



LOCATION MAP

NOT-TO-SCALE
LEGEND

AC	ACRE(S)	BLK	BLOCK	CB	COUNTY BLOCK	VOL	VOLUME	PG	PAGE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	VAR	WID	DPR	REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD [UNLESS NOTED OTHERWISE] SET 1/2" IRON ROD (PD) VARIABLE WIDTH DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS														
1140	EXISTING CONTOURS	1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9674, PG 33, DPR)	2	20' BUILDING SETBACK (VOL. 9674, PG 33, DPR)	3	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9674, PG 33, DPR)	4	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9675, PG 16-19, DPR)	5	15' BUILDING SETBACK (VOL. 9675, PG 16-19, DPR)	6	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9675, PG 16-19, DPR)	7	20' BUILDING SETBACK (VOL. 9675, PG 16-19, DPR)	8	10' BUILDING SETBACK (VOL. 9675, PG 16-19, DPR)	9	VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9583, PG 109-113, DPR)	10	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG 175-178, DPR)	11	FALLBROOK UNIT 1, ENCLAVE (VOL. 9657, PG 175-178, DPR)	12	VACATING & RE-SUBDIVISION PLAT FALLBROOK UNIT 2, ENCLAVE (VOL. 9675, PG 16-19, DPR)	13	FALLBROOK UNIT 1B ENCLAVE (VOL. 9674, PG 33, DPR)	14	LOT 999, BLK 11
1140	PROPOSED CONTOURS	1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9674, PG 33, DPR)	2	20' BUILDING SETBACK (VOL. 9674, PG 33, DPR)	3	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9674, PG 33, DPR)	4	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9675, PG 16-19, DPR)	5	10' PRIVATE DRAINAGE EASEMENT (VOL. 9675, PG 16-19, DPR)	6	16' SANITARY SEWER EASEMENT (VOL. 9675, PG 16-19, DPR)	7	10' WATER EASEMENT (VOL. 9675, PG 16-19, DPR)	8	15' BUILDING SETBACK (VOL. 9675, PG 16-19, DPR)	9	16' SANITARY SEWER EASEMENT (0.007 TOTAL ACRE - "OFF-SITE") (VOL. 9657, PG 175-178, DPR)	10	10' BUILDING SETBACK (VOL. 9657, PG 175-178, DPR)	11	VARIABLE WIDTH WATER, SEWER, ACCESS AND PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.046 TOTAL ACRE - "OFF-LOT") (VOL. 9657, PG 175-178, DPR)	12	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET OR LOT (0.771 TOTAL ACRE - "OFF-LOT") (VOL. 9657, PG 175-178, DPR)	13	SABLECHASE, UNIT 1 (VOL. 9583, PG 109-113 DPR)	14	LOT 999, BLK 11

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS 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.

EDU NOTE:

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

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

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF 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.

Shauna L. Weaver
SHAUNA L. WEAVER
89512
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.

John Noel Nicholas
JOHN NOEL NICHOLAS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

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 1500 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'S DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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.

DETENTION NOTE:

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.

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING 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 THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1780680) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477 (h).

LEGAL INSTRUMENT:

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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	375.00'	3'09"24"	S47°34'47"E	20.66'	20.66'
C2	175.00'	2'06"00"	S56°38'30"W	6.41'	6.41'
C3	330.00'	0°49'54"	N24°47'25"W	4.79'	4.79'
C4	270.00'	0°47'11"	S24°48'47"E	3.71'	3.71'
C5	530.00'	40°19'35"	N39°17'23"W	365.38'	373.03'
C6	375.00'	13°27'06"	S52°43'37"E	87.84'	88.04'
C7	15.00'	79°12'21"	S80°56'40"W	19.12'	20.74'
C8	225.00'	29°38'58"	S56°09'58"W	115.14'	116.43'
C9	25.00'	82°29'35"	S29°44'40"W	32.96'	35.99'
C10	275.00'	7°17'39"	S15°08'57"E	34.99'	35.01'
C11	325.00'	7°17'39"	N15°08'57"W	41.35'	41.38'
C12	15.00'	39°42'54"	N31°21'34"W	10.19'	10.40'
C13	50.00'	161°55'24"	N29°44'40"E	98.76'	141.30'
C14	15.00'	39°42'54"	S89°09'05"E	10.19'	10.40'
C15	175.00'	26°49'23"	N57°34'46"E	81.18'	81.93'
C16	15.00'	102°49'51"	N71°45'11"W	23.45'	26.92'
C17	425.00'	14°08'56"	N51°35'19"W	104.69'	104.95'
C18	15.00'	90°00'00"	N75°32'50"E	21.21'	23.56'
C19	225.00'	27°08'41"	N44°07'10"E	105.60'	106.60'
C20	175.00'	27°08'41"	S44°07'10"W	82.14'	82.91'
C21	15.00'	90°00'00"	S14°27'10"E	21.21'	23.56'
C22	15.00'	39°42'54"	N38°59'02"W	10.19'	10.40'
C23	50.00'	169°25'49"	N25°52'25"E	98.57'	147.86'
C24	15.00'	39°42'54"	S89°16'08"E	10.19'	10.40'
C25	75.00'	19°48'59"	N60°57'55"E	25.81'	25.94'
C26	15.00'	39°42'54"	N31°11'59"E	10.19'	10.40'
C27	50.00'	161°28'55"	S87°55'01"E	98.70'	140.92'
C28	15.00'	39°42'54"	S27°02'01"E	10.19'	10.40'
C29	300.00'	17°36'48"	S38°05'04"E	91.86'	92.22'
C30	330.00'	4°04'18"	S27°14'31"E	23.45'	23.45'
C31	270.00'	10°29'42"	N30°27'13"W	49.39'	49.46'
C32	300.00'	11°11'25"	N41°17'46"W	58.50'	58.59'
C33	25.00'	82°03'06"	N87°55'01"W	32.82'	35.80'
C34	125.00'	19°48'59"	S60°57'55"W	43.02'	43.23'
C35	25.00'	90°00'00"	S25°52'25"W	35.36'	39.27'
C36	425.00'	2°41'59"	N43°09'51"W	20.02'	20.03'
C37	375.00'	3°03'28"	S44°28'22"E	20.01'	20.01'
C38	225.00'	5°05'59"	N60°14'30"E	20.02'	20.03'
C39	175.00'	6°33'45"	S60°58'23"W	20.03'	20.04'
C40	47.53'	17°48'35"	N79°54'10"E	14.72'	14.78'
C41	0.50'	35°31'01"	N71°03'14"E	0.31'	0.31'
C42	47.50'	70°12'15"	N88°23'51"E	54.63'	58.20'
C43	13.50'	70°12'15"	S88°23'51"W	15.53'	16.54'
C44	34.50'	35°31'01"	S71°03'14"W	21.05'	21.39'
C45	13.53'	17°47'29"	S79°54'30"W	4.18'	4.20'
C46	15.00'	14°45'27"	S11°44'52"E	3.85'	3.86'

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, ACCESS EASEMENTS, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN FALLBROOK UNIT 3, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE FALLBROOK PROPERTY OWNERS OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903 & 904, BLOCK 12, AND LOT 999, BLOCK 11, PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

SETBACK NOTE:

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.

FINISHED FLOOR NOTE:

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

OPEN SPACE NOTE:

LOT 903 & 904, BLOCK 12, CB 4710 ARE DESIGNATED AS OPEN SPACE AND AS A PRIVATE DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENTS.

SAWS DEDICATION NOTE:

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.

SAWS NOTE:

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

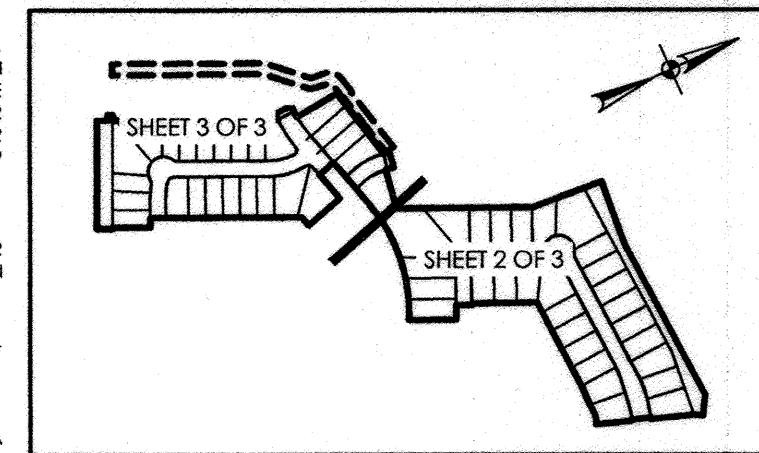
PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 11, CB 4710 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, PRIVATE DRAINAGE, WATER, SEWER, AND PEDESTRIAN EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N43°59'55"E	57.50'
L2	N40°50'22"E	148.07'
L3	S32°18'29"E	50.00'
L4	S34°24'30"E	128.35'
L5	S12°47'38"E	67.45'
L6	S77°12'22"W	29.59'
L7	S65°37'32"W	138.39'
L8	S64°47'38"W	60.00'
L9	S65°34'49"W	115.39'
L10	N21°21'45"W	28.14'
L11	N46°53'28"W	38.60'
L12	N42°34'22"W	66.40'
L13	S70°52'25"W	209.36'
L14	S19°07'35"E	1.18'
L15	S70°52'25"W	50.00'
L16	S19°07'35"E	46.61'
L17	S70°52'31"W	150.00'
L18	N19°07'35"W	30.37'
L19	N59°27'10"W	172.99'
L20	S30°32'50"W	60.00'
L21	S59°27'10"E	98.98'
L22	S30°32'50"W	130.00'
L23	N59°27'10"W	32.94'
L24	S71°12'13"W	50.00'
L25	S18°47'47"E	29.66'
L26	S71°12'13"W	120.00'
L27	S18°47'47"E	5.00'
L28	S71°12'13"W	50.00'
L29	N70°59'28"E	39.37'
L30	N70°59'28"E	21.26'
L31	S59°27'10"E	117.64'
L32	N59°27'10"W	33.12'
L33	S41°20'29"W	7.36'
L34	S70°59'28"W	304.92'
L35	S11°30'07"E	15.80'
L36	S18°47'47"E	57.70'
L37	N18°47'47"W	57.70'
L38	N11°30'07"W	9.34'
L39	N70°59'28"E	298.46'
L40	N30°32'50"E	21.54'
L41	S30°32'50"W	21.54'

LINE TABLE		
LINE #	BEARING	LENGTH
L42	N19°07'35"W	103.47'
L43	N70°52'25"E	162.83'
L44	N51°03'26"E	15.90'
L45	S46°53'28"E	433.70'
L46	S29°16'40"E	21.17'
L47	N35°42'04"W	74.35'
L48	N46°53'28"W	372.77'
L49	S51°03'26"W	22.63'
L50	S70°52'25"W	164.37'
L51	S19°07'35"E	105.00'
L52	S30°32'50"W	57.32'
L53	S70°52'25"W	4.23'
L54	N43°59'55"E	57.04'
L55	S32°18'29"E	50.26'
L56	N60°11'51"W	8.12'
L57	N18°47'47"W	11.02'
L58	N71°12'13"E	16.00'
L59	S18°47'47"E	4.98'
L60	S60°11'51"E	16.07'
L61	S62°49'05"E	52.74'
L62	N65°02'25"W	21.80'
L63	N70°59'15"E	244.91'
L64	N82°08'02"E	5.10'
L65	N70°59'28"E	233.65'
L66	N88°48'44"E	144.74'
L67	N53°17'44"E	47.03'
L68	S56°30'01"E	48.29'
L69	S29°56'07"E	5.59'
L70	S56°30'01"E	219.98'
L71	S33°29'59"W	29.00'
L72	N56°30'01"W	219.98'
L73	N83°03'55"W	5.59'
L74	N56°30'01"W	48.29'
L75	S53°17'44"W	47.03'
L76	S88°48'44"W	144.74'
L77	S70°59'28"W	233.65'
L78	S59°30'43"W	5.10'
L79	S70°59'15"W	244.91'
L80	N19°00'45"W	36.00'

INDEX MAP
SCALE: 1"= 600'

SCALE: 1"= 100'



PLAT NUMBER 140343

SUBDIVISION PLAT

OF

FALLBROOK UNIT 3, ENCLAVE

BEING A 16.173 ACRE TRACT OF LAND ESTABLISHING LOTS 23-44, 903-904, BLK 12, LOTS 30-37, BLK 15, LOTS 1, 5-13, BLK 17, LOTS 1-4, BLK 18, LOTS 31-40, BLK 20, CB 4710 OUT OF A 149.900 ACRE TRACT, CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN VOLUME 15632, PAGES 253-262 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

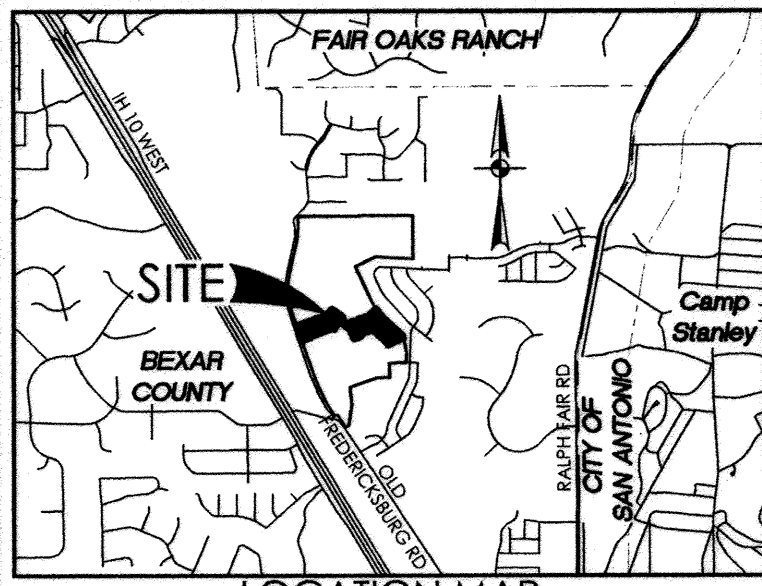
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

DATE OF PRINT: May 14, 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 DEVELO



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	RE	REPETITIVE BEARING AND/OR DISTANCE
BLK	BLOCK	FO	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CB	COUNTY BLOCK	SE	SET 1/2" IRON ROD (PD)
VOL	VOLUME	VAR	VARIABLE WIDTH
PG	PAGE(S)	WD	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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11	15' BUILDING SETBACK	9	10' BUILDING SETBACK (VOL. 9675, PG 18-19, DPR)
12	16' SANITARY SEWER EASEMENT (0.007 TOTAL ACRE - "OFF-SITE")	10	VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9583, PG 109-113, DPR)
13	10' BUILDING SETBACK	11	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9657, PG 175-178, DPR)
14	VARIABLE WIDTH WATER, SEWER, ACCESS AND PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.046 TOTAL ACRE - "OFF-LOT")	12	FALLBROOK UNIT 1, ENCLAVE (VOL. 9657, PG 175-178, DPR)
15	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET OR LOT (0.771 TOTAL ACRE - "OFF-LOT")	13	VACATING & RE-SUBDIVISION PLAT FALLBROOK UNIT 2, ENCLAVE (VOL. 9675, PG 16-19, DPR)
1	SABLECHASE, UNIT 1 (VOL. 9583, PG 109-113 DPR)	14	FALLBROOK UNIT 1B ENCLAVE (VOL. 9674, PG 33, DPR)
		15	LOT 999, BLK 11

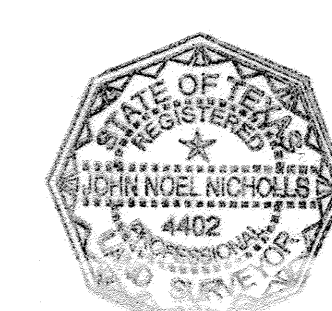
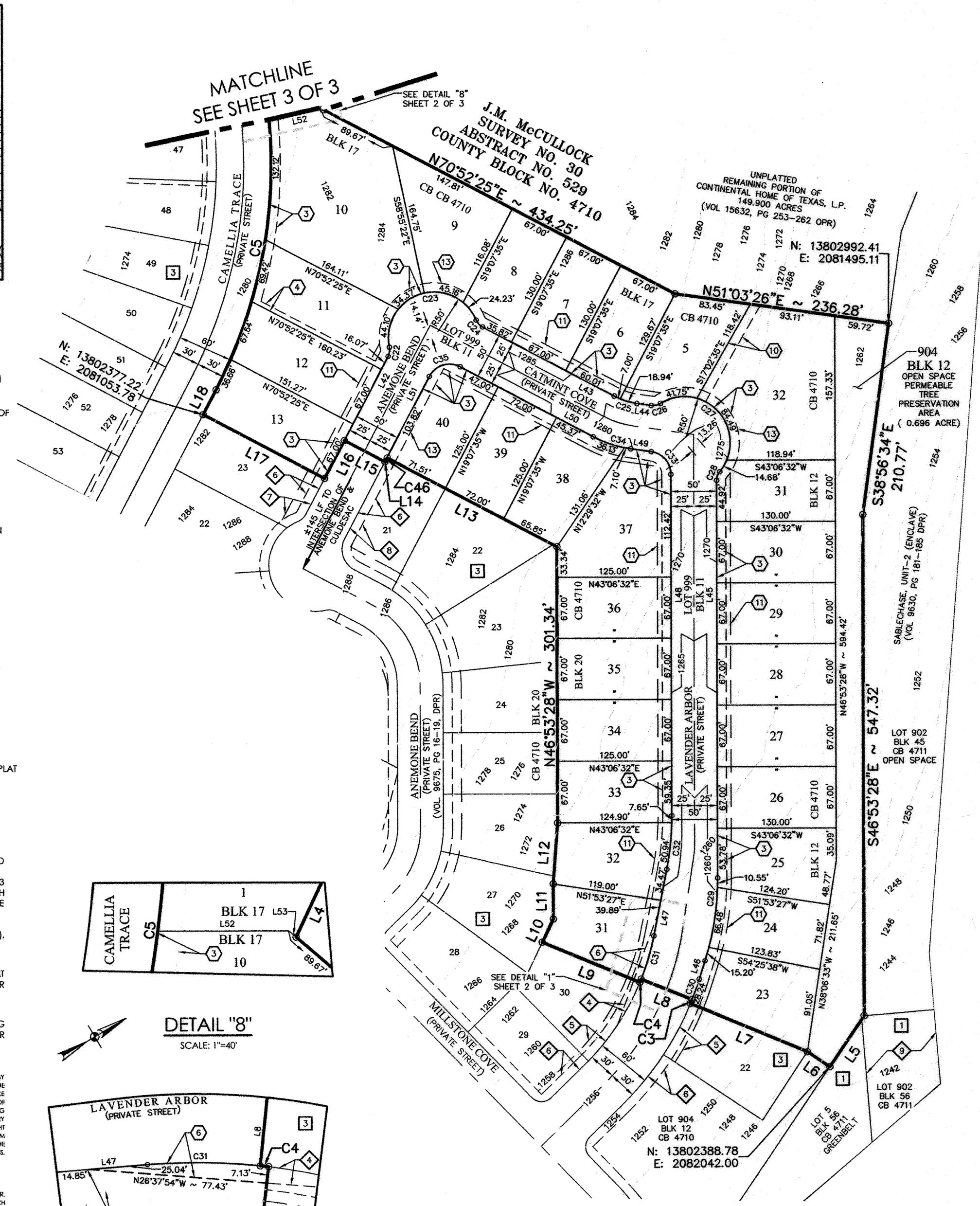
SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES 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 THEREON. 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, REVERSE 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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV 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.
Shauna L. Weaver
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.

Mark Noe Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 140343

SUBDIVISION PLAT
OF
FALLBROOK UNIT 3, ENCLAVE

BEING A 16.173 ACRE TRACT OF LAND ESTABLISHING LOTS 23-44, 903-904, BLK 12, LOTS 30-37, BLK 15, LOTS 1, 5-13, BLK 17, LOTS 1-4, BLK 18, LOTS 31-40, BLK 20, CB 4710 OUT OF A 149.900 ACRE TRACT, CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP RECORDED IN VOLUME 15632, PAGES 253-262 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCK SURVEY NO. 30, ABSTRACT 529, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.



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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

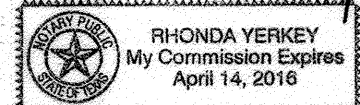
DATE OF PRINT: May 14, 2015

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.

OWNER/DEVELOPER: IAN CUDE, ASSISTANT SECRETARY
BY: CITECH OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, LP,
2111 N LOOP 1604 E, SUITE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE, 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 May 14, A.D. 2015.



Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF FALLBROOK UNIT 3, ENCLAVE 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

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 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. 20____.

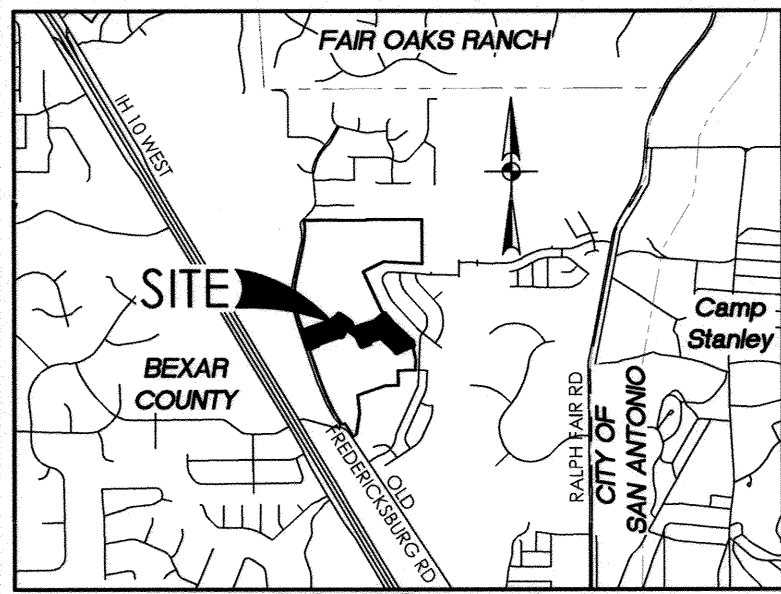
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY



LOCATION MAP

NOT-TO-SCALE
LEGEND

AC	ACRE(S)	REPETITIVE BEARING AND/OR DISTANCE
BLK	BLOCK	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CB	COUNTY BLOCK	SET 1/2" IRON ROD (PD)
VOL	VOLUME	VARIABLE WIDTH
PG	PAGE(S)	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	
1140	EXISTING CONTOURS	
1140	PROPOSED CONTOURS	
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9674, PG 33, DPR)	
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9674, PG 33, DPR)	
6	VARIABLE WIDTH CLEAR VISION EASEMENT	
8	10' PRIVATE DRAINAGE EASEMENT	
9	16' SANITARY SEWER EASEMENT (VOL. 9675, PG 18-19, DPR)	
10	10' WATER EASEMENT (VOL. 9675, PG 18-19, DPR)	
11	15' BUILDING SETBACK (VOL. 9675, PG 18-19, DPR)	
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15	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET OR LOT (0.771 TOTAL ACRE - "OFF-LOT")	
1	SABLECHASE, UNIT 1 (VOL. 9583, PG 109-113 DPR)	

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- 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

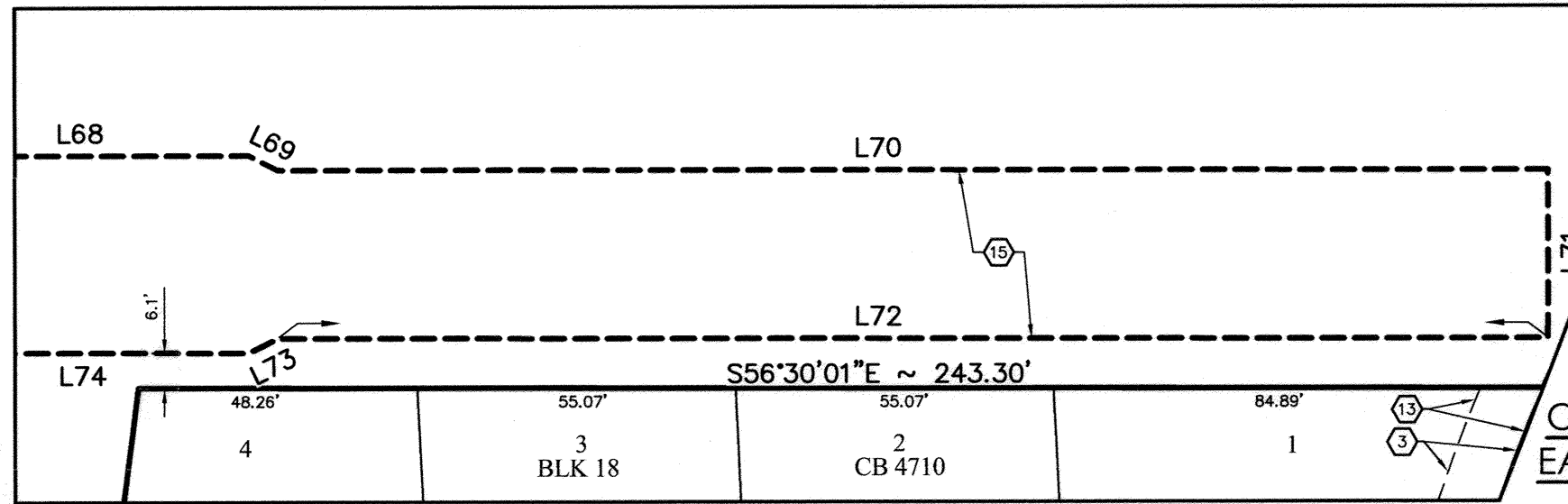
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Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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John Noel Nichols
REGISTERED PROFESSIONAL LAND SURVEYOR



