

PLAT NUMBER 170138
SUBDIVISION PLAT
2018 SEP 10 PM 3:51 EST
ESTABLISHING
BALCONES CREEK
RANCH-UNIT 8, ENCLAVE

BEING A TOTAL OF 17.402 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT, CONVEYED TO HM LEONARD DEVELOPMENT, INC., AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16274, PAGES 1332-1340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING A 0.033 OF AN ACRE OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 17, BALCONES CREEK RANCH UNIT 6 ENCLAVE RECORDED IN VOLUME 9700, PAGE 92-94 AND A 0.019 OF AN ACRE OFF-SITE EASEMENT LOCATED ON LOT 1, BLOCK 14, BALCONES CREEK RANCH UNIT 1 RECORDED IN VOLUME 9678, PAGES 86-88, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR 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 #1002890

DATE OF PRINT: August 14, 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.

OWNER/DEVELOPER: JAY HANNA
HM LEONARD DEVELOPMENT, INC.
10111 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 15 August, A.D. 20 18.

Blair A. Magee
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH-UNIT 8, 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 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

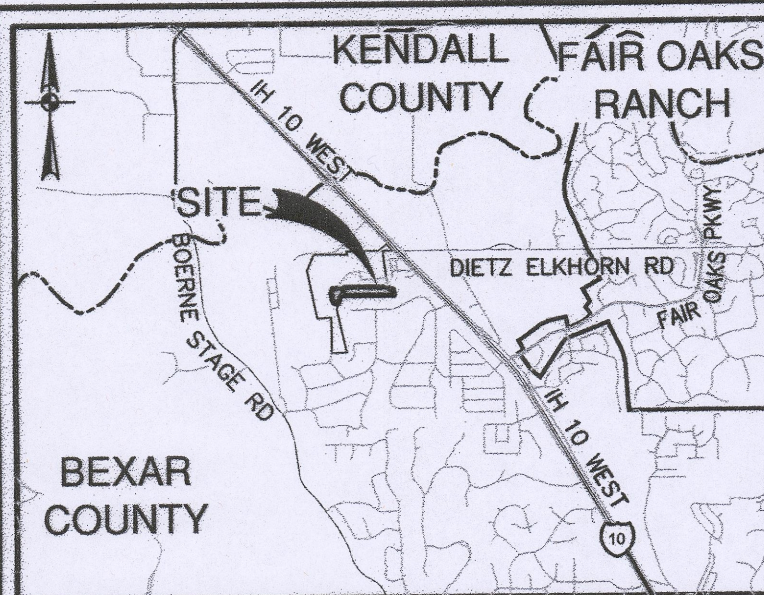
CERTIFICATE OF APPROVAL

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 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. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE
LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
ESMT	EASEMENT	VAR WD	VARIABLE WIDTH
	STREET CENTERLINE	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
1140	EXISTING CONTOURS		SET 1/2" IRON ROD (PD)
1140	PROPOSED CONTOURS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	16" SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9700, PG 92-94 DPR)
6	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (0.033 OF AN ACRE - "OFF LOT") (PERMEABLE)	2	28" ELECTRIC AND GAS EASEMENT (VOL 16355, PG 2013-2024 OPR)
7	VARIABLE WIDTH CLEAR VISION EASEMENT	3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR)
11	20' BUILDING SETBACK	4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR)
12	10' BUILDING SETBACK	5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR)
13	25" SANITARY SEWER EASEMENT (0.019 OF AN ACRE - "OFF LOT") (NON-PERMEABLE)	6	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9689, PG 125-126 DPR)
14	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9689, PG 125-126 DPR)
1	BALCONES CREEK RANCH, UNIT 1, ENCLAVE (VOL 9678, PGS 86-88 DPR)	8	20' BUILDING SETBACK (VOL 9689, PG 125-126 DPR)
2	BALCONES CREEK RANCH UNIT 4, ENCLAVE (VOL 9659, PGS 15-14 DPR)	9	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9718, PG 83 DPR)
3	4321 LF TO INTERSECTION OF MONKEN AND INNES PLACE	10	20' BUILDING SETBACK (VOL 9718, PG 83 DPR)
4	BALCONES CREEK RANCH UNIT 1, ENCLAVE (VOL 9659, PGS 19-23 DPR)	11	10' BUILDING SETBACK (VOL 9718, PG 83 DPR)
5	BALCONES CREEK RANCH UNIT 7A, ENCLAVE (VOL 9718, PG 83 DPR)	12	10' BUILDING SETBACK (VOL 9659, PGS 19-23 DPR)
		13	10' BUILDING SETBACK (VOL 9689, PGS 125-126 DPR)
		14	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9700, PG 92-94 DPR)

C.P.S. 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, CONSTRUCTING, REPAIRING, 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 EASEMENTS, 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.

