

LOCATION MAP SCALE: 1" = 2,000'

INDEX MAP

SCALE: 1" = 600

= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= NOT TO SCALE = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

SHEET 2 OF 3

SHEET 3 OF 3

= CURVE NUMBER

= EASEMENT

= COUNTY BLOCK = CITY PUBLIC SERVICE

= EXISTING = FOUND IRON ROD

NEW CITY BLOCK NUMBER

= PEDESTRIAN

= RIGHT-OF-WAY = SANITARY SEWER = SAN ANTONIO WATER SYSTEM

= TELEVISION = VARIABLE

= VOLUME

= WATER

= WIDTH

= PAGES

= ROAD

= GALLONS PER MINUTE = LINE NUMBER = NORTH AMERICAN DATUM

= PARKWAY = POUND PER SQUARE INCH

= PLANNED UNIT DEVELOPMENT

= TEXAS ADMINISTRATIVE CODE

= EXISTING GROUND MAJOR CONTOUR = EXISTING GROUND MINOR CONTOUR

= APPROXIMATE LOCATION OF SURVEY LINE

= PROPOSED CONTOUR = STREET CENTERLINE

= EXISTING PROPERTY LINE

= TEXAS COMMISSION OF ENVIRONMENTAL QUALITY

SHEET 1 OF 3

LEGEND

D.P.R.B.C.

E.G.T.CA.

ELEC. ESM'T.

G.P.M.

PGS. PKWY P.S.I.

R.O.W. SAN. SEW. SAWS TAC

TCEQ T.V.

WID. —(ELEV.)—

-- ELEV. --

N.T.S. O.P.R.R.P.B.C.

PS NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 AREAS. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS ROOF OVERHANGS ARE ALLOWED WITHIN 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. SURVEYOR'S NOTES: 1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE

COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93). 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS SAWS NOTES:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY

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

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

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DRAINAGE NOTE:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS OF WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY

AQUIFER NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION OF THE SAN ANTONIO CITY CODE. SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE

ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" (WPAP)) OR

MISCELLANEOUS NOTES:

1. ALL FINISHED FLÖOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT

MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC \$213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE

REGIONAL TCEO OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR

ALL PRIVATE STREETS (LOT 999, BLOCK 37, N.C.B. 19217) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS

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

PLAT NUMBER: 140384

SUBDIVISION PLAT ESTABLISHING

CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE BEING 15.565 ACRES OF LAND OUT OF THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT NO. 927 COUNTY BLOCK 4934, AND THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 13.250 ACRE FRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 11, 2014 TO M/I HOMES OF SAN ANTONIO, L.L.C., RECORDED IN VOLUME 16866, PAGE 2233, AND ALSO BEING OUT OF A 29.363 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED DECEMBER 20, 2013 TO FAIR OAKS MOSAIC TBY, L.L.C., RECORDED IN VOLUME 16487, PAGE 634, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF LOTS 904 AND 908, BLOCK 10, N.C.B. 19217, HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D., A SUBDIVISION RECORDED IN VOLUME 9678

PAGES 177-183, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE FIRM #455 [MWC: CHRISTOPHER R. DICE] PRJ. NO.: 01074.74

STATE OF TEXAS

50

THE OWNER OF THE 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.

DULY AUTHORIZED AGEN

OWNER/DEVELOPER
M/I HOMES OF SAN ANTONIO, L.L.C. 3619 PAESANOS PARKWAY, STE. 202 SAN ANTONIO, TEXAS. 78231

PHONE: (210) 562-3460 FAX: (210) 562-3425 CONTACT PERSON: ELLIOT JONES

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 23DAY OF 10 MANA.D. 2013

IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, GRANTS TO THE USE OF A 20' DRAINAGE FASEMENT, A 20' SANITARY SEWER FASEMENT A 32' DRAINAGE EASEMENT, A VARIABLE WIDTH DRAINAGE EASEMENT, A VARIABLE WIDTH SANITAR SEWER EASEMENT, A VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT, AND A VARIABLE WIDTH WATER QUALITY CONTROL AND DRAINAGE EASEMENT, THEREON SHOWN FOR THE PURPO AND CONSIDERATION THEREIN EXPRESSED.

