JAY HANNA HM LEONARD, DEVELOPMENT INC. 1011 N. LAMAR AUSTIN, TEXAS 78703 (512) 477-2400

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED



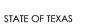
DUSTIN EINHAUS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

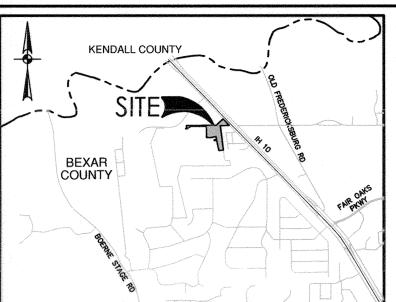
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS



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



LOCATION MAP

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 11.286 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 904, BLOCK 7 AND VARIABLE WIDTH GAS, ELETRIC, TELEPHONE, CABLE TV, SANITARY SEWER, AND DRAINAGE EASEMENT OF THE BALCONES CREEK RANCH UNIT 1, ENCLAVE RECORDED IN VOLUME 9659, PAGES 19-23 AND LOT 904, BLOCK 7 OF THE BALCONES CREEK RANCH UNIT 5, ENCLAVE RECORDED IN VOLUME 9674, PAGES 117-119 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED 'PAPE-DAWSON" UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

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

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BALCONES CREEK RANCH UNIT 1, ENCLAVE WHICH IS RECORDED IN VOLUME 9659, PAGE(S) 19-23 AND ON PLAT BALCONES CREEK RANCH UNIT 5, ENCLAVE WHICH IS RECORDED IN VOLUME 9674, PAGE(S) 117-119 COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT

THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

COUNTY OF BEXAR

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.



DRAINAGE EASEMENT NOTE: 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 DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE FASEMENT," "UTILITY FASEMENT," "GAS FASEMENT," AND "TRANSFORMER FASEMENT" FOR THE PURPOSE OF INSTALLING CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAIRCLING, 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 CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, 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 RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR DETENTION POND AND/ OR WATER QUALITY BASIN MAINTENANCE PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION 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 HEREON. NOTE: THE MAINTENANCE OF THE DETENTION POND AND/ OR WATER QUALITY BASIN AND

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

MAINTENANCE NOTE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE BALCONES CREEK RANCH IH-10, ENCLAVE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, THE BALCONES CREEK RANCH HOMEOWNERS' ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 907, BLOCK 7, COUNTY BLOCK 4707.

FINISHED FLOOR NOTE:

(1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

OPEN SPACE NOTE

LOT 907, BLOCK 7, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARRY SEWIER, PUBLIC DRAINAGE, AND ACCESS EASEMENTS.

DETENTION POND NOTES

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM SAWS HIGH PRESSURE NOTE WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS. WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO, MAINTENANCE OF LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON ONSITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF

L8

N44°01'47"E 20.64'

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (1850175) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE PRIOR TO THE 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 OR MITIGATION TREES

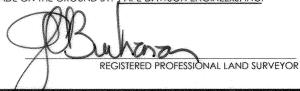
> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

		<u> </u>									
I	LINE TABI	Æ	CURVE TABLE								
NE #	BEARING	LENGTH	CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		
L1	S89*28'06"E	31.24'	C1		50.00'	2812'33"	S30*54'21"E	24.37'	24.62'		
L2	N05*40'03"W	113.43'									
L3	N89'33'41"E	151.60'									
L4	S78*23'31"W	95.23'									
L5	N78*23'31"E	103.28'									

REPLATTING OF THIS PROPERTY. OWNER/DEVELOPER: JAY HANNA HM LEONARD DEVELOPMENT, INC. 1011 N. LAMAR AUSTIN, TEXAS 78703 (512)477-2400 STATE OF TEXAS COUNTY OF BEXAR SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF ___ A.D. <u>20</u> NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: STATE OF TEXAS COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS



(PUD) PLANNED UNIT DEVELOPMENT

ROW RIGHT-OF-WAY VAR WID VARIABLE WIDTH

VNAE VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) ESMT EASEMENT **GETCTV** GAS, ELECTRIC, TELEPHONE

AND CABLE TELEVISION FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) 0 SET 1/2" IRON ROD (PD) — CONTOURS

14' GAS, ELECTRIC, TELEPHONE 1 AND CABLE TV EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT (0.008 AC) VARIABLE WIDTH DRAINAGE

OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS'

ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY

ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER

FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR

(2) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL

BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS

PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0)

ACCESS POINTS ALONG IH 10 BASED ON THE OVERALL PLATTED HIGHWAY

NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT

OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

IMPACT FEE PAYMENT NOTE

WASTEWATER SERVICE CONNECTION.

EDU NOTE

TXDOT NOTES

FRONTAGE OF 361.05'.

VOL VOLUME

PG PAGE(S)

PR PRIVATE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING (1) EASEMENT 1.566 AC - PERMEABLE) 28' ELECTRIC AND GAS EASEMENT

(VOL 16355, PG 2013 OPR) 16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)

20' PRIVATE LANE (VOL 5037, PG 582-586, DR) 16' SANITARY SEWER EASEMENT

(VOL 15977, PG 2411-2417 OPR) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER AND DRAINAGE EASEMENT (2.343 AC) (VOL 9674, PG 117-119 DPR)

(VOL 9674, PG 117-119 DPR) 16' SANITARY SEWER EASEMENT (0.052 OF AN ACRE - "OFF-LOT")

23' WATER ACCESS AND DRAINAGE EASEMENT

(VOL 9659, PG 19-23 DPR)

LEGEND

AC ACRE(S) BLK BLOCK BSL BUILDING SETBACK LINE

CATV CABLE TELEVISION CB COUNTY BLOCK DOC DOCUMENT NUMBER DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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

VARIABLE WIDTH GAS, ELECTRIC. (VOL 9659, PG 19-23 DPR) 20' BUILDING SETBACK LINE

(VOL 9674, PGS 117-119 DPR) AND CABLE TV EASEMENT

AND CABLE TV EASEMENT (VOL 9674, PGS 117-119 DPR) 20' BUILDING SETBACK LINE (VOL 9659, PGS 15-16 DPR)

AND CABLE TV EASEMENT 15' DRAINAGE EASEMENT

(VOL 9659, PGS 15-16 DPR) **(5)** AND CABLE TV EASEMENT (VOL 9659, PGS 15-16 DPR) 10' BUILDING SETBACK LINE

VARIABLE WIDTH PERMANENT WATER EASEMENT

UNIT 7, ENCLAVE (VOL 9689, PG 125-126 DPR)

10' GAS, ELECTRIC, TELEPHONE

5' GAS, ELECTRIC, TELEPHONE

(VOL 16666, PG 2296 OPR)

BEXAR COUNTY, TEXAS TELEPHONE, CABLE TV, SANITARY SEWER AND DRAINAGE EASEMENT

(VOL 9674, PGS 117-119 DPR)

10' GAS, ELECTRIC, TELEPHONE (VOL 9659, PGS 15-16 DPR)

5' GAS, ELECTRIC, TELEPHONE

BALCONES CREEK RANCH

10' BUILDING SEIDAGE LITE (VOL 9659, PGS 15-16 DPR)

DATE OF PRINT: November 16, 2017 STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDIÇATES 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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR

JAY HANNA 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 21 , A.D. 20 17.



TO AND CONSID	ERED BY THE PLANNING	COMMISSION OF THE CITY OF SAN ANTONIC
TEXAS, IS HEREBY	APPROVED BY SUCH CO	DMMISSION IN ACCORDANCE WITH STATE O
LOCAL LAWS AN	D REGULATIONS; AND/C	R WHERE ADMINISTRATIVE EXCEPTION(S)
AND/OR VARIAN	ICE(S) HAVE BEEN GRAN	TED.
DATED THIS	DAY OF	, A.D. <u>20</u>
	TEXAS, IS HEREBY LOCAL LAWS AN AND/OR VARIAN	TEXAS, IS HEREBY APPROVED BY SUCH CO LOCAL LAWS AND REGULATIONS; AND/O AND/OR VARIANCE(S) HAVE BEEN GRAN

BY:	
	CHAIRMAN
BY:	
-,.	SECRETARY

CERTIFICATE OF APPROVAL:

THIS N	ainor p	LAT HA	AS BEEN S	UBMITTE	D TO	BEXA	S CO	JNTY,	TEXAS	PUBLIC	WORKS
DEPA	RTMENT	AND	HAVING	BEEN	REVIE	WED	BY T	HE D	IRECTO	OR OF	PUBLIC
WORK	(S/COUN	NTY ENG	GINEER, IS	HEREBY	APPRO	OVED I	N AC	CORD	ANCE '	WITH STA	TE AND
LOCA	L LAWS A	and re	EGULATION	IS AS IN	DICATE	D BEL	OW.				

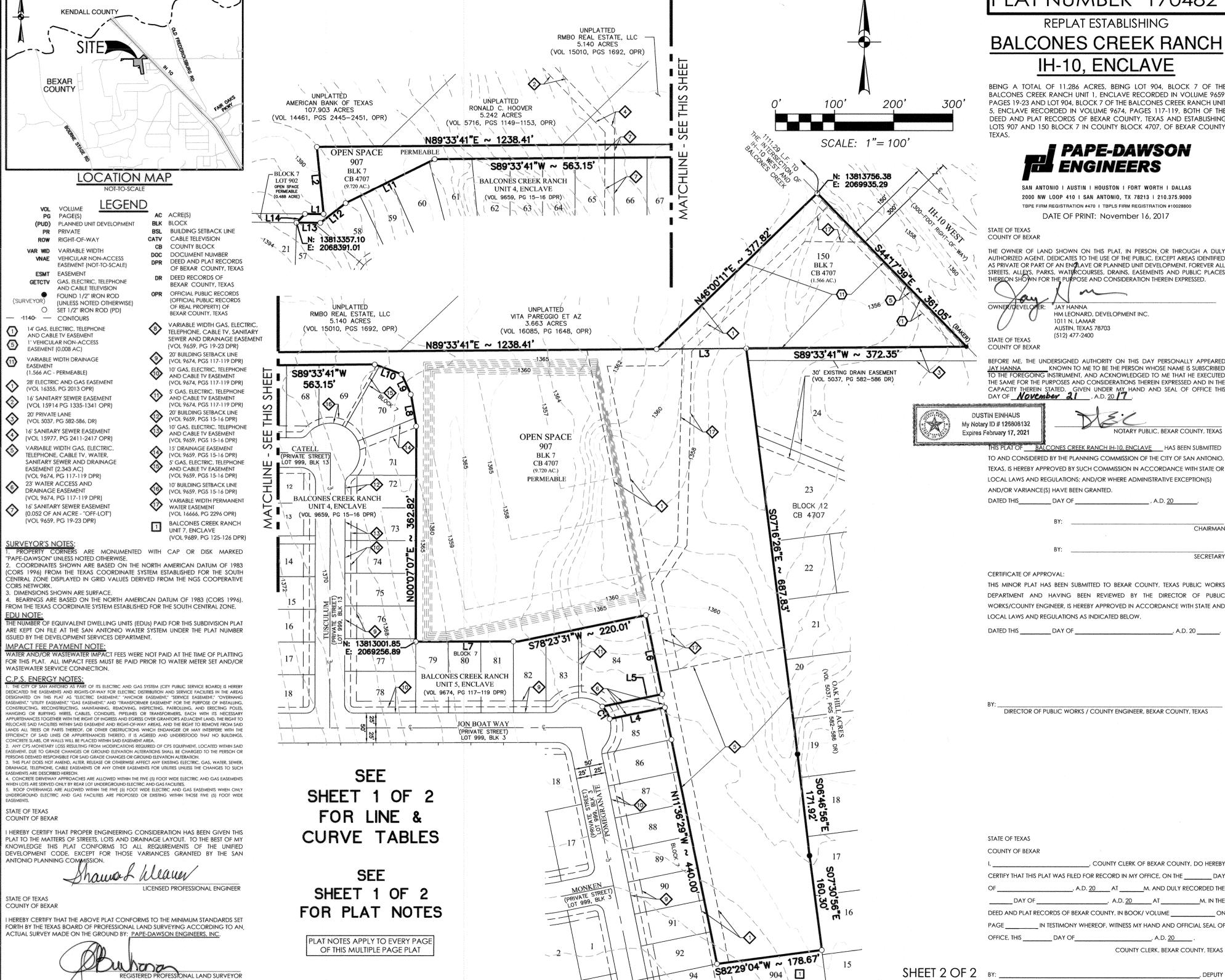
COUNTY OF BEXAR				
l,	, COUI	NTY CLERK	OF BEXAR COUNTY	, DO HEREBY
CERTIFY THAT THIS PLAT WAS FIL	LED FOR REC	ORD IN MY	OFFICE, ON THE	DAY
OF	, A.D. <u>20</u>	_AT	_M. AND DULY RE	CORDED THE
DAY OF		, A.D. <u>20</u>	AT	M. IN THE

OFFICE, THIS ___ DAY OF_

SHEET 1 OF 2 BY:



DEPUTY



904