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.

SAWS DEDICATION NOTE:
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.

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 8, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 908, BLOCK 7, LOT 904, BLOCK 13 AND LOT 999, BLOCK 17. PRIVATE STREETS SHALL ALSO BE CONSIDERED DRAINAGE EASEMENTS.

OPEN SPACE NOTE:
LOT 908, BLOCK 7 AND LOT 904, BLOCK 13 IS DESIGNATED AS OPEN SPACE AND AS A GAS, ELECTRIC, TELEPHONE, CABLE TV AND PRIVATE DRAINAGE EASEMENTS.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1425 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.

INGRESS/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.

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

(TCI) FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN OFFSITE REGIONAL DETENTION PONDS LOCATED IN LOT 904, BLOCK 7, BALCONES CREEK RANCH-UNIT 1, RECORDED IN VOLUME 9659, PAGES 19-23 (COSA PLAT #120391) REPLATTED WITH LOT 907, BLOCK 7 BALCONES CREEK RANCH IH-10, ENCLAVE (COSA PLAT #170482) AND LOT 901, BLOCK 17, BALCONES CREEK RANCH UNIT 6, RECORDED IN VOLUME 9700, PAGES 92-94 DPR (COSA PLAT #150289).

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STORM WATER DETENTION NOTE:
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 DRAINAGE 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 AND THEIR SUCCESSORS OR ASSIGNEES.

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 1,750 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

DRAINAGE EASEMENT 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 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.

INGRESS/EGRESS SEWER:
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.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 17, CB 4707 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, PUBLIC WATER, PEDESTRIAN, AND PUBLIC SANITARY SEWER EASEMENT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1850175) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND PROPERTY 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(IH).

LEGAL INSTRUMENT NOTE:
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.

(TCI) STORM WATER:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

LINE #	BEARING	LENGTH
L1	S07°30'56"E	59.67'
L2	S18°57'26"E	28.56'
L3	S40°03'56"E	32.50'
L4	S14°13'23"W	50.53'
L5	N75°46'37"W	28.53'
L6	N14°49'23"E	51.34'
L7	S75°08'51"E	22.21'
L8	N70°14'15"W	147.45'
L9	N19°44'18"W	126.03'
L10	N07°41'32"W	84.22'
L11	N18°08'58"E	32.37'
L12	N17°18'03"E	50.28'
L13	S78°46'05"E	137.79'
L14	N11°13'55"E	38.31'
L15	S11°13'55"W	22.73'
L16	N88°52'53"E	29.28'
L17	N00°07'07"W	120.00'
L18	S11°36'29"E	30.73'
L19	N78°23'31"E	170.02'
L20	N82°29'04"E	155.12'
L21	S11°36'29"E	55.30'

