

LOCATION MAP

LEGEND

AC	ACRE(S)	ESMT	EASEMENT
BLK	BLOCK	VAR WID	VARIABLE WIDTH
CB	COUNTY BLOCK		FOUND 1/2" IRON ROD
DPR	DEED AND PLAT RECORDS OF (SURVEYOR)		(UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (FD)
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW
PAC	PAGES		MINIMUM FINISHED FLOOR
VOL	VOLUME		ELEVATION (SEWER)
PG	PAGE(S)		OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY		REAL PROPERTY OF BEXAR COUNTY, TEXAS
1140	EXISTING CONTOURS	17	34' PRIVATE DRAINAGE EASEMENT (0.028 ACRES OFF-LOT)
1140	PROPOSED CONTOURS	18	5' WATER EASEMENT
1140	CENTERLINE	19	14' SANITARY SEWER EASEMENT
1	14' GAS, ELEC., TELE. AND CABLE TV EASEMENT	20	34' PRIVATE DRAINAGE EASEMENT
2	10' GAS, ELEC., TELE. AND CABLE TV EASEMENT	21	16' SANITARY SEWER EASEMENT (VOL 9685, PG 165-169, DPR)
3	1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	22	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 14952, PG 827-843, RPR)
4	16' SANITARY SEWER EASEMENT (0.036 AC OFF-LOT)	23	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9685, PG 165-169, DPR)
5	20' BUILDING SETBACK LINE	24	VARIABLE WIDTH RILL EASEMENT (VOL 9685, PG 165-169, DPR)
6	50'x50' SEWER, WATER, GAS, CABLE TV, ELEC. AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (0.057 AC OFF-LOT)	25	15'x20' WATER EASEMENT (VOL 9685, PG 165-169, DPR)
7	50'x60' SEWER, WATER, GAS, CABLE TV, ELEC. AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (0.069 AC OFF-LOT)	26	10' BUILDING SETBACK LINE (VOL 9685, PG 178-183, DPR)
8	10' BUILDING SETBACK LINE (0.069 AC OFF-LOT)	27	10' GAS, ELEC., TELE. AND CABLE TV EASEMENT (VOL 9685, PG 178-183, DPR)
9	41' PRIVATE DRAINAGE EASEMENT	28	

SAWS IMPACT FEE:
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 WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE, SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

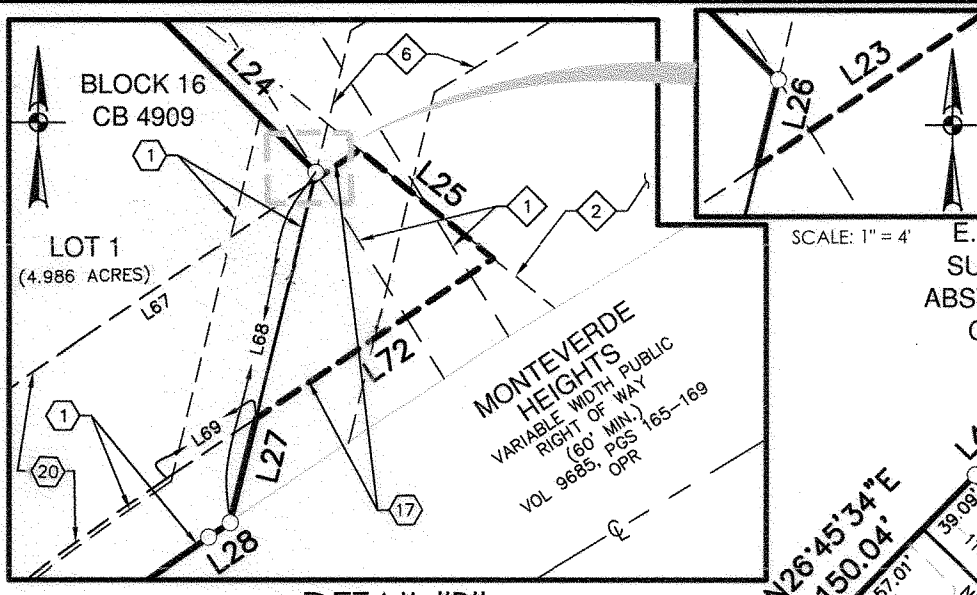
STATE OF TEXAS
COUNTY OF BEXAR

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.

