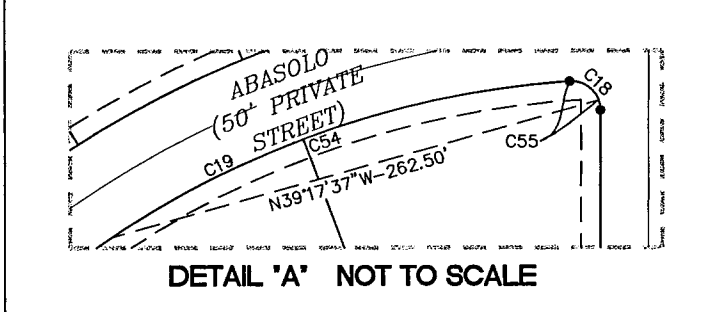


LOCATION MAP  
NOT TO SCALE  
FERGUSON MAP 484 C2

**GENERAL NOTES:**

1. 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION OR AS NOTED OTHERWISE.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN CIBOLO CANYON-UNIT 7D, ENCLAVE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO LOTS 901 AND 902, BLOCK 166, AND LOT 901, BLOCK 167. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
7. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN FOR LOTS 1 AND 2, BLOCK 166 AND LOTS 7 AND 8, BLOCK 167, ARE BASED ON HYDRAULIC CONSTRAINTS IMPOSED BY ADJACENT DRAINAGE STRUCTURES.
8. LOT 901, C.B. 4900 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.



DETAIL 'A' NOT TO SCALE

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN PERRET  
FORESTARS (USA) REAL ESTATE GROUP INC.  
14755 PRESTON RD., STE. 710  
DALLAS, TX 75254  
(972) 702-8699

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Perret, EPP, 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 September, A.D. 20 08.

STATE OF TEXAS  
COUNTY OF BEAR

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 BEAR

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.

STATE OF TEXAS  
COUNTY OF BEAR

**LEGEND**

- D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- C.B. COUNTY BLOCK
- ESMT EASEMENT
- 1140' EXISTING 10' CONTOURS
- 1138' EXISTING 2' CONTOURS
- 1140' PROPOSED 5' CONTOURS
- 1175.00' MINIMUM FINISHED FLOOR ELEVATION (SEE GENERAL NOTE 7)

**KEY NOTES**

- 1. 10' GAS, ELECTRIC, TELEPHONE, CABLE T.V. ESM'T.

0.6385 ACRE  
OWNER: INDIAN SPRINGS LTD.  
(VOL. 10309, PGS. 1770-1800 O.P.R.)  
16' OVERHEAD ELECTRIC ESM'T  
PLAT NO. 070396

24' WATER ESM'T  
(VOL. 10309, PG. 1770-1800 O.P.R.)

12' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT  
(VOL. 9584, PGS. 16-19, D.P.R.)

15' DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

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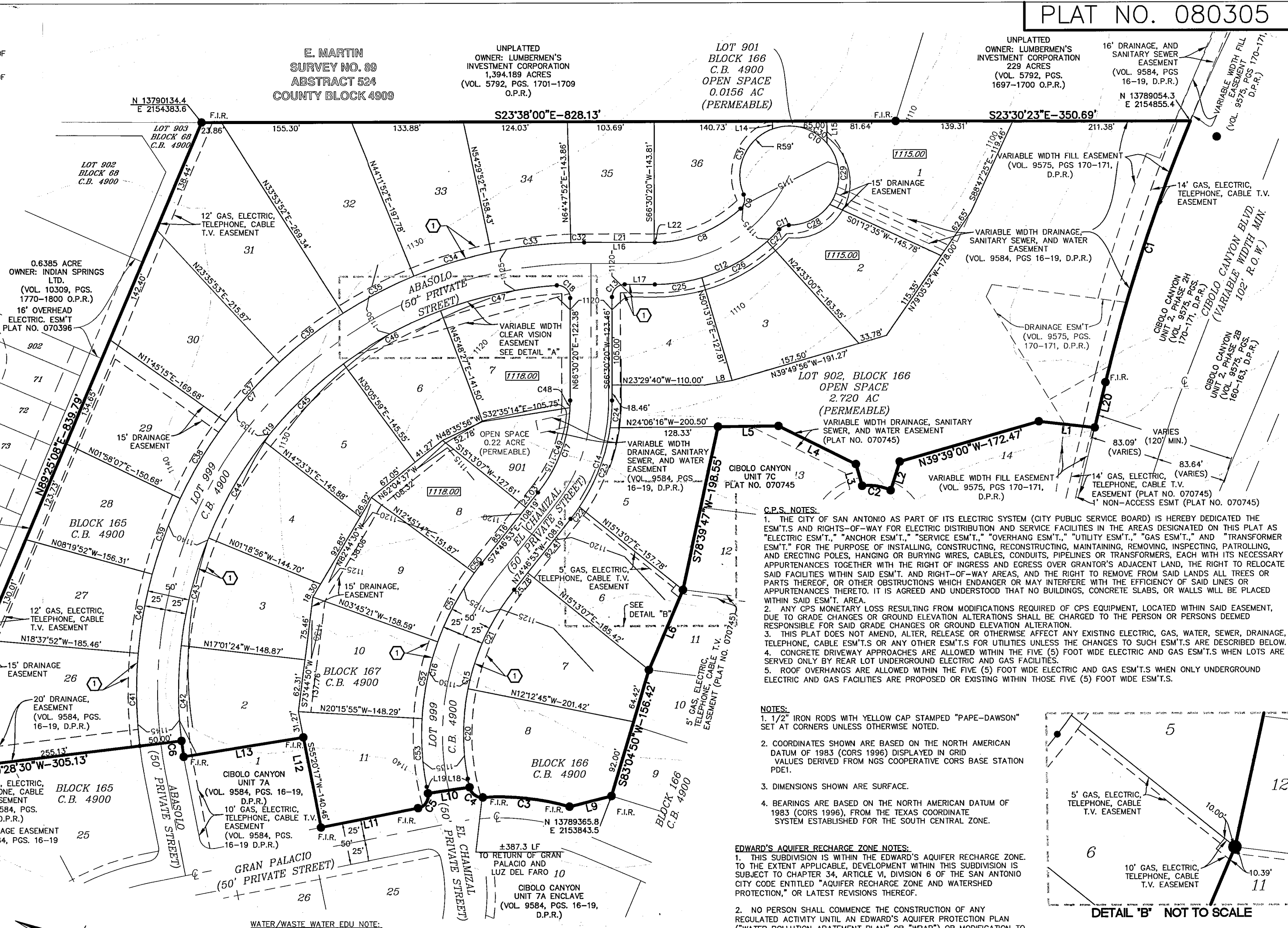
15' DRAINAGE EASEMENT

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15' DRAINAGE EASEMENT



WATER/WASTEWATER EDU NOTE:  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:  
WATER AND 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.

CLEAR VISION NOTE:  
CLEAR VISION ESM'T. MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SIDEWALK NOTE:  
IN ACCORDANCE WITH SECTION 35-506(a)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

STREETSCAPE NOTE:  
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

SUBDIVISION PLAT  
OF  
CIBOLO CANYON-UNIT 7D, ENCLAVE

A 17.80 ACRE TRACT OF LAND OUT OF A 1,394.189 ACRE TRACT OF LAND CONVEYED TO LUMBERMAN'S INVESTMENT CORPORATION (NOW KNOWN AS FORESTARS (U.S.A.) REAL ESTATE GROUP, INC.) AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE ROMPEL, KOCH & VOGES SURVEY NUMBER 1, ABSTRACT 1020, COUNTY BLOCK 4901, THE WILLIAM BRISBIN SURVEY NUMBER 89½, ABSTRACT 54, COUNTY BLOCK 4900 AND THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909 IN BEAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON-UNIT 7D, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED FOR SUCH COMMISSION.

DATED THIS 19th DAY OF October, A.D. 20 08

BY: John Perret  
CHAIRMAN

BY: John Perret  
SECRETARY

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9020

E. MARTIN  
SURVEY NO. 89  
ABSTRACT 524  
COUNTY BLOCK 4909

UNPLATTED  
OWNER: LUMBERMAN'S  
INVESTMENT CORPORATION  
1,394.189 ACRES  
(VOL. 5792, PGS. 1701-1709 O.P.R.)

LOT 901  
BLOCK 166  
C.B. 4900  
OPEN SPACE  
0.0156 AC  
(PERMEABLE)

UNPLATTED  
OWNER: LUMBERMAN'S  
INVESTMENT CORPORATION  
229 ACRES  
(VOL. 5792, PGS. 16-19, D.P.R.)

16' DRAINAGE, AND  
SANITARY SEWER  
EASEMENT  
(VOL. 9584, PGS. 16-19, D.P.R.)

14' GAS, ELECTRIC,  
TELEPHONE, CABLE T.V.  
EASEMENT  
(VOL. 9584, PGS. 16-19, D.P.R.)

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