

TOGETHER WITH THE RICHT OF INGRESS AND EGRESS OVER GRANIOR'S ADJACENT LAND. THE RICHT PROMOTE FROM PACIFIES WITHIN SAID EASEMENT AND RICHT-OF-WAY AREAS, AND THE RICHT TO REMOVE FROM RES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERERE WITH THE DILLINGS OR APPURTENANCES THERETO. IT IS ACREED AND UNDERSTOOD THAT NO BUILDINGS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

SY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT AREA.

IN MOT AMEND, ALTER, RELEASE OR GROUND ELEVATION ALTERATION.

NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, CAS, WATER, SEWER, OVER, CONE, CASE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH CROSSER.

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.

CONCLETACILITIS IN THE AREAS DESIGNATED ON THIS PLAT AS "CASE EASEMENTS AND RIGHT-OF-WAYS FOR GAS CONCLETACILITIS IN THE AREAS DESIGNATED ON THIS PLAT AS "CASE EASEMENT" FOR THE PURPOSE OF DICTING, RECONSTRUCTING, AMAINTAINNOS, REMOVING, INSPECTING, PAROLLING, AND ERECTING BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY STEHER WITH THE RIGHT OF INGRESS AND ECRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OF INGRESS AND FORMERS, AND ACCENT LAND, THE RIGHT OF THE

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IXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ACCESS POINTS ALONG INTERSTATE HIGHWAY 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1147.73".

2

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.

LOT 1 o

YAWASA ASTIMAD AJ

4

AREA BEING REPLATTED THROUGH

PUBLIC HEARING

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL 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. AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
THIS SUBDIVISION IS WITHIN THE SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI,
DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE
AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED
ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS
RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

THE 2.443-ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 10, NCB 18339, OF THE LA CANTERA ENTRANCES RECORDED IN VOLUME 9640, PAGE 161, AND A DRAINAGE EASEMENT, INGRESS/EGRESS, DRAIN AND WATER EASEMENT OF THE LA CANTERA PARKWAY, PHASE 1 SUBDIVISION RECORDED IN VOLUME 9522, PAGE 115, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE  BEARING LENGTH  N16:10'41"W 7.49'  N42'58'53"E 28.75'  N18'12'34"E 49.04'  N19'20'03"W 43.56'  N32'09'37"E 29.01'  S18'26'37"W 82.38'  S52'43'24"W 82.92'  S18'52'26"W 18.23'
E LENGTH 7.49' 28.75' 49.04' 43.56' 29.01' 82.38' 82.92' 45.29' 18.23'

L13	L12	L11	L10	L9	L8	L7	L6	L5	L4	L3	L2	L1	LINE #	I
W"12,74.48S	N74*08'10"E	N15*51'50"W	S71*38'51"W	S68*52'26"W	S13*30*11"W	S52°43'24"W	S18*26'37"W	N32 <b>'</b> 09'37"E	N19*20'03"W	N18*12'34"E	N42 <b>'</b> 58'53"E	N16*10'41"W	BEARING	LINE TABLE
24.07	68.28	35.00'	104.80'	18.23'	45.29'	82.92	82.38'	29.01	43.56'	49.04	28.75	7.49'	LENGTH	Æ

THE AREA BEING REPLATIED WAS PREVIOUSLY PLATIED ON PLATS LA CANTERA ENTRANCES (100262), AND LA CANTERA PARKWAY, PHASE I SUBDIVISION (900164) WHICH ARE RECORDED IN VOLUME 9640, PAGE 161 AND VOLUME 9522 PAGE 115, COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS COUNTY OF BEXAR

C2		42.77	N15*34'57"W	L34	COUNTY OF BEXAR
C1		38.04	N89*53'40"W	L33	
CURVE #	0	57.54	N57'34'58"W	L32	(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
	I	33.79'	S74°32'16"W	L31	4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83
	7	48.64	N74*09'58"E	L30	
		46.49'	S54*44*36"W	L29	NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED
		93.62'	N74*08'10"E	L28	2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983
		93.62'	N74*08'10"E	L27	1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED
_		20.21'	N32*09'37"E	L26	SURVEYOR'S NOTES:
		51.15	N83*46'38"W	L25	MY COMMISSION EXPIRES:
		40.00'	S87*15'55"W	L24	
		57.34'	S83*00'56"W	L23	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
		43.02'	S78°33'31"W	L22	
\ _		54.01'	S73*57'41"W	L21	
7		47.33'	S69*18'21"W	L20	SWORN AND SUBSCRIBED BEFORE METHIS THE DAY OF
		74.07'	N72*23'08"E	L19	TITLE: PRESIDENT
ر در ر		53.27'	N79'05'53"E	L18	BRITOE O BETERREN
AA.		32.35'	N59*09'15"E	L17	a texas non-profit corporation
JIN,		52.63	N82*11'02"E	L16	OWNER/DEVELOPER: LA CANTERA COMMUNITY ORGANIZATION,
4 <i>)</i> ,		37.11'	N02*28'16"W	L15	
47		32.37	N05'34'08"W	L14	USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
		24.07'	S87*42'21"W	L13	ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL
		68.28'	N74*08'10"E	L12	residential lise for not more than two (2) residential linits per lot, or that
		35.00'	N15*51*50"W	L11	(WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE
<u> </u>		104.80'	S71*38'51"W	L10	I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT
		18.23'	S68*52'26"W	L9	COUNTY PLAT AND DEED RECORDS.
		45.29'	S13*30'11"W	L8	WHICH ARE RECORDED IN VOLUME 9640, PAGE 161 AND VOLUME 9522 PAGE 115,
		82.92'	S52*43'24"W	L7	ENTRANCES (100969) AND LA CANTERA PARKWAY PHASE I STRUIVISION (900164)

		BI CCK 10 SIX FFAG2 DB BFOCK 10 BFOCK 10 BFOCK 10 LEXAS DB LEXAS DB LEXAS DB LEXAS DB	
INDEX MAP	INTERSTATE HIGHWAY 10	SHEET 2 OF 3 LOT 10 LOT 902 BLOCK 10 NCB 18339	INGRESS/EGRESS, DRAIN, AND WATER EASEMENT (VOL 9522, PG 115, DPR)  DRAINAGE EASEMENT (VOL 9522, PG 115, DPR)
MAP		SHEET 3 OF 3	(VOL 9588, PG 22-30, DPR)
	ĺ	LOT 1 BLOCK 11 NCB 18339	(VOL 4735, PG 911-919, O LOT 1, BLOCK 4, NCB 184: WERELDHAVE USA (VOL 9588, PG 22, DPR)

		CUK	CURVE IABLE		
RVE #	RADIUS	VLT30	CHORD BEARING	CHORD	LENGTH
C1	15.00'	51'19'27"	N171913"E	12.99'	13.44'
C2	41.49'	71.02,33,	N43*51'45"W	48.21	51.45
C3	5.00'	97:35'38"	N30*35*15"W	7.52'	8.52'
C4	642.53'	2*31'11"	N71*55'32"E	28.26'	28.26
C5	15.00'	62*45'48"	N41*48'14"E	15.62'	16.43'
C6	395.00'	21.44,17"	N21*17*28"E	148.97'	149.86'
С7	1000.00'	4*09'40"	N77*40'28"E	72.61'	72.62'
C8	350.00'	48*00'02"	N08*09'35"E	284.72	293.22
69	15.00'	46*11'13"	N38*56'02"W	11.77'	12.09'
C10	50.00'	173*03'25"	N24*30'03"E	99.82	151.02'
C11	500.00'	13*39'02"	S59*32*55"W	118.84'	119.12'
C12	1428.00'	14*39'46"	S61*32*33"W	364.45	365.44
C13	15.00'	86.43,31,	N48*55'54"W	20.60'	22.70'

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.

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.

STATE OF TEXAS COUNTY OF BEXAR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1

Q  $\omega$ 

## OPEN SPACE NOTE: LOT 903 & 904, BLOCK 10, NCB 1 DRAINAGE, SANITARY SEWER, WAT CABLETV EASEMENT. ELECTRIC, GAS, TELEPHONE SANITARY SEWER EASEMENT T<u>ION NOTE:</u> S A PRIVATE STREET AND IS DESIGNATED AS AN NBLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND

# 18339 IS DESIGNATED AS OPEN SPACE AND AS A ATER, ELECTRIC, GAS, PEDESTRIAN, TELEPHONE, AND

INGRESS/EGRESS SEWER:
"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"

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

INGRESS/EGRESS WATER:
"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"

PUBLIC WORKS STORM W

# DR STRUCTURES ON LOTS CONTAINING FLOODPLAIN LAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ORY FLOODPLAIN.

CROSS-SECTIONS OF THE DRAINAGE WITHOUT THE APPROVAL OF THE D ANTONIO AND BEXAR COUNTY SHALTHE GRANTOR'S ADJACENT PROPE PLACED WITHIN THE LIMITS OF SA MODIFICATIONS OR IMPROVEMENT LIS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE ELS OR OTHER DRAINAGE EASEMENTS SHOWN ON THIS 2 PROPERTY OF THE DRAINAGE EASEMENTS SHOWN ON THIS 3 PROPERTY OF SAN THE CITY OF SAN TY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS OF SAID DRAINAGE EASEMENTS. THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED AND CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (25-YEAR) DATED SEPTEMBER 29, 2010, AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED CONTROLOR WRITHEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO FUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

## DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LA CANTERA HEIGHTS SUBDIVISION (ENCLAVE) SHALL BE THE RESPONSIBILITY OF THE LA CANTERA HEIGHTS OWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 902-904 & 999, BLOCK 10) )RDS OF LEGEND

DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NEW CITY BLOCK

OFFICIAL PUBLIC RECORDS

(OFFICIAL PROPERTY) OF
BEXAR COUNTY, TEXAS PG ROW VOL (SURVEYOR) PAGE(S) RIGHT-OF-WAY VOLUME

NCB OPR

PR

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

1040 EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED CONTOURS
FFECTIVE (EXISTING) FEMA 1
1% ANNUAL CHANCE (100-YF
20' GAS, ELECTRICAL TELEPHONE
AND CABLE TV EASEMENT

1% ANNUAL CHANCE (100-YR) FLOODPLAIN

14' GAS, ELECTRIC, TELEPHONE,
AND CABLE EASEMENT
(VOL 9640, PG 161, DPR)

1' VEHICULAR NON-ACCESS
EASEMENT
(VOL 9640, PG 161, DPR)

VARIABLE WIDTH DRAINAGE
EASEMENT (0.054 OF AN ACRE)
VARIABLE WIDTH DRAINAGE
EASEMENT (0.730 OF AN ACRE)
VARIABLE WIDTH SANITARY
SEWER EASEMENT 16' SANITARY SEWER EASEMENT

(c) (d) (d) (d) (e) (d)

ELECTRICAL EASEMENT (VOL 5358, PG 1515-1520, OPR)

S 4 LOT 1, BLOCK 4, NCB 18411 WERELDHAVE USA (VOL 9588, PG 22, DPR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN 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 AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE AND IN THE CAPACITY THEREIN STATED.

25' WATER EASEMENT (VOL 9588, PG 22-30, DPR)

 $\diamond$ 2 3 \_ DRAINAGE EASEMENT
(VOL 9588, PG 22-30, DPR)
REMAINING PORTION OF DRAINAGE
EASEMENT
(VOL 9522, PG 115, DPR)
LOT 901, BLOCK 10, NCB 18339
LA CANTERA ENTRANCES
(VOL 9640, PG 161, DPR) UNPLATTED
REMAINING/839 ACRES OF
FIESTA TEXAS THEME PARK
(VOL 6684, PGS 1132-1136, OPR) ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER EASEMENT (VOL 9588, PG 22-30, DPR) UNPLATTED
60.468 ACRES
LA CANTERA DEVELOPMENT COMPANY
(VOL 4735, PG 911-919, OPR) UNPLATTED 9,514 ACRES PORTION OF 60,468 ACRES LA CANTERA DEVELOPMENT COMPANY (VOL 4735, PG 911-919, OPR)

A TEX AS NON-PROPER ODRADORATI	
LA CANTERA COMMUNITY ORGANIZA	OWNER/DEVELOPER:

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 THEREN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN

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 THERBIN EXPRESSED AND IN THE CAPACITY THERBIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE AND IN THE CAPACITY THERBIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE CAPACITY THERBIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE CAPACITY THERBIN STATED.

THIS PLAT <u>-a Cantera Heights North (Enclave)</u> EXAR COUNTY, TEXAS

HAS BEEN SUBMITTED

TEXAS, IS H LOCAL L/ AND/OR \ DATED THI

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE COUNTY OF BEXAR STATE OF TEXAS DAY OF A.D. <u>20</u> A.D. <u>20</u> \_M. AND DULY RECORDED THE COUNTY, DO HEREBY SECRETARY

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL COUNTY CLERK, BEXAR COUNTY, TEXAS M. IN THE . 유 DATE: 7/25/2016 8:15 AM USER ID: AArrington FILE: P:\78\01\30\Design\Civil\Plat\PL780130.dwg

PAGE

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

OFFICE, THIS

Civil Job No. 7801-30; Survey Job No. 9220-14

BY:
NAME: BRUCE C. PETERSEN
TITLE: EXECUTIVE MANAGING DIRECTOR

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 THEREN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR

NUMBER 4049

PL

REPLAT & SUBDIVISION PLAT

ANTERA HEIGHTS NORTH

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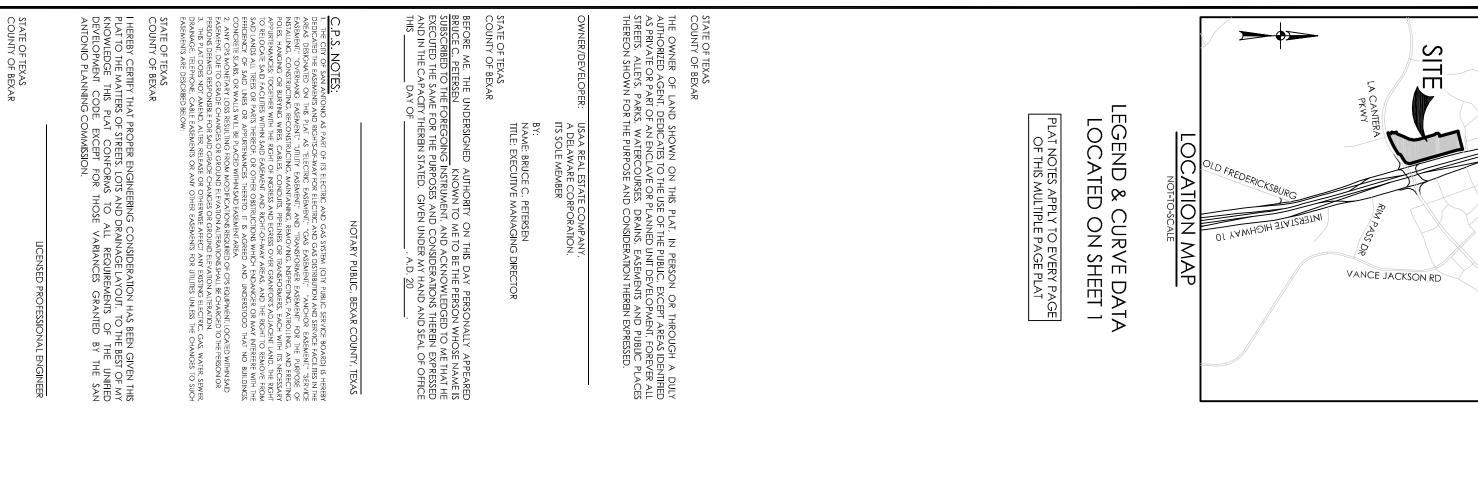
ESTABLISHING LOTS 1, 902-904, & 999, BLOCK 10, NEW CITY BLOCK 18339, AND LOT 1, BLOCK 11, NEW CITY BLOCK 18339, BEING A 14.290 ACRE TRACT OF LAND OUT OF A 618.58 ACRE TRACT OF LAND RECORDED IN VOLUME 4735, PAGES 911-919, SAID 12.048 ACRES INCLUDING 1.230 ACRE TRACT RECORDED IN VOLUME 17030, PAGES 180-189, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. ENCLAVE

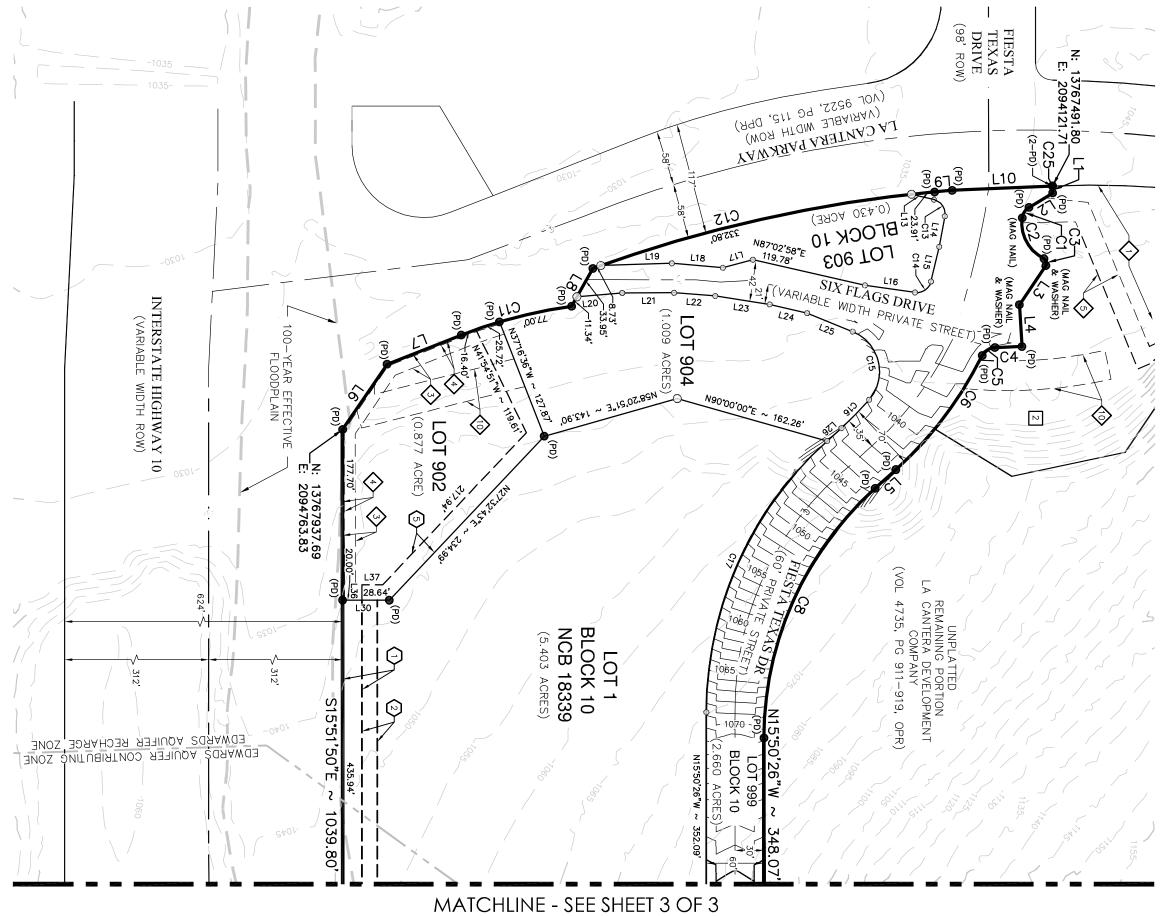
ENGINEERS

ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 IRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: July 25, 2016

PAPE-DAWSON





SHEET 2 OF 3 STATE OF TEXAS CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE COUNTY OF BEXAR local laws and regulations; and/or and/or variance(s) have been granted. THIS PLAT OF \_\_\_\_\_ LA CANTERA HEIGHTS NORTH (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 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH / AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDE AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREN STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC I THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREN EXPRESSED. STATE OF TEXAS COUNTY OF BEXAR SEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY RUCE C. PETERSEN

KNOWN TO ME TO BE THE PERSON WHOS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO NEXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL DAY OF \_\_\_\_\_\_, A.D. 20 DAY OF IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PRINT: July 25, 2016 PAPE-SCALE: A.D. <u>20</u> AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) COUNTY CLERK, BEXAR COUNTY, TEXAS DAWSON 200' 100 UNTY, DO HEREBY M. IN THE . 으

NUMBER 4049

REPLAT & SUBDIVISION PLAT

Cantera Heights North

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.

11, NEW CITY BLOCK 18339, BEING A 14.290 AC OF A 618.58 ACRE TRACT OF LAND RECORDE S 911-919, SAID 12.048 ACRES INCLUDING 1.22 I VOLUME 17030, PAGES 180-189, OF THE OFFIC REAL PROPERTY OF BEXAR COUNTY, TEXAS, INC., BEXAR COUNTY, TEXAS, INC., BEXAR COUNTY, TEXAS, INC.

SITE ATION MAP RIM PASS OP INTERSTATE HIGHWAY 10 VANCE JACKSON RD

## LOCATED ON SHEET 1

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

MATCHLINE - SEE SHEET 2 OF 3 NCB 18339 BLOCK 10 (5.403 ACRES) UNPLATTED

REMAINING PORTION

LA CANTERA DEVELOPMENT

COMPANY

(VOL 4735, PG 911-919, OPR) LOT 1 N15\*50'26"W ~ 352.09' FIESTA TEXAS DR (60' PRIVATE STREET) LOT 999 BLOCK 10 (2.660 ACRES) ROCA PASS -(60' PRIVATE EDWARDS AQUIFER CONTRIBUTING ZONE BLOCK 11 NCB 18339

103.25

N: 13768949.49 E: 2094082.91

## INTERSTATE HIGHWAY 10 (VARIABLE WIDTH ROW) - 1% ANNUAL CHANCE (100-YR) FLOODPLAIN BASED ON THE FLODD STUDY PREPARED BY -PAPE-DAWSON -PROGINEERS, INC. 100-YEAR EFFECTIVE FLOODPLAIN

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.

STATE OF TEXAS COUNTY OF BEXAR

NAIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY S AND RICHTS-OF-WAY FOR ELECTRIC AND GAS DISTRBUTION AND SERVICE FACILITIES IN THE HIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "CANCIOR EASEMENT," "SERVICE EASEMENT," "SERVICE EASEMENT," "HITTY PASSMENT," AND "TRANSFORMER EASEMENT FOR THE PURPOSE OF ICS, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAIROLLING, AND ERECTING YING WIRES, COAIBLES, CONDUITS, PIETURES OR TRANSFORMERS, EACH WITH ITS NECESSARY YING WIRES, CABLES, CONDUITS, PIETURES OF TRANSFORMERS, EACH WITH ITS NECESSARY YING WIRES, COAIBLES, CONDUITS, PIETURES OF TRANSFORMERS, EACH WITH ITS NECESSARY THE REMOVER WITH THE RIGHT OF HORSESS AND EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM PARTS THEREOF, OR OTHER OSSITRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE ROFT THE REPORT OF STREET, OR APPURITEMANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. LLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

SOSS RESULTING FROM MODIFICATIONS REGULATED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT AREA.

BE CHANGES OR GROUND ELEVATIONA LITERATIONS SHALL BE CHARGED TO THE PERSON OR SIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

BELEFOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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.

DATE OF PRINT: July 25, 2016

PAPE-DAWSON

SCALE: 100, 200' 100 300**'** 

ESTABLISHING LOTS 1, 902-90 AND LOT 1, BLOCK 11, NEW TRACT OF LAND OUT OF A 0 VOLUME 4735, PAGES 911-9 TRACT RECORDED IN VOLUMPUBLIC RECORDS OF REAL FOR CITY OF SAN ANTONIO, BEX TOF A 618.58 ACRE TRACT OF LAND RECORDED IN ES 911-919, SAID 12.048 ACRES INCLUDING 1.230 ACRE VOLUME 17030, PAGES 180-189, OF THE OFFICIAL REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE IO, BEXAR COUNTY, TEXAS.

(VE)

Cantera Heights North

REPLAT & SUBDIVISION PLAT

NUMBER 4049

DATE: 7/25/2016 8:15 AM USER ID: AArrington FILE: P:\78\01\30\Design\Civil\Plat\PL780130.dwg

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In testimony whereof, witness my hand and official seal

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN

DAY OF

COUNTY OF BEXAR STATE OF TEXAS

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

A.D. <u>20</u>

\_M. AND DULY RECOR

M. IN THE RDED THE COUNTY, DO HEREBY

SHEET 3 OF 3

Civil Job No. 7801-30; Survey Job No. 9220-14

LA CANTERA HEIGHTS NORTH (ENCLAVE)

ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

STATE OF TEXAS COUNTY OF BEXAR

BY:
NAME: BRUCE C. PETERSEN
TITLE: EXECUTIVE MANAGING DIRECTOR

OWNER/DEVELOPER:

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN 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 HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE AND IN THE CAPACITY HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE AND IN THE CAPACITY HEREIN STATED.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

S15.51,50"E

1039.80

13769044.23 2094462.32

175.36

(3.911 ACRES)

S79'44'01"W

LOT 1 BLOCK 4 NCB 18411

WERELDHAVE USA (VOL 9588, PG 22, DPR)

N75'35'38"E ~ 318.56

LOT 1

(P)

C7

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 THEREN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUCE C. PETERSEN

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 THERBN EXPRESSED AND IN THE CAPACITY THERBN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE AND IN THE CAPACITY THERBN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ONLY OF THE CAPACITY THERBN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ONLY OF THE CAPACITY THERBN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE ONLY OF THE CAPACITY THERBN STATED.

Texas, is hereby approved by such commission in accordance with state or local laws and regulations; and/or where administrative exception(s)

COMMISSION OF THE CITY OF SAN ANTONIO,

AND/OR VARIANCE(S) HAVE BEEN GRANTED.

BY:

LA CANTERA COMMUNITY ORGANIZATION A TEXAS NON-PROFIT CORPORATION

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH / AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDE AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREN STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC IT THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREN EXPRESSED.