37	15.00'	23.56'	21.21'	S 51°01'43" E	90°00'00"	15.00'
C38	175.00'	30.23'	30.20'	N 08°38'55" E	9°53'56"	15.15'
C39	225.00'	51.61'	51.50'	N 07°01'37" E	13°08'33"	25.92'
C40	750.00'	21.25'	21.25'	N 58°02'18" E	137°24'	10.63'
C41	775.00'	21.96'	21.96'	N 58°02'18" E	137°24'	10.98'
C42	725.00'	57.99'	57.97'	S 54°56'07" W	4°34'57"	29.01'
C43	575.00'	47.91'	47.90'	N 57°25'04" W	4°46'28"	23.97'
C44	625.00'	52.08'	52.06'	N 57°25'04" W	4°46'28"	26.05'
C45	100.00'	79.27'	77.21'	S 61°15'44" W	45°25'07"	41.85'



DETAIL B SCALE 1" = 50'

LINE	BEARING	DISTANCE
L1	S 62°12'41" E	31.83'
L2	N 40°57'51" W	28.00'
L3	S 13°35'53" W	10.00'
L4	S 13°35'53" W	10.00'
L5	S 03°06'30" W	53.45'
L6	S 26°22'36" W	65.67'
L7	N 50°42'41" W	168.32'
L8	N 58°46'28" W	92.62'
L9	S 39°17'00" W	61.28'
L10	N 34°58'10" E	50.00'
L11	N 38°33'10" E	61.94'
L12	S 13°35'53" W	50.00'
L13	S 31°09'00" E	67.80'
L14	N 65°52'21" E	85.00'
L15	S 06°01'43" E	19.87'
L16	S 62°12'41" E	42.47'
L17	N 49°02'09" E	53.35'
L18	N 82°52'48" W	65.74'
L19	N 29°49'58" W	67.37'
L20	N 40°43'40" E	45.27'
L21	N 64°33'23" W	44.59'
L22	NOT USED	
L23	N 05°57'17" W	40.72'
L24	N 76°24'07" W	4.50'
L25	N 30°11'43" E	50.00'

Civil Job No. S0406-0026-00