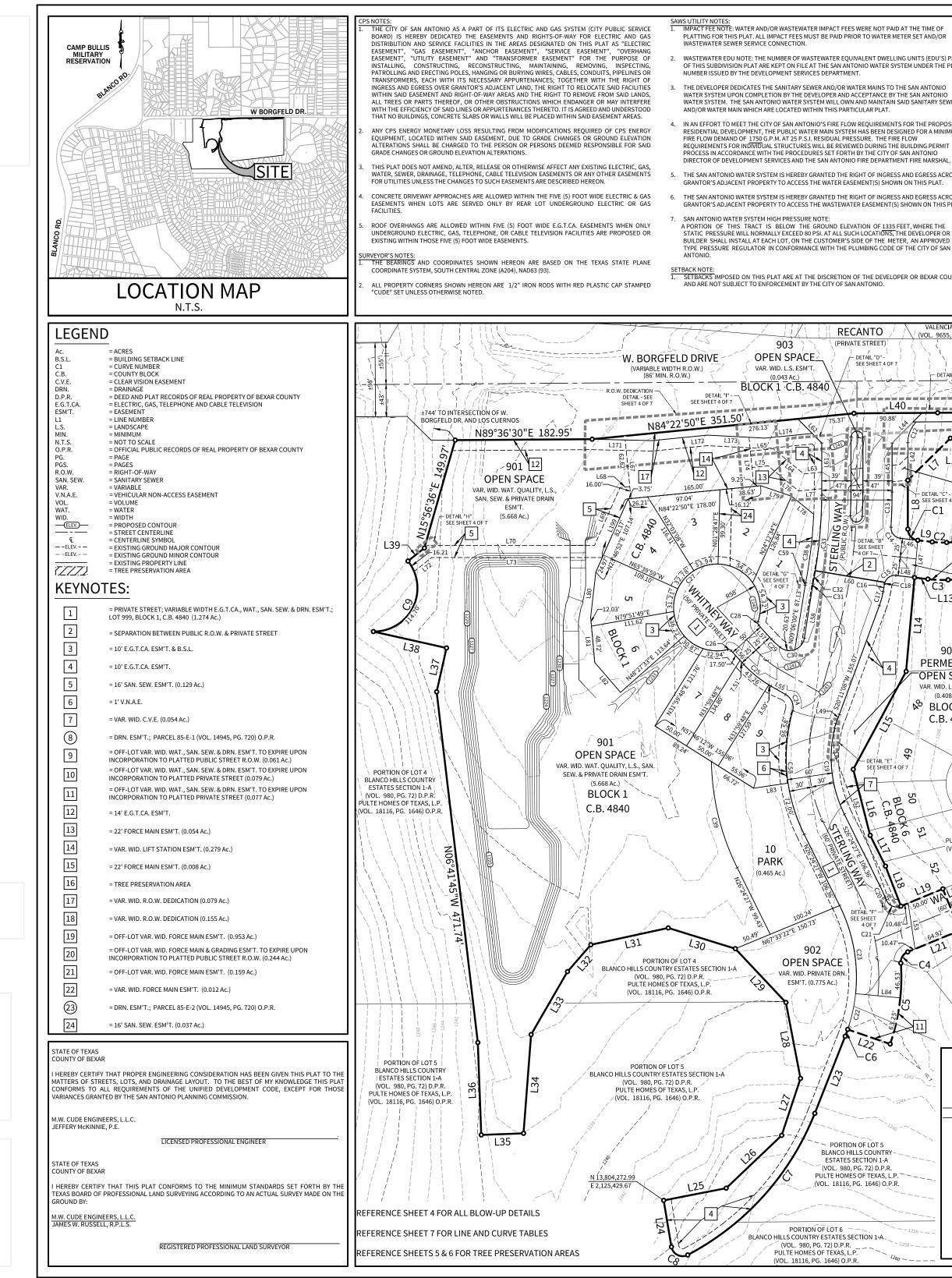


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NOVEMBER 2017 SHEET 1 OF 7

PLAT NUMBER: 170261



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

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID OF THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT
- 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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER
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- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY

RECANTO

– DETAIL "D" -SEE SHEET 4 OF

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(PRIVATE STREET

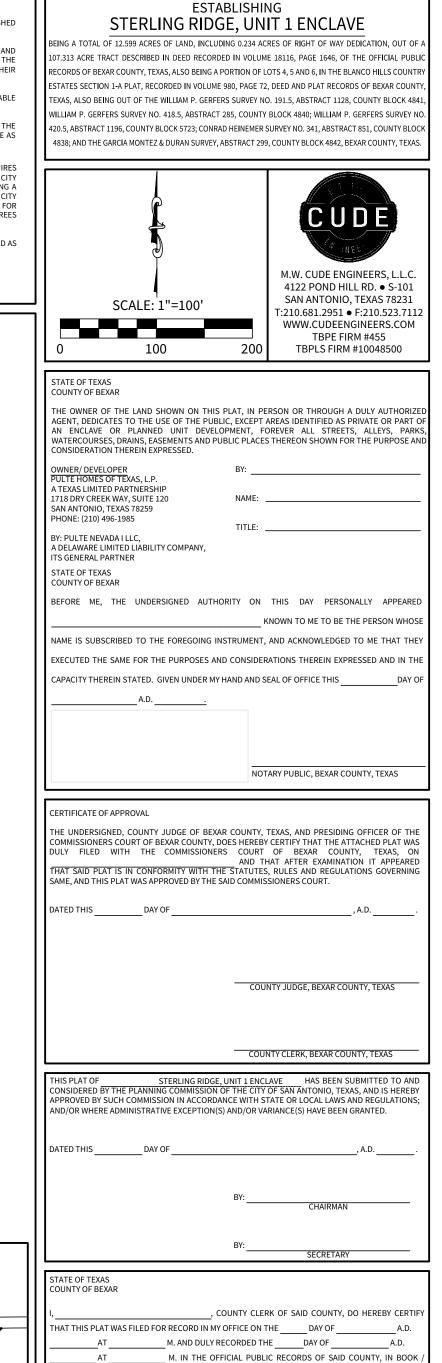
VALENCIA PARK ENCLA

(VOL. 9655, PGS. 80-86) O.P.I

- DETAIL "A" - SEE SHEET 4 OF 7

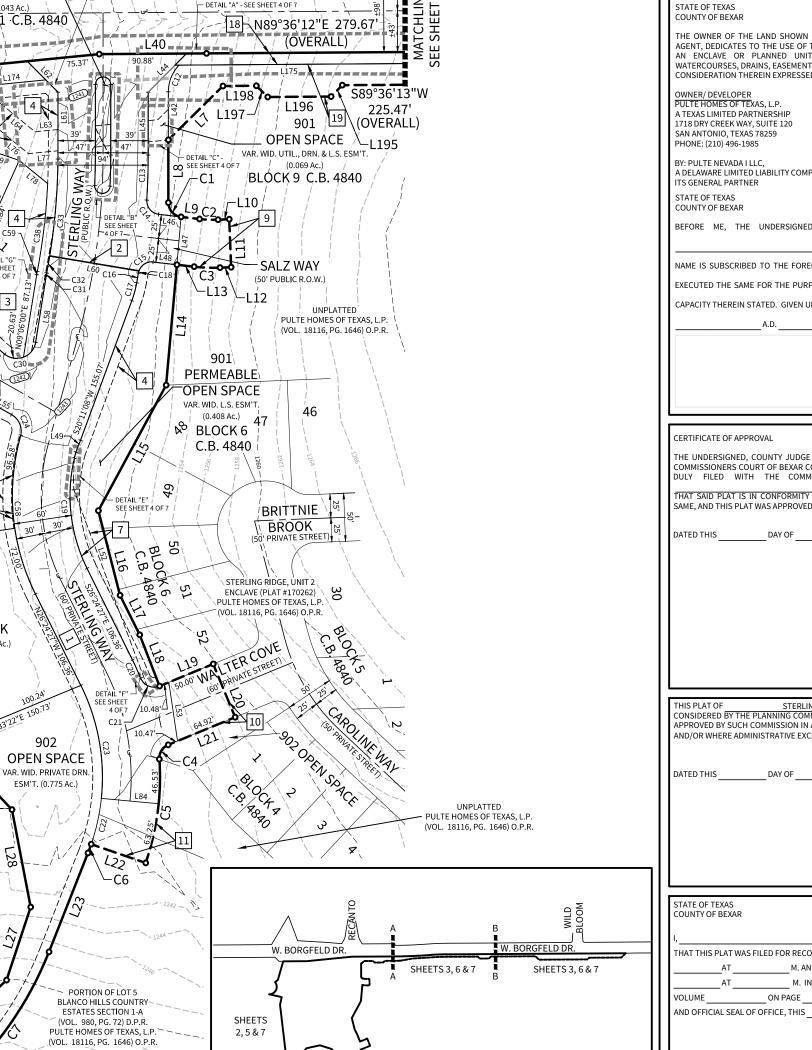
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PLAT NUMBER: 170261

