

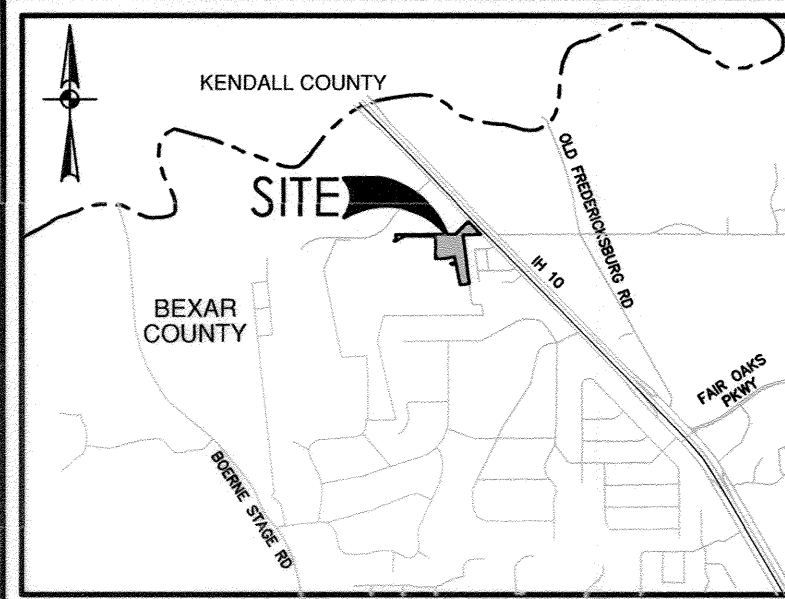
## BY: \_\_\_\_\_, DEPUTY

## REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	28°12'33"	S30°54'21"E	24.37'	24.62'







LOCATION MAP  
NOT-TO-SCALE

# LEGEND

**VOL** VOLUME  
**PG** PAGE(S)  
**(PUD)** PLANNED UNIT DEVELOPMENT  
**PR** PRIVATE  
**ROW** RIGHT-OF-WAY  
**VAR WD** VARIABLE WIDTH  
**VNAE** VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

**ESMT** EASEMENT  
**GETCTV** GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION

● FOUND 1/2" IRON ROD  
 (SURVEYOR) (UNLESS NOTED OTHERWISE)  
 ○ SET 1/2" IRON ROD (PD)

— 1140- CONTOURS

1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	8	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER AND DRAINAGE EASEMENT (VOL 9659, PG 19-23 DPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (0.008 AC)	9	20' BUILDING SETBACK LINE (VOL 9674, PGS 117-119 DPR)
11	VARIABLE WIDTH DRAINAGE EASEMENT (1.566 AC - PERMEABLE)	10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9674, PGS 117-119 DPR)
1	28' ELECTRIC AND GAS EASEMENT (VOL 16355, PG 2013 OPR)	11	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9674, PGS 117-119 DPR)
2	16' SANITARY SEWER EASEMENT (VOL 15914 PG 1335-1341 OPR)	12	20' BUILDING SETBACK LINE (VOL 9659, PGS 15-16 DPR)
3	20' PRIVATE LANE (VOL 5037, PG 582-586, DR)	13	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PGS 15-16 DPR)
4	16' SANITARY SEWER EASEMENT (VOL 15977, PG 2411-2417 OPR)	14	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER AND DRAINAGE EASEMENT (2.343 AC) (VOL 9674, PGS 117-119 DPR)
5	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER AND DRAINAGE EASEMENT (2.343 AC) (VOL 9674, PGS 117-119 DPR)	15	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PGS 15-16 DPR)
6	23' WATER ACCESS AND DRAINAGE EASEMENT (VOL 9674, PG 117-119 DPR)	16	10' BUILDING SETBACK LINE (VOL 9659, PGS 15-16 DPR)
7	16' SANITARY SEWER EASEMENT (0.052 OF AN ACRE - "OFF-LOT") (VOL 9659, PG 19-23 DPR)	17	VARIABLE WIDTH PERMANENT WATER EASEMENT (VOL 16666, PG 2296 OPR)
		1	BALCONES CREEK RANCH UNIT 7, ENCLAVE (VOL 9689, PG 125-126 DPR)

**SURVEYOR'S NOTES:**

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

**EDU NOTE:**

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT 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 SERVICE CONNECTION.

**C.P.S. ENERGY NOTES:**

1. 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 DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

STATE OF TEXAS  
COUNTY OF BEXAR

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

Shauna L. Weaver  
LICENSED PROFESSIONAL ENGINEER

G.E. Buchanan  
REGISTERED PROFESSIONAL LAND SURVEYOR