LINE #	BEARING	LENGTH
L22	S11°13'55"W	54.96'
L23	S26°01'42"E	71.18'
L24	N26°01'42"W	71.18'
L25	N11°13'55"E	54.96'
L26	N78°46'05"W	98.89'
L27	N11°13'55"E	23.31'
L28	N78°46'05"W	56.70'
L29	N84°09'55"E	55.33'
L30	S26°01'42"E	54.57'
L31	N32°44'18"E	90.43'
L32	N11°36'29"W	55.30'
L33	N33°06'42"W	11.28'
L34	N78°46'05"W	31.88'
L35	N11°13'55"E	25.00'
L36	S78°46'05"E	34.25'
L37	S89°55'50"E	64.57'
L38	S82°01'05"E	57.64'
L39	S62°09'36"E	26.37'
L40	S77°56'14"E	35.09'
L41	S70°14'15"E	5.81'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.80'	043°56'41"	N04°03'21"W	243.20'	249.27'
C2	15.00'	093°49'41"	S35°40'55"E	21.91'	24.56'
C3	325.00'	003°24'37"	S09°54'10"E	19.34'	19.34'
C4	15.00'	047°37'29"	S32°00'36"E	12.11'	12.47'
C5	50.00'	197°43'27"	S43°02'22"W	98.81'	172.55'
C6	15.00'	052°01'12"	N64°06'31"W	13.16'	13.62'
C7	325.00'	011°21'02"	N84°26'36"W	64.28'	64.38'
C8	15.00'	090°00'00"	S56°13'55"W	21.21'	23.56'
C9	155.00'	037°15'37"	S07°23'53"E	99.03'	100.80'
C10	15.00'	057°46'09"	S54°54'46"E	14.49'	15.12'
C11	60.00'	295°32'17"	S63°58'18"W	64.00'	309.49'
C12	15.00'	057°46'09"	N02°51'23"E	14.49'	15.12'
C13	205.00'	037°15'37"	N07°23'53"W	130.98'	133.31'
C14	15.00'	090°00'00"	N33°46'05"W	21.21'	23.56'
C15	15.00'	090°00'00"	N56°13'55"E	21.21'	23.56'
C16	275.00'	007°31'22"	S86°21'26"E	36.08'	36.11'
C17	25.00'	100°09'24"	N39°48'11"E	38.35'	43.70'
C18	275.00'	001°19'58"	N10°56'30"W	6.40'	6.40'
C19	145.00'	009°56'08"	S16°39'40"W	25.11'	25.14'
C20	145.00'	003°29'26"	N10°42'03"W	8.83'	8.83'

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 COPS 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

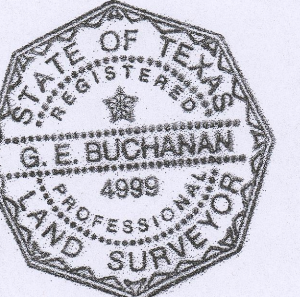
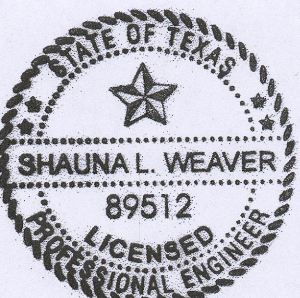
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

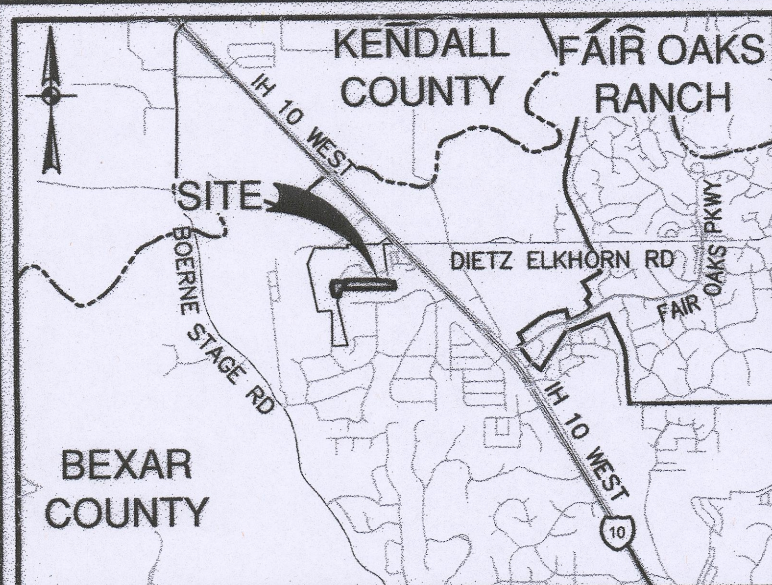
Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

