

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
ASHTON SAN ANTONIO RESIDENTIAL, L.L.C.
17319 SAN PEDRO AVE. SUITE 140
SAN ANTONIO, TEXAS 78232

BY: Blake Harrington
NAME: Blake Harrington
TITLE: VP - LAND

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Harrington KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF December A.D. 2018

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2019

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C.I.	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAIN
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
ETJ	= EXTRA-TERRITORIAL JURISDICTION
EX.	= EXISTING
LI	= LINE NUMBER
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
WID.	= PROPOSED CONTOUR
WID.	= STREET CENTERLINE
WID.	= EXISTING GROUND MAJOR CONTOUR
WID.	= EXISTING GROUND MINOR CONTOUR
WID.	= EXISTING PROPERTY LINE
WID.	= EXTRATERRITORIAL JURISDICTION LIMITS
WID.	= RIGHT OF WAY DEDICATION
WID.	= EXISTING 1% ANNUAL CHANCE FLOODPLAIN
WID.	= PROPOSED 1% ANNUAL CHANCE FLOODPLAIN

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.

M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER R. DICE, P.E.

CHRISTOPHER R. DICE
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:

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE NOTES:

- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. 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 FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48020C0085F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEDOM. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLMR) STUDY PREPARED BY RESPEC AND APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF BEXAR COUNTY (FEMA CASE NO. 19-062028). NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL SAID LOMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE 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:

- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TSCS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD83) AS DERIVED FROM THE NGS/CORS NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TSCS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (NAD83).

CPS NOTES:

- 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," "WATER EASEMENT," "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.
- 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.
- 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.
- 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.
- 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.

TDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINTS ALONG RALPH FAIR ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 791.81 LINEAR FT OF HIGHWAY FRONTAGE. ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG RALPH FAIR ROAD.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TDOT.

SAWS NOTES:

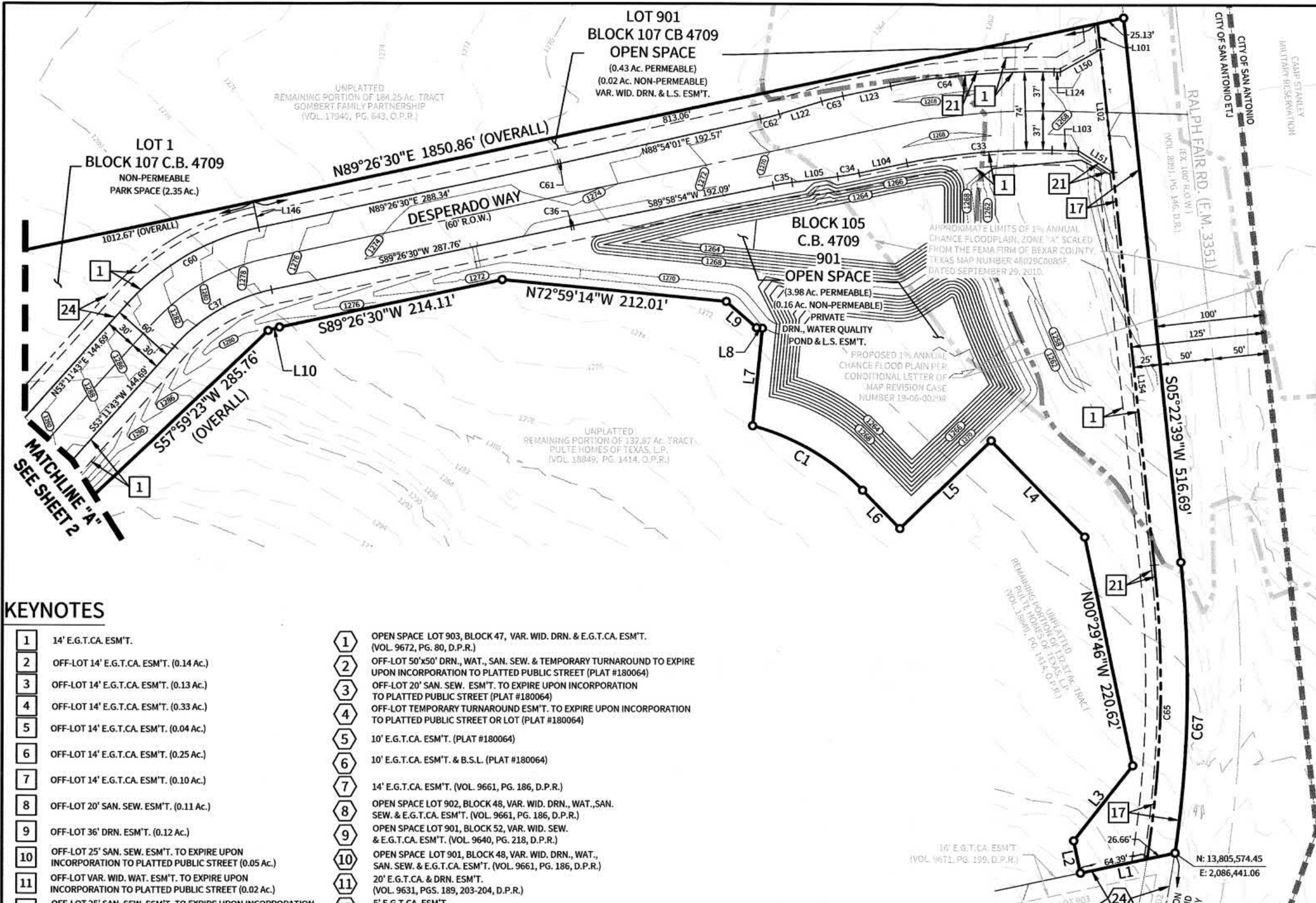
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AND THE SAN ANTONIO WATER SYSTEM.
- THE OWNER 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.
- 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.
- 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.

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, LOT 901, LOT 902, BLOCK 107, LOT 901, BLOCK 105, CB 4709, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

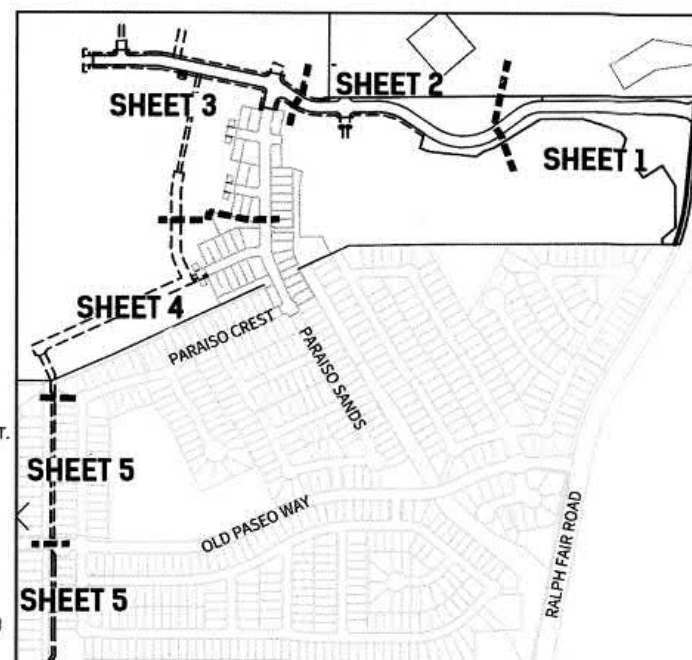
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2362487) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES 35-477(b)(5)(C).



KEYNOTES

- 14' E.G.T.C.A. ESMT.
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.14 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.13 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.33 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.04 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.25 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.10 AC.)
- OFF-LOT 20' SAN. SEW. ESMT. (0.11 AC.)
- OFF-LOT 36' DRN. ESMT. (0.12 AC.)
- OFF-LOT 25' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.05 AC.)
- OFF-LOT VAR. WID. WAT. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.02 AC.)
- OFF-LOT 25' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.03 AC.)
- OFF-LOT 50'x50' DRN., WAT., SAN. SEW., & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.06 AC.)
- OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.03 AC.)
- OFF-LOT VAR. WID. SAN. SEW. ESMT. (0.01 AC.)
- VAR. WID. TURNAROUND ESMT. (0.02 AC.)
- 25' R.O.W. DEDICATION (0.46 AC.)
- OFF-LOT 20' SAN. SEW. ESMT. (0.11 AC.)
- OFF-LOT 20'x50' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.02 AC.)
- OFF-LOT VAR. WID. DRN., WAT., & SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (1.71 AC.)
- 1' VEHICULAR NON-ACCESS ESMT.
- VAR. WID. SAN. SEW. ESMT. (0.21 AC.)
- OFF-LOT VAR. WID. DRN., WAT., & SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.07 AC.)
- 20' B.S.L.
- OFF-LOT VAR. WID. WAT. & SAN. SEW. ESMT. (0.14 AC.)
- OFF-LOT VAR. WID. SAN. SEW. ESMT. (0.29 AC.)
- OFF-LOT 50'x50' DRN., WAT., SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.06 AC.)

