300

OF

AND LOTS 1-5, BLOCK 33, BEING A 25.656 ACRE TRACT OF LAND COMPROMISED OF A 7.123 ACRE TRACT OUT OF A 39.287 TRACT AND A 18.524 ACRE TRACT OUT OF A 55.969 ACRE TRACT BOTH IN DEED RECORDED IN VOLUME 15322, PAGE 1783 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE P. TOEPPERWEIN SURVEY NUMBER 26 1/4, ABSTRACT 765, COUNTY BLOCK 4751, NEW CITY BLOCK 34751, THE JOHN W. SMITH SURVEY NO 27, ABSTRACT 708, COUNTY BLOCK 4732, NEW CITY BLOCK 34732 AND THE J.M. AROCHA SURVEY NO. 26, ABSTRACT 27, COUNTY BLOCK 4752, NEW CITY BLOCK 34752, ALL IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

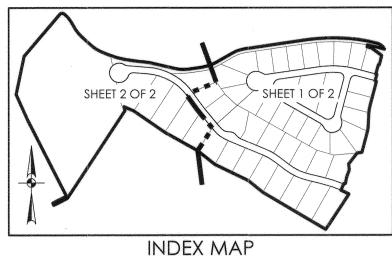
> PAPE-DAWSON **ENGINEERS**

SCALE: 1"= 100'

200'

2000 NW Loop 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 6, 2015



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.

SCALE: 1"= 500"

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

STATE OF TEXAS COUNTY OF BEXAR

DEBORAH A STEELE

December 20, 2015

Notary Public, State of Texas My Commission Expires

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS ROBERTO KENIGSTEIN KNOWN TO ME TO BE THE TENDOS.

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 9th DAY OF MACH , A.D. 2015. Welsta Stale

THIS PLAT OF DOMINION UNIT 13-B PLANNED UNIT DEVELOPMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)

AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS _____ DAY OF _____

CHAIRMAN

SECRETARY STATE OF TEXAS COUNTY OF BEXAR _, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _, A.D. <u>20</u> AT _____M. AND DULY RECORDED THE __, A.D. <u>20</u>___ AT ___

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ____ PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _______, A.D. <u>20</u> .

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 2 BY: _____ , DEPUTY

he variable width drainage rights-of-way and easements were delineated to contain THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0115F, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL. OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EGAL INSTRUMENT NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE

LOT 10

NCB 16386

BLOCK 32 (19)

BLOCK 32 NCB 16386

(0.331 ACRE)

BLOCK 30

5 NCB 16386

COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

OCATED ON SHEET 2 OF 2

LEGEND DPR DEED AND PLAT RECORDS OF PG PAGE(S) BEXAR COUNTY, TEXAS ROW RIGHT-OF-WAY NCB NEW CITY BLOCK VOLUME FOUND 1/2" IRON ROD OPR OFFICIAL PUBLIC RECORDS

CITY OF SAN

ANTONIO

LOCATION MAP

MAPSCO MAP GRID: 479F1/F2

CAME

BULLIS

(UNLESS NOTED OTHERWISE)

(OFFICIAL PUBLIC RECORDS SET 1/2" IRON ROD (PD) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS SET 1/2" IRON ROD (PD)-ROW **EXISTING CONTOURS** PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN. MAP #

(SURVEYOR)

48029C0115F, DATED SEPTEMBER 29, 2010 LAND TIE/HOOK MINIMUM FINISHED FLOOR ELEVATION

NISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE. PUBLIC WORKS STORM WATER:

BEXAR

COUNTY

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

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND 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.