COUNTY OF BEXAR

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STATE OF TEXAS	
COUNTY OF BEXAR	
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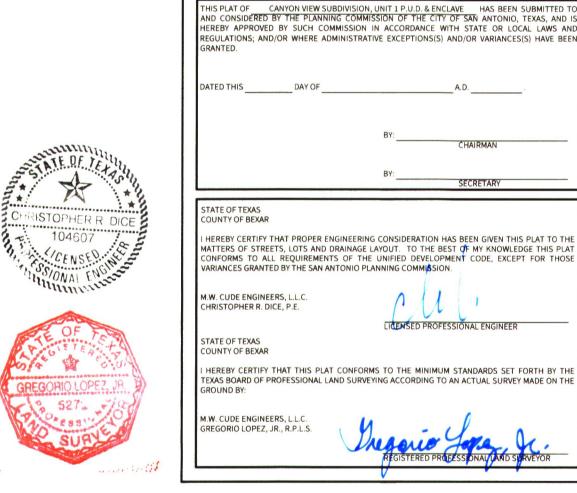
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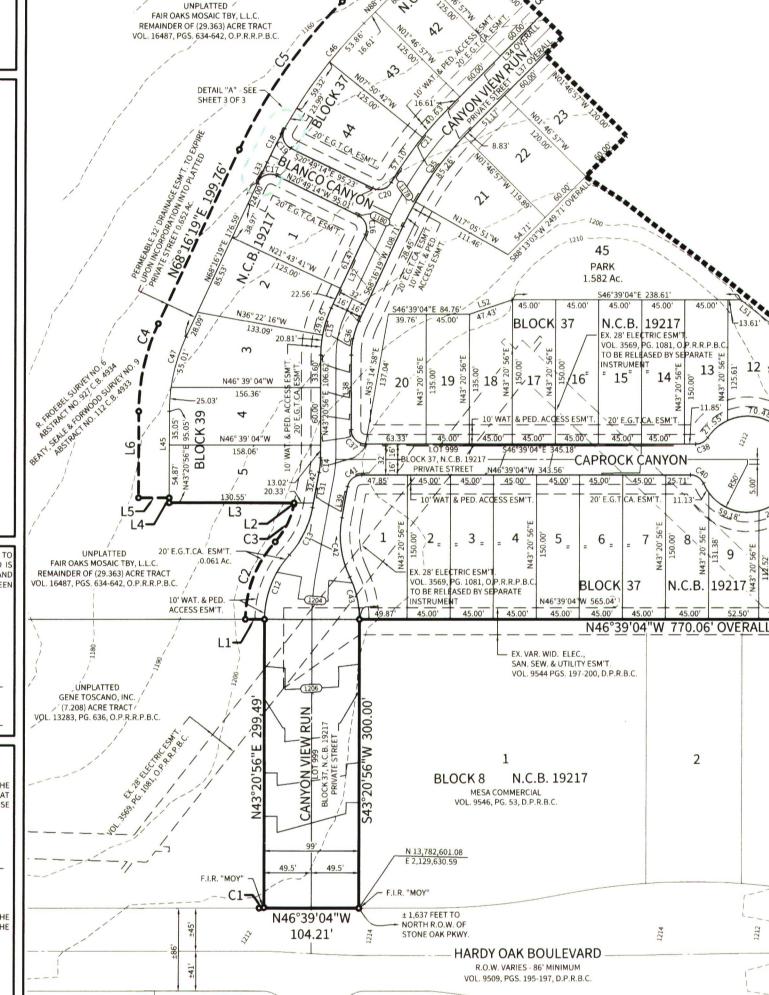
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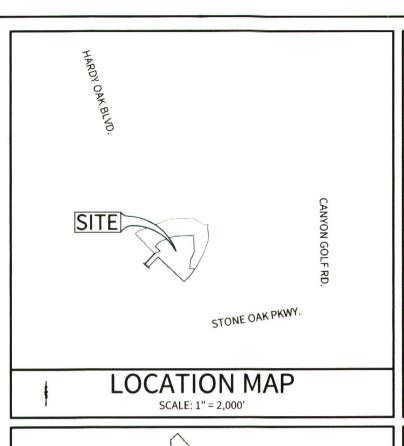
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	LINE	BEARING	LENGTH		LINE	BEARING	LENGTH
	L1	N46°39'04"W	20.00'		L30	S35°56'36"W	80.42'
	L2	N53°41'30"E	1.12'	1 [L31	N53°41'30"E	37.19'
	L3	N46°39'04"W	130.55'		L32	N68°16'19"E	84.03'
	L4	N43°20'56"E	5.13'		L33	N68°16'19"E	23.18'
Like Committee of the C	L5	N46°39'04"W	32.00'		L34	N88°13'03"E	152.61'
	L6	N43°20'56"E	89.92'		L35	S03°24'56"E	32.36'
	L7	N88°13'03"E	328.17'		L36	N03°24'56"W	32.36
1 33 6 4 No. N. 125 Ox	L8	N01°46'57"W	95.00'		L37	S88°13'03"W	163.17'
UNPLATTED FAIR OAKS MOSAIC TBY, L.L.C.	L9	S88°13'03"W	18.57'		L38	S43°20'56"W	77.47'
REMAINDER OF (29.363) ACRE TRACT	L10	N01°46'57"W	6.00'		L39	S53°41'30"W	32.64'
VOL. 16487, PGS. 634-642, O.P.R.R.P.B.C.	L11	S88°13'03"W	69.62'		L40	S01°46'57"E	20.00'
	L12	N01°46'57"W	184.76'		L41	N01°46'57"W	36.79'
Solver State of the second sec	L13	S74°55'55"E	10.23'		L42	S58°43'06"E	20.12'
DETAIL "A" - SEE — 30.5 30.5 10.5 10.5 10.5 10.5 10.5 10.5 10.5 1	L14	N76°21'41"E	10.43'		L43	N88°13'03"E	32.00'
16.61 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	L15	S01°46'57"E	163.94'		L44	S01°46'57"E	32.00'
The state of the s	L16	N88°13'03"E	49.62'		L45	N43°20'56"E	89.92'
8.83' V 8.83'	L17	N01°46'57"W	10.79'		L46	N54°03'24"W	18.50'
DE MIT AT XI TO TO TO THE PARTY OF THE PARTY	L18	N37°25′30″E	126.48'		L47	S35°56'36"W	30.38'
The state of the s	L19	N58°43'06"W	38.45'		L48	N43°20'56"E	20.00'
SEL SON CONTRACTOR SO	L20	N70°30'11"E	112.34'		L49	N04°58'06"W	36.66'
SE S	L21	N38°42'10"E	66.74'		L50	N12°43'41"W	54.16'
200	L22	N90°00'00"E	37.78'		L51	N08°09'38"W	40.11'
45 PARK 1.582 AC.	L23	N90°00'00"W	42.30'		L52	S65°05'10"E	47.43'
## 45 PARK 1.582 Ac.	L24	N58°43'06"W	132.53'		L53	N47°24'15"E	49.80'
22.56' 1 32.56' 1 32.56' 546°39'04"E 238.61'	L25	S37°25'30"W	128.63'		L54	N13°05'33"W	50.99'
1 1 267. 45 00' 45 00' 45 00' 45 00' 45 00' 45 00'	L26	S01°46'57"E	277.67'		L55	N88°13'03"E	119.59'
P 1/3 / 123 - 1	L27	S88°13'03"W	10.00'		L56	S44°40'27"W	50.11'
20.81	L28	S62°17'49"E	77.33'		L57	N55°42'32"W	4.41'
TO BE RELBASED BY SEPARATE # 12 11 15 12 12 15 15 15 15 15 15 15 15 15 15 15 15 15	L29	S27°42'11"W	109.83'	N R	OTE: EFER TO	O SHEET 3 OF 3 F	OR CURVE TA
25.03' 156.36' SUSTINES TO TO TO THE PARTY OF THE PARTY O							











