

SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE 1 UNIT 2 PUD

BEING 38.057 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BLOCK 4693, BEXAR COUNTY, TEXAS; BEING A PORTION OF A 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



SCALE: 1" = 200'



DATE OF PRINT: November 2, 2016

STATE OF TEXAS COUNTY OF BEXAR

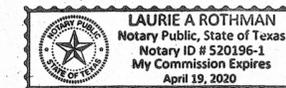
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

2 DAY OF November A.D. 20 16



Laurie A. Rothman, 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 2 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

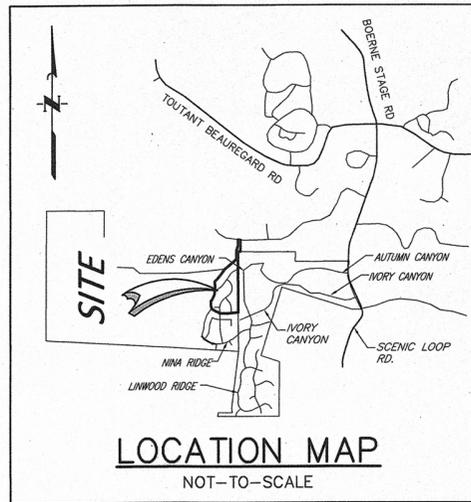
OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN

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

DAY OF _____, 20 _____ A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



- ABBREVIATIONS: (9682/33) VOL.9682, PG.33-40 BEXAR COUNTY DEED PLAT RECORDS, BCDR BEXAR COUNTY DEED RECORDS, BCDPR BEXAR COUNTY REAL PROPERTY RECORDS, BCDPR BEXAR COUNTY DEED AND PLAT RECORDS, CB COUNTY BLOCK, VOL VOLUME, PG PAGE, AC ACREAGE, BSL BUILDING SETBACK LINE, CVE CLEAR VISION EASEMENT, EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT, ESMT EASEMENT, DE DRAINAGE EASEMENT, (LOT) OVERALL DIMENSION, C CENTER LINE, FF MINIMUM FINISHED FLOOR ELEVATION

MULTIPLE PAGES NOTE PLAT NOTES 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.

EMERGENCY ACCESS NOTE: LOTS 903 AND 904, BLOCK 23 ARE EMERGENCY ACCESS EASEMENTS.

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.

John A. Brown 11/2/2016 LICENSED PROFESSIONAL ENGINEER

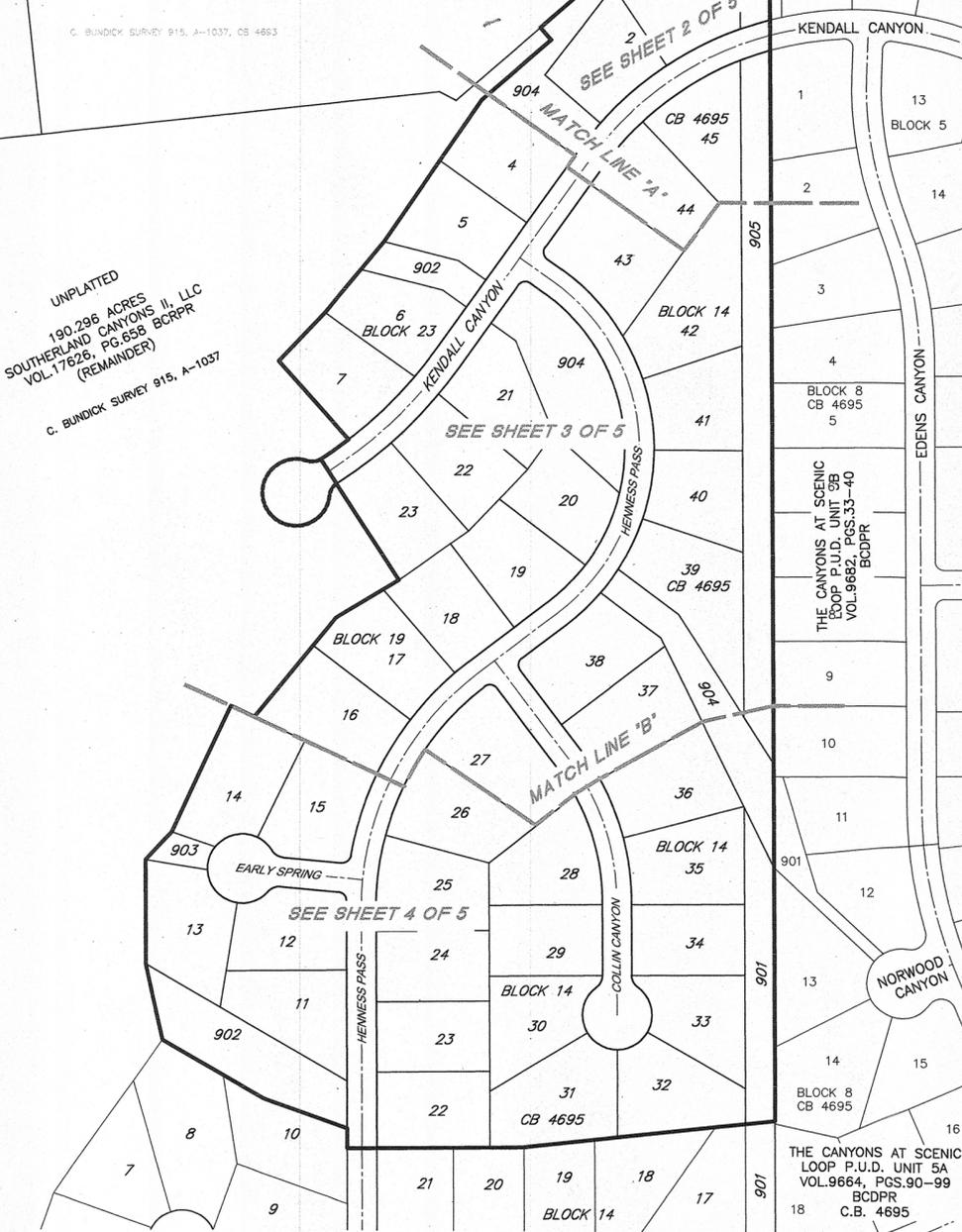
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

John G. Mosier 11/2/2016 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. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P #2148569) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON OCTOBER 7, 2016, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES. 7. 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 901, 904 & 905, BLOCK 14, LOTS 902, 903 & 904, BLOCK 19, LOTS 901, 902, 903 & 904, BLOCK 23, AND LOT 999, BLOCK 6. 8. 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. 9. 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. 10. PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS. 11. AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0090F, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. 12. 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.

- 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 THE WASTEWATER SERVICE CONNECTION. 2. EDU NOTE: 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. 3. 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. 4. 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. 5. 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.

UNPLATTED 190.296 ACRES SOUTHERLAND CANYONS II, LLC VOL.17626, PG.658 BCDPR (REMAINDER) C. BUNDICK SURVEY 915, A-1037



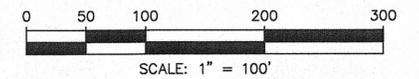
DRAINAGE NOTES: NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDS DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT 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 (FLO) 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.

INDEX SHEET



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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: November 2, 2016

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, WATER COURSES, 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 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

2 DAY OF November A.D. 2016

Laurie A. Rothman
Notary Public, State of Texas
Notary ID # 520195-1
My Commission Expires
April 19, 2020

Laurie A. Rothman
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 2 PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID 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

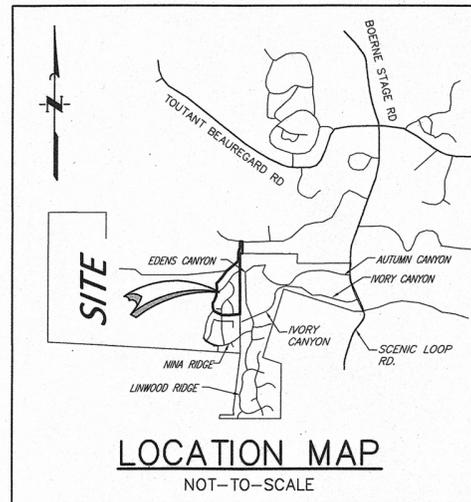
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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



