

PLAT NUMBER 130392

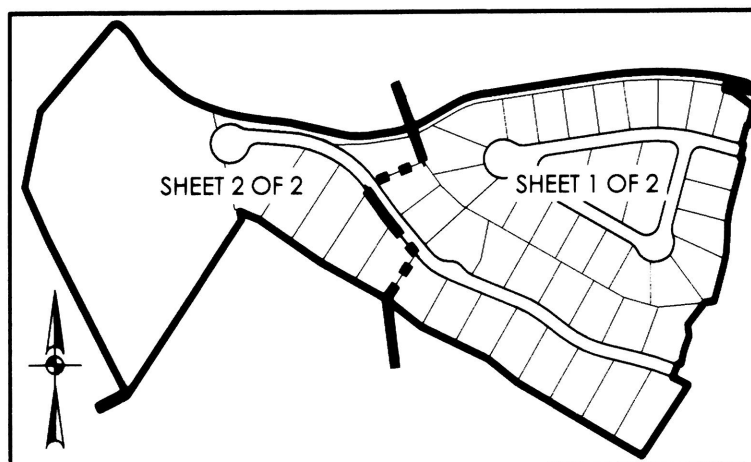
SUBDIVISION PLAT
OF
DOMINION UNIT 13-B
PLANNED UNIT DEVELOPMENT

ESTABLISHING LOTS 65-78 AND LOT 999, BLOCK 30, LOTS 1-32, BLOCK 32 AND LOTS 1-5, BLOCK 33, BEING A 25,656 ACRE TRACT OF LAND COMPROMISED OF A 7.123 ACRE TRACT OUT OF A 39.287 TRACT AND A 18.524 ACRE TRACT OUT OF A 55.969 ACRE TRACT BOTH IN DEED RECORDED IN VOLUME 15322, PAGE 1783 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE P. TOEPFERWEIN SURVEY NUMBER 26 1/4, ABSTRACT 765, COUNTY BLOCK 4751, NEW CITY BLOCK 34751, THE JOHN W. SMITH SURVEY NO. 27, ABSTRACT 708, COUNTY BLOCK 4732, NEW CITY BLOCK 34732 AND THE J.M. ARCHA SURVEY NO. 26, ABSTRACT 27, COUNTY BLOCK 4752, NEW CITY BLOCK 34752, ALL IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'

**PAPE-DAWSON
ENGINEERS**
TBP, FIRM REGISTRATION # 470
2000 N Loop 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 6, 2015



INDEX MAP

SCALE: 1" = 500'

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 ESTATE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROBERTO KENIGSTEIN
GKH DEVELOPMENT, LTD.
16002 VIA SHAVANO, STE. 101
SAN ANTONIO, TX 78249
(210) 699-1773

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERTO KENIGSTEIN, 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 25th DAY OF March, A.D. 2015.

Deborah A. Steele
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF DOMINION UNIT 13-B PLANNED UNIT DEVELOPMENT 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 25th DAY OF March, A.D. 2015

BY: *[Signature]* CHAIRMANBY: *[Signature]* SECRETARYSTATE 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. 2015, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2015, 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. 2015.

COUNTY CLERK, BEAR COUNTY, TEXAS

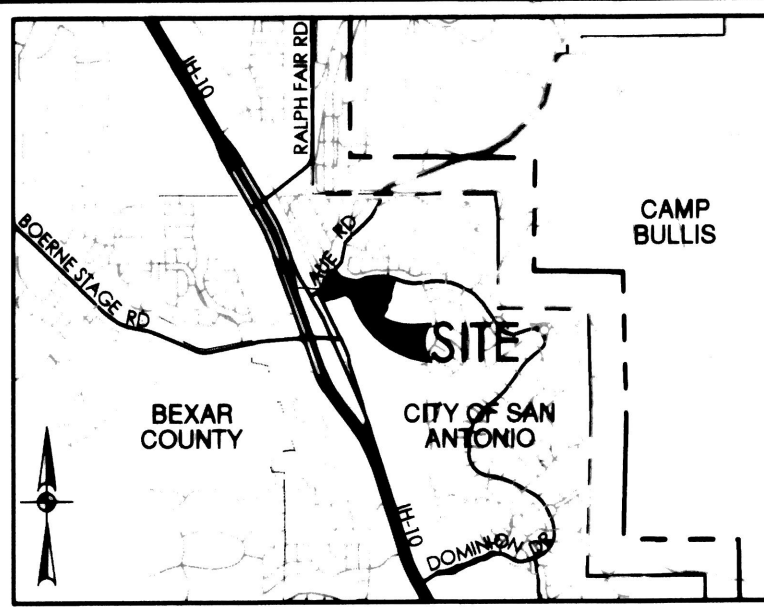
BY: _____, DEPUTY

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0115F, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 1% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

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

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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
LINE AND CURVE TABLES LOCATED ON SHEET 2 OF 2



LOCATION MAP

MAPSCO MAP GRID: 479F1/F2
NOT-TO-SCALE

DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	PAGE(S)	RIGHT-OF-WAY
NEW CITY BLOCK	VOLUME	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OFFICIAL PUBLIC RECORDS (SURVEYOR)	SET 1/2" IRON ROD (PD)	SET 1/2" IRON ROD (PD)-ROW
EXISTING CONTOURS		
PROPOSED CONTOURS		
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, MAP # 48029C0115F, DATED SEPTEMBER 29, 2010		
MINIMUM FINISHED FLOOR ELEVATION		

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

PUBLIC WORKS STORM WATER:
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.

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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE AND IMPROVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 2,000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREA NOTE:
LOT 903, BLOCK 32, NCB 16386, SHALL BE DESIGNATED AS A VARIABLE WIDTH INGRESS/EGRESS, DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE TELEVISION, GAS, WATER AND LANDSCAPE EASEMENT.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 30, NCB 16386 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

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

EDU NOTE:
THE NUMBER OF 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.

IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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", "OVERLAP EASEMENT", "UTILITY EASEMENT", AND "TRANSMISSION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSDUCERS, 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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 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 BEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS, WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEAR

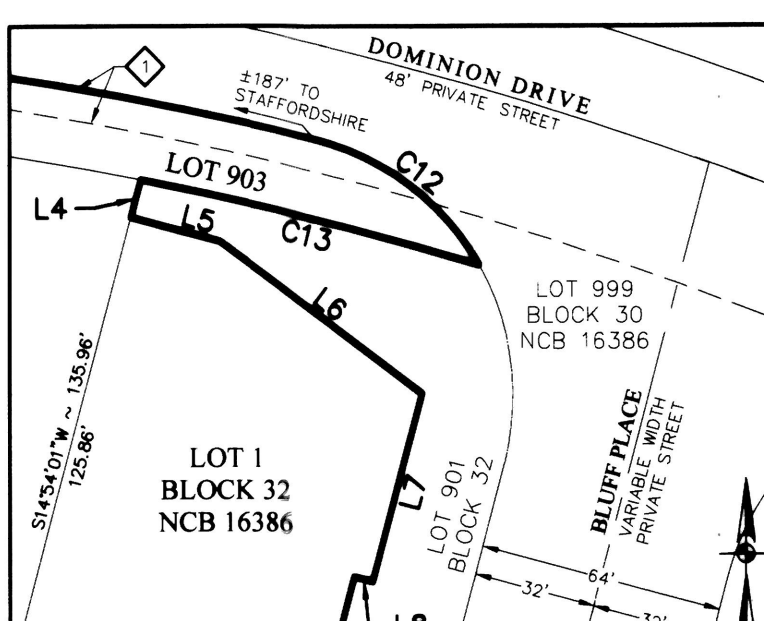
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

