BSL _____ BUILDING SETBACK LINE BCDR _____ BEXAR COUNTY DEED RECORDS BCRPR _____ BEXAR COUNTY REAL PROPERTY RECORDS BCDPR _____ BEXAR COUNTY DEED & PLAT RECORDS CVE _____ CLEAR VISION EASEMENT _____ DRAINAGE EASEMENT ESMT _____ EASEMENT CVE _____ CLEAR VISION EASEMENT (LOT) _____ OVERALL LOT DIMENSION (9682/33)____ VOL.9682, PGS.33-40 BEXAR COUNTY

DEED AND PLAT RECORDS

<u>CLEAR VISION EASEMENT NOTE:</u> <u>CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G.</u> STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES 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 UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION

C.P.S. ENERGY 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 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 HE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER ICTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FFFICIENCY OF SAID LINES OF APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLARS OF WALLS WILL BE PLACED WITHIN SAID FASEMENT AREA ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS

EQUIPMENT LOCATED WITHIN SAID FASEMENT, 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. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE

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)

FLECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND

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

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

In S. Morie 7/6/2015

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH

2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON

RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES. 3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID. SOUTH CENTRAL ZONE (4204). AS ESTABLISHED

BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 6. 8. 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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY.

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.

CB 4695

2

BLOCK 11

THE CANYONS AT SCENIC

LOOP UNIT 6A P.U.D. VOL.9682, PG.33-40

SEE SHEET 2 OF 8

BLOCK 11

902

11

10

11

BLOCK 9

92

10.295 ACRES

JERRY & RAYLEEN RUMPF

VOL.11495, PG.128 B.C.R.P.R.

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. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND ECRESS ACROSS

GRANTOR'S AD IACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER \$Y\$TEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

INDEX MAP

26

25

902

23

BLOCK 10

24

22

20

BLOCK 10

89

"ALTAIR UN-RECORDED SUBDIVISION"

15

CB 4695

SEE SHEET 3 OF 8

GEORGE E. ADAMSON SURVEY 920, A-1255, CB 4613

21

DRAINAGE NOTES:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED HIN 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED

62

THE CANYONS AT SCENIC

LOOP UNIT 6B P.U.D.

PLAT #140568

69

10.302 ACRES

DONALD R. & JUDITH LAKE

VOL.11501, PG.2229 B.C.R.P.R.

UNPLATTED

BLOCK 9

80

67

CB 4695

904

72

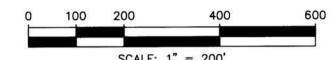
79

82

PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6D

BEING 32.893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/6/2015

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, WITERCOURSES, BRAINS, ESEMENTS AND PUBLIC PLACES URPOSE AND ONSIDERATION THEREIN EXPRESSED

SOUTHERLAND CANYONS, LLC OWNER/DEVELOPER

A DELAWARE LIMITED LIABILITY COMPANY 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070 TELEPHONE (830)228-5263

STATE OF TEXAS

56

BLOCK 9

BLOCK 9

73

76

CB 4695

BLOOK S

10.170 ACRES

SEE SHEET 4 OF 8

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT. OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

UNPLATTED COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. 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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS _____, A.D. <u>20</u>_____

DANIEL W. & ANNE K. PARKER CHAIRMAN VOL.11514, PG.2258 B.C.R.P.R. UNPLATTED SECRETARY STATE OF TEXAS COUNTY OF BEXAR

TATE OF TEXAS

JONES & CARTER, INC. SEE SHEET 6 THRU 8 FOR EXISTING AND PROPOSED CONTOURS

1096.99 ACRES

GUAJOLOTE RANCH, INC. VOL.6115, PG.603

UNPLATTED

CB 4695

10.295 ACRES
MONICA GONZALES & XAVIER ESPARZA
VOL.15372, PG.89 B.C.R.P.R.

UNPLATTED

BLOCK 11

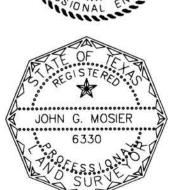
SEE SHEET 5 OF 8 FOR LINE AND CURVE TABLES

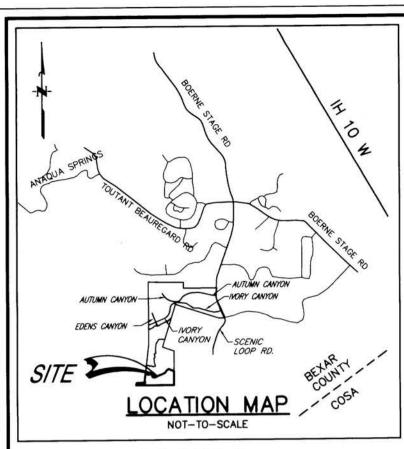
, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. 20 AT _____M. AND DULY RECORDED THE _, A.D. <u>20</u> AT _ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF___ _, A.D. <u>20</u>

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 8







BSL _____ BUILDING SETBACK LINE ---- BEXAR COUNTY DEED RECORDS BCRPR _____ BEXAR COUNTY REAL BCDPR _____ BEXAR COUNTY DEED & _____ CLEAR VISION EASEMENT _____ DRAINAGE EASEMENT ESMT _____ EASEMENT CVE _____ CLEAR VISION EASEMENT (LOT) _____ OVERALL LOT DIMENSION (9682/33)_ VOL.9682, PGS.33-40 BEXAR COUNTY

DEED AND PLAT RECORDS

CLEAR VISION EASEMENT NOTE: 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES 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 UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY 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, PROVING, CARLES OF THE PURPOSE OF 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 INS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LIN 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 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 FLECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND

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

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 COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

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

John D. Mosein 7/6/2015

EGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH

/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED). THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED

BY GLOBAL POSITIONING SYSTEM, THE CRID TO SUBTRACT CONTROL OF THE COURT OF THE CRID TO SUBTRACT CONTROL O

BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE IREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8,

2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC

LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 6. 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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY. 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.