STATE OF TEXAS
COUNTY OF BEXAR

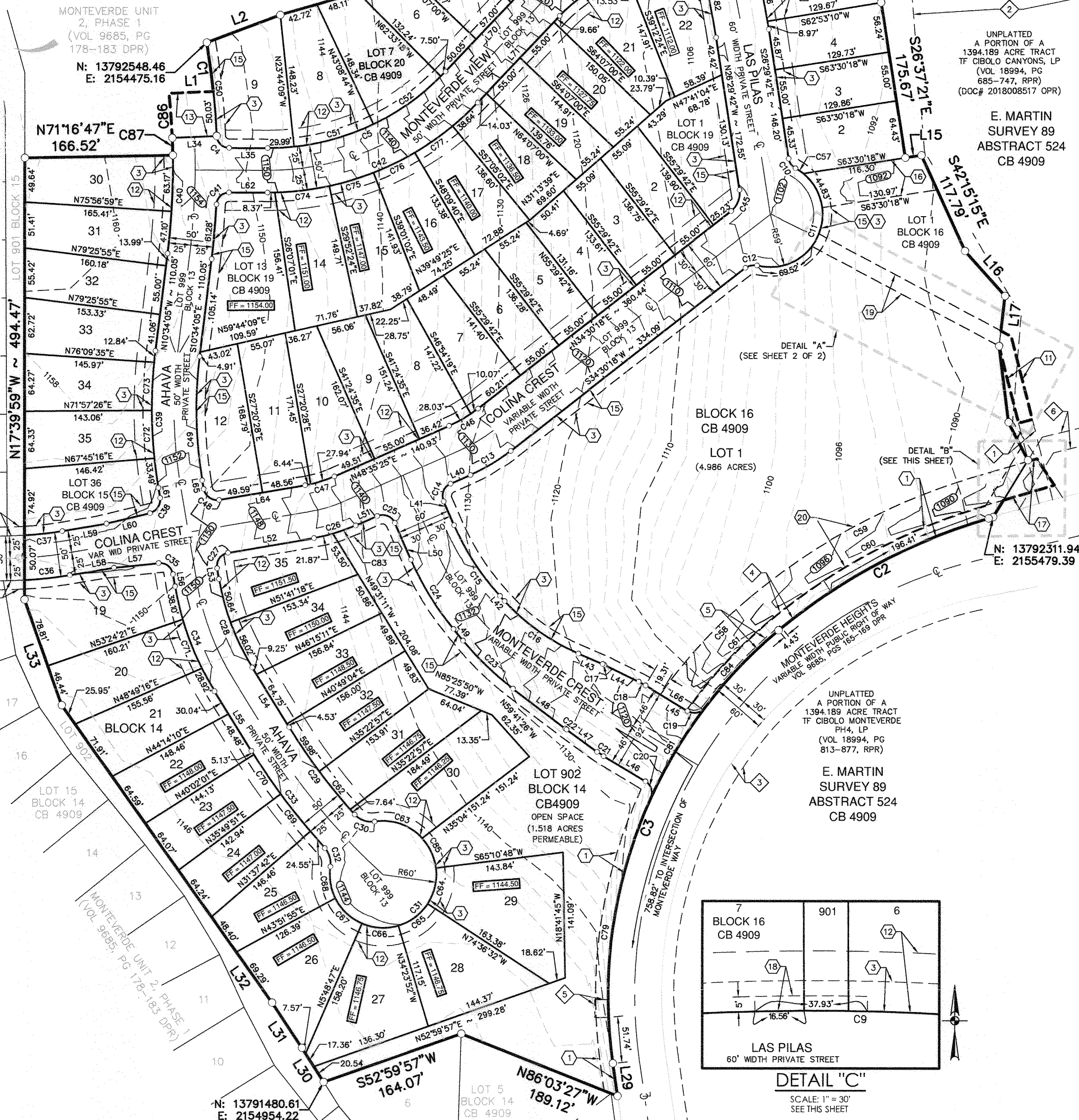
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

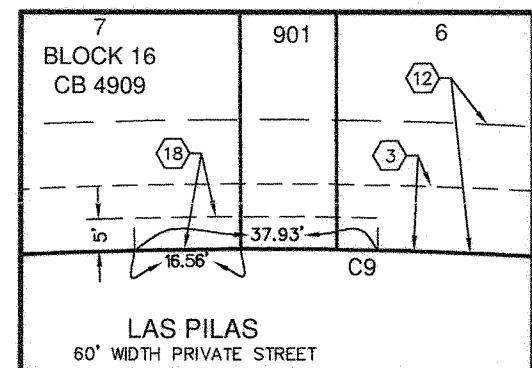


DETAIL "B"

