

ABBREVIATIONS

- (9682/33) VOL.9682, PG.33-40 BEXAR COUNTY DEED & PLAT RECORDS
BCDR BEXAR COUNTY DEED RECORDS
BCRPR BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR BEXAR COUNTY DEED AND PLAT RECORDS
BSL BUILDING SETBACK LINE
CVE CLEAR VISION EASEMENT
EGTC ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT EASEMENT
DE DRAINAGE EASEMENT
(LOT) OVERALL DIMENSION
CL CENTER LINE

MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

C.P.S. ENERGY NOTES:

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

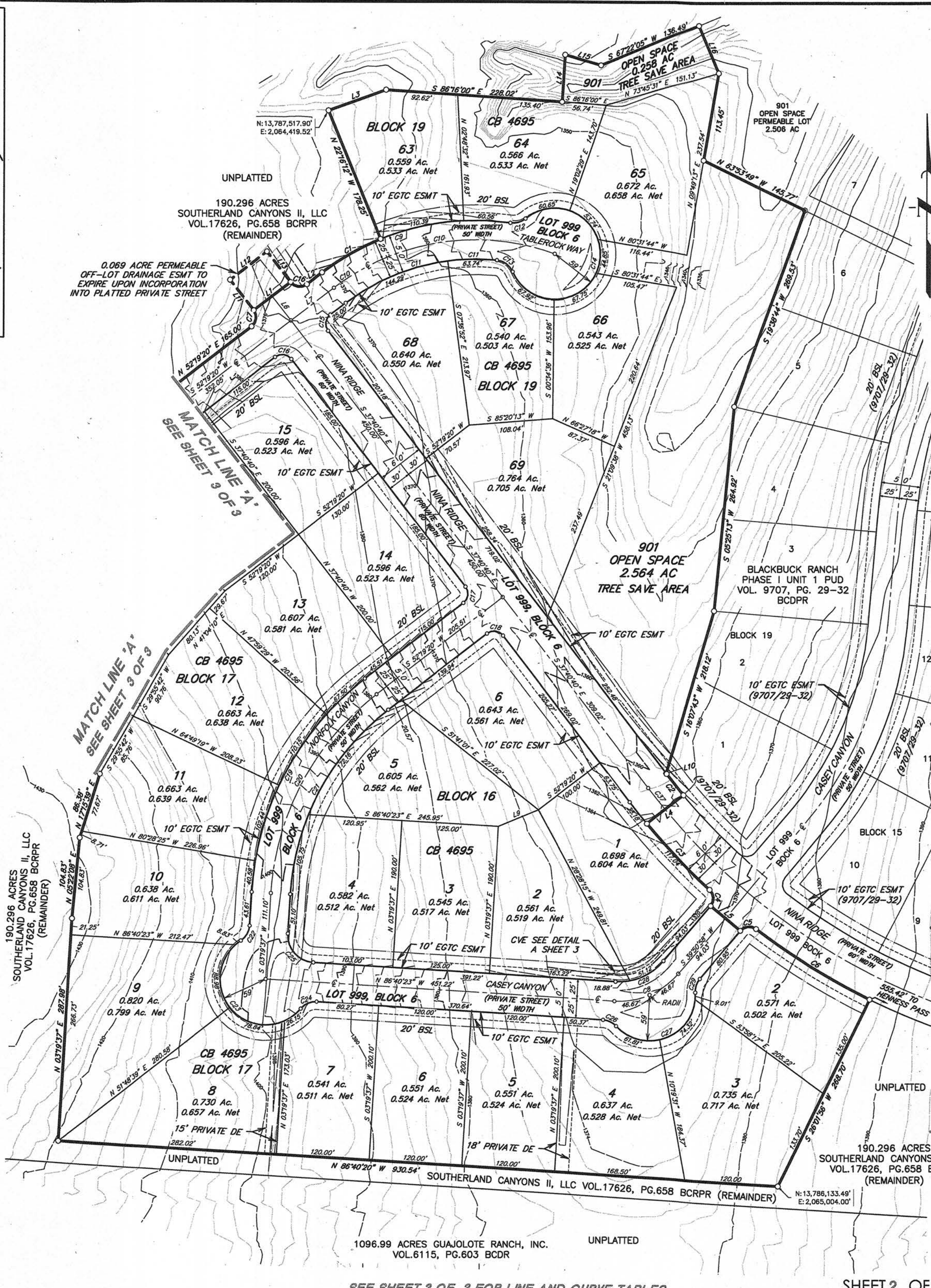
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Jack Steven Brown 4/3/2017
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 JONES & CARTER, INC.

