

LOCATION MAP
NOT TO SCALE
FERGUSON MAP 484 C2

LINE	LENGTH	BEARING
L1	66.99'	N17°11'12"W
L2	35.78'	S84°19'07"W
L3	26.83'	N50°37'22"E
L4	102.70'	N02°44'25"E
L5	72.18'	N24°06'16"W
L6	103.93'	S89°24'18"W
L8	33.29'	N32°43'15"W
L9	51.81'	N37°45'02"W
L10	50.06'	N31°44'33"W
L11	118.43'	N34°39'43"W
L12	109.19'	N55°20'17"E
L13	144.81'	N32°43'52"W
L14	9.18'	S66°22'00"W
L15	26.53'	N66°22'00"E
L16	84.16'	S23°29'40"E
L17	35.94'	N23°29'40"W
L18	10.34'	S55°20'17"W
L19	7.79'	N55°20'17"E
L20	55.50'	S79°51'18"W
L21	83.45'	N23°29'40"W
L22	0.71'	N23°29'40"W

CURVE	LENGTH	RADIUS	ANGENT	DELTA	CHORD	CHORD BEARING
C1	327.44'	2032.00'	164.08'	09°13'58"	327.09'	S84°28'17"W
C2	34.70'	59.00'	17.87'	33°41'39"	34.20'	N14°44'08"W
C3	104.56'	300.00'	52.82'	19°58'12"	104.03'	N17°22'54"W
C4	21.65'	15.00'	13.20'	82°42'17"	19.82'	S13°59'09"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N79°39'43"W
C6	19.10'	485.00'	9.55'	02°15'22"	19.10'	N58°23'49"E
C7	905.56'	535.00'	604.50'	96°58'50"	801.26'	S71°59'05"E
C8	112.25'	150.00'	58.90'	42°52'40"	109.65'	S44°56'00"E
C9	18.25'	15.00'	10.45'	69°43'26"	17.15'	N78°45'58"E
C10	302.07'	59.00'	38.80'	29°20'41"	64.83'	S10°34'36"W
C11	12.70'	15.00'	6.76'	48°31'14"	12.33'	N47°00'41"W
C12	166.77'	200.00'	88.58'	47°46'38"	161.98'	N47°22'59"W
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	N68°29'40"W
C14	152.03'	225.00'	79.04'	38°42'47"	149.15'	S85°51'43"W
C15	239.41'	275.00'	127.89'	22°26'50"	231.92'	S80°16'42"W
C16	282.94'	325.00'	151.14'	49°52'50"	274.09'	N80°16'42"E
C17	118.24'	175.00'	61.48'	38°42'47"	116.01'	N85°51'43"E
C18	24.58'	15.00'	16.05'	93°52'38"	21.92'	N19°34'01"E
C19	788.11'	485.00'	512.01'	93°06'12"	704.21'	N73°55'24"W
C20	107.75'	275.00'	54.57'	22°26'50"	107.06'	S66°33'46"E
C21	131.66'	275.00'	67.12'	27°25'52"	130.41'	S88°29'49"E
C22	17.61'	225.00'	8.81'	04°29'02"	17.60'	S77°01'24"E
C23	101.79'	225.00'	51.78'	25°55'10"	100.92'	N87°46'30"E
C24	32.63'	225.00'	16.34'	08°18'35"	32.60'	N70°39'37"E
C25	56.84'	200.00'	28.61'	16°17'01"	56.65'	S31°38'10"E
C26	89.61'	200.00'	45.57'	25°40'19"	88.86'	S52°36'51"E
C27	20.32'	200.00'	10.17'	05°49'18"	20.31'	S68°21'39"E
C28	56.88'	59.00'	30.87'	55°14'23"	54.71'	S50°22'15"E
C29	78.20'	59.00'	46.05'	75°56'19"	72.60'	N64°02'24"E
C30	71.59'	59.00'	40.94'	69°31'08"	67.28'	N08°41'20"W
C31	95.40'	59.00'	61.79'	92°38'51"	85.34'	N89°46'20"W
C32	15.95'	535.00'	7.97'	01°42'29"	15.95'	N24°20'54"W
C33	96.18'	535.00'	48.22'	10°18'00"	96.05'	N30°21'08"W
C34	96.18'	535.00'	48.22'	10°18'00"	96.05'	N40°39'08"W
C35	96.18'	535.00'	48.22'	10°18'00"	96.05'	N50°57'08"W
C36	96.18'	535.00'	48.22'	10°18'00"	96.05'	N61°15'07"W
C37	95.59'	535.00'	47.92'	10°14'14"	95.46'	N71°31'14"W
C38	106.37'	535.00'	53.36'	11°23'31"	106.20'	N82°20'07"W
C39	96.18'	535.00'	48.22'	10°18'00"	96.05'	S86°49'08"W
C40	96.18'	535.00'	48.22'	10°18'00"	96.05'	S76°31'08"W
C41	110.59'	535.00'	55.49'	11°50'38"	110.40'	S65°26'49"W
C42	132.96'	485.00'	66.90'	15°42'28"	132.55'	N65°07'22"E
C43	132.96'	485.00'	66.90'	15°42'28"	132.55'	S80°49'50"E
C44	132.96'	485.00'	66.90'	15°42'28"	132.55'	S83°27'43"E
C45	132.96'	485.00'	66.90'	15°42'28"	132.55'	S67°45'15"E
C46	132.96'	485.00'	66.90'	15°42'28"	132.55'	S52°02'47"E
C47	142.39'	485.00'	71.71'	16°49'15"	141.88'	S35°46'55"E
C48	8.50'	175.00'	4.25'	02°47'01"	8.50'	S67°53'51"W
C49	109.74'	175.00'	56.74'	35°55'45"	107.95'	S87°15'14"W
C50	13.98'	325.00'	6.99'	02°27'52"	13.98'	N76°00'49"W
C51	93.65'	325.00'	47.15'	16°30'35"	93.32'	N85°30'03"W
C52	93.65'	325.00'	47.15'	16°30'35"	93.32'	S77°59'22"W
C53	81.66'	325.00'	41.05'	14°23'48"	81.45'	S62°32'11"W
C54	253.90'	485.00'	129.93'	29°59'41"	251.01'	S42°22'08"E
C55	19.23'	15.00'	11.19'	73°27'05"	17.94'	S09°21'15"W

