

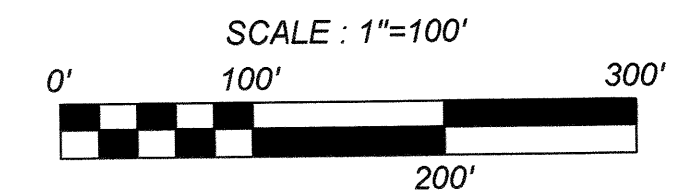
SUBDIVISION PLAT ESTABLISHING CORNERSTONE, UNIT - 8A SUBDIVISION

ESTABLISHING LOTS 3 AND 4, BLOCK 3, N.C.B. 16131, A 0.540 ACRE RIGHT OF WAY DEDICATION, A 0.407 ACRE RIGHT OF WAY DEDICATION, AND A 0.059 ACRE RIGHT OF WAY DEDICATION, BEING A TOTAL OF A 73.796 ACRE TRACT OF LAND, OUT OF THE J. CHAPPELL SURVEY NO. 322, ABSTRACT 884, C.B. 5094, THE J. GARRITY SURVEY NO. 19, ABSTRACT 258, THE JULIAN DIAZ SURVEY NO. 133 1/2, ABSTRACT 190, C.B. 5097 AND C. TEXADA SURVEY NO. 133, ABSTRACT 743, C.B. 5098, N.C.B. 10596 AND 10597 CONVEYED TO CIP LAND PARTNERS, L.P. OF RECORD IN VOLUME 14983, PAGE 650 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

KFW

ENGINEERS + SURVEYING

3421 Pecosas Parkway Suite 200, San Antonio, TX 78231 • TBE Firm #6513
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBE's Firm #0123300



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.

[Signature]
OWNER/DEVELOPER:
CIP LAND PARTNERS, L.P.
1221 BROADWAY, SUITE 104
SAN ANTONIO, TEXAS 78215

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DANIEL M. ADELMAN**, 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 31st DAY OF July, A.D. 2017
[Signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS
JANE L. CONTRERAS
Notary ID # 126454745
My Commission Expires
March 20, 2020

THIS PLAT OF **CORNERSTONE, UNIT - 8A SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

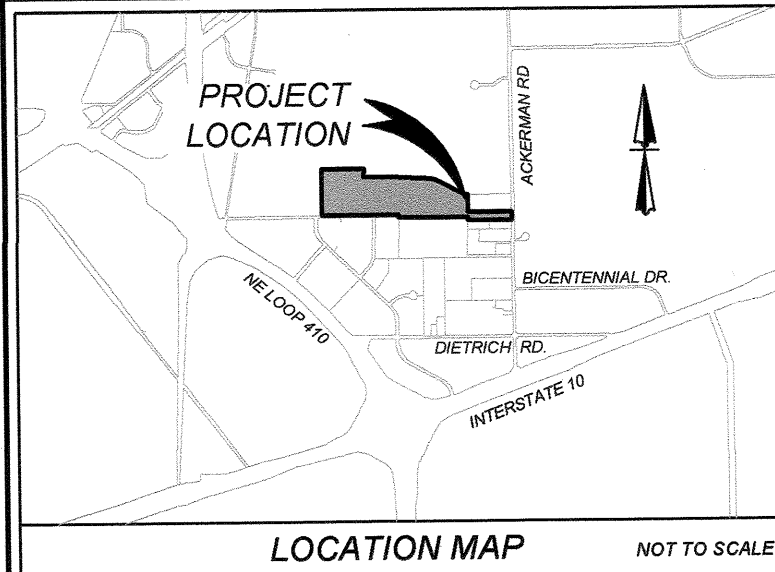
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

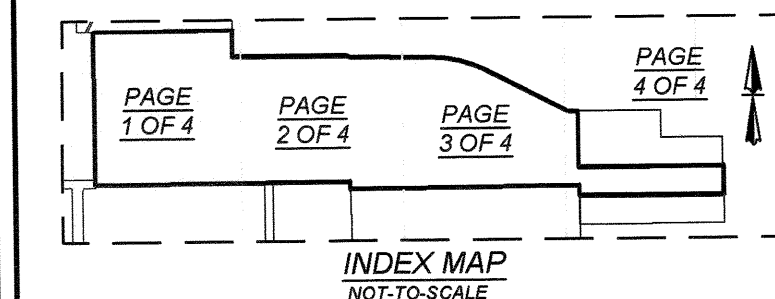
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



LEGEND

○ F.I.R. = FOUND 1/2" IRON ROD	VOL. = VOLUME
○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"	PG. = PAGE
▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"	O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY	AC. = ACREAGE
ESMT. = EASEMENT	ELEC. = ELECTRIC
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	TELE. = TELEPHONE
— 682 — = EXISTING CONTOUR LINES	CATV. = CABLE TELEVISION
— — = PROPERTY LINE	NCB. = DEED RECORDS OF BEXAR COUNTY, TEXAS
	● F.P.K. = FOUND P.K. NAIL



