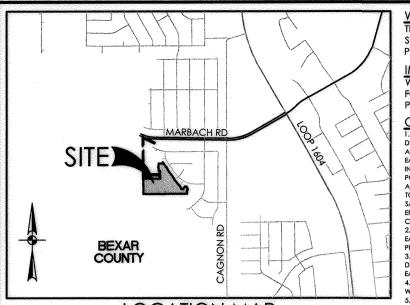
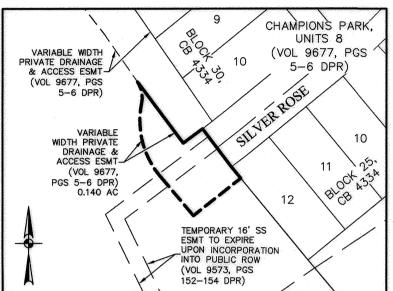
CHAIRMAN



LOCATION MAP



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH

WRITTEN NOTIFICATION

0.140 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF A VARIABLE WIDTH PRIVATE DRAINAGE & ACCESS EASEMENT OF THE CHAMPIONS PARK, UNIT-8 (PLAT NO. 130584) RECORDED IN VOLUME 9677, PAGES 5-6 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF ARIZONA COUNTY OF MARICOPA

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CHAMPIONS PARK, UNIT-8 (PLAT NO. 130584) WHICH IS RECORDED IN VOLUME 9677, PAGES 5-6, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: TXBC MEADOWS LP JOHN CORK 8655 SOUTH PRIEST DRIVI TEMPE, ARIZONA 85284 (480) 820-0977

STATE OF ARIZONA

COUNTY OF MARICOPA SWORN AND SUBSCRIBED BEFORE ME THIS THE DAY OF A.D. 20 \ S .

MY COMMISSION EXPIRES: 17-1-15



SURVEYOR'S NOTES

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 CORS NETWORK.

B. 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.

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 COMMISSIE

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

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.



THE NUMBER OF WASTEWATER FOLLIVALENT DWELLING LINITS (FDLIS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE

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.

T. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLARS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA

CONCRETE SDASS, OF WALLS WILL BE PDACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC. GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH

EASEMENTS ARE DESCRIBED BELOW:

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

5. ROOF OVERHANDS 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

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY

BEXAR COUNTY MAINTENANCE NOTE

BEXAR COUNTY WILL NOT MAINTAIN DRAINAGE EASEMENTS, GREENBELTS AND OPEN STATE OF TEXAS COUNTY OF BEXAR 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 SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE FASEMENTS 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 OWNER: 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.

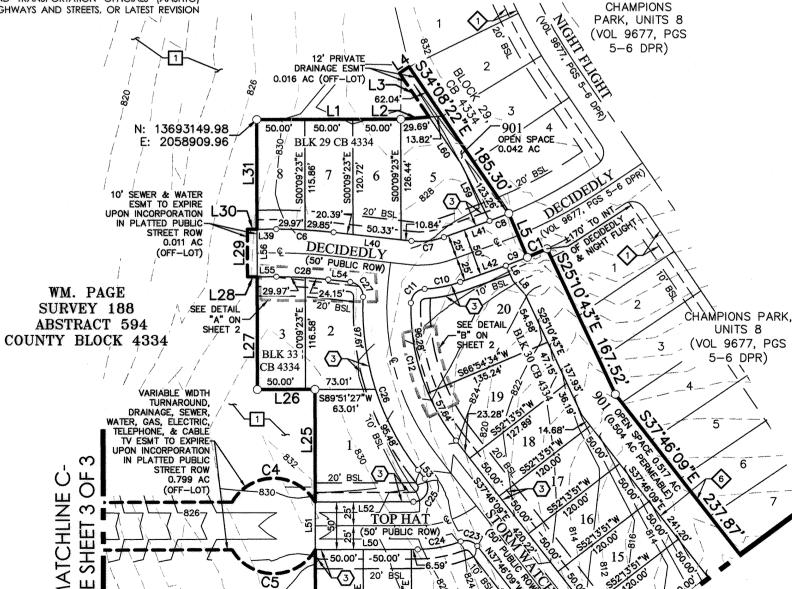
LOT 901, BLOCK 29, COUNTY BLOCK 4334 IS DESIGNATED AS A PRIVATE DRAINAGE STATE OF TEXAS EASEMENT. LOT 901, BLOCK 25, COUNTY BLOCK 4334 AND LOT 901, BLOCK 30, COUNTY BLOCK 4334 ARE DESIGNATED AS A PRIVATE DRAINAGE AND ACCESS