G. E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	WID	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	(SURVEYOR)	SET 1/2" IRON ROD (PD)
1140	EXISTING CONTOURS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
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3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	16' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9700, PG 92-94 DPR)
6	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (0.033 OF AN ACRE - "OFF LOT") (PERMEABLE)	2	CLEAR VISION ESMT (VOL 9659, PG 19-23 DPR)
7	VARIABLE WIDTH CLEAR VISION EASEMENT	3	30' DRAIN EASEMENT (VOL 5037, PG 582-586 OPR)
11	20' BUILDING SETBACK	4	28' ELECTRIC AND GAS EASEMENT (VOL 16355, PG 2013-2024 OPR)
12	10' BUILDING SETBACK	5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR)
13	25' SANITARY SEWER EASEMENT (0.019 OF AN ACRE - "OFF LOT") (NON-PERMEABLE)	6	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9718, PG 83 DPR)
14	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	7	VARIABLE WIDTH CLEAR VISION ESMT (VOL 9689, PG 125-126 DPR)
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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.

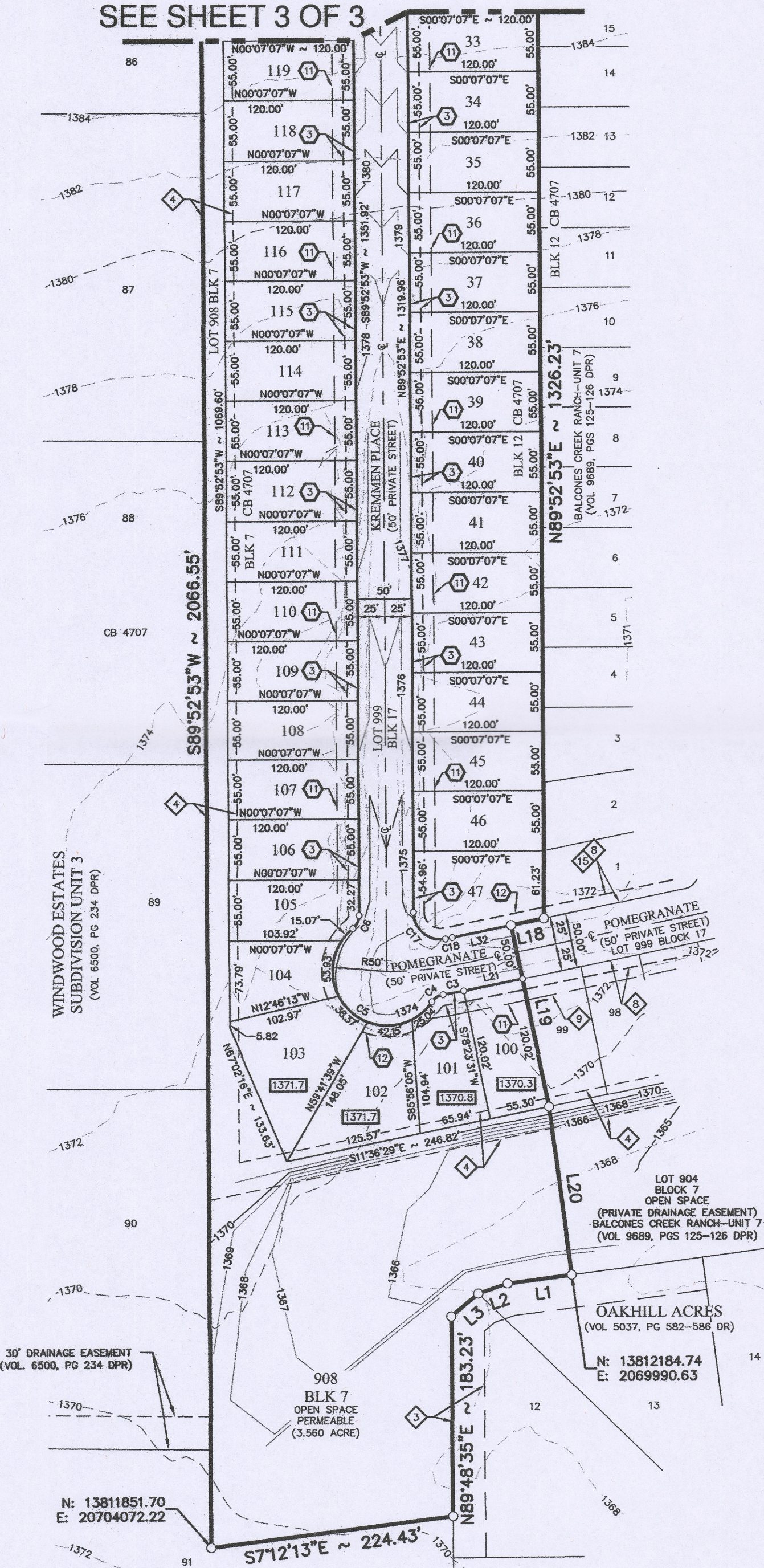
Shauna L. Weaver
SHAUNA L. WEAVER
89512
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