- OPEN SPACE LOT 903, BLOCK 47, VAR. WID. DRN. & E.G.T.C.A. ESMT. (VOL. 9672, PG. 80, D.P.R.)
- OFF-LOT 50'x50' DRN., WAT., SAN. SEW. & TEMPORARY TURNAROUND TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (PLAT #180064)
- OFF-LOT 20' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (PLAT #180064)
- OFF-LOT TEMPORARY TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (PLAT #180064)
- 10' E.G.T.C.A. ESMT. (PLAT #180064)
- 10' E.G.T.C.A. ESMT. & B.S.L. (PLAT #180064)
- 14' E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- OPEN SPACE LOT 902, BLOCK 48, VAR. WID. DRN., WAT., SAN. SEW. & E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- OPEN SPACE LOT 901, BLOCK 52, VAR. WID. DRN. & E.G.T.C.A. ESMT. (VOL. 9640, PG. 218, D.P.R.)
- OPEN SPACE LOT 901, BLOCK 48, VAR. WID. DRN., WAT., SAN. SEW. & E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- 20' E.G.T.C.A. & DRN. ESMT. (VOL. 9631, PGS. 189, 203-204, D.P.R.)
- 5' E.G.T.C.A. ESMT. (VOL. 9654, PG. 118, D.P.R.)
- LOT 906 OPEN SPACE (VOL. 9654, PG. 118, D.P.R.)
- 1' VEHICULAR NON-ACCESS ESMT. (PLAT #180064)
- VAR. WID. SAN. SEW. ESMT. (VOL. 9695, PGS. 172-176, D.P.R.)
- PERMEABLE VARIABLE WIDTH DRN. ESMT. (VOL. 9630, PG. 188, D.P.R.)
- 16' E.G.T.C.A. ESMT. (VOL. 9640, PGS. 218-219, D.P.R.)
- 5' E.G.T.C.A. ESMT. (VOL. 9640, PGS. 218-219, D.P.R.)
- 12' E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- 12' WATER & E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- 20' SAN. SEW. ESMT. (VOL. 12821, PGS. 1051-1066, O.P.R.)
- LOT 905 OPEN SPACE, VAR. WID. DRN. & E.G.T.C.A. ESMT. (VOL. 9654, PG. 118, D.P.R.)
- 16' WATER ESMT. (VOL. 9595, PGS. 172-176, D.P.R.)
- VAR. WID. DRN. ESMT. (VOL. 9664, PG. 164, D.P.R.)
- OFF-LOT 44' DRN. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (PLAT #180064)
- OFF-LOT 35' SAN. SEW. & DRN. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (PLAT #180064)
- 16' DRN. ESMT. (VOL. 9672, PG. 80, D.P.R.)
- 1' VEHICULAR NON-ACCESS ESMT. (VOL. 9654, PG. 118, D.P.R.)



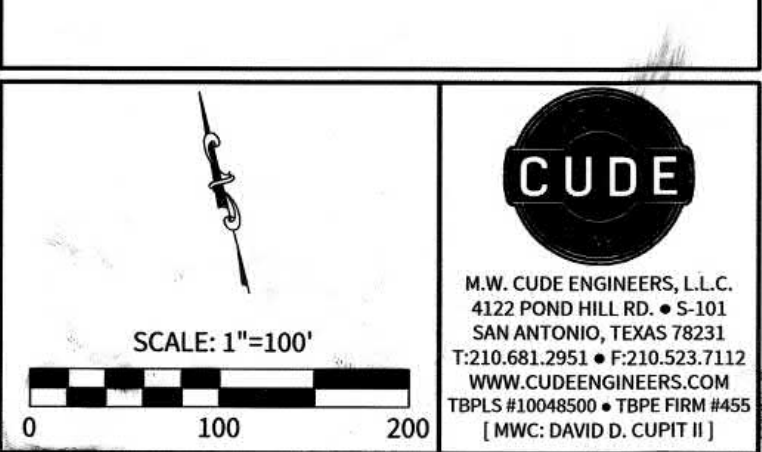
INDEX MAP
N.T.S.

SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES

PLAT NUMBER: 180221

**SUBDIVISION PLAT
ESTABLISHING
CIELO RANCH UNIT 2, SUBD.**

BEING A TOTAL OF 16.23 ACRES OF LAND, OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, INCLUDING 0.46 ACRES OF RIGHT-OF-WAY DEDICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, ALSO BEING OUT OF A 132.87 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985

BY: Felipe Gonzalez
NAME: Felipe Gonzalez
TITLE: Director Land Development

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF December A.D. 2018

LINDA M. EDMONDS
Notary Public, State of Texas
Comm. Expires 08-11-2025
Notary ID 5459728

Linda Edmonds
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, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, ON December 3, 2018 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 3rd DAY OF December, A.D. 2018

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

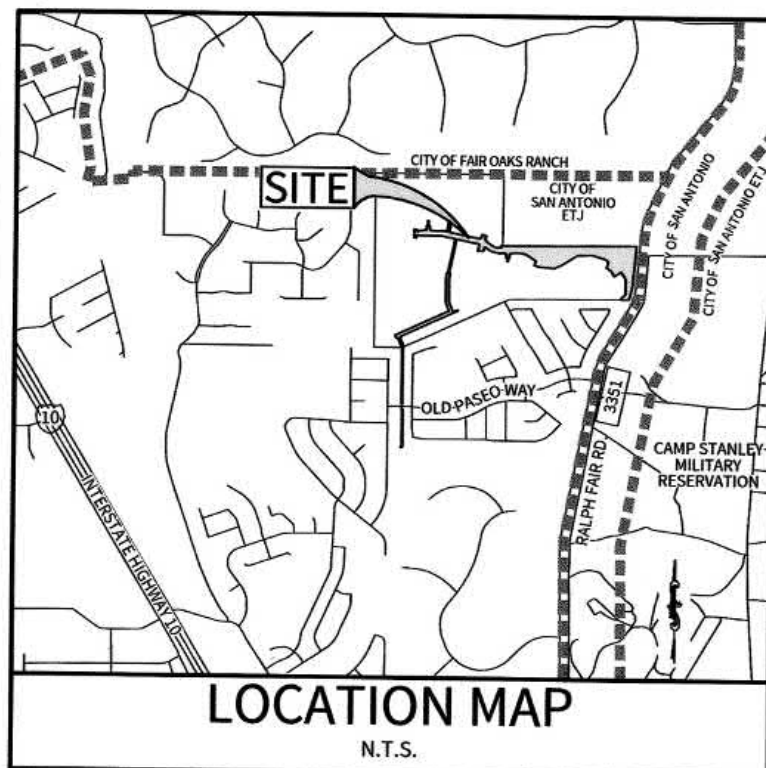
THIS PLAT OF CIELO RANCH SUBD. UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 3rd DAY OF December, A.D. 2018

BY: _____
CHAIRMAN

BY: _____
SECRETARY

DECEMBER 2018 SHEET 1 OF 6



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.

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17319 SAN PEDRO AVE, SUITE 140
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BY: Blake Harrington
NAME: Blake Harrington
TITLE: VP-LAND

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SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2019

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
ETJ	= EXTRA-TERRITORIAL JURISDICTION
EX.	= EXISTING
L1	= LINE NUMBER
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= PROPOSED CONTOUR
---	= STREET CENTERLINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= EXTRATERRITORIAL JURISDICTION LIMITS
---	= RIGHT OF WAY DEDICATION
---	= EXISTING 1% ANNUAL CHANCE FLOODPLAIN
---	= PROPOSED 1% ANNUAL CHANCE FLOODPLAIN

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.

M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER R. DICE, P.E.

Christopher R. Dice 12/1/18
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

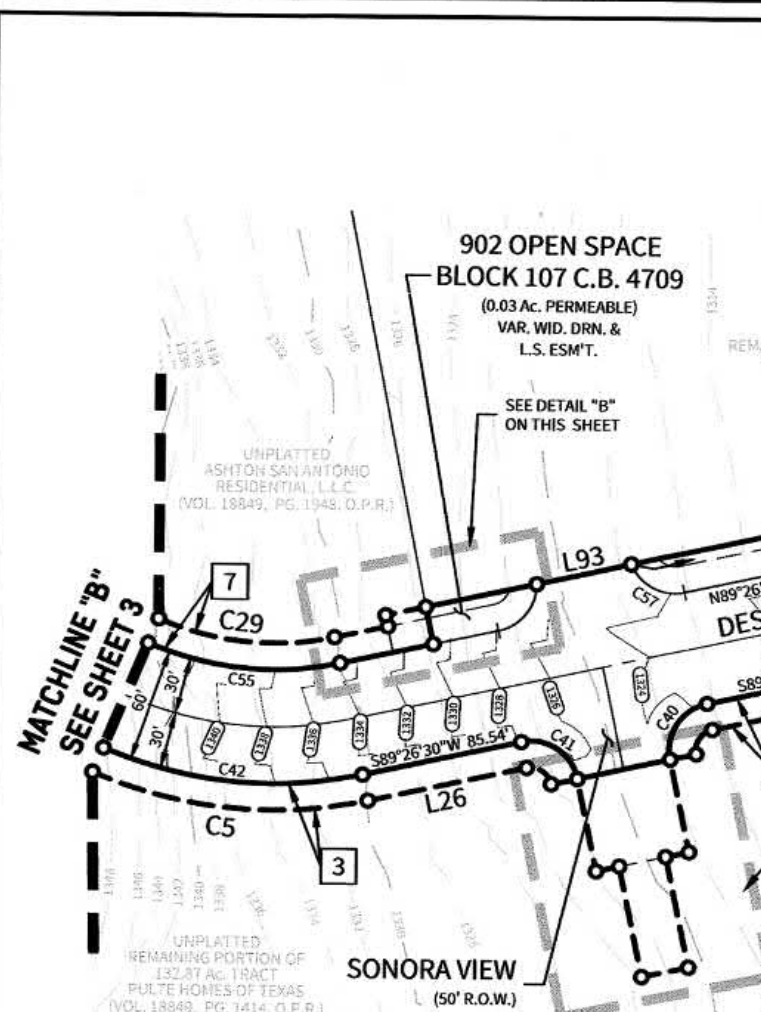
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

James W. Russell 12/1/18
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE NOTES:

- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PLOTS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELEGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0085F, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT DATED WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLMR) STUDY PREPARED BY RESPEC AND APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF BEXAR COUNTY (FEMA CASE NO. 19-05-00799). NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL SAID CLMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.
- 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 AND PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



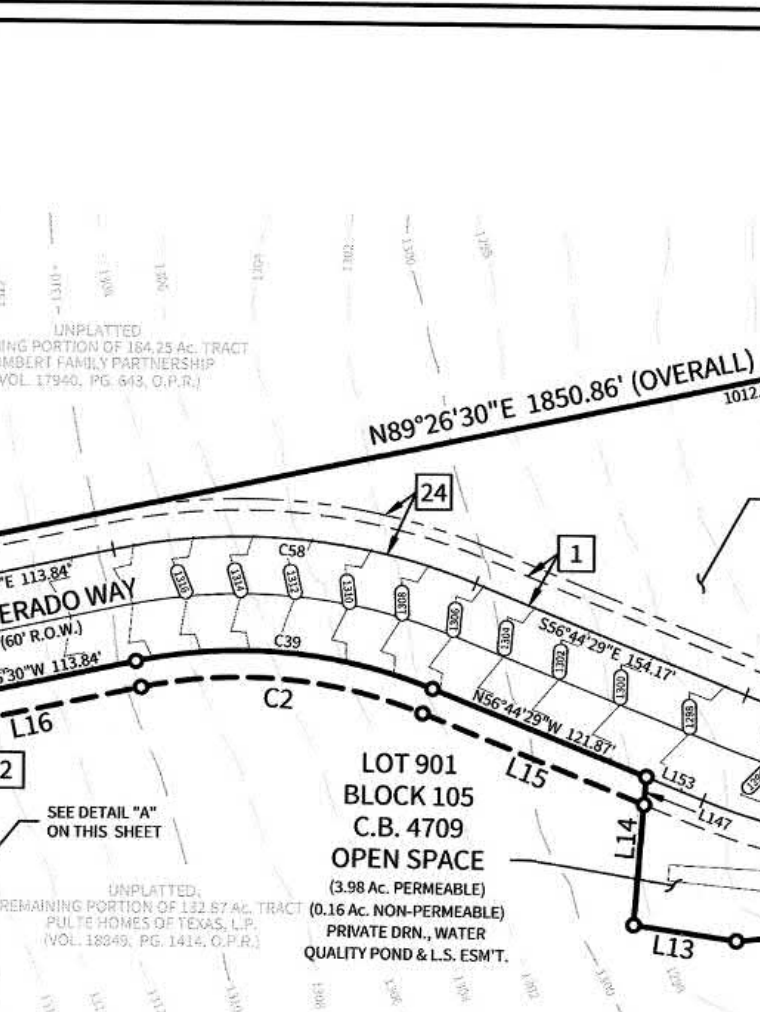
- KEYNOTES
- 14' E.G.T.C.A. ESMT.
 - OFF-LOT 14' E.G.T.C.A. ESMT. (0.14 Ac.)
 - OFF-LOT 14' E.G.T.C.A. ESMT. (0.13 Ac.)
 - OFF-LOT 14' E.G.T.C.A. ESMT. (0.33 Ac.)
 - OFF-LOT 14' E.G.T.C.A. ESMT. (0.04 Ac.)
 - OFF-LOT 14' E.G.T.C.A. ESMT. (0.25 Ac.)
 - OFF-LOT 14' E.G.T.C.A. ESMT. (0.10 Ac.)
 - OFF-LOT 20' SAN. SEW. ESMT. (0.11 Ac.)
 - OFF-LOT 36' DRN. ESMT. (0.12 Ac.)
 - OFF-LOT 25' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.05 Ac.)
 - OFF-LOT VAR. WID. WAT. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.02 Ac.)
 - OFF-LOT 25' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.03 Ac.)
 - OFF-LOT 50'x50' DRN., WAT., SAN. SEW., & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.06 Ac.)
 - OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.03 Ac.)
 - OFF-LOT VAR. WID. SAN. SEW. ESMT. (0.01 Ac.)
 - VAR. WID. TURNAROUND ESMT. (0.02 Ac.)
 - 25' R.O.W. DEDICATION (0.46 Ac.)
 - OFF-LOT 20' SAN. SEW. ESMT. (0.11 Ac.)
 - OFF-LOT 20'x50' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.02 Ac.)
 - OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (1.71 Ac.)
 - 1' VEHICULAR NON-ACCESS ESMT.
 - VAR. WID. SAN. SEW. ESMT. (0.21 Ac.)
 - OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.07 Ac.)
 - 20' B.S.L.
 - OFF-LOT VAR. WID. WAT. & SAN. SEW. ESMT. (0.14 Ac.)
 - OFF-LOT VAR. WID. SAN. SEW. ESMT. (0.29 Ac.)
 - OFF-LOT 50'x50' DRN., WAT., SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.06 Ac.)

CPS NOTES:

- 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," "WATER EASEMENT," "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.
- 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.
- 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.
- 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.
- 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.

NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG RALPH FAIR ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 791.81' (LINEAR FT. OF HIGHWAY FRONTAGE) (ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG RALPH FAIR ROAD.)
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



- 14' E.G.T.C.A. ESMT.
- OFF-LOT 50'x50' DRN., WAT., SAN. SEW. & TEMPORARY TURNAROUND TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (PLAT #180064)
- OFF-LOT 20' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (PLAT #180064)
- OFF-LOT TEMPORARY TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (PLAT #180064)
- 10' E.G.T.C.A. ESMT. (PLAT #180064)
- 10' E.G.T.C.A. ESMT. & B.S.L. (PLAT #180064)
- 14' E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- OPEN SPACE LOT 902, BLOCK 48, VAR. WID. DRN., WAT., SAN. SEW. & E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- OPEN SPACE LOT 901, BLOCK 52, VAR. WID. SEW. & E.G.T.C.A. ESMT. (VOL. 9640, PG. 218, D.P.R.)
- OPEN SPACE LOT 901, BLOCK 48, VAR. WID. DRN., WAT., SAN. SEW. & E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- 20' E.G.T.C.A. & DRN. ESMT. (VOL. 9631, PGS. 189, 203-204, D.P.R.)
- 5' E.G.T.C.A. ESMT. (VOL. 9654, PG. 118, D.P.R.)
- LOT 906 OPEN SPACE (VOL. 9654, PG. 118, D.P.R.)
- 1' VEHICULAR NON-ACCESS ESMT. (PLAT #180064)
- VAR. WID. SAN. SEW. ESMT. (VOL. 9695, PGS. 172-176, D.P.R.)
- PERMEABLE VARIABLE WIDTH DRN. ESMT. (VOL. 9630, PG. 188, D.P.R.)
- 16' E.G.T.C.A. ESMT. (VOL. 9640, PGS. 218-219, D.P.R.)
- 5' E.G.T.C.A. ESMT. (VOL. 9640, PGS. 218-219, D.P.R.)
- 12' E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- 12' WATER & E.G.T.C.A. ESMT. (VOL. 9661, PG. 186, D.P.R.)
- 20' SAN. SEW. ESMT. (VOL. 12821, PGS. 1051-1066, O.P.R.)
- LOT 905 OPEN SPACE, VAR. WID. DRN. & E.G.T.C.A. ESMT. (VOL. 9654, PG. 118, D.P.R.)
- 16' WATER ESMT. (VOL. 9695, PGS. 172-176, D.P.R.)
- VAR. WID. DRN. ESMT. (VOL. 9664, PG. 164, D.P.R.)
- OFF-LOT 44' DRN. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET OR LOT (PLAT #180064)
- OFF-LOT 45' SAN. SEW. & DRN. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (PLAT #180064)
- 16' DRN. ESMT. (VOL. 9672, PG. 80, D.P.R.)
- 1' VEHICULAR NON-ACCESS ESMT. (VOL. 9654, PG. 118, D.P.R.)

SAWS NOTES:

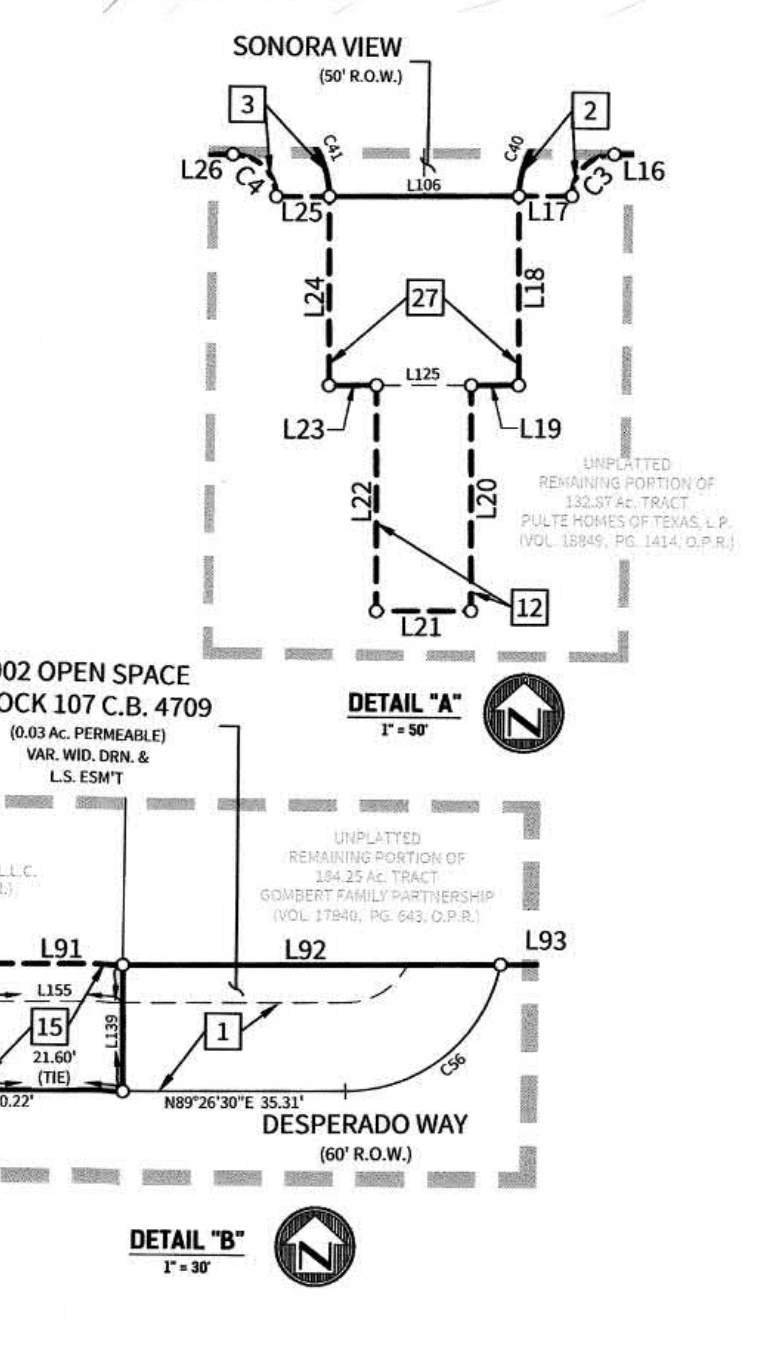
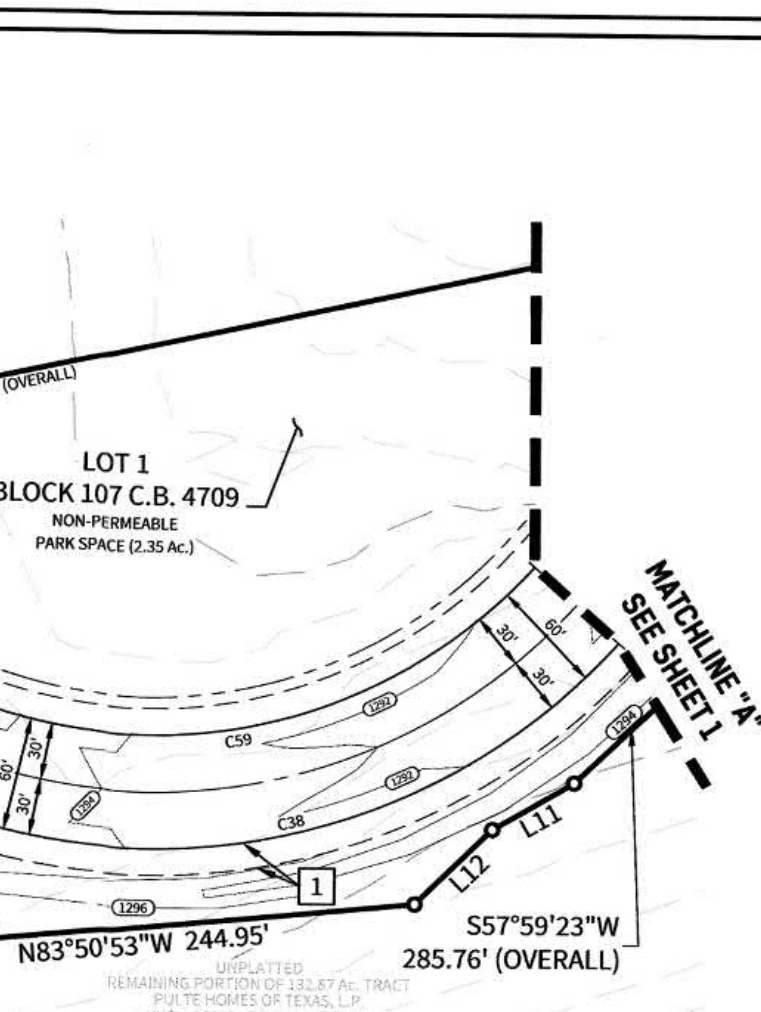
- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
- THE OWNER 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.
- 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.

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
- 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, LOT 901, LOT 902, BLOCK 107, LOT 901, BLOCK 105, CB 4709, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTES:

- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2362487) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES 35-477(b)(5)(C).



SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES

PLAT NUMBER: 180221

SUBDIVISION PLAT
ESTABLISHING
CIELO RANCH UNIT 2, SUBD.

BEING A TOTAL OF 16.23 ACRES OF LAND, OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, INCLUDING 0.46 ACRES OF RIGHT-OF-WAY DEDICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, ALSO BEING OUT OF A 132.87 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPLS #10048500 • TPBE FIRM #455
[MWC: DAVID D. CUPITT II]

SCALE: 1"=100'

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 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
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1185

BY: Felipe Gonzalez
NAME: Felipe Gonzalez
TITLE: Director Land Development

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF December A.D. 2018.

LINDA M. EDMONDS
Notary Public, State of Texas
Comm. Expires 08-14-2020
Notary ID: 60440
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 SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

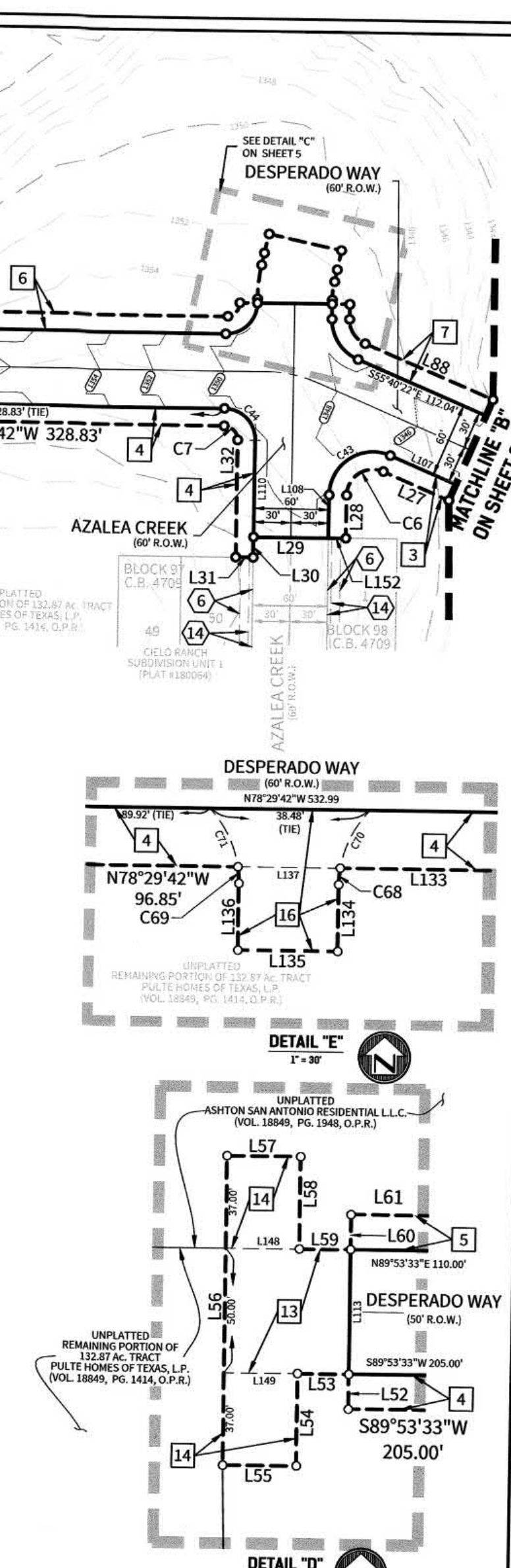
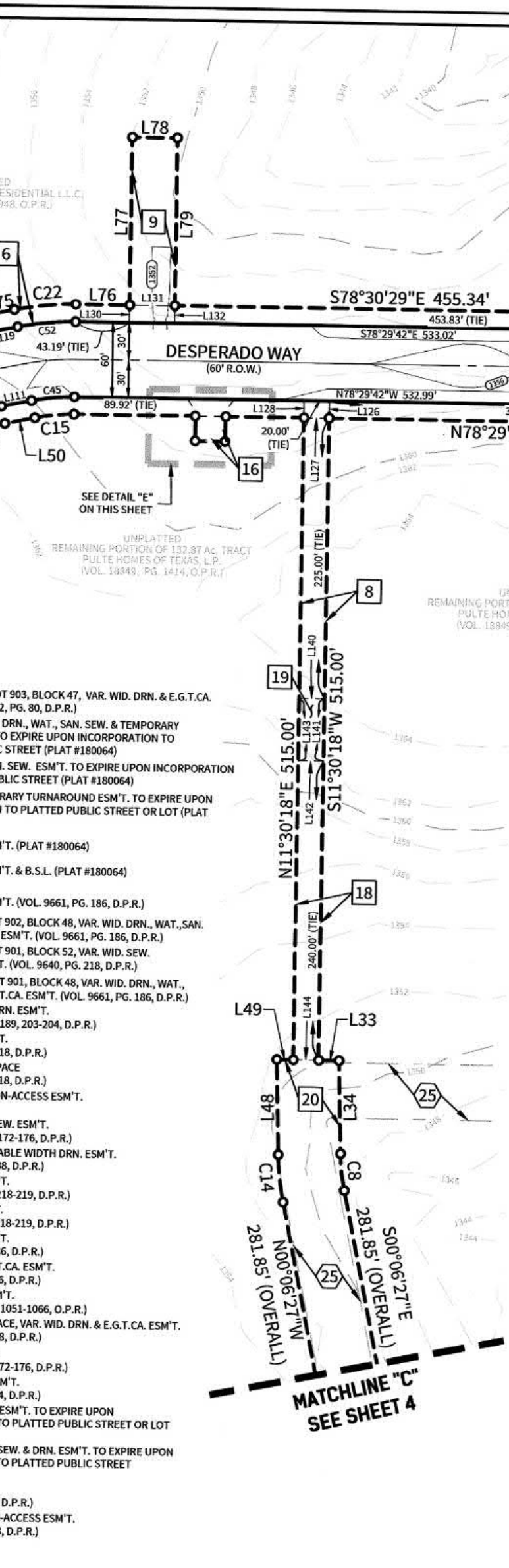
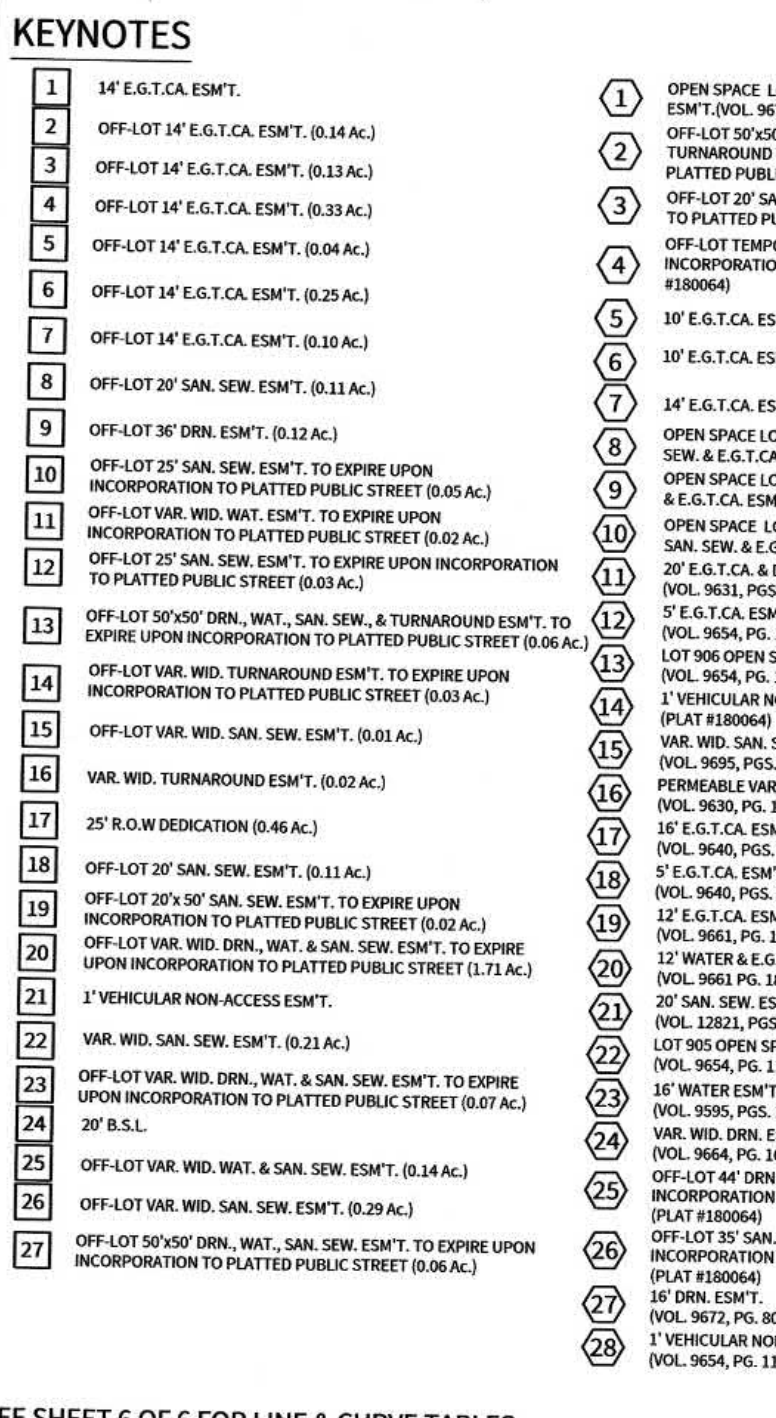
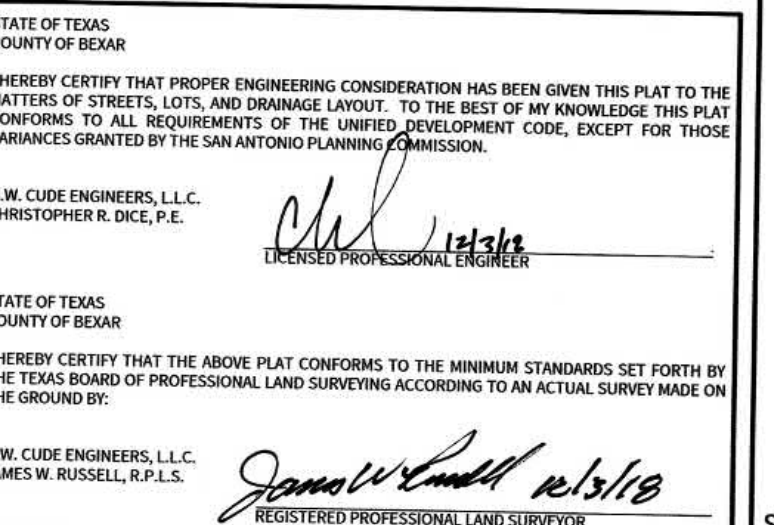
COUNTY CLERK, BEXAR COUNTY, TEXAS

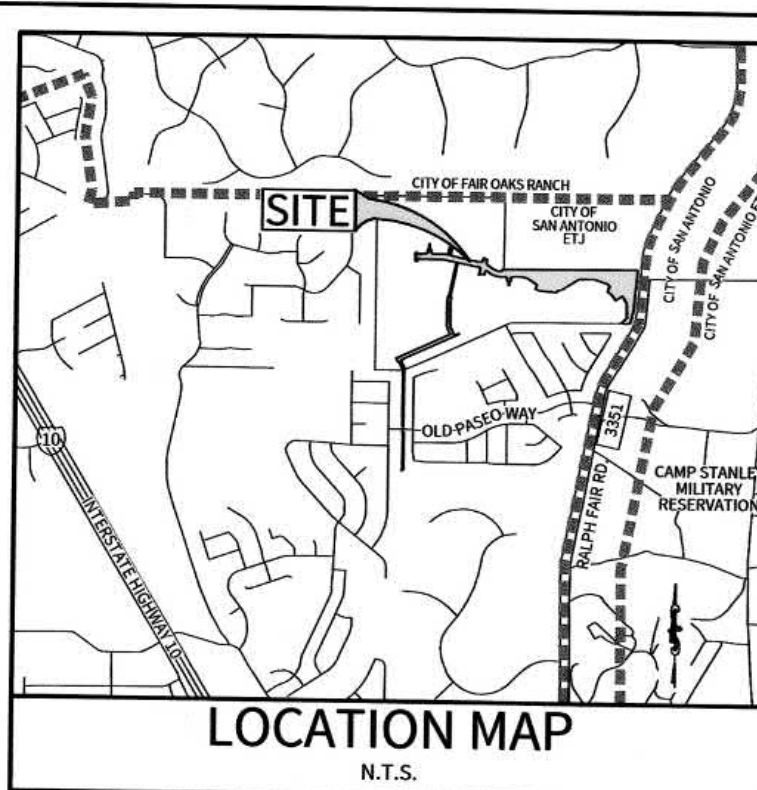
THIS PLAT OF CIELO RANCH SUBD., UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY





STATE OF TEXAS
COUNTY OF BEAR

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
ASHTON SAN ANTONIO RESIDENTIAL, L.L.C.
17315 SAN PEDRO AVE. SUITE 140
SAN ANTONIO, TEXAS 78232

BY: Blake Harrington
NAME: Blake Harrington
TITLE: VP - LAND

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Harrington KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF December A.D. 2018.

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2019

Sarah Wood
NOTARY PUBLIC, BEAR COUNTY, TEXAS

LEGEND

AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1. = CURVE NUMBER
C.B. = COUNTY BLOCK
C.V.E. = CLEAR VISION EASEMENT
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
DRN. = DRAIN
E.G.T.C.A. ESMT. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT
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--- (black) --- = STREET CENTERLINE
--- (dashed) --- = EXISTING GROUND MAJOR CONTOUR
--- (dotted) --- = EXISTING GROUND MINOR CONTOUR
--- (solid) --- = EXISTING PROPERTY LINE
--- (dashed) --- = EXTRATERRITORIAL JURISDICTION LIMITS
--- (dotted) --- = RIGHT-OF-WAY DEDICATION
--- (dashed) --- = EXISTING 1% ANNUAL CHANCE FLOODPLAIN
--- (dotted) --- = PROPOSED 1% ANNUAL CHANCE FLOODPLAIN

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 UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER R. DICE, P.E.

Christopher R. Dice 12/3/18
LICENSED PROFESSIONAL ENGINEER

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:

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.P.L.S.

James W. Russell 12/3/18
REGISTERED PROFESSIONAL LAND SURVEYOR

P:\00002\0001\2-Drawings\02_PLAT.dwg 2018/12/03 9:00am tdano

DRAINAGE NOTES:

1. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) FEE OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

2. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PLAN 4802C0005F, DATED SEPTEMBER 29, 2002 OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

3. THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY BE&K AND APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF BEAR COUNTY (FEMA CASE NO. 19-02-02528). THE BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN LIMITS. SAID LOMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.

2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TMS) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.

3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

4. BENCHMARKS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TMS) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

KEYNOTES

- 14' E.G.T.C.A. ESMT.
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.14 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.13 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.33 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.04 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.25 AC.)
- OFF-LOT 14' E.G.T.C.A. ESMT. (0.10 AC.)
- OFF-LOT 20' SAN. SEW. ESMT. (0.11 AC.)
- OFF-LOT 36' DRN. ESMT. (0.12 AC.)
- OFF-LOT 25' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.05 AC.)
- OFF-LOT VAR. WID. WAT. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.02 AC.)
- OFF-LOT 25' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.03 AC.)
- OFF-LOT 50'x50' DRN. WAT. SAN. SEW. & TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.06 AC.)
- OFF-LOT VAR. WID. TURNAROUND ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.03 AC.)
- OFF-LOT VAR. WID. SAN. SEW. ESMT. (0.01 AC.)
- VAR. WID. TURNAROUND ESMT. (0.02 AC.)
- 25' R.O.W. DEDICATION (0.46 AC.)
- OFF-LOT 20' SAN. SEW. ESMT. (0.11 AC.)
- OFF-LOT 20'x50' SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.02 AC.)
- OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.71 AC.)
- 1' VEHICULAR NON-ACCESS ESMT.
- VAR. WID. SAN. SEW. ESMT. (0.21 AC.)
- OFF-LOT VAR. WID. DRN., WAT. & SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.07 AC.)
- 20' B.S.L.
- OFF-LOT VAR. WID. WAT. & SAN. SEW. ESMT. (0.14 AC.)
- OFF-LOT VAR. WID. SAN. SEW. ESMT. (0.29 AC.)
- OFF-LOT 50'x50' DRN., WAT., SAN. SEW. ESMT. TO EXPIRE UPON INCORPORATION TO PLATTED PUBLIC STREET (0.06 AC.)

CPS NOTES:

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," "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 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. ROOT 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.

TODOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG RALPH FRONTRIDGE, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 793.81' (LINEAR FT OF HIGHWAY FRONTAGE) (ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG RALPH FRONTRIDGE).

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TODOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TODOT.

SAWS NOTES:

1. 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.

2. 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.

3. THE OWNER 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. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE OWNER 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. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

6. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS THE GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

7. 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.

MISCELLANEOUS NOTES:

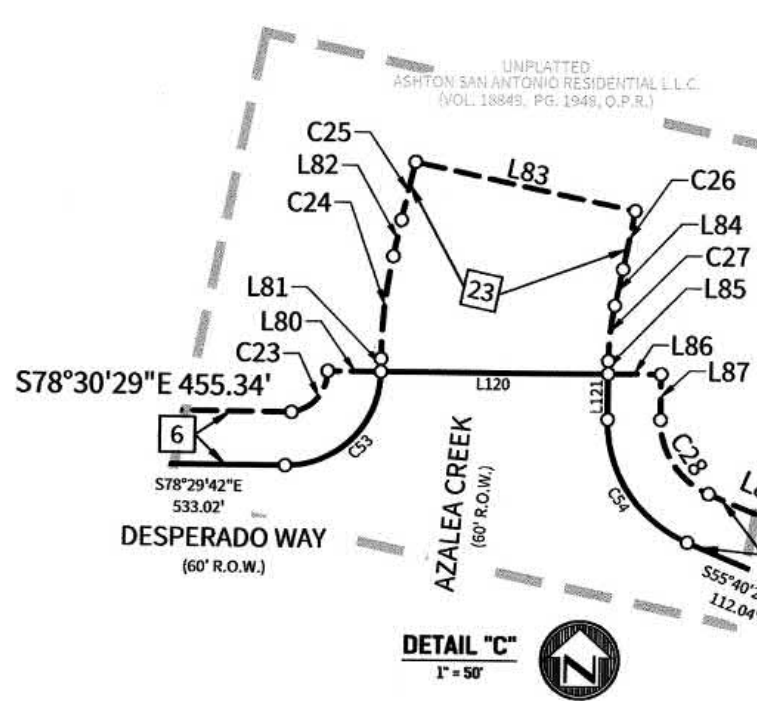
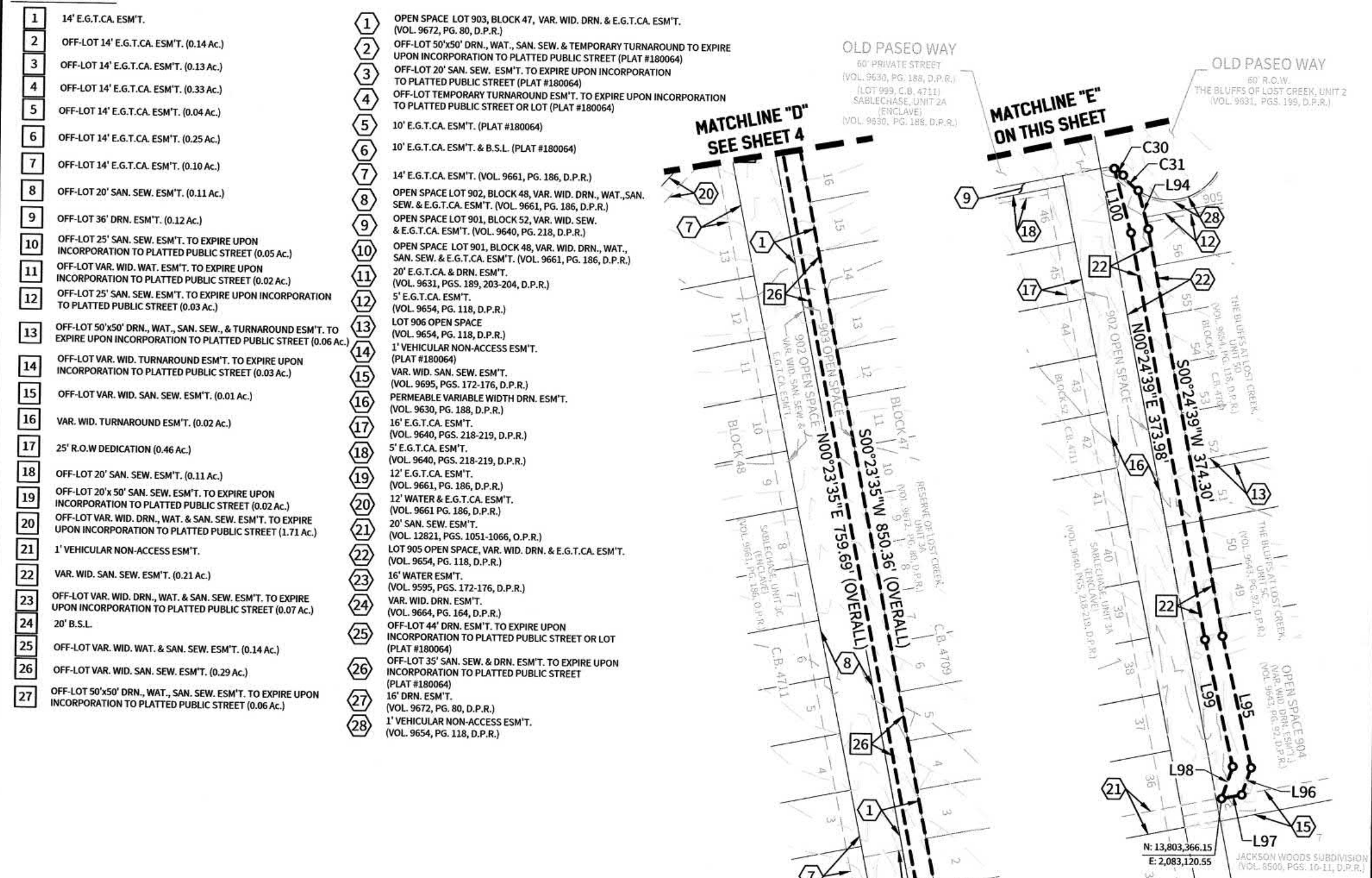
1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.

2. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 1, LOT 901, LOT 902, BLOCK 107, LOT 901, BLOCK 105, CB 4709, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2362487) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE AND MITIGATION TREES 35-477(b)(9)(c).

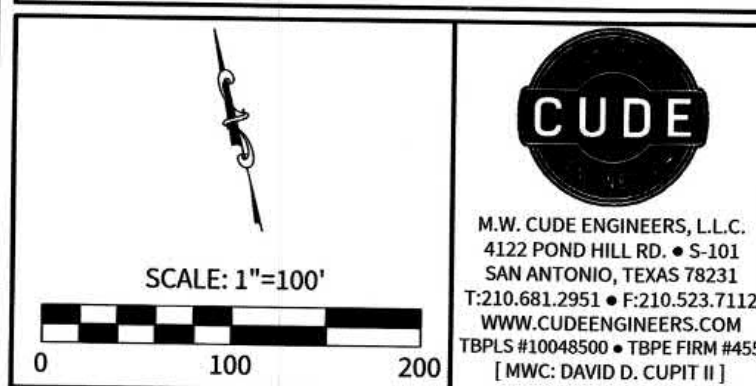


SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES

PLAT NUMBER: 180221

SUBDIVISION PLAT
ESTABLISHING
CIELO RANCH UNIT 2, SUBD.

BEING A TOTAL OF 16.23 ACRES OF LAND, OUT OF THE MARIA F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709, INCLUDING 0.46 ACRES OF RIGHT-OF-WAY DEDICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, ALSO BEING OUT OF A 132.87 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18849, PAGE 1414, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



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 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
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
PHONE: (210) 496-1985

BY: Felipe Gonzalez
NAME: Felipe Gonzalez
TITLE: Director Land Development

BY: PULTE NEVADA L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Felipe Gonzalez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF December A.D. 2018.

LINDA M. EDMONDS
Notary Public, State of Texas
Comm. Expires 08-11-2021
Notary ID: 54855

Linda M. Edmonds
NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

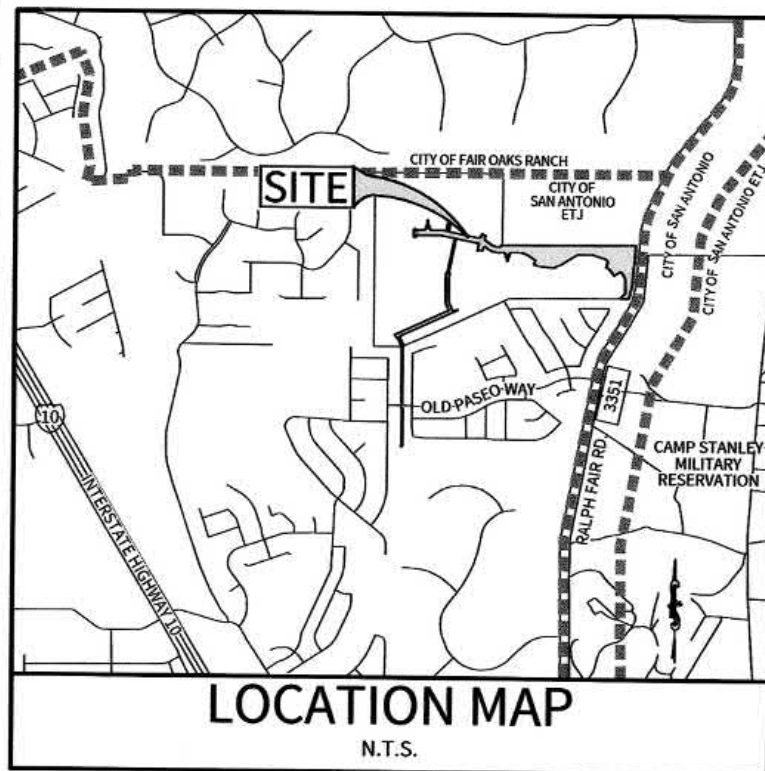
THIS PLAT OF CIELO RANCH SUBD. UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY





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
ASHTON SAN ANTONIO RESIDENTIAL, L.L.C.
17319 SAN PEDRO AVE, SUITE 140
SAN ANTONIO, TEXAS 78232

BY: Blake Harrington
NAME: Blake Harrington
TITLE: VP - LAND

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Blake Harrington KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 3rd DAY OF December A.D. 2018.

SARAH WOOD
Notary Public, State of Texas
My Commission Expires
May 14, 2019

Sarah Wood
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LEGEND

AC. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1. = CURVE NUMBER
C.B. = COUNTY BLOCK
C.V.E. = CLEAR VISION EASEMENT
D.E.D. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
D.R.N. = DRAIN
E.G.T./C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
E.S.M.T. = EASEMENT
E.T.J. = EXTRA-TERRITORIAL JURISDICTION
EX. = EXISTING
L.I. = LINE NUMBER
L.S. = LANDSCAPE
NAD = NORTH AMERICAN DATUM
MIN. = MINIMUM
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG. = PAGE
PGS. = PAGES
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
VAR. = VARIABLE
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
--- = PROPOSED CONTOUR
--- = STREET CENTERLINE
--- = EXISTING GROUND MAJOR CONTOUR
--- = EXISTING GROUND MINOR CONTOUR
--- = EXISTING PROPERTY LINE
--- = EXTRATERRITORIAL JURISDICTION LIMITS
--- = RIGHT OF WAY DEDICATION
--- = EXISTING 1% ANNUAL CHANCE FLOODPLAIN
--- = PROPOSED 1% ANNUAL CHANCE FLOODPLAIN

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 UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
CHRISTOPHER R. DICE, P.E.

Christopher R. Dice
12/31/18
REGISTERED 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:

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.L.S.

James W. Russell
12/31/18
REGISTERED PROFESSIONAL LAND SURVEYOR

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:

M.W. CUDE ENGINEERS, L.L.C.
JAMES W. RUSSELL, R.L.S.

James W. Russell
12/31/18
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE NOTES:

1. STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. 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 FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

2. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0085F, DATED SEPTEMBER 28, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLMR) STUDY PREPARED BY BESPEC AND APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF BEXAR COUNTY (FEMA CASE NO. 15-06-00250). NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN THEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL SAID CLMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

4. 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 ACROSS THE 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:

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/4" BEAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.

2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.

