

PLAT NUMBER 160441

REPLAT & SUBDIVISION PLAT OF NORTH POINTE UNIT 4B-1, PUD

A 8.252 ACRE TRACT OF LAND ESTABLISHING LOTS 74-90, 902 BLOCK 7, LOTS 38-56, 904 BLOCK 9, OUT OF A 16.224 ACRE TRACT OF LAND CONVEYED TO MCMILLIN CLIFFS AT CIBOLO, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16895, PAGES 2344-2349 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, IN NEW CITY BLOCK 18218, IN THE CITY OF SAN ANTONIO, 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 #10028800

STATE OF TEXAS
COUNTY OF BEXAR
DATE OF PREPARATION: September 25, 2017

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: DRAKE THOMPSON
MCMILLIN CLIFFS AT CIBOLO, LLC
21232 GATHERING OAK
SAN ANTONIO, TEXAS 78260
(210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DRAKE THOMPSON 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 26 DAY OF September, A.D. 2017.

Jo Ann Schweers
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF NORTH POINTE UNIT 4B-1, PUD, 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

BLK	BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(PUD)	PLANNED UNIT DEVELOPMENT
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	"	REPETITIVE BEARING AND/OR DISTANCE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)-ROW
— 1140 —	EXISTING CONTOURS	3	12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9597, PG 168-169, DPR)
— 1140 —	PROPOSED CONTOURS	4	20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (VOL 9597, PG 168-169, DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	LOT 904 BLOCK 9, NCB 18218 DRAINAGE EASEMENT (VOL 9689, PG 142, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	6	16' OFF-LOT SANITARY SEWER EASEMENT (0.196 OF AN ACRE) (VOL 9689, PG 142, DPR)
13	15' GAS, ELECTRIC, TELEPHONE, CABLE TV, AND PEDESTRIAN EASEMENT	7	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9689, PG 142, DPR)
14	20' PERIMETER SETBACK EASEMENT	8	±159 LF TO INTERSECTION OF LEXINGTON PARK AND ELM TREE PARK
15	12' SANITARY SEWER EASEMENT	2	BLOCK 7, LOT 902 OPEN SPACE PRIVATE DRAINAGE EASEMENT PERMEABLE (0.173 ACRES)
16	VARIABLE WIDTH CLEAR VISION EASEMENT		
1	VARIABLE WIDTH TREE PRESERVATION, NO-BUILD, AND LANDSCAPE BUFFER EASEMENT (VOL 9568, PG 47-52, DPR)		
2	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9597, PG 168-169, DPR)		
1	LOTS 70-71, BLOCK 7, NCB 18218 NORTH POINTE UNIT 4A PUD AMENDING (VOL 9707, PG 119, DPR)		

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	200.00'	011°52'02"	N43°34'06"W	41.35'	41.42'
C2	30.00'	052°20'08"	N75°40'11"W	26.48'	27.40'
C3	60.00'	079°49'57"	N61°55'17"W	77.00'	83.60'
C4	325.00'	024°14'17"	N64°25'30"E	136.46'	137.49'
C5	25.00'	090°00'00"	S31°32'38"W	35.36'	39.27'
C6	125.00'	047°53'36"	S37°24'10"E	101.47'	104.49'
C7	125.00'	007°10'41"	S57°45'37"E	15.65'	15.66'
C8	425.00'	002°01'44"	S53°09'25"E	15.05'	15.05'
C9	15.00'	080°19'23"	N87°41'45"E	19.35'	21.03'
C10	335.00'	014°41'42"	N54°52'55"E	85.68'	85.92'
C11	17.00'	052°27'12"	N36°00'10"E	15.03'	15.56'
C12	50.00'	282°19'51"	S29°03'30"E	62.71'	246.38'
C13	17.00'	049°28'25"	S87°22'13"W	14.23'	14.68'
C14	285.00'	015°05'56"	S55°05'02"W	74.89'	75.10'
C15	15.00'	097°03'02"	S00°59'27"E	22.48'	25.41'
C16	425.00'	010°57'50"	S44°02'03"E	81.20'	81.33'
C17	375.00'	010°57'50"	N44°02'03"W	71.65'	71.76'
C18	375.00'	004°39'19"	N51°50'37"W	30.46'	30.47'
C19	75.00'	007°10'41"	N57°45'37"W	9.39'	9.40'
C20	175.00'	047°53'36"	N37°24'10"W	142.06'	146.28'
C21	15.00'	039°42'54"	N33°18'49"W	10.19'	10.40'
C22	50.00'	169°25'49"	N31°32'38"E	99.57'	147.86'
C23	15.00'	039°42'54"	S83°35'55"E	10.19'	10.40'
C24	275.00'	024°14'17"	N64°25'30"E	115.47'	116.33'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N06°57'49"E	63.33'
L2	S37°41'45"E	50.00'
L3	N52°17'47"E	19.30'
L4	S51°26'52"W	50.00'
L5	S38°33'08"E	28.87'
L6	N37°30'06"W	12.26'
L7	S52°18'21"W	18.89'
L8	S13°27'22"E	23.56'
L9	S61°20'58"E	96.21'
L10	S54°10'17"E	55.14'
L11	N47°32'04"E	15.49'
L12	S47°32'04"W	5.13'
L13	S49°30'56"E	20.76'
L14	S38°33'08"E	9.08'
L15	N38°33'08"W	9.08'
L16	N49°30'58"W	81.26'