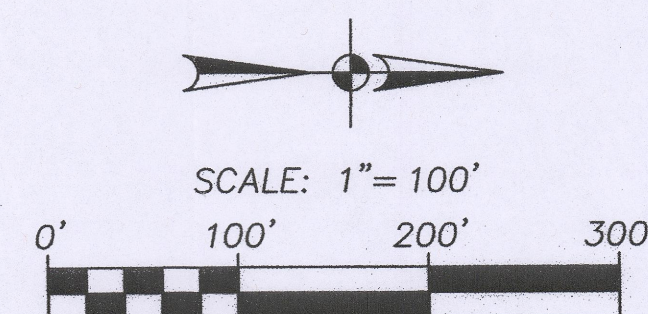
G.E. Buchanan 08/14/2018
G.E. BUCHANAN
4998
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "A"
SEE SHEET 3 OF 3



PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE
PAGE PLAT

SEE SHEET 1 OF 3
FOR CURVE &
LINE TABLES &
PLAT NOTES



BLAIR A. MAGEE
My Notary ID # 129677704
Expires January 15, 2022

PLAT NUMBER 170138
SUBDIVISION PLAT
ESTABLISHING
BALCONES CREEK
RANCH-UNIT 8, ENCLAVE

BEING A TOTAL OF 17.402 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT, CONVEYED TO HM LEONARD DEVELOPMENT, INC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16274, PAGES 1332-1340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING A 0.033 OF AN ACRE OFF-SITE EASEMENT LOCATED ON LOT 901, BLOCK 17, BALCONES CREEK RANCH UNIT 6 ENCLAVE RECORDED IN VOLUME 9700, PAGE 92-94 AND A 0.019 OF AN ACRE OFF-SITE EASEMENT LOCATED ON LOT 1, BLOCK 14, BALCONES CREEK RANCH UNIT 1 RECORDED IN VOLUME 9678, PAGES 86-88, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: August 14, 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.

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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 AUGUST 15, A.D. 20 18.

Blair A. Magee
BLAIR A. MAGEE
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH-UNIT 8, 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 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

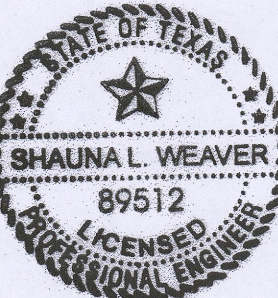
CERTIFICATE OF APPROVAL

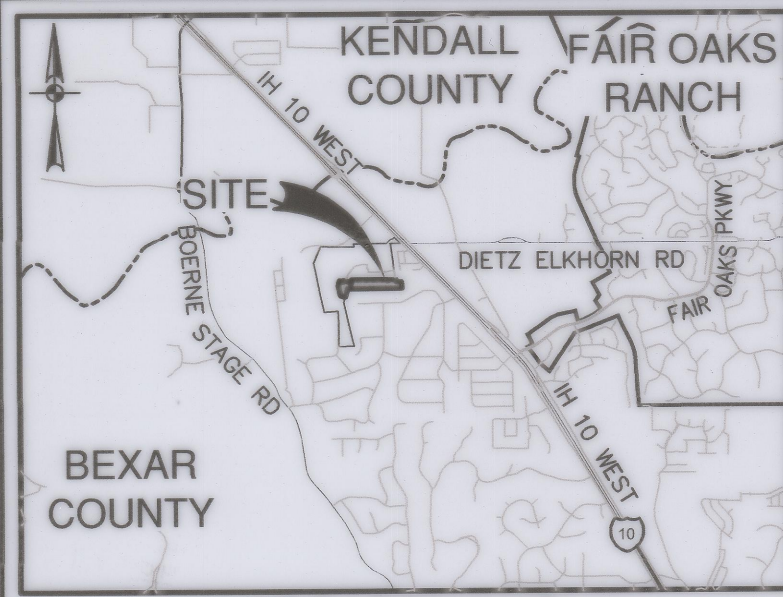
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