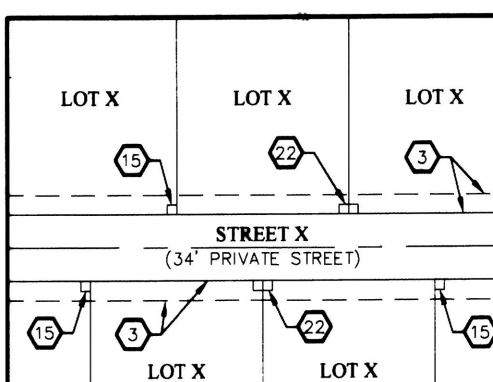
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



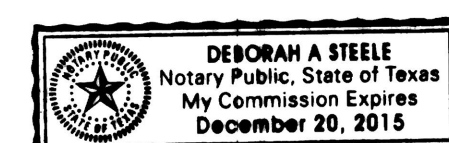
DETAIL "A"

NOT-TO-SCALE

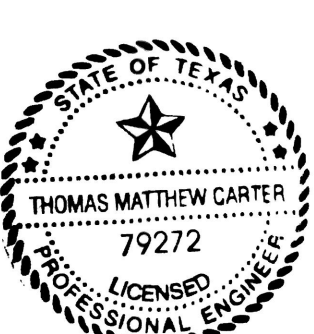


TYPICAL EASEMENT LAYOUT

NOT-TO-SCALE

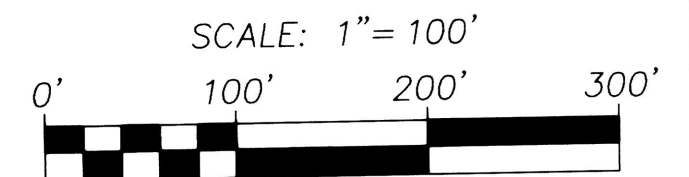


SHEET 1 OF 2



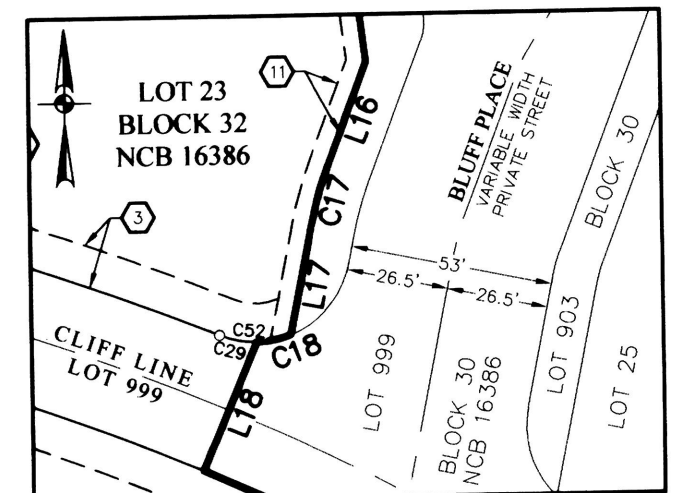
SUBDIVISION PLAT
OF
DOMINION UNIT 13-B
PLANNED UNIT DEVELOPMENT

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PAPE-DAWSON ENGINEERS
TBP, FIRM REGISTRATION # 470
2000 NW Loop 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 6, 2015



DETAIL "B"
NOT-TO-SCALE

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 EASEMENT 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: ROBERTO KENIGSTEIN
GKH DEVELOPMENT, LTD.
16002 VIA SHAVANO, STE. 101
SAN ANTONIO, TX 78249
(210) 699-1773

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERTO KENIGSTEIN, 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 25th DAY OF March, A.D. 2015.