LINE TABLE

LINE #	BEARING	LENGTH
L17	N54°10'17"W	55.14'
L18	N61°20'58"W	96.21'
L19	N13°27'22"W	22.02'
L20	N52°18'21"E	18.88'
L21	S62°33'55"W	4.53'
L22	S72°08'16"W	59.86'
L23	S74°31'17"W	52.03'
L24	N44°28'01"W	44.33'
L25	N36°18'58"W	23.67'
L26	N51°07'36"W	105.53'
L27	N49°29'47"W	118.05'
L28	N37°30'06"W	34.12'
L29	S36°41'14"E	16.45'
L30	N06°57'49"E	28.63'
L31	S56°05'07"E	130.51'
L32	S55°38'16"W	67.12'

DETAIL "A"

NOT-TO-SCALE

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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 THEREOF. 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 ALTERATIONS.
- 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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 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.

OPEN SPACE NOTE:

LOT 904, BLOCK 9 AND LOT 902, BLOCK 7 NCB 18218 ARE DESIGNATED AS OPEN SPACE AND AS A PRIVATE DRAINAGE EASEMENT.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, NCB 18218 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

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. DEVELOPMENT WITHIN THIS 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.

FINISHED FLOOR NOTE:

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

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN NORTH POINTE UNIT 4B-1, PUD SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE NORTH POINTE UNIT 4B-1, PUD 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 904, BLOCK 9.

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.

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.

FIRE FLOW DEMAND NOTE:

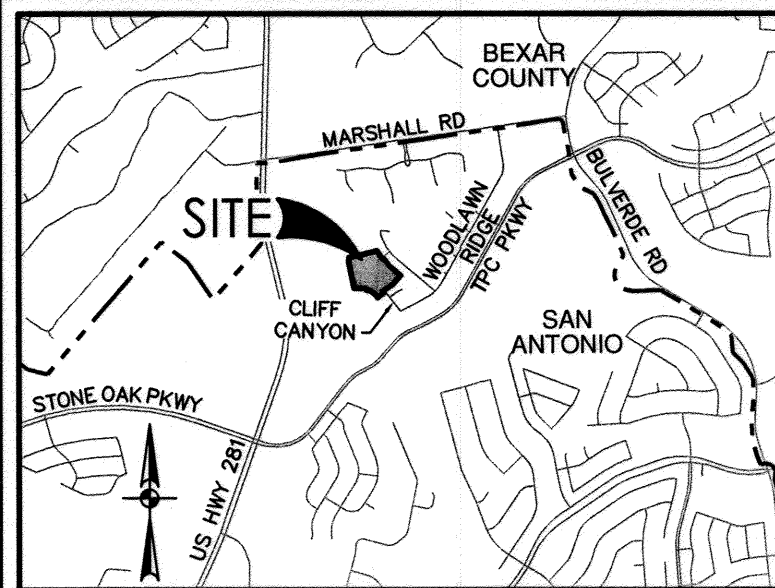
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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.

NOTE:

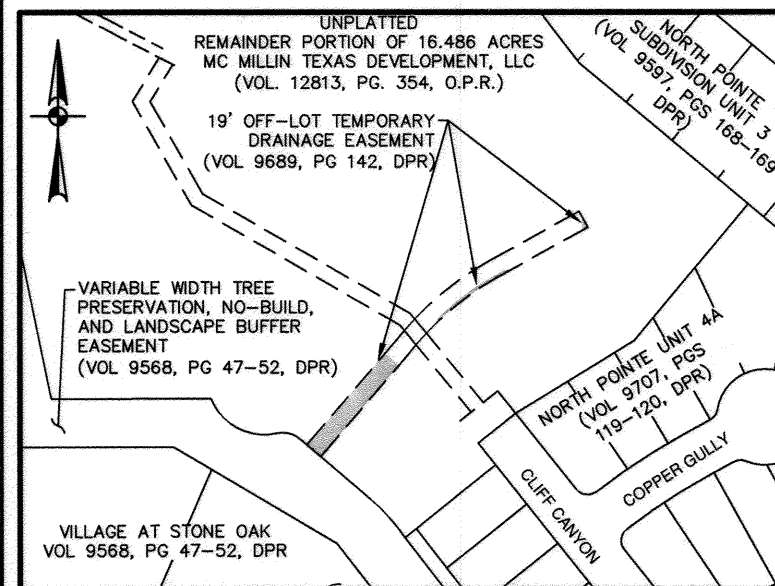
PORTIONS OF LOT 904, BLK 9 HAVE BEEN ESTABLISHED TO CONTAIN VEGETATED FILTER STRIPS IN ACCORDANCE WITH THE WPAP PREPARED FOR THE NORTH POINTE SUBDIVISION AND ON FILE WITH THE TCEQ.

SAWS DEDICATION NOTE:

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



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 200'

0.1634 AC ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 19' OFF-LOT TEMPORARY DRAINAGE EASEMENT OF THE NORTH POINTE UNIT 4A PUD RECORDED IN VOLUME 9689, PAGE 142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. 19' OFF-LOT TEMPORARY DRAINAGE EASEMENT

SURVEYOR'S NOTES:

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

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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON NORTH POINTE UNIT 4A PUD WHICH IS RECORDED IN VOLUME 9689, PAGE 142, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I/(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: DRAKE THOMPSON
MCMILLIN CLIFFS AT CIBOLO, LLC
21232 GATHERING OAK
SAN ANTONIO, TEXAS 78260
(210) 490-1798

SWORN AND SUBSCRIBED BEFORE ME THIS THE 26 DAY OF September, A.D. 2017.

Jo Ann Schweers
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/9/20

STATE OF TEXAS
COUNTY OF BEXAR

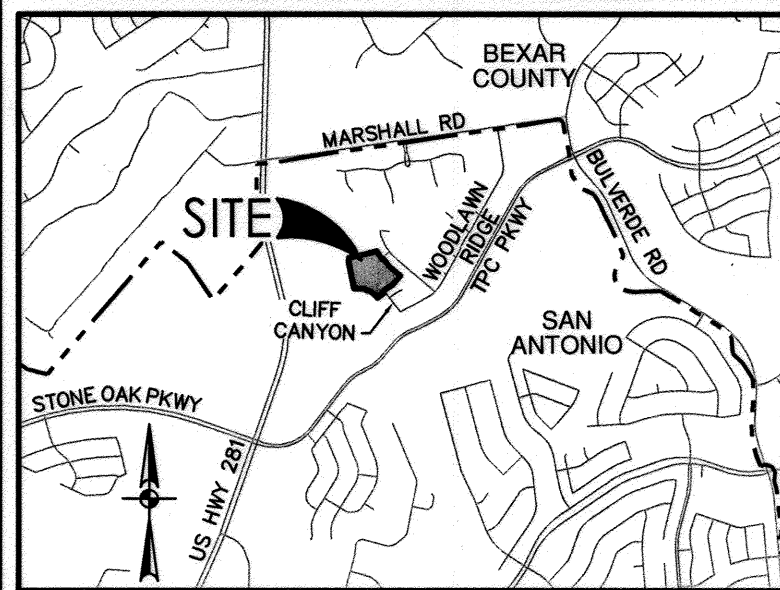
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shawna Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Jo Ann Schweers
REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP

NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	(PUD)	PLANNED UNIT DEVELOPMENT
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	(SURVEYOR)	REPERITIVE BEARING AND/OR DISTANCE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			○ SET 1/2" IRON ROD (PD)
			○ SET 1/2" IRON ROD (PD)-ROW
-1140-	EXISTING CONTOURS	5	12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9597, PG 168-169, DPR)
-1140-	PROPOSED CONTOURS	5	20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (VOL 9597, PG 168-169, DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT (VOL 9597, PG 168-169, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5	16' OFF-LOT SANITARY SEWER EASEMENT (0.1% OF AN ACRE) (VOL 9689, PG 142, DPR)
13	15' GAS, ELECTRIC, TELEPHONE, CABLE TV, AND PEDESTRIAN EASEMENT	5	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9689, PG 142, DPR)
14	20' PERIMETER SETBACK EASEMENT	6	±150 LF TO INTERSECTION OF LEXINGTON PARK AND ELM TREE PARK
15	12' SANITARY SEWER EASEMENT	6	
16	VARIABLE WIDTH CLEAR VISION EASEMENT	7	
1	VARIABLE WIDTH TREE PRESERVATION, NO-BUILD, AND LANDSCAPE BUFFER EASEMENT (VOL 9568, PG 47-52, DPR)	8	
2	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9597, PG 168-169, DPR)	2	BLOCK 7, LOT 902 OPEN SPACE PRIVATE DRAINAGE EASEMENT PERMEABLE (0.173 ACRES)
1	LOTS 70-71, BLOCK 7, NCB 18218 NORTH POINTE UNIT 4A PUD AMENDING (VOL 9707, PG 119, DPR)		

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON NORTH POINTE UNIT 4A PUD WHICH IS RECORDED IN VOLUME 9689, PAGE 142, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATING OF THIS PROPERTY.

(I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: Drake Thompson
McMILLIN CLIFFS AT CIBOLO, LLC
21232 GATHERING OAK
SAN ANTONIO, TEXAS 78260
(210) 490-1798

SWORN AND SUBSCRIBED BEFORE ME THIS 26 DAY OF September, A.D. 2017.

JoAnn Schwere
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/9/20

STATE OF TEXAS
COUNTY OF BEXAR

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

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

JoAnn Schwere
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 FOR LINE AND CURVE TABLES

WILLIAM BRISBIN
SURVEY 89 1/2
ABSTRACT 54
NCB 18218

UNPLATTED
11.686 ACRES
S&A MANAGEMENT LLC
(VOL 12930, PG 2178, OPR)

N: 13789178.61
E: 2145254.76

LOT 904
BLK 9
NCB 18218
OPEN SPACE
PRIVATE DRAINAGE
EASEMENT
PERMEABLE
(0.799 OF AN ACRE)

UNPLATTED
2.477 ACRES
DDR DB STONE OAK LP
(VOL 11519, PG 0462, OPR)

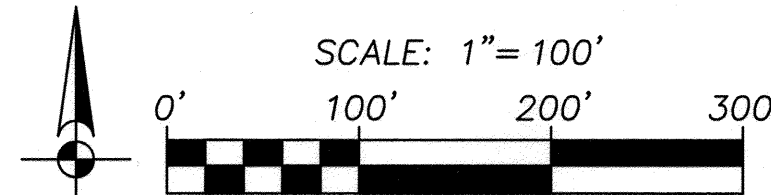
LOT 4, BLOCK 30,
NCB 18217
REPLAT AT VILLAGE AT STONE OAK
(VOL 9590, PG 168, DPR)

LOT 1, BLOCK 30,
NCB 18217

PLAT NUMBER 160441

REPLAT & SUBDIVISION PLAT OF
NORTH POINTE UNIT 4B-1,
PUD

A 8.252 ACRE TRACT OF LAND ESTABLISHING LOTS 74-90, 902 BLOCK 7, LOTS 38-56, 904 BLOCK 9, OUT OF A 16.224 ACRE TRACT OF LAND CONVEYED TO McMILLIN CLIFFS AT CIBOLO, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16895, PAGES 2344-2349 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, IN NEW CITY BLOCK 18218, IN THE CITY OF SAN ANTONIO, 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 PREPARATION: September 25,
2017

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: Drake Thompson
McMILLIN CLIFFS AT CIBOLO, LLC
21232 GATHERING OAK
SAN ANTONIO, TEXAS 78260
(210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Drake Thompson 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 26 DAY OF September, A.D. 2017.

JoAnn Schwere
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF NORTH POINTE UNIT 4B-1, PUD 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