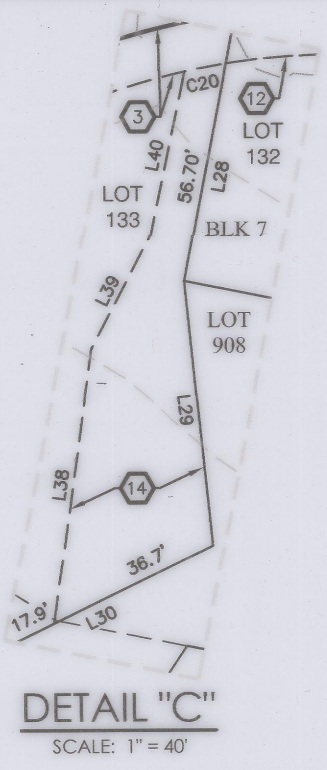
COUNTY CLERK, BEXAR COUNTY, TEXAS



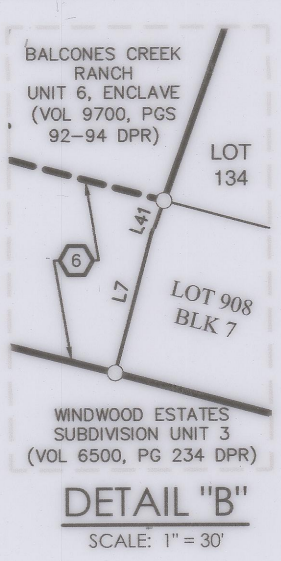
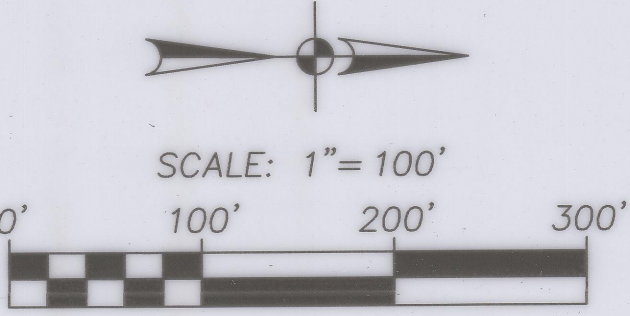


LOCATION MAP
NOT-TO-SCALE
LEGEND

- | | | | |
|------|--|---------|---|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS |
| BLK | BLOCK | VOL | VOLUME |
| CB | COUNTY BLOCK | PG | PAGE(S) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | VAR | VARIABLE WIDTH |
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS | WID | WID (SURVEYOR) |
| ESMT | EASEMENT | VAR | VARIABLE WIDTH |
| 1140 | EXISTING CONTOURS | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| 1140 | PROPOSED CONTOURS | | |
-
- | | | | |
|----|--|----|--|
| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 | 16' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (VOL 9700, PG 92-94 DPR) |
| 6 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (0.033 OF AN ACRE - "OFF LOT") (PERMEABLE) | 2 | CLEAR VISION ESMT (VOL 9659, PG 19-23 DPR) |
| 7 | VARIABLE WIDTH CLEAR VISION EASEMENT | 3 | 30' DRAIN EASEMENT (VOL 5037, PG 582-586 OPR) |
| 10 | 20' BUILDING SETBACK | 4 | 28' ELECTRIC AND GAS EASEMENT (VOL 16355, PG 2013-2024 OPR) |
| 13 | 25' SANITARY SEWER EASEMENT (0.019 OF AN ACRE - "OFF LOT") (NON-PERMEABLE) | 5 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR) |
| 14 | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 6 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9718, PG 83 DPR) |
| 1 | BALCONES CREEK RANCH, UNIT 1, ENCLAVE (VOL 9678, PGS 86-88 DPR) | 7 | VARIABLE WIDTH CLEAR VISION ESMT (VOL 9689, PG 125-126 DPR) |
| 2 | BALCONES CREEK RANCH, UNIT 4, ENCLAVE (VOL 9659, PGS 15-16 DPR) | 8 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9689, PG 125-126 DPR) |
| 3 | ±321 LF TO INTERSECTION OF MONKEN PLACE | 9 | 20' BUILDING SETBACK (VOL 9689, PG 125-126 DPR) |
| 4 | BALCONES CREEK RANCH, UNIT 1, ENCLAVE (VOL 9659, PGS 19-23 DPR) | 10 | VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9718, PG 83 DPR) |
| 5 | BALCONES CREEK RANCH, UNIT 7A, ENCLAVE (VOL 9718, PG 83 DPR) | 11 | 20' BUILDING SETBACK (VOL 9718, PG 83 DPR) |
| | | 12 | 10' BUILDING SETBACK (VOL 9718, PG 83 DPR) |
| | | 13 | 10' BUILDING SETBACK (VOL 9659, PGS 19-23 DPR) |
| | | 14 | 10' BUILDING SETBACK (VOL 9689, PGS 125-126 DPR) |
| | | 15 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9700, PG 92-94 DPR) |
| | | 16 | |