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

BURTON WINNARD lotary Public - Arizona

Maricopa County

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION



50.00' S89'50'37"W 163.79'

MATCHLINE A-SEE SHEET 2 OF 3

LEGEND

(SURVEYOR)

VOLUME PAGE(S)

RIGHT-OF-WAY

SANITARY SEWER

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

10' GAS, ELECTRIC, TELEPHONE

12' GAS, ELECTRIC, TELEPHONE

10' GAS, ELECTRIC, TELEPHONE

(VOL 9571, PGS 184-186 DPR)

5' CLEAR VISION EASEMENT

(VOL 9571, PGS 184-186 DPR)

VARIABLE WIDTH PRIVATE

DRAINAGE & ACCESS ESMT

(VOL 9677, PGS 5-6 DPR)

(VOL 9677, PGS 5-6 DPR)

5' EASEMENT

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT (VOL 9571, PGS 184-186 DPR)

AND CABLE TV EASEMENT

(VOL 9677, PGS 5-6 DPR)

(UNLESS NOTED OTHERWISE)

AC ACRE(S)

BUILDING SETBACK LINE

BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

-1140--- EXISTING CONTOURS

1140—PROPOSED CONTOURS

AND CABLE TV EASEMENT

VARIABLE WIDTH CLEAR

(0.102 ACRES OFF-LOT)

(0.045 ACRES OFF-LOT)

TXBC MEADOWS, LP

ARBORIST OFFICE 35-477(H).

TELEPHONE AND CABLE TV

UNPLATTED REMAINDER OF

VISION EASEMENT

10' GAS, ELECTRIC, TELEPHONE

36' PRIVATE DRAINAGE EASEMENT (2)

VARIABLE WIDTH GAS, ELECTRIC,

EASEMENT (1.434 ACRES OFF-LOT)

16' SANITARY SEWER EASEMENT

(VOL 15179, PG 2454-2465 OPR)

P.O. BOX 6862

DAY OF MARE

SAN ANTONIO, TEXAS 78209

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2031516) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER

TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR

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

AND CABLE TV EASEMENT ON WESTERN PROPERTY LINE

E 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

AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

(OWNER OF 12' OF VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE

Phalaton

MILESTONE POTRANCO DEVELOPMENT, LTD

(OFFICIAL PUBLIC RECORDS

DEED AND PLAT RECORDS OF

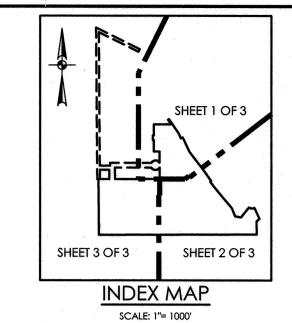
COUNTY BLOCK

EASEMENT

INTERSECTION

BLK BLOCK

OPR



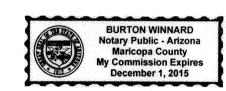
SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NANCY E.C. WILLAFORD

