Job No.

Ci≷i

600

CERTIFICATE OF APPROVAL

__ DAY OF ___

STATE OF TEXAS

COUNTY OF BEXAR

OWNER/DEVELOPER

STATE OF TEXAS

COUNTY OF BEXAR

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.

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 DAY OF A.D. 20 S.

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING

THE CANYONS AT SCENIC LOOP UNIT 6B

P.U.D.

46,929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY

910, ABSTRACT 916, C.B. 4697, AND 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

SCALE: 1" = 200'

JONES CARTER

TELEPHONE (830)228-5263

400

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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

CHAIRMAN

STATE OF TEXAS COUNTY OF BEXAR

__, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

__, A.D. <u>20</u> AT ____M. AND DULY RECORDED THE _____DAY OF ______, A.D. <u>20</u>___AT ___

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

NOT-TO-SCALE **ABBREVIATIONS**

IVORY

CANYON

(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

OCATION MAP

-IVORY CANYON

SCENIC LOOP RD.

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED

& PLAT RECORDS (9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS BCDR ---- BEXAR COUNTY DEED RECORDS

BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT ESMT ---- EASEMENT DE ---- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION CB ---- COUNTY BLOCK Ac. ---- ACREAGE

---- CENTERLINE

EDENS CANYON

SITE

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. 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 FASEMENT AND RIGHT-OF-WAY AREAS. AND 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 PPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE

SLARS, OR WALLS WILL BE PLACED WITHIN SAID FASEMENT 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 **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

ch S. Marie 11-5-2015 REGISTERED PROFESSIONAL LAND SURVEYOR

JONES & CARTER, INC.

38 PIDGE 999, BIK 6 31 BLOCK 12 30 48 15 GUAJOLOTE 15, PG.603 E 47 49 SEE SHEET 3 OF 10 28 50 53 THE CANYONS AT SCENIC LOOP BLOCK 10 UNIT 6A P.U.D. VOL.9682, PGS.33-40 BCDPR C.B. 4695 52 27 51 BLOCK 12 BLOCK 10 18 26 901 63 64 25 902 2 24 2 SEE SHEET 5 OF 10 22 66 21 , EMILY SP THE CANYONS AT SCENIC LOOP 67 UNIT 6D P.U.D. VOL.9687, PGS.178-185 BCDPR 18 70 20 5 BLOCK 10 C.B. 4695 17 12

SEE SHEET 7 THRU 10 FOR EXISTING AND PROPOSED CONTOURS

SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES

GENERAL NOTE

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

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

CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, AND LOT 999, BLOCK 6.

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

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

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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE

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

3. 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

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

DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE

BLOCK 9

11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI, AT SUCH LOCATIONS. THE

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

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

RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.

RECORDED ON THE SAME DATE AS THIS PLAT.

UNPLATTED.

647.354 ACRES

BASSE HEIRS, LTD. VOL.10810, PG.2280

PLUMBING CODE OF THE CITY OF SAN ANTONIO

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

C.B.

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

UNPLATTED THE CANYONS AT SCENIC LOOP UNIT 6A P.U.D. 269.849 ACRES VOL.9682, PGS.33-40 BCDPR 270 SCENIC LOOP C. BUNDICK SURVEY 915, C.B. 4695 INVESTMENTS, L.P. 19 30 902 VOL.11104 PG.2057 A-1037, CB 4693 BLOCK 9 J. TRAVIERS SURVEY, 20 A-758, CB 4694 SEBASTION CHAPA SURVEY 354 1/2, 29 33 BLOCK 12 21 10 34 SEE SHEET 2 OF 10 22 SURVE 4694 BLOCK 9 11 27 SS B 36 23 C.B. 4695 12 BLOCK 9 24 25 37 BLOCK 39 13 LINWOOD 135.544 ACRES MCALISTER OPPORTUNITY FUND 2012, LP TO SOUTHERLAND CANYONS, LLC VOL17026, PG.622 BCRPR (REMAINDER) UNPLATTED 54 55 BLOCK 9 999, BLK 6 56 61 57 62 SEE SHEET 4 OF 10 BLOCK 9 904 C.B. 4695 60 68 904 73

MCALISTER OPPORTUNITY FUND 2012, LP TO SOUTHERLAND CANYONS, LLC

VOL17026, PG.622 BCRPR

(REMAINDER)

UNPLATTED

31

32

JACK STEVEN BROWN 83086 OSTERED IN ONAL ENELL

JOHN G. MOSIER

6330

72

THE CANYONS AT SCENIC LOOP UNIT 6D P.U.D. VOL.9687, PGS.178-185 BCDPR C.B. 4695

SHEET 1 OF 10

UNPLATTED

269.849 ACRES

270 SCENIC LOOP

INVESTMENTS, L.P.

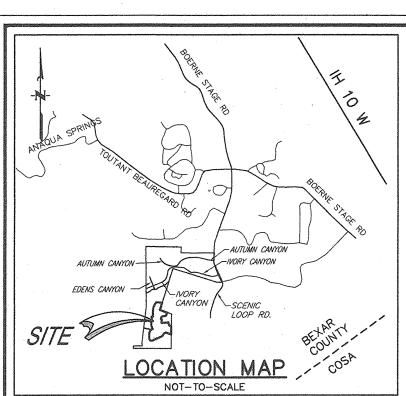
VOL.11104 PG.2057

SUR

DELGADO A-1225,

_, DEPUTY

SECRETARY



(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED & PLAT RECORDS

(9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS BCDR ---- BEXAR COUNTY DEED RECORDS

BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT

ESMT ---- EASEMENT

DE ---- DRAINAGE EASEMENT (LOT) ---- OVERALL DIMENSION

CB ---- COUNTY BLOCK

Ac. ---- ACREAGE

€ ----- CENTERLINE

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.

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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.

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 OGETHER 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 FASEMENT AREA.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS PARENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANC ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE 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.

STATE OF TEXAS COUNTY OF BEXAR

JONES & CARTER, INC.

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. Morte 11-5-2015

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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, 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 EGTC AND DRAINAGE EASEMENTS ONLY.

DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE

C.B. 4695

0.857 Ac.

0.840 Ac. Net

30

0.691 Ac.

0.656 Ac. Net

10' EGTC

ESMT

29

0.726 Ac.

0.699 Ac. Net

N 84'09'44" W 197.70'

28

0.725 Ac. 0.698 Ac. Net

N 79*59'20" W 165.91'

MATCHLINE

27

0.594 Ac.

0.565 Ac. Net

SEE SHEET 7 THRU 10 FOR EXISTING AND PROPOSED CONTOURS

SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES

BLOCK 9

UNPLATTED

135.544 ACRES
MCALISTER OPPORTUNITY FUND 2012, LP

VOL17026, PG.622 BCRPR (REMAINDER)

999, BLK 6

O SOUTHERLAND CANYONS, LLC

C.B. 4697

S 84°55'45" E 378.42'

32

0.780 Ac.

0.742 Ac. Net

902

0.418 Ac

10' EGTC

C.B. 4695

35

0.738 Ac.

0.675 Ac. Net

37

0.661 Ac.

0.636 Ac. Net

S 81'08'03" E 180.12'

SEE SHEET 3 OF 10

1.008 Ac.

0.930 Ac. Net

20' BSL

' 20' E.G.T.C. ESMT

S 89°56'43" W 227.49'

SEE SHEET 3 OF 10

MATCH LINE

33

0.710 Ac.

0.577 Ac. Net

BLOCK 9

34

0.503 Ac. Net

· 10' EGTC

ESM1

0.578 Ac.

ESMT

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. 11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

18

20

BLOCK 9

N: 13,785,634.71'

E: 2,066,718.68'

BLOCK 9

13. 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.

N: 13.786.319.36

E: 2,067,303.24'

OPEN SPACE

PERMEABLE LOT

20' E.G.T.C. ESMT

UNPLATTED

269.849 ACRES 270 SCENIC LOOP

INVESTMENTS, L.P.

VOL.11104 PG.2057

20' E.G.T.C. ESMT

39

4.020 Ac.

3.841 Ac. Net

C.B. 4695

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

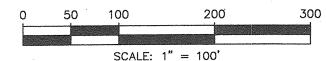
THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID

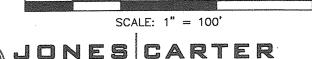
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

46.929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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





Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAP, 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, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

TELEPHONE (830)228-5263

DATE OF PRINT: 11/5/2015

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

REFORE 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



A.D. 20_

CERTIFICATE OF APPROVAL

ON THIS_____ DAY OF _____

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 COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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:			 CHAIRMAN
				OF IT MICHAEL
	BY:			SECRETARY
STATE OF TEXAS COUNTY OF BEXAR				
J,	, COUNTY	CLERK OF BEX	(AR COUNTY, DO	HEREBY
CERTIFY THAT THIS PLA	T WAS FILED FOR RE	CORD 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 RECO	ORDS OF BEXAR CO	JNTY, IN BOOK	(/ VOLUME	ON
PAGEINT	ESTIMONY WHEREO	F, WITNESS MY	HAND AND OFFIC	CIAL SEAL OF
OFFICE, THIS	_ DAY OF		, A.D. <u>20</u>	· ·
		COUNTY	CLERK, BEXAR COL	INTY, TEXAS

SHEET 2 OF 10 BY: _____



JOHN G. MOSIER

6330



-IVORY CANYON AUTUMN CANYON ~SCENIC SITE OCATION MAP

ABBREVIATIONS

(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED

(9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS

BCDR ---- BEXAR COUNTY DEED RECORDS BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS

BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT

ESMT ---- EASEMENT DE ---- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION

CB ---- COUNTY BLOCK Ac. ---- ACREAGE

€ ---- CENTERLINE

<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 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.

HE 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 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 FXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER

FASEMENTS 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 . 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)

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

JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 7 THRU 10 FOR EXISTING AND PROPOSED CONTOURS SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES

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).

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. 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 ELÈVATIONS 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 FASEMENTS AND FASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC

LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE

CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT. 902, BLOCK 10, 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 EGTC AND 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. 11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE

MATCHLINE

SEE SHEET 2 OF 10

BLOCK 9

C.B. 4695

25

0.613 Ac.

0.587 Ac. Net

20' BSL

C1 63.82 (CVE) RIDGE

(CVE) o

LINWOOD RIDGE

30

0.595 Ac.

0.522 Ac. Net

10' EGTC -

26

0.682 Ac.

0.592 Ac. Net

5 6920'13" F

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS

N: 13,785,634.71

E: 2,066,718.68'

- 10' EGTC ESMI

24

(9682/33)

-- C55

10' EGTC

31

0.555 Ac. 0.515 Ac. Net

29

0.624 Ac. Net

N 81'51'38" W 221.15'

28

0.638 Ac.

0.614 Ac. Net

S 84°12'55" W 214.82'

SEE SHEET 5 OF A

MATCH LINE

BLOCK 10

10' EGTC ESM T

0.611 Ac. 0.587 Ac. Net

0.649 Ac.

(9682/33)

10' EGTC ESMT

N: 13,784,763.50'

BLOCK 10

(9682/33)

THE CANYONS AT SCENIC LOOP

UNIT 6A P.U.D.

VOL.9682, PGS.33-40 BCDPR

C.B. 4695

EXISTING

INTERSECTION

THE CANYONS AT SCENIC LOOP

UNIT 6A P.U.D.

VOL.9682, PGS.33-40 BCDPR

C.B. 4695

10' EGTC ESMT

(9682/33)

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:

MATCH LINE

SEE SHEET 2 OF 10

S 8108'03" E 180.12'

BLOCK 9

0.700 Ac.

0.675 Ac. Net

MATCH LINE

N 8672'20" L

ESMT ESTC

38

0.571 Ac.

0.503 Ac. Net

999, BLK 6 80

48

0.575 Ac.

0.504 Ac. Net

ESMI

49

0.606 Ac.

0.574 Ac. Net ; 77'47'28" E 233.09

10' EGTC

50

0.558 Ac.

ESMT

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 SAID

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

MATCH LINE

SEE SHEET 2 OF 10

ESM7

(0.090 Ac.)

C.B. 4695

UNPLATTED

240.347 ACRES

MCALISTER OPPORTUNITY FUND 2012, LP

VOL.15860, PG.709 BCRPR

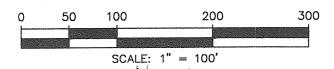
(REMAINDER)

-VARIABLE WIDTH FILL ESMT

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

46.929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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. 10046105 1000 Central Parki vay North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 11/5/2015

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

OWNER/DEVELOPER SAY PATTERSON, PRESIDENT

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

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 DAY OF NOVEMBER A.D. 2015.