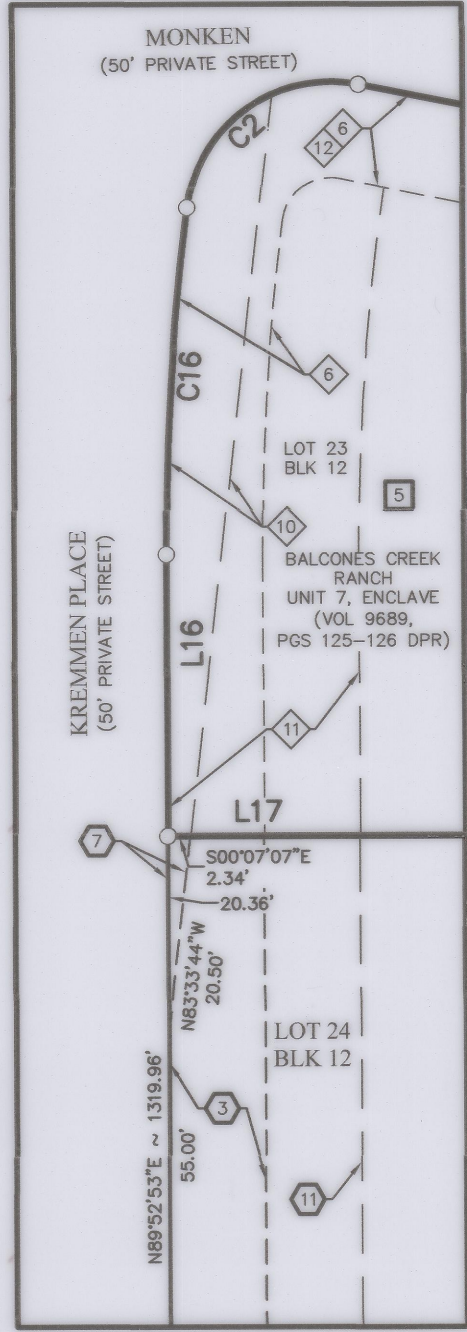
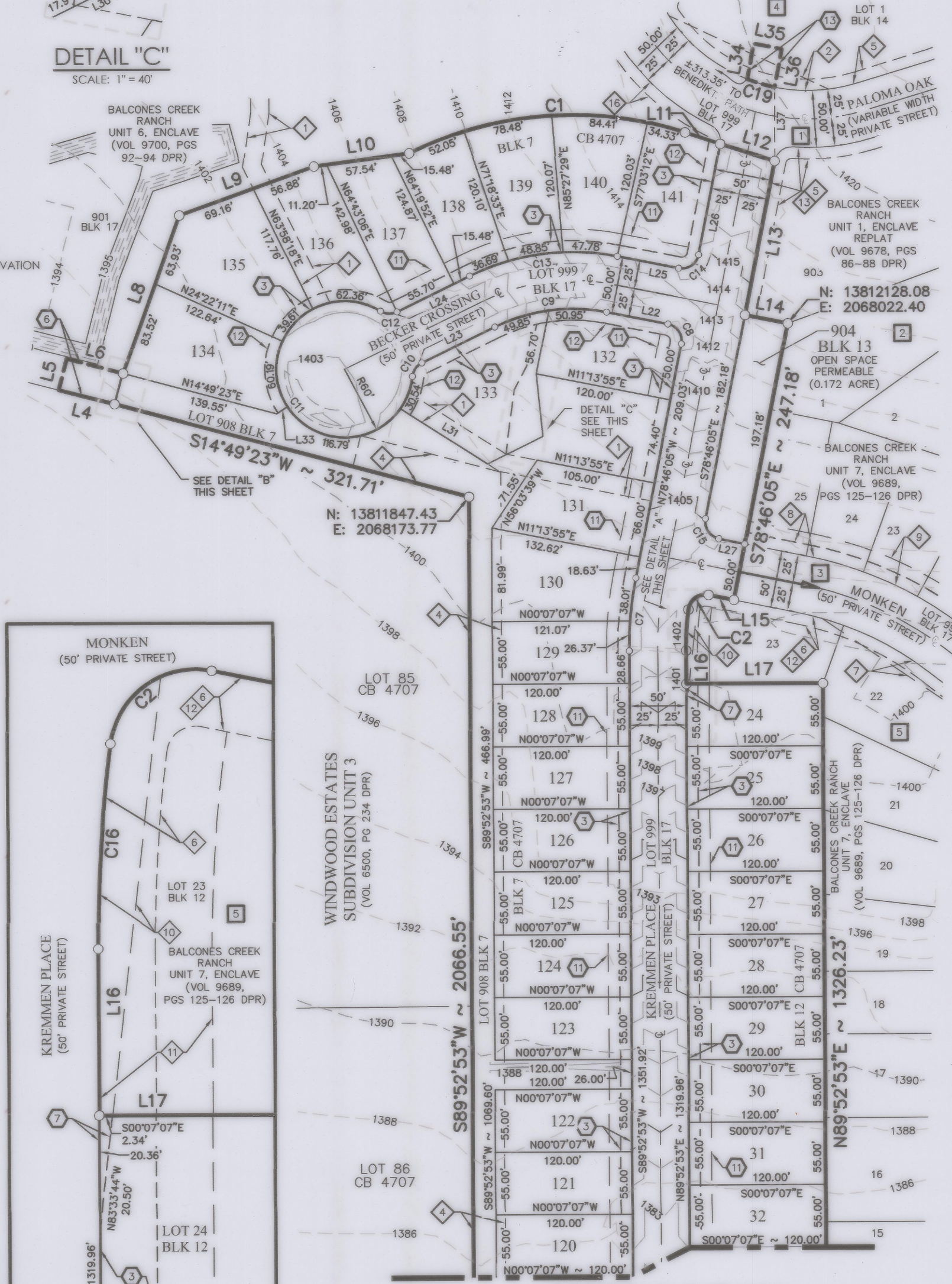
DETAIL "C"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 30'

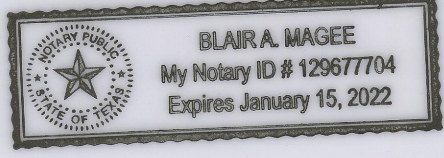
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 1 OF 3
FOR CURVE &
LINE TABLES &
PLAT NOTES



DETAIL "A"
SCALE: 1" = 20'

MATCHLINE "A"
SEE SHEET 2 OF 3



PLAT NUMBER 170138
SUBDIVISION PLAT
ESTABLISHING
BALCONES CREEK
RANCH-UNIT 8, ENCLAVE

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TBPFS FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028800

DATE OF PRINT: August 14, 2018

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COUNTY OF BEXAR

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HM LEONARD DEVELOPMENT, INC.
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AUSTIN, TEXAS 78703
(512) 477-2400

STATE OF TEXAS
COUNTY OF BEXAR

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Blair A. Magee
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN
BY: SECRETARY

CERTIFICATE OF APPROVAL

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DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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.

Shauna L. Weaver
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: PAPE-DAWSON ENGINEERS, INC.

J. Buchanan
08/16/2018
REGISTERED PROFESSIONAL LAND SURVEYOR

