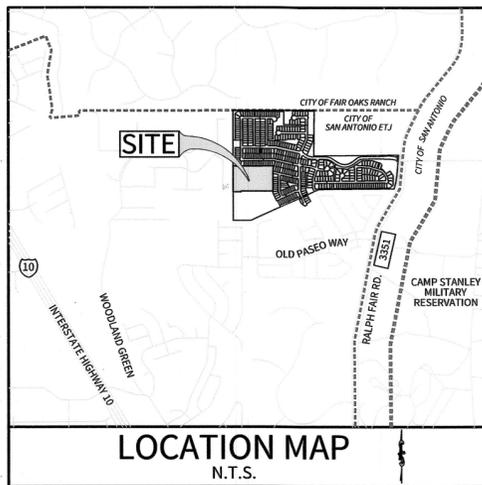


REPLAT AND SUBDIVISION PLAT ESTABLISHING CIELO RANCH SUBDIVISION, UNIT 10

BEING A TOTAL OF 12.35 ACRES OF LAND OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, ALSO BEING OUT OF A 132.870 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



CPS/SAWS/COSA UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES...

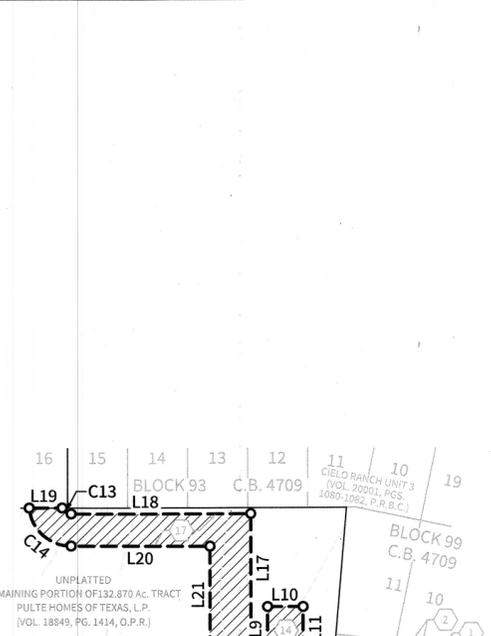
SAWS NOTES: 1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION. 2. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

DRAINAGE NOTES: 1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN A DETENTION POND LOCATED IN LOT 901, BLOCK 99, C.B. 4709, CIELO RANCH UNIT 6, VOL. 20001, PGS. 2297-2299, P.R.B.C. 2. DRAINAGE NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

SCALE: 1"=100' with graphical scale bar. CUDE ENGINEERS logo and contact information: M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231

STATE OF TEXAS COUNTY OF BEXAR THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CIELO RANCH SUBD., UNIT 3 WHICH IS RECORDED IN VOLUME 20001, PAGES 1080-1082, PLAT RECORDS OF BEXAR COUNTY. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

- KEYNOTES 1 10' E.G.T.C.A. ESM'T. 2 15' B.S.L. 3 10' B.S.L. & E.G.T.C.A. ESM'T. 4 ±157' TO INTERSECTION OF COTTONWOOD RIDGE & SAGE VIEW. 1 10' E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.) 2 15' B.S.L. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)



MISCELLANEOUS NOTES: 1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. 2. THE SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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, WATERWAYS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LEGEND table with symbols and descriptions: AC = ACRES, B.S.L. = BUILDING SETBACKLINE, CI = CURVE NUMBER, LI = LINE NUMBER, C.B. = COUNTY BLOCK, C.V.E. = CLEAR VISION EASEMENT, D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DRN. = DRAINAGE, E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION, ESM'T. = EASEMENT, L.S. = LANDSCAPE, NAD = NORTH AMERICAN DATUM, MIN. = MINIMUM, N.T.S. = NOT TO SCALE, O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, P.R.B.C. = PLAT RECORDS OF BEXAR COUNTY, TEXAS, PG. = PAGE, PGS. = PAGES, R.O.W. = RIGHT-OF-WAY, SAN. SEW. = SANITARY SEWER, VAR. = VARIABLE, V.N.A.E. = VEHICULAR NON ACCESS EASEMENT, VOL. = VOLUME, WAT. = WATER, WID. = WIDTH, (---) = PROPOSED CONTOUR, (---) = STREET CENTERLINE, (---) = BUILDING SETBACKLINE, (---) = EXISTING GROUND MAJOR CONTOUR, (---) = EXISTING GROUND MINOR CONTOUR, (---) = EXISTING PROPERTY LINE, (---) = EXTRATERRITORIAL JURISDICTION LIMITS, (---) = UNIT BOUNDARY NODE

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION ALL OF A 0.06 AC. OFF-LOT VARIABLE WIDTH TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (KEYNOTE 14), PLATTED IN THE CIELO RANCH SUBDIVISION, UNIT 3 PLAT, RECORDED IN VOLUME 20001, PAGES 1080-1082, PLAT RECORDS OF BEXAR COUNTY, TEXAS.

A PORTION OF AN OFF-LOT VARIABLE WIDTH DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (KEYNOTE 17), PLATTED IN THE CIELO RANCH SUBDIVISION, UNIT 3 PLAT, RECORDED IN VOLUME 20001, PAGES 1080-1082, PLAT RECORDS OF 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.

DATED THIS DAY OF A.D. COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR 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. M.W. CUDE ENGINEERS, L.L.C. CHRISTOPHER R. DICE, P.E. James W. Russell 10/5/20 REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 2 OF 2 FOR LINE & CURVE TABLES

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S. James W. Russell 10/5/20 REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CIELO RANCH SUBDIVISION, UNIT 10 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. BY: CHAIRMAN BY: SECRETARY

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S. James W. Russell 10/5/20 REGISTERED PROFESSIONAL LAND SURVEYOR

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S. James W. Russell 10/5/20 REGISTERED PROFESSIONAL LAND SURVEYOR



REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
CIELO RANCH SUBDIVISION, UNIT 10

BEING A TOTAL OF 12.35 ACRES OF LAND OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420,  
ABSTRACT NO. 314, COUNTY BLOCK 4709, ALSO BEING OUT OF A 132.870 ACRE TRACT OF  
LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEXAR  
COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • 5-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TPE FIRM #455  
TBPELS FIRM #10048500

SCALE: 1"=100'



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  
ENCLOSURE 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  
BY: *Felipe Gonzalez*  
NAME: Felipe Gonzalez  
TITLE: Director of Land Development

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
*Felipe Gonzalez* 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 5 DAY OF  
October AD 2020.

SARAH WOOD  
Notary ID #130226833  
My Commission Expires  
May 14, 2023  
*Sarah Wood*  
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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

SARAH WOOD  
Notary ID #130226833  
My Commission Expires  
May 14, 2023

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

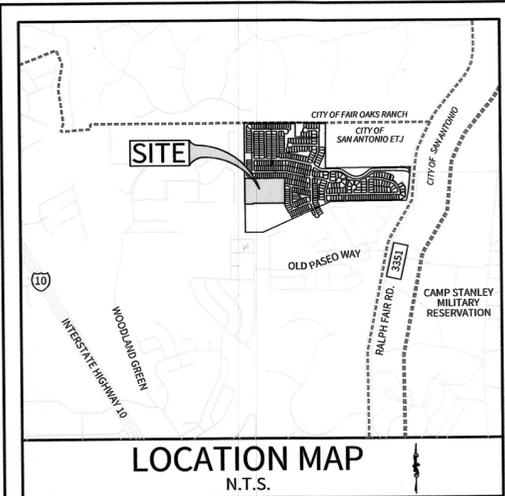
\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIELO RANCH SUBDIVISION, UNIT 10 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. \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY



CPS/SAMS/COSA UTILITY NOTES

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAMS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAMS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. ANY CPS ENERGY OR SAMS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAMS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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.

2. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

4. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES

1. 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 WASTEWATER SEWER SERVICE CONNECTION.

2. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION SHALL BE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

3. THE OWNER 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. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

5. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1425 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.

SURVEYOR'S NOTES

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" IRON RODS WITH PLASTIC CAP STAMPED "CUDE" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.

3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

TREE NOTE

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2480983) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

DRAINAGE NOTES

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN A DETENTION POND LOCATED IN LOT 901, BLOCK 99, C.B. 4709, CIELO RANCH UNIT 8, VOL. 20001, PGS. 2297-2299, P.R.B.C.

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

3. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY OWNER 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 FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

MISCELLANEOUS NOTES

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

2. THE SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 99, C.B. 4709, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

- LEGEND
- Ac. = ACRES
  - B.S.L. = BUILDING SETBACK LINE
  - C1 = CURVE NUMBER
  - L1 = LINE NUMBER
  - C.B. = COUNTY BLOCK
  - C.V.E. = CLEAR VISION EASEMENT
  - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - DRN. = DRAINAGE
  - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T.
  - L.S. = LANDSCAPE
  - NAD = NORTH AMERICAN DATUM
  - MIN. = MINIMUM
  - N.T.S. = NOT TO SCALE
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - P.R.B.C. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - PG. = PAGE
  - PGS. = PAGES
  - R.O.W. = RIGHT-OF-WAY
  - SAN. SEW. = SANITARY SEWER
  - VAR. = VARIABLE
  - V.N.A.E. = VEHICULAR NON ACCESS EASEMENT
  - VOL. = VOLUME
  - WAT. = WATER
  - WIDTH = WIDTH
  - WID. = PROPOSED CONTOUR
  - STRT--- = STREET CENTERLINE
  - B.L.S.L.--- = BUILDING SETBACK LINE
  - ELEV.--- = EXISTING GROUND MAJOR CONTOUR
  - ELEV.--- = EXISTING GROUND MINOR CONTOUR
  - PROP.--- = EXISTING PROPERTY LINE
  - EXTR.--- = EXTRATERRITORIAL JURISDICTION LIMITS
  - = UNIT BOUNDARY NODE