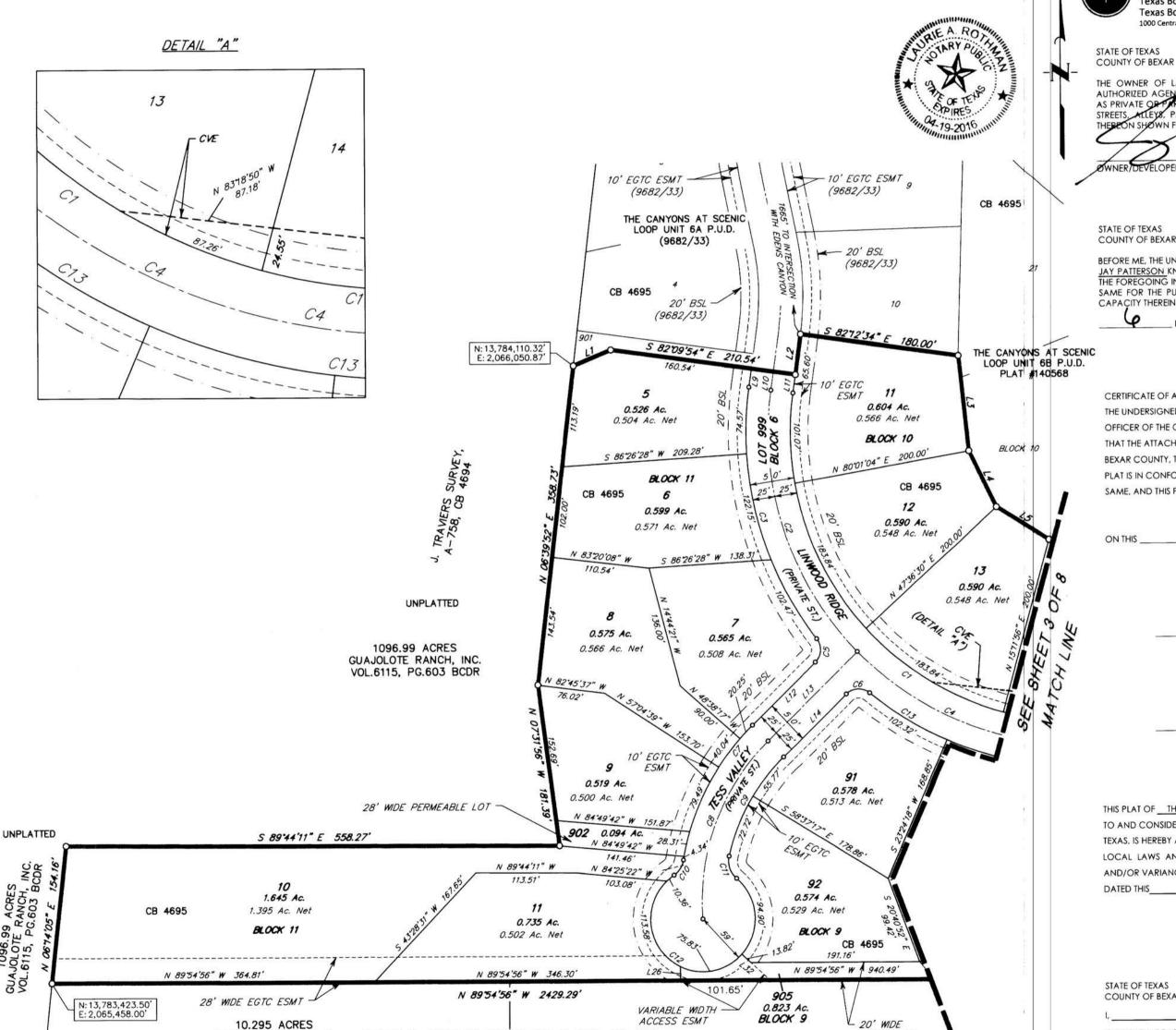
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT. THE DEVELOPER DEDICATES THE 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 WATER MANS WHICH ARE LOCATED WITHIN

DRAINAGE NOTES:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLA

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED



GEORGE E. ADAMSON SURVEY 920, A-1255, CB 4613

"ALTAIR UN-RECORDED SUBDIVISION"

MONICA GONZALES &

XAVIER ESPARZA

VOL.15372, PG.89 B.C.R.P.R.

SFE SHEET 6 THRU 8 FOR EXISTING AND PROPOSED CONTOURS

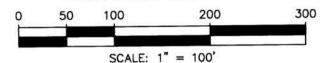
UNPLATTED

SEE SHEET 5 OF 8 FOR LINE AND CURVE TABLES

PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6D

BEING 32.893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/7/2015

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 OF AN ENCLAYE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

- AY PATTERSON, PRESIDENT UTHERLAND CANYONS, LLC
- A DELAWARE LIMITED LIABILITY COMPANY 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DAY OF ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. 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) IS LOS VILDIANOSION HAVE DEEN COANTED

DATED THIS	DAY OF	, A.D. 20	
DATED THIS	DATOI	,,,,,,	·

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

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 2 OF 8

PRIVATE DE

(PERMEABLE LOT)

0.823 Ac.

10.295 ACRES

JERRY & RAYLEEN RUMPF

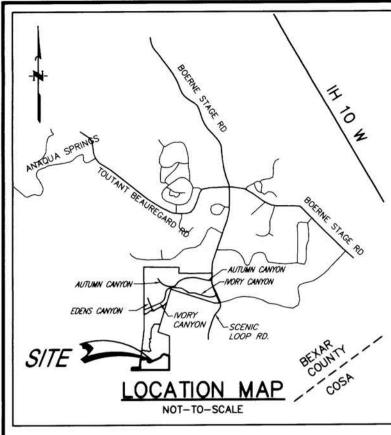
VOL.11495, PG.128

B.C.R.P.R.

UNPLATTED







BSL _____ BUILDING SETBACK LINE BCDR _____ BEXAR COUNTY DEED RECORDS BCRPR _____ BEXAR COUNTY REAL PROPERTY RECORDS BCDPR _____ BEXAR COUNTY DEED & _____ CLEAR VISION EASEMENT _____ DRAINAGE EASEMENT ESMT _____ EASEMENT CVE _____ CLEAR VISION EASEMENT (LOT) _____ OVERALL LOT DIMENSION ______ VOL.9682, PGS.33-40 BEXAR COUNTY (9682/33)_ DEED AND PLAT RECORDS

CLEAR VISION EASEMENT NOTE:
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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES 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 UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

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 THE 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

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 FLEVATION 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. 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.

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

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.

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

John S. Mosier 7/6/2015
REGISTERED PROFESSIONAL LAND SURVEYOR

ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH

1/2"-DIAMETER IRON RODS (LINI ESS OTHERWISE NOTED)

THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8,

2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO

OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 6. 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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY.

"ALTAIR UN-RECORDED SUBDIVISION"

SEE SHEET 6 THRU 8 FOR EXISTING AND PROPOSED CONTOURS

SEE SHEET 5 OF 8 FOR LINE AND CURVE TABLES

10. 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.

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. 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 PLAT.

THE DEVELOPER DEDICATES THE 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 WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

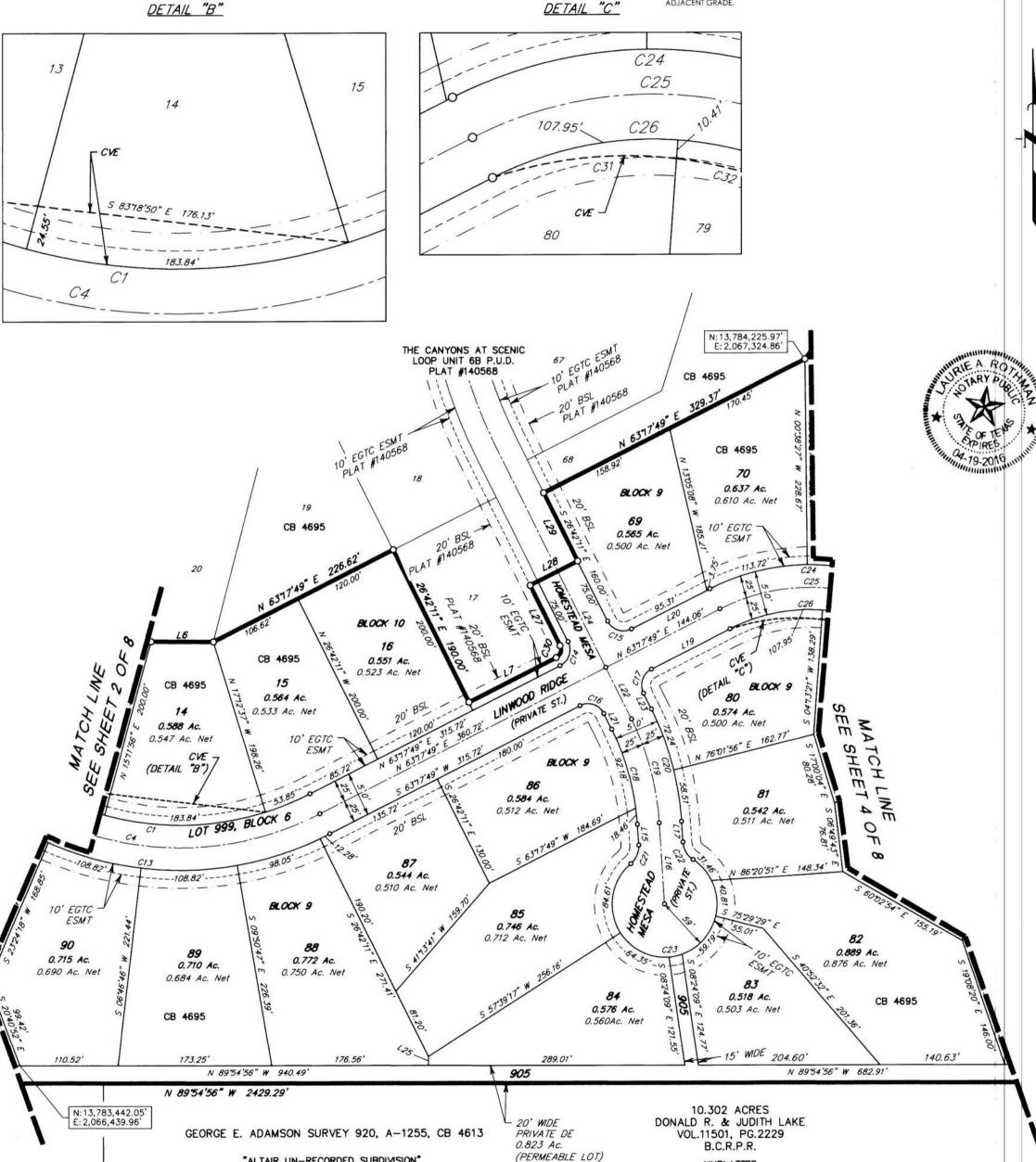
DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED VITHIN 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

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

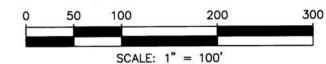
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED



PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D.

BEING 32.893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/6/2015

110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070

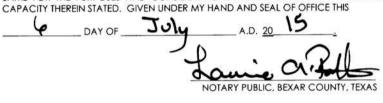
STATE OF TEXAS

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, ORAINS, FASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: PATTERSON, PRESIDENT SOUTHER AND CANYONS, LLC A DELAWARE LIMITED LIABILITY COMPANY

TELEPHONE (830)228-5263 STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY, TEX	AS
2	R COUNTY, TEX

ON THIS _______ A.D. <u>20</u>

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. 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)

COUNTY CLERK, BEXAR COUNTY, TEXAS

ND/OR VARIANCE	S) HAVE BEEN GR	ANTED.		
ATED THIS	DAY OF		, A.D. <u>20</u>	
	BY:			CHAIRMAN
	BY:			SECRETAR
TATE OF TEXAS				
·	, COU	NTY CLERK OF	BEXAR COUNTY, DO	HEREBY
CERTIFY THAT THIS PL	AT WAS FILED FOR	R RECORD IN M	Y OFFICE, ON THE	DAY
OF	, A.D. 2	20 AT	M. AND DULY R	ECORDED TH

	, A.D. <u>20</u>	AT	M. AND DULY	RECORDED THE
DAY OF		, A.D. 20	AT	M. IN THE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF _, A.D. <u>20</u>