SCALE: 1" = 40'
SEE THIS SHEET



CURVE AND LINE TABLE
SHEET 2 OF 2



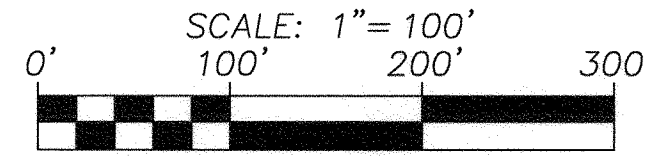
DETAIL "C"

SCALE: 1" = 30'
SEE THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 170129
SUBDIVISION PLAT
OF
MONTEVERDE UNIT 2, PHASE 3
(ENCLAVE)

BEING A TOTAL OF 24.571 ACRE TRACT OF LAND ESTABLISHING LOTS 19-35, 902, BLOCK 14; LOTS 30-36 BLOCK 15; LOTS 1-9, 901, BLOCK 16; LOTS 1-22, BLOCK 19; LOTS 1-9, BLOCK 20; LOT 999, BLOCK 13 AND 0.162 ACRES OFF LOT EASEMENT OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED IN VOLUME 18994, PAGES 685-747 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS, AND DOCUMENT NO. 2018008517 OF THE OFFICIAL PUBLIC RECORDS, OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP#LS FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 05, 2018

STATE OF FLORIDA
COUNTY OF MANATEE

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: JOHN BRIAN, AUTHORIZED SIGNATORY
TF CIBOLO CANYONS, LP
6310 CAPITAL DRIVE, SUITE 1300
LAKEWOOD RANCH, FLORIDA 34202
(941) 388-0707

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BRIAN 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 November 6, A.D. 2018.

NOTARY PUBLIC, MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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

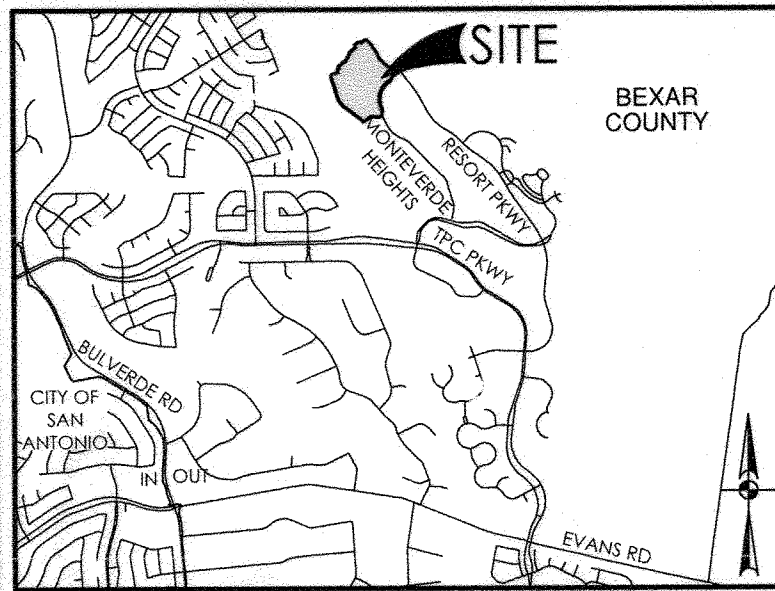
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MONTEVERDE UNIT 2, PHASE 3 (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



LOCATION MAP
NOT-TO-SCALE

OPEN SPACE:

LOT 902 BLOCK 14 AND LOT 901 BLOCK 16, CB 4909 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND AS DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT. COUNTY FINISHED FLOOR ELEVATION-RELATIVE TO FLOODPLAIN FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS NOTE APPLIES ONLY TO LOTS 1 THROUGH 9, BLOCK 16.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0145G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LEGAL INSTRUMENT:

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.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1372247) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SETBACK:

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.

ZERO LOT LINE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

RESIDENTIAL FINISHED FLOOR

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

DRAINAGE EASEMENT ENCROACHMENTS:

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 TCI OR 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 EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNER NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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EUGENE H. DAWSON, III
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.

JOHN NOEL NICHOLLS
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATEREASEMENT," "SANITARY/SEWER EASEMENT" AND/OR RECYCLED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

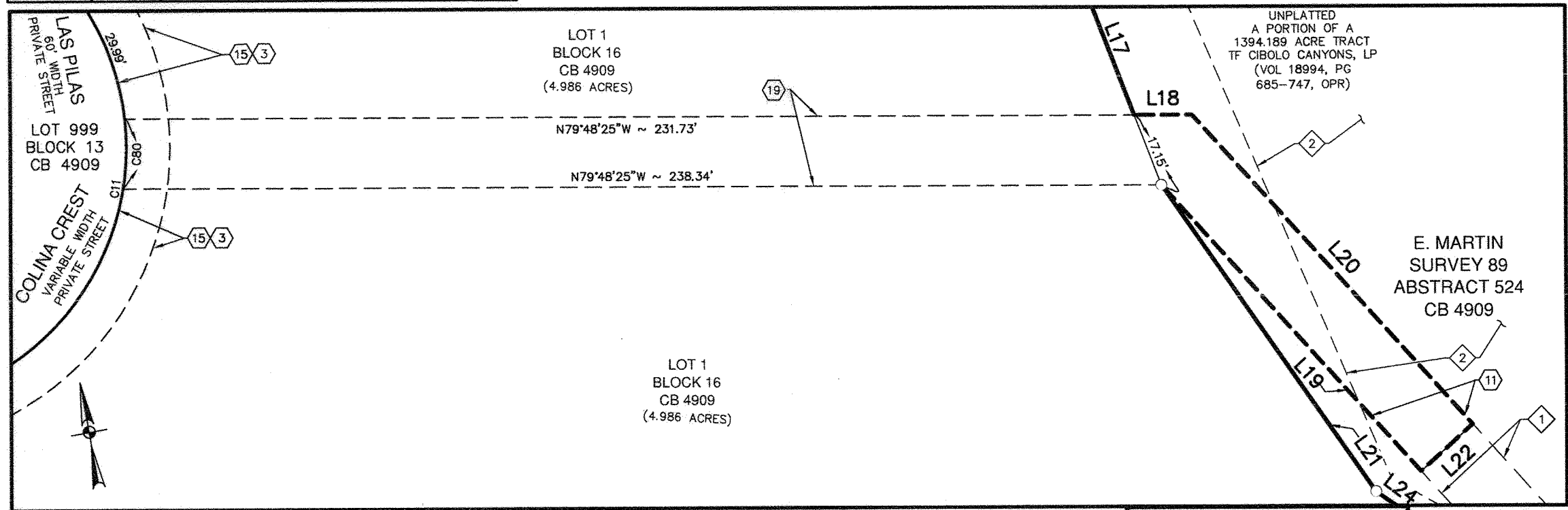
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	825.00'	003°49'43"	N25°32'35"W	55.12'	55.13'
C2	660.00'	023°23'57"	S44°20'55"W	267.67'	269.54'
C3	530.00'	058°37'00"	S03°20'26"W	518.88'	542.22'
C4	14.00'	087°20'09"	S63°49'12"E	19.33'	21.34'
C5	275.00'	046°57'44"	N49°11'52"E	217.68'	223.80'
C6	225.00'	024°54'36"	N38°20'18"E	97.05'	97.82'
C7	15.00'	089°55'09"	N05°50'01"E	21.20'	23.54'
C8	770.00'	000°04'51"	N39°09'59"W	1.09'	1.09'
C9	830.00'	012°42'42"	S32°51'03"E	183.77'	184.15'
C10	15.00'	052°32'50"	S52°46'07"E	13.28'	13.76'
C11	59.00'	166°05'40"	S04°00'18"W	117.13'	171.03'
C12	15.00'	052°32'50"	S60°46'43"W	13.28'	13.76'
C13	215.00'	014°05'07"	S41°32'51"W	52.72'	52.85'
C14	15.00'	090°00'00"	S03°35'25"W	21.21'	23.56'
C15	290.00'	018°44'46"	S50°46'58"E	94.46'	94.88'
C16	240.00'	024°27'08"	S72°22'55"E	101.65'	102.42'
C17	42.00'	002°50'15"	S83°11'21"E	2.08'	2.08'
C18	100.00'	005°02'04"	S79°15'12"E	8.78'	8.79'
C19	15.00'	083°34'25"	N61°28'37"E	19.99'	21.88'
C20	15.00'	083°34'25"	N34°56'58"W	19.99'	21.88'
C21	100.00'	005°02'04"	N74°13'08"W	8.78'	8.79'
C22	100.00'	001°00'53"	N71°11'40"W	1.77'	1.77'
C23	334.00'	013°22'05"	N64°00'11"W	77.75'	77.93'
C24	330.00'	015°54'33"	N49°21'52"W	91.34'	91.63'
C25	15.00'	090°00'00"	N86°24'35"W	21.21'	23.56'
C26	200.00'	014°04'07"	S55°37'28"W	48.99'	49.11'
C27	15.00'	090°00'00"	S17°39'32"W	21.21'	23.56'
C28	275.00'	022°13'21"	S38°27'09"E	105.99'	106.66'
C29	680.00'	010°20'13"	S54°43'55"E	122.51'	122.68'
C30	25.00'	056°55'14"	S88°21'39"E	23.83'	24.84'
C31	60.00'	287°50'13"	S27°05'51"W	70.67'	301.42'
C32	25.00'	051°18'51"	N34°38'29"W	21.65'	22.39'
C33	730.00'	010°44'05"	N54°55'52"W	136.57'	136.77'
C34	325.00'	022°13'21"	N38°27'09"W	125.26'	126.05'
C35	15.00'	086°11'09"	N70°26'03"W	20.50'	22.56'
C36	425.00'	006°53'21"	S66°06'12"W	51.07'	51.10'
C37	375.00'	006°31'02"	N65°55'03"E	42.63'	42.66'
C38	15.00'	086°11'09"	N15°45'08"E	20.50'	22.56'
C39	525.00'	016°46'24"	N18°57'16"W	153.15'	153.69'
C40	775.00'	009°35'03"	N15°21'36"W	129.49'	129.64'
C41	14.00'	087°20'09"	S28°50'39"W	19.33'	21.34'
C42	325.00'	046°37'44"	S49°11'52"W	257.26'	264.49'
C43	175.00'	024°54'36"	S38°20'18"W	75.49'	76.08'
C44	15.00'	096°09'50"	N81°07'29"W	22.32'	25.18'