FIRE FLOW NOTE:

n an effort to meet the city of san antonio's fire flow requirements for the proposed RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

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

MAINTENANCE NOTE THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF

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

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

TEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER

onio as part of its electric and gas system (City Public Service Board) is hereb 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, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY. APPLIETENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT o 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 ement, due to grade changes or ground elevation alterations shall be charged to the person or

ERSONS 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, RAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH ASEMENTS ARE DESCRIBED BELOW:

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS VHEN 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. ASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR XISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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 CÓMMISSION. LICENSED PROFESSIONAL ENGINEE

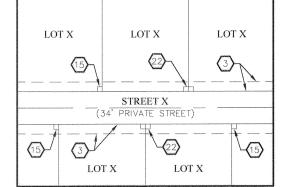
STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

DOMINION DRIVE LOT 903 LOT 999 BLOCK 30 NCB 16386 / LOT 1 BLOCK 32 NCB 16386 DETAIL "A'

NOT-TO-SCALE



N 13,783,318.92

E 2,086,355.78

REFER TO DETAIL

5' ELECTRIC EASEMENT

20) 10' ELECTRIC EASEMENT

(22) 10'x5' WATER EASEMENT

14' ELECTRIC EASEMENT

8' WATER, GAS, TELEPHONE AND

14' GAS, TELEPHONE AND CABLE

1' WATER, GAS, TELEPHONE AND

CABLE TELEVISION EASEMENT

CABLE TELEVISION EASEMENT

(VOL 9513, PG 171, DPR)

TELEVISION EASEMENT (VOL 9573, PGS 159, DPR)

(VOL 9573, PGS 159, DPR)

BLOCK 105

STAFFORDSHIRE _

(VARIABLE WIDTH -

PRIVATE STREET)

DOMINION DRIVE

51' DRAINAGE, TELEPHONE AND

CABLE TELEVISION EASEMENT

20' INGRESS/EGRESS EASEMENT

16' SANITARY SEWER EASEMENT

(VOL 9568, PGS 130-132, DPR)

10' GAS, ELECTRIC, TELEPHONE

(VOL 9667, PGS 196-198, DPR)

OWNER: GKH DEVELOPMENT, LTD

(VOL 15322, PGS 1783-1800, OPR)

AND CABLE TV EASEMENT

DOMINION UNIT 14, PH 1

(VOL 9568, PG 130, DPR)

UNPLATTED

55 969 ACRES

BLOCK 109 LOT 2

C39 N75'05'59"W 10

BLOCK 32

LOT 25

NCB 16386

 Lo_{T21}

REFER TO DETAIL 1

1

"A" THIS SHEET

C11

/-20.66' S84*45'05"W

(VOL 9513, PG 171, DPR)

(VOL 3334, PG 928, OPR)

UNPLATTED

UNPLATTED

UNPLATTED

3.037 ACRES

N 13,784,252.07

E 2,086,662.48

BLOCK 32~

BLOCK 32

2.190 ACRES

39.287 ACRES

OWNER: GKH DEVELOPMENT, LTD

(VOL 15322, PGS 1783-1800, OPR)

OWNER: GKH DEVELOPMENT, LTD

(VOL 15322, PGS 1800-1806, OPR)

DEED WITHOUT WARRANTY

OWNER: LEON CREEK, LTD.

(VOL 9690, PG 948, OPR)

10' GAS, ELECTRIC, TELEPHONE

12' SANITARY SEWER EASEMENT

5' PERMEABLE DRAINAGE AND

OFF-LOT 12' SANITARY SEWER

VARIABLE WIDTH DRAINAGE

BLUFF RUN

LOT 2

LOT 4

(0.253 ACRE)

(0.252 ACRE)

EASEMENT (2.004 ACRES)

LANDSCAPE EASEMENT

5'x5' WATER EASEMENT

EASEMENT (0.022 ACRE)

20' ACCESS EASEMENT

LOT 3

BLOCK 33

NCB 16386

(0.255 ACRE)

BLOCK 105, NCB 16386

12' PRIVATE DRAINAGE EASEMENT

AND CABLE TV EASEMENT

5' LANDSCAPE EASEMENT

TYPICAL EASMENT LAYOUT NOT-TO-SCALE

ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

THOMAS MATTHEW CARTER

DAVID A. CASANOVA

PLAT NUMBER 130392

SUBDIVISION PLAT

DOMINION UNIT 13-B

PLANNED UNIT DEVELOPMENT ESTABLISHING LOTS 65-78 AND LOT 999, BLOCK 30, LOTS 1-32, BLOCK 32 AND LOTS 1-5, BLOCK 33, BEING A 25.656 ACRE TRACT OF LAND COMPROMISED OF A 7.123 ACRE TRACT OUT OF A 39.287 TRACT AND A