COUNTY CLERK, BEXAR COUNTY, TEXAS

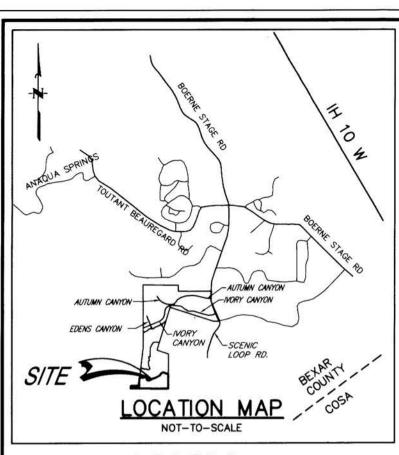
UNPLATTED

SHEET 3 OF 8





6330



BSL _____ BUILDING SETBACK LINE BCDR _____ BEXAR COUNTY DEED RECORDS BCRPR _____ BEXAR COUNTY REAL PROPERTY RECORDS BCDPR _____ BEXAR COUNTY DEED & PLAT RECORDS EGTC _____ ELECTRIC, GAS, TELEPHONE
& CABLE TELEVISION CVE _____ CLEAR VISION EASEMENT _____ DRAINAGE EASEMENT ESMT _____ EASEMENT CVE _____ CLEAR VISION EASEMENT (LOT) _____ OVERALL LOT DIMENSION $(9682/33)_{-}$ VOL.9682, PGS.33-40 BEXAR COUNTY DEED AND PLAT RECORDS

CLEAR VISION EASEMENT NOTE: 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OF UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY 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 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 AREA.

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.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC, 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.

S. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS ELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5)

STATE OF TEXAS

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.

Ma Brow 1/6/295

STATE OF TEXAS

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

Jehn S. Mosin 7/6/2015
REGISTERED PROFESSIONAL LAND SURVEYOR

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS. DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED
- BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
- OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

 TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8,
- 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP. SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 6.
- 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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL
- THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY. 10. 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.

SEE SHEET 6 THRU 8 FOR EXISTING AND PROPOSED CONTOURS

SEE SHEET 5 OF 8 FOR LINE AND CURVE TABLES

- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BENAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. 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 PLAT. THE DEVELOPER DEDICATES THE 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 WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

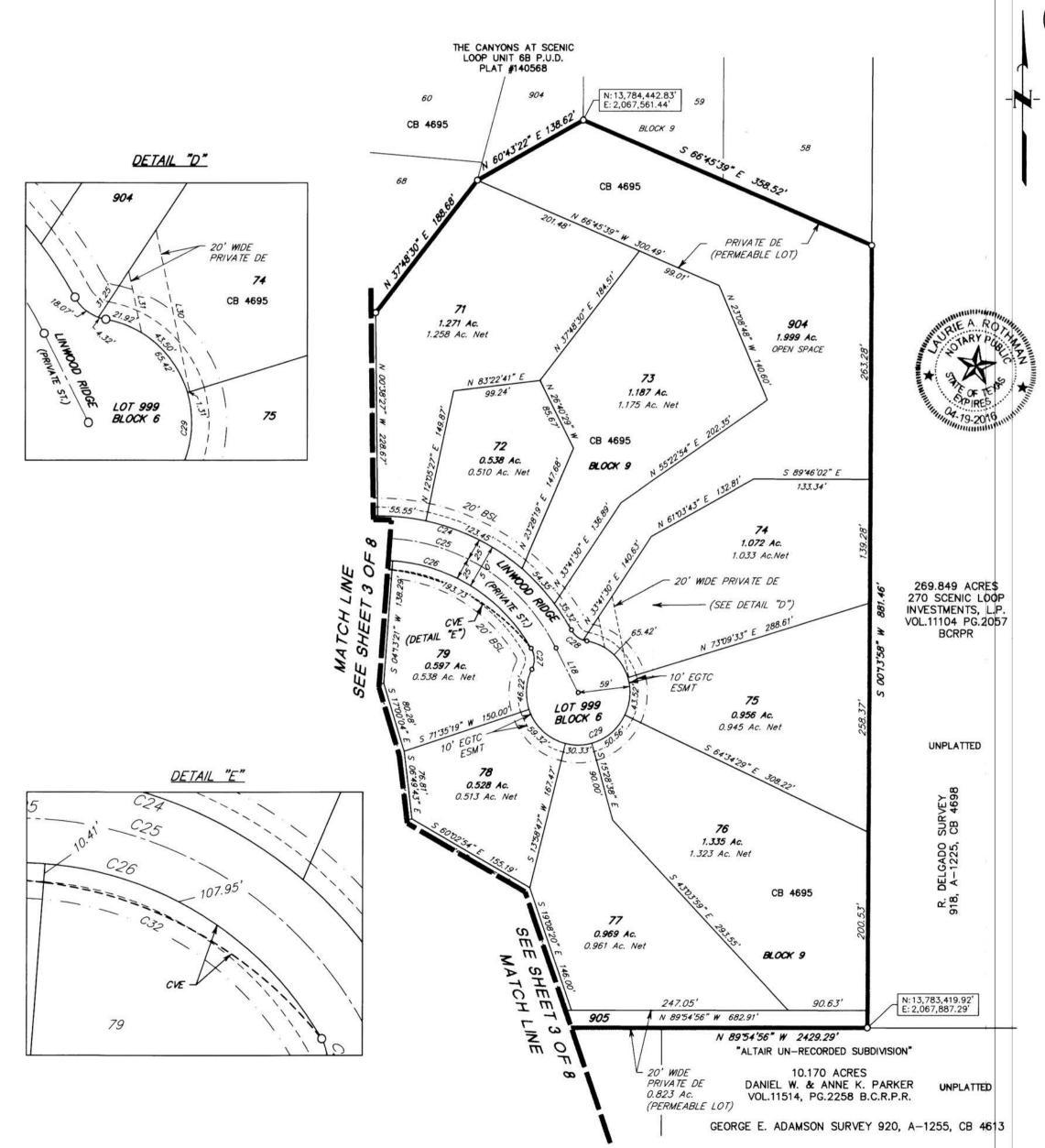
DRAINAGE NOTES:

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 TH DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

HE 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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED

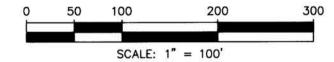


PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6D

BEING 32.893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR

COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/6/2015

STATE OF TEXAS COUNTY OF BEXAR

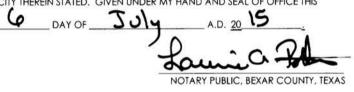
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AMERICAVE OR BLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JAY PATTERSON, PRESIDENT SOUTHERLAND CANYONS, LLC OWNER/D A DELAWARE LIMITED LIABILITY COMPANY 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070