MY COMMISSION EXPIRES

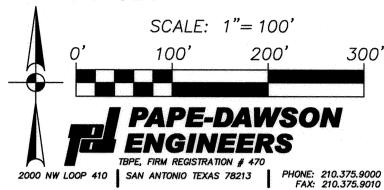
January 27, 2016



PLAT NUMBER 150107

REPLAT & SUBDIVISION PLAT ESTABLISHING CHAMPIONS PARK UNIT 10

A 25.949 ACRE TRACT OF LAND COMPRISED OF 0.436 OF AN ACRE OUT OF 185.03 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD IN SPECIAL WARRANTY DEED RECORDED IN VOILIME 9866, PAGES 1494-1499 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 25.513 ACRES OUT OF 105.572 ACRES CONVEYED TO TXBC MEADOWS. LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15179, PAGES 2454-2465 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. PAGE SURVEY NO. 188, ABSTRACT 594, COUNTY BLOCK 4334 OF BEXAR COUNTY, TEXAS.



DATE OF PRINT: June 4, 2015 STATE OF ARIZONA COUNTY OF MARICOPA

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.

TXBC MEADOWS, LP OWNER/DEVELOPER JOHN CORK 8655 SOUTH PRIEST DRIVE TEMPE, ARIZONA 85284 (480) 820-0977 STATE OF ARIZONA

COUNTY OF MARICOPA

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 A.D. 20 1 5.

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA 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

THIS PLAT OF _____ CHAMPIONS PARK 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. <u>20</u>	

В	Y:			
STATE OF TEXAS				SECRETARY
COUNTY OF BEXAR				
L	, col	JNTY CLERK	OF BEXAR CO	UNTY, DO HEREBY
CERTIFY THAT THIS PLAT W	'AS FILED FOR REC	CORD IN MY	OFFICE, ON TI	HE DAY
OF	, A.D. <u>20</u>	AT	_M. AND DUL	Y RECORDED THE
DAYOF		A D 20	AT	AA INITUE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME __ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

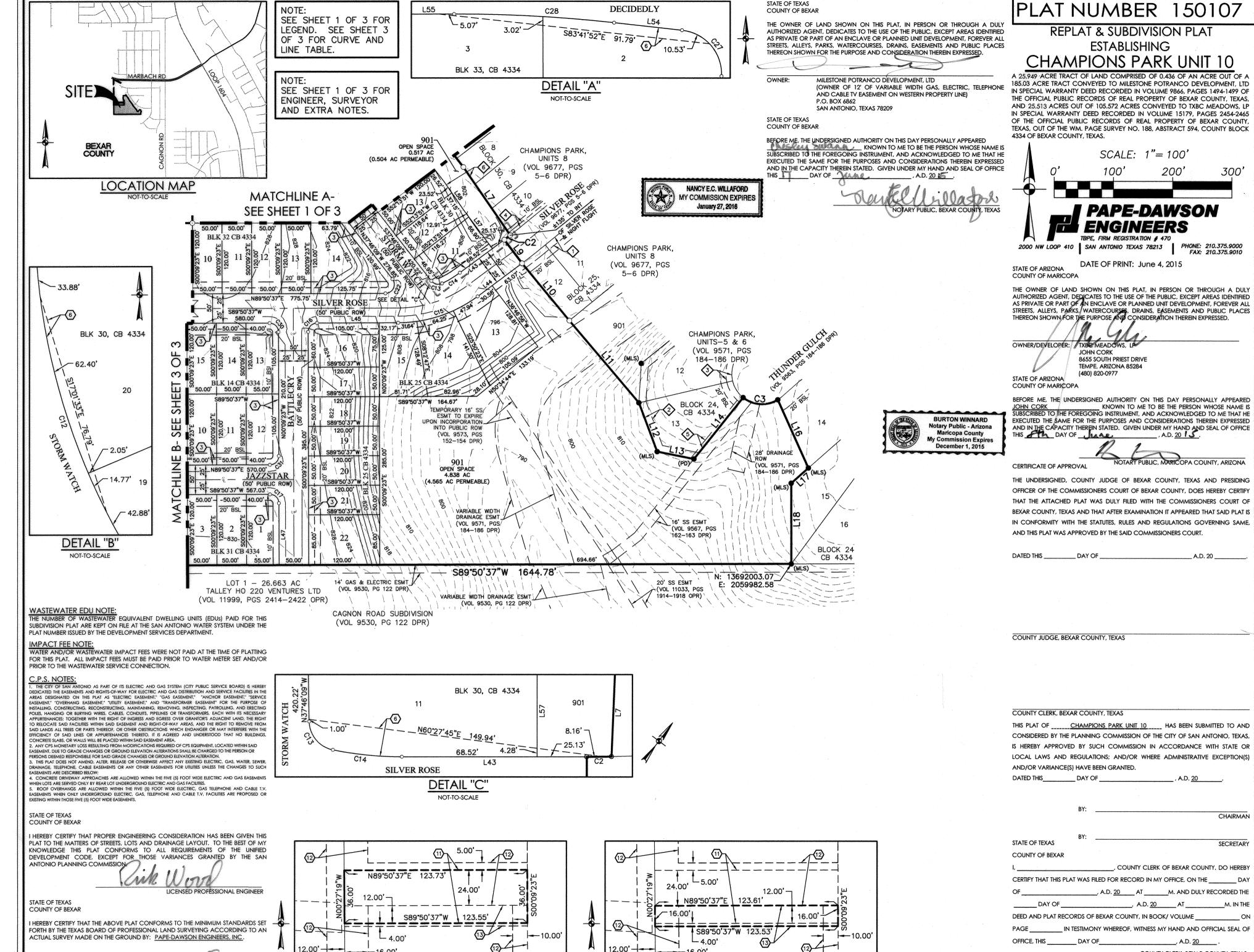
SHEET 1 OF 3 BY:







COUNTY CLERK, BEXAR COUNTY, TEXAS



DECIDEDLY

L55

DETAIL "D" - 36' PRIVATE DRAINAGE EASEMENT

NOT-TO-SCALE

REGISTERED PROFESSIONAL LAND SURVEYOR

W.R. WOOD

65364

STATE OF TEXAS

"E" - 14' SANITARY SEWER EASEMENT

NOT-TO-SCALE

SHEET 2 OF 3 BY:

COUNTY OF BEXAR

CHAIRMAI

OFFICE, THIS ____ ___ DAY OF_ , A.D. <u>20</u>

PLAT NUMBER 150107 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.

MILESTONE POTRANCO DEVELOPMENT, LTD. 185.03 ACRE TRACT CONVEYED TO MILESTONE POTRANCO DEVELOPMENT, LTD (OWNER OF 12' OF VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9866, PAGES 1494-1499 OF AND CABLE TV EASEMENT ON WESTERN PROPERTY LINE) THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 25.513 ACRES OUT OF 105.572 ACRES CONVEYED TO TXBC MEADOWS, LP SAN ANTONIO, TEXAS 78209 IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15179, PAGES 2454-2465

STATE OF TEXAS COUNTY OF BEXAR

CB

CHAMPIONS PARK,

UNITS 8

(VOL 9677, PGS

5-6 DPR)

13~

50.00

50.00

CAGNON ROAD SUBDIVISION

(VOL 9530, PG 122 DPR)

50.00

50.00

STATE OF TEXAS

OWNER:

January 27, 2016

COUNTY OF BEXAR

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

TELEPHONE AND CABLE TV EASEMENT DAY OF MALE NANCY E.C. WILLAFORD MY COMMISSION EXPIRES

UNPLATTED 185.03 AC MILESTONE POTRANCO DEVELOPMENT, LTD (VOL 9866, PGS 1494-1499 OPR) WM. PAGE SURVEY 188 ABSTRACT 594 COUNTY BLOCK 4334 (OFF-LOT) -(12)

S89°50'37"W 97.61

DETAIL "F" - VARIABLE WIDTH GAS, ELECTRIC,

5.00'

24.00'

12.00'-

MATCHLINE D - SEE THIS SHEET

12.00'