- KEYNOTES
- 1 10' E.G.T.C.A. ESM'T.
  - 2 15' B.S.L.
  - 3 10' B.S.L. & E.G.T.C.A. ESM'T.
  - 4 ±157' TO INTERSECTION OF COTTONWOOD RIDGE & SAGE VIEW.
  - 1 10' E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
  - 2 15' B.S.L. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
  - 3 10' B.S.L. & E.G.T.C.A. ESM'T. (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
  - 4 OFF-LOT VAR. WID. PRIVATE DRN., E.G.T.C.A., WATER QUALITY, & L.S. ESM'T. (VOL. 20001, PGS. 2297-2299, P.R.B.C.)
  - 5 10' E.G.T.C.A. ESM'T. (PLAT #19-11800181)
  - 6 19' DRAINAGE ESM'T. (VOL. 9559, PGS. 191-195, D.P.R.)
  - 7 16' E.G.T.C.A. ESM'T. (VOL. 9559, PGS. 191-195, D.P.R.)
  - 8 60' INGRESS AND EGRESS ESM'T. (VOL. 6739, PG. 1709, O.P.R.)
  - 9 12' WATER ESM'T. (VOL. 20001, PGS. 2297-2299, P.R.B.C.)
  - 10 18' SAN. SEW. ESM'T. (VOL. 20001, PGS. 2297-2299, P.R.B.C.)
  - 11 15' B.S.L. (PLAT #19-11800181)
  - 12 SAN ANTONIO WATER SYSTEM (VOL. 12869, PG. 747, O.P.R.)
  - 13 OFF-LOT VAR. WID. SAN. SEW., WAT. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
  - 14 OFF-LOT VAR. WID. TURNAROUND ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL. 20001, PGS. 1080-1082, P.R.B.C.)
  - 15 OFF-LOT VAR. WID. PRIVATE DRN., E.G.T.C.A., WATER QUALITY, & L.S. ESM'T. (VOL. 20001, PGS. 2297-2299, P.R.B.C.)
  - 16 OFF-LOT 30' SAN. SEW. & WAT. ESM'T. (VOL. 20001, PGS. 2297-2299, P.R.B.C.)
  - 17 OFF-LOT VAR. WID. DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL. 20001, PGS. 1080-1082, P.R.B.C.)