18.524 ACRE TRACT OUT OF A 55.969 ACRE TRACT BOTH IN DEED

RECORDED IN VOLUME 15322, PAGE 1783 OF THE OFFICIAL PUBLIC

RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE P. TOEPPERWEIN SURVEY

NUMBER 26 1/4, ABSTRACT 765, COUNTY BLOCK 4751, NEW CITY BLOCK 34751, THE JOHN W. SMITH SURVEY NO 27, ABSTRACT 708, COUNTY BLOCK 4732, NEW CITY BLOCK 34732 AND THE J.M. AROCHA SURVEY NO. 26, ABSTRACT 27, COUNTY BLOCK 4752, NEW CITY BLOCK 34752, ALL IN THE

SCALE: 1"= 100'

PAPE-DAWSON

ENGINEERS

2000 NW Loop 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: March 6, 2015

> **DETAIL "B"** NOT-TO-SCALE

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 ENGLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

200'

300

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LOT 23 BLOCK 32 NCB 16386

 $\begin{bmatrix} \frac{CLI_{FF}}{LOT} \frac{LI_{NE}}{999} \end{bmatrix}$

STATE OF TEXAS

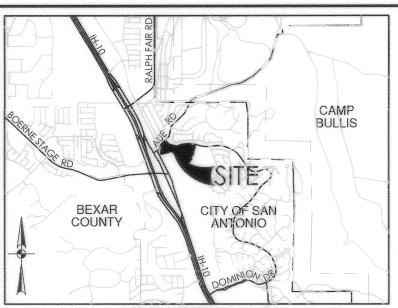
DEBORAH A STEELE

lotary Public, State of Texas

My Commission Expires December 20, 2015

M. IN THE

DEPUTY



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

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

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

CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

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 "OVERHANG EASEMENT." "UTILITY EASEMENT." AND "TRANSFORMER EASEMENT" FOR THE PURPOSE O easement, Overhang easement, utilit easement, and transformer easement for the porpose of installing constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or bupying 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 TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAT AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OF 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 OPS 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.

Tensoring Deemed Near-Ombide for ship deadle chambed of Archivid Elevation Near-Ombide and Near-Ombide State of Colherning Affect any Existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other Easements for utilities unless the Changes to Such Assements are Described Below:

1. 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. ASSEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR XISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

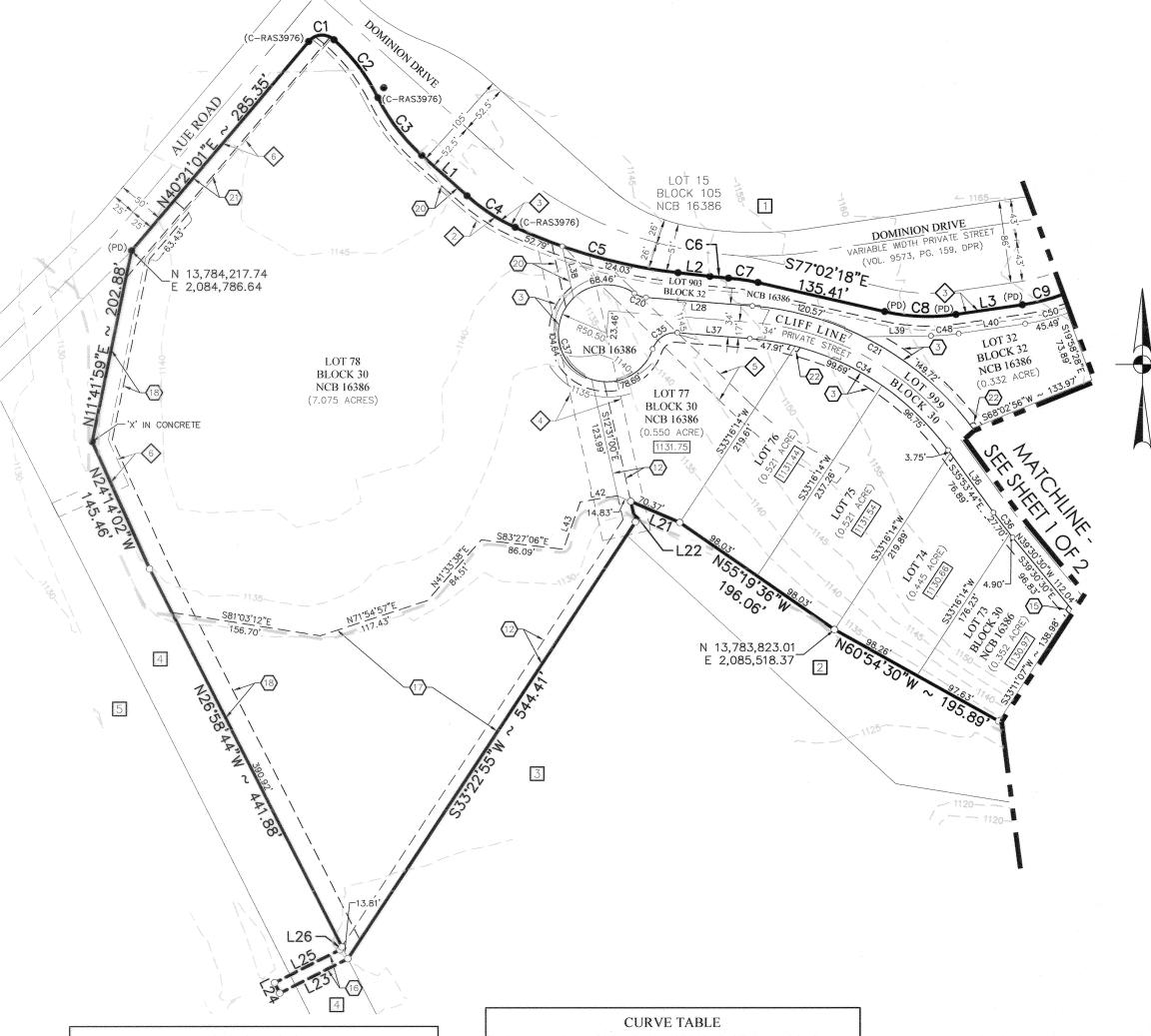
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

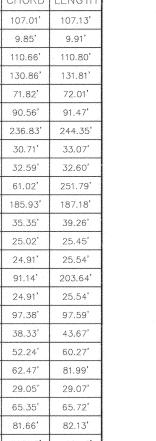
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

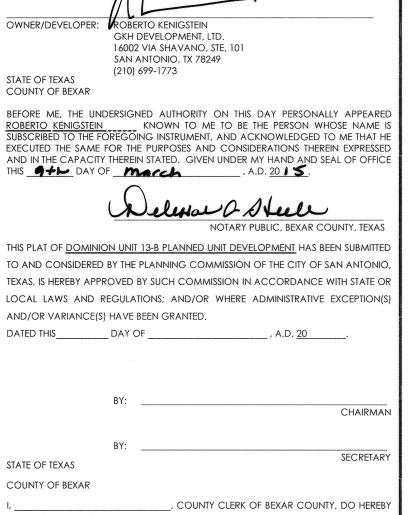




		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	18.00'	94°32'56"	N86°18'15"E	26.45	29.70'
C2	200.00'	21°45'33"	S37°15'32"E	75.50'	75.95'
С3	200.07	21'45'05"	S37"15'32"E	75.50'	75.95
C4	200.00'	17"15'14"	S56*45'55"E	60.00'	60.23'
C5	563.58'	17*58'37"	S74*22'51"E	176.10'	176.83
C6	424.00'	2*37'36"	S84°43'24"E	19.44'	19.44
C7	198.00'	8°59'54"	S81°32'15"E	31.06'	31.10'
C8	202.00'	21°11'45"	S87*38'11"E	74.30'	74.73
C9	202.00'	21*11'45"	N71°10'04"E	74.30	74.73'
C10	198.00'	21'09'20"	N71°08'52"E	72.69	73.11'
C11	946.32'	22*04'42"	S87"12'22"E	362.40'	364.65
C12	68.00'	46°38'58"	S52*50'32"E	53.85'	55.36'
C13	926.32'	5"38'09"	N75°55'30"W	91.08'	91.12'
C14	25.00'	16°15'37"	S66*58'11"E	7.07'	7.09'
C15	217.50'	12*09'40"	S8°49'11"W	46.08'	46.16
C16	82.50'	12*09'40"	S8*49'11"W	17.48'	17.51'
C17	98.50'	9*39'30"	S16°21'14"W	16.58'	16.60'
C18	25.00'	20*52'11"	S79°16'34"W	9.06'	9.11'
C19	633.00'	4*10'40"	S64*39'38"E	46.15'	46.16
C20	25.00'	29*52'51"	S70°25'35"E	12.89'	13.04
C21	317.00'	49°28'17"	S60*37'52"E	265.29'	273.71'
C22	483.00'	3°36'46"	S37*42'07"E	30.45'	30.46
C23	153.00'	8°25'33"	S43°43'16"E	22.48'	22.50'
C24	50.00'	44°58'14"	S70°25'09"E	38.24	39.24
C25	44.25'	58°12'19"	S63°48'07"E	43.04'	44.95
C26	317.00	14*34'47"	S6074'41"E	80.45	80.66
C27	283.00'	23*49'25"	S64°52'00"E	116.83'	117.67

CURVE TABLE						
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C28		667.00'	9°12'08"	S72*10'38"E	107.01	107.13
C29		25.00'	22*42'47"	S78*55'57"E	9.85'	9.91
C30		633.00'	10°01'45"	N71°45'50"W	110.66'	110.80
C31		317.00'	23*49'25"	N64°52'00"W	130.86	131.81'
C32		283.00'	14*34'47"	N60°14'41"W	71.82'	72.01'
C33		187.00'	28°01'34"	N53°31'17"W	90.56'	91.47'
C34		283.00'	49°28'17"	N60*37'52"W	236.83'	244.35'
C35		25.00'	75°47'15"	S56*44'22"W	30.71	33.07'
C36		517.00'	3*36'46"	N37*42'07"W	32.59'	32.60'
C37		50.50'	285*40'06"	N18*19'13"W	61.02'	251.79'
C38		467.00'	22*57'54"	S86*34'56"E	185.93	187.18'
C39		25.00'	89*58'02"	S59*55'00"W	35.35'	39.26
C40		40.00'	36*27'06"	S3*17'34"E	25.02	25.45'
C41		33.00'	44*20'44"	N82*35'20"W	24.91	25.54
C42		50.50'	231°02'33"	N10°45'35"E	91.14	203.64
C43		33.00'	44*20'44"	S75°53'31"E	24.91	25.54
C44		433.00'	12*54'48"	S88°23'31"W	97.38'	97.59'
C45		25.00'	100°05'04"	N35*06'33"W	38.33'	43.67
C46		33.00'	104*39'04"	N67*15'30"E	52.24	60.27
C47		33.00'	142*21'05"	S10*45'35"W	62.47	81.99
C48		222.00'	7*30'06"	S85*31'00"W	29.05'	29.07
C49		178.00'	21*09'20"	S71°08'52"W	65.35'	65.72
C50		222.00'	21*11'45"	N71°10'04"E	81.66'	82.13'
C51		926.32	25*08'18"	N85°40'34"W	403.17	406.42
C52		25.00'	43*34'58"	N89°22'03"W	18.56'	19.02'
C53		50.00'	177'33'16"	S67*15'30"W	99.98'	154.95
C54		40.00'	36*27'06"	N42*11'25"W	25.02'	25.45
C55		50.00'	32*50'04"	S51*07'00"E	28.26'	28.65





CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY

PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

DAY OF ___

SHEET 2 OF 2 BY: _____

OFFICE, THIS _____ DAY OF____

___, A.D. <u>20</u> AT ____M. AND DULY RECORDED THE

_____, A.D. <u>20</u>____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

____, A.D. <u>20</u>____AT____