Deborah A. Steele
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

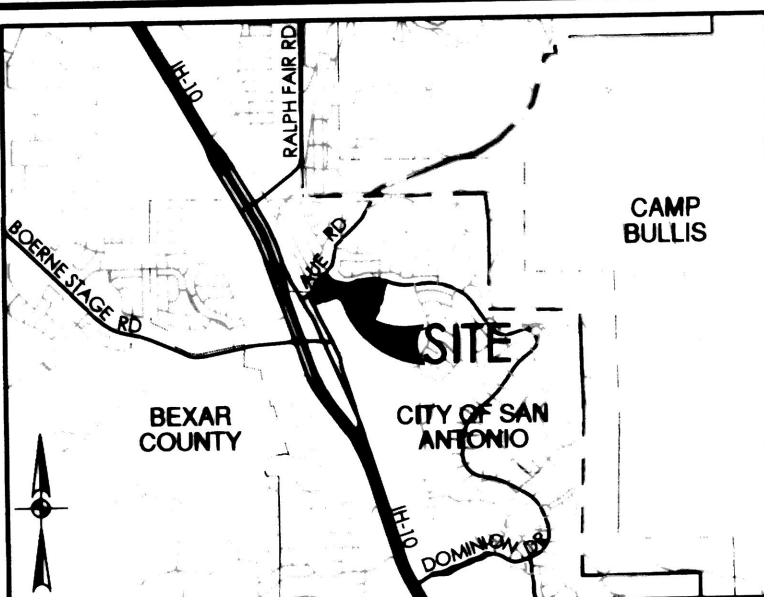
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DATED THIS 25th DAY OF March, A.D. 2015.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* 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. 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 _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
MAPSCO MAP GRID: 4791/F2
NOT-TO-SCALE

LINE #	BEARING	LENGTH
L1	S48°08'18"E	63.28'
L2	S83°22'09"E	33.50'
L3	N81°45'57"E	70.00'
L4	S14°54'01"W	10.10'
L5	S75°05'59"E	24.20'
L6	S53°20'16"E	65.55'
L7	S14°54'01"W	49.98'
L8	N75°05'59"W	5.00'
L9	S14°54'01"W	51.58'
L10	S75°05'59"E	5.42'
L11	S14°54'01"W	34.00'
L12	S2°44'21"W	70.10'
L13	S82°50'00"W	25.16'
L14	S37°50'05"W	72.12'
L15	S7°10'00"E	30.88'
L16	S21°10'59"W	28.54'
L17	S11°31'30"W	28.19'
L18	S23°15'02"W	36.01'
L19	N60°30'09"W	88.25'
L20	N51°29'24"W	114.67'
L21	N66°30'20"W	55.53'
L22	S12°31'00"E	22.01'

LINE #	BEARING	LENGTH
L23	S63°12'44"W	79.51'
L24	N26°25'15"W	12.00'
L25	N63°12'44"E	76.24'
L26	N33°22'55"E	3.63'
L27	S31°04'07"W	46.14'
L28	S85°22'00"E	111.33'
L29	S35°53'44"E	80.64'
L30	S67°32'04"E	136.53'
L31	S52°57'17"E	68.80'
L32	S76°46'42"E	69.60'
L33	N76°46'42"W	69.60'
L34	N52°57'17"W	68.80'
L35	N67°32'04"W	193.46'
L36	N35°53'44"W	80.64'
L37	N85°22'00"W	75.76'
L38	S12°31'00"E	55.02'
L39	S89°16'03"W	70.44'
L40	S81°45'57"W	70.00'
L41	N60°34'12"E	97.44'
L42	N80°41'16"E	39.61'
L43	N19°41'22"E	52.46'

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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 CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
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EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) 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.

IMPACT FEE 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 WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

- 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, REPAIRING, PATROLLING AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS 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 OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON, IF AS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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 ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 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 AND GAS FACILITIES.
- FOOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. FACILITIES 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.