OFF-SITE DRAINAGE
EASEMENT DETAIL "7"

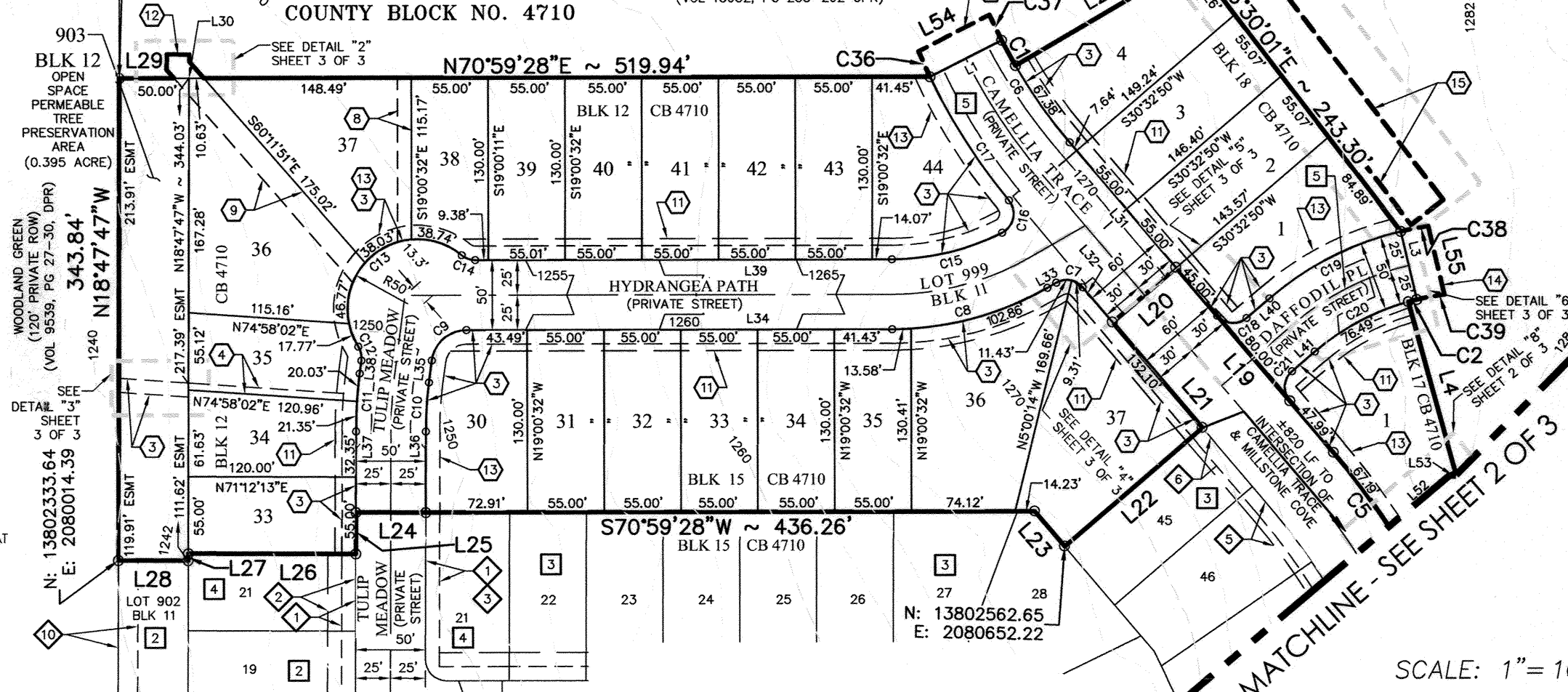
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E: 2079893.07

N: 13802659.09
E: 2079903.62

J.M. McCULLOCK
SURVEY NO. 30
ABSTRACT NO. 529
COUNTY BLOCK NO. 4710

UNPLATTED
REMAINING PORTION OF
CONTINENTAL HOME OF TEXAS, L.P.
149.900 ACRES
(VOL. 15632, PG 253-262 OPR)



SCALE: 1"=100'

