

### LOCATION MAP

NOT-TO-SCALE

### LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	VAR	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	WD	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			○ SET 1/2" IRON ROD (PD)
			○ SET 1/2" IRON ROD (PD)-ROW
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
1	BALCONES CREEK RANCH UNIT 3 ENCLAVE (VOL 9684, PG. 184, DPR)	15	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.744 TOTAL ACRES - "OFF-LOT")
2	BALCONES CREEK RANCH UNIT 1 ENCLAVE (VOL 9659, PG. 19-23, DPR)	16	VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.067 TOTAL ACRES - "OFF-LOT")
3	BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE (VOL 9652, PG. 5-9, DPR)	17	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
4	BALCONES CREEK RANCH UNIT 7, ENCLAVE (VOL 9689, PG 125-126, DPR)	18	10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT
5	BALCONES CREEK RANCH UNIT 1, ENCLAVE (VOL 9678, PG 86-88, DPR)	19	10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT (0.080 TOTAL ACRES - "OFF-LOT")
6	UNPLATTED 140.435 ACRES HM LEONARD DEVELOPMENT, INC. (VOL 16274, PG 1332 OPR)	20	20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.110 TOTAL ACRES - "OFF-LOT")
7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	21	28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.291 TOTAL ACRES - "OFF-LOT")
8	VARIABLE WIDTH CLEAR VISION EASEMENT	22	28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT
9	10' BUILDING SETBACK	23	VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT
10	20' BUILDING SETBACK		
11	VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.023 OF AN ACRE - "OFF-LOT")		
12	16' SANITARY SEWER EASEMENT		

### SURVEYOR'S NOTES:

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

### EDU NOTE:

THE NUMBER OF 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 ENGINEERING SERVICES DIVISION.

### IMPACT FEE 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES, CABLES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AVOID, 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 BEAR 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.

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

### SETBACK NOTE:

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

### SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

### BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 6, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH PROPERTY OWNERS' ASSOCIATION OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 17, LOT 901, BLOCK 17, LOT 901, BLOCK 16.

### FINISHED FLOOR NOTE:

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

### OPEN SPACE NOTE:

LOT 901, BLOCK 17, LOT 901, BLOCK 16, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND PRIVATE DRAINAGE EASEMENTS

### SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 1425 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF \*PRV IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. \*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1850175) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND PROPERTY 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).

### PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 17, CB 4707 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

### CONT. - LEGEND

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23, DPR)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9689, PG 125-126, DPR)
CLEAR VISION EASEMENT (VOL 9659, PG 19-23, DPR)	20' BUILDING SETBACK (VOL 9689, PG 125-126, DPR)
16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9652, PG. 5-9, DPR)	VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9689, PG 125-126, DPR)
VARIABLE WIDTH ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9674, PG. 117-119, D.P.R)	

LINE #	BEARING	LENGTH
L1	N78°22'01"E	239.52'
L2	N69°54'09"E	171.57'
L3	N80°34'13"E	104.95'
L4	S18°08'58"W	32.37'
L5	S07°41'32"E	84.22'
L6	S19°44'18"E	40.78'
L7	N63°58'18"E	172.61'
L8	N18°26'01"E	132.60'
L9	N11°13'55"E	178.31'
L10	S78°46'05"E	154.41'
L11	N89°52'53"E	1306.14'
L12	N83°57'11"E	78.79'
L13	S83°57'11"W	98.57'
L14	S89°52'53"W	1308.56'
L15	N78°46'05"W	140.01'
L16	S11°13'55"W	163.32'
L17	S18°26'01"W	140.32'
L18	S63°58'18"W	181.08'
L19	S19°44'18"E	69.16'
L20	S70°14'15"E	153.26'
L21	S75°08'51"E	22.21'
L22	S141°3'23"W	20.80'
L23	S06°52'37"E	49.20'
L24	S13°06'37"E	59.89'
L25	S72°39'17"W	77.08'
L26	S64°00'20"W	134.50'
L27	S03°49'34"E	13.71'
L28	S34°37'03"E	7.16'
L29	S55°22'57"W	4.27'
L30	S03°49'34"E	50.27'
L31	S34°37'03"E	22.97'
L32	S12°24'52"E	101.35'
L33	S77°35'08"W	97.01'
L34	S03°56'51"E	231.56'
L35	S00°03'10"E	222.94'
L36	N00°03'10"W	223.82'
L37	N03°56'51"W	226.44'
L38	N03°56'51"W	10.11'
L39	N77°35'08"E	93.83'
L40	N12°24'52"W	91.35'
L41	S86°09'00"W	58.98'
L42	N03°56'51"W	4.50'

LINE #	BEARING	LENGTH
L43	N12°24'52"W	101.35'
L44	N34°37'03"W	68.81'
L45	N34°37'03"W	37.68'
L46	S34°37'03"E	20.00'
L47	S55°22'57"W	50.00'
L48	S34°37'03"E	20.00'
L49	N55°22'57"E	50.00'
L50	S34°37'03"E	8.19'
L51	N34°37'03"W	8.19'
L52	N86°09'00"E	0.15'
L53	N86°09'00"E	38.48'
L54	N34°37'03"W	4.11'
L55	S01°21'59"E	109.58'
L56	S01°21'59"E	124.80'
L57	N86°09'00"E	71.61'
L58	S50°34'02"E	20.72'
L59	S85°01'01"W	154.23'
L60	N84°02'02"W	18.35'
L61	N11°35'47"W	327.52'
L62	N02°17'51"W	50.59'
L63	N19°53'20"W	59.90'
L64	N11°35'47"W	37.41'
L65	S11°35'47"E	37.46'
L66	S19°53'20"E	59.90'
L67	S02°17'51"E	50.59'
L68	S11°35'47"E	339.75'
L69	S84°02'02"E	30.59'
L70	N85°01'01"E	154.23'
L71	N25°59'40"W	153.16'
L72	N00°34'21"W	77.49'
L73	N19°53'20"W	131.70'
L74	S19°53'20"E	121.64'
L75	S00°34'21"E	77.49'
L76	S25°59'40"E	232.09'
L77	N89°25'39"E	22.98'
L78	S81°26'25"E	45.11'
L79	N63°58'18"E	17.71'
L80	S63°58'18"W	20.93'
L81	N81°26'25"W	48.81'
L82	S89°25'39"W	21.71'
L83	S77°35'08"W	28.31'

### STORM WATER DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

### FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

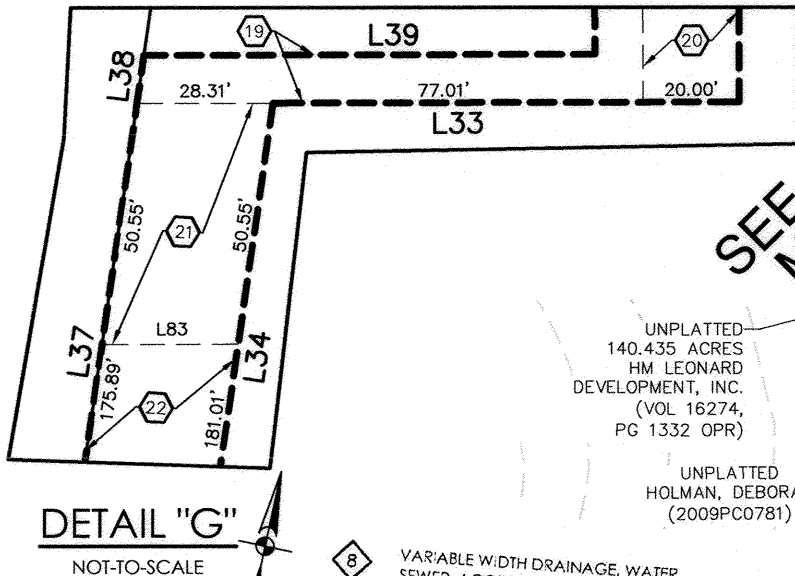
### DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

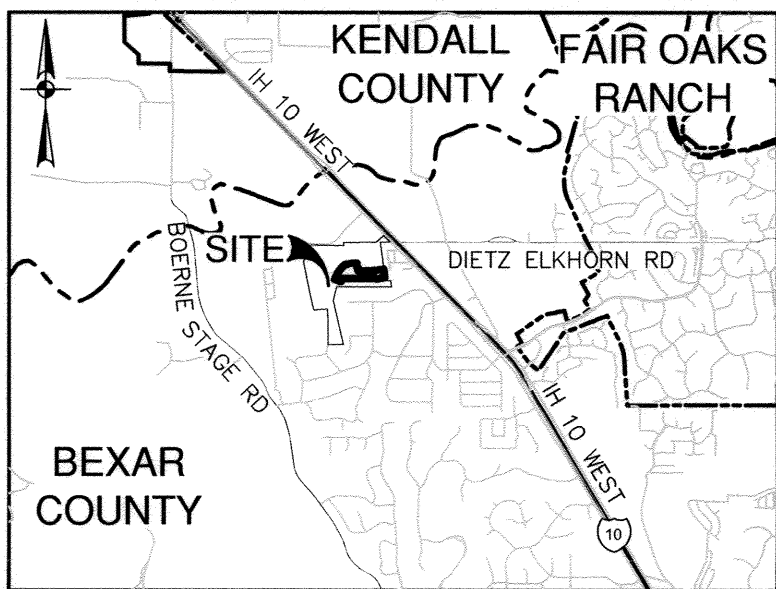
### SAWS INGRESS/EGRESS NOTE:

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT







### LOCATION MAP NOT-TO-SCALE LEGEND

- |   |  |
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Shauna L. Weaver  
LICENSED PROFESSIONAL ENGINEER

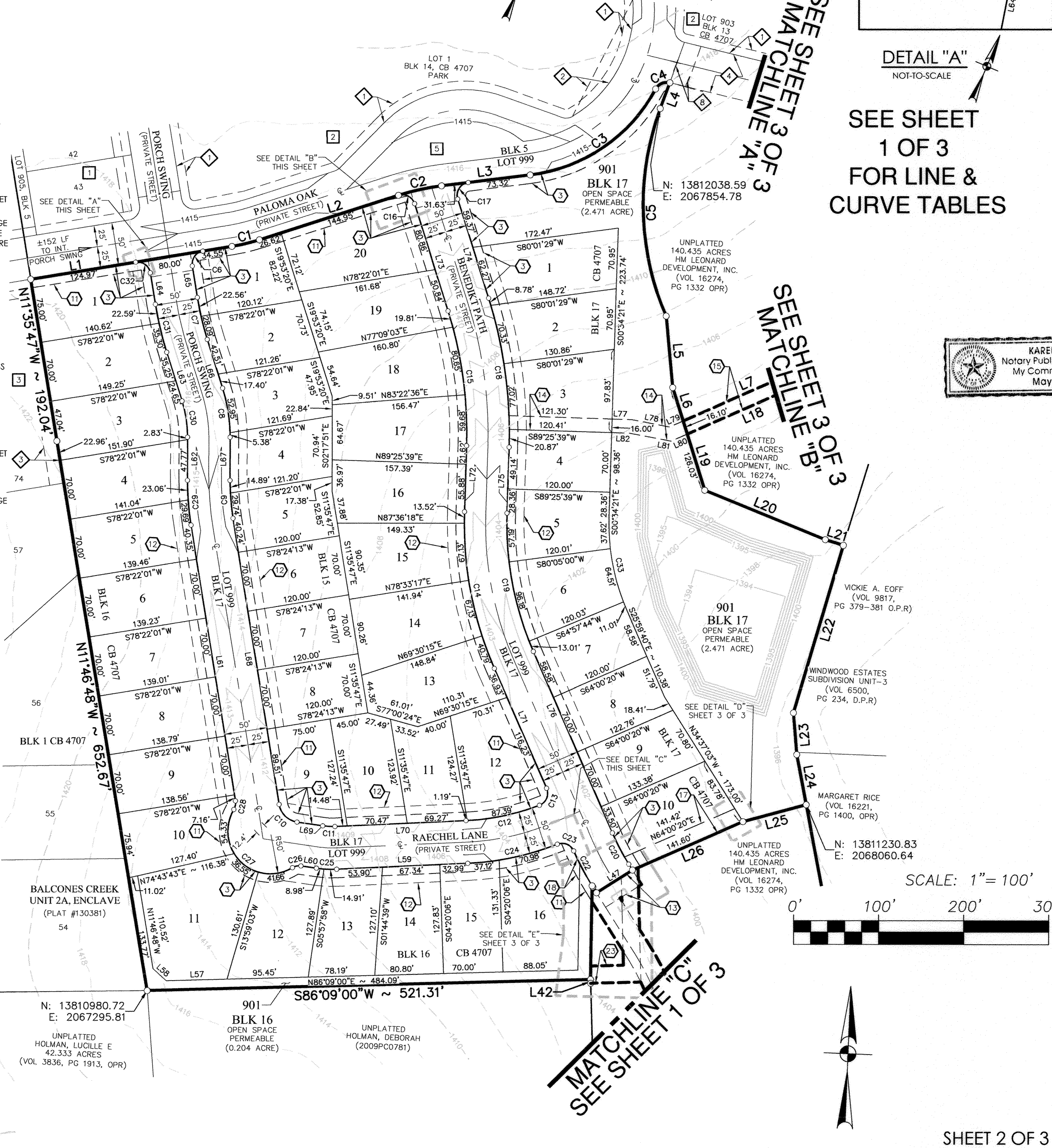
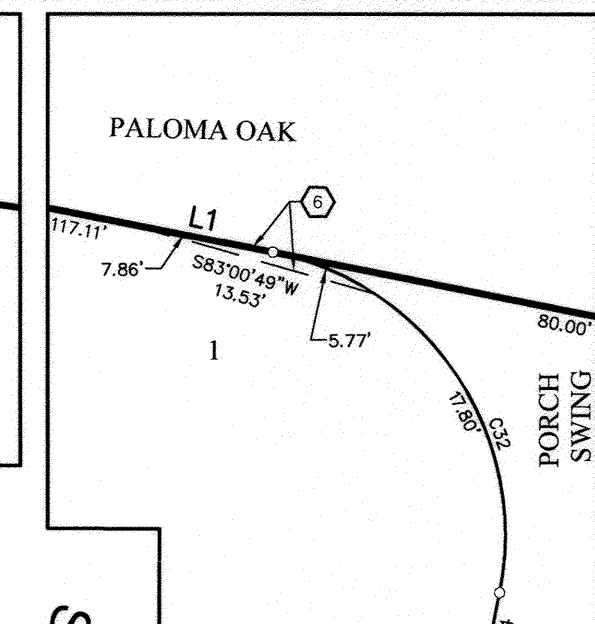
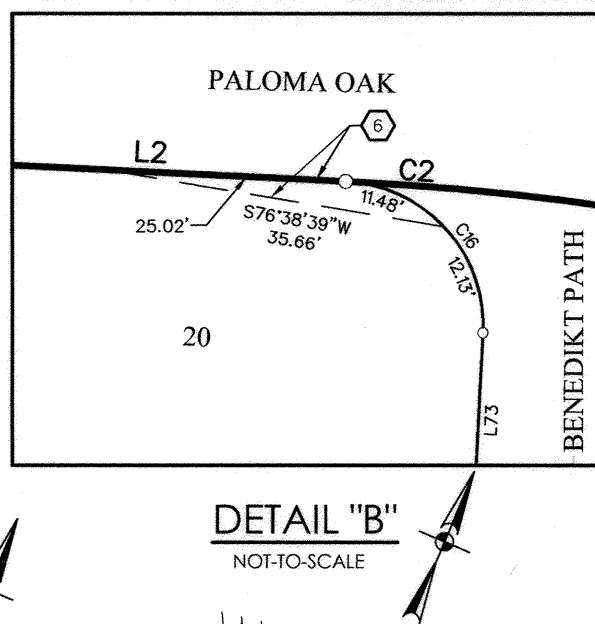
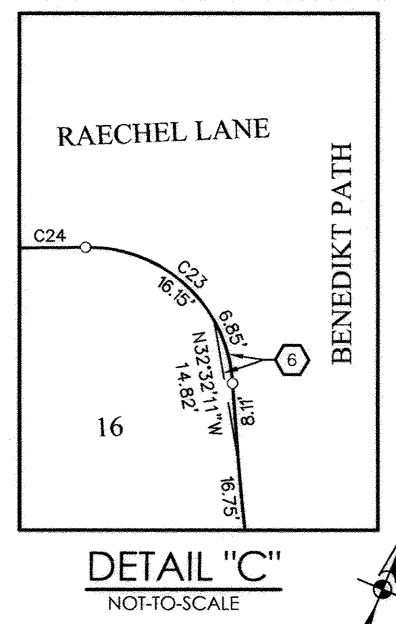
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR

### CONT. - LEGEND

- |   |   |
|---|---|
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9659, PG. 19-23, DPR)  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9689, PG. 125-126, DPR)  |
| CLEAR VISION EASEMENT (VOL. 9659, PG. 19-23, DPR)   | 20' BUILDING SETBACK (VOL. 9689, PG. 125-126, DPR)  |
| 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9652, PG. 5-9, DPR)  | VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL. 9689, PG. 125-126, DPR)   |
| VARIABLE WIDTH ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL. 9674, PG. 117-119, D.P.R.) | VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET AND LOT (VOL. 9659, PG. 19-23, DPR) |



## PLAT NUMBER 150289

### SUBDIVISION PLAT OF BALCONES CREEK RANCH UNIT 6, ENCLAVE

BEING A TOTAL OF 16.790 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD DEVELOPMENT, INC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16274, PAGES 1332-1340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470  
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: November 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY HANNA  
HM LEONARD DEVELOPMENT, INC.  
1011 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA 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 6, A.D. 2015.

Karen R. Ayers  
Notary Public, State of Texas  
My Commission Expires May 15, 2018

BALCONES CREEK RANCH UNIT 6, ENCLAVE HAS BEEN SUBMITTED

TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON

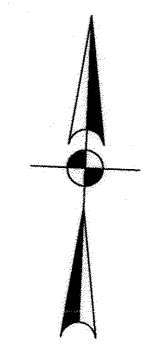
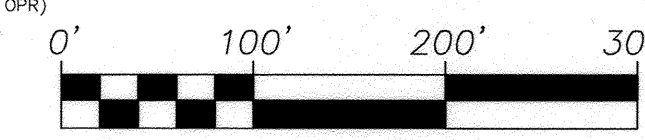
PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS DAY OF A.D. 20

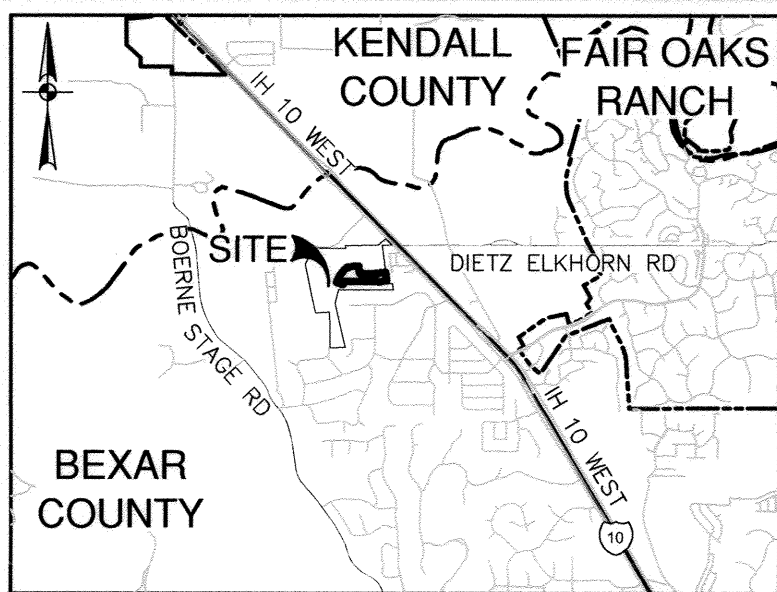
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

SCALE: 1" = 100'







LOCATION MAP  
NOT-TO-SCALE

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	VAR	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	WD	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			○ SET 1/2" IRON ROD (PD)
			○ SET 1/2" IRON ROD (PD)-ROW

- 1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS
- 1 BALCONES CREEK RANCH UNIT 3 ENCLAVE (VOL 9684, PG. 184, DPR)
- 2 BALCONES CREEK RANCH UNIT 1 ENCLAVE (VOL 9659, PG. 19-23, DPR)
- 3 BALCONES CREEK SUBDIVISION UNIT 1A ENCLAVE (VOL 9652, PG. 5-9, DPR)
- 4 BALCONES CREEK RANCH UNIT 7, ENCLAVE (VOL 9689, PG 125-126, DPR)
- 5 BALCONES CREEK RANCH UNIT 1, ENCLAVE (VOL 9678, PG 86-88, DPR)
- 6 UNPLATTED, 140.435 ACRES HM LEONARD DEVELOPMENT, INC. (VOL 16274, PG 1332 OPR)
- 7 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 8 VARIABLE WIDTH CLEAR VISION EASEMENT
- 9 10' BUILDING SETBACK
- 10 20' BUILDING SETBACK
- 11 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.023 OF AN ACRE - "OFF-LOT")
- 12 16' SANITARY SEWER EASEMENT
- 13 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.744 TOTAL ACRES - "OFF-LOT")
- 14 VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.067 TOTAL ACRES - "OFF-LOT")
- 15 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT (0.080 TOTAL ACRES - "OFF-LOT")
- 17 20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.110 TOTAL ACRES - "OFF-LOT")
- 18 28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.291 TOTAL ACRES - "OFF-LOT")
- 19 28' GAS, ELECTRIC, TELEPHONE, CABLE TV AND ACCESS EASEMENT (0.023 OF AN ACRE - "OFF-LOT")
- 20 VARIABLE WIDTH PRIVATE DRAINAGE AND ACCESS EASEMENT

**SURVEYOR'S NOTES:**

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

**EDU NOTE:**

THE NUMBER OF 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 ENGINEERING SERVICES DIVISION.

**IMPACT FEE 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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

**C.P.S. NOTES:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING 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 ENGAGE 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 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.

*Shauna L. Weaver*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

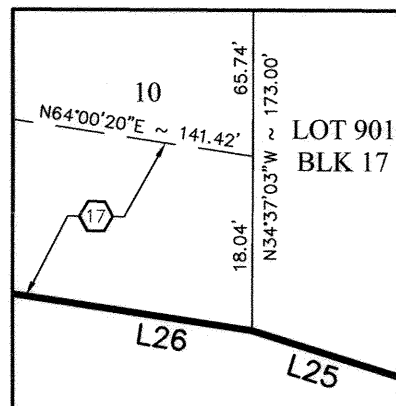
*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 2 OF 3  
MATCHLINE "A"

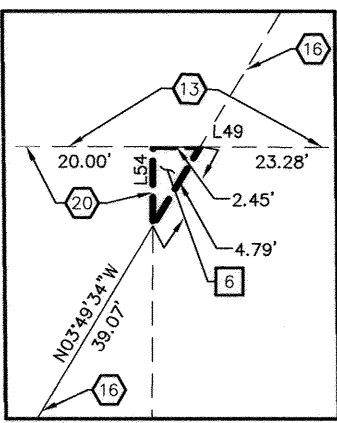
SEE SHEET 2 OF 3  
MATCHLINE "B"

**CONT. - LEGEND**

- 1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9659, PG 19-23, DPR)
- 2 CLEAR VISION EASEMENT (VOL. 9659, PG 19-23, DPR)
- 3 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9652, PG. 5-9, DPR)
- 4 VARIABLE WIDTH ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL. 9674, PG. 117-119, D.P.R)
- 5 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9689, PG 125-126, DPR)
- 6 20' BUILDING SETBACK (VOL. 9689, PG 125-126, DPR)
- 7 VARIABLE WIDTH WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET AND LOT (VOL. 9689, PG 125-126, DPR)



DETAIL "D"  
NOT-TO-SCALE



DETAIL "F"  
NOT-TO-SCALE

DETAIL "E"  
NOT-TO-SCALE

DETAIL "H"  
NOT-TO-SCALE

SEE THIS SHEET  
MATCHLINE "D"

PLAT NUMBER 150289

SUBDIVISION PLAT OF  
**BALCONES CREEK RANCH**  
UNIT 6, ENCLAVE

BEING A TOTAL OF 16.790 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD DEVELOPMENT, INC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16274, PAGES 1332-1340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON**  
ENGINEERS  
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: November 5, 2015

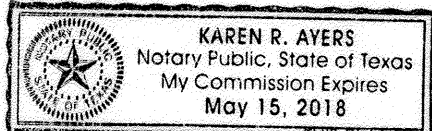
STATE OF TEXAS  
COUNTY OF BEXAR

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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Jay Hanna*  
OWNER/DEVELOPER: JAY HANNA  
HM LEONARD DEVELOPMENT, INC.  
1011 N. LAMAR  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, 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 6, A.D. 2015.



*Karen R. Ayers*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
TRAVIS

BALCONES CREEK RANCH UNIT 6, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**CERTIFICATE OF APPROVAL**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

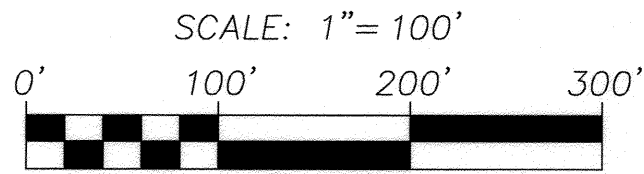
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



SHEET 3 OF 3

BALCONES CREEK RANCH UNIT 6, ENCLAVE

Civil Job No. 7785-22; Survey Job No. 9228-11

Date: Nov 05, 2015, 4:51pm User ID: AGarcia  
File: P:\17185\22\Design\Civil\PLAT\PL778522.dwg