TELEPHONE (830)228-5263

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS	DAY OF	A.D. <u>20</u>
>5	COUNTY JUDGE, BEX	(AR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. 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.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS	DAY OF		, A.D. <u>20</u>	
	BY:			CHAIRMAN
	BY:			
STATE OF TEXAS COUNTY OF BEXAR				SECRETARY
l	, COUN	ITY CLERK OF BE	EXAR COUNTY, DO	HEREBY
CERTIFY THAT THIS PI	LAT WAS FILED FOR	RECORD IN MY	OFFICE, ON THE	DAY
OF	, A.D. <u>20</u>	AT	M. AND DULY F	RECORDED THE
DAYOF		AD 20	AT	M IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME PAGE ______IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF__

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 4 OF 8

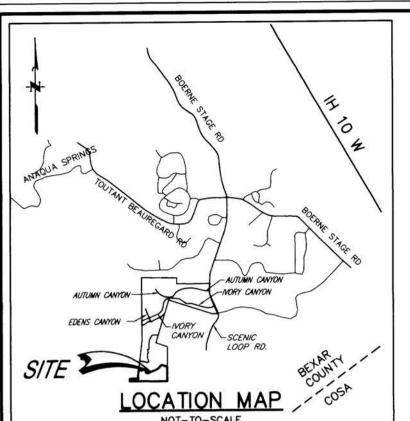


JOHN G. MOSIER

6330



6330



LEGEND

BSL		BUILDING SETBACK LINE
BCDR		BEXAR COUNTY DEED RECORDS
BCRPR		BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR		BEXAR COUNTY DEED & PLAT RECORDS
EGTC		ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
CVE		CLEAR VISION EASEMENT
DE		DRAINAGE EASEMENT
ESMT		EASEMENT
CVE		CLEAR VISION EASEMENT
(LOT)		OVERALL LOT DIMENSION
(9682/	(33)	VOL.9682, PGS.33-40 BEXAR COUNT DEED AND PLAT RECORDS

CLEAR VISION EASEMENT NOTE: 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES 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 UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

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 THE 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 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 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 PLICTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES THERETO. 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, 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. 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

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.

SIGNAL ENCINEED 1/6/2015

STATE OF TEXAS COUNTY OF BEXAR

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 JONES & CARTER, INC.

John S. Main 7/6/2015

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH

1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED). THE OWNERS! HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON

RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED

BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 61.

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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY. 10. 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.

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. 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 PLAT. THE DEVELOPER DEDICATES THE 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 WATER MANS WHICH ARE LOCATED WITHIN

DRAINAGE NOTES:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED

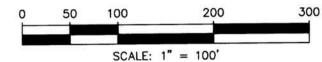
LINE AND CURVE TABLES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
L1	N 67'38'53" E	45.74'	C1	325.00'	706.42'	575.34'	S 54'26'02" E	124'32'18"	618.22
12	N 07'50'06" E	44.86'	C2	350.00'	319.21'	308.26'	S 18.17'32" E	52.15'17"	171.67
13	S 0672'03" E	107.18'	C3	375.00'	299.19'	291.32'	S 15'01'17" E	45'42'48"	158.07
L4	S 2671'13" E	69.77'	C4	350.00'	441.55	412.85'	S 80°33'41" E	72*17'00"	255.62
L5	S 58'35'47" E	69.77'	C5	20.00'	29.13'	26.62'	S 03'51'04" W	83'27'30"	17.84
L6	S 89'38'48" E	70.27'	C6	20.00'	29.13'	26.62'	S 87 18'34" W	83"27"30"	17.84
17	N 6377'49" E	110.00'	C7	275.00'	60.28	60.16'	S 39'18'02" W	12'33'35"	30.26
L8	S 7273'40" E	20.98'	C8	250.00'	218.52'	211.63'	S 20'32'22" W	50.04.55	116.79
19	S 07'50'06" W	20.74'	C9	225.00'	128.49'	126.75	S 29.13'13" W	32.43'13"	66.05
L10	S 07'50'06" W	20.74'	C10	25.00'	20.38'	19.82'	S 33'00'47" W	46'42'52"	10.80
L11	S 07'50'06" W	20.74'	C11	25.00'	27.33'	25.99'	S 18'27'29" E	62'38'09"	15.21
L12	S 45'34'49" W	99.88'	C12	59.00'	294.66	70.89'	S 86'42'10" E	286"08'47"	44.34
L13	S 45'34'49" W	142.30'	C13	375.00'	430.28	407.06'	S 83'49'56" E	65.44'31"	242.33
L14	S 45'34'49" W	99.88'	C14	20.00'	31.42'	28.28'	N 18"17"49" E	90'00'00"	20.00'
L15	S 03'39'09" E	22.94'	C15	20.00'	31.42'	28.28'	S 71'42'11" E	90'00'00"	20.00'
L16	S 03'39'09" E	90.44'	C16	20.00'	31.42'	28.28'	S 71'42'11" E	90'00'00"	20.00'
L17	S 03'39'09" E	22.94'	C17	20.00'	31.42'	28.28'	S 18.17'49" W	90'00'00"	20.00'
L18	S 26'42'11" E	56.33'	C18	275.00'	110.64	109.89'	S 15'10'40" E	23'03'02"	56.08
L19	N 6377'49" E	99.06'	C19	300.00'	120.69'	119.88'	S 15'10'40" E	25'03'02"	61.17
L20	N 6377'49" E	99.06'	C20	325.00'	130.75	129.87'	S 15'10'40" E	23'03'02"	66.27
L21	S 26'42'11" E	19.54'	C21	25.00'	23.33'	22.49'	S 23"04'58" W	53'28'13"	12.59
L22	S 26'42'11" E	64.54	C22	25.00'	23.33'	22.49'	S 30°23'16" E	53'28'13"	12.59
L23	S 26'42'11" E	19.54'	C23	59.00'	295.48'	70.24'	N 86'20'51" E	286*56'27"	43.70
L24	N 26'42'11" W	120.00	C24	250.00'	382.39'	346.19'	S 72'53'04" E	87'38'14"	239.90'
L25	S 00'05'05" W	9.99'	C25	225.00'	353.43'	318.20'	S 71'42'11" E	90'00'00"	225.00
L26	S 0005'04" W	15.94'	C26	200.00'	301.68	273.88'	S 73"29'26" E	86"25'31"	187.90'
L27	N 26'42'11" W	75.00'	C27	25.00'	24.76'	23.76'	S 01'54'00" E	56'45'20"	13.50'
L28	N 6377'49" E	60.00'	C28	25.00'	22.39'	21.65'	S 54'43'08" E	51'18'21"	12.01'
L29	N 26'42'11" W	85.00'	C29	59.00'	295.38'	70.31'	N 63"03'11" E	286'50'58"	43.78'
L30	N 11'52'51" W	93.08'	C30	10.00'	15.71'	14.14'	N 18'17'49" E	90'00'00"	10.00'
L31	N 11'52'51" W	35.39'	C31	240.00'	105.19	104.35'	N 84"16'28" E	25'06'49"	53.46
L32	S 47'37'15" E	43.54'	C32	240.00	186.27'	181.63'	S 60'56'01" E	44'28'13"	98.11'

PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D.

BEING 32.893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER Texas Board of Professional Engineers Registration No. F-439

Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/6/2015

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, WATERCOURSES, DPAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AY PATTERSON, PRESIDENT

TELEPHONE (830)228-5263

ONTHERLAND CANYONS, LLC A DELAWARE LIMITED LIABILITY COMPANY 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY INDOS REVAN	D COUNTY TEVAS
COUNTY JUDGE, BEXAL	R COUNTY, TEXAS
	COUNTY JUDGE, BEXA

HIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. HAS BEEN SUBMITTED
O AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
exas, is hereby approved by such commission in accordance with state or
OCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S)
ND/OR VARIANCE(S) HAVE BEEN GRANTED.

COUNTY CLERK, BEXAR COUNTY, TEXAS

AND/OR VARIAN	ICE(3) HAVE BEEN GRAINTED.	
DATED THIS	DAY OF	, A.D. <u>20</u>
	BY:	CHAIRMAN
	BY:	SECRETARY

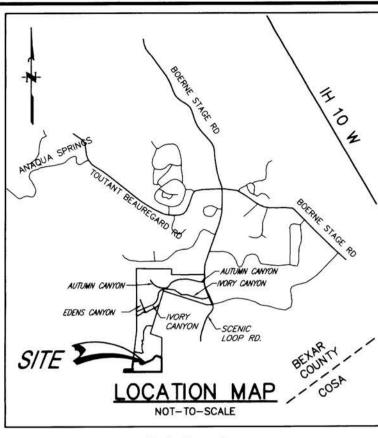
L COUNTY OF BEAAR	COUNTY	CLERK OF BE	XAR COUNTY, I	OO HEREBY
CERTIFY THAT THIS PLAT				
OF	, A.D. <u>20</u>	AT	M. AND DUL	Y RECORDED THE
DAY OF		_, A.D. <u>20</u>	AT	M. IN THE

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 5 OF 8

STATE OF TEXAS



BSL _____ BUILDING SETBACK LINE BCDR _____ BEXAR COUNTY DEED RECORDS BCRPR _____ BEXAR COUNTY REAL PROPERTY RECORDS .____ BEXAR COUNTY DEED & EGTC _____ ELECTRIC, GAS, TELEPHONE ---- CLEAR VISION EASEMENT _____ DRAINAGE EASEMENT ESMT _____ EASEMENT CVE _____ CLEAR VISION EASEMENT (LOT) _____ OVERALL LOT DIMENSION (9682/33)_ VOL.9682, PGS.33-40 BEXAR COUNTY DEED AND PLAT RECORDS

<u>CLEAR VISION EASEMENT NOTE:</u> 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OF UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION

C.P.S. ENERGY 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 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 ORSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRET SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

STATE OF TEXAS COUNTY OF BEXAR

JACK STEVEN BROWN

83086

JOHN G. MOSIER

6330

WONAL ENGINE

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.

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 JONES & CARTER, INC.

John S. More 7/6/2015

UNPLATTED

CB 4695

10.295 ACRES

XAVIER ESPARZA

VOL.15372, PG.89 B.C.R.P.R.

- GENERAL NOTE

 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON
- RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED
- BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1,000178. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)
- OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

 TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8,
- 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO
- OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 6. 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 2000 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 planning and development SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 10. 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.
- THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY.

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. 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 PLAT. THE DEVELOPER DEDICATES THE 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 WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

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 \$AID

0.604 Ac.

.566 Ac. Ne

BLOCK 10

CB 4695

0.590 Ac.

0.548 Ac. Ne

CB 4695

0.578 Ac.

0.513 Ac. Net

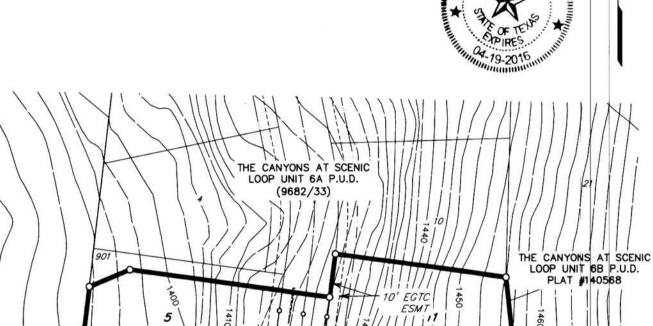
0.574 Ac.

0.529 Ac. Net-

BLOCK

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED





0.526 Ac. 0.504 Ac. Ne CB 4695 BLOCK 0.599 Ac. 0.571 Ac. Net

> 1096.99 ACRES GUAJOLOTE RANCH, INC. VOL.6115, PG.603 BCDR

UNPLATTED

0.519 Ac. 28' WIDE PERMEABLE LOT 0.500 Ac. Net 902 0.094 Ac

0.575 Ac.

0.566 Ac. Net-

10' EGTC ESMT

1.645 Ac. 395 Ac. Netl BLOCK 11/

UNPLATTED GEORGE E. ADAMSON SURVEY 920, A-1255, CB 4613 MONICA GONZALES &

"ALTAIR UN-RECORDED SUBDIVISION"

10.295 ACRES JERRY & RAYLEEN RUMPF VOL.11495, PG.128 B.C.R.P.R.

BLOCK 9 ACCESS/ESMI 20' WIDE 0.823 Ac.

0.823 Ac.

PRIVATE DE

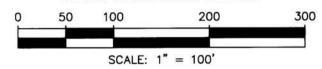
(PERMEABLE LOT)

PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING

THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. BEING 32.893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR

COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER Texas Board of Professional Engineers Registration No. F-439

Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/6/2015

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 ENCLAYE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURE DSE AND CONSIDERATION THEREIN EXPRESSED.