MATCHLINE D - SEE THIS SHEET

10 1.434 AC VARIABLE WIDTH WM. PAGE SURVEY 188 ABSTRACT 594 COUNTY BLOCK 4334 (OFF-LOT) N89*50'37"E 428.40 0

20' SS ESMT (VOL 11079, PGS 1320-1330 OPR) (OFF-LOT) M "D" & "E" ON 12' SHEET 2 AND-DETAIL "F" THIS SHEET ←N89°50'37"E 378.40' 0.102 AC ш (OFF-LOT) (OFF-LOT)

10.00'-

1.434 AC S89°50'37"W 465.00' (OFF-LOT) S89'50'37"W 123.02' 50.00 50.00 50.00 50.00 BLK 32 CB 4334 23 N: 13692578.47 E: 2058333.59 /22 (3)-UNPLATTED 185.03 AC S89'50'37"W MILESTONE POTRANCO DEVELOPMENT, LTD N89'50'37"E, 775.75' SILVER ROSE 800 21 (VOL 9866 \810₇ SILVER KOSE (50° PUBLIC ROW) PGS 1494-1499 OPR)

11.33' 20 /--806 S89'50'37"W 20.05 121.95 UNPLATTED S89'50'37"W 12.403 AC 121.64 MARVIN H. BOEHM BLK 14 CB 4334 810 18 50.00 50.00' | 50.00' | 50.00' (VOL 11930, 50.00 55.00' S89'50'37"W PGS 10-12 OPR) 121.34 17

121.03 S89'50'37"W / XX 50.00° + 50.00° + 50.00° • -30.00' 50.00' 50.00'; 50.00' 750.00' 50.00' _111.62' JAZZSTAR= 824 15 (50' PUBLIC ROW) UNPLATTED ∕ S89°50'37"W 567.03'` 124.43 AC 27.03' -50.00' + 50.00' - 50.00' + 50.00' + 50.00' - 50.00' - 50.00' + 50.00' (VOL 16587, BLK 31 CB 4334

55.00'

50.00

-S89'50'37"W

LOT 1 - 26.663 AC

TALLEY HO 220 VENTURES LTD

(VOL 11999, PGS 2414-2422 OPR)

50.00' 50.00'

1644.78

GUARDIAN LEASING INC PGS 2179-2188 OPR) N: 13691998.58

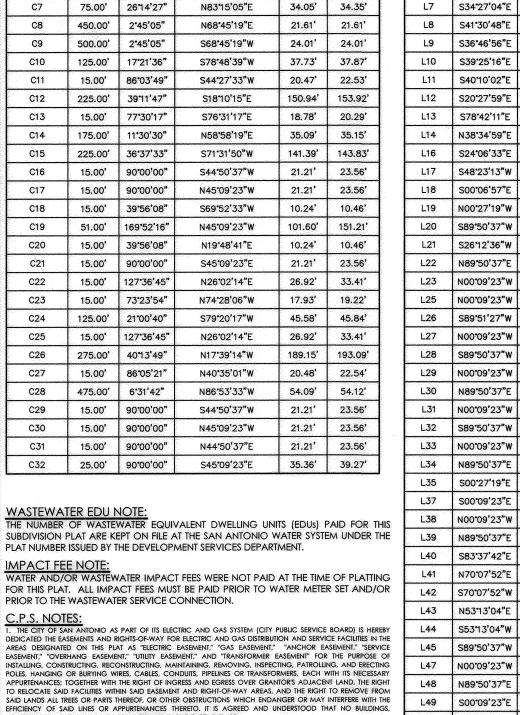
E: 2058338.08

14' GAS & ELECTRIC ESMT_

(VOL 9530, PG 122 DPR)

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR



CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID

EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR CASHERD ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR

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

DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

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.

KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED

EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANTONIO PLANNING COMMISSION

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR COUNTY

CURVE # RADIUS

500.00'

675.00'

51.00

50.00'

50.00'

525.00'

2'33'43"

1'03'59"

70'02'26"

120'00'00"

120'00'00'

6'31'42"

C1

C2

C3

C4

C5

C6

LOCATION MAP

NOT-TO-SCALE

DELTA CHORD BEARING CHORD LENGTH

N66'05'55"E

S52*41'05"W

S86'26'14"E

N89'50'37"E

S89'50'37"W

S86'53'33"E

22.35'

12.56'

58.53'

86.60'

86.60'

59.79'

22.36

12.56'

62.34

104.72

104.72

59.82

CURVE TABLE

NOTE:

NOTE:

LINE TABLE.

SEE SHEET 1 OF 3 FOR

LEGEND. SEE SHEET 3

OF 3 FOR CURVE AND

SEE SHEET 1 OF 3 FOR

ENGINEER, SURVEYOR

AND EXTRA NOTES.

LINE TABLE

BEARING

N89'50'37"E

N85'34'13"E

N34'08'22"W

N55'51'38"E

S22'37'13"E

S25'10'43"E

L2

L3

L4

L5

L6

LENGTH

150.00

29.69'

55.19

12.00'

50.00'

17.82

139.95

19.20'

50.00'

125.77

181.98

88.36

63.19'

133.19

126.74

38.98'

136.59

161.33

12.00

30.00'

107.76

29.00'

117.50'

60.00

117.51

10.00

50.00

10.00

115.00

97.52

96.00

97.02'

96.00'

120.00

120.00

20.05

81.56

50.49

50.49

93.65

93.65

137.17

105.00

50.00'

105.00

106.59

50.00'

102.32

11.60'

23.07

20.05'

50.00

79.82

60.67

67.14

L49

L51

L52

L54

L55

L56

L57

L58

L59

L60

S00'09'23"E

S89*50'37"W

N00'09'23"W

N89'50'37"E

N37'46'09"W

N83'37'42"W

S89*50'37"W

N00'09'23"W

S36'46'56"E

S34'27'04"E

S26*22'56"E

S34'08'22"E 58.76'

W.R. WOOD 65364





unxEllellatord NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF ARIZONA COUNTY OF MARICOPA

BURTON WINNARD

Notary Public - Arizona

Maricopa County

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.

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

DATE OF PRINT: June 4, 2015

REPLAT & SUBDIVISION PLAT

ESTABLISHING

CHAMPIONS PARK UNIT 10

OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY,

TEXAS, OUT OF THE WM. PAGE SURVEY NO. 188, ABSTRACT 594, COUNTY BLOCK

SCALE: 1"= 100'

PAPE-DAWSON

200'

300

OWNER/DEVELOPE TXBC MEADOWS, LP JOHN CORK 8655 SOUTH PRIEST DRIVE TEMPE, ARIZONA 85284 (480) 820-0977 STATE OF ARIZONA COUNTY OF MARICOPA

4334 OF BEXAR COUNTY, TEXAS.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK 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

NOTARY PUBLIC, MARICOPA COUNTY, ARIZONA 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 O 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.

CONSIDERED BY THE PLANNING COMMISSION OF TH	IE CITY OF SAN ANTONIO, TEXAS,			
IS HEREBY APPROVED BY SUCH COMMISSION IN	ACCORDANCE WITH STATE OR			
LOCAL LAWS AND REGULATIONS; AND/OR WHER	E ADMINISTRATIVE EXCEPTION(S)			
AND/OR VARIANCE(S) HAVE BEEN GRANTED.				
DATED THIS DAY OF	, A.D. <u>20</u> .			

DATED THIS	DAY OF	, A.D. <u>20</u>

F	Y:
STATE OF TEXAS	SECRETARY
COUNTY OF BEXAR	
1,	, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CEDTIEV THAT THIS DI AT W	AS EILED FOR RECORD IN MY OFFICE ON THE

DF	, A.D. <u>20</u>	_AT	_M. AND DUI	Y RECORDED THE
DAY OF		A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT RECORDS O	F BEXAR COUN	TY, IN BOOI	K/ VOLUME_	ON

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY

SHEET 3 OF 3 BY: