

LOCATION MAP

NOT-TO-SCALE

LEGEND

| | | | |
|-----|---|------------|--|
| CB | COUNTY BLOCK | VOL | VOLUME |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | " | REPETITIVE BEARING AND/OR DISTANCE |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW |

| | |
|---------|--|
| 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| -1140 | EXISTING CONTOURS |
| -1140 | PROPOSED CONTOURS |
| | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |

| | | | |
|----|---|----|---|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 5 | VARIABLE WIDTH TELEPHONE EASEMENT (VOL 17715, PG 1906 OPR) |
| 6 | VARIABLE WIDTH CLEAR VISION EASEMENT | 6 | VARIABLE WIDTH CABLE TV EASEMENT (VOL 17715, PG 1897 OPR) |
| 11 | 20' BUILDING SETBACK LINE | 7 | 12' SANITARY SEWER EASEMENT (VOL 4527, PG 1637 OPR) |
| 12 | 10' BUILDING SETBACK LINE | 8 | 30' PRIVATE DRAINAGE EASEMENT (VOL 9692, PG 147 DPR) |
| 13 | 10' PRIVATE DRAINAGE EASEMENT | 9 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9692, PG 147 DPR) |
| | | 10 | 20' BUILDING SETBACK LINE (VOL 9692, PG 147 DPR) |
| 1 | 12' ELECTRIC AND GAS EASEMENT (VOL 17715, PG 1922 OPR) | 11 | 10' BUILDING SETBACK LINE (VOL 9692, PG 147 DPR) |
| 2 | 12' TELEPHONE EASEMENT (VOL 17715, PG 1922 OPR) | 12 | 10' BUILDING SETBACK LINE (TEXAS RESEARCH PARK UNIT-1, PLAT #150553) |
| 3 | 12' CABLE TV EASEMENT (VOL 17715, PG 1938 OPR) | 13 | 20' BUILDING SETBACK LINE (TEXAS RESEARCH PARK UNIT-1, PLAT #150553) |
| 4 | VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 17715, PG 1915 OPR) | | |

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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 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 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 EASEMENTS, 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.

Cara C. Tackett
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

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 CROSSSECTIONS OF THE DRAINAGE EASEMENT, 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.

PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN LADERA, UNIT-1C SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LADERA, UNIT-1C HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 903 AND 905, BLOCK 5.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 5 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

OPEN SPACE NOTE:

LOTS 903 AND 905, BLOCK 5, CB 4347, ARE DESIGNATED AS OPEN SPACE, AS A LANDSCAPE, DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. AREAS OF LOT 905, BLOCK 5, CB 4347 ARE CONSIDERED TREE SAVE AREA. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 825 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.

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 500.00' | 024°04'16" | S12°11'42"E | 208.52' | 210.06' |
| C2 | 14.00' | 090°00'00" | S69°13'50"E | 19.80' | 21.99' |
| C3 | 125.00' | 052°22'15" | S88°02'43"E | 110.32' | 114.26' |
| C4 | 14.00' | 090°00'00" | S73°08'25"W | 19.80' | 21.99' |
| C5 | 525.00' | 013°05'04" | S34°40'57"W | 119.63' | 119.89' |
| C6 | 150.00' | 039°53'44" | S61°10'21"W | 102.35' | 104.45' |
| C7 | 14.00' | 086°58'30" | S37°37'58"W | 19.27' | 21.25' |
| C8 | 725.00' | 001°00'22" | S05°21'06"E | 12.73' | 12.73' |
| C9 | 675.00' | 019°22'55" | N14°32'23"W | 227.25' | 228.34' |
| C10 | 550.00' | 009°40'26" | N19°23'37"W | 92.75' | 92.86' |
| C11 | 14.00' | 090°00'00" | S20°46'10"W | 19.80' | 21.99' |
| C12 | 75.00' | 052°22'15" | N88°02'43"W | 66.19' | 68.55' |
| C13 | 14.00' | 090°00'00" | N16°51'35"W | 19.80' | 21.99' |
| C14 | 475.00' | 013°05'04" | N34°40'57"E | 108.24' | 108.47' |
| C15 | 100.00' | 039°53'44" | N61°10'21"E | 68.23' | 69.63' |
| C16 | 14.00' | 086°58'30" | S55°23'32"E | 19.27' | 21.25' |
| C17 | 724.99' | 012°19'33" | S18°04'04"E | 155.67' | 155.97' |
| C18 | 14.00' | 080°17'21" | S15°54'50"W | 18.05' | 19.62' |
| C19 | 69.00' | 160°34'42" | S24°13'50"E | 136.02' | 193.38' |
| C20 | 14.00' | 080°17'21" | S64°22'31"E | 18.05' | 19.62' |
| C21 | 500.00' | 006°13'04" | N03°16'06"W | 54.23' | 54.26' |
| C22 | 500.00' | 010°05'34" | N11°25'25"W | 87.96' | 88.08' |
| C23 | 500.00' | 005°45'10" | N19°20'47"W | 50.18' | 50.20' |
| C24 | 500.00' | 002°00'28" | N23°13'36"W | 17.52' | 17.52' |
| C25 | 125.00' | 009°29'14" | S70°30'47"W | 20.67' | 20.70' |
| C26 | 125.00' | 020°41'59" | S85°36'23"W | 44.91' | 45.16' |
| C27 | 125.00' | 020°41'59" | N73°41'38"W | 44.91' | 45.16' |
| C28 | 125.00' | 001°29'04" | N62°36'07"W | 3.24' | 3.24' |
| C29 | 525.00' | 005°17'56" | N30°47'23"E | 48.54' | 48.55' |
| C30 | 525.00' | 005°15'23" | N36°04'02"E | 48.15' | 48.17' |
| C31 | 525.00' | 002°31'45" | N39°57'36"E | 23.17' | 23.17' |
| C32 | 150.00' | 013°22'50" | N47°54'54"E | 34.95' | 35.03' |
| C33 | 150.00' | 016°51'06" | N63°01'52"E | 43.96' | 44.12' |
| C34 | 150.00' | 009°39'48" | N76°17'19"E | 25.27' | 25.30' |
| C35 | 675.00' | 002°25'09" | S06°03'30"E | 28.50' | 28.50' |
| C36 | 675.00' | 004°52'15" | S09°42'12"E | 57.37' | 57.38' |
| C37 | 675.00' | 004°58'06" | S14°37'23"E | 58.51' | 58.53' |
| C38 | 675.00' | 004°58'56" | S19°35'54"E | 58.68' | 58.70' |
| C39 | 675.00' | 002°08'29" | S23°09'36"E | 25.22' | 25.23' |
| C40 | 550.00' | 002°07'26" | S23°10'07"E | 20.39' | 20.39' |

SAWS ACCESS NOTE:

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

FIRE FLOW DEMAND 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 1750 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.

SETBACK NOTE:

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2009486) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. 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(b)(5)(C).

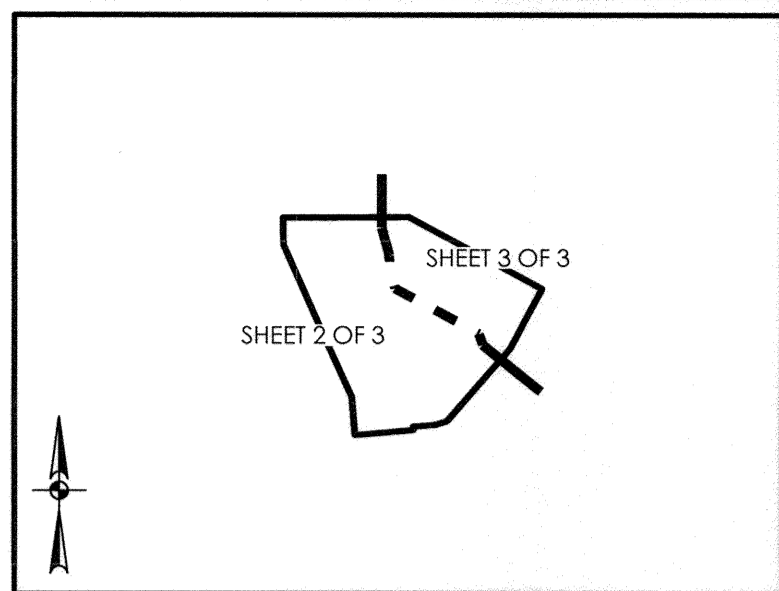
FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 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 WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LEGAL INSTRUMENT NOTE:

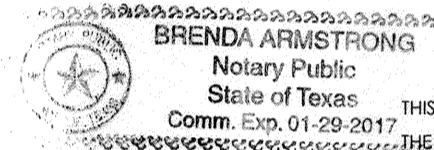
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C41 | 550.00' | 005°01'33" | S19°35'37"E | 48.23' | 48.25' |
| C42 | 550.00' | 002°31'26" | S15°49'08"E | 24.23' | 24.23' |
| C43 | 14.00' | 062°16'43" | N45°41'46"W | 14.48' | 15.22' |
| C44 | 59.00' | 138°27'34" | N07°36'21"W | 110.33' | 142.58' |
| C45 | 14.00' | 062°16'43" | N30°29'05"E | 14.48' | 15.22' |
| C46 | 550.00' | 000°29'17" | N00°24'38"W | 4.69' | 4.69' |
| C47 | 475.00' | 006°34'48" | S31°25'49"W | 54.52' | 54.55' |
| C48 | 475.00' | 006°30'16" | S37°58'21"W | 53.89' | 53.92' |
| C49 | 724.99' | 008°17'38" | N16°03'07"W | 104.86' | 104.95' |
| C50 | 724.99' | 004°01'55" | N22°12'53"W | 51.01' | 51.02' |
| C51 | 69.00' | 022°26'39" | N44°50'11"E | 26.86' | 27.03' |
| C52 | 69.00' | 028°55'21" | N19°09'11"E | 34.46' | 34.83' |
| C53 | 69.00' | 028°55'21" | N09°46'10"W | 34.46' | 34.83' |
| C54 | 69.00' | 028°55'21" | N38°41'31"W | 34.46' | 34.83' |
| C55 | 69.00' | 028°55'21" | N67°36'52"W | 34.46' | 34.83' |
| C56 | 69.00' | 022°26'39" | S86°42'08"W | 26.86' | 27.03' |
| C57 | 14.00' | 050°37'50" | N49°32'45"W | 11.97' | 12.37' |
| C58 | 500.00' | 016°13'34" | N16°07'04"W | 141.13' | 141.60' |
| C59 | 59.00' | 025°01'27" | S64°19'24"E | 25.56' | 25.77' |
| C60 | 59.00' | 061°20'30" | S21°08'28"E | 60.19' | 63.17' |
| C61 | 59.00' | 052°05'37" | S35°34'38"W | 51.81' | 53.64' |
| C62 | 500.00' | 008°27'55" | S12°14'14"E | 73.81' | 73.87' |
| C63 | 500.00' | 001°37'39" | S07°11'27"E | 14.20' | 14.20' |



INDEX MAP

SCALE: 1"= 100'



PLAT NUMBER 160342

SUBDIVISION PLAT OF LADERA, UNIT-1C (ENCLAVE)

BEING A 22.513 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: August 29, 2016

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: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
CHAD NUGENT, VICE PRESIDENT
725 E. FIREWED LANE, SUITE 800
ANCHORAGE, ALASKA 99503
(907)274-8638

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 30 DAY OF August, A.D. 2016.

Brenda Armstrong
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LADERA, UNIT-1C 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

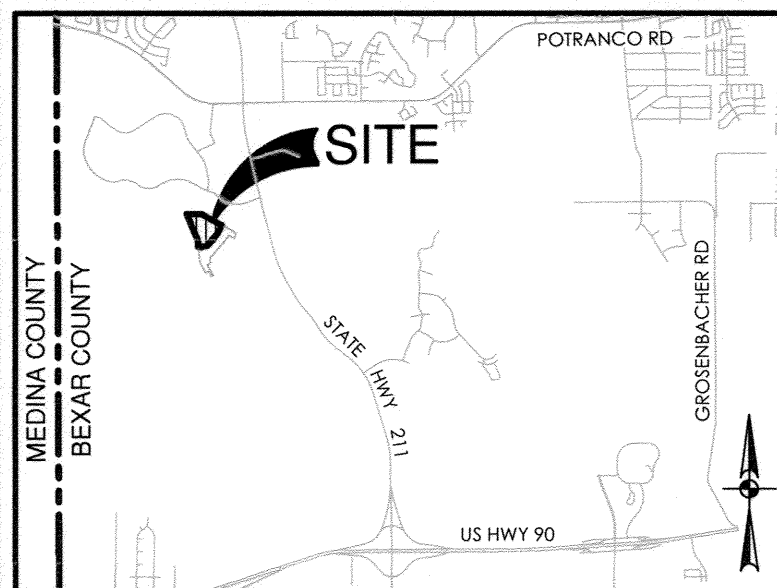
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

BY: _____, DEPUTY



LOCATION MAP

NOT-TO-SCALE

LEGEND

| | | | |
|-----|---|------------|--|
| CB | COUNTY BLOCK | VOL | VOLUME |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| NCB | NEW CITY BLOCK | " | REPETITIVE BEARING AND/OR DISTANCE |
| OPR | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | | SET 1/2" IRON ROD (PD) |
| | | | SET 1/2" IRON ROD (PD)-ROW |

| | |
|---------|--|
| 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| -1140 | EXISTING CONTOURS |
| -1140 | PROPOSED CONTOURS |
| -1140 | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |

| | | | |
|----|---|----|---|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 5 | VARIABLE WIDTH TELEPHONE EASEMENT (VOL 17715, PG 1906 OPR) |
| 6 | VARIABLE WIDTH CLEAR VISION EASEMENT | 6 | VARIABLE WIDTH CABLE TV EASEMENT (VOL 17715, PG 1897 OPR) |
| 11 | 20' BUILDING SETBACK LINE | 7 | 12' SANITARY SEWER EASEMENT (VOL 4527, PG 1637 OPR) |
| 12 | 10' BUILDING SETBACK LINE | 8 | 30' PRIVATE DRAINAGE EASEMENT (VOL 9692, PG 147 DPR) |
| 13 | 10' PRIVATE DRAINAGE EASEMENT | 9 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9692, PG 147 DPR) |
| 1 | 12' ELECTRIC AND GAS EASEMENT (VOL 17715, PG 1922 OPR) | 10 | 20' BUILDING SETBACK LINE (VOL 9692, PG 147 DPR) |
| 2 | 12' TELEPHONE EASEMENT (VOL 17715, PG 1929 OPR) | 11 | 10' BUILDING SETBACK LINE (VOL 9692, PG 147 DPR) |
| 3 | 12' CABLE TV EASEMENT (VOL 17715, PG 1938 OPR) | 12 | 10' BUILDING SETBACK LINE (TEXAS RESEARCH PARK UNIT-1, PLAT # 150553) |
| 4 | VARIABLE WIDTH ELECTRIC AND GAS EASEMENT (VOL 17715, PG 1915 OPR) | 13 | 20' BUILDING SETBACK LINE (TEXAS RESEARCH PARK UNIT-1, PLAT # 150553) |

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 NAD83 (NA2011) EPOCH 2010.00 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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 GRANTORS 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 THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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

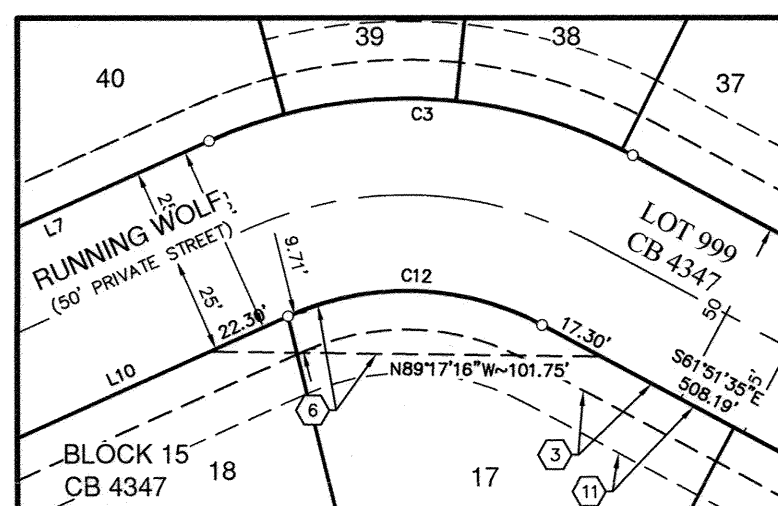
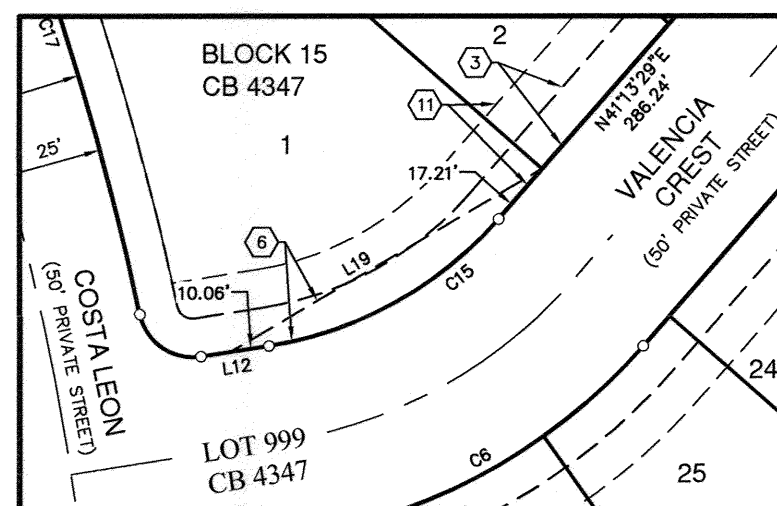
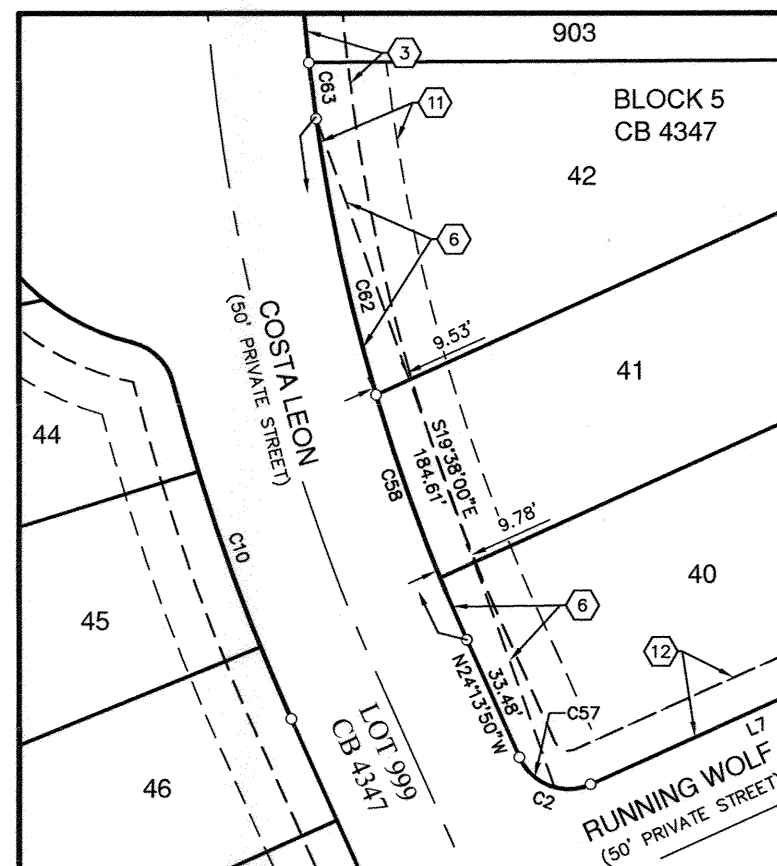
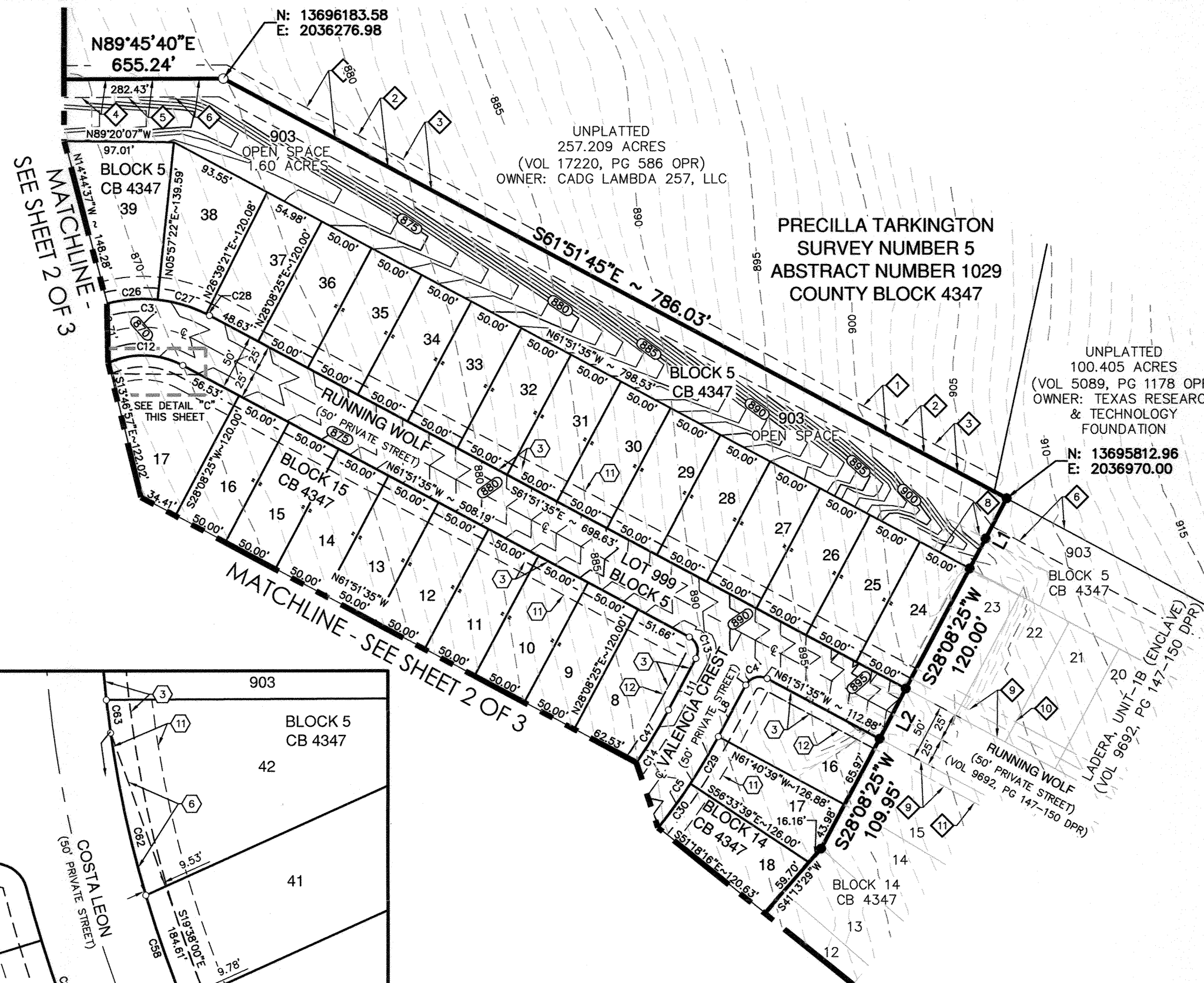
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Cara C. Tackett
LICENSSED 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



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: LADERA I, LLC
BY: CIRI LAND DEVELOPMENT COMPANY
ITS SOLE MEMBER
CHAD NUGENT, VICE PRESIDENT
725 E. FIREWEED LANE, SUITE 800
ANCHORAGE, ALASKA 99503
(907)274-8638

STATE OF TEXAS
COUNTY OF BEXAR

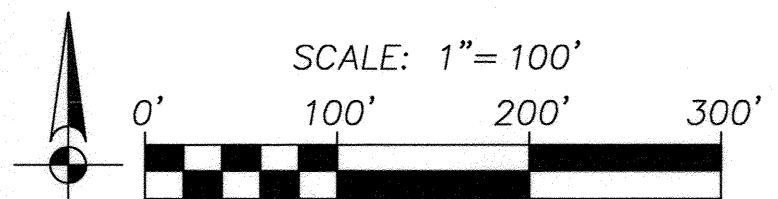
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF August, A.D. 20 16.

Brenda A. Armstrong
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 160342

SUBDIVISION PLAT OF LADERA, UNIT-1C (ENCLAVE)

BEING A 22.513 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

DATE OF PRINT: August 29, 2016

THIS PLAT OF LADERA, UNIT-1C 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

CURVE AND LINE TABLE ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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