ABBREVIATIONS

- (9682/33) VOL.9682, PG.33-40 BEXAR COUNTY DEED & PLAT RECORDS
- BCDR BEXAR COUNTY DEED RECORDS
- BCRPR BEXAR COUNTY REAL PROPERTY RECORDS
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- CB COUNTY BLOCK
- VOL VOLUME
- PG PAGE
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MULTIPLE PAGES NOTE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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- 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," "OVERHANGING 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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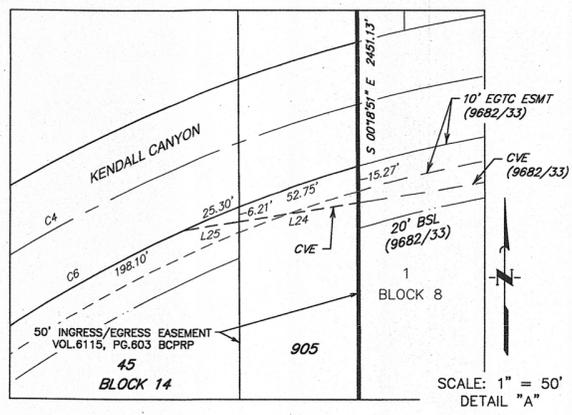
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Jack Steven Brown 11/2/2016
LICENSED PROFESSIONAL ENGINEER

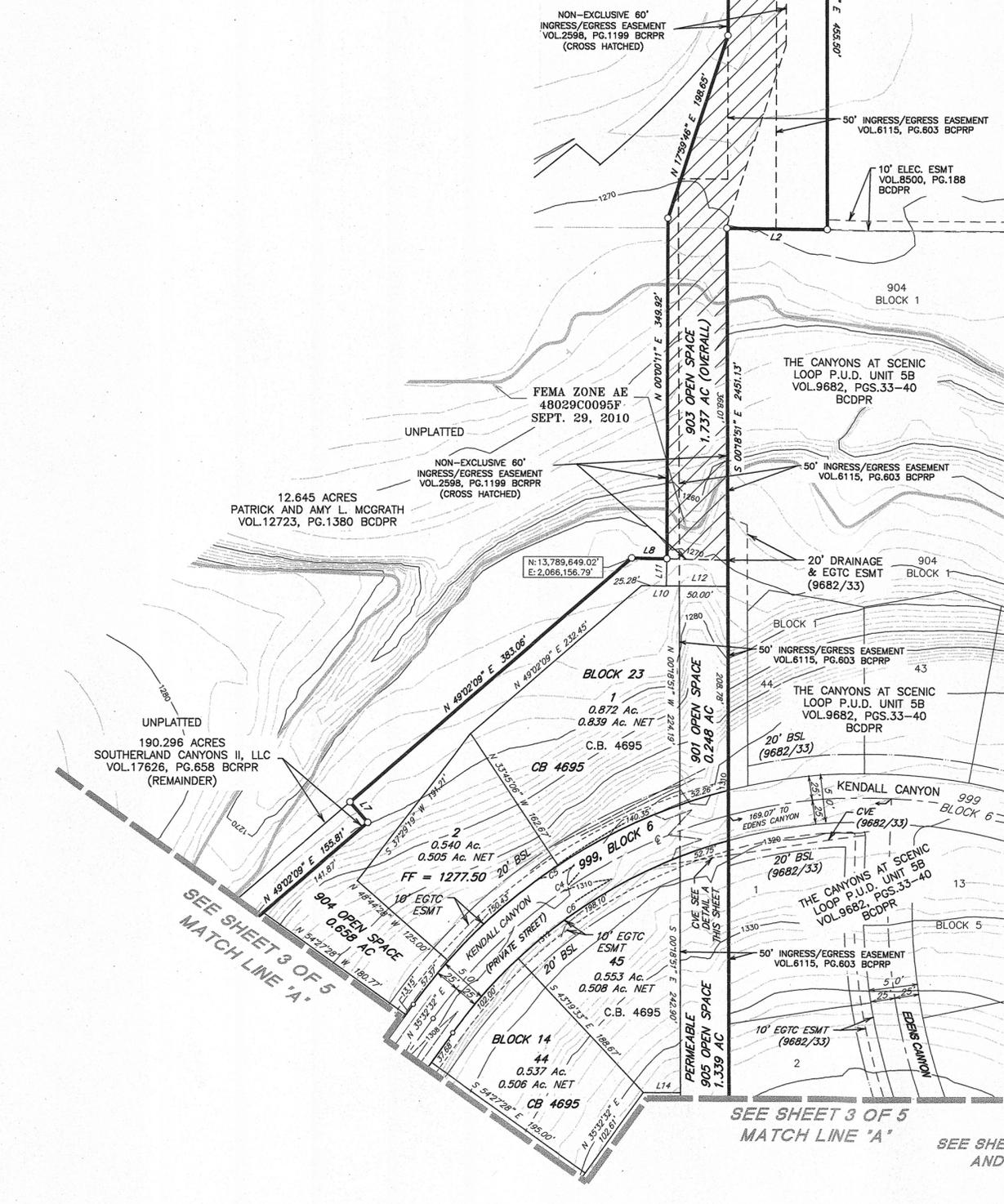
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John G. Mosier 11/2/2016
REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'
DETAIL "A"

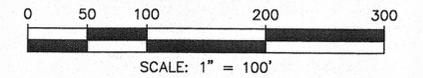


Civil Job No. 50406-0023-03

PLAT NUMBER: 160414

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TELEPHONE (830)228-5263

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2 DAY OF November, A.D. 20 16

Laurie A. Rothman
Notary Public, State of Texas
Notary ID # 520196-1
My Commission Expires April 19, 2020

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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 2 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

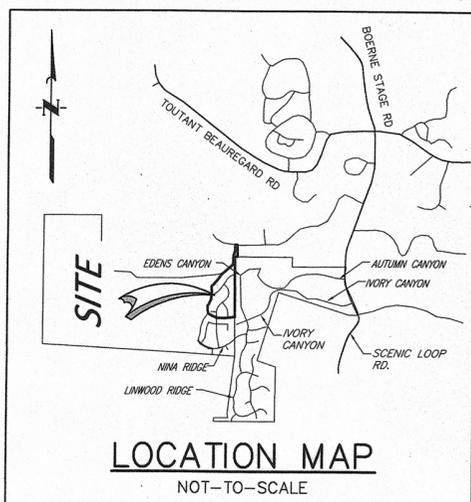
BY: _____
SECRETARY

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.

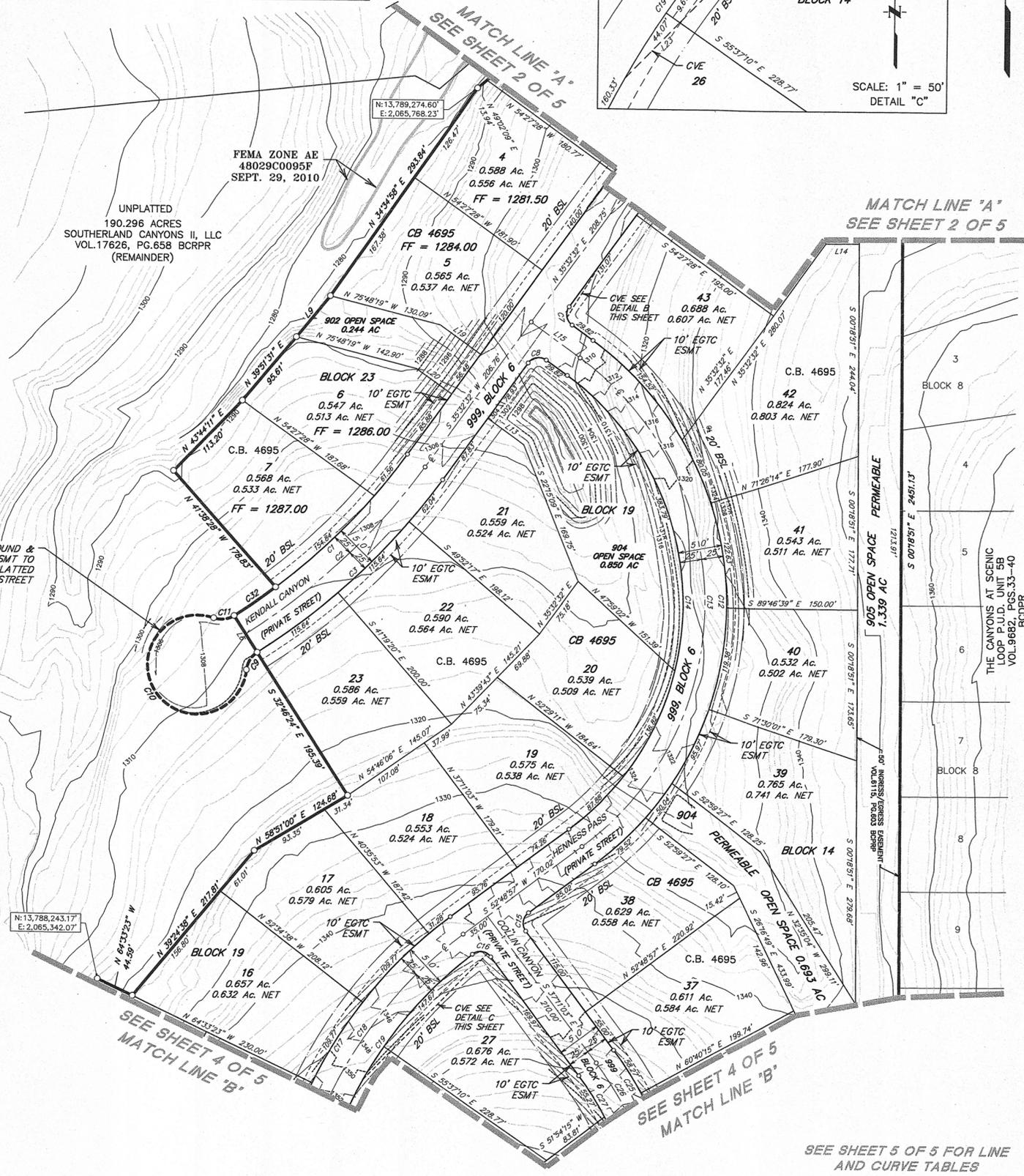
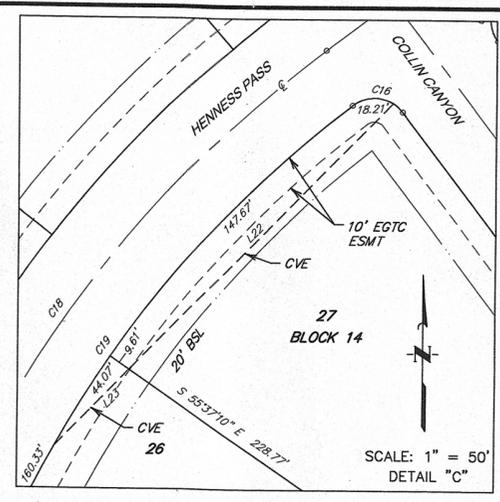
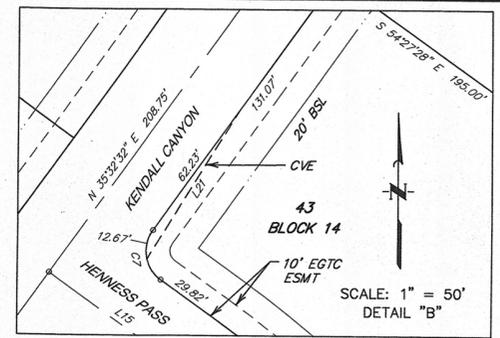
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



- ABBREVIATIONS**
- (9682/33) VOL.9682, PG.33-40 BEXAR COUNTY DEED & PLAT RECORDS
 - BCDR BEXAR COUNTY DEED RECORDS
 - BCRPR BEXAR COUNTY REAL PROPERTY RECORDS
 - BCDPR BEXAR COUNTY DEED AND PLAT RECORDS
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 - VOL VOLUME
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 - AC ACREAGE
 - BSL BUILDING SETBACK LINE
 - CVE CLEAR VISION EASEMENT
 - TV EASEMENT
 - ESMT EASEMENT
 - DE DRAINAGE EASEMENT
 - (LOT) OVERALL DIMENSION
 - CL CENTER LINE
 - FF MINIMUM FINISHED FLOOR ELEVATION

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



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, 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.
- 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.
- 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.
- 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.

Jack Steen Brown 11/2/2016
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, INC.

John J. McCain 11/2/2016
REGISTERED PROFESSIONAL LAND SURVEYOR



Civil Job No. S0406-0023-03

File: P:\PROJETS\160406_southland\160406_blackbuck_ranch_unit2\CAD\Drawings\160406-0023_Plat_102.dwg

PLAT NUMBER: 160414

**SUBDIVISION PLAT ESTABLISHING
BLACKBUCK RANCH PHASE 1 UNIT 2 PUD**

BEING 38.057 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BLOCK 4693, BEXAR COUNTY, TEXAS; BEING A PORTION OF A 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



SCALE: 1" = 100'



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: November 2, 2016

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

2 DAY OF November A.D. 2016

Laurie A. Rothman
Notary Public, State of Texas
Notary ID # 520196-1
My Commission Expires April 19, 2020

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 2 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

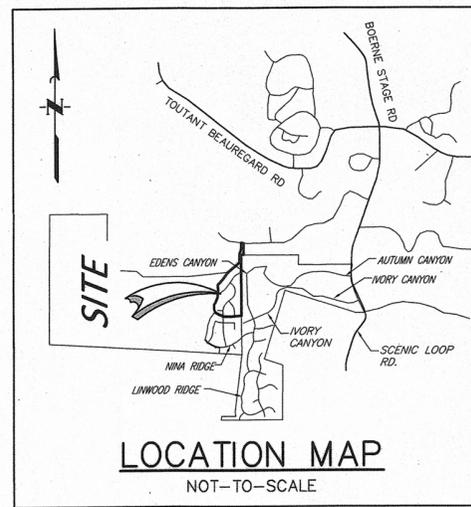
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CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M IN THE DEED AND PLAT RECORDS

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



ABBREVIATIONS

- (9682/33) VOL.9682, PG.33-40 BEXAR COUNTY DEEDS & PLAT RECORDS
- BCDR BEXAR COUNTY DEED RECORDS
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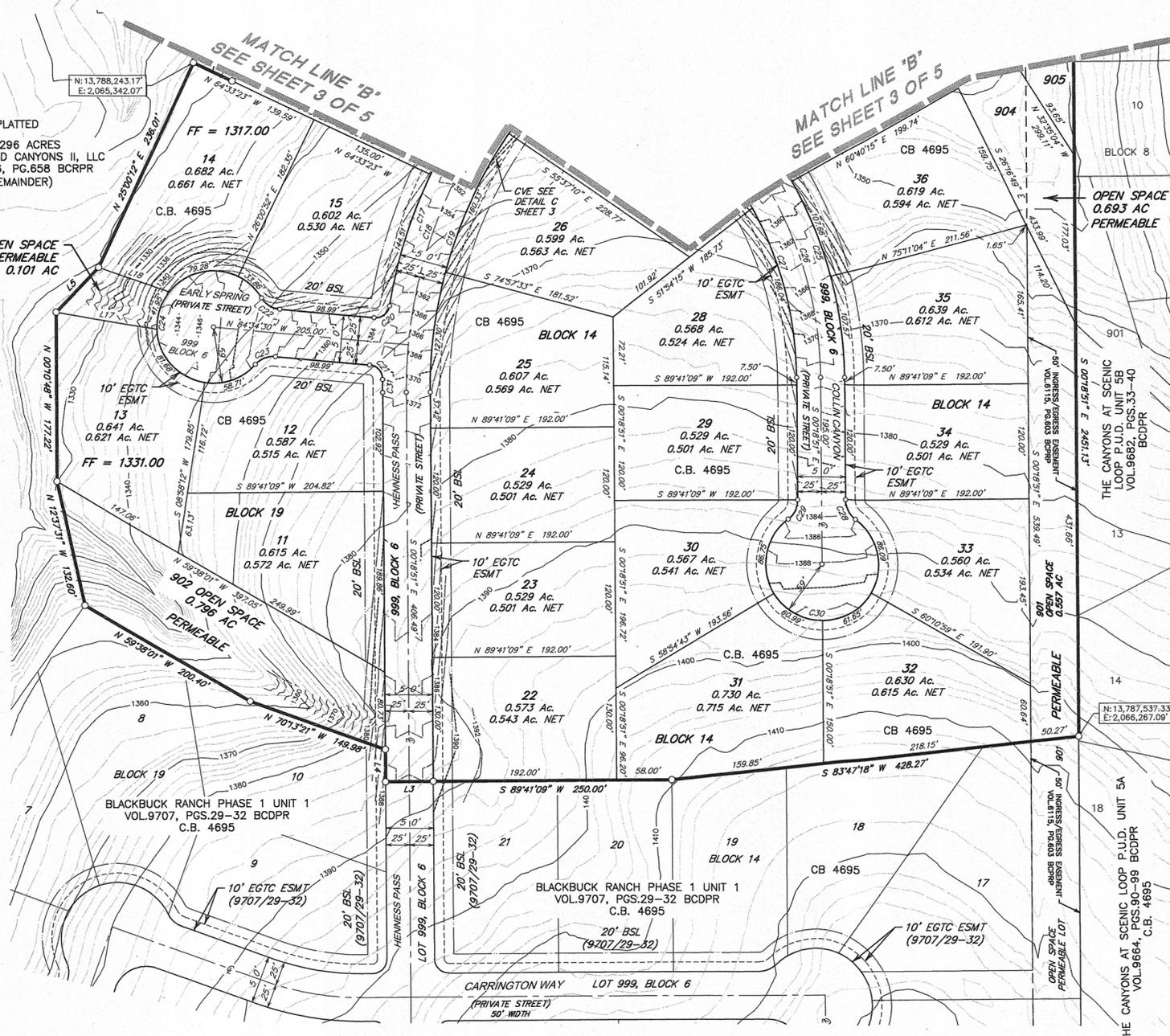
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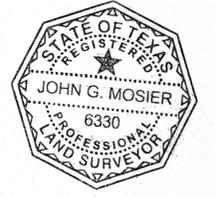
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John G. Mosier 11/2/2016
REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES



Civil Job No. SO406-0023-03

SUBDIVISION PLAT ESTABLISHING
BLACKBUCK RANCH PHASE 1 UNIT 2 PUD

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DATE OF PRINT: November 2, 2016

STATE OF TEXAS
COUNTY OF BEXAR

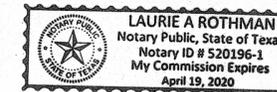
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OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
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STATE OF TEXAS
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2 DAY OF November A.D. 20 16



Laurie A Rothman
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL
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ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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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

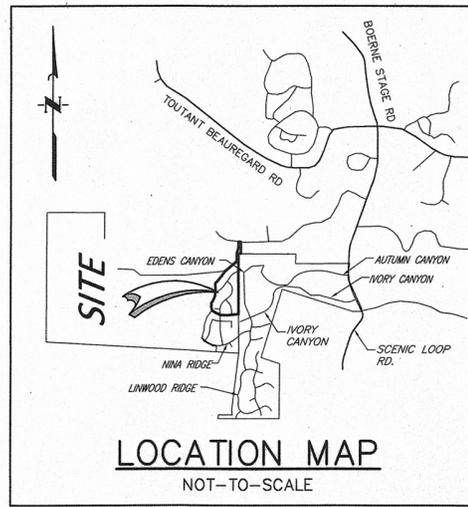
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TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



