

PLAT NUMBER 160417

REPLAT & SUBDIVISION PLAT

ESTABLISHING

BABCOCK RESIDENTIAL

(ENCLAVE)

BING A TOTAL OF A 17.444 ACRES OF LAND, ESTABLISHING LOTS 1-35, 901, 902, & 999, BLOCK 3, NGE 14639, OUT OF A 23.614 ACRES LOT OF LAND RECORDED IN VOLUME 8190, PAGES 1873-1880 OF THE OFFICIAL PUBLIC RECORDS OF BEAVER COUNTY, TEXAS, OUT OF THE 3 R ROBERTS SURVEY NUMBER 22 1/2, ASTRACCT 640, COUNTY BLOCK 4721, AND CHAS-H SHERIDEN-SHUIR, SURVEY NUMBER 110, ASTRACCT 1222, CITY BLOCK 4725, IN NEW CITY BLOCK 14639, IN THE CITY OF SAN ANTONIO, BEAVER COUNTY, TEXAS.



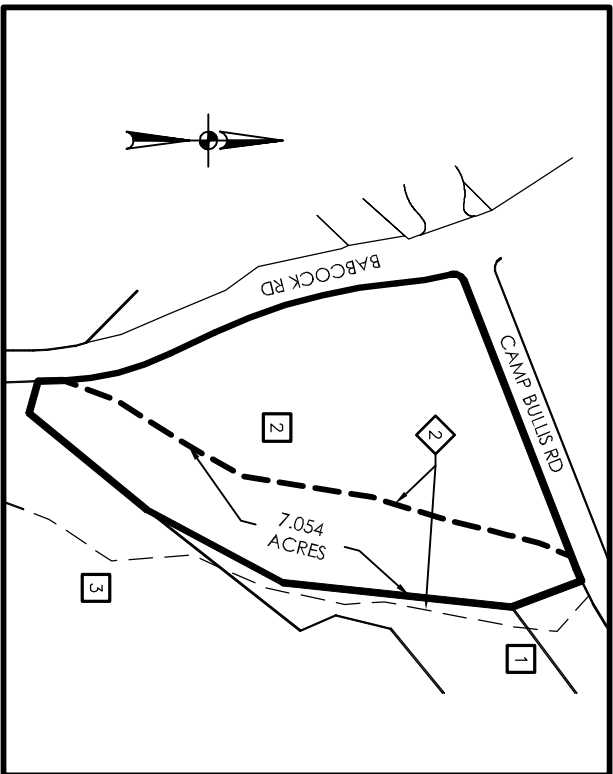
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100288000

DATE OF PRINT: May 11, 2018

PLAY NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAY

AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 500



THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 7.024 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT OF THE CROWNBRIDGE - BABYCOCK FLOODPLAIN AND SANITARY SEWER EASEMENT UNIT 1 RECORDED IN VOLUME 9509, PAGES 11-15 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATED ON PLAT #9932A3 CROWNCRIDGE - BABCOCK FLOODPLAIN AND SANITARY SEWER EASEMENT UNIT WHICH IS RECORDED IN VOLUME 9509, PAGE(S) 11-15, COUNTY PLAT AND DEED RECORDS.

1 (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLY, HEREBY CERTIFY THAT
2 THIS REPLY DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3 (WE), FURTHER CERTIFY THAT NO PORTION OF THIS REPLY WAS LIMITED DURING
4 PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT
5 RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT
6 AN LOT IN THE PRECEDING PERIOD WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL
7 USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER:

BY: BRUCE C. PETERSEN
NAME: EXECUTIVE MANAGING DIRECTOR
FIRM: SCA REAL ESTATE COMPANY, A DELAWARE CORPORATION, ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____
A.D. 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEJAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

	BLK	BLOCK	VL	PAGE
	CB	COUNTY BLOCK	PG	VOLUME
	DDR	DEED AND PLAT RECORDS OF DEER COUNTY, TEXAS	ROW	RIGHT-OF-WAY
	ESMT	EASEMENT		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	GETTY	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	0	SET 1/2" IRON ROD (PD)-ROW
	NGB	NEW CITY BLOCK		
	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS		
			[124.58]	FINISHED FLOOR ELEVATION
-140-		EXISTING CONTOURS		
-1140-		PROPOSED CONTOURS		
		REFLECTED (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
		PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
		ORIGINAL SURVEY/COUNTY LINE		
1	12	SEWER EASEMENT	1	25 SANITARY SEWER EASEMENT (VOL. 9509, PG 11-15, DFR)
2	10	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION	2	VARIABLE WIDTH ORNANGE EASEMENT (1/2 1/2 ACRES) (VOL. 9509, PG 11-15, DFR)
3	14	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION	3	16 SANITARY SEWER EASEMENT (VOL. 9509, PG 34-35, DFR)
4	128	LANDLERS	4	20 SANITARY SEWER EASEMENT (VOL. 9509, PG 34-35, DFR)
5	LA CANTIERA DEVELOPMENT COMPANY (VOL. 4924, PG 799, OPR)		5	REMAINING PORTION VARIABLE WIDTH ORNANGE EASEMENT (VOL. 9509, PG 11-15, DFR)
UNPLATED	23.82 ACRES			
UNPLATED	LA CANTIERA DEVELOPMENT COMPANY (VOL. 8190, PG. 1875, OPR)			
UNPLATED	207.51 ACRES			
UNPLATED	LCWM PARTNERS (VOL. 6970, PG. 1648, OPR)			

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N73°45'21"W	86.30'
L2	N02°13'14"W	64.02'
L3	N25°24'37"W	127.65'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	743.00'	00236.40"	N67°20'26"E	33.86'
C2	715.80'	00231.12"	N13°45'56"W	287.17'
C3	1353.21'	02029.24"	S19°05'55"E	492.03'
C4	933.98'	00856.18"	N09°23'22"W	145.56'
C5	23.00'	08230.18"	S27°23'37"W	32.97'
C6	25.00'	09257.11"	S68°13'17"E	36.28'
C7	25.00'	08647.95"	N21°50'47"E	34.35'
C8	1238.00'	02133.29"	N10°45'32"W	455.28'
C10	25.00'	036707.08"	N18°02'25"W	15.50'
C11	50.00'	27415.55"	S75°59'00"E	86.03'
C12	25.00'	05906.59"	S28°35'30"W	24.67'
C13	1178.00'	02051.13"	S11°23'35"E	426.33'
C14	25.00'	10824.21"	S75°01'29"E	40.56'
C15	2727.00'	03203.15"	N33°44'35"E	151.65'
C16	861.00'	00129.34"	N05°56'17"E	209.21'
C17	25.00'	05106.44"	N29°19'57"W	21.57'
C18	50.00'	27815.44"	N83°14'33"E	66.74'
C19	25.00'	04637.09"	S16°33'51"W	19.38'
C20	811.00'	02157.40"	S06°44'07"W	232.77'
C21	360.00'	04731.46"	S41°28'53"W	290.15'
C22	25.00'	09039.33"	S19°55'03"W	39.56'
C24	983.98'	00840.40"	S08°15'33"E	145.86'
C25	1353.21'	01648.03"	S17°15'15"E	395.36'

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LA CANTERA DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY

BY: US REAL ESTATE UNITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ITS SOLE MEMBER
BY: USA REAL ESTATE COMPANY, A DELAWARE CORPORATION, ITS GENERAL PARTNER
BY: _____
NAME: BRUCE C. PETERSEN
TITLE: EXECUTIVE MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/ SHE/ IT 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. 20 .

THIS PLAN OF _____ BARROCK RESIDENTIAL (ENCLAVE) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS _____ IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) _____ AND/OR VARIANCES HAVE BEEN GRANTED _____ DATED THIS _____ DAY OF _____, A.D. 20____.

B1: _____ CHAIRMAN

B2: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEKAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE _____ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL, OF FICE THIS _____ DAY OF _____, A.D. 20____.