STATE OF TEXAS  
COUNTY OF BEXAR

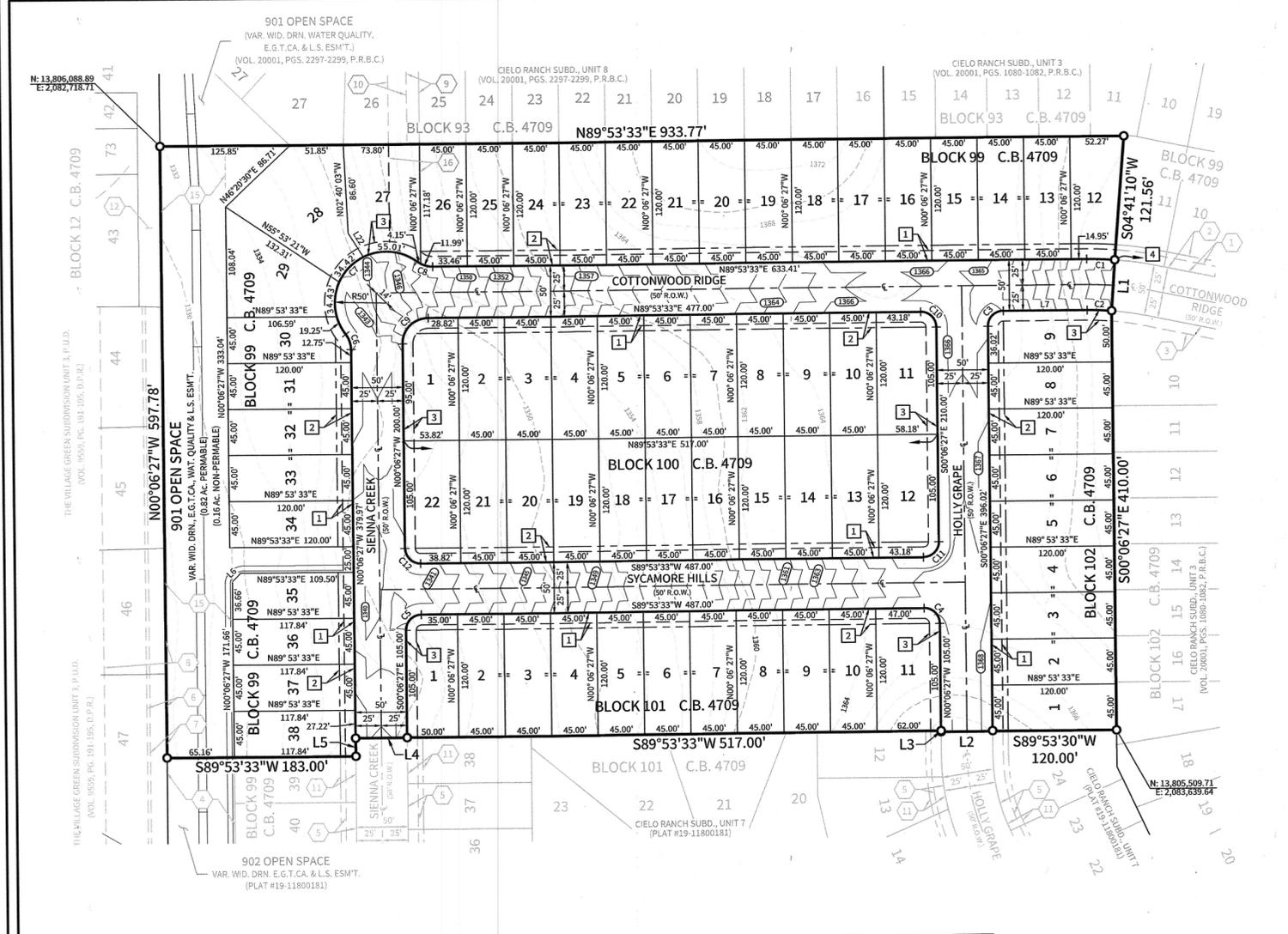
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.  
CHRISTOPHER R. DICE, P.E.  
*Christopher R. Dice* 10/15/20  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.  
*James W. Russell* 10/15/20  
REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	325.00'	4°47'42"	13.61'	27.20'	27.19'	S87°42'57"E
C2	275.00'	4°54'48"	11.80'	23.58'	23.58'	N87°39'03"W
C3	15.00'	90°00'00"	15.00'	23.56'	21.21'	S44°53'33"W
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°06'27"W
C5	15.00'	90°00'00"	15.00'	23.56'	21.21'	S44°53'33"W
C6	25.00'	36°59'52"	8.36'	16.14'	15.86'	N18°36'22"W
C7	50.00'	163°59'43"	355.66'	143.11'	99.03'	N44°53'33"E
C8	25.00'	36°59'52"	8.36'	16.14'	15.86'	S71°36'31"E
C9	25.00'	90°00'00"	25.00'	39.27'	35.36'	N44°53'33"E
C10	15.00'	90°00'00"	15.00'	23.56'	21.21'	S45°06'27"E
C11	15.00'	90°00'00"	15.00'	23.56'	21.21'	S44°53'33"W
C12	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°06'27"W
C13	8.00'	67°58'32"	5.39'	9.49'	8.94'	S56°07'10"E
C14	35.00'	85°04'58"	32.12'	51.97'	47.33'	N47°33'57"W

LINE TABLE

LINE	BEARING	LENGTH
L1	S04°02'05"W	50.00'
L2	S89°53'33"W	50.00'
L3	N00°06'27"W	1.01'
L4	S89°53'33"W	50.00'
L5	N00°06'27"W	17.78'
L6	N44°53'33"E	11.79'
L7	S89°53'33"W	81.45'
L8	S89°53'47"W	29.50'
L9	N00°06'27"W	37.32'
L10	N89°53'33"E	29.50'
L11	S00°06'27"E	37.32'
L12	S00°06'27"E	36.68'
L13	N89°57'44"W	29.50'
L14	N00°06'27"W	36.68'

LINE TABLE

LINE	BEARING	LENGTH
L15	N89°53'49"E	29.50'
L16	S89°53'33"W	34.00'
L17	S00°06'27"W	115.00'
L18	N89°53'33"E	149.57'
L19	N89°53'33"E	27.45'
L20	S89°53'33"W	115.57'
L21	N00°06'27"W	88.00'
L22	N31°38'04"W	27.52'