3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	225.00'	30°57'24"	62.31'	121.57'	120.09'
C2	256.00'	33°49'01"	77.82'	151.10'	148.91'
C3	11.00'	89°38'04"	10.93'	17.21'	15.51'
C4	11.00'	90°00'00"	11.00'	17.28'	15.56'
C5	244.00'	34°53'08"	76.67'	148.56'	146.28'
C6	21.00'	112°48'24"	31.61'	41.35'	34.98'
C7	11.00'	90°00'54"	11.00'	17.28'	15.56'
C8	175.00'	09°45'15"	14.93'	29.79'	29.76'
C9	175.00'	24°50'32"	38.54'	75.88'	75.28'
C10	25.00'	36°59'52"	8.36'	16.14'	15.85'
C11	50.00'	17°29'12"	7.69'	15.26'	15.20'
C12	50.00'	23°31'48"	10.41'	20.53'	20.39'
C13	225.00'	24°50'33"	49.56'	97.56'	96.79'
C14	225.00'	09°45'15"	19.20'	38.30'	38.26'
C15	156.00'	11°36'45"	15.86'	31.62'	31.56'
C16	529.00'	04°05'10"	18.87'	37.73'	37.72'
C17	501.00'	04°05'10"	17.87'	35.73'	35.72'
C18	1.00'	90°00'00"	1.00'	1.57'	1.41'
C19	1.00'	90°00'00"	1.00'	1.57'	1.41'
C20	501.00'	04°05'10"	17.87'	35.73'	35.72'
C21	529.00'	04°05'10"	18.87'	37.73'	37.72'
C22	244.00'	11°36'45"	24.81'	49.45'	49.37'
C23	11.00'	81°58'12"	9.56'	15.74'	14.43'
C24	130.00'	12°03'43"	13.73'	27.37'	27.32'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°36'34"W	91.05'	L24	N00°33'30"W	50.00'	L47	N24°57'00"W	77.91'	L70	S00°06'27"E	50.00'	L193	N89°26'30"E	50.00'	L416	S00°06'27"E	20.00'
L2	N00°23'26"W	31.00'	L25	S89°26'30"W	14.00'	L48	N09°38'48"E	76.05'	L71	N89°53'33"E	14.00'	L94	S03°49'00"E	36.06'	L117	N89°53'33"E	15.00'
L3	N49°34'02"E	90.05'	L26	S89°26'30"W	85.54'	L49	S78°29'42"E	13.40'	L72	S00°06'27"E	15.00'	L95	S01°32'40"E	122.00'	L118	N85°48'23"E	33.43'
L4	N32°46'45"W	126.85'	L27	N55°40'22"W	57.37'	L50	S89°53'33"E	24.40'	L73	N89°53'33"E	15.00'	L96	S30°05'20"W	25.85'	L119	N89°53'33"E	24.40'
L5	S57°13'15"W	120.00'	L28	S11°31'12"W	34.51'	L51	N86°01'17"W	33.43'	L74	N85°48'23"E	33.43'	L97	S89°53'09"W	18.51'	L120	S78°28'48"E	60.00'
L6	N32°46'45"W	50.42'	L29	N78°28'48"W	60.00'	L52	N00°06'27"W	14.06'	L75	N89°53'33"E	24.40'	L98	N30°05'20"E	30.63'	L121	S11°31'12"W	12.01'
L7	N17°00'46"E	92.49'	L30	S11°32'00"W	16.45'	L53	S89°53'33"E	20.50'	L76	S78°29'42"E	43.19'	L99	N01°32'40"W	117.74'	L122	N84°40'48"E	41.61'
L8	N72°59'14"W	5.53'	L31	N78°29'26"W	14.00'	L54	S00°06'27"E	37.00'	L77	N11°30'18"E	134.82'	L100	N03°49'00"W	60.16'	L123	N89°26'30"E	45.94'
L9	N37°43'47"W	37.57'	L32	N11°31'12"E	94.00'	L55	S89°53'33"E	29.50'	L78	S78°29'42"E	36.00'	L101	N05°22'39"E	24.74'	L124	S77°07'17"E	5.89'
L10	S84°31'59"W	11.21'	L33	S78°29'42"E	16.63'	L56	N00°06'27"W	124.00'	L79	S11°30'18"E	134.82'	L102	S05°22'39"W	117.07'	L125	N89°26'30"E	25.00'
L11	S71°31'05"W	49.71'	L34	S09°38'48"W	74.43'	L57	N89°53'33"E	29.50'	L80	S78°34'17"E	14.00'	L103	N77°07'17"W	24.86'	L126	N11°30'18"E	14.00'
L12	S57°09'57"W	56.77'	L35	S24°57'00"E	116.25'	L58	S00°06'27"E	37.00'	L81	N11°31'12"E	3.36'	L104	S89°26'30"W	46.13'	L127	N78°29'42"W	20.00'
L13	N70°15'37"W	54.81'	L36	N65°25'16"E	76.57'	L59	N89°53'33"E	20.50'	L82	N23°34'55"E	9.84'	L105	N85°52'50"W	43.22'	L128	N11°30'18"E	14.00'
L14	N15°44'34"E	64.02'	L37	S24°34'44"E	12.00'	L60	N00°06'39"W	13.95'	L83	S66°25'05"E	59.52'	L106	S89°26'30"W	50.00'	L129	N89°53'33"E	25.00'
L15	N56°44'29"W	126.28'	L38	S65°25'16"W	76.50'	L61	N89°53'33"E	110.00'	L84	S23°34'59"W	9.84'	L107	N55°40'22"W	57.37'	L130	N11°30'18"E	14.00'
L16	S89°26'30"W	113.91'	L39	S24°34'44"E	125.92'	L62	N00°06'27"W	15.00'	L85	S11°31'12"W	3.36'	L108	S11°31'12"W	34.51'	L131	N78°29'42"W	36.00'
L17	S89°26'30"W	14.00'	L40	S03°49'00"E	16.24'	L63	N89°53'33"E	14.00'	L86	S78°28'48"E	14.00'	L109	S89°39'08"E	22.81'	L132	N11°30'18"E	14.00'
L18	S00°33'30"E	50.00'	L41	N89°54'39"W	16.04'	L64	N00°06'27"W	50.00'	L87	S11°31'12"W	12.01'	L110	N11°31'12"E	77.55'	L133	N78°29'42"W	62.69'
L19	S89°26'30"W	12.50'	L42	N03°49'00"W	15.74'	L65	N89°53'33"E	12.50'	L88	S55°40'22"E	112.04'	L111	S89°53'33"W	24.40'	L134	S11°30'18"W	16.00'
L20	S00°33'30"E	59.53'	L43	N89°39'08"W	6.81'	L66	N00°06'27"W	86.60'	L89	N89°26'30"E	28.62'	L112	N86°01'17"W	33.43'	L135	N78°29'42"W	24.00'
L21	S89°26'30"W	25.00'	L44	N00°22'47"E	60.56'	L67	N89°53'33"E	25.00'	L90	N00°33'30"W	6.00'	L113	N00°06'27"W	50.06'	L136	N11°30'18"E	16.00'
L22	N00°33'30"E	59.53'	L45	N24°52'38"W	145.24'	L68	S00°06'27"E	86.60'	L91	N89°26'30"E	21.60'	L114	N89°06'27"W	15.00'	L137	N78°29'42"W	24.62'
L23	S89°26'30"W	12.50'	L46	N24°34'44"W	50.93'	L69	N89°53'33"E	12.50'	L92	N89°26'30"E	60.82'	L115	N89°53'33"E	50.00'	L138	N00°33'30"W	14.00'

CPS NOTES:

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," "WATER EASEMENT," "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 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 DEMERED 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.

TODOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG RALPH FAIR ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 791.81' (LINEAR FT OF HIGHWAY FRONTAGE). (ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT PROPERTY OUTSIDE THE PLATTED AREA ALONG RALPH FAIR ROAD.)

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TODOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TODOT.

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C25	515.00'	01°45'08"	7.88'	15.75'	15.75'
C26	515.00'	01°45'08"	7.88'	15.75'	15.75'
C27	70.00'	12°03'43"	7.40'	14.74'	14.71'
C28	21.00'	67°11'34"	13.95'	24.63'	23.24'
C29	156.00'	34°53'08"	49.02'	94.98'	93.52'
C30	17.49'	33°17'38"	5.23'	10.16'	10.02'
C31	50.00'	22°27'13"	9.92'	19.59'	19.47'
C33	588.00'	13°26'13"	69.27'	137.90'	137.58'
C34	250.00'	04°40'40"	10.21'	20.41'	20.40'
C35	250.00'	04°08'16"	9.03'	18.05'	18.05'
C36	250.00'	00°32'24"	1.08'	2.36'	2.36'
C37	170.00'	36°14'47"	55.64'	107.55'	105.76'
C38	330.00'	70°03'47"	231.34'	403.53'	378.86'
C39	270.00'	33°49'01"	82.08'	159.36'	157.06'
C40	25.00'	90°00'00"	25.00'	39.27'	35.36'
C41	25.00'	90°00'00"	25.00'	39.27'	35.36'
C42	230.00'	34°53'08"	72.27'	140.04'	137.89'
C43	35.00'	112°48'26"	52.69'	68.91'	58.31'
C44	25.00'	90°00'54"	25.01'	39.28'	35.36'
C45	170.00'	11°36'45"	17.29'	34.45'	34.40'
C46	515.00'	04°05'10"	18.37'	36.73'	36.72'
C47	515.00'	04°05'10"	18.37'	36.73'	36.72'
C48	15.00'	90°00'00"	15.00'	23.56'	21.21'
C49	15.00'	90°00'00"	15.00'	23.56'	21.21'

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C50	515.00'	04°05'10"	18.37'	36.73'	36.72'
C51	515.00'	04°05'10"	18.37'	36.73'	36.72'
C52	230.00'	11°36'45"	23.39'	46.62'	46.54'
C53	25.00'	89°59'06"	24.99'	39.26'	35.35'
C54	35.00'	67°11'34"	23.25'	41.05'	38.73'
C55	170.00'	34°53'08"	53.41'	103.51'	101.92'
C56	25.00'	78°27'47"	20.41'	34.24'	31.62'
C57	25.00'	78°27'47"	20.41'	34.24'	31.62'
C58	330.00'	33°49'01"	100.31'	194.77'	191.96'
C59	270.00'	70°03'47"	189.28'	330.16'	309.98'