EXISTING EASEMENT LEGEND

1 WATER EASEMENT (VOL. 9669, PG. 181, D.P.R.)	13 10' SANITARY SEWER & ELEC. EASEMENT (VOL. 5870, PG. 247, O.P.R.)
2 14' AT&T AND ELECTRIC EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.)	14 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 5870, PG. 247, O.P.R.)
3 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.)	15 10' TELEPHONE EASEMENT (VOL. 6500, PG. 191, O.P.R.)
4 75' CPC TRANSMISSION EASEMENT (VOL. 2440, PG. 874, D.P.R.)	16 12' ELEC. GAS, TELE, CATV EASEMENT (VOL. 9000, PG. 47, D.P.R.)
5 17.84' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.1849 ACRES) (VOL. 9669, PG. 181, O.P.R.)	17 72' C.P.S.B. EASEMENT (VOL. 9000, PG. 47, D.P.R.)
6 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.)	18 VARIABLE WIDTH ELEC. GAS, TELE, AND CATV EASEMENT (VOL. 8773, PG. 53, O.P.R.)
7 14' ELECTRIC EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.)	19 12' DRAINAGE EASEMENT (VOL. 9000, PG. 47, D.P.R.)
8 17.84' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.2976 ACRES) (VOL. 9686, PG. 92, D.P.R.)	20 35' DRAINAGE EASEMENT (VOL. 9611, PG. 92, D.P.R.)
9 60' R.O.W. AGREEMENT (VOL. 6459, PG. 503, D.R.)	21 14' ELEC. GAS, TELE, CATV. EASEMENT (VOL. 9558, PG. 160, D.P.R.)
10 25' R.O.W. AGREEMENT (VOL. 6583, PG. 471, D.R.)	22 25' BUILDING SETBACK (VOL. 9558, PG. 160, D.P.R.)
11 13' ELEC. GAS, TELE, CATV. EASEMENT (VOL. 8773, PG. 61, O.P.R.)	23 5' ELECTRIC EASEMENT (VOL. 9000, PG. 47, D.P.R.)
12 30' X 10' EASEMENT AGREEMENT (VOL. 6459, PG. 501, D.R.)	24 30' INGRESS & EGRESS EASEMENT (VOL. 9000, PG. 47, D.P.R.)

PROPOSED EASEMENT LEGEND

1 16' WATER EASEMENT	4 75' CPS TRANSMISSION EASEMENT
2 14' ELEC. GAS, TELE, & CATV EASEMENT	5 25' X 25' TURNAROUND SANITARY SEWER EASEMENT
3 12' ELECTRIC EASEMENT	6 1' X 60' VEHICULAR NON-ACCESS EASEMENT

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.

[Signature]
FRANK D. COREY
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, L.L.C.
3421 Pecosas Pkwy, Suite 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

[Signature]
TERESA A. SEIDEL, JSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, L.L.C.
FIRM LICENSE NO. 10122300
3421 Pecosas Pkwy, Suite 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

- ### GENERAL NOTES
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
 - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CORNERSTONE, UNIT-8 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER 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 3-4, BLOCK 3, N.C.B. 16131.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

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

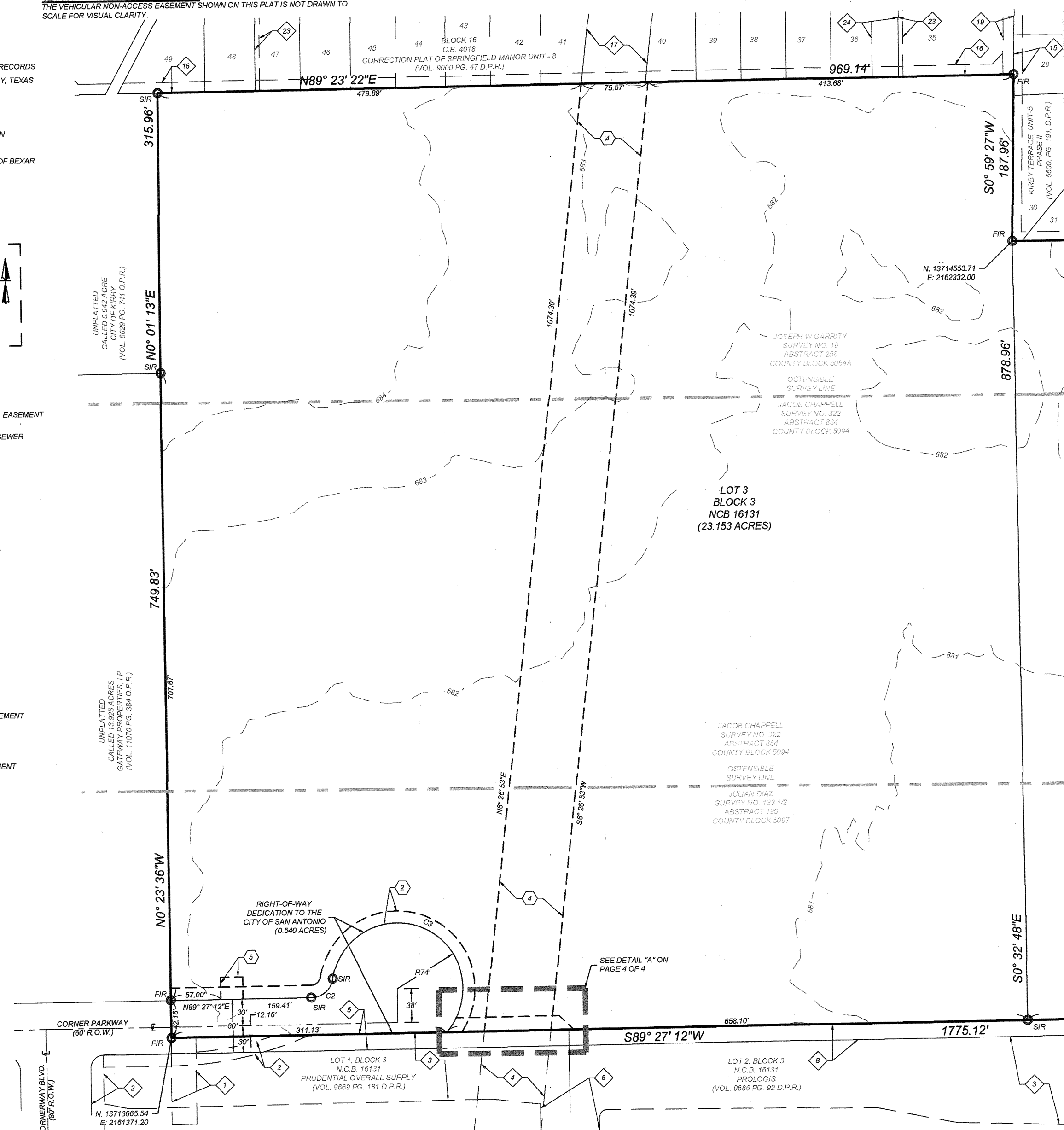
VEHICULAR NON-ACCESS EASEMENT NOTE:
THE VEHICULAR NON-ACCESS EASEMENT SHOWN ON THIS PLAT IS NOT DRAWN TO SCALE FOR VISUAL CLARITY.

- ### 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 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.
 - 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.

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506(D)(5).

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

- ### SURVEYOR NOTES
- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 410 OF 785, COMMUNITY PANEL NO. 48020C04106, DATED SEPTEMBER 29, 2010.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY THE CITY OF SAN ANTONIO.



REFER TO PAGE 4 OF 4 FOR ALL LINE AND CURVE INFORMATION

MATCHLINE "A": SEE PAGE 2 OF 4

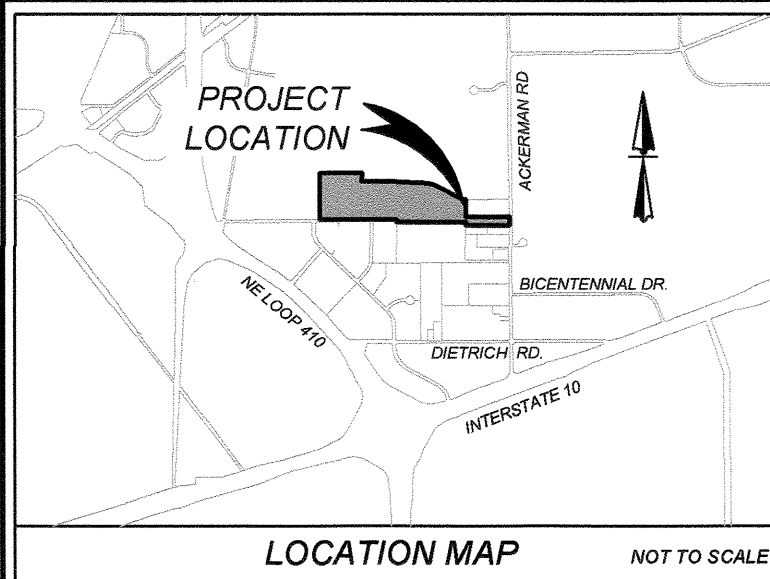


CORNERSTONE, UNIT - 8A SUBDIVISION

ESTABLISHING LOTS 3 AND 4, BLOCK 3, N.C.B. 16131, A 0.540 ACRE RIGHT OF WAY DEDICATION, A 0.407 ACRE RIGHT OF WAY DEDICATION, AND A 0.039 ACRE RIGHT OF WAY DEDICATION, BEING A TOTAL OF A 73.796 ACRE TRACT OF LAND, OUT OF THE J. CHAPPELL SURVEY NO. 322, ABSTRACT 884, C.B. 5094, THE J. GARRITY SURVEY NO. 19, ABSTRACT 258, THE JULIAN DIAZ SURVEY NO. 133 1/2, ABSTRACT 190, C.B. 5097 AND C. TEXADA SURVEY NO. 133, ABSTRACT 743, C.B. 5098, N.C.B. 10596 AND 10597 CONVEYED TO CIP LAND PARTNERS, L.P. OF RECORD IN VOLUME 14983, PAGE 650 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