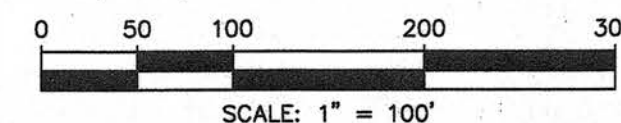
John G. Mosier 4/3/2017
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NUMBER 170064

SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE I UNIT 3 ENCLAVE

BEING A TOTAL OF 30.715 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BLOCK 4693, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 190.296 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS II, LLC IN VOLUME 17626, PAGES 658-665 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; AND A PORTION OF THAT CERTAIN 143.568 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN VOLUME 18286, PAGE 293 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: April 3, 2017

STATE OF TEXAS
COUNTY OF BEXAR

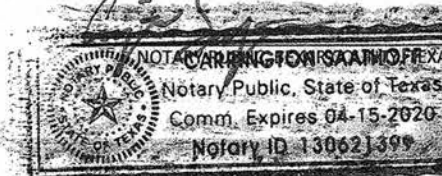
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS II, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

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

3 DAY OF April A.D. 2017



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

ON THIS _____ DAY OF _____ A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE I UNIT 3 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 _____ 20 _____ A.D.

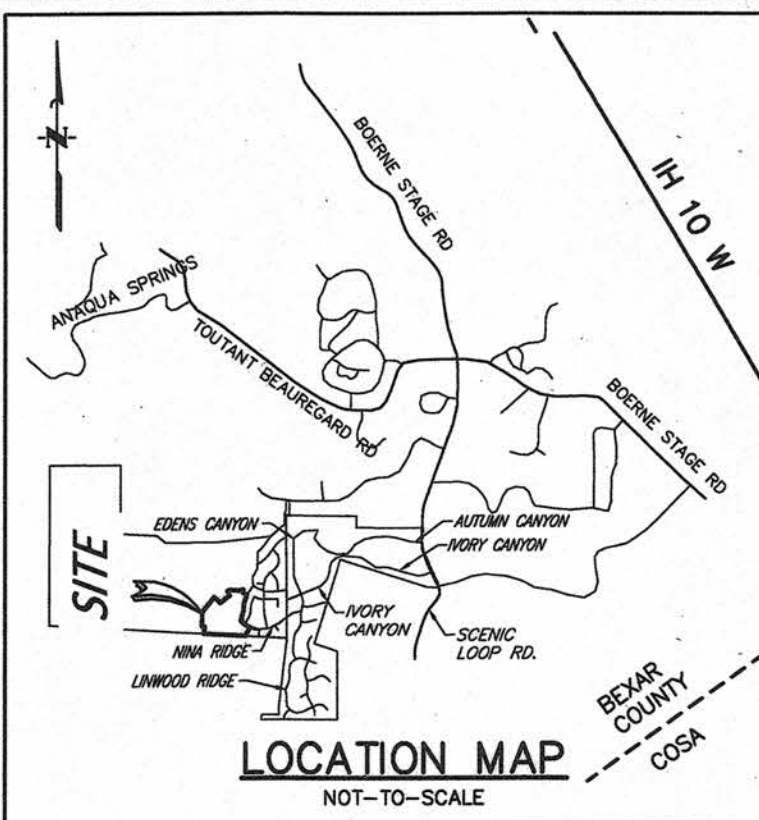
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SHEET 2 OF 3





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STATE OF TEXAS
COUNTY OF BEXAR

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Jack H. Brown 4/3/2017
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 JONES & CARTER, INC.

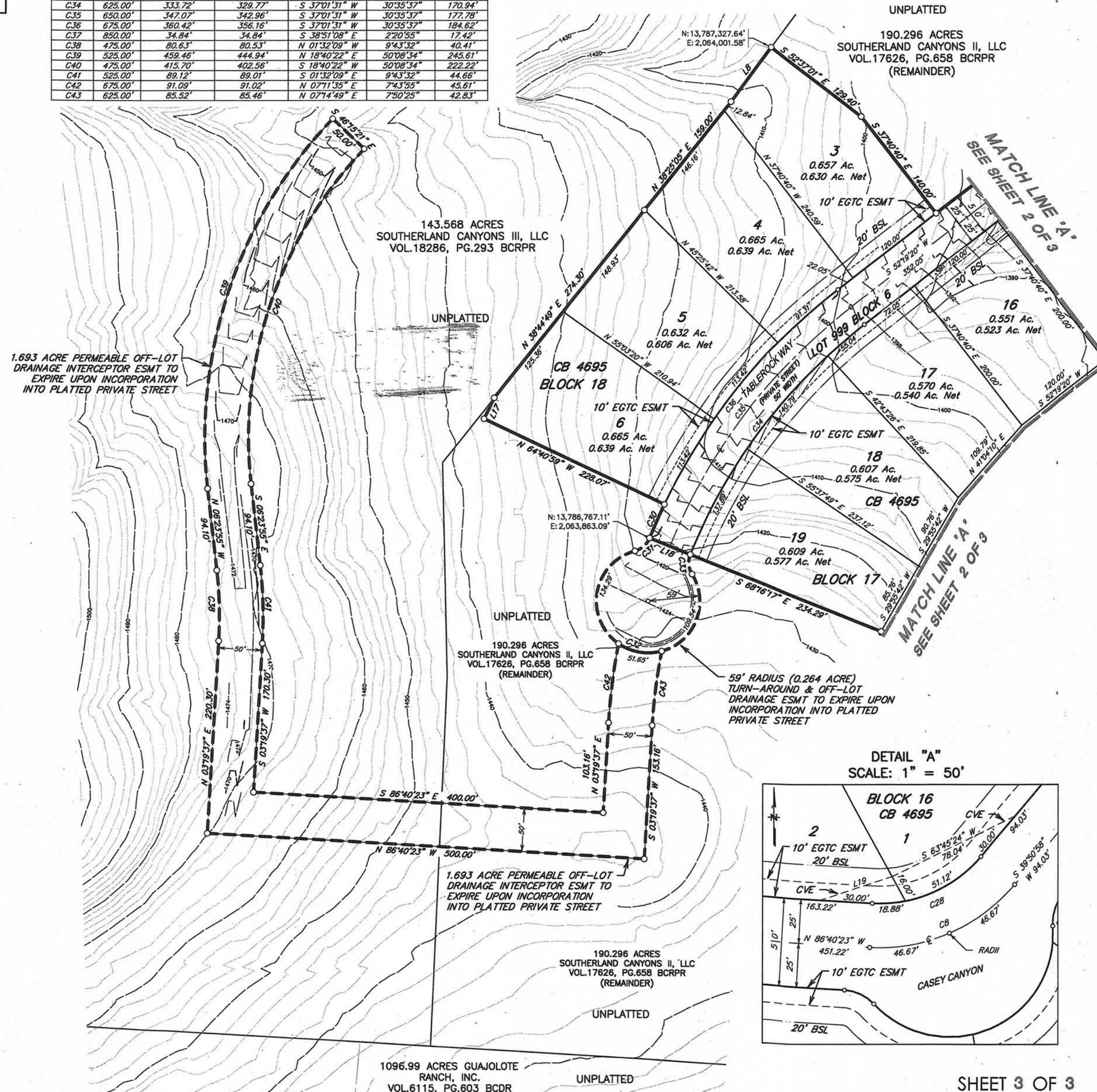
John G. Mosier 4/3/2017
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	325.00'	87.40'	87.14'	N 60°01'34" E	15°24'29"	43.96'
C2	820.00'	34.50'	34.50'	S 38°52'59" E	2°24'38"	17.25'
C3	880.00'	117.04'	116.95'	S 43°48'44" E	7°57'13"	58.61'
C4	15.00'	22.89'	20.73'	S 03°52'11" E	87°26'18"	14.34'
C5	15.00'	22.89'	20.73'	N 83°34'07" E	87°26'18"	14.34'
C6	880.00'	172.87'	172.60'	S 58°20'24" E	11°15'20"	86.72'
C7	15.00'	23.56'	21.21'	N 07°19'20" E	90°00'00"	15.00'
C8	100.00'	93.34'	89.98'	N 66°35'18" E	53°28'39"	50.38'
C9	325.00'	258.34'	251.60'	N 73°05'40" E	45°32'41"	136.43'
C10	300.00'	301.28'	288.60'	N 81°04'22" E	57°00'04"	164.59'
C11	275.00'	208.03'	203.71'	N 73°59'38" E	43°20'57"	109.28'
C12	25.00'	20.82'	20.23'	N 74°00'20" E	47°43'21"	11.06'
C13	25.00'	26.56'	25.33'	N 53°53'54" W	60°52'19"	14.69'
C14	59.00'	294.91'	70.69'	S 13°20'28" W	286°23'37"	44.14'
C15	15.00'	23.56'	21.21'	S 07°19'20" W	90°00'00"	15.00'
C16	15.00'	23.56'	21.21'	S 82°40'40" E	90°00'00"	15.00'
C17	15.00'	23.56'	21.21'	S 07°19'20" W	90°00'00"	15.00'
C18	15.00'	23.56'	21.21'	N 82°40'40" W	90°00'01"	15.00'
C19	375.00'	320.67'	310.99'	S 27°49'28" W	48°59'43"	170.88'
C20	350.00'	289.29'	290.26'	S 27°49'28" W	48°59'43"	159.49'
C21	325.00'	277.92'	269.52'	S 27°49'28" W	48°59'43"	148.09'
C22	25.00'	23.33'	22.49'	S 30°33'44" W	53°28'13"	12.59'
C23	59.00'	202.80'	116.71'	S 47°40'23" E	196°56'29"	396.18'
C24	25.00'	23.33'	22.49'	N 66°35'30" E	53°28'13"	12.59'
C25	35.00'	54.98'	49.50'	S 41°40'23" E	90°00'00"	35.00'
C26	25.00'	19.08'	18.62'	S 64°48'19" E	43°44'08"	10.03'
C27	59.00'	145.14'	111.21'	N 66°35'18" E	140°56'55"	166.37'
C28	75.00'	70.00'	67.49'	S 66°35'18" W	53°28'39"	37.78'
C29	25.00'	19.08'	18.62'	S 17°58'54" W	43°44'08"	10.03'
C30	675.00'	42.27'	42.27'	N 23°31'22" E	3°15'18"	21.14'
C31	25.00'	23.33'	22.49'	N 48°27'50" E	53°28'13"	12.59'
C32	59.00'	285.48'	70.24'	S 88°16'17" E	286°56'27"	43.70'
C33	25.00'	23.33'	22.49'	S 05°00'24" E	53°28'13"	12.59'
C34	625.00'	333.72'	329.77'	S 37°01'31" W	30°35'37"	170.94'
C35	650.00'	347.07'	342.96'	S 37°01'31" W	30°35'37"	177.78'
C36	675.00'	350.42'	356.16'	S 37°01'31" W	30°35'37"	184.62'
C37	850.00'	34.84'	34.84'	S 38°51'08" E	2°20'55"	17.42'
C38	475.00'	80.63'	80.53'	N 01°32'09" W	94°33'32"	40.41'
C39	525.00'	459.46'	444.94'	N 18°40'22" E	50°08'34"	245.61'
C40	475.00'	415.70'	402.56'	S 18°40'22" W	50°08'34"	222.22'
C41	525.00'	89.12'	88.01'	S 01°32'09" E	94°33'32"	44.66'
C42	675.00'	91.69'	91.02'	N 07°11'55" E	74°33'55"	45.61'
C43	625.00'	65.52'	65.46'	N 07°14'49" E	7°50'25"	42.63'

LINE TABLE

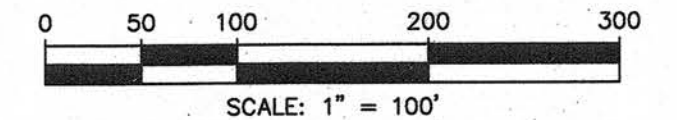
LINE	BEARING	DISTANCE
L1	N 52°19'20" E	60.00'
L2	N 52°19'20" E	25.00'
L3	N 70°17'32" E	79.07'
L4	S 51°40'05" W	60.03'
L5	S 50°09'02" E	50.00'
L6	S 37°40'40" E	40.00'
L7	N 52°19'20" E	70.00'
L8	N 36°15'58" E	77.19'
L9	S 67°10'30" W	56.00'
L10	S 37°40'40" E	1.02'
L11	N 37°40'40" W	50.00'
L12	S 52°19'20" W	60.00'
L13	N 37°40'40" W	50.00'
L14	N 03°44'00" E	60.71'
L15	S 73°57'25" E	48.12'
L16	N 22°57'55" W	66.34'
L17	N 26°22'48" E	26.23'
L18	S 68°16'17" E	50.00'
L19	N 71°41'44" E	43.30'



PLAT NUMBER 170064

SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE I UNIT 3 ENCLAVE

BEING A TOTAL OF 30.715 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BLOCK 4693, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 190.296 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS II, LLC IN VOLUME 17626, PAGES 658-665 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; AND A PORTION OF THAT CERTAIN 143.568 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN VOLUME 18286, PAGE 293 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



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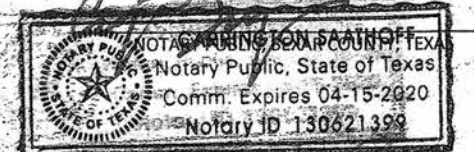
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OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS II, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

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

3 DAY OF April A.D. 2017



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

ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE I UNIT 3 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID 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

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 3 OF 3