REPLAT & SUBDIVISION PLAT



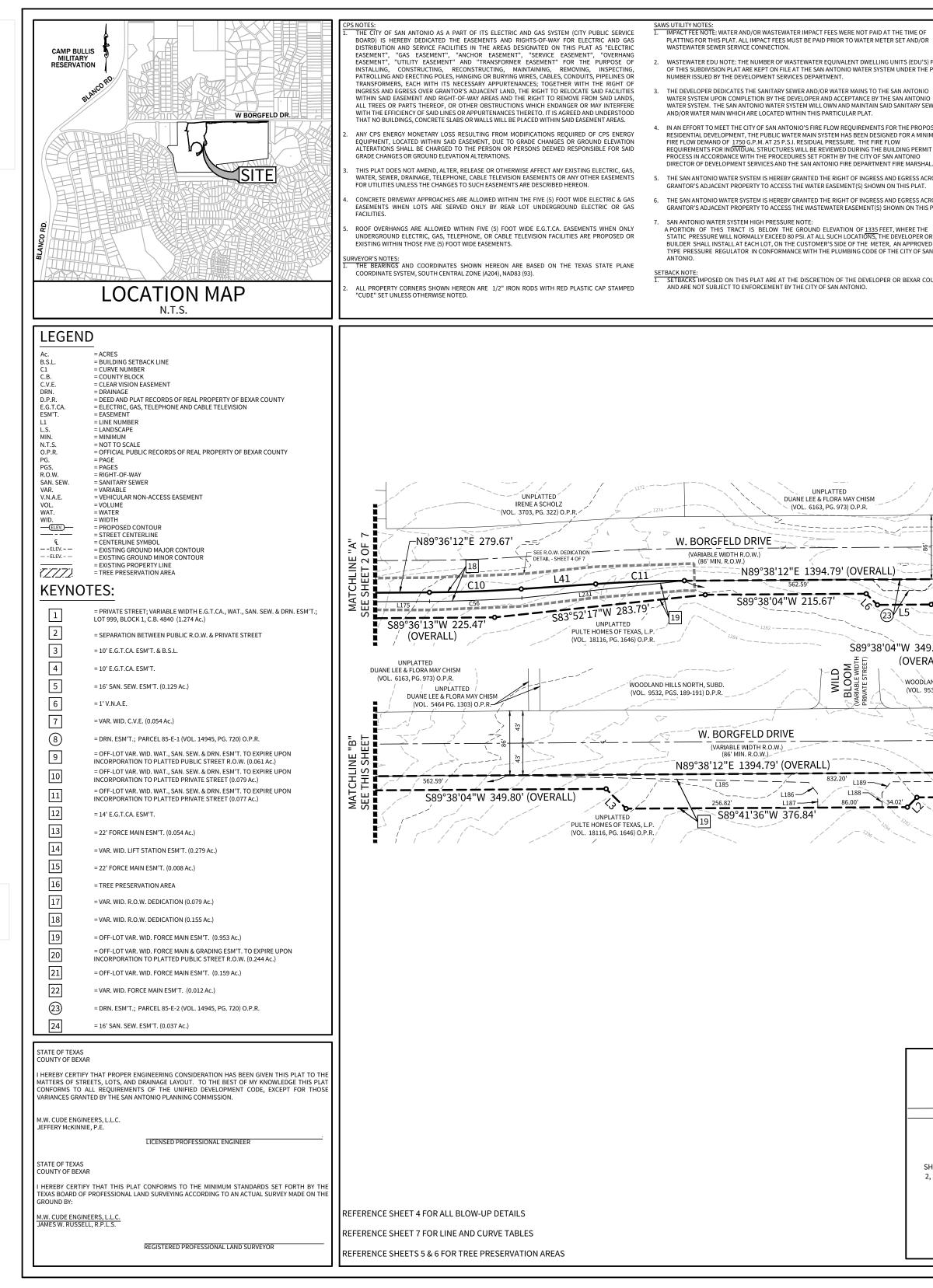
INDEX MAP

, DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS

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ON PAGE

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DUANE LEE & FLORA MAY CHISM

(VOL. 6163, PG. 973) O.P.R.

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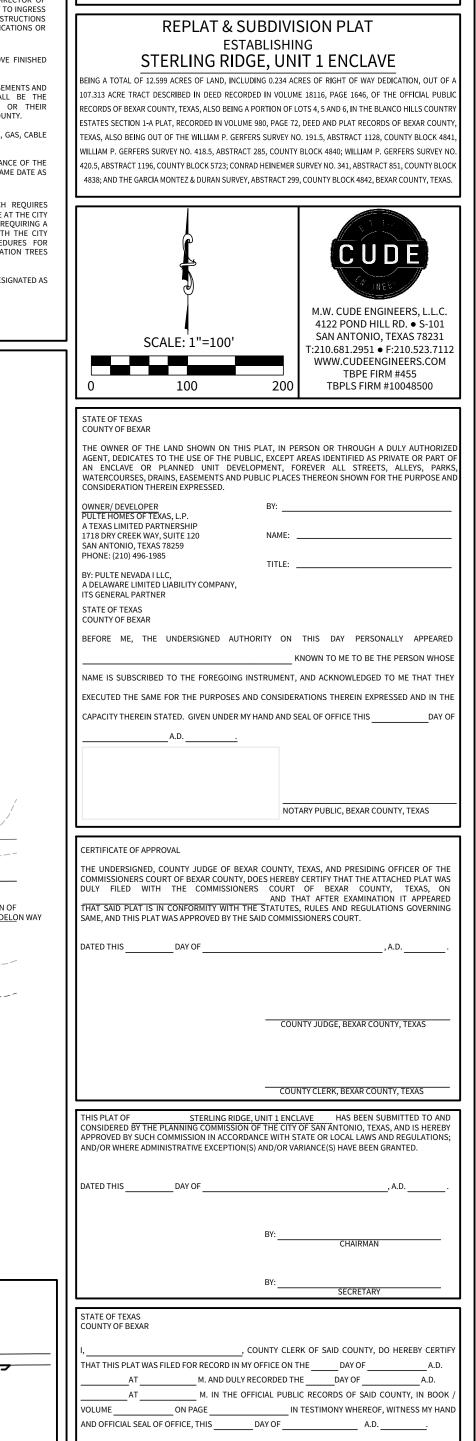
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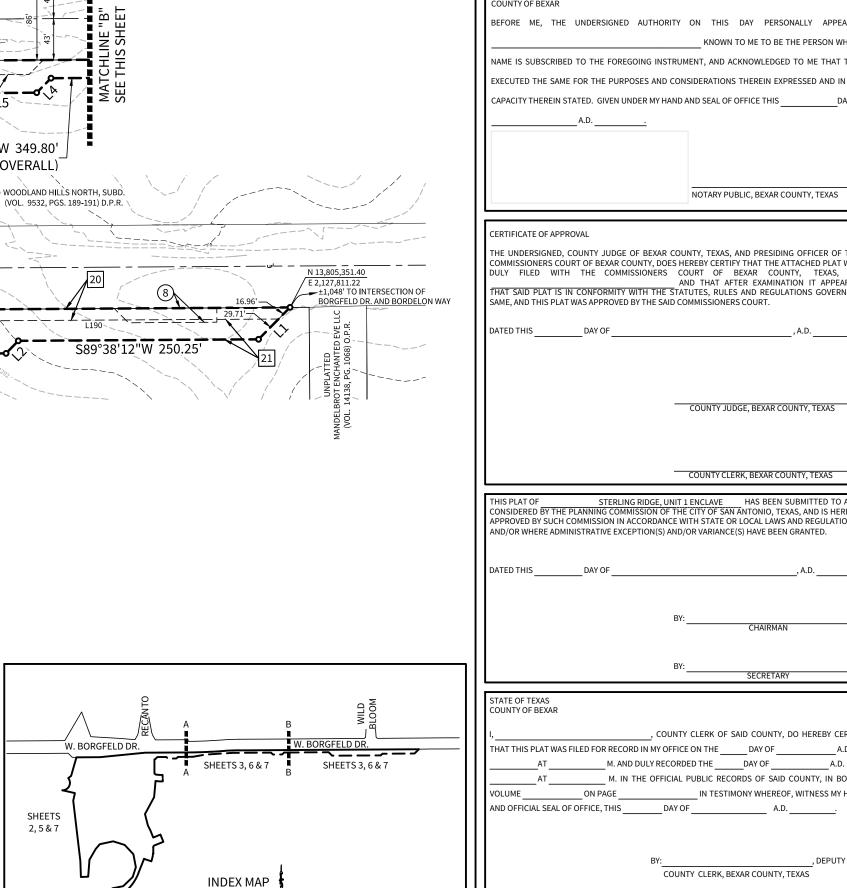
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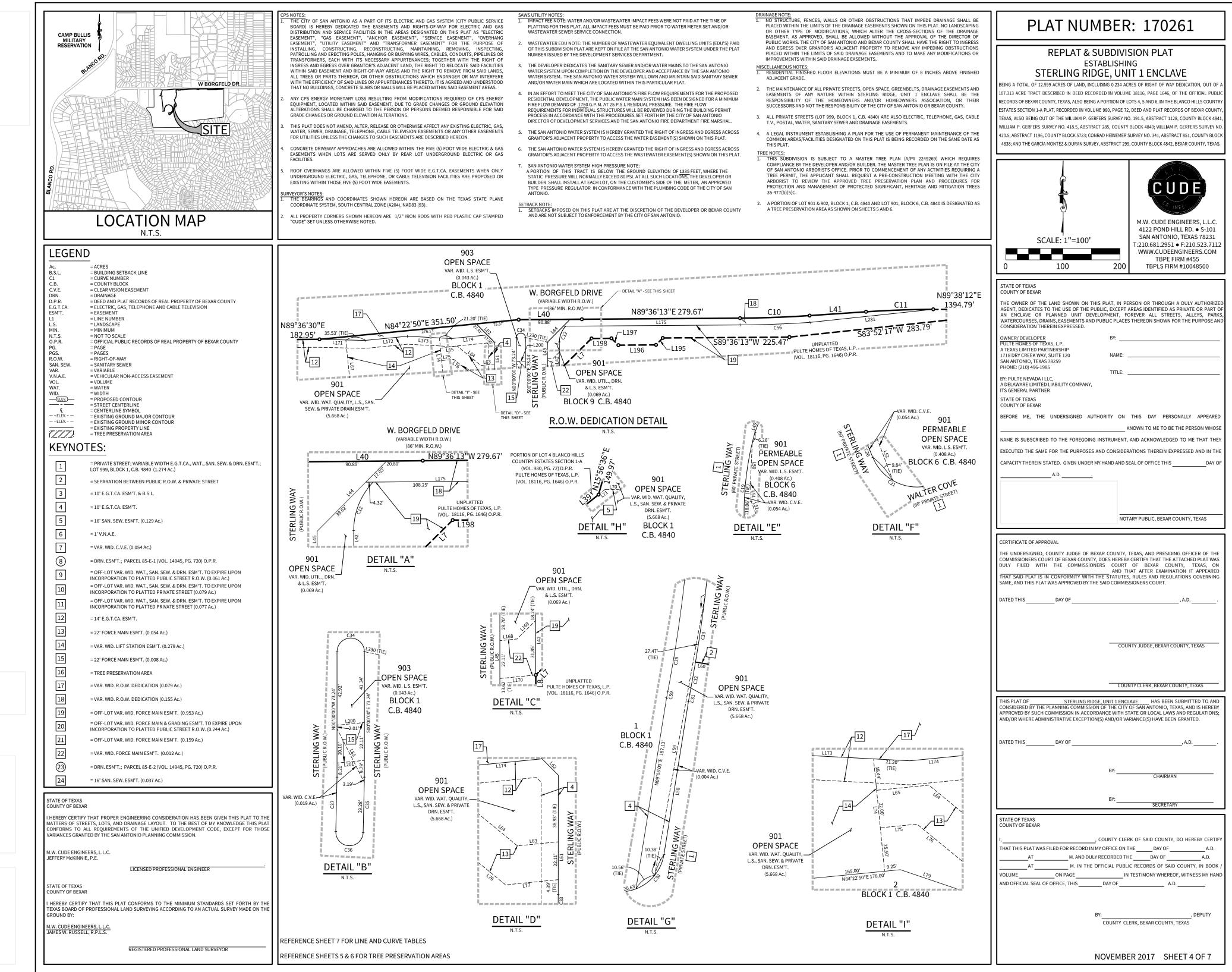
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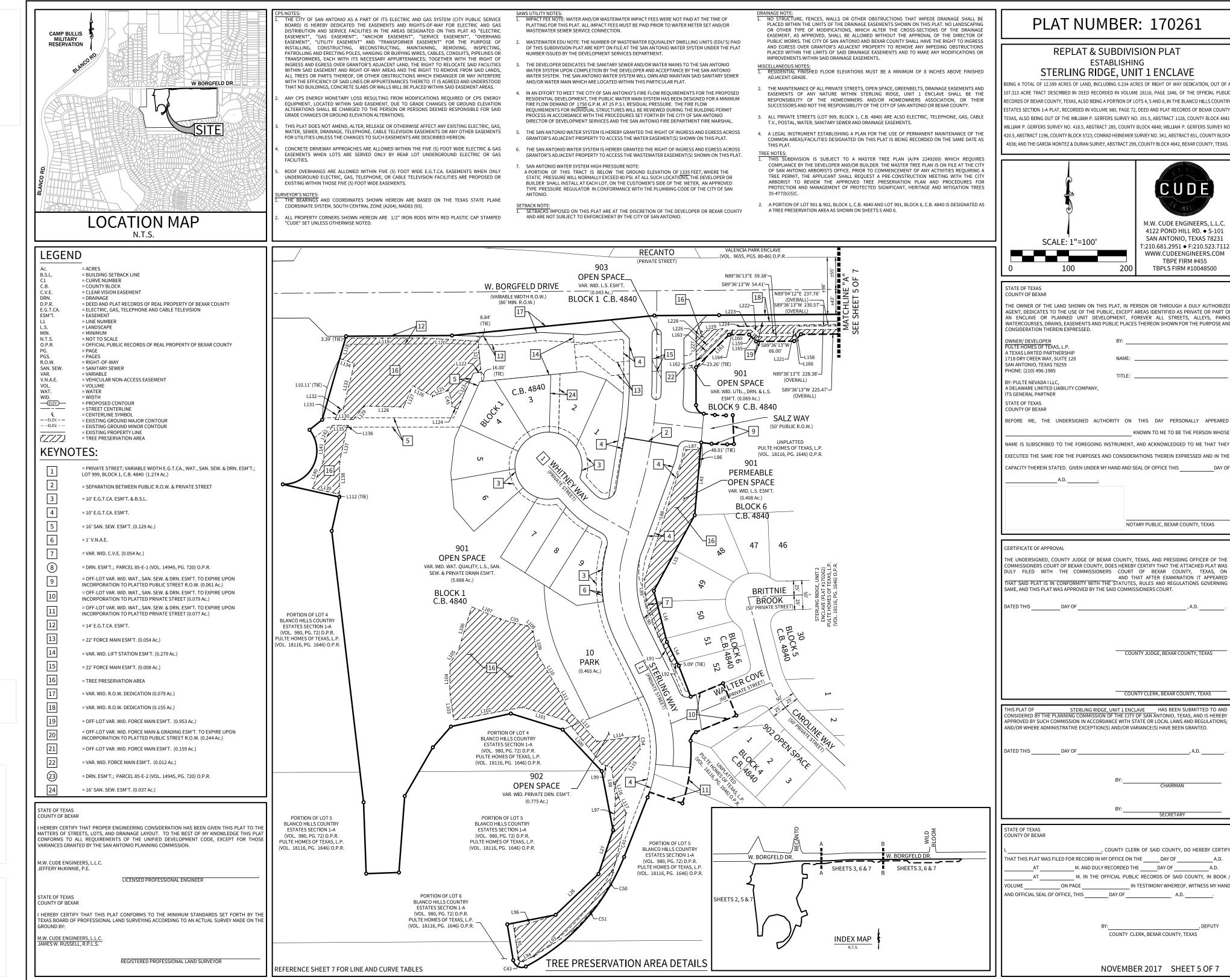


NOVEMBER 2017 SHEET 3 OF 7

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DAY O

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

CHAIRMAN

SECRETARY

, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIF

COUNTY CLERK, BEXAR COUNTY, TEXAS

NOVEMBER 2017 SHEET 5 OF 7

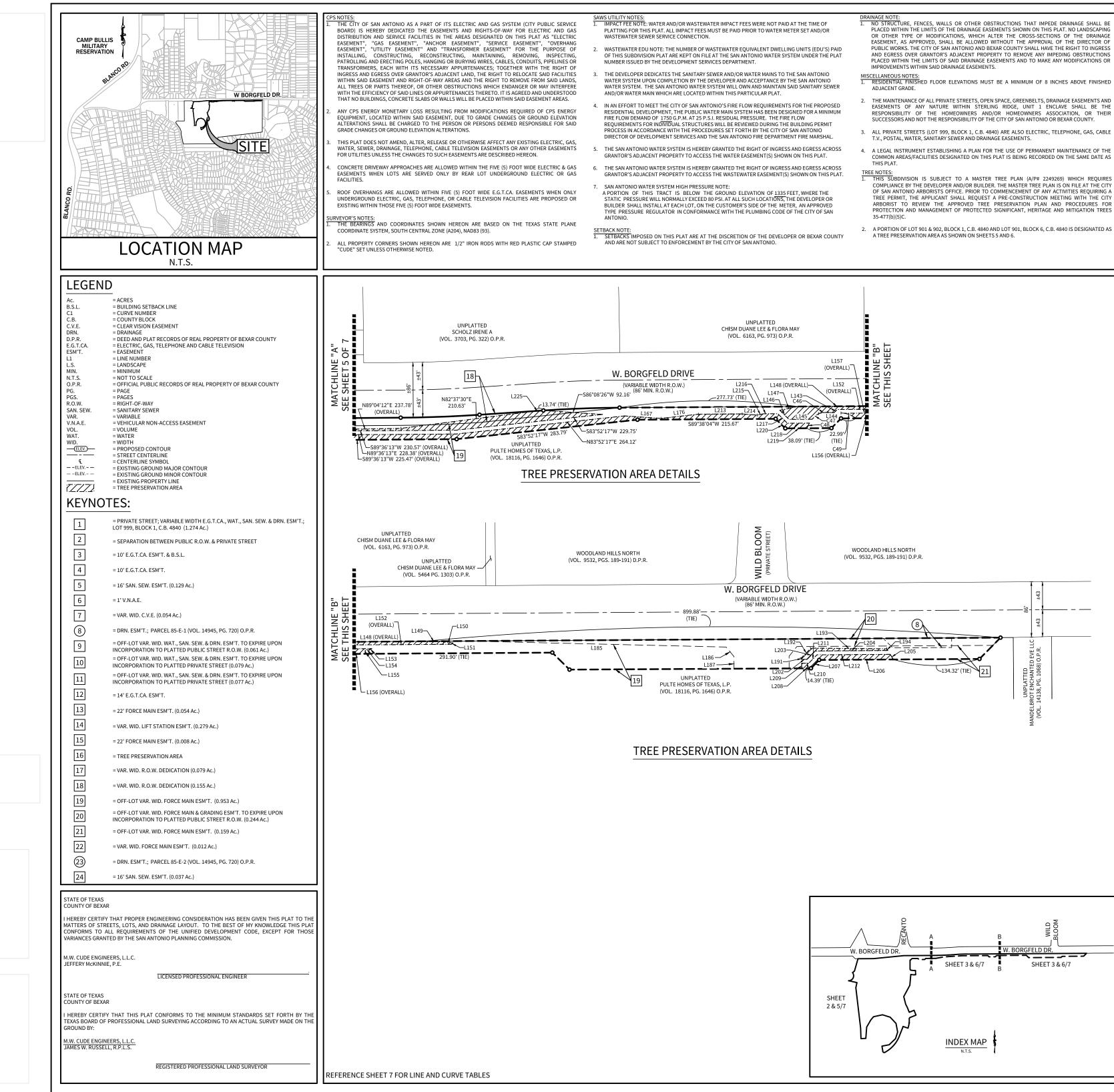
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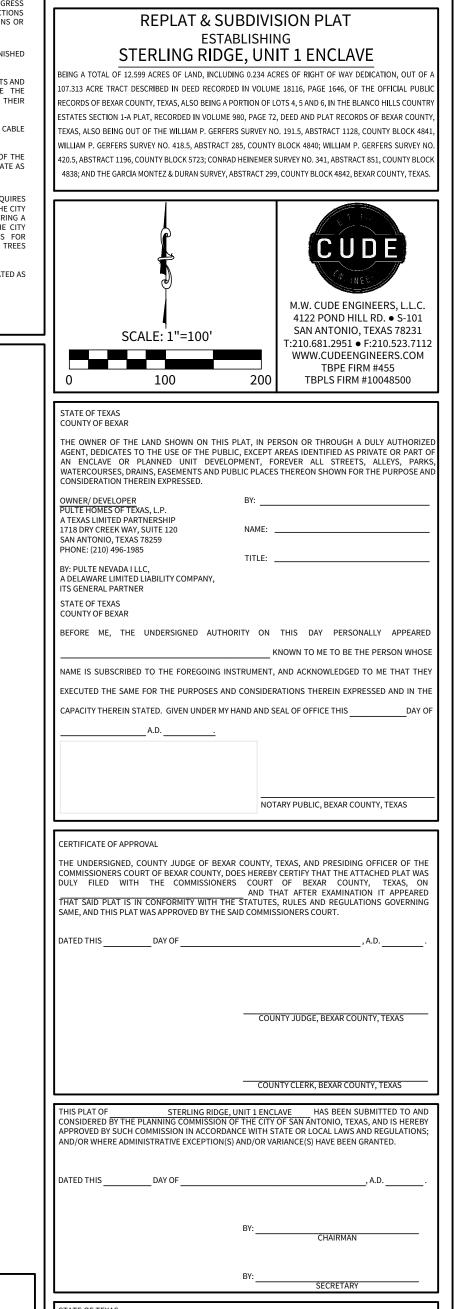
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A.D.

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PLAT NUMBER: 170261



, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF ____ AT _____M. AND DULY RECORDED THE ______DAY OF ____ A.D. ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / IN TESTIMONY WHEREOF, WITNESS MY HAND ON PAGE VOLUME AND OFFICIAL SEAL OF OFFICE, THIS DAY OF

> , DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS

NOVEMBER 2017 SHEET 6 OF 7

CAMP BULLIS MILITARY RESERVATION BLANCO RO BLANCO RO W BORGFELD DR.	BOARD) DISTRIE EASEME INSTALI PATROL TRANSF INGRES WITHIN ALL TRI WITH TI	IS HEREBY UTION AND NT", "GAS NT", "UTILI ING, CONS LING AND ER ORMERS, EA S AND EGRES S AND EGRES S AID EASEM ES OR PART HE EFFICIENC	NTONIO AS A P DEDICATED TH SERVICE FACILI EASEMENT", TY EASEMENT" STRUCTING, R ECTING POLES, CCH WITH ITS N SS OVER GRANT ENT AND RIGHT ENT AND RIGHT ST HEREOF, OR Y OF SAID LINES	IE EASEMENT TIES IN THE "ANCHOR E. AND "TRAN ECONSTRUCT HANGING OR IECESSARY AI DR'S ADJACEN -OF-WAY ARE. OTHER OBS' OR APPURTE	IS AND RIGH AREAS DESIG ASEMENT", VSFORMER E IING, MAIN BURYING WIF PPURTENANG NT LAND, THE AS AND THE AS AND THE SNANCES THE	HTS-OF-WAY FC GNATED ON TH "SERVICE EA EASEMENT" FC TAINING, REI RES, CABLES, C CES; TOGETHE E RIGHT TO REI RIGHT TO REM WHICH ENDANC RETO. IT IS AGF	OR ELECT HIS PLAT SEMENT", OR THE MOVING, CONDUITS, R WITH T CLOCATE S. MOVE FROM GER OR M REED AND	TRIC AND GA AS "ELECTRI PURPOSE O INSPECTING , PIPELINES O THE RIGHT O SAID FACILITIE M SAID LANDS AAY INTERFER UNDERSTOOL	E 1. IM S PL C W/ G 2. W/ G 2. W/ G 7 G 7 G 7 F 0 F NL F 3. TH S 3. TH S 3. TH S 4. W/ E W/	ATTING FOR ASTEWATER THIS SUBD IMBER ISSUI IE DEVELOPI ATER SYSTEI	DTE: WATER THIS PLAT. SEWER SER' EDU NOTE: IVISION PLAT ED BY THE D ER DEDICATE M UPON COM M. THE SAM	AND/OR WASTEW ALL IMPACT FEES VICE CONNECTION THE NUMBER OF I ARE KEPT ON FIN EVELOPMENT SEF ES THE SANITARY APLETION BY THE ANTONIO WATER CH ARE LOCATED	MUST BE N. WASTEWA LE AT THE RVICES DE SEWER AI DEVELOP SYSTEM V	PAID PRIOR TER EQUIVA SAN ANTON PARTMENT. ND/OR WATE PER AND ACC WILL OWN AN	TO WATER METE LENT DWELLING IO WATER SYSTE R MAINS TO THE EPTANCE BY THE ID MAINTAIN SAID	R SET AND UNITS (ED M UNDER 1 SAN ANTO SAN ANTO	/OR U'S) PAID THE PLAT NIO DNIO	PLACED OR OT EASEMI PUBLIC AND EC PLACED IMPROV <u>MISCELLANI</u> 1. RESIDE	RUCTURE WITHIN HER TYP ENT, AS WORKS. GRESS OV WITHIN /EMENTS EOUS NO	THE LIMITS (E OF MODI APPROVED, THE CITY OF /ER GRANTC THE LIMITS WITHIN SAIE TES: NISHED FLO	VALLS OR OTHER OB DF THE DRAINAGE EAS FICATIONS, WHICH A SHALL BE ALLOWED SAN ANTONIO AND B IR'S ADJACENT PROP OF SAID DRAINAGE EAS DRAINAGE EASEMENT OR ELEVATIONS MUS
SITE	 ANY CP EQUIPM ALTERA GRADE THIS PL WATER, FOR UT CONCRI EASEME FACILIT 	S ENERGY M ENT, LOCATI TIONS SHALI CHANGES OR AT DOES NO SEWER, DRA LITIES UNLES ETE DRIVEWA NTS WHEN ES.	, CONCRETE SLA IONETARY LOSS ED WITHIN SAID L BE CHARGED GROUND ELEVA T AMEND, ALTEFF INAGE, TELEPHC SS THE CHANGE: LOTS ARE SEF	RESULTING EASEMENT, TO THE PERS TION ALTERA R, RELEASE OF DNE, CABLE T S TO SUCH EA ARE ALLOWE VED ONLY E	FROM MODIF DUE TO GRA OON OR PERS TIONS. R OTHERWISE ELEVISION EA SEMENTS ARI D WITHIN TH BY REAR LOT	FICATIONS REQ DE CHANGES (SONS DEEMED E AFFECT ANY E ASEMENTS OR E DESCRIBED H IE FIVE (5) FOO T UNDERGROL	QUIRED OF OR GROUI RESPONSI EXISTING E ANY OTHE IEREON. DT WIDE EL JND ELEC	F CPS ENERG IND ELEVATIO BIBLE FOR SAII ELECTRIC, GAS ER EASEMENT LECTRIC & GA CTRIC OR GA	Y RE N FIF D RE PR DII S 5. TH GR S 6. TH S GF 7. SA	SIDENTIAL E RE FLOW DEI QUIREMENT OCESS IN AG RECTOR OF I IE SAN ANTC ANTOR'S AE IE SAN ANTC ANTOR'S AE N ANTONIO	DEVELOPMEN MAND OF 17 'S FOR INDIV CCORDANCE DEVELOPME DNIO WATER DJACENT PRI DNIO WATER DJACENT PRI WATER SYST	E CITY OF SAN AN NT, THE PUBLIC W 50 G.P.M. AT 25 P IDUAL STRUCTUF WITH THE PROCE NT SERVICES AND SYSTEM IS HEREE OPERTY TO ACCES SYSTEM IS HEREE OPERTY TO ACCES TEM HIGH PRESSL	IATER MA .S.I. RESIE RES WILL E EDURES S D THE SAN BY GRANT SS THE W SS THE W JRE NOTE	IN SYSTEM H DUAL PRESSU BE REVIEWEE ET FORTH BY ANTONIO FI ED THE RIGH ATER EASEM ED THE RIGH ASTEWATER	AŠ BEEN DESIGN JRE. THE FIRE FL J DURING THE BU Y THE CITY OF SAN RE DEPARTMENT IT OF INGRESS AN ENT(S) SHOWN O IT OF INGRESS AN EASEMENT(S) SH	ED FOR A M OW IILDING PE N ANTONIC FIRE MAR ND EGRESS IN THIS PL ND EGRESS OWN ON T	MINIMUM RMIT SHAL. GACROSS AT. GACROSS HIS PLAT.	EASEM RESPO SUCCE 3. ALL PF T.V., PC 4. A LEGA COMMM THIS P TREE NOTE 1. THIS : COMPI	ENTS OF NSIBILITY SSORS AN IVATE ST DSTAL, WA NA INSTRI DN AREAS LAT. SUBDIVIS LIANCE BY	ANY NAT OF THE ND NOT THE REETS (LOT ATER, SANIT/ JMENT ESTA S/FACILITIES	RIVATE STREETS, OPE URE WITHIN STERL HOMEOWNERS ANK RESPONSIBILITY OF TH 999, BLOCK 1, C.B. 46 ARY SEWER AND DRAIN BLISHING A PLAN FOI DESIGNATED ON THIS JECT TO A MASTER OPER AND/OR BUILDE TS OFFICE. PRIOR TO
LOCATION MAP N.T.S.	UNDERG EXISTIN SURVEYOR'S 1. THE BE COORD 2. ALL PR	ROUND ELE G WITHIN TH NOTES: ARINGS AND NATE SYSTEI OPERTY COR	ARE ALLOWED \ CTRIC, GAS, TEL OSE FIVE (5) FOO O COORDINATES M, SOUTH CENTI NERS SHOWN H OTHERWISE NO	EPHONE, OR DT WIDE EASEI S SHOWN HE RAL ZONE (A20 EREON ARE	CABLE TELE MENTS. EREON ARE E 04), NAD83 (93	VISION FACILIT BASED ON TH 3).	TIES ARE I IE TEXAS	PROPOSED O	R ST BU TY AN E <u>SETBAC</u> 1. SE	ATIC PRESS ILDER SHAI PE PRESSU ITONIO. <u>CK NOTE:</u> TBACKS IMF	SURE WILL N LL INSTALL A RE REGULAT POSED ON T	CT IS BELOW T ORMALLY EXCEED T EACH LOT, ON TOR IN CONFORM HIS PLAT ARE AT ENFORCEMENT	80 PSI. A THE CUST IANCE WI ⁻ THE DISC	T ALL SUCH I OMER'S SIDE TH THE PLUN CRETION OF	LOCATIO <u>NS,</u> THE E OF THE METER, IBING CODE OF T THE DEVELOPER	DEVELOPE AN APPR HE CITY OI	ER OR OVED F SAN	TREE ARBOF PROTE 35-477 2. A POR	PERMIT, RIST TO CTION A (b)(5)C. TION OF I	THE APPLIC REVIEW TH ND MANAGE .OT 901 & 90	ANT SHALL REQUEST IE APPROVED TREE MENT OF PROTECTED 2, BLOCK 1, C.B. 4840. AS SHOWN ON SHEET
				1																	
LEGEND Ac. = ACRES	LINE	LINE TAI	BLE BEARING		LINE TABL		LINE	LINE TAE	BLE	LINE	LINE TAE	BLE BEARING	LINE	LINE TA	BLE	LINE	LINE TA		LINE	LINE 1	
B.S.L. = BUILDING SETBACK LINE C1 = CURVE NUMBER C.B. = COUNTY BLOCK	L1	46.67'	S44°38'12"W	L36	123.46' N	N02°05'58"W	L72	30.03'	S51°29'10"W	L107	54.22'	S67°05'14"E	L142	30.11'	N25°08'17"E	L178	58.88'	N89°36'30"E	L216	22.31'	N89°38'04"E
C.V.E. = CLEAR VISION EASEMENT DRN. = DRAINAGE D.P.R. = DEED AND PLAT RECORDS OF REAL PROPERTY OF BEXAR COUNTY	L2 L3	18.26' 37.72'	S44°20'59"W N45°21'56"W			N12°37'50"E N77°22'10"W	L73 L74	227.94' 65.94'	S90°00'00"W S05°37'10"E	L108 L109	14.13' 41.55'	S44°30'45"E S11°26'21"E	L143 L144	7.01' 9.16'	S44°38'04"W N87°24'40"W		121.55' 18.20'	S02°08'00"W S10°13'00"W	_	21.21' 34.41'	S45°21'56"E N89°38'04"E
E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION ESM'T. = EASEMENT L1 = LINE NUMBER	L4	21.21'	S44°38'04"W			N51°29'10"E	L75	21.60'	\$84°23'34"W	L110	67.42'	S30°41'05"E	L145	36.28'	\$89°38'04"W		62.39'	S67°14'00"E	L219	33.93'	S89°38'04"W
L.S. = LANDSCAPE MIN. = MINIMUM	L5 L6	71.98'	S89°38'04"W N45°21'56"W			N89°36'12"E N86°09'46"E	L76 L77	52.87' 30.97'	N50°36'26"W S84°23'34"W	L111 L112	43.69' 4.83'	S27°08'17"E N02°45'34"E	L146 L147	20.15' 28.36'	N45°21'56"W N78°02'01"E	L185 L186	404.21' 19.17'	N88°40'07"W N39°17'23"W	L220	21.21' 16.65'	N45°21'56"W S44°36'13"W
N.T.S. = NOT TO SCALE D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY PG. = PAGE	L7	79.89'	S45°21'48"W			N00°00'00"E	L78	38.18'	N50°48'51"W	L113	70.92'	S42°31'48"E	L148	217.17'	N89°38'12"E		18.98'	N00°23'36"W		16.65'	N45°23'47"W
PGS. = PAGES 2.O.W. = RIGHT-OF-WAY SAN. SEW. = SANITARY SEWER	L8 L9	65.29' 19.37'	S00°00'00"E S83°27'09"E			\$05°05'55"W \$44°48'06"W	L79 L80	43.50' 60.52'	N71°15'49"W N06°34'16"E	L114 L115	72.98' 74.33'	N82°46'45"E S35°25'52"W	L149 L150	30.87' 14.75'	S88°33'59"E S82°55'55"E	L188 L189	19.02' 19.40'	S00°23'45"E S38°55'35"W	L223 L224	24.75' 9.48'	S89°36'13"W N82°35'43"E
AN. SEWER SWITCH SEWER (AR. = VARIABLE 	L10	11.65'	N87°42'02"E			S00°00'00"E	L81	60.75'	N05°11'43"W	L116	22.60'	S14°00'48"E	L151	3.31'	S51°06'50"W		305.83'	S89°39'08"W	_	13.74'	N86°09'46"E
/AT. = WATER /ID. = WIDTH	L11 L12	50.00' 11.65'	S02°17'58"E S87°42'02"W			S83°27'09"E S05°05'55"W	L82 L83	52.74' 46.54'	N40°44'11"W N81°31'40"E	L117 L118	30.68' 36.48'	S26°28'32"E N15°56'36"E	L152 L153	198.21' 4.60'	S89°38'04"W S67°54'33"W		2.35' 21.21'	N01°41'31"W N44°20'59"E	L226	65.89' 29.48'	S45°21'48"W N00°00'00"E
- (ELEY) = PROPOSED CONTOUR = STREET CENTERLINE €. = CENTERLINE SYMBOL	L13	18.05'	N83°27'09"W			\83°27'09"W	L84	60.00'	N84°39'15"W	L119	134.12'	N89°49'50"E	L154	5.96'	N90°00'00"W		118.27'	S89°31'05"E	-	15.55'	N39°27'33"E
- ELEV = EXISTING GROUND MAJOR CONTOUR - ELEV = EXISTING GROUND MINOR CONTOUR = EXISTING BROUND BINOR CONTOUR	L14 L15	125.91' 148.59'	S05°05'55"W S28°21'01"W			S21°07'02"W S02°32'52"W	L85 L86	35.34' 35.42'	N26°54'38"W S00°46'11"W	L120 L121	94.97' 53.76'	S86°31'26"E S05°37'58"E	L155 L156	6.33' 34.91'	S00°00'00"E S89°38'04"W	L194 L195	3.20' 16.65'	S32°07'53"E S44°36'13"W	L229 L230	37.32' 39.78'	N82°35'43"E N78°40'04"W
= EXISTING PROPERTY LINE TTREE PRESERVATION AREA	L16	90.99'	S14°22'18"E			S02°10'22"E	L87	22.51'	N88°20'17"E	L122	13.10'	S84°22'50"W	L157	62.88'	N89°38'04"E		66.00'	S89°36'13"W	L231	219.00'	S83°57'21"W
KEYNOTES:	L17 L18	46.01' 57.24'	S26°24'27"E S21°10'11"E			S20°28'20"E S08°25'23"E	L88 L89	235.39' 42.34'	N17°45'14"E N03°41'30"W	L123 L124	67.92' 10.50'	S23°46'52"W N65°15'18"W	L158 L159	16.65' 66.00'	S44°36'13"W N45°23'47"W		16.65' 34.80'	N45°23'47"W S89°36'13"W			
= PRIVATE STREET; VARIABLE WIDTH E.G.T.CA., WAT., SAN. SEW. & DRN. ESM'T.; LOT 999, BLOCK 1, C.B. 4840 (1.274 Ac.)	L19	60.48'	N67°36'32"E	L54	40.92' 5	S26°24'27"E	L90	60.03'	N20°43'00"W	L125	29.11'	S70°10'26"W	L160	34.80'	S89°36'13"W	L199	85.73'	N23°46'52"E			
2 = SEPARATION BETWEEN PUBLIC R.O.W. & PRIVATE STREET	L20 L21	60.00' 75.39'	S22°23'28"E S67°36'32"W	├ ──┼─		N60°22'59"W N42°31'19"W	L91 L92	54.67' 8.68'	N27°02'21"W S71°35'04"W	L126 L127	39.04' 40.26'	N62°08'06"W S22°50'50"W	L161 L162	56.63' 12.82'	S45°21'48"W S87°51'44"W		16.08' 16.08'	N84°23'34"E S84°23'34"W	-		
3 = 10' E.G.T.CA. ESM'T. & B.S.L.	L22	60.00'	N71°03'34"W			S42°31'19"E	L93	82.93'	S56°43'58"W	L128	68.24'	N88°31'31"W	L163	68.66'	N45°21'48"E	L202	8.87'	S89°41'36"W			
4 = 10' E.G.T.CA. ESM'T.	L23 L24	110.71' 62.88'	S21°31'37"W N09°26'26"W			N09°06'00"E N10°12'32"E	L94 L95	20.83' 53.40'	S65°38'46"W N07°12'14"W	L129 L130	29.93' 31.47'	S38°56'03"W N90°00'00"W	L164 L165	42.31' 16.65'	N89°36'13"E S45°23'47"E		18.25' 113.11'	S44°20'59"W S89°38'12"W			
5 = 16' SAN. SEW. ESM'T. (0.129 Ac.) 6 = 1' V.N.A.E.	L25	85.10'	N78°55'50"E			S80°26'36"E	L96	75.11'	N72°01'14"E	L131	17.19'	N25°08'17"E	L166	16.65'	N44°36'13"E		9.41'	S32°07'53"E			
7 = VAR. WID. C.V.E. (0.054 Ac.)	L26 L27	102.26' 80.11'	N46°24'19"E N18°17'16"E			N00°00'00"E N44°48'06"W	L97 L98	55.14' 53.37'	N04°33'27"E N07°21'06"W	L132 L133	7.81' 80.14'	N66°08'16"E N13°30'38"E	L167 L168	56.83' 10.09'	S86°08'26"E N84°23'34"E	L206 L207	115.94' 18.26'	S89°38'12"W S44°20'59"W			
8 = DRN. ESM'T.; PARCEL 85-E-1 (VOL. 14945, PG. 720) O.P.R.	L27	103.39'	N10°51'47"W			N84°23'34"E	L99	17.70'	N71°24'34"W	L133	26.65'	N70°31'58"W	L169	15.39'	N45°21'48"E		14.38'	S89°41'36"W			
9 = OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET R.O.W. (0.061 Ac.)	L29	98.59'	N43°15'12"W			S50°36'26"E N84°23'34"E	L100	96.06'	N38°47'05"W	L135	28.08'	N90°00'00"W	L170 L171	21.10' 79.71'	S84°23'34"W N88°37'10"W		8.00' 11.23'	N01°41'31"W N89°41'36"W	, ,		
10 = OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.079 Ac.)	L30 L31	93.78' 105.91'	N72°46'10"W S77°42'52"W			N05°37'58"W	L101 L102	79.90' 121.51'	S79°24'12"W	L136 L137	4.40' 60.91'	S38°56'03"W S12°11'21"W	L171	74.72'	S84°22'47"W		18.25'	N44°20'59"E			
= OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.077 Ac.)	L32	47.62'	S41°01'42"W			N84°22'50"E	L103	49.30'	N08°07'02"W	L138	56.00'	S00°09'48"W	L173	76.87'	N86°59'16"W		114.32'	N89°38'12"E			
12 = 14' E.G.T.CA. ESM'T.	L33 L34	97.08' 132.33'	S30°01'18"W N04°20'33"E			N23°46'52"E N90°00'00"E	L104 L105	50.63' 23.16'	N00°27'49"E N36°41'19"E	L139 L140	47.96' 51.31'	N77°56'09"W N22°08'35"E	L174 L175	63.62' 312.86'	S84°22'38"W S89°36'24"W		68.50' 23.24'	N89°38'04"E S85°19'57"E	-		
13 = 22' FORCE MAIN ESM'T. (0.054 Ac.)	L35	56.62'	N87°54'02"E	L71	5.36'	N51°29'10"E	L106	81.15'	N16°53'57"E	L141	34.25'	N04°08'53"E	L176	58.71'	N83°36'34"E	L215	10.14'	N78°02'01"E			
14 = VAR. WID. LIFT STATION ESM'T. (0.279 Ac.)				CURVE	ETABLE							CUR'	VE TAB	LE							
15 = 22' FORCE MAIN ESM'T. (0.008 Ac.)	CURVE	RADIUS	DELTA	TANGENT	LENGT	H CHORD	сно	RD BEARII	NG CURVE	RADIU	S DELT	A TANGE	NT LE	NGTH C	HORD CHO	DRD BEA	ARING				
16 = TREE PRESERVATION AREA 17 = VAR. WID. R.O.W. DEDICATION (0.079 Ac.)	C1 C2	15.00' 125.00'	83°27'09" 08°50'50"	13.38' 9.67'	21.85'	19.97' 19.28'		S41°43'34"E S87°52'34"E	C28 C29	5.00'	61°33'4					S11°44'25 S47°09'47					
18 = VAR. WID. R.O.W. DEDICATION (0.155 Ac.)	C2 C3	125.00	08°50'50"	13.54'	27.02	27.00'		187°52'34"W	C29 C30	20.00'	119°05'					N68°38'53					
19 = OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.953 Ac.)	C4 C5	15.00' 275.00'	71°32'30" 22°52'24"	10.81' 55.63'	18.73' 109.78'			S31°50'17"W	C31 C32	111.00 ¹ 653.00 ¹						N09°58'15 N10°03'14					
= OFF-LOT VAR. WID. FORCE MAIN & GRADING ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET R.O.W. (0.244 Ac.)	C5 C6	275.00'	02°35'11"	4.85'	9.71'	9.70		N07°30'14"E S20°14'02"W	C32 C33	653.00						N10°03'14 N04°37'59					
21 = OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.159 Ac.)	C7	365.00'	40°44'34"	135.54'	259.55'			641°53'55"W	C34	8.00'	180°00'					N90°00'00					
22 = VAR. WID. FORCE MAIN ESM'T. (0.012 Ac.)	C8 C9	15.00' 58.00'	108°17'22" 129°19'32"	20.76' 122.49'	28.35'	24.31' ' 104.84'	_	N63°35'07"W N26°08'56"E	C35 C36	708.00'	02°37'4					S01°18'50 N87°22'20					
23 = DRN. ESM'T.; PARCEL 85-E-2 (VOL. 14945, PG. 720) O.P.R.	C10	2,043.00'	03°27'07"	61.56'	123.09'			N87°52'53"E	C37	692.00						N01°18'50					
24 = 16' SAN. SEW. ESM'T. (0.037 Ac.)	C11 C12	1,957.00' 40.00'	03°28'58" 44°01'53"	59.50' 16.17'	118.96' 30.74'			187°53'40"W 522°00'54"W	C38 C39	643.00 [°] 330.00 [°]						N06°44'50 N13°39'07					
STATE OF TEXAS COUNTY OF BEXAR	C13	747.00'	03°36'36"	23.54'	47.07'	47.06'		501°48'18"W	C41	1,356.70						S12°35'19					
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	C14 C15	14.00' 14.00'	87°03'45" 77°16'09"	13.30' 11.19'	21.27' 18.88'	19.28' 17.48'		S39°55'16"E S57°54'47"W	C43 C45	6.35' 99.20'	99°13'4 16°22'3					N66°38'07 N12°50'38					
ATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT ONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.	C16	747.00'	00°46'59"	5.10'	10.21'	10.21'	S	609°52'36"W	C46	45.46'	18°43':	13" 7.49'	1	4.85'	29.39'	S82°53'08	"W				
1.W. CUDE ENGINEERS, L.L.C.	C17 C18	111.00' 14.00'	09°55'03" 09°47'35"	9.63' 1.20'	19.21' 2.39'	19.19' 2.39'		515°13'37"W 514°22'54"W	C47 C48	44.13' 44.13'	17°39'3			8.87'		S49°14'54 S25°01'20					
EFFERY McKINNIE, P.E.	C19	170.00'	41°54'01"	65.09'	124.32'			\$05°27'27"E	C49	19.64'	30°03':	21" 10.05'				N66°01'54					
	C20 C21	275.00' 15.00'	04°22'32" 90°21'33"	10.51' 15.09'	21.00'	21.00'		S24°13'11"E S67°12'41"E	C50 C51	128.17 ¹ 429.68 ¹						S20°53'34 S39°41'21					
TATE OF TEXAS OUNTY OF BEXAR	C21 C22	215.00'	90 21 33 13°03'43"	24.61'	49.01	48.91'	_	N12°24'35"E	C51	176.21						S05°03'44					
HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE EXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE ROUND BY:	C23 C24	215.00' 20.00'	32°17'11" 75°58'11"	62.23' 15.62'	121.15' 26.52'	' 119.56' 24.62'		10°15'52"W	C55 C56	311.39						S75°59'36 S87°52'51					
I.W. CUDE ENGINEERS, L.L.C.	C24 C25	150.00'	75°58'11" 17°51'40"	23.57'	46.76'			122°23°53°W 151°27'09"W	C56 C57	2,054.95						S87°52'51 S16°01'53					
JAMES W. RUSSELL, R.P.L.S.	C26 C27	5.00' 58.00'	61°33'47" 303°07'34"	2.98' 31.41'	5.37' 306.85'	5.12'		V73°18'12"W	C58 C59	230.00						N05°24'47 N09°58'15					
REGISTERED PROFESSIONAL LAND SURVEYOR		55.00	505 01 54	51.71	500.00			20 TI W	0.59	121.00	01 44			2.00	5.00						

- 5 OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE TE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING TIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE L BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS AID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR INAGE EASEMENTS.
- EVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED
- E STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND WITHIN STERLING RIDGE, UNIT 1 ENCLAVE SHALL BE THE EOWNERS AND/OR HOMEOWNERS ASSOCIATION, OR THEIR INSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. OCK 1, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE
- ER AND DRAINAGE EASEMENTS. NG A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE NATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS
- TO A MASTER TREE PLAN (A/P# 2249269) WHICH REQUIRES AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY FICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY PPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES
- CK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS OWN ON SHEETS 5 AND 6.

PLAT NUMBER: 170261

REPLAT & SUBDIVISION PLAT ESTABLISHING STERLING RIDGE, UNIT 1 ENCLAVE

BEING A TOTAL OF 12.599 ACRES OF LAND, INCLUDING 0.234 ACRES OF RIGHT OF WAY DEDICATION, OUT OF A 107.313 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 18116, PAGE 1646, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING A PORTION OF LOTS 4, 5 AND 6, IN THE BLANCO HILLS COUNTRY ESTATES SECTION 1-A PLAT, RECORDED IN VOLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE WILLIAM P. GERFERS SURVEY NO. 191.5, ABSTRACT 1128, COUNTY BLOCK 4841, WILLIAM P. GERFERS SURVEY NO. 418.5, ABSTRACT 285, COUNTY BLOCK 4840; WILLIAM P. GERFERS SURVEY NO. 420.5, ABSTRACT 1196, COUNTY BLOCK 5723; CONRAD HEINEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCIA MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS.

CUDE M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 SCALE: 1"=100' T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE FIRM #455 100 200 TBPLS FIRM #10048500

STATE OF TEXAS COUNTY OF BEXAR

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THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE UAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUET 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 PULTE HOMES OF TEXAS, L.P.	ВҮ:
A TEXAS LIMITED PARTNERSHIP 1718 DRY CREEK WAY, SUITE 120	NAME:
SAN ANTONIO, TEXAS 78259 PHONE: (210) 496-1985	
BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER	TITLE:,
STATE OF TEXAS COUNTY OF BEXAR	
BEFORE ME, THE UNDERSIGNED AU	UTHORITY ON THIS DAY PERSONALLY APPEAR
	IG INSTRUMENT, AND ACKNOWLEDGED TO ME THAT TH
	S AND CONSIDERATIONS THEREIN EXPRESSED AND IN T
CAPACITY THEREIN STATED. GIVEN UNDER	R MY HAND AND SEAL OF OFFICE THIS DAY
A.D	<u>.</u>
	NOTARY PUBLIC, BEXAR COUNTY, TEXAS
	NUTANT FODER, 22.0
CERTIFICATE OF APPROVAL	
THE UNDERSIGNED, COUNTY JUDGE OF B	BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF TH
COMMISSIONERS COURT OF BEXAR COUNT	TY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT W DNERS COURT OF BEXAR COUNTY, TEXAS, C
	AND THAT AFTER EXAMINATION IT APPEARI H THE STATUTES, RULES AND REGULATIONS GOVERNIN
SAME, AND THIS PLAT WAS APPROVED BY T	
DATED THIS DAY OF	, A.D.
	COUNTY JUDGE, BEXAR COUNTY, TEXAS
	COUNTY CLERK, BEXAR COUNTY, TEXAS
	DGE, UNIT 1 ENCLAVE HAS BEEN SUBMITTED TO AN
APPROVED BY SUCH COMMISSION IN ACCO	ION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREI ORDANCE WITH STATE OR LOCAL LAWS AND REGULATION ON(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS	, A.D.
	P1/.
	BY:CHAIRMAN
	BY:SECRETARY
STATE OF TEXAS	
COUNTY OF BEXAR	
l,	_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CER
	N MY OFFICE ON THE DAY OF A.D.
ATM. IN THE	JLY RECORDED THEDAY OFA.D. E OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOO
VOLUMEON PAGE	IN TESTIMONY WHEREOF, WITNESS MY H
AND OFFICIAL SEAL OF OFFICE, THIS	DAY OFA.D
	BY: , DEPUTY
	COUNTY CLERK, BEXAR COUNTY, TEXAS
	NOVEMBER 2017 SHEET 7 OF 7