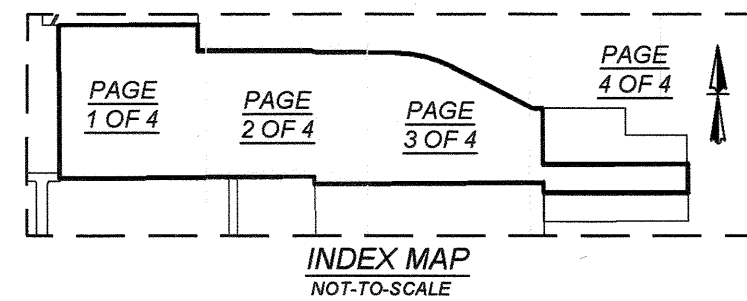


3421 Paesanos Parkway Suite 200, San Antonio, TX 78231 • TBE Firm #6513
Phone: (210) 978-8444 • Fax: (210) 978-8441 • TBE L.S. Firm #10123300



LEGEND

- | | |
|---|--|
| ○ F.I.R. = FOUND 1/2" IRON ROD | VOL. = VOLUME |
| ○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" | PG. = PAGE |
| △ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" | O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS |
| R.O.W. = RIGHT-OF-WAY | AC. = ACREAGE |
| ESMT = EASEMENT | ELEC. = ELECTRIC |
| D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS | TELE. = TELEPHONE |
| — 682 — = EXISTING CONTOUR LINES | CATV = CABLE TELEVISION |
| — — = PROPERTY LINE | NCB = NEW CITY BLOCK |
| | D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS |
| | ● F.P.K. = FOUND P.K. NAIL |



EXISTING EASEMENT LEGEND

- | | |
|---|--|
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| 10 25' R.O.W. AGREEMENT (VOL. 6583, PG. 471, D.R.) | 22 25' BUILDING SETBACK (VOL. 9558, PG. 160, D.P.R.) |
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PROPOSED EASEMENT LEGEND

- | | |
|--|--|
| 1 16' WATER EASEMENT | 4 75' CPC TRANSMISSION EASEMENT |
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STATE OF TEXAS
COUNTY OF BEAR

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.

FRANK D. COREY
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-978-8444
FAX: 210-978-8441

STATE OF TEXAS
COUNTY OF BEAR

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:

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
FIRM LICENSE NO. 10122300
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-978-8444
FAX: 210-978-8441

GENERAL NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI), THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CORNERSTONE, UNIT-8A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 3-4, BLOCK 3, N.C.B. 16131.

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 DEVELOPMENT SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT NOTE:

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

VEHICULAR NON-ACCESS EASEMENT NOTE:

THE VEHICULAR NON-ACCESS EASEMENT SHOWN ON THIS PLAT IS NOT DRAWN TO SCALE FOR VISUAL CLARITY.

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 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.
- 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.

CLEAR VISION NOTE:

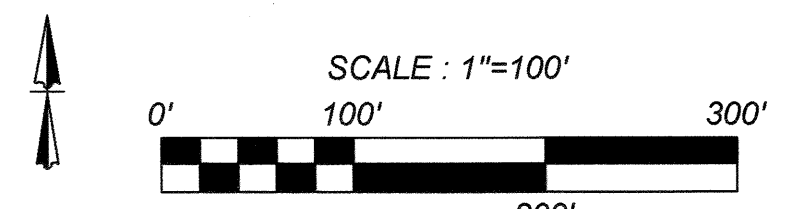
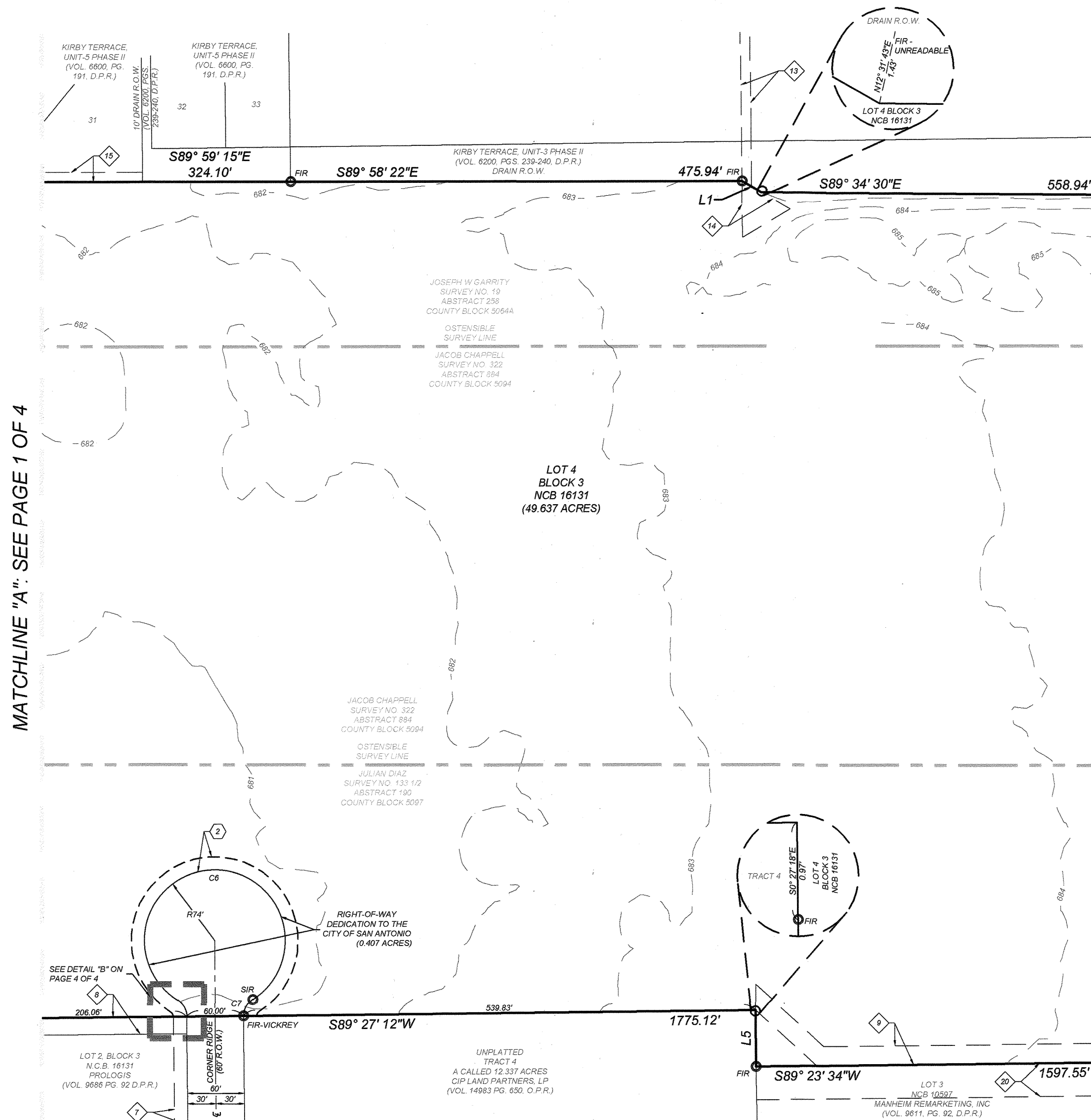
ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506(D)(5).

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

SURVEYOR NOTES:

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS CALLED FROM FEMA FLOOD MAP 410 OF 785, COMMUNITY PANEL NO. 48020C04106, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY THE CITY OF SAN ANTONIO.



STATE OF TEXAS
COUNTY OF BEAR

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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

David M. Adams
OWNER: CIP LAND PARTNERS, LP

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **David M. Adams**, 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 31st DAY OF July, A.D. 2017

Notary Public
BEAR COUNTY, TEXAS

JANET L. CONTRERAS
Notary ID # 126454745
My Commission Expires
March 20, 2020

THIS PLAT OF CORNERSTONE, UNIT - 8A SUBDIVISION 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 BEAR

I, _____, COUNTY CLERK OF BEAR 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 BEAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

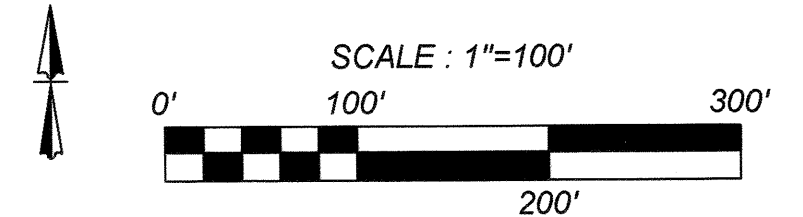
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____, DEPUTY

ESTABLISHING LOTS 3 AND 4, BLOCK 3, N.C.B. 16131, A 0.540 ACRE RIGHT OF WAY DEDICATION, A 0.407 ACRE RIGHT OF WAY DEDICATION, AND A 0.059 ACRE RIGHT OF WAY DEDICATION, BEING A TOTAL OF A 73.798 ACRE TRACT OF LAND, OUT OF THE J. CHAPPELL SURVEY NO. 322, ABSTRACT 884, C.B. 5094, THE J. GARRITY SURVEY NO. 19, ABSTRACT 258, THE JULIAN DIAZ SURVEY NO. 133 1/2, ABSTRACT 190, C.B. 5097 AND C. TEXADA SURVEY NO. 133, ABSTRACT 743, C.B. 5098, N.C.B. 10596 AND 10597 CONVEYED TO CIP LAND PARTNERS, L.P. OF RECORD IN VOLUME 14983, PAGE 650 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



3421 Paesanos Parkway Suite 200, San Antonio, TX 78231 - TBPE Firm #9513
Phone: (210) 979-8444 - Fax: (210) 979-8441 - TBPLS Firm #10122300



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.

David M. Appleman
OWNER: CIP LAND PARTNERS, L.P.

OWNER/DEVELOPER:
CIP LAND PARTNERS, L.P.
1221 BROADWAY, SUITE 104
SAN ANTONIO, TEXAS 78215

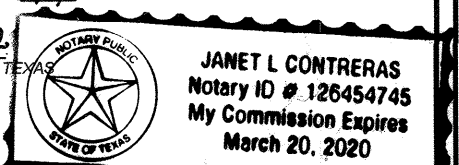
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DAVID M. Appleman**, 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 31st DAY OF JULY, A.D. 2017

Janet L. Contreras
NOTARY PUBLIC BEXAR COUNTY TEXAS



THIS PLAT OF CORNERSTONE, UNIT - 8A SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

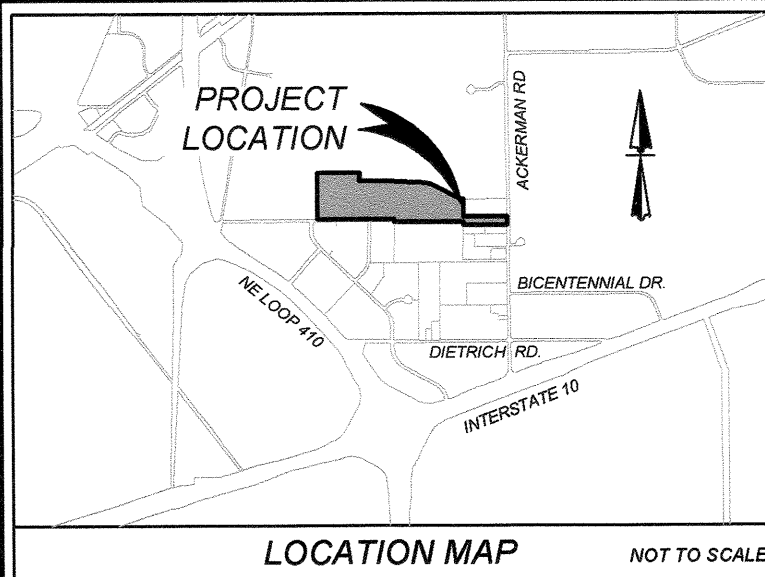
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

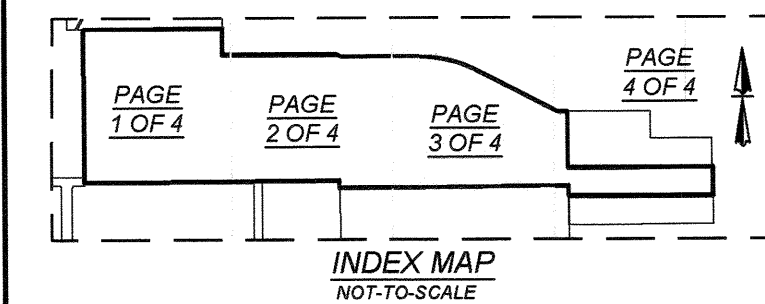
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20__ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20__ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20__
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



LEGEND

- | | |
|---|---|
| ○ F.I.R. = FOUND 1/2" IRON ROD | VOL. = VOLUME |
| ○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" | PG. = PAGE |
| △ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" | O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| R.O.W. = RIGHT-OF-WAY | AC. = ACREAGE |
| ESMT = EASEMENT | ELEC. = ELECTRIC |
| D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | TELE. = TELEPHONE |
| — 682 — = EXISTING CONTOUR LINES | CATV = CABLE TELEVISION |
| — — = PROPERTY LINE | NCB = NEW CITY BLOCK |
| | D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS |
| | ● F.P.K. = FOUND P.K. NAIL |



EXISTING EASEMENT LEGEND

- | | |
|---|--|
| 1 WATER EASEMENT (VOL. 9669, PG. 181, D.P.R.) | 13 10' SANITARY SEWER & ELEC. EASEMENT (VOL. 5870, PG. 247, O.P.R.) |
| 2 14' AT&T AND ELECTRIC EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.) | 14 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 5870, PG. 247, O.P.R.) |
| 3 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.) | 15 10' TELEPHONE EASEMENT (VOL. 6800, PG. 191, O.P.R.) |
| 4 75' CPS TRANSMISSION EASEMENT (VOL. 2440, PG. 874, O.P.R.) | 16 12' ELEC., GAS, TELE., CATV EASEMENT (VOL. 9000, PG. 47, D.P.R.) |
| 5 17.84' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.1949 ACRES) (VOL. 9669, PG. 181, O.P.R.) | 17 72' C.P.S.B. EASEMENT (VOL. 9000, PG. 47, D.P.R.) |
| 6 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.) | 18 VARIABLE WIDTH ELEC., GAS, TELE., AND CATV EASEMENT (VOL. 8773, PG. 53, O.P.R.) |
| 7 14' ELECTRIC EASEMENT (VOL. 9518, PGS. 146-152, D.P.R.) | 19 12' DRAINAGE EASEMENT (VOL. 9000, PG. 47, D.P.R.) |
| 8 17.84' R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO (0.2976 ACRES) (VOL. 9686, PG. 92, D.P.R.) | 20 35' DRAINAGE EASEMENT (VOL. 9611, PG. 92, D.P.R.) |
| 9 60' R.O.W. AGREEMENT (VOL. 6459, PG. 503, D.R.) | 21 14' ELEC., GAS, TELE., CATV EASEMENT (VOL. 9558, PG. 160, D.P.R.) |
| 10 25' R.O.W. AGREEMENT (VOL. 6583, PG. 471, D.R.) | 22 25' BUILDING SETBACK (VOL. 9558, PG. 160, D.P.R.) |
| 11 13' ELEC., GAS, TELE., CATV EASEMENT (VOL. 8773, PG. 61, O.P.R.) | 23 5' ELECTRIC EASEMENT (VOL. 9000, PG. 47, D.P.R.) |
| 12 30' X 10' EASEMENT AGREEMENT (VOL. 6459, PG. 501, D.R.) | 24 30' INGRESS & EGRESS EASEMENT (VOL. 9000, PG. 47, D.P.R.) |

PROPOSED EASEMENT LEGEND

- | | |
|--|--|
| 1 16' WATER EASEMENT | 4 75' CPS TRANSMISSION EASEMENT |
| 2 14' ELEC., GAS, TELE., & CATV EASEMENT | 5 25' X 25' TURNAROUND SANITARY SEWER EASEMENT |
| 3 12' ELECTRIC EASEMENT | 6 1' X 60' VEHICULAR NON-ACCESS EASEMENT |

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.

Frank D. Corey
FRANK D. COREY
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, L.L.C.
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

Teresa A. Seidel
TERESA A. SEIDEL, TSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, L.L.C.
FIRM LICENSE NO. 10122300
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

GENERAL NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI), THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CORNERSTONE, UNIT-8A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER 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 3-4, BLOCK 3, N.C.B. 16131.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT NOTE:

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

VEHICULAR NON-ACCESS EASEMENT NOTE:

THE VEHICULAR NON-ACCESS EASEMENT SHOWN ON THIS PLAT IS NOT DRAWN TO SCALE FOR VISUAL CLARITY.

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 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.
- 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.

CLEAR VISION NOTE:

ALL ACCESS DRIVENWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-506(D)(5).

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 410 OF 785, COMMUNITY PANEL NO. 48029C0410G, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY THE CITY OF SAN ANTONIO.

MATCHLINE "B": SEE PAGE 2 OF 4

MATCHLINE "C": SEE PAGE 4 OF 4

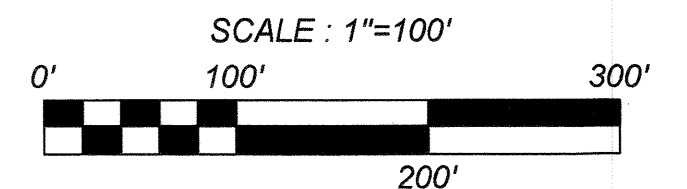


CORNERSTONE, UNIT - 8A SUBDIVISION

ESTABLISHING LOTS 3 AND 4, BLOCK 3, N.C.B. 16131, A 0.540 ACRE RIGHT OF WAY DEDICATION, A 0.407 ACRE RIGHT OF WAY DEDICATION, AND A 0.059 ACRE RIGHT OF WAY DEDICATION, BEING A TOTAL OF A 1.059 ACRE TRACT OF LAND, OUT OF THE J. CHAPPELL SURVEY NO. 322, ABSTRACT 884, C.B. 5094, THE J. GARRITY SURVEY NO. 19, ABSTRACT 258, THE JULIAN DIAZ SURVEY NO. 133 1/2, ABSTRACT 190, C.B. 5097 AND C. TEXADA SURVEY NO. 133, ABSTRACT 743, C.B. 5098, N.C.B. 10596 AND 10597 CONVEYED TO CIP LAND PARTNERS, L.P. OF RECORD IN VOLUME 14983, PAGE 630 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



3421 Paesanos Parkway Suite 200, San Antonio, TX 78231 - TBE Firm #6513
Phone: (210) 979-8444 - Fax: (210) 979-8441 - TPLS Firm #10123300



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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

David
OWNER/DEVELOPER:
CIP LAND PARTNERS, L.P.
1221 BROADWAY, SUITE 104
SAN ANTONIO, TEXAS 78215

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DAVID** **A. ADEL** **MAN**, 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 31st DAY OF July, A.D. 2017

Janet Contreras
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
My Commission Expires March 20, 2020
My ID # 126454745
My Commission # 126454745

THIS PLAT OF **CORNERSTONE, UNIT - 8A SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

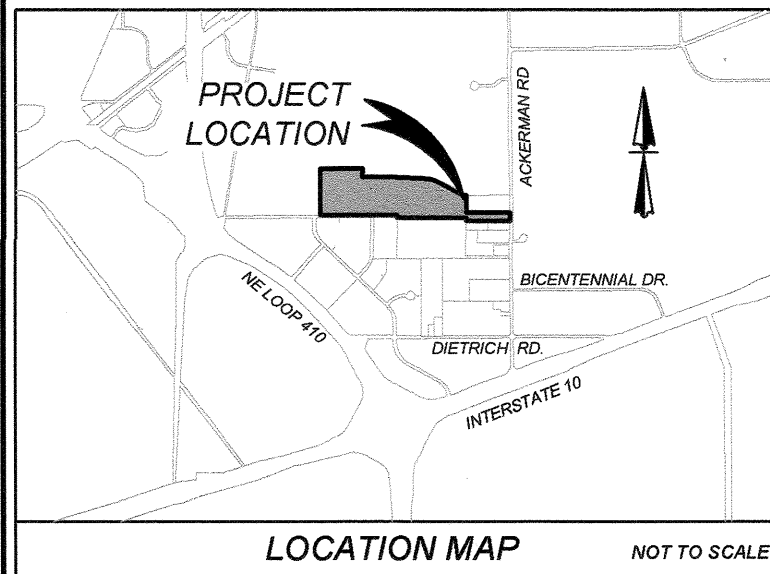
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

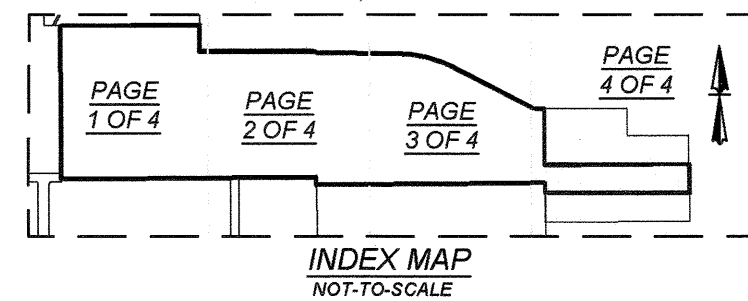
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 ____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 ____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20 ____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



LEGEND

- | | |
|---|---|
| ○ F.I.R. = FOUND 1/2" IRON ROD | VOL. = VOLUME |
| ○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" | PG. = PAGE |
| △ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT" | O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| R.O.W. = RIGHT-OF-WAY | AC. = ACREAGE |
| ESMT. = EASEMENT | ELEC. = ELECTRIC |
| D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | TELE. = TELEPHONE |
| --- 682 --- = EXISTING CONTOUR LINES | CATV = CABLE TELEVISION |
| --- = PROPERTY LINE | NCB = NEW CITY BLOCK |
| | D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS |
| | ● F.P.K. = FOUND P.K. NAIL |



EXISTING EASEMENT LEGEND

- | | |
|---|--|
| 1 WATER EASEMENT (VOL. 9669, PG. 181, D.P.R.) | 19 10' SANITARY SEWER & ELEC. EASEMENT (VOL. 5870, PG. 247, O.P.R.) |
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| 9 60' R.O.W. AGREEMENT (VOL. 6459, PG. 503, D.R.) | 27 14' ELEC. GAS, TELE, CATV EASEMENT (VOL. 9558, PG. 160, D.P.R.) |
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PROPOSED EASEMENT LEGEND

- | | |
|--|--|
| 1 16' WATER EASEMENT | 4 75' CPC TRANSMISSION EASEMENT |
| 2 14' ELEC. GAS, TELE, & CATV EASEMENT | 5 25' X 25' TURNAROUND SANITARY SEWER EASEMENT |
| 3 12' ELECTRIC EASEMENT | 6 1' X 60' VEHICULAR NON-ACCESS EASEMENT |

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.

FRANK D. COREY
REGISTERED PROFESSIONAL ENGINEER NO. 103068
KFW ENGINEERS & SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

TERESA A. SEIDEL, TSEIDEL@KFWENGINEERS.COM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
FIRM LICENSE NO. 10122300
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

GENERAL NOTES:

- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI), THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CORNERSTONE, UNIT-8A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER 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 3-4, BLOCK 3, N.C.B. 16131.

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 DEVELOPMENT SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT NOTE:

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

VEHICULAR NON-ACCESS EASEMENT NOTE:

THE VEHICULAR NON-ACCESS EASEMENT SHOWN ON THIS PLAT IS NOT DRAWN TO SCALE FOR VISUAL CLARITY.

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 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.
- 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.

CLEAR VISION NOTE:

ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA, IN ACCORDANCE WITH UDC 35-306(D)(5).

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

SURVEYOR NOTES:

- 12" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP #10 OF 783, COMMUNITY PANEL NO. 48029C04106, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS SHOWN ARE BASED ON LIDAR DATA PROVIDED BY THE CITY OF SAN ANTONIO.

MATCHLINE "C": SEE PAGE 3 OF 4