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THIS PLAT OF CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND I

FEREN APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AN REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCES(S) HAVE BEE

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

HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THI

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THI

LICENSED PROFESSIONAL ENGINEER

= PROPOSED CONTOUR

= STREET CENTERLINE

RECORD INFORMATION

VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

= TEXAS COMMISSION OF ENVIRONMENTAL QUALITY

= NEW CITY BLOCK

= NOT TO SCALE

= PEDESTRIAN

= RIGHT-OF-WAY

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= WATER = WIDTH

= PAGE = PAGES

= PARKWAY

SHEET 1 OF 3

LEGEND

D.P.R.B.C.

E.G.T.CA.

G.P.M

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R.O.W.

TAC TCEQ

ELEV.

ATED THIS

TATE OF TEXAS

M.W. CUDE ENGINEERS, L.L.C. CHRISTOPHER R. DICE, P.E.

M.W. CUDE ENGINEERS, L.L.C. GREGORIO LOPEZ, JR., R.P.L.S.

COUNTY OF BEXAR

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 $1/2^{\prime\prime}$ iron rods with red plastic cap stamped M.W. cude set at all property corners unless otherwise noted.

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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

RAINAGE NOTE: . NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

AQUIFER NOTES:

I. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" (WPAP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TOEO OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR

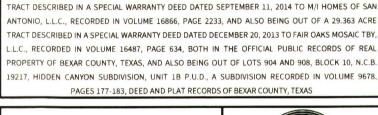
MISCELLANEOUS NOTES:

1. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR

ALL PRIVATE STREETS (LOT 999, BLOCK 37, N.C.B. 19217) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS

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 NUMBER: 140384

SUBDIVISION PLAT

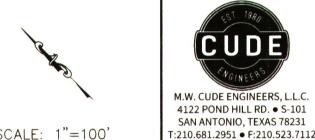
ESTABLISHING

CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE

COUNTY BLOCK 4934, AND THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY

BLOCK 4933, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 13.250 ACRE

BEING 15.565 ACRES OF LAND OUT OF THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT NO. 92





THE OWNER OF THE 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 AN CONSIDERATION THEREIN EXPRESSED.



WWW.CUDEENGINEERS.COM TBPE FIRM #455

[MWC: CHRISTOPHER R. DICE]

DULY AUTHORIZED AGENT

OWNER/DEVELOPER M/I HOMES OF SAN ANTONIO, L.L.C. 3619 PAESANOS PARKWAY, STE. 202 SAN ANTONIO, TEXAS. 78231 PHONE: (210) 562-3460 FAX: (210) 562-3425 CONTACT PERSON: ELLIOT JONES STATE OF TEXAS COUNTY OF BEXAR

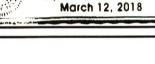
STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 TICAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DANGE SOME AND ADD





THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, GRANTS TO THE USE OF A 20' DRAINAGE EASEMENT, A 20' SANITARY SEWER EASEMENT, A 32' DRAINAGE EASEMENT, A VARIABLE WIDTH DRAINAGE EASEMENT, A VARIABLE WIDTH SANITARY SEWER EASEMENT, A VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT, AND A VARIABLE

WIDTH WATER QUALITY CONTROL AND DRAINAGE EASEMENT, THEREON SHOWN FOR THE PURPOS

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Gantis 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 TH

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 33 DAY OF LETTE AND A.D. 201





My Commission Expires

COUNTY CLERK, BEXAR COUNTY, TEXAS



, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE M. AND DULY RECORDED THE DAY OF

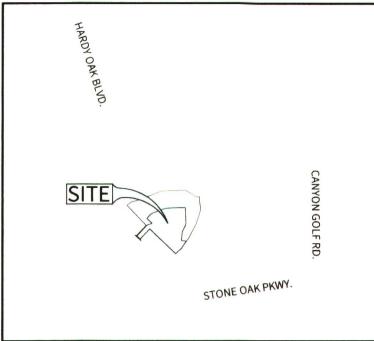
M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND ON PAGE OFFICIAL SEAL OF OFFICE, THIS

FEBRUARY 2015 SHEET 2 OF 3









LOCATION MAP

SHEET 3 OF 3

= BOULEVARD

= ELECTRIC

= EASEMENT

= EXISTING = FOUND IRON ROD

= NUMBER

= PAGE

= ROAD

= PARKWAY

= LINE NUMBER = NORTH AMERICAN DATUM = NEW CITY BLOCK

NOT TO SCALE

= RIGHT-OF-WAY

= TELEVISION

= VARIABLE

= WATER

= ENCLAVE

= SANITARY SEWER

= WIDTH = PROPOSED CONTOUR

= RECORD INFORMATION

= POUND PER SOUARE INCH PLANNED UNIT DEVELOPMENT

= SAN ANTONIO WATER SYSTEM = TEXAS ADMINISTRATIVE CODE

= STREET CENTERLINE = EXISTING GROUND MAJOR CONTOUR

= EXISTING GROUND MINOR CONTOUR

APPROXIMATE LOCATION OF SURVEY LINE

THIS PLAT OF CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND

EGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCES(S) HAVE BE

= TEXAS COMMISSION OF ENVIRONMENTAL QUALITY

= CURVE NUMBER

= COUNTY BLOCK

= CITY PUBLIC SERVICE

SHEET 1 OF 3

LEGEND

BLVD.

E.G.T.CA.

ESM'T

NAD N.C.B.

N.T.S. O.P.R.R.P.B.C.

SAN. SEW.

WID.

-ELEV.--

DATED THIS

SCALE: 1" = 2,000'

INDEX MAP

SCALE: 1" = 600'

= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

SHEET 2 OF 3

S NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 AREAS. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS

ROOF OVERHANGS ARE ALLOWED WITHIN 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.

RVEYOR'S NOTES:

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE

COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93). $1/2^{\prime\prime}$ iron rods with red plastic CAP stamped M.W. cude set at all property corners unless otherwise noted.

N13°26'25"W

N86°28'47"W

S35°31'38"W

S30°21'20"W

\$52°34'30"E

S46°46'57"E

N80°29'50"E

N55°48'38"E

N12°57'37"E

SAWS NOTES: 1. THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE

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 WASTEWATER SERVICE CONNECTION. 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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT. 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 1,000 G.P.M. AT 25 P.S.I. 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

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

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

SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1,210 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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

RAINAGE NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE
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MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR

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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

PLAT NUMBER: 140384

SUBDIVISION PLAT **ESTABLISHING**

CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE

BEING 15.565 ACRES OF LAND OUT OF THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT NO. 927 COUNTY BLOCK 4934, AND THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY LOCK 4933, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 13.250 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 11, 2014 TO M/I HOMES OF SAN ANTONIO, L.L.C., RECORDED IN VOLUME 16866, PAGE 2233, AND ALSO BEING OUT OF A 29.363 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED DECEMBER 20, 2013 TO FAIR OAKS MOSAIC TBY, L.C., RECORDED IN VOLUME 16487, PAGE 634, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF LOTS 904 AND 908, BLOCK 10, N.C.B. 19217, HIDDEN CANYON SUBDIVISION, UNIT 1B P.U.D., A SUBDIVISION RECORDED IN VOLUME 9678, PAGES 177-183, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS





TBPE FIRM #455

[MWC: CHRISTOPHER R. DICE

THE OWNER OF THE 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 ANI CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT OWNER/DEVELOPER
M/I HOMES OF SAN ANTONIO, L.L.C. 3619 PAESANOS PARKWAY, STE. 202

SAN ANTONIO, TEXAS, 78231 PHONE: (210) 562-3460 FAX: (210) 562-3425 CONTACT PERSON: ELLIOT JONES STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 TEAM AND A.D. 201

IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, GRANTS TO THE USE OF A 20' DRAINAGE EASEMENT, A 20' SANITARY SEWER EASEMENT A 32' DRAINAGE EASEMENT, A VARIABLE WIDTH DRAINAGE EASEMENT, A VARIABLE WIDTH SANITARY SEWER EASEMENT, A VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT, AND A VARIABLE WIDTH WATER QUALITY CONTROL AND DRAINAGE EASEMENT, THEREON SHOWN FOR THE PURPOS

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPRESSED

FORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Blake Jantis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HI EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TH CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF TEBRUALIA.D. 201





March 12, 2018

١,			, COUNTY	CLERK OF	SAID COUNTY, DO HERE	BY CERTIFY THAT
THIS PL	AT WAS FILED F	OR RECORD I	N MY OFFICE C	N THE	DAY OF	
A.D.	AT	M. AND D	ULY RECORDE	D THE	DAY OF	
A.D	AT	M. IN THE	OFFICIAL PU	BLIC RECO	ORDS OF SAID COUNTY, I	N BOOK / VOLUME
	ON	PAGE		IN TEST	MONY WHEREOF, WITNE	SS MY HAND AND
OFFICIA	L SEAL OF OFFI	CE, THIS	DAY OF		A.D.	