[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

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	18.00'	94°32'56"	N86°18'15"E	26.45'	29.70'
C2	200.00'	21°45'33"	S37°15'32"E	75.50'	75.95'
C3	200.00'	21°45'05"	S37°15'32"E	75.50'	75.95'
C4	200.00'	17°15'14"	S56°45'55"E	60.00'	60.23'
C5	563.58'	17°58'37"	S74°22'51"E	176.10'	176.83'
C6	424.00'	2°37'36"	S84°43'24"E	19.44'	19.44'
C7	198.00'	8°59'54"	S81°32'15"E	31.06'	31.10'
C8	202.00'	21°11'45"	S87°38'11"E	74.30'	74.73'
C9	202.00'	21°11'45"	N71°10'04"E	74.30'	74.73'
C10	198.00'	21°09'20"	N71°08'52"E	72.69'	73.11'
C11	946.32'	22°04'42"	S87°12'22"E	362.40'	364.65'
C12	68.00'	46°38'58"	S52°50'32"E	53.85'	55.36'
C13	926.32'	5°38'09"	N75°55'30"W	91.08'	91.12'
C14	25.00'	16°15'37"	S66°58'11"E	7.07'	7.09'
C15	217.50'	12°09'40"	S8°49'11"W	46.08'	46.16'
C16	82.50'	12°09'40"	S8°49'11"W	17.48'	17.51'
C17	98.50'	9°39'30"	S16°21'14"W	16.58'	16.60'
C18	25.00'	20°52'11"	S79°16'34"W	9.06'	9.11'
C19	633.00'	4°10'40"	S64°39'38"E	46.15'	46.16'
C20	25.00'	29°52'51"	S70°25'35"E	12.89'	13.04'
C21	317.00'	49°28'17"	S60°37'52"E	265.29'	273.71'
C22	483.00'	3°36'46"	S37°42'07"E	30.45'	30.46'
C23	153.00'	8°25'33"	S43°43'16"E	22.48'	22.50'
C24	50.00'	44°58'14"	S70°25'09"E	38.24'	39.24'
C25	44.25'	58°12'19"	S63°48'07"E	43.04'	44.95'
C26	317.00'	14°34'47"	S60°14'41"E	80.45'	80.66'
C27	283.00'	23°49'25"	S64°52'00"E	116.83'	117.67'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C28	667.00'	91°2'08"	S72°10'38"E	107.01'	107.13'
C29	25.00'	22°42'47"	S78°55'57"E	9.85'	9.91'
C30	633.00'	10°01'45"	N71°45'50"W	110.66'	110.80'
C31	317.00'	23°49'25"	N64°52'00"W	130.86'	131.81'
C32	283.00'	14°34'47"	N60°14'41"W	71.82'	72.01'
C33	187.00'	28°01'34"	N53°31'17"W	90.56'	91.47'
C34	283.00'	49°28'17"	N60°37'52"W	236.83'	244.35'
C35	25.00'	75°47'15"	S56°44'22"W	30.71'	33.07'
C36	517.00'	3°36'46"	N37°42'07"W	32.59'	32.60'
C37	50.50'	28°54'06"	N18°19'13"W	61.02'	251.79'
C38	467.00'	22°57'54"	S86°34'56"E	185.93'	187.18'
C39	25.00'	89°58'02"	S59°55'00"W	35.35'	39.26'
C40	40.00'	36°27'06"	S37°7'34"E	25.02'	25.45'
C41	33.00'	44°20'44"	N82°35'20"W	24.91'	25.54'
C42	50.50'	23°10'23"	N10°45'35"E	91.14'	203.64'
C43	33.00'	44°20'44"	S75°53'31"E	24.91'	25.54'
C44	433.00'	12°54'48"	S88°23'31"W	97.38'	97.59'
C45	25.00'	100°05'04"	N35°06'33"W	38.33'	43.67'
C46	33.00'	104°39'04"	N67°15'30"E	52.24'	60.27'
C47	33.00'	142°21'05"	S10°45'35"W	62.47'	81.99'
C48	222.00'	7°30'06"	S85°31'00"W	29.05'	29.07'
C49	178.00'	21°09'20"	S71°08'52"W	65.35'	65.72'
C50	222.00'	21°11'45"	N71°10'04"E	81.66'	82.13'
C51	926.32'	25°08'18"	N85°40'34"W	403.17'	406.42'
C52	25.00'	43°34'58"	N89°22'03"W	18.56'	19.02'
C53	50.00'	177°33'16"	S67°15'30"W	99.98'	154.95'
C54	40.00'	36°27'06"	N42°11'25"W	25.02'	25.45'
C55	50.00'	32°50'04"	S51°07'00"E	28.26'	28.65'

DEBORAH A STEELE
Notary Public, State of Texas
My Commission Expires
December 20, 2015