ABBREVIATIONS

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LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 89°14'00" E	101.36'
L2	N 69°34'52" W	103.29'
L3	S 89°41'09" W	50.00'
L4	N 00°18'51" W	33.91'
L5	N 43°22'44" E	65.13'
L6	N 32°46'24" W	50.00'
L7	N 40°57'51" W	28.00'
L8	N 89°01'57" W	36.01'
L9	N 39°17'00" E	61.28'
L10	S 89°01'57" E	35.63'
L11	N 00°57'52" E	28.00'
L12	N 90°00'00" E	63.35'
L13	S 54°27'28" E	51.37'
L14	N 89°41'09" E	37.94'
L15	S 54°27'28" E	69.82'
L16	NOT USED	NOT USED
L17	N 80°39'17" W	107.13'
L18	N 70°47'14" W	78.48'
L19	N 54°27'28" W	57.94'
L20	N 54°27'28" W	50.00'
L21	S 31°36'55" W	73.62'
L22	S 44°07'59" W	157.98'
L23	S 44°07'59" W	44.65'
L24	S 80°57'12" W	50.59'
L25	S 80°57'12" W	23.60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	725.00'	274.39'	272.75'	S 46°23'04" W	21°41'04"	138.85'
C2	750.00'	283.85'	282.16'	S 46°23'04" W	21°41'04"	143.64'
C3	775.00'	293.31'	291.56'	S 46°23'04" W	21°41'04"	148.43'
C4	590.00'	376.64'	369.33'	S 55°09'37" W	39°14'11"	196.04'
C5	575.00'	400.41'	392.37'	S 55°29'29" W	39°53'55"	208.71'
C6	525.00'	352.86'	346.25'	S 54°47'48" W	38°30'32"	183.38'
C7	15.00'	23.56'	21.21"	S 09°27'28" E	90°00'00"	15.00'
C8	15.00'	23.56'	21.21"	N 00°32'32" E	90°00'00"	15.00'
C9	27.00'	24.39'	23.52"	S 31°21'00" W	51°45'12"	13.10'
C10	57.00'	282.04'	70.57'	N 32°46'24" W	283°30'24"	44.93'
C11	27.00'	24.39'	23.52"	N 83°06'12" E	51°45'12"	13.10'
C12	375.00'	702.11'	603.86'	S 00°49'16" E	107°16'25"	509.32'
C13	350.00'	655.30'	563.69'	S 00°49'16" E	107°16'25"	475.37'
C14	325.00'	608.49'	523.43'	S 00°49'16" E	107°16'25"	441.41'
C15	15.00'	23.56'	21.21"	S 07°48'57" W	90°00'00"	15.00'
C16	15.00'	23.72'	21.33"	S 82°39'44" E	90°37'22"	15.16'
C17	525.00'	395.32'	386.04'	S 31°14'40" W	43°08'54"	207.56'
C18	500.00'	463.65'	447.21'	S 26°15'03" W	53°07'49"	250.00'
C19	475.00'	435.30'	420.23'	S 25°56'22" W	52°30'26"	234.28'
C20	15.00'	22.45'	20.41"	S 92°32'56" W	85°45'07"	13.93'
C21	15.00'	22.45'	20.41"	N 41°15'7" W	85°45'07"	13.93'
C22	25.00'	23.33'	22.49"	N 57°30'24" W	53°28'13"	12.59'
C23	25.00'	23.33'	22.49"	S 88°41'23" W	53°28'13"	12.59'
C24	59.00'	295.48'	70.24'	S 05°25'30" W	286°56'27"	43.70'
C25	425.00'	273.49'	268.79'	S 18°44'57" E	36°52'12"	141.67'
C26	400.00'	257.40'	252.98'	S 18°44'57" E	36°52'12"	133.33'
C27	375.00'	241.31'	237.17'	S 18°44'57" E	36°52'12"	125.00'
C28	25.00'	23.33'	22.49"	S 27°02'58" E	53°28'13"	12.59'
C29	25.00'	23.33'	22.49"	S 26°25'15" W	53°28'13"	12.59'
C30	59.00'	295.48'	70.24'	S 89°41'09" W	286°56'27"	43.70'
C31	525.00'	13.66'	13.66'	S 02°25'31" W	179°28'	6.83'
C32	725.00'	57.99'	57.97'	N 54°56'07" E	43°45'2"	29.01'

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," "COVERING 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.
- 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.
- 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.
- 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.

Jack Steven Brown 11/2/2016
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, INC.

John G. Mosier 11/2/2016
REGISTERED PROFESSIONAL LAND SURVEYOR