AXPATTERSON, PRESIDENT

SOUTHERLAND CANYONS, LLC A DELAWARE LIMITED LIABILITY COMPANY 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070

TELEPHONE (830)228-5263

STATE OF TEXAS COUNTY OF BEXAR

> BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

_DAY OF ___ COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. 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>
	BY:	
	1.5000	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

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

> _, A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

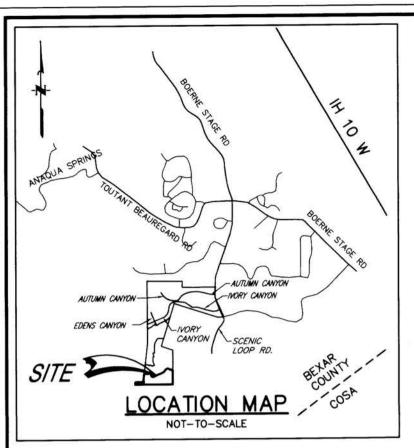
REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING AND PROPOSED CONTOURS

SHEET 6 OF 8

OFFICE, THIS _____ DAY OF__

DEPUTY



LEGEND

BSL _____ BUILDING SETBACK LINE BCDR _____ BEXAR COUNTY DEED RECORDS BCRPR _____ BEXAR COUNTY REAL PROPERTY RECORDS BCDPR _____ BEXAR COUNTY DEED & _____ CLEAR VISION EASEMENT _____ DRAINAGE EASEMENT ESMT _____ EASEMENT CVE _____ CLEAR VISION EASEMENT (LOT) _____ OVERALL LOT DIMENSION VOL.9682, PGS.33-40 BEXAR COUNTY $(9682/33)_{-}$

DEED AND PLAT RECORDS

CLEAR VISION EASEMENT NOTE: 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES 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 UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 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 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 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 FLECTRIC AND GAS FACILITIES.

ELECTRIC AND GAS FACILITIES.

5. 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)

STATE OF TEXAS

COUNTY OF BEXAR

JACK STEVEN BROWN

83086

JOHN G. MOSIER

6330

SSIONAL ENGINE

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.

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

John D. Mosia 1/6/2015 REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).

THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON

RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED

BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8,

2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 6.

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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY. 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.

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. 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 PLAT.

THE DEVELOPER DEDICATES THE 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 WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DRAINAGE NOTES:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

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

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED

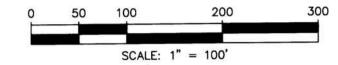
THE CANYONS AT SCENIC LOOP UNIT 6B P.U.D. PLAT #140568 0.637 Ac. 0.610 Ac. Ne ESMT BLOCK 10 CB 4695 0.551 Ac. BLOCK 9 ON THIS ______DAY OF _____ 0.574 Ac. -0.500 Ac. Net 0.588 Ac. BLOCK 9 0.584 Ac. 0.512 Ac. Net -0.544 Ac. 0.510 Ac. Net 10' EGTO 85 ESMT 0.746 Ac. 712 Ac. Net -0.889 Ac. 89 0.715 Ac. 0.772 Ac. 0.876 Ac. Net 0.710 Ac.-0.690 Ac. Net 0.750 Ac. Net 0.518 Ac. 0.503 AC NE 0.576 Ac. **CB 4695** CB 4695 905 10.302 ACRES DONALD R. & JUDITH LAKE 20' WIDE GEORGE E. ADAMSON SURVEY 920, A-1255, CB 4613 VOL.11501, PG.2229 PRIVATE DE STATE O B.C.R.P.R. 0.823 Ac. COUNTY (PERMEABLE LOT) "ALTAIR UN-RECORDED SUBDIVISION" UNPLATTED CERTIFY OF ___ DEED AT

EXISTING AND PROPOSED CONTOURS

PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6D

BEING 32.893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/6/2015

STATE OF TEXAS COUNTY OF BEXAR

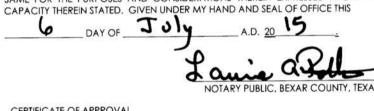
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OF PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARTS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JAY PATTERSON, PRESIDENT SOUTHERLAND CANYONS, LLC A DELAWARE LIMITED LIABILITY COMPANY OWNER/D 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070

TELEPHONE (830)228-5263

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

___ A.D. 20____

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. 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

COUNTY CLERK, BEXAR COUNTY, TEXAS

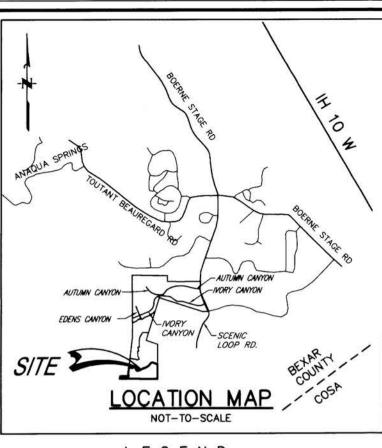
	BY:	-		<u> </u>	CHAIRMAN
	BY:				SECRETARY
STATE OF TEXAS COUNTY OF BEXAR					
l		_, COUNTY (CLERK OF BE	XAR COUNTY, DO	HEREBY
CERTIFY THAT THIS PL	AT WAS F	ILED FOR REC	ORD IN MY	OFFICE, ON THE	DAY
OF		, A.D. <u>20</u>	AT	M. AND DULY R	ECORDED THE
DAY OF			, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT REC	ORDS OF	BEXAR COU	NTY, IN BOO	K/ VOLUME	0
PAGEIN	TESTIMO	NY WHEREOF	, WITNESS MY	HAND AND OFFI	CIAL SEAL OF
OFFICE, THIS	DAY	OF		, A.D. 20	

SHEET 7 OF 8

OFFICE, THIS __

DAY OF

COUNTY CLERK, BEXAR COUNTY, TEXAS



BSL _____ BUILDING SETBACK LINE BCDR _____ BEXAR COUNTY DEED RECORDS BCRPR _____ BEXAR COUNTY REAL PROPERTY RECORDS BCDPR _____ BEXAR COUNTY DEED & ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION CVE _____ CLEAR VISION EASEMENT _____ DRAINAGE EASEMENT ESMT _____ EASEMENT CVE _____ CLEAR VISION EASEMENT (LOT) _____ OVERALL LOT DIMENSION (9682/33)_ VOL.9682, PGS.33-40 BEXAR COUNTY DEED AND PLAT RECORDS

CLEAR VISION EASEMENT NOTE: 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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1399468) WHICH REQUIRES 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 UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY

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 THE 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 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 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 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

FLECTRIC, 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.

5. 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)

STATE OF TEXAS

JACK STEVEN BROWN

83086

JOHN G. MOSIER

6330

SONAL ENOTE

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 COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

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

John D. Marie 7/6/20/5
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH

THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS FOR OTHER STABLE MATERIALI PRIOR TO LOT SALES.

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED

BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88)

OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008. CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC

LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 904 & 905 BLOCK 9, LOT 902, BLOCK 11, AND LOT 999, BLOCK 6.
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 2000 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS ONLY. 10. 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

THE CANYONS AT SCENIC

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. 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 PLAT. THE DEVELOPER DEDICATES THE 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 WATER MANS WHICH ARE LOCATED WITHIN

DRAINAGE NOTES:
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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

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

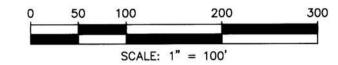
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED



PLAT NUMBER 150305

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6D

BEING 32,893 ACRES OF LAND SITUATED WITHIN THE G.C. & S.F. RR COMPANY SURVEY 917, ABSTRACT 1201, C.B. 4695, BEXAR COUNTY, TEXAS; BEING A PORTION OF 135.544 ACRES DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS, LLC, RECORDED IN VOLUME 17026, PAGE 622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 7/6/2015

COUNTY OF BEXAR

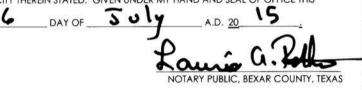
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WHERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAY PATTERSON, PRESIDENT OWNER/DEVELOPE SOUTHERLAND CANYONS, LLC A DELAWARE LIMITED LIABILITY COMPANY 110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070

TELEPHONE (830)228-5263

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO HE 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



A.D. 20

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DAY OF

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. 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.

COUNTY CLERK, BEXAR COUNTY, TEXAS

TED THIS	DAY OF		, A.D. <u>20</u>	
	BY:			
	10.4863 		F1200 11	CHAIRMAN
	BY:			
				SECRETARY
TE OF TEXAS UNTY OF BEXAR				
	, COUN	TY CLERK OF BEXA	AR COUNTY, DO	HEREBY

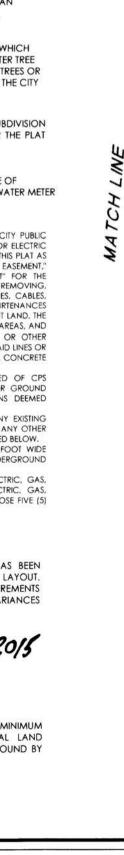
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE , A.D. 20 AT _____M. AND DULY RECORDED THE __, A.D. <u>20</u>____AT __ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

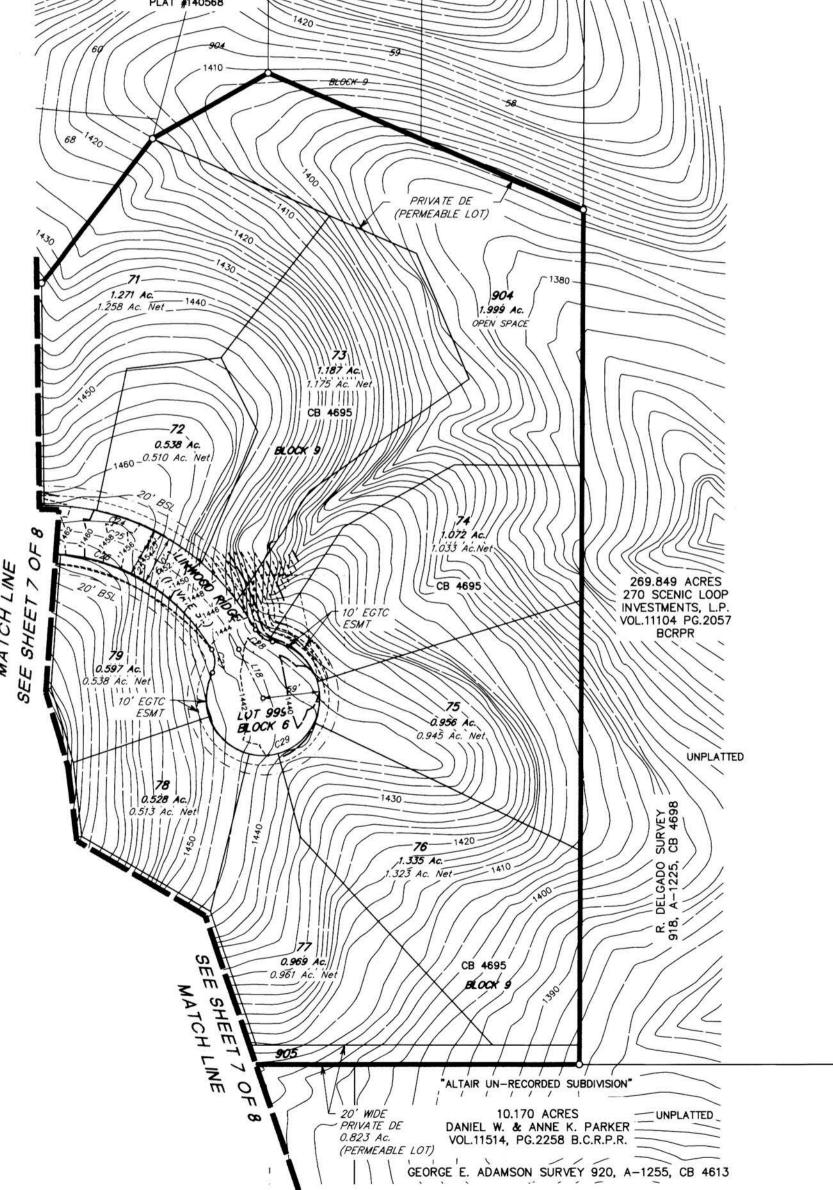
PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

_, A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 8 OF 8

OFFICE, THIS _____ DAY OF__





EXISTING AND PROPOSED CONTOURS