FEBRUARY 2015 SHEET 3 OF 3

COUNTY CLERK, BEXAR COUNTY, TEXAS

			CURVE	IADLE		r
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	25.00'	11°32'13"	2.53'	5.03'	5.03'	S52°25'11"E
C2	120.00'	42°07'02"	46.20'	88.21'	86.24'	N64°24'27"E
C3	80.00'	31°46'28"	22.77'	44.37'	43.80'	N69°34'44"E
C4	216.00'	24°55'23"	47.73'	93.96'	93.22'	N55°48'38"E
C5	541.00'	19°56'44"	95.13'	188.33'	187.38'	N78°14'41"E
C6	15.00'	90°00'00"	15.00'	23.56'	21.21'	N43°13'03"E
C7	15.00'	90°00'00"	15.00'	23.56'	21.21'	N46°46'57"W
C8	10.21'	43°07'07"	4.03'	7.68'	7.50'	N66°39'29"E
С9	46.79'	69°59'08"	32.75'	57.15'	53.67'	N80°05'30"E
C10	115.00'	10°06'49"	10.18'	20.30'	20.27'	S84°56'35"E
C11	46.79'	76°58'29"	37.20'	62.86'	58.24'	S01°44'50"E
C12	100.00'	42°07'01"	38.50'	73.51'	71.86'	N64°24'27"E
C13	100.00'	31°46'28"	28.46'	55.46'	54.75'	N69°34'44"E
C14	84.00'	10°20'34"	7.60'	15.16'	15.14'	N48°31'13"E
C15	116.00'	24°55'23"	25.63'	50.46'	50.06'	N55°48'37"E
C16	15.00'	89°05'33"	14.76'	23.32'	21.04	N23°43'32"E
C17	15.00'	90°54'27"	15.24'	23.80'	21.38'	N66°16'28"W
C18	509.00'	04°30'19"	20.02'	40.02'	40.01'	N70°31'29"E
C19	15.00'	93°35'52"	15.97'	24.50'	21.87'	S25°58'42"W
C20	15.00'	85°32'38"	13.88'	22.40'	20.37'	S63°35'33"E
C21	384.00'	14°34'55"	49.13'	97.73'	97.47'	N80°55'35"E
C22	15.00'	43°07'07"	5.93'	11.29'	11.02'	N66°39'29"E
C23	42.00'	176°14'14"	1278.60'	129.19'	83.95'	S46°46'57"E
C24	15.00'	43°07'07"	5.93'	11.29'	11.02'	S19°46'36"W
C25	116.00'	29°29'08"	30.52'	59.70'	59.04'	\$12°57'37"W
C26	84.00'	23°10'39"	17.23'	33.98'	33.75'	S16°06'52"W
C27	184.00'	07°56'28"	12.77'	25.50'	25.48'	S00°33'18"W
C28	23.00'	57°42'26"	12.67'	23.17'	22.20'	S32°16'09"E
C29	50.00'	295°24'52"		257.80'	53.42'	S86°35'04"W
C30	23.00'	57°42'26"	12.67'	23.17'	22.20'	N25°26'17"E
C31	216.00'	07°56'28"	14.99'	29.94'	29.91'	N00°33'18"E
C32	116.00'	23°10'39"	23.79'	46.92'	46.61'	N16°06'52"E
C33	84.00'	29°29'08"	22.10'	43.23'	42.75'	N12°57'37"E
C34	23.00'	90°00'00"	23.00'	36.13'	32.53'	N46°46'57"W
C35	352.00'	19°56'44"	61.89'	122.54'	121.92'	S78°14'41"W
C36	84.00'	24°55'23"	18.56'	36.54'	36.25'	S55°48'37"W
C37	15.00'	90°00'00"	15.00'	23.56'	21.21'	S01°39'04"E
C38	15.00'	56°22'07"	8.04'	14.76'	14.17'	S74°50'08"E

84.00' NOTE: REFER TO SHEET 1 OF 3 FOR LINE TABLE

50.00'

15.00'

15.00'

100.00'

100.00

15.00

509.00'

C40

C41

C43

C45

C48

302°47'26"

66°25'19"

79°39'26"

36°19'45"

25°59'10"

24°40'52"

90°00'00"

15°26'25"

24°55'23"

29°29'08"

9.82

12.51

32.81

23.07

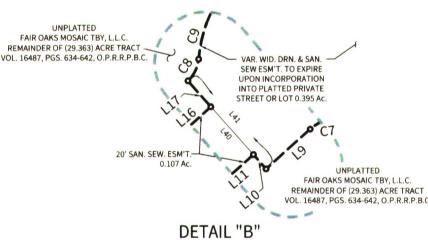
10.24

15.00'

69.00'

40.66

22.10'



N.T.S.

264.23

17.39

20.85

63.41'

45.35

23.56

137.17

80.04

43.23'

16.43

19.21

62.35

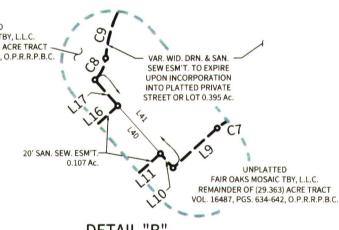
44.97

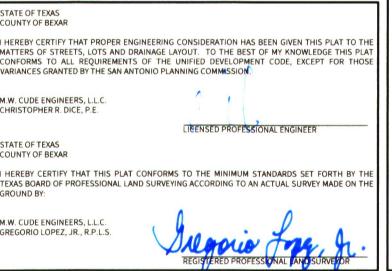
20.00

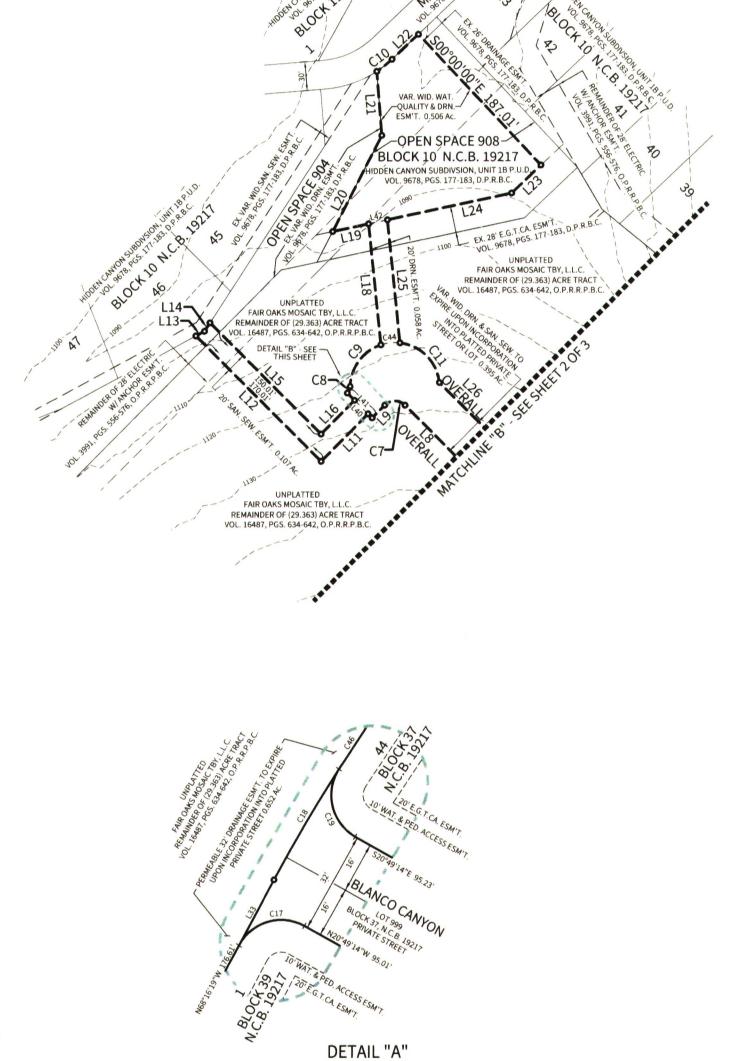
21.21

136.75

42.75







N.T.S.