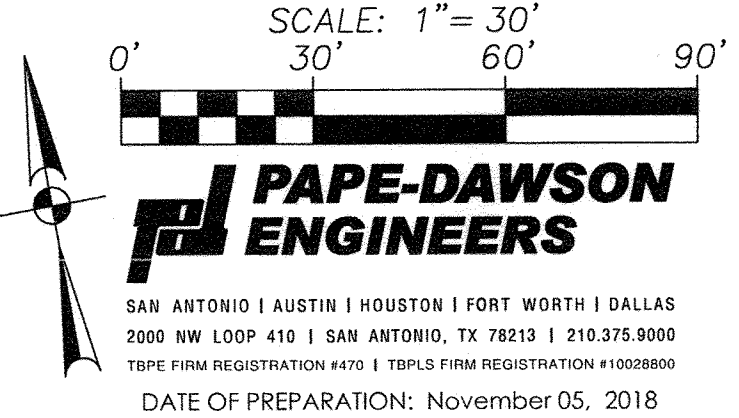


DETAIL "A"
SCALE: 1"=30'
(SEE SHEET 1 OF 2)

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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SUBDIVISION PLAT
OF
MONTEVERDE UNIT 2, PHASE 3
(ENCLAVE)

BEING A TOTAL OF 24.571 ACRE TRACT OF LAND ESTABLISHING LOTS 19-35, 902, BLOCK 14; LOTS 30-36 BLOCK 15; LOTS 1-9, 901, BLOCK 16; LOTS 1-22, BLOCK 19; LOTS 1-9, BLOCK 20; LOT 999, BLOCK 13 AND 0.162 ACRES OFF LOT EASEMENT OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED IN VOLUME 18994, PAGES 685-747 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF BEXAR COUNTY, TEXAS, AND DOCUMENT NO. 2018008517 OF THE OFFICIAL PUBLIC RECORDS, OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909 OF BEXAR COUNTY, TEXAS.



STATE OF FLORIDA
COUNTY OF MANATEE
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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN BRIAN, AUTHORIZED SIGNATORY
IF CIBOLO CANYONS, LP
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202
(941) 388-0707

STATE OF FLORIDA
COUNTY OF MANATEE
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BRIAN 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 November 6, A.D. 2018.

LORI E. JOYCE
NOTARY PUBLIC, STATE OF FLORIDA

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

THIS PLAT OF MONTEVERDE UNIT 2, PHASE 3 (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

