

LEGEND

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|---|--|
| (9716/10-12, BCDPR) --- VOL.9716, PG.10-12 BEXAR COUNTY DEED & PLAT RECORDS | |
| (9728/124-128, BCDPR) --- VOL.9728, PG.124-128 BEXAR COUNTY DEED & PLAT RECORDS | |
| BCDR ----- BEXAR COUNTY DEED RECORDS | |
| BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS | |
| BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS | |
| VOL ----- VOLUME | |
| PG. ----- PAGE | |
| BSL ----- BUILDING SETBACK LINE | |
| EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT | |
| ESMT ----- EASEMENT | |
| DE ----- DRAINAGE EASEMENT | |
| (LOT) ----- OVERALL DIMENSION | |
| ε ----- CENTER LINE | |
| ○ ----- SET 1/2" IRON ROD | |
| ----- CoSA ETJ BOUNDARY | |
| ----- TREE SAVE AREA BOUNDARY | |

MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2148569) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

TREE SAVE AREA NOTE:
A PORTION OF LOTS 2 AND 9, BLOCK 20, CB 4695 (9.922 AC.) IS DESIGNATED AS TREE SAVE AREA.

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 DEDICATING 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 AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 BELOW.

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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. 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.

Jack Steven Brown 6/17/2018
LICENSED PROFESSIONAL ENGINEER

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 JONES & CARTER, INC.

Troy A. Trobaugh 5-17-2018
REGISTERED PROFESSIONAL LAND SURVEYOR

- GENERAL NOTES**
1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
 2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
 3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
 4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
 5. OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
 6. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BLACKBUCK RANCH SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903 BLOCK 20.
 7. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
 8. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

- SAWS UTILITY NOTES**
1. 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
 2. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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.
 3. MAINS DEDICATION: 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.
 4. HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,540 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.
 5. FIRE FLOW NOTE: 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 2000 GPM AT 25 PSI 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
 6. INGRESS AND EGRESS (WATER): 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.

DRAINAGE NOTES:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

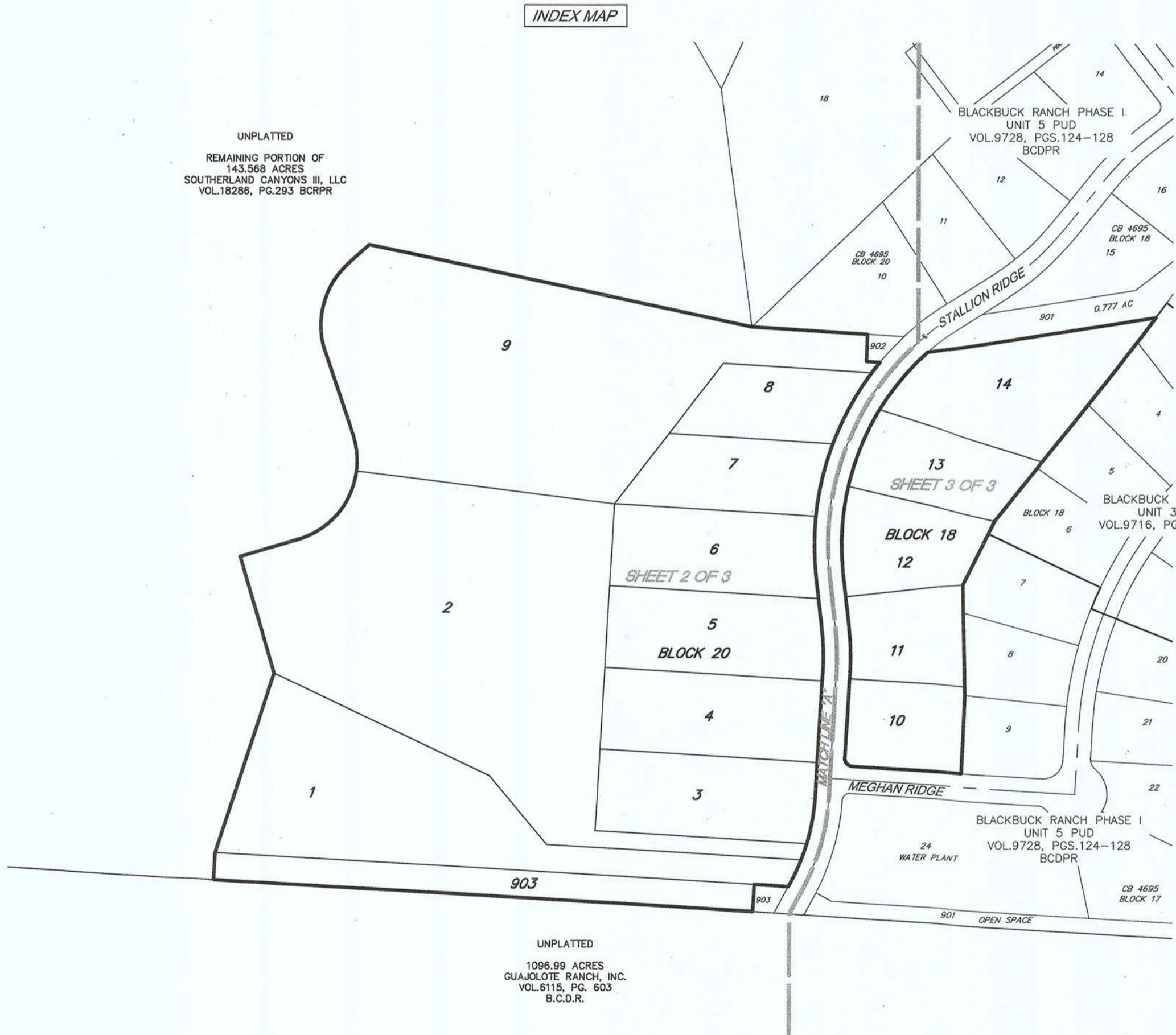
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 19 SUBDIVISION UNIT 1, RECORDED IN VOLUME 9707, PAGES 29-32 (COSA PLAT #160045).

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION OR THEIR SUCCESSORS OR ASSIGNEES.



PLAT NUMBER 170602

SUBDIVISION PLAT ESTABLISHING
BLACKBUCK RANCH PHASE I UNIT 7 PUD

BEING A TOTAL OF 30.357 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BLOCK 4693, AND THE BEATY, SEALE, & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, BEXAR COUNTY, TEXAS; OUT OF A 190.296 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS II, LLC IN VOLUME 17626, PAGE 658 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; AND OUT OF A 143.568 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN VOLUME 18286, PAGE 293 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

0 100 200 400 600
SCALE: 1" = 200'

JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: May 15, 2018

STATE OF TEXAS
COUNTY OF BEXAR

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.

Dan Mullins
OWNER/DEVELOPER: DAN MULLINS, DULY AUTHORIZED AGENT
SOUTHERLAND CANYONS II, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MULLINS 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

18th DAY OF May, A.D. 2018

JULIETTE SEPULVEDA
NOTARY ID #131046401
My Commission Expires
March 15, 2021

Juliette Sepulveda
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.

ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

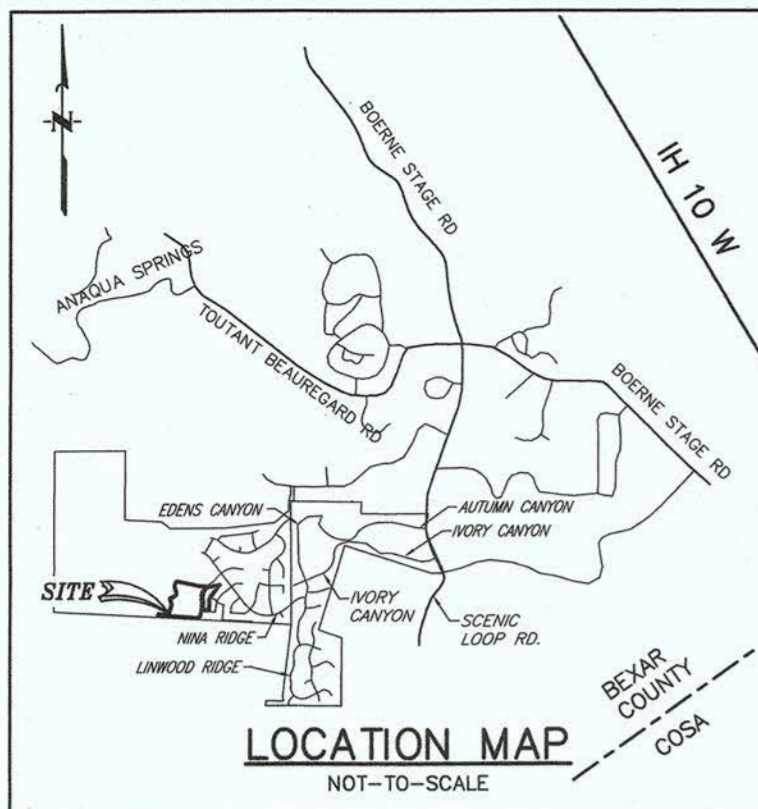
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DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY





- LEGEND**
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Jack Steven Brown 5/17/2018
LICENSED PROFESSIONAL ENGINEER

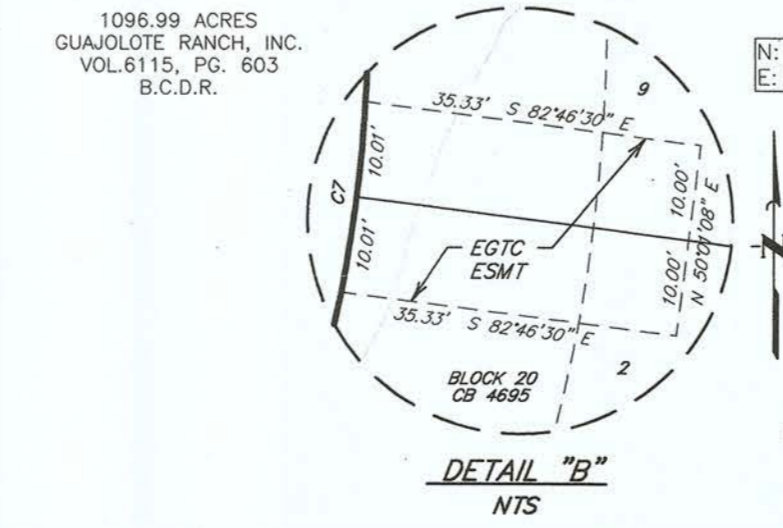
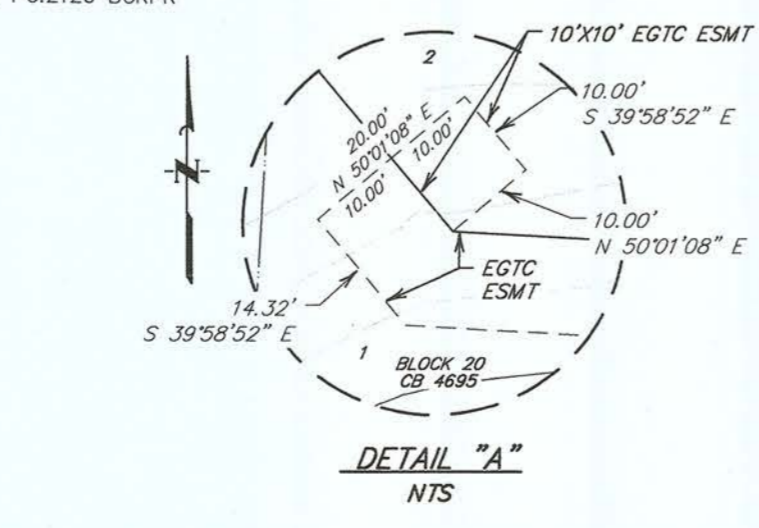
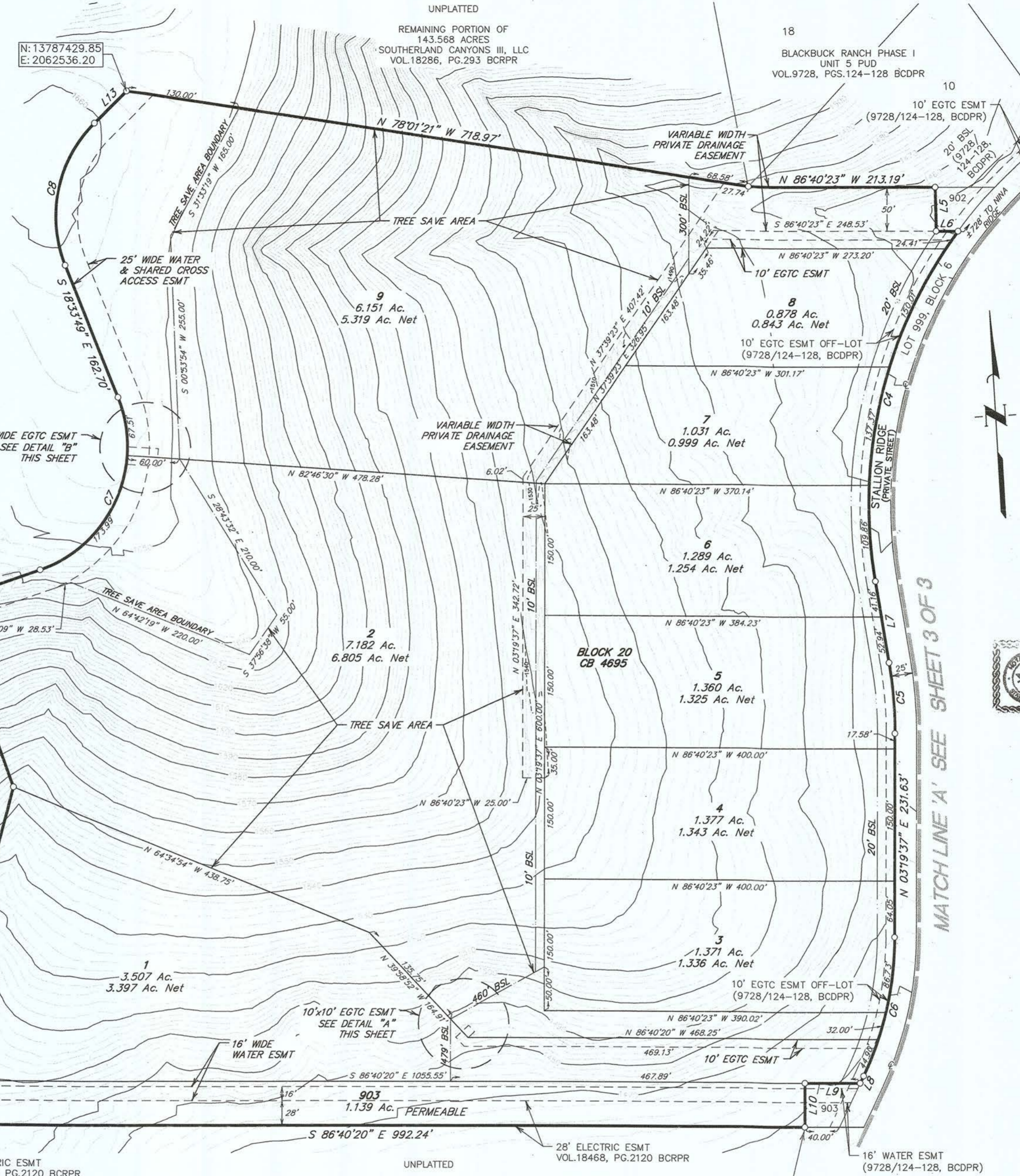
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Troy A. Trobaugh 5-17-2018
REGISTERED PROFESSIONAL LAND SURVEYOR

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SEE LINE & CURVE DATA: SHEET 3 OF 3
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OWNER/DEVELOPER: DAN MULLINS, DULY AUTHORIZED AGENT
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A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

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18th DAY OF May A.D. 20 18
JULIETTE SEPULVEDA
NOTARY ID #131046401
My Commission Expires March 15, 2021
Juliette Sepulveda
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL
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ON THIS _____ DAY OF _____ A.D. 20 _____

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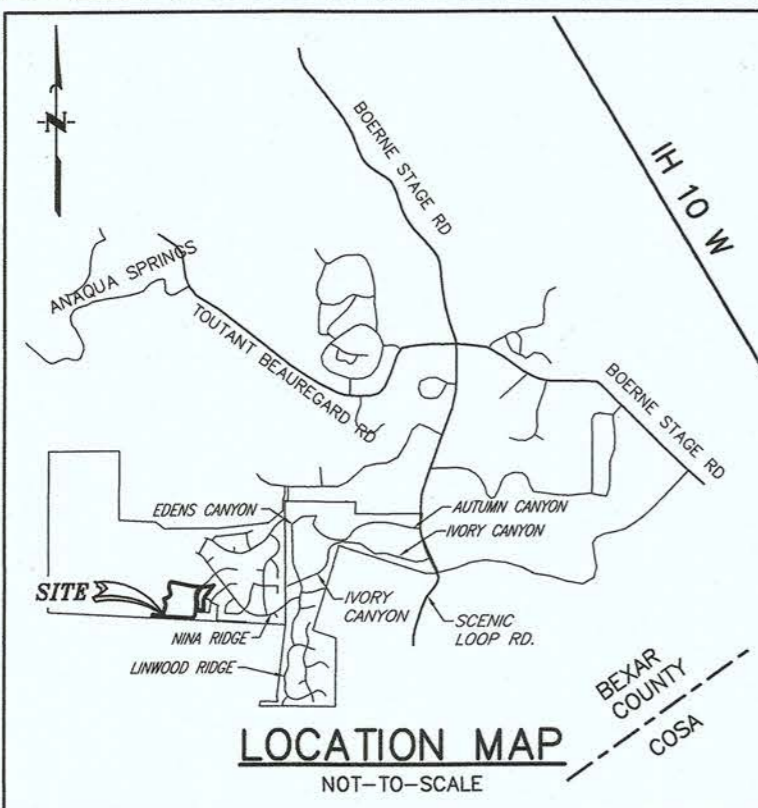
BY: _____
CHAIRMAN

BY: _____
SECRETARY



Civil Job No. S0406-0029-00

File: K:\20406\20406-0029-00 Blackbuck Ranch Unit 7, San Antonio, Tex\2 Design Phase\CD\Print\20406-0029-0031 Blackbuck Ranch Unit 7 Plat.dwg



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THE NUMBER OF WASTEWATER 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2148569) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

TREE SAVE AREA NOTE:
A PORTION OF LOTS 2 AND 9, BLOCK 20, CB 4695 (9.922 Ac.) IS DESIGNATED AS TREE SAVE AREA.

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 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, RECONSTRUCTING, 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 AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 BELOW.

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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEYAR

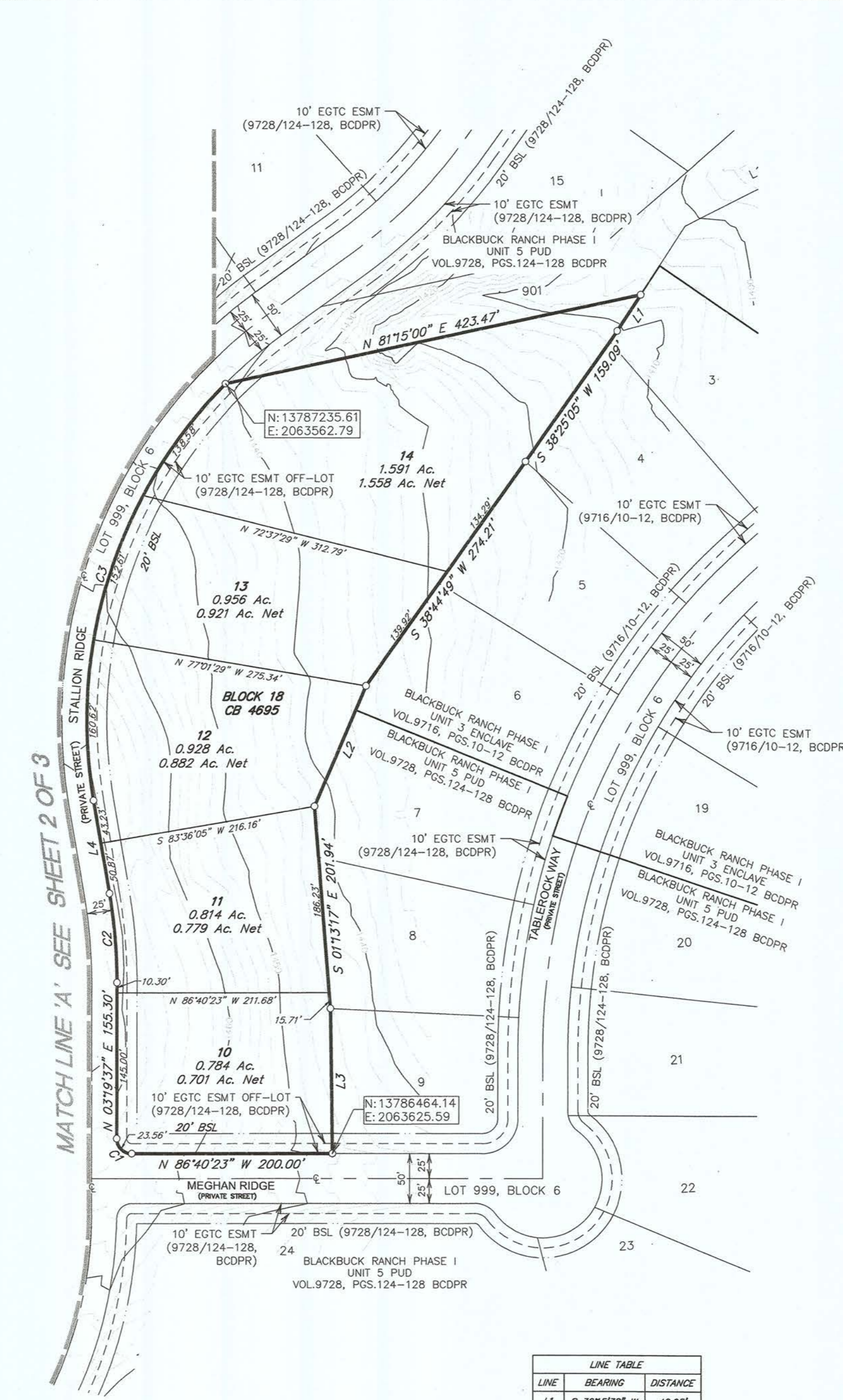
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Jack Steven Brown 5/17/2018
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEYAR

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 JONES & CARTER, INC.

Troy A. Trobaugh 5-17-2018
REGISTERED PROFESSIONAL LAND SURVEYOR



| CURVE TABLE | | | | | |
|-------------|---------|------------|--------------|---------------|---------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 15.00' | 23.56' | 21.21' | N 41°40'23" W | 090°00'00.00" |
| C2 | 525.00' | 89.12' | 89.01' | N 01°32'09" W | 009°43'32.12" |
| C3 | 475.00' | 451.81' | 434.97' | N 20°51'02" E | 054°29'53.88" |
| C4 | 525.00' | 421.65' | 410.41' | N 16°36'35" E | 046°00'59.29" |
| C5 | 475.00' | 80.63' | 80.53' | N 01°32'09" W | 009°43'32.12" |
| C6 | 375.00' | 163.62' | 162.33' | N 15°49'37" E | 025°00'00.00" |
| C7 | 150.00' | 241.51' | 216.25' | S 27°33'40" W | 092°14'57.78" |
| C8 | 150.00' | 175.21' | 165.42' | S 14°53'59" W | 066°55'36.40" |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 36°15'38" W | 42.95' |
| L2 | S 26°22'47" W | 130.20' |
| L3 | S 02°30'23" W | 144.36' |
| L4 | N 06°23'55" W | 94.10' |
| L5 | N 01°57'48" E | 50.01' |
| L6 | N 86°40'23" W | 25.00' |
| L7 | N 06°23'55" W | 94.10' |
| L8 | N 28°19'37" E | 9.13' |
| L9 | S 86°40'20" E | 63.31' |
| L10 | N 03°19'40" E | 50.00' |
| L11 | S 03°19'40" W | 50.00' |
| L12 | S 73°41'09" W | 111.47' |
| L13 | S 48°21'47" W | 51.61' |

PLAT NUMBER 170602

SUBDIVISION PLAT ESTABLISHING
BLACKBUCK RANCH PHASE I UNIT 7 PUD

BEING A TOTAL OF 30.357 ACRES OF LAND SITUATED WITHIN THE C. BUNDICK SURVEY 915, ABSTRACT 1037, COUNTY BLOCK 4693, AND THE BEATY, SEALE, & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, BEYAR COUNTY, TEXAS; OUT OF A 190.296 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS II, LLC IN VOLUME 17626, PAGE 658 OF THE BEYAR COUNTY REAL PROPERTY RECORDS; AND OUT OF A 143.568 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN VOLUME 18286, PAGE 293 OF THE BEYAR COUNTY REAL PROPERTY RECORDS.

0 50 100 200 300
SCALE: 1" = 100'

JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: May 15, 2018

STATE OF TEXAS
COUNTY OF BEYAR

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.

Dan Mullins
OWNER/DEVELOPER: DAN MULLINS, DULY AUTHORIZED AGENT
SOUTHERLAND CANYONS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEYAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MULLINS 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

18th DAY OF May A.D. 20 18

Juliette Sepulveda
NOTARY PUBLIC, BEYAR COUNTY, TEXAS
My Commission Expires March 15, 2021

THE UNDERSIGNED, COUNTY JUDGE OF BEYAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEYAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEYAR 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.

ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEYAR COUNTY, TEXAS

COUNTY CLERK, BEYAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE I UNIT 7 PUD 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 OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

