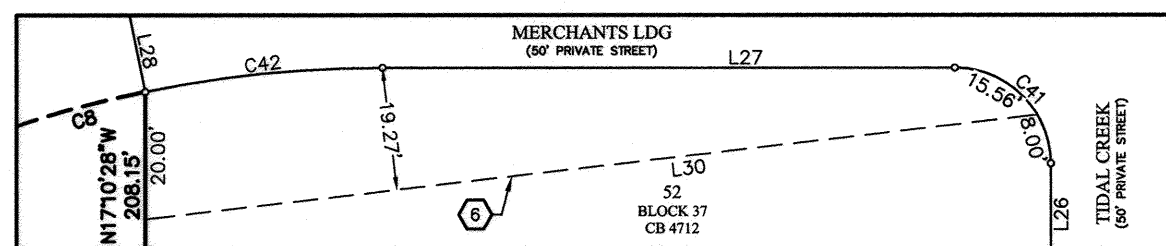


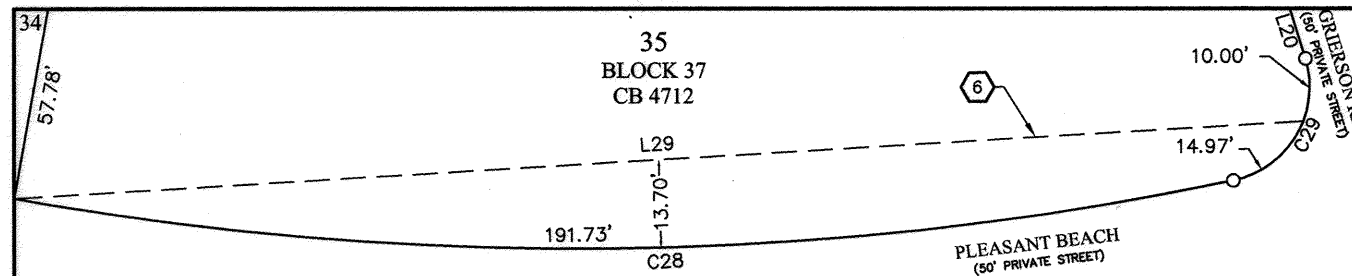



REGISTERED PROFESSIONAL LAND SURVEYOR

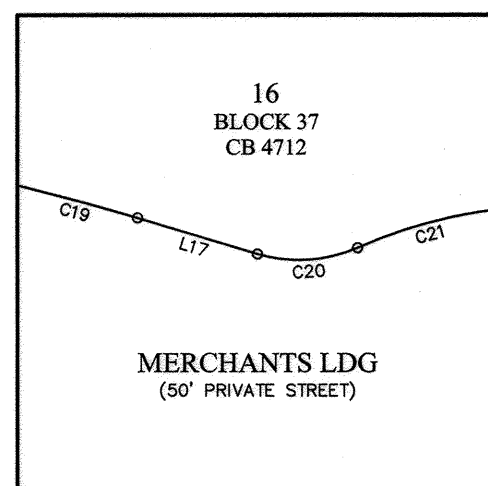
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	1	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9661, PAGES 41-43 DPR)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	2	VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (VOLUME 9661, PAGES 41-43 DPR)
CB	COUNTY BLOCK	3	MINIMUM 5' SIDE BUILDING SETBACK LINE (VOLUME 9661, PAGES 41-43 DPR)
ROW	RIGHT-OF-WAY	4	26' PRIVATE DRAINAGE AND SANITARY SEWER EASEMENT (VOLUME 9675, PAGE 138 DPR)
CRK	CREEK	5	MINIMUM 10' FRONT BUILDING SETBACK LINE (VOLUME 9661, PAGES 41-43 DPR)
LDG	LANDING	6	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9661, PAGES 41-43 DPR)
•	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
(SURVEYOR)			
o	SET 1/2" IRON ROD		
---	1140		
---	1140		
	EXISTING CONTOURS		
	PROPOSED CONTOURS		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
6	VARIABLE WIDTH CLEAR VISION EASEMENT		
	VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET. OFF-LOT (0.07 OF AN ACRE)		
11	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET. OFF-LOT (0.48 OF AN ACRE)		
12	10' BUILDING SETBACK LINE		
13	30' ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET.		
14	OFF-LOT (0.64 OF AN ACRE)		



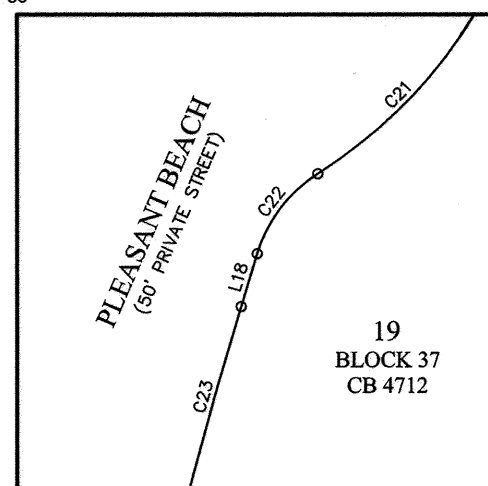
DETAIL "A"
SCALE: 1"=30'



DETAIL "B"



DETAIL "C"

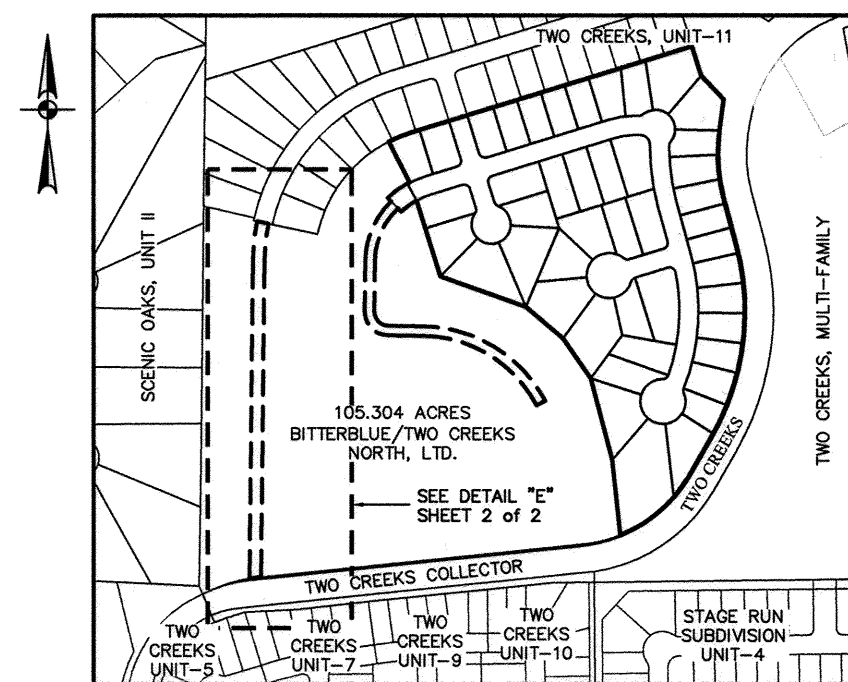


DETAIL "D"

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	355.00'	09°57'51"	N67°50'37"E	61.66'	61.74'
C2	310.00'	07°58'03"	S07°40'43"W	43.07'	43.11'
C3	310.00'	04°55'49"	S06°09'36"W	26.67'	26.68'
C4	432.00'	23°37'30"	S03°11'15"E	176.87'	178.13'
C5	670.00'	45°00'00"	S07°30'00"W	512.80'	526.22'
C6	357.00'	38°30'10"	S49°15'05"W	235.42'	239.90'
C7	-	-	-	-	-
C8	185.00'	15°29'07"	S53°30'35"W	49.85'	50.00'
C9	197.50'	45°09'09"	S23°11'27"W	151.65'	155.64'
C10	37.50'	90°00'00"	S44°23'08"E	53.03'	58.90'
C11	362.50'	61°57'52"	S58°24'12"E	373.21'	392.04'
C12	337.50'	61°57'52"	N58°24'12"W	347.47'	365.00'
C13	62.50'	90°00'00"	N44°23'08"W	88.39'	98.17'
C14	222.50'	45°09'09"	N23°11'27"E	170.84'	175.34'
C15	235.00'	17°05'40"	N54°18'51"E	69.85'	70.11'
C16	235.00'	11°34'24"	N67°02'20"E	47.39'	47.47'
C17	15.00'	90°00'00"	N27°49'32"E	21.21'	23.56'
C18	15.00'	90°00'00"	S62°10'28"E	21.21'	23.56'
C19	225.00'	16°49'53"	N81°14'29"E	65.86'	66.10'
C20	15.00'	40°44'57"	N69°16'57"E	10.44'	10.67'
C21	51.00'	171°29'53"	S45°20'35"E	101.72'	152.65'
C22	15.00'	40°44'57"	S20°01'54"W	10.44'	10.67'
C23	550.00'	14°39'25"	S07°40'17"E	140.31'	140.70'

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM 1983 (CORS 1994) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

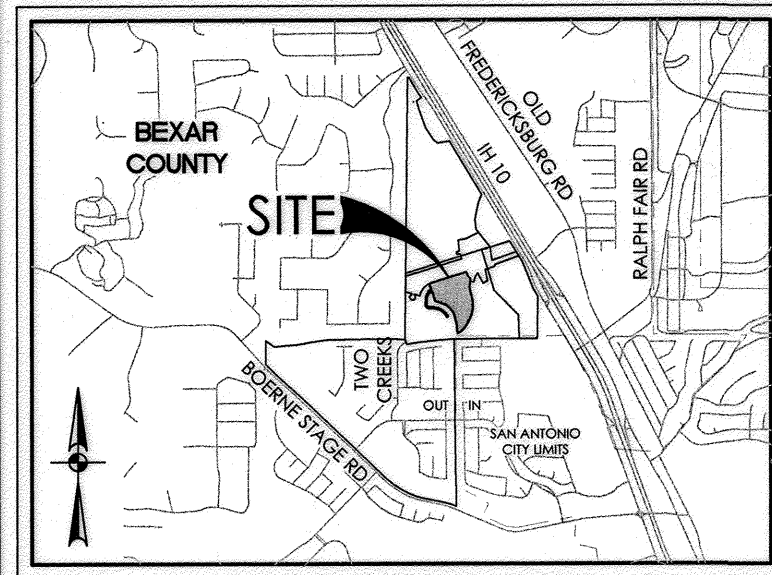


SHEET INDEX
NOT-TO-SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°10'28"E	80.94'
L2	S43°20'58"E	84.75'
L3	S08°37'30"W	12.25'
L4	S15°00'00"E	126.13'
L5	S30°00'00"W	111.94'
L6	N44°13'59"W	12.50'
L7	S00°36'52"W	130.04'
L8	S89°23'08"E	89.29'
L9	S62°34'44"W	25.00'
L10	N89°23'08"W	89.29'
L11	N00°36'52"E	130.04'
L12	N44°13'59"W	12.50'
L13	N27°08'19"W	120.00'
L14	N72°49'32"E	89.48'
L15	N17°10'28"W	105.00'
L16	S17°10'28"E	105.00'
L17	N89°39'25"E	13.05'
L18	S00°20'35"E	5.78'
L19	S15°00'00"E	150.14'
L20	S72°49'32"W	90.03'
L21	N72°49'32"E	93.82'
L22	N15°00'00"W	97.02'
L23	N00°20'35"W	8.86'
L24	S89°39'25"W	16.13'
L25	S17°10'28"E	53.07'
L26	N17°10'28"W	53.07'
L27	S72°49'32"W	89.48'
L28	N28°44'51"W	50.00'
L29	N03°25'24"W	201.83'
L30	S66°07'34"W	140.47'
L31	N34°36'23"W	128.19'
L32	N49°24'07"W	126.74'
L33	S77°56'19"E	30.00'
L34	S84°03'39"W	15.98'

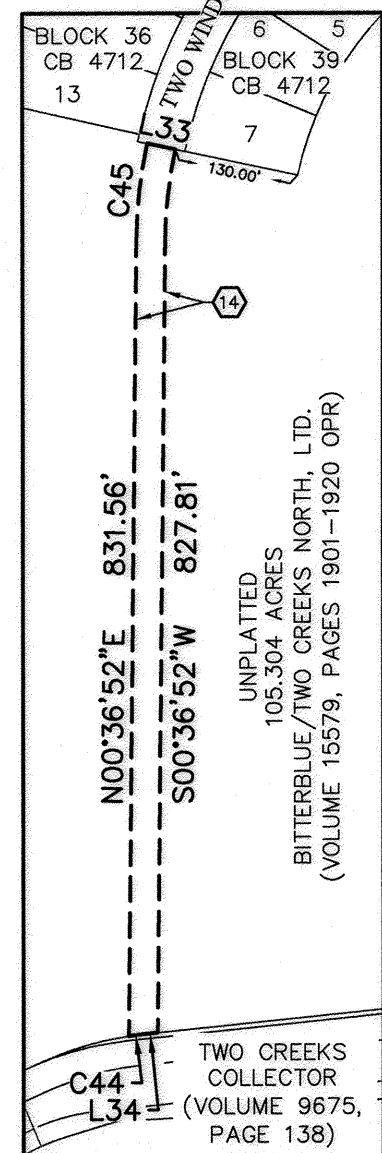
BY: _____ DEPUTY





LOCATION MAP

TWO CREEKS, UNIT-11 (ENCLAVE)
(VOLUME 9661, PAGES 41-43 DPR)



DETAIL "E"
SCALE: 1"=200'

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER 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.

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

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS ENERGY 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

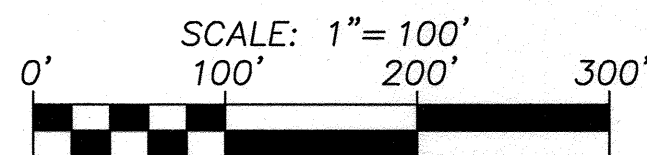
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
SEE SHEET 1 OF 2 FOR LEGEND,
NOTES, CURVE AND LINE TABLE.



SCALE: 1"=100'

PLAT NUMBER 140306

SUBDIVISION PLAT
OF
TWO CREEKS, UNIT-13A-15 (ENCLAVE)

15.669 ACRE TRACT OF LAND OUT OF THAT 105.304 ACRE TRACT CONVEYED TO BITTERBLUE/TWO CREEKS NORTH, LTD. IN DEED RECORDED IN VOLUME 15579, PAGES 1901-1919 THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J. M. MCCULLOCK SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711 OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
DATE OF PRINT: October 29, 2015

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
BITTERBLUE - TWO CREEKS NORTH, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 29th DAY OF OCTOBER, A.D. 2015.



SARAH E. CARRINGTON
My Commission Expires
August 2, 2016

Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF TWO CREEKS, UNIT-13A-15 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS