

## LOCATION MAP

N.T.S.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF  
BLANCO HILLS COUNTRY ESTATES SECTION 1-A WHICH IS RECORDED IN

VOLUME 980, PAGE 72, DEED AND PLAT RECORDS OF BEXAR COUNTY.

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 LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT  
DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER  
DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE DAY OF A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES:

## LEGEND

Ac. = ACRES  
B.S.L. = BUILDING SETBACK LINE  
C1 = CURVE NUMBER  
C.B. = COUNTY BLOCK  
C.V.E. = CLEAR VISION EASEMENT  
DRN. = DRAINAGE  
D.P.R. = DEED AND PLAT RECORDS OF REAL PROPERTY OF BEXAR COUNTY  
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION  
ESMT. = EASEMENT  
LI = LINE NUMBER  
L.S. = LANDSCAPE  
MIN. = MINIMUM  
N.T.S. = NOT TO SCALE  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY  
PG. = PAGE  
PGS. = PAGES  
R.O.W. = RIGHT-OF-WAY  
SAN. SEW. = SANITARY SEWER  
VAR. = VARIABLE  
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT  
VOL. = VOLUME  
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WID. = WIDTH  
ELEV. = PROPOSED CONTOUR  
6 = STREET CENTERLINE  
ELEV. = CENTERLINE SYMBOL  
ELEV. = EXISTING GROUND MAJOR CONTOUR  
ELEV. = EXISTING GROUND MINOR CONTOUR  
ELEV. = EXISTING PROPERTY LINE  
ELEV. = TREE PRESERVATION AREA

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.

M.W. CUDE ENGINEERS, L.L.C.  
JEFFERY MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

### CPS NOTES:

- THE CITY OF SAN ANTONIO AS A 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 AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### SURVEYOR'S NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (AZ04), NAD83 (93).
- ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

### SAWS UTILITY NOTES:

- 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 SEWER SERVICE CONNECTION.
- 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 NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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 AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- 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 1750 G.P.M. AT 25 P.S.I. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- 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.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 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.

### SETBACK NOTES:

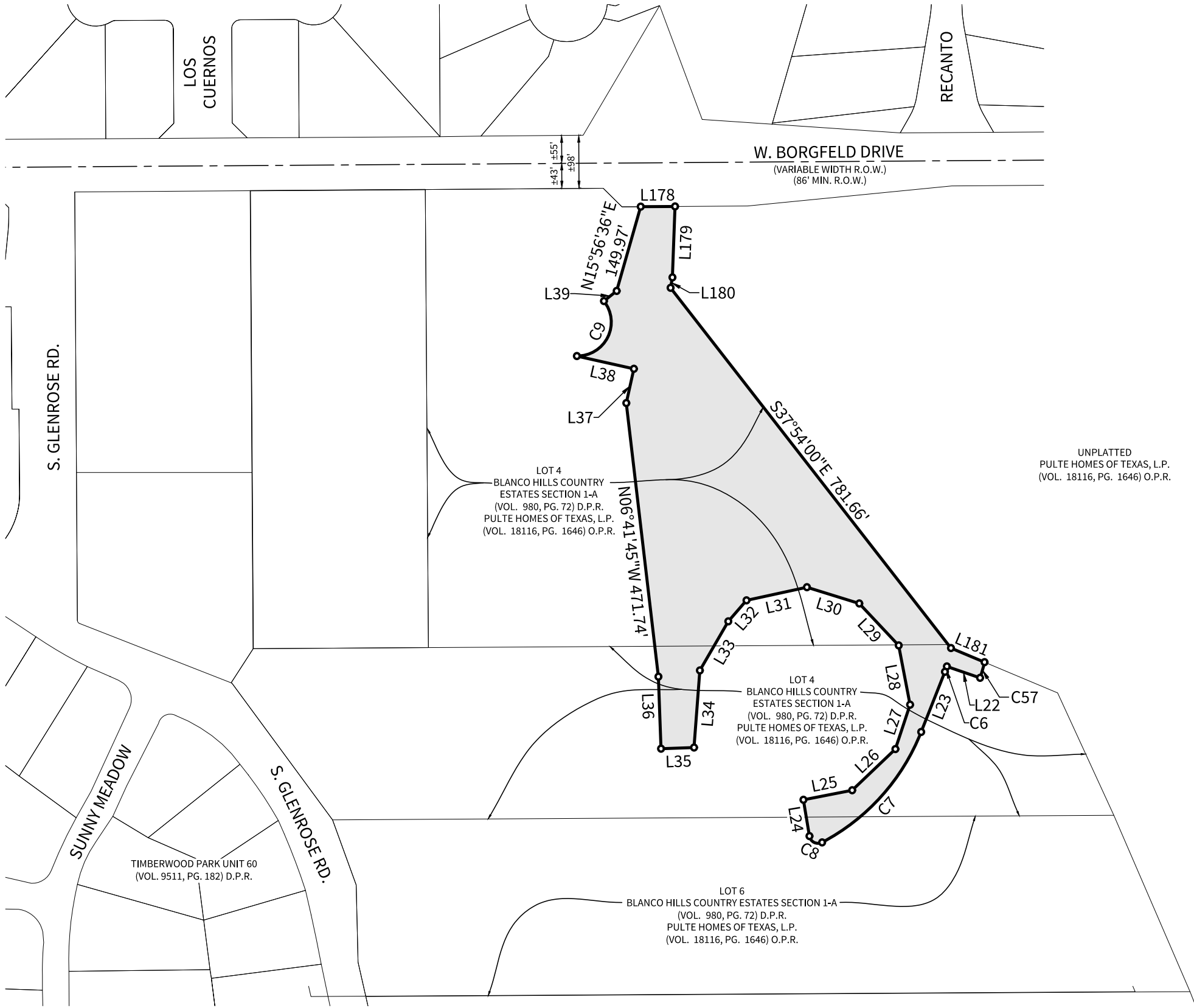
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

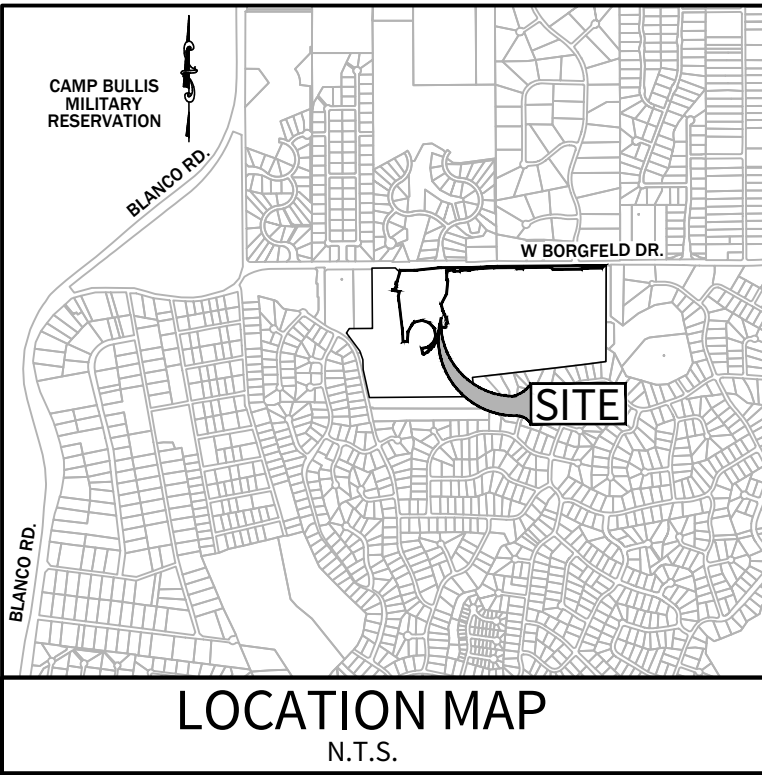
### DRAINAGE NOTE:

- 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 PUBLIC WORKS. 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.

### MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
  - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 1 ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - ALL PRIVATE STREETS (LOT 999, BLOCK 1, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
  - A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
- TREE NOTES:
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES 35-477(b)(5)(C).
  - A PORTION OF LOT 901 & 902, BLOCK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 5 AND 6.





LEGEND	
AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VIEW EASEMENT
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KEYNOTES:	
1	= PRIVATE STREET; VARIABLE WIDTH E.G.T.CA., WAT., SAN. SEW. & DRN. ESM'T.; LOT 999, BLOCK 1, C.B. 4840 (1.274 Ac.)
2	= SEPARATION BETWEEN PUBLIC R.O.W. & PRIVATE STREET
3	= 10' E.G.T.CA. ESM'T. & B.S.L.
4	= 10' E.G.T.CA. ESM'T.
5	= 16' SAN. SEW. ESM'T. (0.129 Ac.)
6	= 1' V.N.A.E.
7	= VAR. WID. C.V.E. (0.054 Ac.)
8	= DRN. ESM'T.; PARCEL 85-E-1 (VOL. 14945, PG. 720) O.P.R.
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.)
10	= OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.079 Ac.)
11	= OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.077 Ac.)
12	= 14' E.G.T.CA. ESM'T.
13	= 22' FORCE MAIN ESM'T. (0.054 Ac.)
14	= VAR. WID. LIFT STATION ESM'T. (0.279 Ac.)
15	= 22' FORCE MAIN ESM'T. (0.008 Ac.)
16	= TREE PRESERVATION AREA
17	= VAR. WID. R.O.W. DEDICATION (0.079 Ac.)
18	= VAR. WID. R.O.W. DEDICATION (0.155 Ac.)
19	= OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.953 Ac.)
20	= OFF-LOT VAR. WID. FORCE MAIN & GRADING ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET R.O.W. (0.244 Ac.)
21	= OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.159 Ac.)
22	= VAR. WID. FORCE MAIN ESM'T. (0.012 Ac.)
23	= DRN. ESM'T.; PARCEL 85-E-2 (VOL. 14945, PG. 720) O.P.R.
24	= 16' SAN. SEW. ESM'T. (0.037 Ac.)

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.

M.W. CUDE ENGINEERS, L.L.C.  
JEFFERY MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER

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COUNTY OF BEXAR

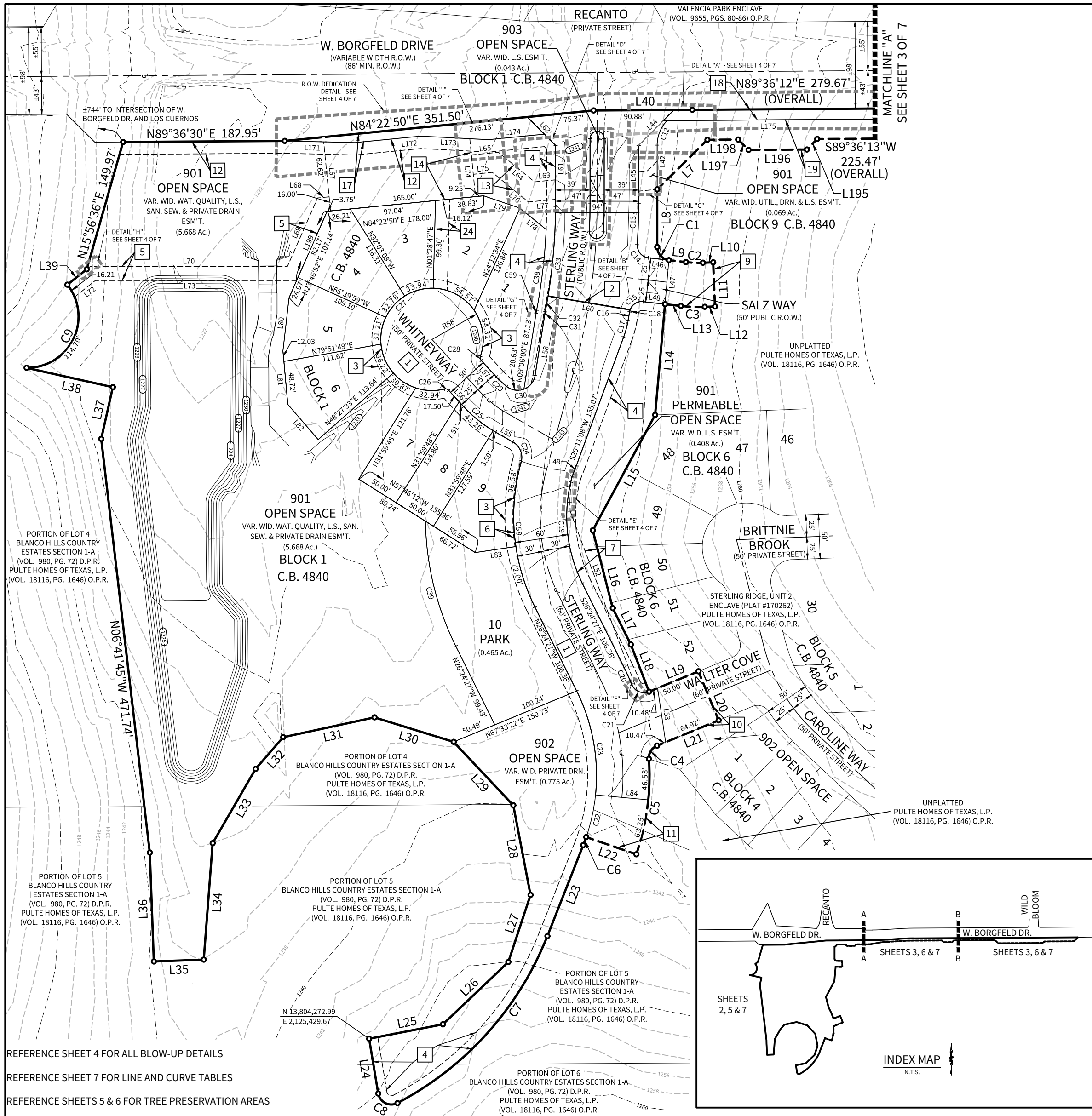
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

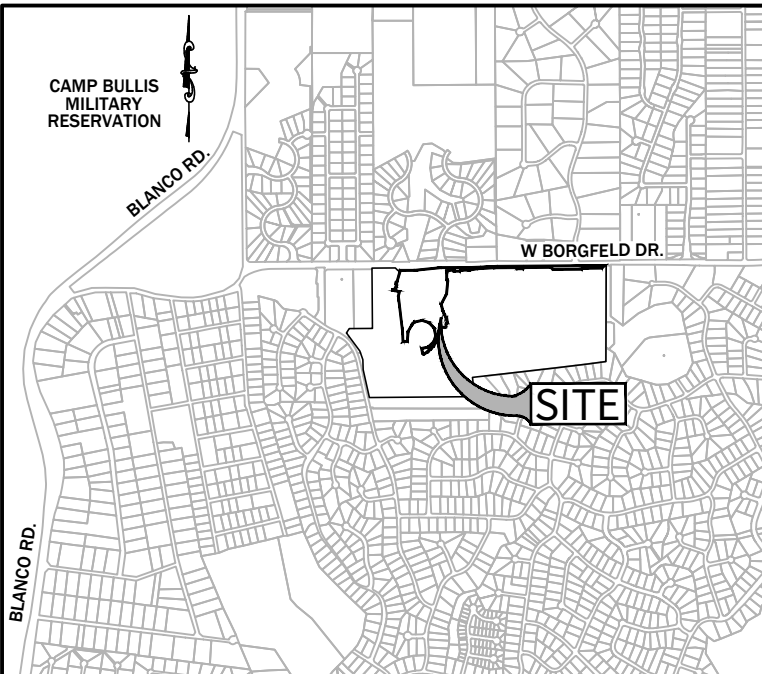
M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

- CPS NOTES:
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  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
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- SAWS UTILITY NOTES:
- IMPACT FREE 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 SEWER SERVICE CONNECTION.
  - 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 NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
  - 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 AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
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  - A PORTION OF LOT 901 & 902, BLOCK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 5 AND 6.





## LOCATION MAP N.T.S.

### LEGEND

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### KEYNOTES:

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- = 10' E.G.T.CA. ESM'T. & B.S.L.
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- = OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET R.O.W. (0.061 Ac.)
- = OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.079 Ac.)
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- = 16' SAN. SEW. ESM'T. (0.037 Ac.)

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.

M.W. CUDE ENGINEERS, L.L.C.  
JEFFERY MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:  
1. THE CITY OF SAN ANTONIO AS A 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 AREAS.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:  
1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (AZ04), NAD83 (93).

2. ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

SAWS UTILITY NOTES:  
1. 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 SEWER SERVICE CONNECTION.

2. 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 NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

3. 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 AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

4. 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 1750 G.P.M. AT 25 P.S.I. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

6. 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.

7. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 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.

SETBACK NOTES:  
1. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:  
1. 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 PUBLIC WORKS. 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.

MISCELLANEOUS NOTES:  
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

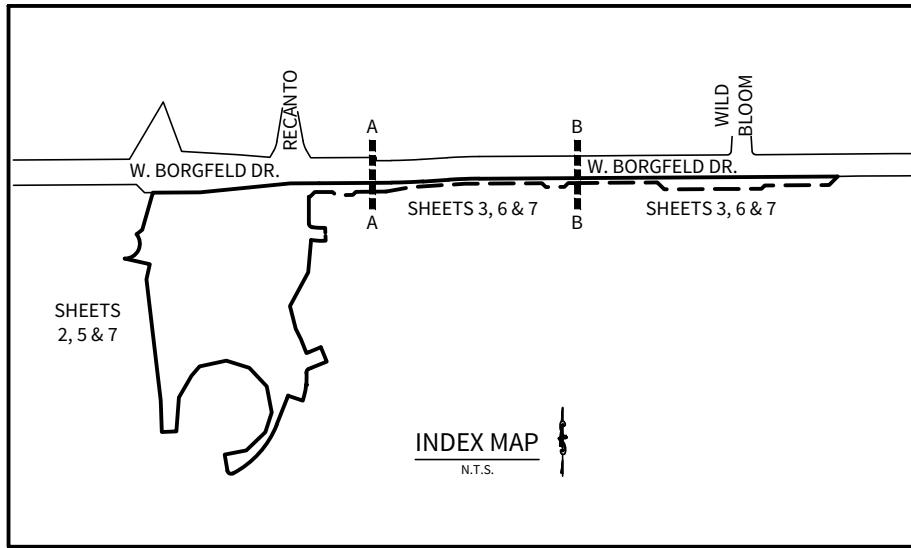
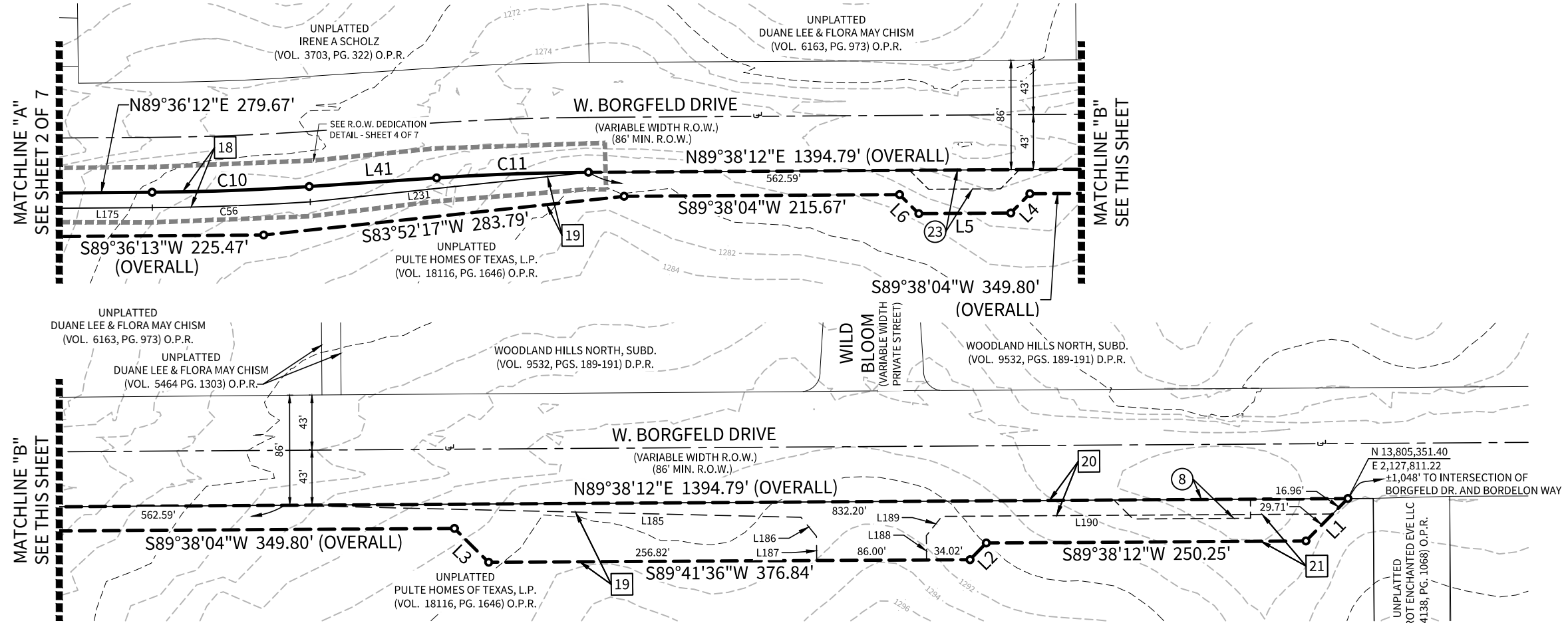
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 1 ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. ALL PRIVATE STREETS (LOT 999, BLOCK 1, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

4. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

TREE NOTES:  
1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES 35-477(b)(5)C.

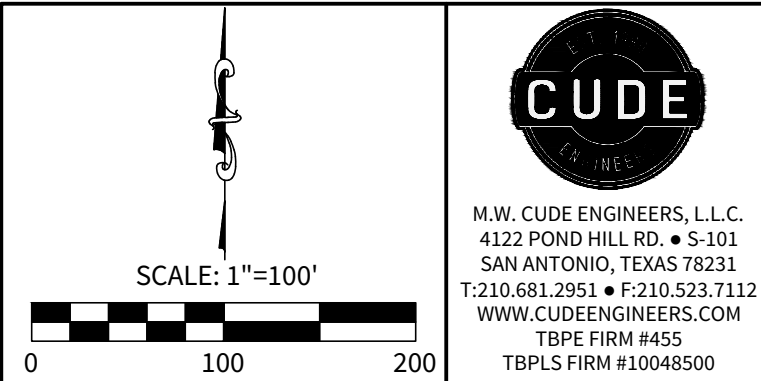
2. A PORTION OF LOT 901 & 902, BLOCK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 5 AND 6.



## 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 HENEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCIA MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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  
PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 496-1985

BY: PULTE NEVADA I L L C,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ STERLING RIDGE, UNIT 1 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. \_\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

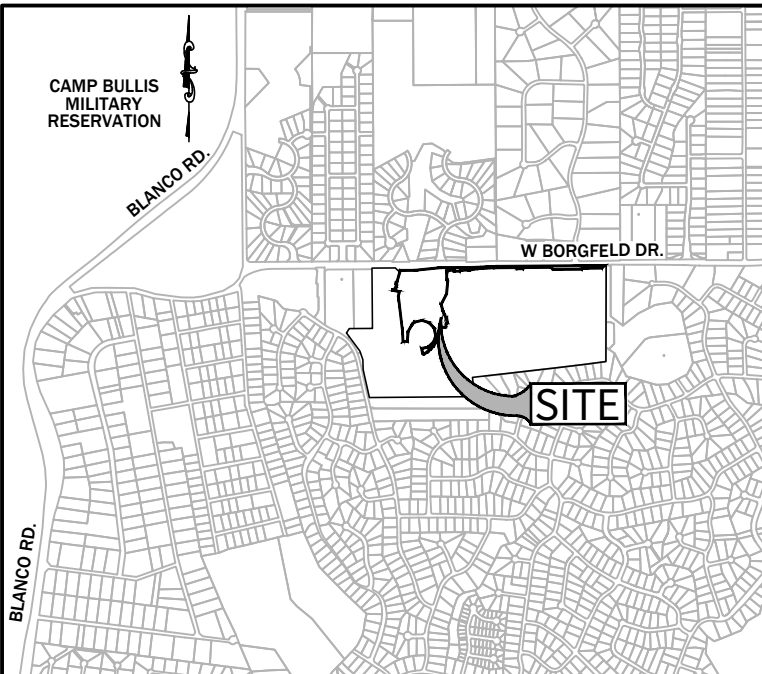
BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

BY: \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS





## LOCATION MAP N.T.S.

### LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
D.P.R.	= DEED AND PLAT RECORDS OF REAL PROPERTY OF BEXAR COUNTY
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
L1	= LINE NUMBER
L.S.	= LANDSCAPE
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV.	= PROPOSED CONTOUR
6	= STREET CENTERLINE
---ELEV.---	= CENTERLINE SYMBOL
---ELEV.---	= EXISTING GROUND MAJOR CONTOUR
---ELEV.---	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= TREE PRESERVATION AREA

### KEYNOTES:

- = PRIVATE STREET; VARIABLE WIDTH E.G.T.CA., WAT., SAN. SEW. & DRN. ESMT.; LOT 999, BLOCK 1, C.B. 4840 (1.274 Ac.)
- = SEPARATION BETWEEN PUBLIC R.O.W. & PRIVATE STREET
- = 10' E.G.T.CA. ESMT. & B.S.L.
- = 10' E.G.T.CA. ESMT.
- = 16' SAN. SEW. ESMT. (0.129 Ac.)
- = 1' V.N.A.E.
- = VAR. WID. C.V.E. (0.054 Ac.)
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STATE OF TEXAS  
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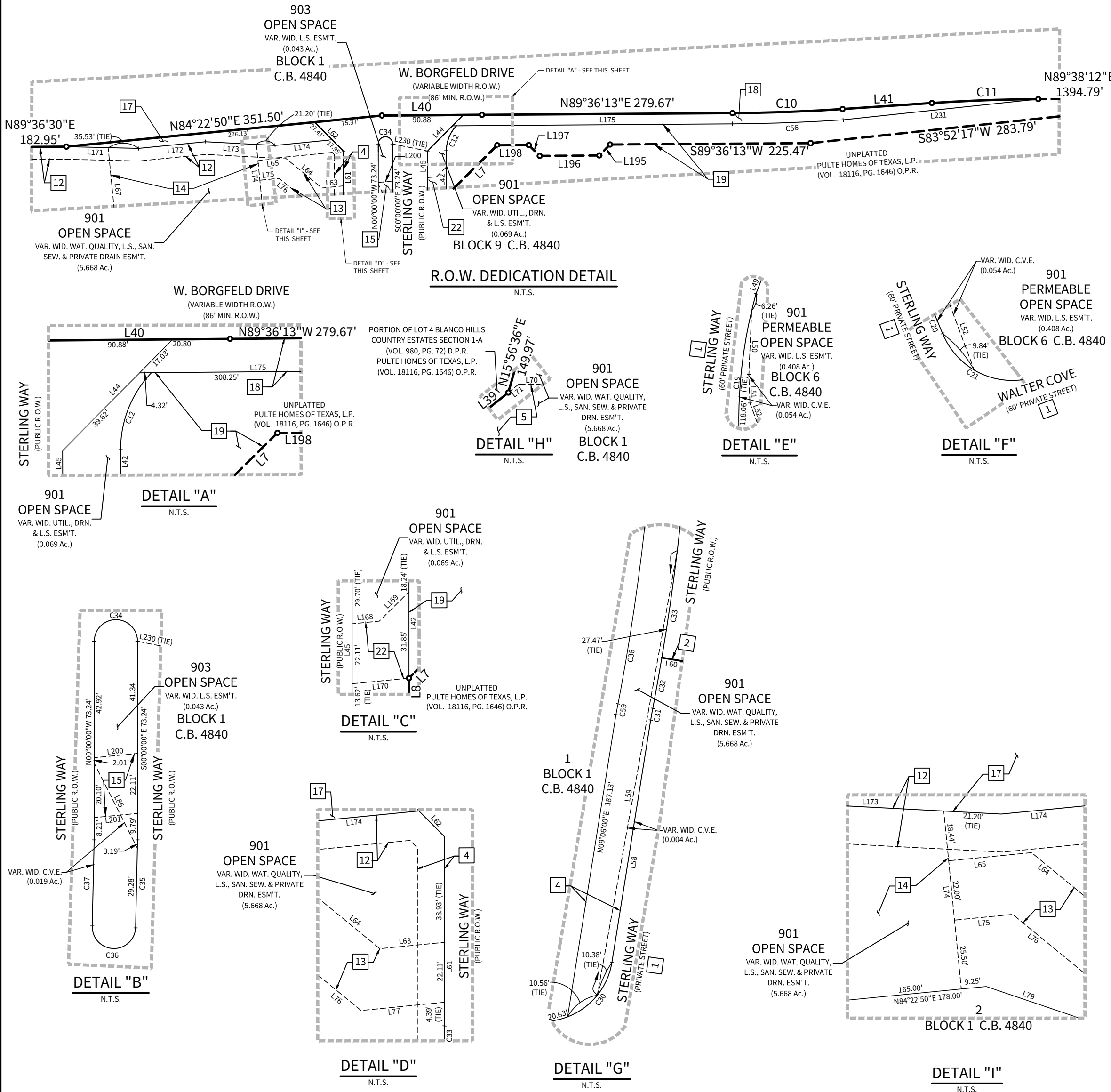
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

### DRAINAGE 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 PUBLIC WORKS. 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.

### MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
  - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 1 ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - ALL PRIVATE STREETS (LOT 999, BLOCK 1, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
  - A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
- TREE NOTES:
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES 35-47(b)(5)(C).
  - A PORTION OF LOT 901 & 902, BLOCK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN 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 HENEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCIA MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • S-101  
SAN ANTONIO, TEXAS 78231  
T:210.681.2951 • F:210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPE FIRM #455  
TBPLS FIRM #10048500

SCALE: 1"=100'

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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  
PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 496-1985

BY: PULTE NEVADA L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, A.D. \_\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

### CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ STERLING RIDGE, UNIT 1 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. \_\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN





BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

BY: \_\_\_\_\_ DEPUTY  
COUNTY CLERK, BEXAR COUNTY, TEXAS



- |   |  |
|---|--|
| AC.   | = ACRES  |
| B.S.L.  | = BUILDING SETBACK LINE                                    |
| C1  | = CURVE NUMBER   |
| C.B.  | = COUNTRY BLOCK  |
| C.V.E.  | = CLEAR VISION EASEMENT                                    |
| D.R.N.  | = DRAINAGE   |
| C.O.P.R.  | = COUNTRY PLAT RECORDS OF REAL PROPERTY OF BEXAR COUNTY    |
| E.G.T. CA.  | = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION            |
| ESMT.   | = EASEMENT   |
| L1  | = LINE NUMBER  |
| L.S.  | = LANDSCAPE  |
| MIN.  | = MINIMUM  |
| N.T.S.  | = NOT TO SCALE   |
| O.P.R.  | = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY |
| P.G.  | = PAGE   |
| P.GS.   | = PAGES  |
| R.O.W.  | = RIGHT-OF-WAY   |
| SAN. SEW.   | = SANITARY SEWER   |
| VAR.  | = VARIABLE   |
| V.N.A.E.  | = VEHICULAR NON-ACCESS EASEMENT                            |
| VOL.  | = VOLUME   |
| WAT.  | = WATER  |
| WID.  | = WIDTH  |
|  | = PROPOSED CONTOUR   |
|  | = STREET CENTERLINE  |
|  | = CENTERLINE SYMBOL  |
| --ELEV--  | = EXISTING GROUND MAJOR CONTOUR                            |
| ---ELEV---  | = EXISTING GROUND MINOR CONTOUR                            |
|  | = TREE PRESERVATION AREA                                   |

- 1 = PRIVATE STREET; VARIABLE WIDTH E.G.T.C.A., WAT., SAN. SEW. & DRN. ESM'T. (LOT 999, BLOCK 1, C.B. 4840 [1.274 Ac.])
- 2 = SEPARATION BETWEEN PUBLIC R.O.W. & PRIVATE STREET
- 3 = 10' E.G.T.C.A. ESM'T. & B.S.L.
- 4 = 10' E.G.T.C.A. ESM'T.
- 5 = 16' SAN. SEW. ESM'T. (0.129 Ac.)
- 6 = 1' V.N.A.E.
- 7 = VAR. WID. C.V.E. (0.054 Ac.)
- 8 = DRN. ESM'T.; PARCEL 85-E-1 (VOL. 14945, PG. 720) O.P.R.
- 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.)
- 10 = OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.079 Ac.)
- 11 = OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.077 Ac.)
- 12 = 14' E.G.T.C.A. ESM'T.
- 13 = 22' FORCE MAIN ESM'T. (0.054 Ac.)
- 14 = VAR. WID. LIFT STATION ESM'T. (0.279 Ac.)
- 15 = 22' FORCE MAIN ESM'T. (0.008 Ac.)
- 16 = TREE PRESERVATION AREA
- 17 = VAR. WID. R.O.W. DEDICATION (0.079 Ac.)
- 18 = VAR. WID. R.O.W. DEDICATION (0.155 Ac.)
- 19 = OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.953 Ac.)
- 20 = OFF-LOT VAR. WID. FORCE MAIN & GRADING ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET R.O.W. (0.244 Ac.)
- 21 = OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.159 Ac.)
- 22 = VAR. WID. FORCE MAIN ESM'T. (0.012 Ac.)
- 23 = DRN. ESM'T.; PARCEL 85-E-2 (VOL. 14945, PG. 720) O.P.R.
- 24 = 16' SAN. SEW. ESM'T. (0.037 Ac.)

REGISTERED PROFESSIONAL LAND SURVEYOR

2. ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

1. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

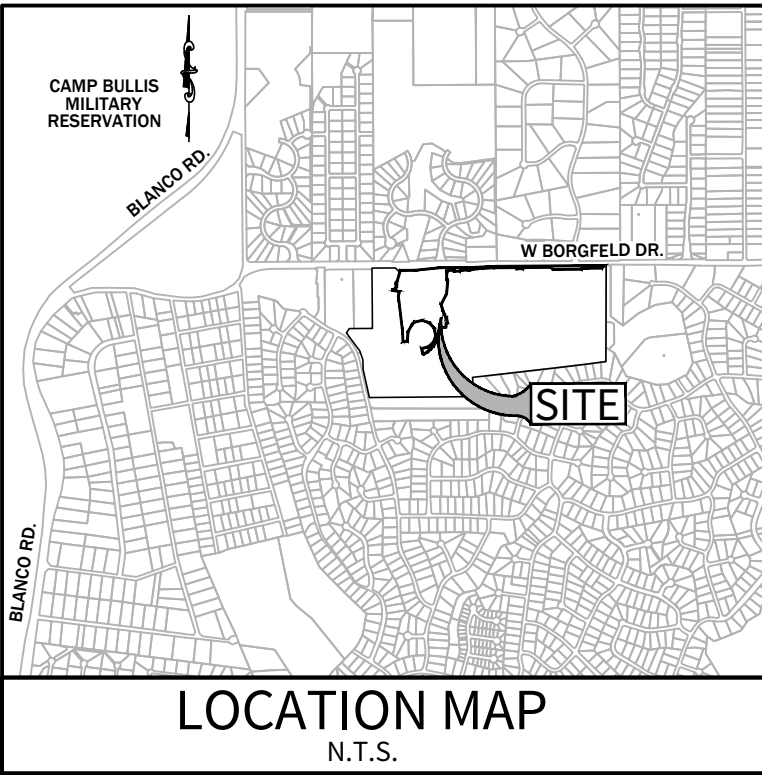
2. A PORTION OF LOT 901 & 902, BLOCK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 5 AND 6.



**M.W. CUDE ENGINEERS, L.L.C.**  
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**WWW.CUDEENGINEERS.COM**  
**TBPE FIRM #455**  
**TBPLS FIRM #10048500**

COUNTY CLERK, BEXAR COUNTY, TEXAS

NOVEMBER 2017 SHEET 5 OF 7



LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
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C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
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V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV.	= PROPOSED CONTOUR
6	= STREET CENTERLINE
---	= CENTERLINE SYMBOL
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= TREE PRESERVATION AREA

KEYNOTES:

1	= PRIVATE STREET; VARIABLE WIDTH E.G.T.CA., WAT., SAN. SEW. & DRN. ESM'T.; LOT 999, BLOCK 1, C.B. 4840 (1.274 Ac.)
2	= SEPARATION BETWEEN PUBLIC R.O.W. & PRIVATE STREET
3	= 10' E.G.T.CA. ESM'T. & B.S.L.
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24	= 16' SAN. SEW. ESM'T. (0.037 Ac.)

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.

M.W. CUDE ENGINEERS, L.L.C.  
JEFFERY MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A 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 AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (AZ04), NAD83 (93).
- ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

SAWS UTILITY NOTES:

- 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 SEWER SERVICE CONNECTION.
- 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 NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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 AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- 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 1750 G.P.M. AT 25 P.S.I. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
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- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 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.

SETBACK NOTE:

- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:

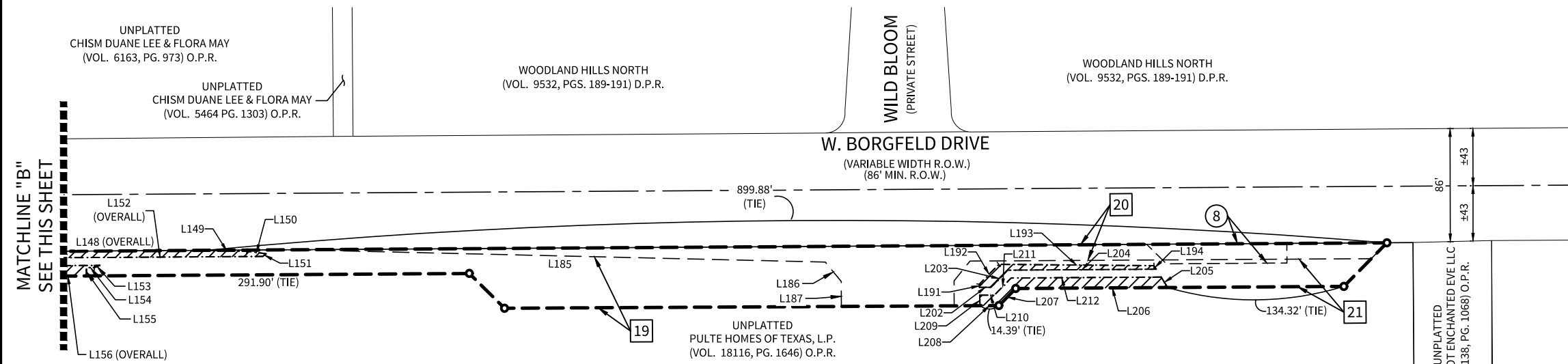
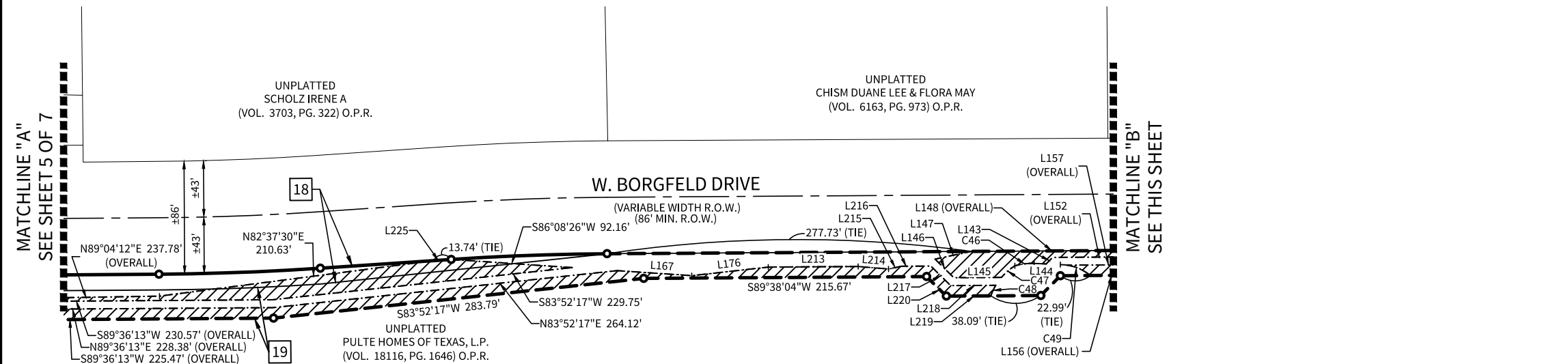
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. 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.

MISCELLANEOUS NOTES:

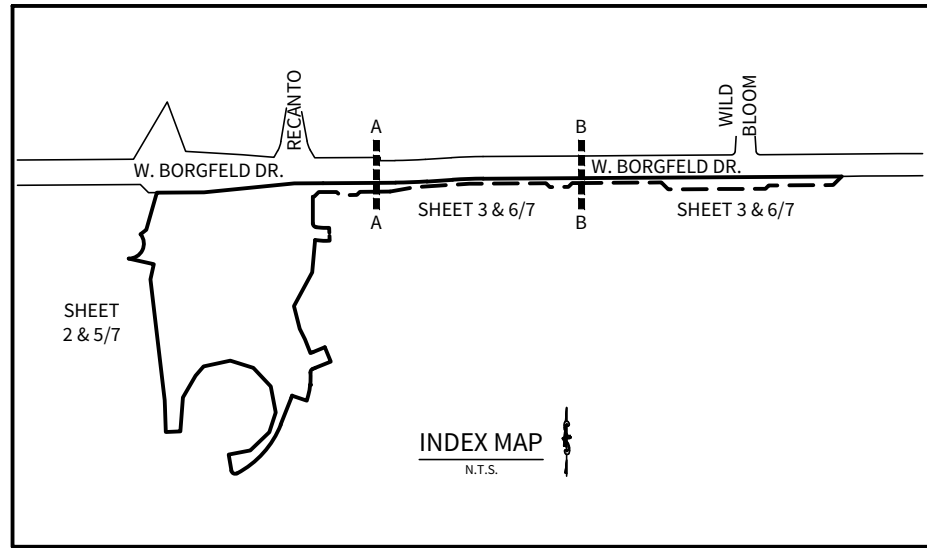
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- ALL PRIVATE STREETS (LOT 999, BLOCK 1, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
- A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

TREE NOTES:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2249269) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES 35-477(b)(5)(C).
- A PORTION OF LOT 901 & 902, BLOCK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 5 AND 6.



TREE PRESERVATION AREA DETAILS

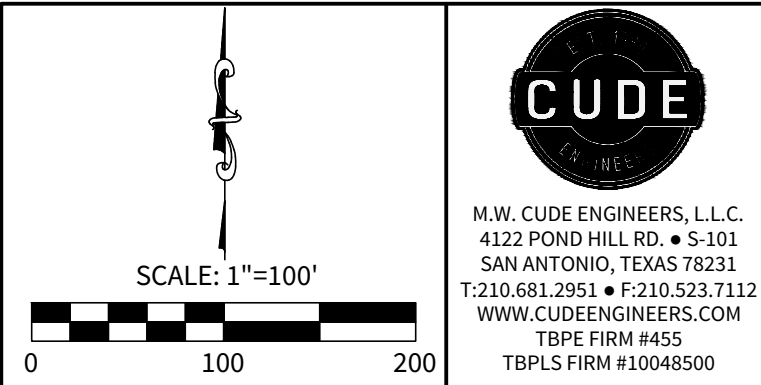


REFERENCE SHEET 7 FOR LINE AND CURVE TABLES

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 HENEMER SURVEY NO. 341, ABSTRACT 851, COUNTY BLOCK 4838; AND THE GARCIA MONTEZ & DURAN SURVEY, ABSTRACT 299, COUNTY BLOCK 4842, BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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  
PULTE HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 496-1985

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: PULTE NEVADA ILL.C.,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, A.D. \_\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF \_\_\_\_\_ STERLING RIDGE, UNIT 1 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. \_\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

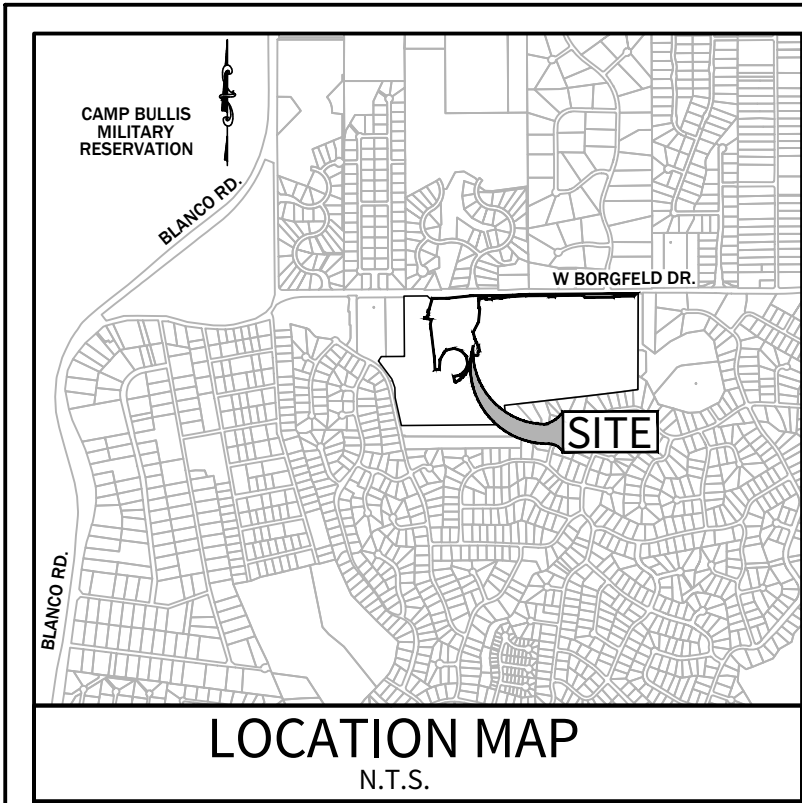
BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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

BY: \_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS





LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
DRN.	= DRAINAGE
D.P.R.	= DEED AND PLAT RECORDS OF REAL PROPERTY OF BEXAR COUNTY
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
LI	= LINE NUMBER
L.S.	= LANDSCAPE
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
ELEV.	= PROPOSED CONTOUR
6	= STREET CENTERLINE
---	= CENTERLINE SYMBOL
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= TREE PRESERVATION AREA

KEYNOTES:

1	= PRIVATE STREET; VARIABLE WIDTH E.G.T.C.A., WAT., SAN. SEW. & DRN. ESM'T.; LOT 999, BLOCK 1, C.B. 4840 (1.274 Ac.)
2	= SEPARATION BETWEEN PUBLIC R.O.W. & PRIVATE STREET
3	= 10' E.G.T.C.A. ESM'T. & B.S.L.
4	= 10' E.G.T.C.A. ESM'T.
5	= 16' SAN. SEW. ESM'T. (0.129 Ac.)
6	= 1' V.N.A.E.
7	= VAR. WID. C.V.E. (0.054 Ac.)
8	= DRN. ESM'T.; PARCEL 85-E-1 (VOL. 14945, PG. 720) O.P.R.
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.)
10	= OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.079 Ac.)
11	= OFF-LOT VAR. WID. WAT., SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PRIVATE STREET (0.077 Ac.)
12	= 14' E.G.T.C.A. ESM'T.
13	= 22' FORCE MAIN ESM'T. (0.054 Ac.)
14	= VAR. WID. LIFT STATION ESM'T. (0.279 Ac.)
15	= 22' FORCE MAIN ESM'T. (0.008 Ac.)
16	= TREE PRESERVATION AREA
17	= VAR. WID. R.O.W. DEDICATION (0.079 Ac.)
18	= VAR. WID. R.O.W. DEDICATION (0.155 Ac.)
19	= OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.953 Ac.)
20	= OFF-LOT VAR. WID. FORCE MAIN & GRADING ESM'T. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET R.O.W. (0.244 Ac.)
21	= OFF-LOT VAR. WID. FORCE MAIN ESM'T. (0.159 Ac.)
22	= VAR. WID. FORCE MAIN ESM'T. (0.012 Ac.)
23	= DRN. ESM'T.; PARCEL 85-E-2 (VOL. 14945, PG. 720) O.P.R.
24	= 16' SAN. SEW. ESM'T. (0.037 Ac.)

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.

M.W. CUDE ENGINEERS, L.L.C.  
JEFFERY MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A 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, 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 AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC OR GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (AZ04), NAD83 (93).
- ALL PROPERTY CORNERS SHOWN HEREON ARE 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET UNLESS OTHERWISE NOTED.

SAWS UTILITY NOTES:

- 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 SEWER SERVICE CONNECTION.
- 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 NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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 AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- 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 1750 G.P.M. AT 25 P.S.I. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- 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.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:  
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1335 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.

SETBACK NOTE:

- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE 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 PUBLIC WORKS. 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.

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STERLING RIDGE, UNIT 1 ENCLAVE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- ALL PRIVATE STREETS (LOT 999, BLOCK 1, C.B. 4840) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
- A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE OF PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

TREE NOTES:

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- A PORTION OF LOT 901 & 902, BLOCK 1, C.B. 4840 AND LOT 901, BLOCK 6, C.B. 4840 IS DESIGNATED AS A TREE PRESERVATION AREA AS SHOWN ON SHEETS 5 AND 6.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	46.67'	S44°38'12"W	L36	123.46'	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
L2	18.26'	S44°20'59"W	L37	60.07'	N12°37'50"E	L73	227.94'	S90°00'00"W	L108	14.13'	S44°30'45"E	L143	7.01'	S44°38'04"W	L179	121.55'	S02°08'00"W	L217	21.21'	S45°21'56"E
L3	37.72'	N45°21'56"W	L38	100.12'	N77°22'10"W	L74	65.94'	S05°37'10"E	L109	41.55'	S11°26'21"E	L144	9.16'	N87°24'40"W	L180	18.20'	S10°13'00"W	L218	34.41'	N89°38'04"E
L4	21.21'	S44°38'04"W	L39	28.01'	N51°29'10"E	L75	21.60'	S84°23'34"W	L110	67.42'	S30°41'05"E	L145	36.28'	S89°38'04"W	L181	62.39'	S67°14'00"E	L219	33.93'	S89°38'04"W
L5	71.98'	S89°38'04"W	L40	111.68'	N89°36'12"E	L76	52.87'	N50°36'26"W	L111	43.69'	S27°08'17"E	L146	20.15'	N45°21'56"W	L185	404.21'	N88°40'07"W	L220	21.21'	N45°21'56"W
L6	21.21'	N45°21'56"W	L41	99.97'	N86°09'46"E	L77	30.97'	S84°23'34"W	L112	4.83'	N02°45'34"E	L147	28.36'	N78°02'01"E	L186	19.17'	N39°17'23"W	L221	16.65'	S44°36'13"W
L7	79.89'	S45°21'48"W	L42	50.09'	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	L187	18.98'	N00°23'36"W	L222	16.65'	N45°23'47"W
L8	65.29'	S00°00'00"E	L43	78.52'	S05°05'55"W	L79	43.50'	N71°15'49"W	L114	72.98'	N82°46'45"E	L149	30.87'	S88°33'59"E	L188	19.02'	S00°23'45"E	L223	24.75'	S89°36'13"W
L9	19.37'	S83°27'09"E	L44	56.65'	S44°48'06"W	L80	60.52'	N06°34'16"E	L115	74.33'	S35°25'52"W	L150	14.75'	S82°55'55"E	L189	19.40'	S38°55'35"W	L224	9.48'	N82°35'43"E
L10	11.65'	N87°42'02"E	L45	65.43'	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	L190	305.83'	S89°39'08"W	L225	13.74'	N86°09'46"E
L11	50.00'	S02°17'58"E	L46	23.55'	S83°27'09"E	L82	52.74'	N40°44'11"W	L117	30.68'	S26°28'32"E	L152	198.21'	S89°38'04"W	L191	2.35'	N01°41'31"W	L226	65.89'	S45°21'48"W
L12	11.65'	S87°42'02"W	L47	50.02'	S05°05'55"W	L83	46.54'	N81°31'40"E	L118	36.48'	N15°56'36"E	L153	4.60'	S67°54'33"W	L192	21.21'	N44°20'59"E	L227	29.48'	N00°00'00"E
L13	18.05'	N83°27'09"W	L48	24.81'	N83°27'09"W	L84	60.00'	N84°39'15"W	L119	134.12'	N89°49'50"E	L154	5.96'	N90°00'00"W	L193	118.27'	S89°31'05"E	L228	15.55'	N39°27'33"E
L14	125.91'	S05°05'55"W	L49	13.25'	S21°07'02"W	L85	35.34'	N26°54'38"W	L120	94.97'	S86°31'26"E	L155	6.33'	S00°00'00"E	L194	3.20'	S32°07'53"E	L229	37.32'	N82°35'43"E
L15	148.59'	S28°21'01"W	L50	22.88'	S02°32'52"W	L86	35.42'	S00°46'11"W	L121	53.76'	S05°37'58"E	L156	34.91'	S89°38'04"W	L195	16.65'	S44°36'13"W	L230	39.78'	N78°40'04"W
L16	90.99'	S14°22'18"E	L51	10.28'	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	L196	66.00'	S89°36'13"W	L231	219.00'	S83°57'21"W
L17	46.01'	S26°24'27"E	L52	217.27'	S20°28'20"E	L88	235.39'	N17°45'14"E	L123	67.92'	S23°46'52"W	L158	16.65'	S44°36'13"W	L197	16.65'	N45°23'47"W			
L18	57.24'	S21°10'11"E	L53	61.83'	S08°25'23"E	L89	42.34'	N03°41'30"W	L124	10.50'	N65°15'18"W	L159	66.00'	N45°23'47"W	L198	34.80'	S89°36'13"W			
L19	60.48'	N67°36'32"E	L54	40.92'	S26°24'27"E	L90	60.03'	N20°43'00"W	L125	29.11'	S70°10'26"W	L160	34.80'	N89°36'13"W	L199	85.73'	N23°46'52"E			
L20	60.00'	S22°23'28"E	L55	22.21'	N60°22'59"W	L91	54.67'	N27°02'21"W	L126	39.04'	N62°08'06"W	L161	56.63'	S45°21'48"W	L200	16.08'	N84°23'34"E			
L21	75.39'	S67°36'32"W	L56	25.01'	N42°31'19"W	L92	8.68'	S71°35'04"W	L127	40.26'	S22°50'50"W	L162	12.82'	S87°51'44"W	L201	16.08'	S84°23'34"W			
L22	60.00'	N71°03'34"W	L57	25.00'	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			
L23	110.71'	S21°31'37"W	L58	69.81'	N09°06'00"E	L94	20.83'	S65°38'46"W	L129	29.93'	S38°56'03"W	L164	42.31'	N89°36'13"E	L203	18.25'	S44°20'59"W			
L24	62.88'	N09°26'26"W	L59	128.55'	N10°12'32"E	L95	53.40'	N07°12'14"W	L130	31.47'	N90°00'00"W	L165	16.65'	S45°23'47"E	L204	113.11'	S89°38'12"W			
L25	85.10'	N78°55'50"E	L60	94.21'	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	L205	9.41'	S32°07'53"E			
L26	102.26'	N46°24'19"E	L61	65.43'	N00°00'00"E	L97	55.14'	N04°33'27"E	L132	7.81'	N66°08'16"E	L167	56.83'	S86°08'26"E	L206	115.94'	S89°38'12"W			
L27	80.11'	N18°17'16"E	L62	45.36'	N44°48'06"W	L98	53.37'	N07°21'06"W	L133	80.14'	N13°30'38"E	L168	10.09'	N84°23'34"E	L207	18.26'	S44°20'59"W			
L28	103.39'	N10°51'47"W	L63	24.02'	N84°23'34"E	L99	17.70'	N71°24°34"W	L134	26.65'	N70°31'58"W	L169	15.39'	N45°21'48"E	L208	14.38'	S89°41'36"W			
L29	98.59'	N43°15'12"W	L64	52.87'	S50°36'26"E	L100	96.06'	N38°47'05"W	L135	28.08'	N90°00'00"W	L170	21.10'	S84°23'34"W	L209	8.00'	N01°41'31"W			
L30	93.78'	N72°46'10"W	L65	30.72'	N84°23'34"E	L101	79.90'	N72°43'54"W	L136	4.40'	S38°56'03"W	L171	79.71'	N88°37'10"W	L210	11.23'	N89°41'36"W			
L31	105.91'	S77°42'52"W	L67	78.62'	N05°37'58"W	L102	121.51'	S79°24'12"W	L137	60.91'	S12°11'21"W	L172	74.72'	S84°22'47"W	L211	18.25'	N44°20'59"E			
L32	47.62'	S41°01'42"W	L68	13.10'	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	L212	114.32'	N89°38'12"E			
L33	97.08'	S30°01'18"W	L69	84.65'	N23°46'52"E	L104	56.63'	N00°27'49"E	L139	47.96'	N77°56'09"W	L174	63.62'	S84°22'38"W	L213	68.50'	N89°38'04"E			
L34	132.33'	N04°20'33"E	L70	223.09'	N90°00'00"E	L105	23.16'	N36°41'19"E	L140	51.31'	N22°08'35"E	L175	312.86'	S89°36'24"W	L214	23.24'	S85°19'57"E			
L35	66.62'	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			