LOCATION MAP NOT-TO-SCALE

LEGEND

VOLUME

ROW RIGHT-OF-WAY

ELEVATION

VARIABLE WIDTH DRAINAGE

(VOL 14952, PG 827-843, OPR)

VARIABLE WIDTH DRAINAGE

(VOL 13031, PG 164-238, OPR)

16' DRAINAGE AND SANITARY

TRACT II 0.932 ACRE PERMANENT

ACCESS AND WATER EASEMENT

(VOL 14952, PG 810-826, OPR)

LOT 901, BLOCK 176, CB 4900

2.989 AC OPEN SPACE

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

PG PAGE(S)

ESMT EASEMENT

EASEMENT

EASEMENT

SEWER EASEMENT (VOL 9584, PG 16-19, DPR)

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

DR DEED RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

1140 **EXISTING CONTOURS** -1140----- PROPOSED CONTOURS

— € — CENTERLINE

14' GAS, ELEC., TELE. AND CABLE 10' GAS, ELEC., TELE. AND CABLE

TV EASEMENT 16' SANITARY SEWER EASEMENT

16' SANITARY SEWER EASEMENT **(1)** (0.013 AC OFF-LOT) 20' BUILDING SETBACK LINE

VARIABLE WIDTH SEWER, WATER, GAS, CABLETV, ELEC. AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET

(0.114 AC OFF-LOT) 20' GAS, ELEC., TELE. AND CABLE

TV EASEMENT 20' GAS, ELEC., TELE. AND CABLE TV EASEMENT (0.365 AC OFF-LOT) 10' GAS, ELEC., TELE. AND CABLE TV EASEMENT, 10' BUILDING

SEBACK LINE

HIS 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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CIBOLO CANYON UNIT 8, PHASE 1 (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE 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 901, 999 BLOCK 175, AND LOT 901 BLOCK 176.

DRAINAGE EASEMENT NOTE: 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 NITHOUT 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.

FINISHED FLOOR NOTE: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. ZERO LOT LINE NOTE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1372247) 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(H)

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION

PRIVATE STREET DESIGNATION NOTE:

LINE TABLE

LOT 999, BLOCK 175, CB 4900 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: HE 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.

CURVE # RADIUS

2032.00'

462.00

15.00'

475.00'

15.00

225.00'

15.00'

59.00

15.00'

15.00'

59.00

25.00'

175.00'

15.00'

525.00'

15.00'

538.00

15.00

15.00'

462.00

2032.00'

59.00

2032.00'

59.00'

59.00'

59.00

525.00' 919'03"

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

C20

C21

C23

C24

C25

C26

C27

ETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR VARIABLE WIDTH FILL EASEMENT BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN (VOL 9575, PG 170-171, DPR)

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 2,000 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.

LOT 901 BLOCK 175 AND LOT 901 BLOCK 176 ARE DESIGNATED AS OPEN SPACE (NON-PERMEABLE) AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT.

CURVE TABLE

CHORD BEARING

N86°26'14"W

N8'21'54"W

S68'36'54"E

N56'41'11"E

N1*59'16"E

S28'05'59"E

S36'56'02"E

S24"12'30"W

S85°21'03"W

S18'55'46"W

N71'04'14"W

N2412'30"E

N28'05'59"W

N88'00'44"W

S56°41'11"W

S19"28'38"W

S12"10"50"E

N41'03'46"W

S47'12'06"W

S11"28'26"E

N58'47'33"E

N86'55'50"W

N12"28'08"E

N89'47'21"W

S19*52'57"W

S7*38'00"E

N5918'40"E

CHORD LENGTH

317.42

184.40'

23.56

160.81

23.56

117.12

12.43

174.83

12,43

22.34

273.24

32.63

91.10'

23.56

177.74

24.56'

286.39

23.11

23.11

81.94

31.47

79.66'

16.20

68.27

65.00'

LOT 901

BLOCK 176

CB 4900

C25

DULZURA

317.10

183.18

21.21

160.04

21.21

115.81

12.08

117.53

12.08'

20.34

86.76

30.37

90.07

21.21

176.89

21.91'

283.02

20.89

20.89

81.83'

31.10

79.66'

16.15

64,52

61.76'

85.28' 85.38'

123.08' 123.10'

DELTA

8'57'01"

22'52'09

90'00'00"

19"23'50'

90,00,00

29'49'31'

47'29'36"

169*46*41

47'29'36

85*20'57

265'20'57

74*47'28"

29'49'31'

90,00,00

19"23"50"

93'48'56"

30'30'00

8817'29

8817'29"

10'09'42"

3*28'15"

30'33'44"

214'46"

15*44'06

66"17'42"

63'07'21"

HE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS/EGRESS NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER/WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

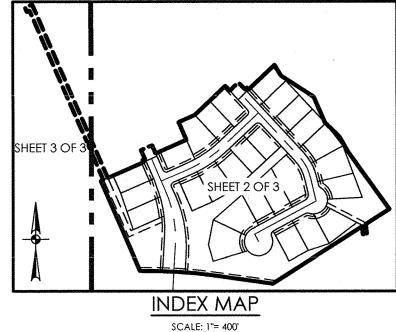
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

A PORTION OF A 229.00 ACRE TRACT

FORESTAR (USA) REAL ESTATE GROUP INC

(VOL 5792, PG 1697-1700 OPR)

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



PAPE-DAWSON

PLAT NUMBER 170295

SUBDIVISION PLAT

CIBOLO CANYON UNIT 8,

PHASE 1 (ENCLAVE)

BEING A TOTAL OF 15.215 ACRE TRACT OF LAND ESTABLISHING LOTS 1-3,

901, AND 999, BLOCK 175; LOTS 1-20 AND 901, BLOCK 176; LOTS 1, 8-10,

BLOCK 177 AND 0.127 ACRES OFF LOT EASEMENT OUT OF A 1394.189 ACRE

TRACT OF LAND RECORDED IN VOLUME 5792, PAGES 1701-1709 AND IN

VOLUME 12138, PAGE 77 AND OUT OF THAT 229 ACRE TRACT RECORDED IN

VOLUME 5796, PAGES 1710-1714 ALL OF THE OFFICIAL PUBLIC RECORDS,

BOTH OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER

89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

ထ်

CIBOLO

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 PREPARATION: November 06, 2017

STATE OF TEXAS COUNTY OF REXAR

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: BRADLEY J. STEIN, VICE PRESIDENT FORESTAR (USA) REAL ESTATE GROUP 6300 BEE CAVE ROAD. BUILDING TWO, SUITE 500 AUSTIN, TEXAS 78746 (512) 433-5254

STATE OF TEXAS COUNTY OF BEXAR

RICHARD OLIVAREZ

Notary Public, State of Texas

My Comm. Exp. 10-22-2021

ID No. 6026052

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY J. STEIN 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 DAY OF *NOVEMBER 8* , A.D. 20 /7 .

PUBLIC, BEXAR COUNTY, TEXAS

A.D. 20 _

SECRETAR'

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS _____ DAY OF ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIBOLO CANYON UNIT 8, PHASE 1 (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 ____

CHAIRMAN

STATE OF TEXAS

COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _ , A.D. <u>20</u> AT ____ M. AND DULY RECORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF ___ DAY OF__ _, A.D. <u>20</u>

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 3 BY: _____ , DEPUTY

CB 4900 N52'48'20"E ~ 144.19'

13

LITTLE GEM

DETAIL "A SCALE: 1"=20'

(SEE SHEET 2 OF 3)

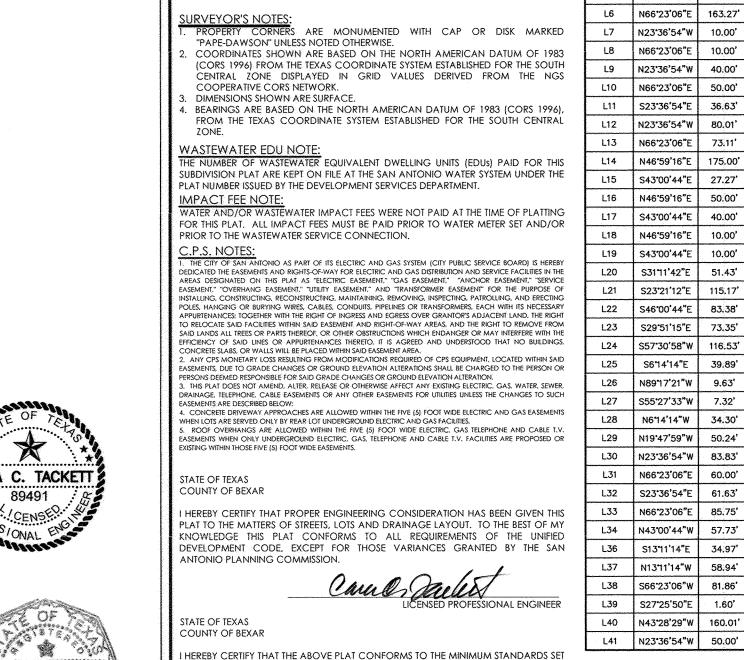
BLOCK 176

			_
	LINE #	BEARING	LENGTH
	L1	N23'38'00"W	56.61'
	L2	N66°23'06"E	11.48'
	L3	S66"22'00"W	11.99'
	L4	N23*38'00"W	20.00
	L5	N66"22"00"E	32.01'
	L6	N66'23'06"E	163.27
)	L7	N23*36'54"W	10.00'
3	L8	N66"23'06"E	10.00'
1 S	L9	N23'36'54"W	40.00'
,	L10	N66'23'06"E	50.00'
,	L11	S23'36'54"E	36.63'
-	L12	N23'36'54"W	80.01
	L13	N66'23'06"E	73.11'
3	L14	N46'59'16"E	175.00'
Ξ.	L15	S43'00'44"E	27.27
	L16	N46'59'16"E	50.00'
)	L17	S43'00'44"E	40.00'
ζ	L18	N46*59'16"E	10.00'
	L19	S43'00'44"E	10.00'
[L20	S3171'42"E	51.43'
F	L21	S23'21'12"E	115,17'
E F Y	L22	S46'00'44"E	83.38'
4 E	L23	S29'51'15"E	73.35'
i.	L24	S57*30'58"W	116.53
2	L25	S6"14'14"E	39.89'
	L26	N8917'21"W	9.63'
1	L27	S55*27'33"W	7.32'
S	L28	N6"14'14"W	34.30'
'. ₹	L29	N19'47'59"W	50.24
	L30	N23'36'54"W	83.83'
	L31	N66'23'06"E	60.00'
	L32	S23'36'54"E	61.63'
S	L33	N66'23'06"E	85.75'
f	L34	N43'00'44"W	57.73
1	L36	S13"11'14"E	34.97'
	L37	N13"1'14"W	58.94
	L38	S66'23'06"W	81.86'
	L39	S27'25'50"E	1.60'
	L40	N43'28'29"W	160.01

1	<u> </u>		
	LINE #	BEARING	LENGT
	L1	N23'38'00"W	56.61
	L2	N66°23'06"E	11.48'
	L3	S66*22'00"W	11.99
	L4	N23°38'00"W	20.00
	L5	N66"22"00"E	32.01
	L6	N66'23'06"E	163.27
ED	L7	N23*36'54"W	10.00'
83	L8	N66"23'06"E	10.00
ITH GS	L9	N23'36'54"W	40.00'
03	L10	N66"23'06"E	50.00'
6).	L11	S23'36'54"E	36.63
AL	L12	N23'36'54"W	80.01
	L13	N66'23'06"E	73.11
HIS	L14	N46'59'16"E	175.00
HE	L15	S43'00'44"E	27.27
	L16	N46*59'16"E	50.00'
VG OR	L17	S43'00'44"E	40.00'
OK .	L18	N46*59'16"E	10.00
	L19	S43'00'44"E	10.00'
EBY THE	L20	S31"11'42"E	51.43'
ICE OF ING	L21	S23'21'12"E	115,17
ARY SHT	L22	S46'00'44"E	83.38
OM THE	L23	S29*51'15"E	73.35
GS.	L24	S57*30'58"W	116.53
AID OR	L25	S6"14'14"E	39.89
/ER,	L26	N8917'21"W	9.63'
ICH	L27	S55*27'33"W	7.32'
NTS	L28	N6"14"14"W	34.30
T.V. OR	L29	N19'47'59"W	50.24
	L30	N23'36'54"W	83.83
	L31	N66'23'06"E	60.00
	L32	S23'36'54"E	61.63
HIS	L33	N66"23"06"E	85.75
MY ED	L34	N43'00'44"W	57.73
AN	L36	S13"11'14"E	34.97
	L37	N13"1'14"W	58.94
	L38	S66'23'06"W	81.86
_ ER	L39	S27'25'50"E	1.60'
	1 40	N. 4.7100'00""	400.04

	L1	N23'38'00"W	56.61
	L2	N66°23'06"E	11.48'
	L3	S66"22'00"W	11.99'
	L4	N23*38'00"W	20.00
	L5	N66"22"00"E	32.01
	L6	N66'23'06"E	163.27
RKED	L7	N23*36'54"W	10.00
1983	L8	N66°23'06"E	10.00'
DUTH NGS	L9	N23'36'54"W	40.00'
1403	L10	N66'23'06"E	50.00
996),	L11	S23*36'54"E	36.63'
TRAL	L12	N23'36'54"W	80.01
	L13	N66'23'06"E	73.11
THIS	L14	N46*59'16"E	175.00
? THE	L15	S43'00'44"E	27.27
	L16	N46*59'16"E	50.00'
TING	L17	S43*00'44"E	40.00'
O/OR	L18	N46*59'16"E	10.00'
	L19	S43'00'44"E	10.00
HEREBY IN THE	L20	\$3171'42"E	51.43'
SE OF	L21	S23'21'12"E	115.17
CTING ESSARY RIGHT	L22	S46'00'44"E	83.38
FROM TH THE	L23	S29"51"15"E	73.35'
DINGS.	L24	S57*30'58"W	116.53
N SAID ON OR	L25	S6"14'14"E	39.89'
SEWER.	L26	N8917'21"W	9.63'
SUCH	L27	S55°27'33"W	7.32
MENTS	L28	N6"14"14"W	34.30'
LE T.V. ED OR	L29	N19'47'59"W	50.24
	L30	N23'36'54"W	83.83
	L31	N66'23'06"E	60.00
	L32	S23'36'54"E	61.63
THIS	L33	N66*23'06"E	85.75
F MY IIFIED	L34	N43'00'44"W	57.73
SAN	L36	S13"11'14"E	34.97
	L37	N1371'14"W	58.94
	L38	S66'23'06"W	81.86
icco	1.70	007105'50"5	1.00'

	LIIVE #	DEARING	בויט
	L1	N23'38'00"W	56.61
	L2	N66°23'06"E	11.48'
	L3	S66"22'00"W	11.99'
	L4	N23°38'00"W	20.00
	L5	N66°22'00"E	32.01
	L6	N66°23'06"E	163.27
ED	L7	N23*36'54"W	10.00'
983	L8	N66°23'06"E	10.00
JTH GS	L9	N23'36'54"W	40.00'
	L10	N66"23'06"E	50.00
≥6),	L11	S23'36'54"E	36.63'
RAL	L12	N23'36'54"W	80.01
:	L13	N66"23"06"E	73.11
HIS	L14	N46'59'16"E	175.00
THE	L15	S43'00'44"E	27.27
	L16	N46'59'16"E	50.00'
NG OR	L17	S43'00'44"E	40.00'
	L18	N46*59'16"E	10.00'
2507	L19	S43'00'44"E	10.00'
REBY THE VICE	L20	S3171'42"E	51.43'
OF ING	L21	S23*21'12"E	115,17
ARY GHT	L22	S46'00'44"E	83.38'
OM THE	L23	S29*51'15"E	73.35'
4GS.	L24	S57*30'58"W	116.53
SAID I OR	L25	S6"14'14"E	39.89'
VER.	L26	N89"17'21"W	9.63'
UCH	L27	S55'27'33"W	7.32'
ENTS	L28	N6"14"14"W	34.30'
T.V. OR	L29	N19'47'59"W	50,24
	L30	N23'36'54"W	83.83
	L31	N66'23'06"E	60,00'
	L32	S23'36'54"E	61.63'
HIS	L33	N66'23'06"E	85.75
MY IED	L34	N43'00'44"W	57.73
AN	L36	S13"11'14"E	34.97
	L37	N13"1'14"W	58.94
	L38	S66'23'06"W	81.86
ER	L39	S27'25'50"E	1.60'
	1	1	



FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR







LOT 9

BLOCK 177

CB 4900

DETAIL "B"

(SEE THIS SHEET)

BLOCK 176

A PORTION OF A 1394.189 ACRE

FORESTAR (USA) REAL ESTATE

(VOL 12138, PG 77 OPR)

DATED THIS _____ DAY OF ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

__, A.D. <u>20</u> AT ____M. AND DULY RECORDED THE

___, A.D. <u>20</u>____AT __

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF _, A.D. <u>20</u>

CIBOLO CANYON UNIT 8, PHASE 1 (ENCLAVE)

PLAT NUMBER 170295

SUBDIVISION PLAT

901, AND 999, BLOCK 175; LOTS 1-20 AND 901, BLOCK 176; LOTS 1, 8-10, BLOCK 177 AND 0.127 ACRES OFF LOT EASEMENT OUT OF A 1394.189 ACRE TRACT OF LAND RECORDED IN VOLUME 5792, PAGES 1701-1709 AND IN VOLUME 12138, PAGE 77 AND OUT OF THAT 229 ACRE TRACT RECORDED IN VOLUME 5796, PAGES 1710-1714 ALL OF THE OFFICIAL PUBLIC RECORDS, BOTH OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

200'

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 PREPARATION: November 06, 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: BRADLEY J. STEIN, VICE PRESIDENT FORESTAR (USA) REAL ESTATE GROUP 6300 BEE CAVE ROAD,

BUILDING TWO, SUITE 500 AUSTIN, TEXAS 78746 (512) 433-5254

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY J. STEIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO E FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE RICHARD OLIVER AND STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS NOTARY Public STATED.

Notary Public, State of Texas My Comm. Exp. 10-22-2021 ID No. 6026052

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF CIBOLO CANYON UNIT 8, PHASE 1 (ENCLAYE) 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____.

SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

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

OFFICE, THIS _____ DAY OF____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BEXAR COUNTY CITY OF SAN ANTONIO EVANS RD LOCATION MAP

LEGEND

AC ACRE(S) VOL VOLUME PG PAGE(S) BLK BLOCK ROW RIGHT-OF-WAY **CB** COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS DR DEED RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS

FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) *IOFFICIAL PUBLIC RECORDS* OF REAL PROPERTY) OF SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR BEXAR COUNTY, TEXAS **ELEVATION** 1140 EXISTING CONTOURS

-1140-PROPOSED CONTOURS − € — CENTERLINE

14' GAS, ELEC., TELE. AND CABLE TV EASENANT

10' GAS, ELEC., TELE. AND CABLE TV EASEMENT 9 16' SANITARY SEWER EASEMENT

16' SANITARY SEWER EASEMENT (0.013 AC OFF-LOT) 20' BUILDING SETBACK LINE

VARIABLE WIDTH SEWER, WATER, GAS, CABLE TV, ELEC. AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET

(0.114 AC OFF-LOT) 20' GAS, ELEC., TELE, AND CABLE TV EASEMENT

20' GAS, ELEC., TELE. AND CABLE TV EASEMENT (0.365 AC OFF-LOT) 10' GAS, ELEC., TELE, AND CABLE TV EASEMENT, 10' BUILDING

VARIABLE WIDTH DRAINAGE (VOL 14952, PG 827-843, OPR)

ESMT EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT (VOL 13031, PG 164-238, OPR)

16' DRAINAGE AND SANITARY SEWER EASEMENT (VOL 9584, PG 16-19, DPR) VARIABLE WIDTH FILL EASEMENT (VOL 9575, PG 170-171, DPR)

DETAIL "D"

L16-

3 OF 3)

(SEE SHEET

TRACT II 0.932 ACRE PERMANENT N: 13789819.59 ACCESS AND WATER EASEMENT (VOL 14952, PG 810-826, OPR) E: 2155210.30

LOT 901, BLOCK 176, CB 4900 2.989 AC OPEN SPACE

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

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.

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

T. 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 DESIGNATED ON THIS PLAT AS "FLECTRIC FASEMENT," "GAS FASEMENT," "ANCHOR FASEMENT," "SERVIC ASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF EASEMENT, OVERTIANG EASEMENT, UNITED EASEMENT, AND TRANSFORMER EASEMENT FOR THE FORTIZE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PARROLLING, 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 APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT OR 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

PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

CARA C. TACKETT

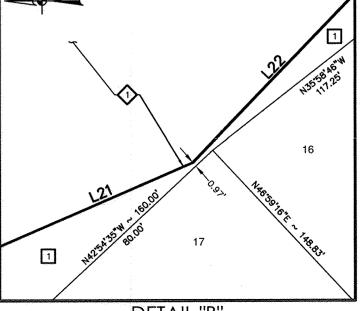
89491

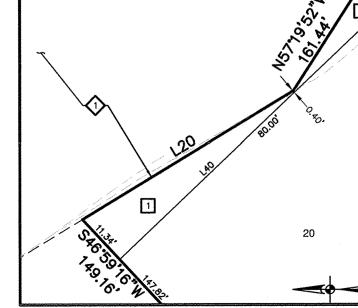
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED

ANTONIO PLANNING COMMISSION

STATE OF TEXAS

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





Detail "B'

ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRIOR TO THE WASTEWATER SERVICE CONNECTION. 3. 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

SAID LANDS ALL INEES OF PAINT THEREBY. ON OTHER DESTRICTIONS WHICH ENGANGER OR MAIN THERETER WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDESTSOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. 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

EASEMENTS ARE DESCRIBED BELOW;
4. 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.

5. 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

DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

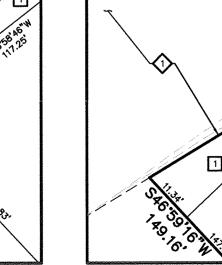
COUNTY OF BEXAR

MATCHLINE A- SEE SHEET 3 OF 3

UNPLATTED
A PORTION OF A 1394.189 ACRE TRACT

FORESTAR (USA) REAL ESTATE GROUP INC

(VOL 5792, PG 1701-1709, OPR)



SCALE: 1"=20" (SEE THIS SHEET) DETAIL "C" SCALE: 1"=20" (SEE THIS SHEET)

-DETAIL "A"

LOT 12 **BLOCK 176** CB 4900 FF = 1069.50

S10'58'41"W ~ 104.91'

BLOCK 176

CB 4900

2.989 AC

OPEN SPACE

FF = 1068.75

LOT 2

FF = 1108.00

LOT 2

BLOCK 175 CB 4900

12) BLOCK 176

BLOCK 177

CB 4900

FF = 1069.75

(SEE SHEET 1 OF 3)

UNPLATTED

A PORTION OF A 229.00 ACRE TRACT

FORESTAR (USA) REAL ESTATE GROUP INC

(VOL 5792, PG

BLOCK 176

CB 4900

OPEN SPACE

\$3'04'10"W

GAVARRA

STREET (50' MIN.)

T LOT 999, BLOCK 175

(3) LOT 901

CIBOLO CANYON-UNIT 7D, ENCLAVE

PLAT NO. 080305 (VOLUME 9672, PG 116, OPR)

BLOCK 175

CB 4900 **OPEN SPACE**

0.884 AC

N: 13789000.73

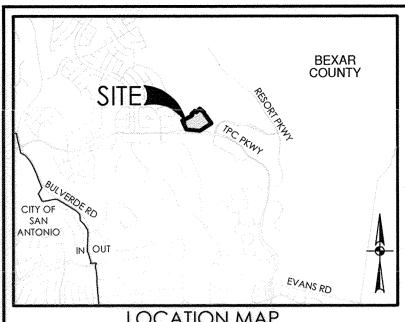
E: 2155407.26

N: 13789053.91

E: 2154853.69

SHEET 2 OF 3 BY: _____

300'



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

DR DEED RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS **LOFFICIAL PUBLIC RECORDS** OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

EXISTING CONTOURS

FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW MINIMUM FINISHED FLOOR FF = 1140 **ELEVATION** -1140---- PROPOSED CONTOURS

VOL VOLUME PG PAGE(S)

ESMT EASEMENT

ROW RIGHT-OF-WAY

---- CENTERLINE

1140

14' GAS, ELEC., TELE. AND CABLE

TV EASEMENT 10' GAS, ELEC., TELE, AND CABLE TV EASEMENT

9 16' SANITARY SEWER EASEMENT

16' SANITARY SEWER EASEMENT (0.013 AC OFF-LOT) 20' BUILDING SETBACK LINE

VARIABLE WIDTH SEWER, WATER,

VARIABLE WIDTH FILL EASEMEI
(VOL 9575, PG 170-171, DPR) GAS, CABLE TV, ELEC. AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (0.114 AC OFF-LOT)

20' GAS, ELEC., TELE. AND CABLE TV EASEMENT

20' GAS, ELEC., TELE. AND CABLE TV EASEMENT (0.365 AC OFF-LOT) 10' GAS, ELEC., TELE. AND CABLE TV EASEMENT, 10' BUILDING

VARIABLE WIDTH DRAINAGE

EASEMENT (VOL 14952, PG 827-843, OPR) VARIABLE WIDTH DRAINAGE

FASEMENT (VOL 13031, PG 164-238, OPR) 16' DRAINAGE AND SANITARY SEWER EASEMENT (VOL 9584, PG 16-19, DPR) VARIABLE WIDTH FILL EASEMENT

TRACT II.0.932 ACRE PERMANENT ACCESS AND WATER EASEMENT (VOL 14952, PG 810-826, OPR)

1 LOT 901, BLOCK 176, CB 4900 2,989 AC OPEN SPACE

SEBACK LINE

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.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL

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.

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.

DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" "GAS EASEMENT" "ANCHOR EASEMENT" "SERVIC 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, CODUIUS, PIPELINES OR TRANSFORMERS, EACH WITH ITS INCESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT APPURIENANCES TOOETHER WITH THE REPORT OF INGRESS AND DESESS OVER DRANKOS ADJUCTED LAND. 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID

ASSMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND LEEVATION ALTERATION.

3. 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:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERCROUND ELECTRIC AND GAS FACILITIES.

5. 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

STATE OF TEXAS COUNTY OF BEXAR

XISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

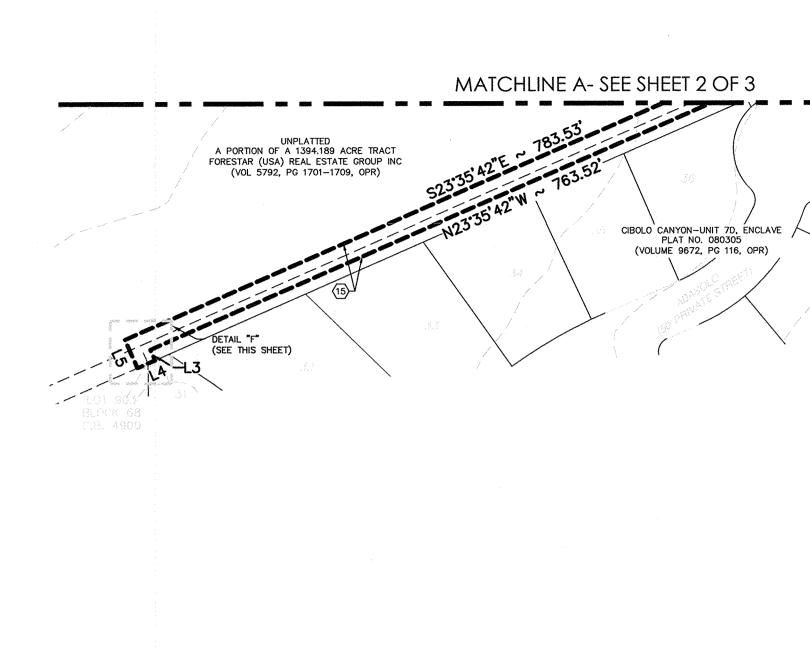
ANTONIO PLANNING COMMISSION.

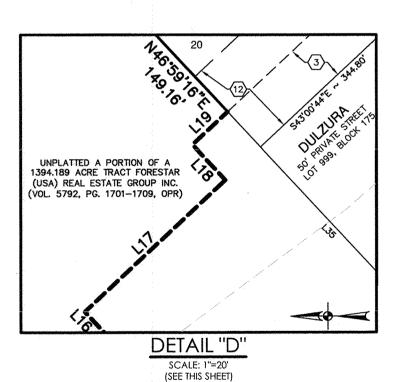
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

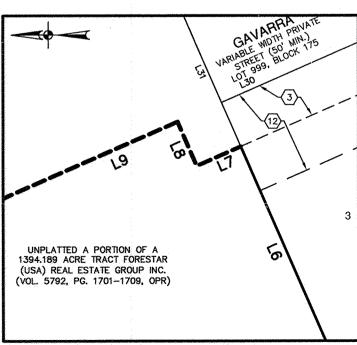
STATE OF TEXAS COUNTY OF BEXAR

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.

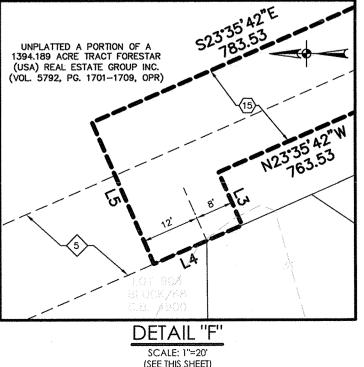


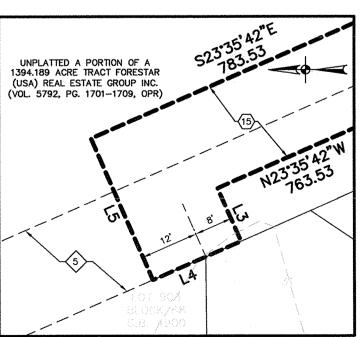












PLAT NUMBER 170295

SUBDIVISION PLAT

OF CIBOLO CANYON UNIT 8 PHASE 1 (ENCLAVE

BEING A TOTAL OF 15.215 ACRE TRACT OF LAND ESTABLISHING LOTS 1-3, 901, AND 999, BLOCK 175; LOTS 1-20 AND 901, BLOCK 176; LOTS 1, 8-10, BLOCK 177 AND 0.127 ACRES OFF LOT EASEMENT OUT OF A 1394.189 ACRE TRACT OF LAND RECORDED IN VOLUME 5792, PAGES 1701-1709 AND IN VOLUME 12138, PAGE 77 AND OUT OF THAT 229 ACRE TRACT RECORDED IN VOLUME 5796, PAGES 1710-1714 ALL OF THE OFFICIAL PUBLIC RECORDS, BOTH OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

200'

PAPE-DAWSON

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

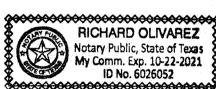
DATE OF PREPARATION: November 06, 2017

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 SHOWNFOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BRADLEY J. STEIN, VICE PRESIDENT FORESTAR (USA) REAL ESTATE GROUP 6300 BEE CAVE ROAD, **BUILDING TWO, SUITE 500** AUSTIN, TEXAS 78746 (512) 433-5254

STATE OF TEXAS COUNTY OF BEXAR



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADLEY J. STEIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO HE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE Notary Public, State of Texas SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE My Comm. Exp. 10-22-2021

CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF NOVEMBER 8

A.D. 20 / 7



CERTIFICATE OF APPROVAL

DATED

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

THIS	DAY OF	 A.D.	20	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CIBOLO CANYON UNIT 8, PHASE 1 (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 C)F	, A.D. <u>20</u>	 ∙
	BY:			
				CHAIRMAN

	SE	CRETARY
STATE OF TEXAS		
COUNTY OF BEXAR		
1,	, COUNTY CLERK OF BEXAR COUNTY, DO) HEREBY
A FOR THE LAT THE BUILD BY A F 144 A F 11 F D 4	FOR DECORD ALLAW OFFICE CALTUR	544

CERTIFY THAT THIS PLAT WAS F	FILED FOR REC	ORD IN MY	OFFICE, ON TH	IEDAY
OF	, A.D. <u>20</u>	_ AT	M. AND DUL	Y RECORDED THE
DAY OF		, A.D. <u>20</u>	AT	M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 3 BY: _

DAY OF

OFFICE, THIS