WATER/WASTE WATER 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(q)(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.

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.

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.

EDWARD'S AQUIFER RECHARGE ZONE NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARD'S AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

C.P.S. NOTES:-

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE ESM.T.S AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC ESM.T.", "ANCHOR ESM.T.", "SERVICE ESM.T.", "OVERHANG ESM.T.", "UTILITY ESM.T.", "GAS ESM.T.", AND "TRANSFORMER ESM.T." 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 ESM.T. 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 ESM.T. 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 ESM.T.S OR ANY OTHER ESM.T.S FOR UTILITIES UNLESS THE CHANGES TO SUCH ESM.T.S ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS ESM.T.S 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 ESM.T.S WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE ESM.T.S.

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 BEXAR 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 BEXAR 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 999, 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.

STATE OF TEXAS

COUNTY OF BEXAR

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 ESM.T.S AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN K. PIERRET

FORESTAR (USA) REAL ESTATE GROUP INC.
14755 PRESTON RD., STE. 710
DALLAS, TX 75254
(972) 702-8699

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John K. Pierret, EVP, 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.

NOTARY PUBLIC, 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 THE UNIFIED DEVELOPMENT CODE-EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

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 FORESTAR (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 BEXAR 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 BEXAR COUNTY, TEXAS.

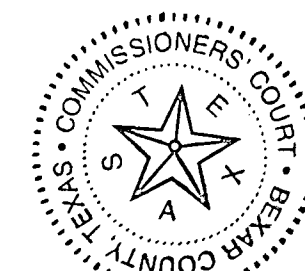
THIS PLAT OF CIBOLO CANYON-UNIT 7D, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 19th DAY OF December, A.D. 20 08

BY: [Signature]

CHAIRMAN

BY: [Signature]

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, 27th DAY OF January, 20 09.

ATTEST:

Nelson W. Wolff
COUNTY JUDGE, BEXAR COUNTY, TEXAS
Gerard Rickhoff
COUNTY CLERK, BEXAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

I, Gerard Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22nd DAY OF August, A.D. 2008 AT 9:30 A.M. AND DULY RECORDED THE 22nd DAY OF August, A.D. 2008 AT 9:30 A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9672 ON PAGE 117 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22nd DAY OF August, A.D. 2008. COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Edna Cruz Maseley DEPUTY

SHEET 2 OF 2