_ A.D. 20_

CERTIFICATE OF APPROVAL

ON THIS_____ DAY OF _____

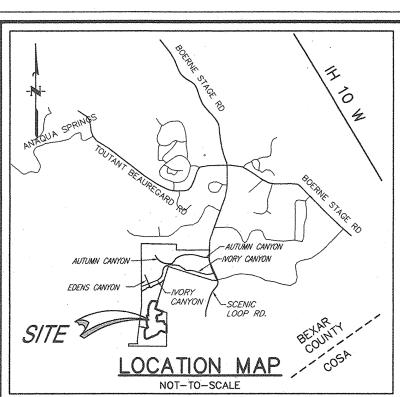
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY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

COUNTY JUDGE BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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:				
					CHAIRMAN
	BY: _				
STATE OF TEXAS COUNTY OF BEXAR					SECRETARY
l,		COUNTY	CLERK OF BE	XAR COUNTY, DO	HEREBY
CERTIFY THAT THIS PLA					
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 RECO	ORDS OF BI	EXAR COU	NTY, IN BOO	K/ VOLUME	ON
PAGEIN 1	restimony	WHEREOF	, WITNESS MY	HAND AND OFFI	CIAL SEAL OF
OFFICE, THIS					
			COUNTY	CLERK, BEXAR CO	UNTY, TEXAS

SHEET 3 OF 10 BY:



(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED & PLAT RECORDS

(9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS BCDR ---- BEXAR COUNTY DEED RECORDS

BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS

BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT

ESMT ---- EASEMENT DE ---- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION CB ----- COUNTY BLOCK

Ac. ---- ACREAGE

C ---- CENTERLINE

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 OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE ÉFFICIENCY 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 UIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES O 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. 1. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

JACK STEVEN BROWN

83086

JOHN G. MOSIER 6330

EG ISTERED TO

SOONAL ENG

HERERY 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

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,

280.62

N 2178'58"/ 206.35."/

2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

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

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)

RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.

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

SEE SHEET 3 OF 10

C.B. 4695

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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, 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.

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

11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC W

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 THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ÁNTONIÒ WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

DRAINAGE NOTES:

UNPLATTED

135.544 ACRES

MCALISTER OPPORTUNITY FUND 2012, LP TO SOUTHERLAND CANYONS, LLC

VOL17026, PG.622 BCRPR

(REMAINDER)

C.B. 4695

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

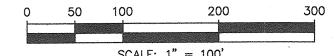
THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID

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

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

46.929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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





Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 11/5/2015

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 UMI DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

JAY PATTERSON, PRESIDENT SOUTHERLAND 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 CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF NO. A.D. 20 5.



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

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. 20
· .		ÿ
	COUNTY JUE	OGE, BEXAR COUNTY, TEXAS
÷		
	COUNTY	CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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 DAYOF

0/11	·	, , , , , , , , , , , , , , , , , , , ,
BY:		CHAIRMAN
BY:		SECRETARY

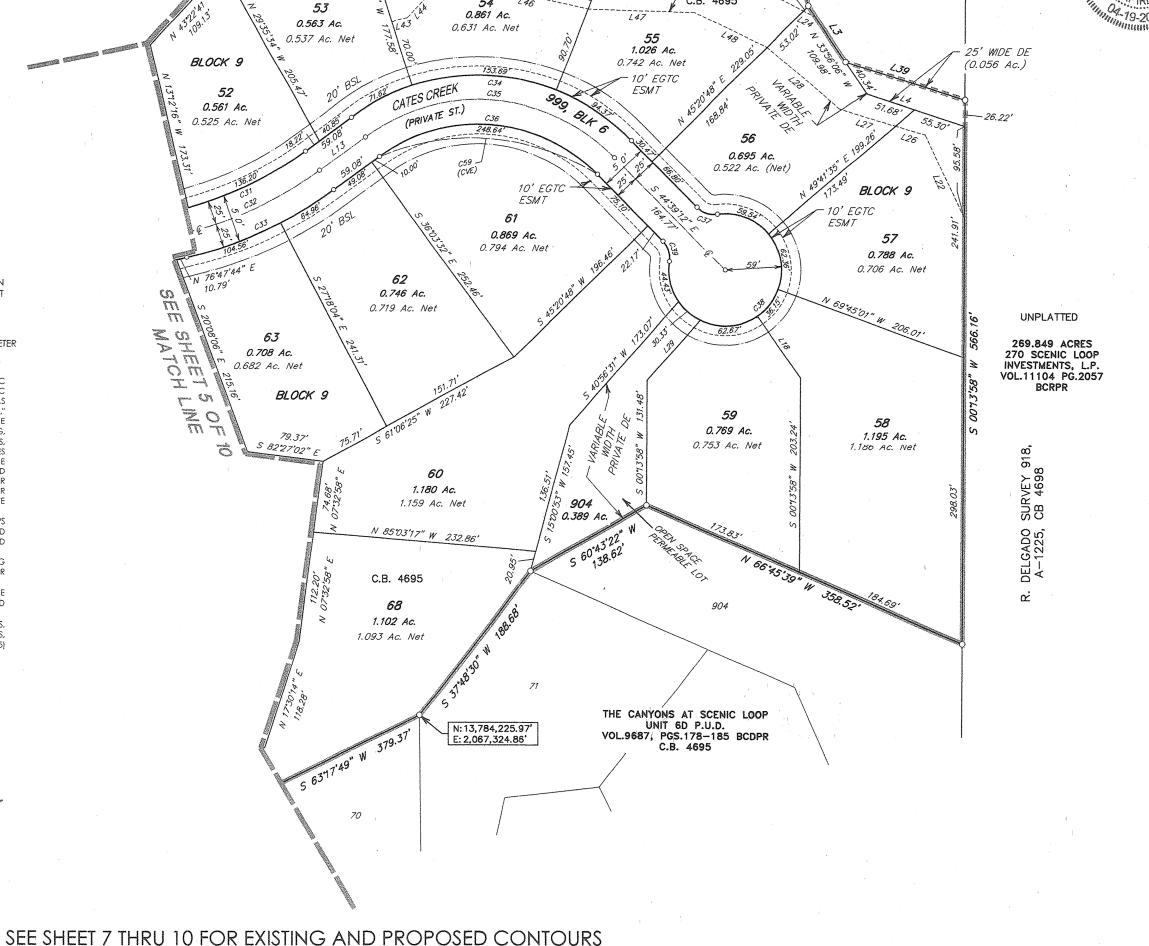
STATE OF TEXAS COUNTY OF BEXAR , COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

, A.D. 20 AT _____ M. AND DULY RECORDED THE __, A.D. <u>20</u>___AT___ ___ DAY OF ___

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 4 OF 10 BY: _, DEPUTY



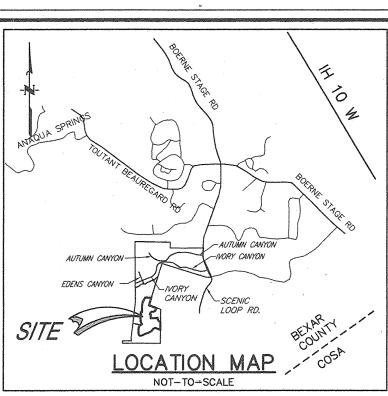


GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES



(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED & PLAT RECORDS

(9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS BCDR ---- BEXAR COUNTY DEED RECORDS

BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS

BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS BSL ---- BUILDING SETBACK LINE

CVE ---- CLEAR VISION EASEMENT

EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT ESMT ---- EASEMENT

DE ---- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION CB ---- COUNTY BLOCK

Ac. ---- ACREAGE

€ ----- CENTERLINE

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.

C.P.S. ENERGY NOTES:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OP-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 QUIPMENT, 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

FASEMENTS 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

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

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 Jr. Mone, 11-5-2015

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). 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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, 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.

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

11. A PORTION OF THE TRACT IS BELOW THE GROUND FLEVATION OF 1635 FFFT WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSL AT SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

SEE SHEET 7 THRU 10 FOR EXISTING AND PROPOSED CONTOURS

SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES

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:

D 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 OF SAID DRAINAGE FASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID

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



24

23

N 82'27'02" W

DETAIL "A" 1"=50"

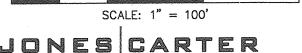
PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

P.U.D.

46,929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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

300 200



622 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 11/5/2015

STATE OF TEXAS COUNTY OF BEXAR

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

TELEPHONE (830)228-5263

JAY FATTERSON, PRESIDENT SOUTHER AND 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 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 DAY OF November , A.D. 20 15

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 WOOD DEVAN COUNTY TEVAS
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

___ DAY OF _____

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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. DAY OF ____

	BY:	CHAIRMAN
	BY:	SECRETARY
STATE OF TEXAS COUNTY OF BEXAR		
1,		_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PL	AT WAS F	ILED FOR RECORD IN MY OFFICE, ON THEDAY

____M. AND DULY RECORDED THE DAY OF A.D. <u>20</u> 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

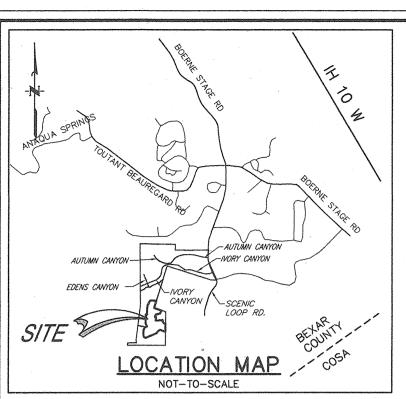
SHEET 5 OF 10 , DEPUTY





JACK STEVEN BROWN

83086



ABBREVIATIONS

(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED

& PLAT RECORDS (9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS BCDR ---- BEXAR COUNTY DEED RECORDS

BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS

BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT

ESMT ---- EASEMENT

DE ----- DRAINAGE EASEMENT (LOT) ---- OVERALL DIMENSION

CB ---- COUNTY BLOCK Ac. ---- ACREAGE € ---- CENTERLINE

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.

. 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 FASEMENT 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

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) 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 JONES & CARTER, INC.

GENERAL NOTE

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

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

CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, AND LOT 999, BLOCK 6.

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)

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

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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE

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 EGTC AND DRAINAGE EASEMENTS ONLY.

DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE

10. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING

11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI: AT SUCH LOCATIONS, THE

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).

RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.

RECORDED ON THE SAME DATE AS THIS PLAT.

PLUMBING CODE OF THE CITY OF SAN ANTONIO

00/1/2	1010100	PINO LLIVOTTI	OTTONE LETVOTTI	UNUND DEANING	DELIN MINULE	IMIYOLIVI
C1	325.00	194.75	191.85'	S 86°30'14" E	34'20'03"	100.40
C2	350.00'	209.74	206.61	S 86'30'14" E	34'20'03"	108.12
C3	375.00'	224.72'	221.37'	S 86'30'14" E	34'20'03"	115.85
C4	20.00'	31.42'	28.28'	N 65'39'47" E	90'00'00"	20.00
C5	20.00'	31.42'	28.28'	S 24'20'13" E	90'00'00"	20.00
C6	20.00'	31.42'	28.28'	S 65'39'47" W	90'00'00"	20.00'
C7	20.00'	31.42'	28.28'	N 24°20′13" W	90'00'00"	20.00'
C8	325.00'	230.19'	225.41'	N 00°22'20" E	40°34'54"	120.16
C9 .	350.00'	247.90'	242.75'	N 00°22'20" E	40°34'54"	129.41
C10	375.00'	265.61'	260.09'	N 00'22'20" E	40'34'54"	138.65
C11	325.00	317.34	304.89	N 08°03'16" E	55°56'45"	
C12	300.00	292.93'		S 08'03'16" W		172.61'
	Andrew Control of the		281.43'		55'56'45"	159.33'
C13	275.00'	268.52'	257.98'	N 08'03'16" E	55'56'45"	146.05
C14	25.00'	23.33'	22.49'	N 09'17'32" E	53'28'13"	12.59
C15	59.00'	295.48'	70.24	S 53°58'22" E	286'56'27"	43.70
C16	25.00	23.33'	22.49	S 62°45'45" W	53*28'13"	12.59
C17	25.00'	<i>25.16</i> '	24.11	N 80°14'12" E	57'39'28"	13.76
C18	59.00'	295.28'	70.40'	S 14°46′51" W	286°44'46"	43.86
C19	25.00	21.76'	21.08'	N 46°46'49" W	49'52'06"	11.62'
C20	500.00	<i>85.15</i> '	<i>85.05</i> ′	S 74°12'56" E	9'45'27"	42.68
C21	59.00'	293.38'	71.91'	S 02'55'16" E	284°54′11″	45.35
C22	475.00	13.24	13.24'	S 70°08'08" E	1:35'51"	6.62
C23	375.00	271.16	265.29'	S 00'03'06" E	41°25′47"	141.81
C24	400.00	289.23'	282.97'	S 00°03'06" E	41°25'47"	151.27'
C25	425.00	<i>307.31</i> ′	300.66'	S 00'03'06" E	41'25'47"	160.72
C26	525.00°	25.89'	25.89'	S 19°21'13" E	2'49'33"	12.95°
C27	500.00'	247.10'	244.60'	S 06'36'31" E	28'18'57"	126.13
C28	475.00	234.75'	232.37'	S 06'36'31" E	28'18'57"	119.82'
C29	20.00	29.76'	27.09'	S 60°34'21" E	85*15'50"	18.41
C30	20.00	29.76	27.09'	S 34'09'50" W	85°15'50"	18.41'
C31	375.00'	149.58'	148.59'	N 65°22'06" E	22.51.16"	75.80'
C32	400.00'	159.55'	158.50'	N 65'22'06" E	22'51'16"	80.85
C33	425.00'	169.53'	168.41'	N 65'22'06" E	22.51.16"	85.91'
C34	225.00'	319.68'	293.46'	S 85'21'22" E	81'24'20"	193.55
	CONTRACTOR OF THE PARTY OF THE					
C35	200.00'	284.16	260.85	S 85'21'22" E	81'24'20"	172.04
C36	175.00	248.64'	228.25'	S 85°21'22" E	81"24'20"	150.54
C37	25.00'	23.33'	22.49'	S 71°23'18" E	53'28'13"	12.59'
C38	59.00'	295.48'	70.24'	S 45'20'48" W	286'56'27"	43.70'
C39	25.00'	23.33'	22.49'	N 17"55"05" W	<i>53°28'13"</i>	12.59'
C40	525.00'	109.84'	109.63'	S 01°33′21″ W	11°59′13″	<i>55.12</i> ′
C41	500.00'	298.91'	294.48'	S 09'34'37" E	34*15'09"	154.07'
C42	475.00'	283.96'	279.75	S 09°34°37" E	34*15'09"	146.37
C43	20.00'	29.76	27.09'	S 38°11'40" W	85°15'50"	18.41'
C44	20.00	29.76'	27.09'	N 56'32'31" W	85°15'50"	18.41'
C45	225.00'	1.11.93'	110.78	S 66'34'31" W	28'30'06"	<i>57.15</i> ′
C46	200.00'	132.61	130.19'	S 61°49'53" W	37'59'23"	68.85
C47	175.00'	74.29'	73.73'	S 68'39'54" W	24'19'21"	37.71
C48	25.00'	20.44	19.87'	S 75'44'30" W	46'50'03"	10.83
C49	59.00	294.61'	70.94	S 43'53'22" E	286'05'46"	44.38'
C50	25.00'	27.68'	26.29'	N 24'46'59" E	63'26'29"	15.45'
C51	69.00'	50.84'	49.70'	S 1437'16" E	4272'52"	26.63'
C53	20.00'	31.38'	28.26'	S 18°20'48" W	89°54'01"	19.97
C54	525.00	21.79	21.79'	N 70'31'32" W	2'22'40"	10.89
C55	375.00	94.80'	94.55°	N 83'34'16" E	14'29'04"	47.65
C56	525.00	146.77	146 20'			
	525.00°		146.29'		16'01'03"	73.87'
C57		117.22'	116.98'	N 20°18'24" W	12'47'36"	58.86
C58	350.00'	62.30'	62.22'	S 71°13'45" W	10.11.58"	31.23'
C59	246.51	237.31	228.25'	5 85°21'22" E	<i>55′09'25"</i>	128.75

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE TANGENT

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

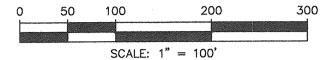
> THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

46.929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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





Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 11/5/2015

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

JAY PATTERSON, RESIDENT 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



CERTIFICATE OF APPROVAL

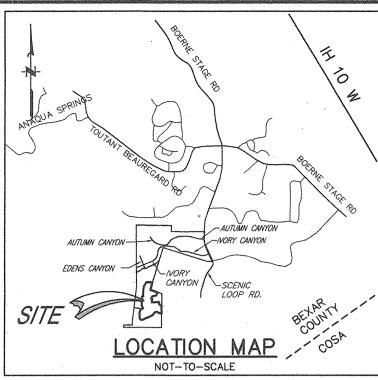
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY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

ON THIS	DAY OF	A.D. 20	
	COUNTY JUDGE	BEXAR COUNTY, TEXA	NS
	* 1	\$	
	COUNTY CLER	K, BEXAR COUNTY, TE	XAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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:				
		A	400		CHAIRMAN
				•	
	BY:				SECRETARY
TATE OF TEXAS OUNTY OF BEXAR					oconciniti
		_, COUNTY	CLERK OF BE	XAR COUNTY, D	O HEREBY
ERTIFY THAT THIS PL	AT WAS FI	LED FOR RE	CORD IN MY	OFFICE, ON THE	DAY
F		, A.D. <u>20</u>	AT	M. AND DULY	RECORDED THE
DAY OF					
EED AND PLAT REC	ORDS OF	BEXAR COL	INTY, IN BOO	K/ VOLUME	ON
AGEIN	TESTIMON	Y WHEREOR	, WITNESS M	HAND AND OF	FICIAL SEAL OF
FFICE, THIS	DAY C)F		, A.D. <u>20</u>	-
			COUNTY	TIEDY BEVADO	OLINITY TEVA C

SHEET 6 OF 10 _, DEPUTY



(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED & PLAT RECORDS

(9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS BCDR ---- BEXAR COUNTY DEED RECORDS

BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS

BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS BSL ---- BUILDING SETBACK LINE

CVE ----- CLEAR VISION EASEMENT EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT ESMT ---- EASEMENT

DE ----- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION CB ---- COUNTY BLOCK

Ac. ---- ACREAGE © ----- CENTERLINE

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.

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 OGETHER 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 IPMENT LOCATED WITHIN SAID FASEMENT DUE TO GRADE CHANGE 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. 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 FLECTRIC. 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 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



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).

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135.544 ACRES MCALISTER OPPORTUNITY FUND 2012, LP

TO SOUTHERLAND CANYONS, LLC VOL17026, PG.622 BCRPR

(REMAINDER)

999, BLK 6

0.710 Ac.

0.577 Ac. Ne.

BLOCK 9

0.578 Ac

0.503 Ac. Net

' EGTC

0.738 Ac.

0.675 Ac. Net

37

0.661 Ac.

0.636 Ac. Net

1.008 Ac.

0.930 Ac. Ne.

0.857 Ac.

0.840 Ac. Ne

C.B. 4695

19021

0.780 Ac

0.742 Ac. Ne

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

CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, 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 EGTC AND 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

11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE

UNPLATTED

0.691 Ac.

0.656 Ac. Ne.

10' EGTC

ESMT

29/

0.726 Ac.

0.699 Ac. Net

C.B. 4695

28

0.725 Ac.

0.698 Ac. Ne.

0.594 Ac.

0.565 Ac. Net

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS

BLOCK 9

BLOCK 9

SEE SHEET 8 OF 10

MATCHLINE

THE CANYONS AT SCENIC LOOP

UNIT 6A P.U.D. VOL.9682, PGS.33-40 BCDPR

C.B. 4695

22/

ELOCK 9

N: 13,785,634.7

E: 2,066,718.68'

13. 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:

N: 13,786,319.36 E: 2,067,303.24

E.G.T.C. ESMT

269.849 ACRES

270 SCENIC LOOP

INVESTMENTS, L.P. VOL.11104 PG.2057

BCRPR

UNPLATTED

1570 ___ 20' E.G.T.C. ESMT

4.020 Ac.

3.841 Ac. Nei

SEE SHEET 8 OF 10

MATCH LINE

BLOCK 9

C.B. 4695

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

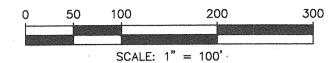
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

P.U.D.

46,929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910. ABSTRACT 916, C.B. 4697, AND 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





Texas Board of Professional Engineers Registration No. F-439

Texas Board of Professional Land Surveying Registration No. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 11/5/2015

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 LANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER JAY PATTERSON, PRESIDENT

SOUTHERLAND 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 DAY OF November, A.D. 20 65

TELEPHONE (830)228-5263



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 6B 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.

THIS DAY		, A.D. 20	
J 11113 D/\ 1	·	, , , , , , , , , , , , , , , , , , , ,	'
BY:			
51.		. (CHAIRMAN

BY:		
		SECRETARY
	& M	
	BY:	

_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_, A.D. <u>20</u> AT _____M. AND DULY RECORDED THE ____, A.D. <u>20</u>____AT ____ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 7 OF 10 BY: , DEPUTY

UNPLATTED 1

240.347 ACRES

MCALISTER OPPORTUNITY FUND 2012, LP

VOL.15860, PG.709

BCRPR

(REMAINDER)



JACK STEVEN BROWN

83086

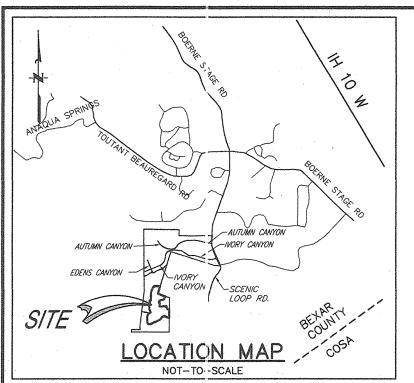
JOHN G. MOSIER 6330

FO ISTERED AND

18 ONAL ENGL

, DEPUTY





ABBREVIATIONS

(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG 29 BEXAR COUNTY DEED

& PLAT RECORDS (9682/33) ---- VOL.9682, PG 33-40 BEXAR COUNTY DEED

& PLAT RECORDS

BCDR ---- BEXAR COUNTY DEED RECORDS BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT ESMT ---- EASEMENT

DE ---- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION CB ---- COUNTY BLOCK Ac. ---- ACREAGE

E ---- CENTERLINE

CLEAR VISION EASEMENT NOTE: CLEAR VISION EASEMENTS MUST BE FREE C F VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGET, TION, 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 DEVELOPI'R AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANI ONIO 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 JNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN AN ONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SEI:VICES DEPARTMENT

IMPACT FEE PAYMENT NOTE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEE! 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 IS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EXSEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "\".NCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, R:CONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING PC LES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND ECRESS 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 INT EFFERE 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 I ASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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, TE EPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES O SUCH EASEMENTS ARE DESCRIBED BELOW. . CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS AFE 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 WIEN 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

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.

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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, 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 EGTC AND 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. 11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI, AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SEE SHEET 7 OF 10

25

0.613 Ac.

0.587 Ac. Net

0.555 Ac.

0.515 Ac. Ne.

29

0.624 Ac. Nei

28

0.638 Ac.

0.614 Ac. Ne

BLOCK 10

C.B. 4695

ESMT

SEE SHEET 10 OF 10

MATCH LINE

27

0.611 Ac.

0.587 Ac. Net

0.649 Ac.

BLOCK 9

ESMT

30

0.595 Ac.

0.522 Ac. Net

C.B. 4695

26

0.682 Ac.

0.592 Ac. Net

N: 13,785,634.71 E: 2,066,718.68'

BLOCK 10

THE CANYONS AT SCENIC LOOP

UNIT 6A P.U.D.

VOL.9682, PGS.33-40 BCDPR

C.B. 4695

THE CANYONS AT SCENIC LOOP

UNIT 6A P.U.D. VOL.9682, PGS.33-40 BCDPR

C.B. 4695

BLOCK 10

N: 13.784.763.50'

E: 2,066,668.75

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

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:

MATCH LINE

SEE SHEET 7 OF 10

20° BSL

BLOCK 9

C.B. 4695

MATCH LINE

SEE SHEET 9 OF 10

.0.700 Ac.

0.675 Ac. Net

38

0.571 Ac.

0.503 Ac. Net

1999 PLK 6

0.575 Ac.

0.504 Ac. Net

ESM 7

49

0.606 Ac.

0.574 Ac. Net

10' EGTC

50

0.558 Ac.

0.521 Ac. Net

ESMT

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 DRAINAGE FASEMENTS

UNPLATTED

VARIABLE WIDTH FILL ESMT

240.347 ACRES

MCALISTER OPPORTUNITY

FUND 2012, LP

VOL.15860, PG.709

BCRPR

(REMAINDER)

ESMT

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

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

46.929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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



Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511

DATE OF PRINT: 11/5/2015

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 AUTHORIZED OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, BRAINS, EXSEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JAY PATTERSON PRESIDENT OWNER/DEVELOPER 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

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.

ON THIS	DAY OF	, A.D. 2 0,
	COUNTY JUD	GE, BEXAR COUNTY, TEXAS
		У

	COUNTY	HERE BEYAR COUNTY TEVAC

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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:	CHAIRMAN

	BY:	
		SECRETARY
TE OF TEXAS		
LINEY OF DEVAD		

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

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

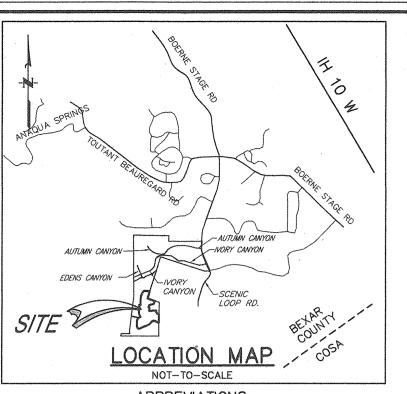
____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS _____ DAY OF__ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 8 OF 10 BY:

SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES





(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED

& PLAT RECORDS

(9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

BCDR ---- BEXAR COUNTY DEED RECORDS

BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE

CVE ---- CLEAR VISION EASEMENT EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT

ESMT ---- EASEMENT

---- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION

CB ---- COUNTY BLOCK Ac. ---- ACREAGE

€ ----- CENTERLINE

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 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

ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, 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 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.

ŠTATE 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. Morin 11-5-2015 SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES

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 (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 1,000.178. 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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, 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 EGTC AND 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.

11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE

0.861 Ac

10' EGTC

FSMI

0.746 Ac.

0.719 Ac. Net

C.B. 4695

60

1.180 Ac.

N: 13,784,225.97

E: 2,067,324.86'

1.159 Ac.

1.102 Ac.

1.093 Ac. Net

61

0.869 Ac.

′ 0.389 Ad

THE CANYONS AT SCENIC LOOP

VOL.9687, PGS.178-185 BCDPR

C.B. 4695

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS

SEE SHEET 8 OF 10

BLOCK 9

0.561 Ac. 0.525 Ac. Net

0.708 Ac.

BLOCK 9

0.682 Ac. Net

Lill

TTI

E CO

mo

C.B. 4695

53

0.563 Ac.

0.537 Ac. Net

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:

UNPLATTED

135,544 ACRES

MCALISTER OPPORTUNITY FUND 2012, LP

TO SOUTHERLAND CANYONS, LLC

VOL17026, PG.622 BCRPR

(REMAINDER)

VARIABLE

PRIVATE DE

1.026 Ac.

0.695 Ac.

59

0.769 Ac.

0.753 Ac. Net -

BLOCK 9

0.788 Ac.

0.706 Ac. Net

58

1.195 Ac.

1.180 Ac. Net

ESMT

0.742 Ac. Net

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

WIDE DE (0.056 Ac.)

UNPLATTED

269.849 ACRES

270 SCENIC LOOF

INVESTMENTS, L.P.

S 8

VOL.11104 PG.2057

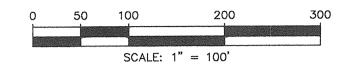
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED

PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

P.U.D.

46.929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 11/5/2015

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 LANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER

JAY PATTERSON, PRESIDENT SOUTHER AND 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 DAY OF NOVEMBER

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 V'AS APPROVED BY THE SAID COMMISSIONERS COURT

ON IHIS		DAY OF _	***************************************		A.D. 2 U		
	,						
			OUL YTAL	GE, BEXAR	COUNTY, TI	EXAS	
					4		

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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

AND/OR VARIANCE(3)	HAVE BEEN GR	ANIED.		
DATED THIS	DAY OF		A.D. <u>20</u>	
	BY:			
				CHAIRMAN

BY:	
0	SECRETARY
	SECRETART

STATE OF TEXAS COUNTY OF BEXAR

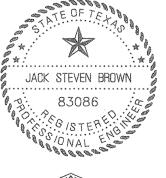
, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____

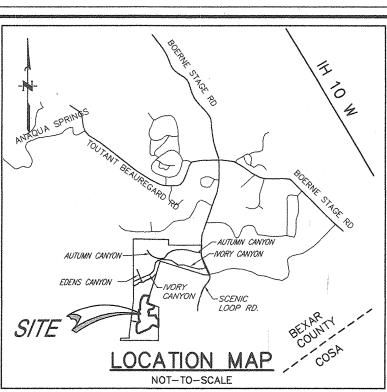
, A.D. <u>20</u> AT _____M. AND DULY RECORDED THE __, A.D. <u>20</u>___AT__

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

OFFICE, THIS _____ DAY OF____ , A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 9 OF 10 BY:





(9664/90) ---- VOL.9664, PG.90-99 BEXAR COUNTY DEED & PLAT RECORDS

(9682/29) ---- VOL.9682, PG.29 BEXAR COUNTY DEED & PLAT RECORDS

(9682/33) ---- VOL.9682, PG.33-40 BEXAR COUNTY DEED

& PLAT RECORDS

BCDR ---- BEXAR COUNTY DEED RECORDS BCRPR ---- BEXAR COUNTY REAL PROPERTY RECORDS

BCDPR ---- BEXAR COUNTY DEED AND PLAT RECORDS

BSL ---- BUILDING SETBACK LINE CVE ---- CLEAR VISION EASEMENT

EGTC ---- ELECTRIC, GAS, TELEPHONE, & CABLE

TV EASEMENT ESMT ---- EASEMENT

DE ---- DRAINAGE EASEMENT

(LOT) ---- OVERALL DIMENSION CB ---- COUNTY BLOCK

Ac. ---- ACREAGE € ---- CENTERLINE

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. C.P.S. ENERGY NOTES:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE

RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES 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 IPMENT LOCATED WITHIN SAID FASEMENT DUE TO GRADE (

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. 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

JACK STEVEN BROWN

83086

JOHN G. MOSIER

6330

COISTERED IN

18 ONAL ENGL

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.

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.



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 PROPERTY OWNER OR HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE

CITY OF SAN ANTONIO AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 902 & 904, BLOCK 9, LOT 902, BLOCK 10, 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 BEFN 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 EGTC AND 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. 11. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE

12. LOT 999, BLOCK 6, CB 4695, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.

SFTBACKS 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

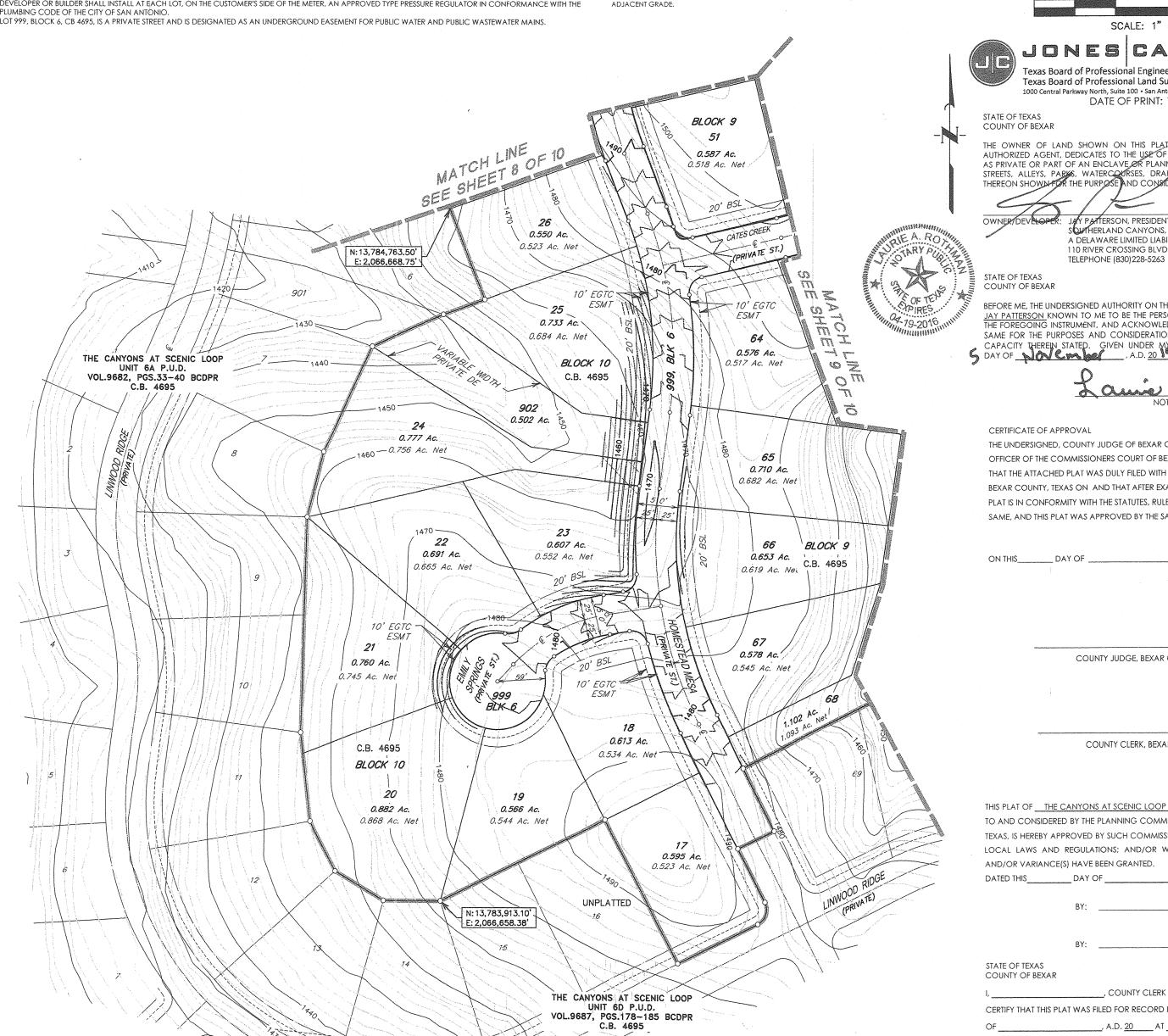
DRAINAGE NOTES:

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

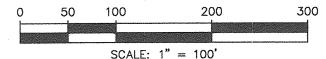


PLAT NUMBER 140568

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 6B

P.U.D.

46.929 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT 916, C.B. 4697, AND 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





Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 10046105 1000 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511 DATE OF PRINT: 11/5/2015

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

JAY PATTERSON, PRESIDENT

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

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



__ 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.

1	
	COUNTY JUDGE, BEXAR COUNTY, TEXAS
	COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 6B 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. DAY OF A.D. 20

DATED TAIO		·		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	··············	
	RY.					
	J				CHAIRMAN	
	BY:					
					SECRETARY	
STATE OF TEXAS COUNTY OF BEXAR						
l,		_, COUNTY	CLERK OF BE	XAR COUNTY, DO I	HEREBY	
CERTIFY THAT THIS PL	AT WAS FI	LED FOR REG	CORD IN MY	OFFICE, ON THE _	DAY	
OF		, A.D. <u>20</u>	AT	M. AND DULY RE	CORDED THE	
DAY OF			_, A.D. <u>20</u>	AT	M. IN THE	
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUMEON						
PAGEIN	TESTIMON	Y WHEREOF	, WITNESS MY	HAND AND OFFIC	IAL SEAL OF	
OFFICE, THIS	DAY C)F		, A.D. <u>20</u>	·	
			COUNTY	CLERK, BEXAR COU	NTY, TEXAS	

SHEET 10 OF 10 BY:

SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES