

ABBREVIATIONS

(20001/163-166) - VOL.20001, PG.163-166 BEXAR COUNTY PLAT RECORDS	
BCDR	BEXAR COUNTY DEED RECORDS
BCPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCPR	BEXAR COUNTY PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
FF	MINIMUM FINISHED FLOOR ELEVATION

MULTIPLE PAGES NOTE

PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

IMPACT FEE PAYMENT NOTE

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WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

TREE SAVE AREA NOTE:

LOTS 907 BLOCK 20 (0.285 AC.), 904, BLOCK 24 (2.779 AC.), 908, BLOCK 23 (2.937 AC.), AND 901, BLOCK 25 (6.786 AC.), CB 4695 ARE DESIGNATED AS TREE SAVE AREAS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2148569) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

CLEAR VISION EASEMENT NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

CPS/SAWS/COSA UTILITY 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

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.

Jack Steven Brown 2/7/2019
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 JONES & CARTER, INC.

Troy A. Trobaugh 2-7-2019
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 907, BLOCK 20, LOT 904 BLOCK 24, LOT 908, BLOCK 23, AND LOT 901 BLOCK 25, CB 4695, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BLACKBUCK RANCH SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 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.
- SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS.

SAWS UTILITY NOTES

- MAINS DEDICATION: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- INGRESS AND EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE NOTES:

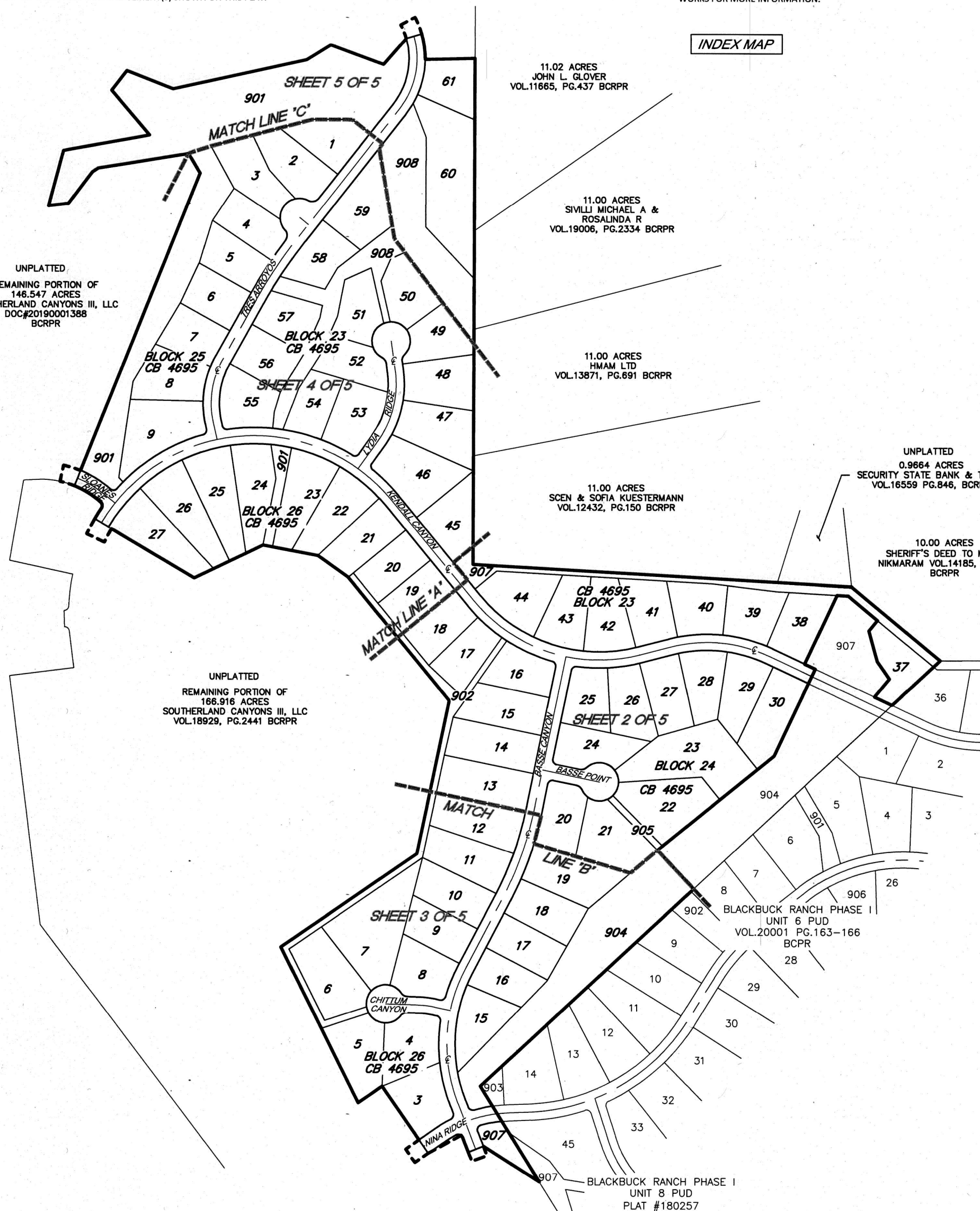
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOODPLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C090F, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT, AND IS ACCOUNTED FOR IN LOT 901, BLOCK 25. 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 PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNEES AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN, INCLUDING LOTS 1, 2, AND 3, BLOCK 25, LOTS 15, 16, 17, 18, 19, 21, 22, 23, AND 30, BLOCK 24, AND LOTS 37, 38, 49, 50, 59, AND 60, BLOCK 23, SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.



PLAT NUMBER 170600

SUBDIVISION PLAT ESTABLISHING

BLACKBUCK RANCH PHASE 2 UNIT 1 PUD

BEING A TOTAL OF 76.127 ACRES OF LAND CONTAINING PORTIONS OF THE W.S. SMITH SURVEY 412, ABSTRACT 1194, COUNTY BLOCK 4670, AND THE W.S. SMITH SURVEY 431A, ABSTRACT 1069, COUNTY BLOCK 4667, AND THE BEATY, SEALE & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 166.916 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN VOLUME 18929, PAGE 2441 OF THE BEXAR COUNTY REAL PROPERTY RECORDS AND CONTAINING A PORTION OF THAT CERTAIN 146.547 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN DOCUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: February 7, 2019

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 EASEMENT 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: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

7th DAY OF February, A.D. 2019



JULIETTE SEPULVEDA
NOTARY ID #131046401
My Commission Expires
March 15, 2021

Juliette Sepulveda
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL
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ON THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

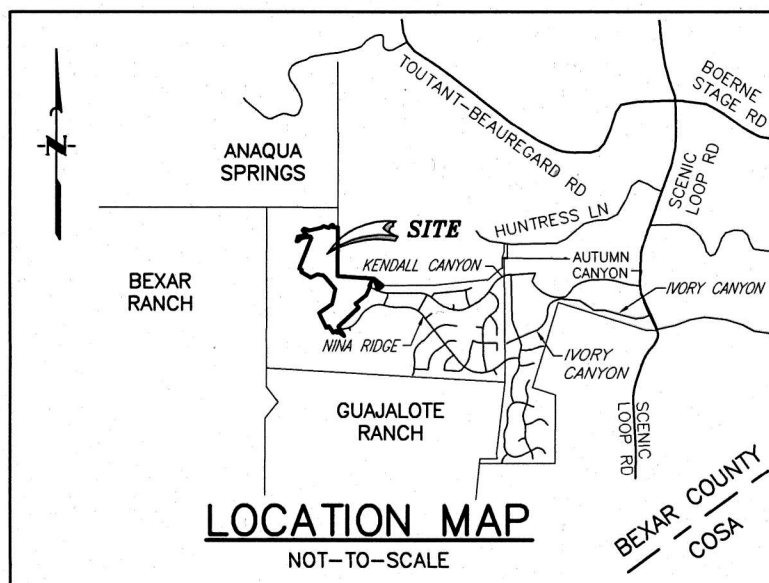
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DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY





ABBREVIATIONS

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STATE OF TEXAS
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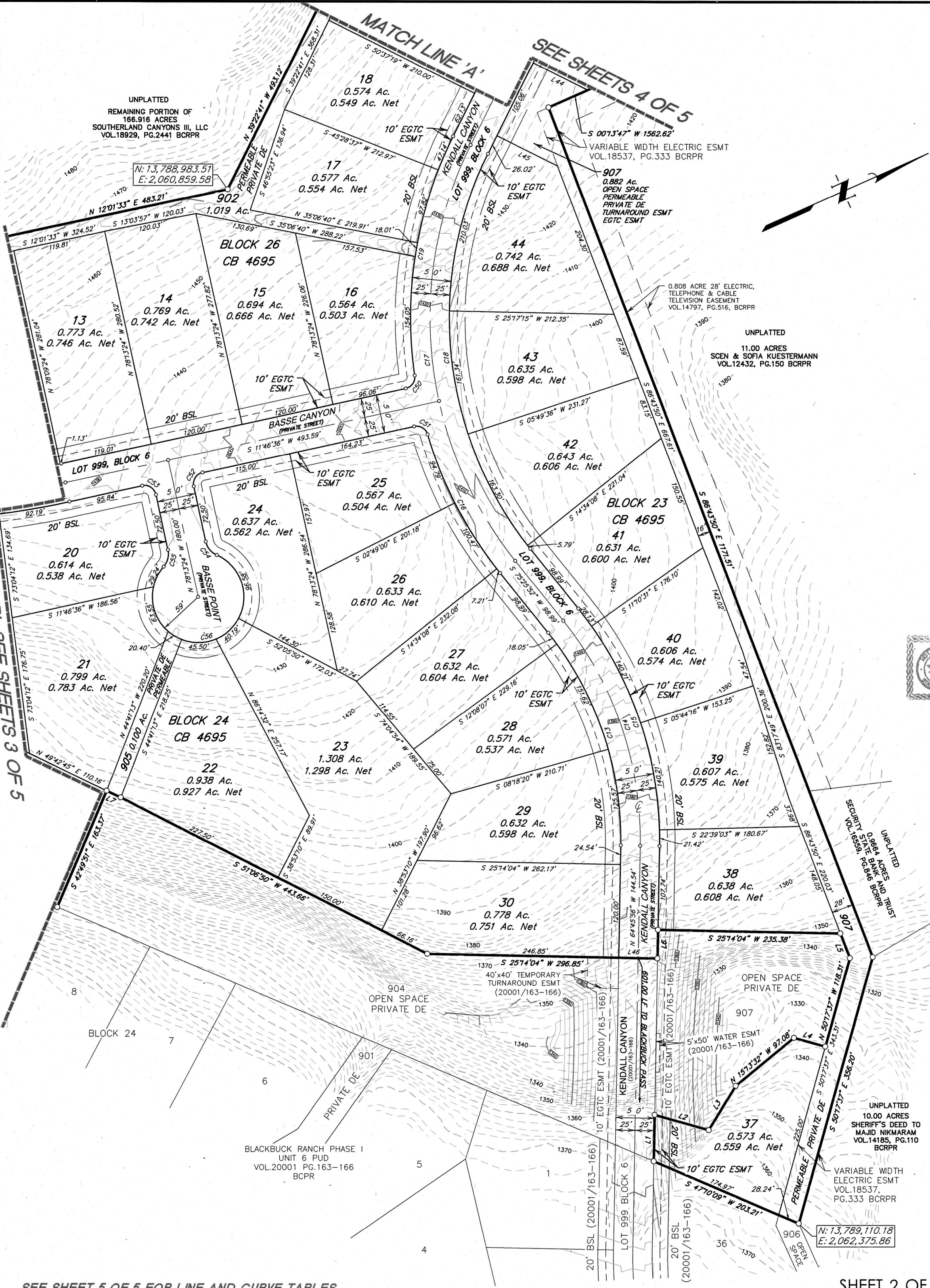
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LICENSED PROFESSIONAL ENGINEER

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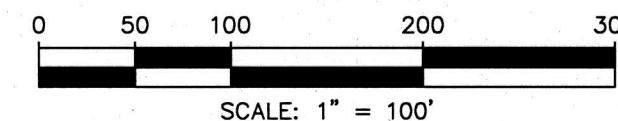


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DATE OF PRINT: February 7, 2019

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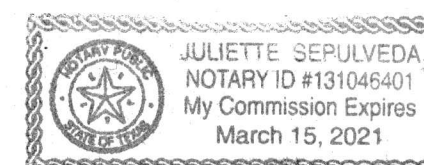
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7th DAY OF February A.D. 2019



Juliette Sepulveda
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 THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. 20 _____

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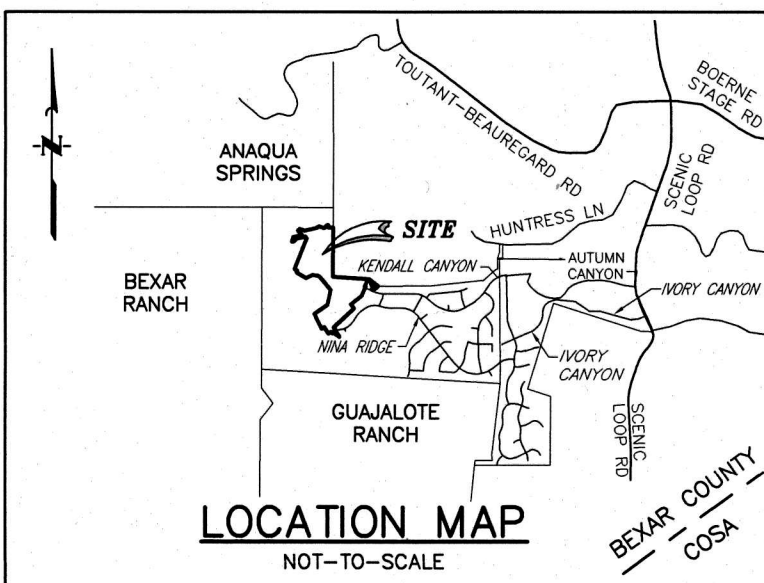
BY: _____
CHAIRMAN

BY: _____
SECRETARY

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

SHEET 2 OF 5





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WASTEWATER EDU NOTE

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TREE SAVE AREA NOTE:

LOTS 907 BLOCK 20 (0.285 AC.), 904, BLOCK 24 (2.779 AC.), 908, BLOCK 23 (2.937 AC.), AND 901, BLOCK 25 (6.786 AC.), CB 4695 ARE DESIGNATED AS TREE SAVE AREAS.

CPS/SAWS/COSA UTILITY 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 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 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.

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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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) 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.

Jack Steven Brown 2/7/2019
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 JONES & CARTER, INC.

Troy A. Trobaugh 2-7-2019
REGISTERED PROFESSIONAL LAND SURVEYOR

0.057 ACRE PERMEABLE
OFF-LOT DRAINAGE ESMT TO
EXPIRE UPON INCORPORATION
INTO PLATTED PRIVATE STREET

SEE DETAIL "A"
THIS SHEET

0.014 ACRE
OFF-LOT CVE
PERMEABLE

0.034 ACRE PERMEABLE
OFF-LOT DRAINAGE ESMT TO
EXPIRE UPON INCORPORATION
INTO PLATTED PRIVATE STREET

OPEN SPACE
PERMEABLE
PRIVATE DE
TREE SAVE AREA

OPEN SPACE
PRIVATE DE
TREE SAVE
AREA

BLACKBUCK RANCH
PHASE I UNIT 8 PUD
(PLAT #170257)

DETAIL "A"
1" = 50'

SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

PLAT NUMBER 170600

SUBDIVISION PLAT ESTABLISHING

BLACKBUCK RANCH PHASE 2 UNIT 1 PUD

BEING A TOTAL OF 76.127 ACRES OF LAND CONTAINING PORTIONS OF THE W.S. SMITH SURVEY 412, ABSTRACT 1194, COUNTY BLOCK 4670, AND THE W.S. SMITH SURVEY 431A, ABSTRACT 1069, COUNTY BLOCK 4667, AND THE BEATY, SEALE & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 166.916 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN VOLUME 18929, PAGE 2441 OF THE BEXAR COUNTY REAL PROPERTY RECORDS AND CONTAINING A PORTION OF THAT CERTAIN 146.547 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN DOCUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



SCALE: 1" = 100'



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: February 7, 2019

STATE OF TEXAS
COUNTY OF BEXAR

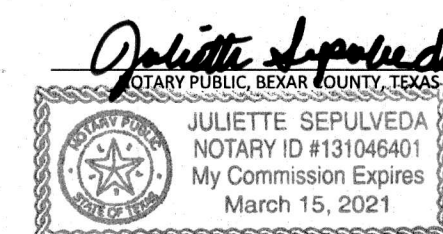
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

7th DAY OF February A.D. 2019



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 THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 2 UNIT 1 PUD 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

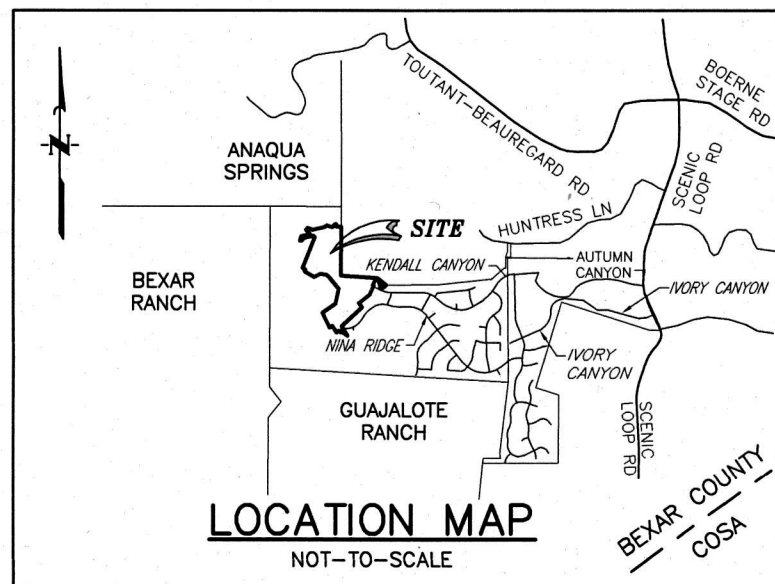
BY: _____
SECRETARY

SHEET 3 OF 5



Civil Job No. S0406-0030-00

File: K:\S0406\0406-0030-00 Blackbuck Ranch Phase 2 Unit 1 Plt.dwg



ABBREVIATIONS

(20001/163-166) - VOL.20001, PG.163-166 BEXAR COUNTY PLAT RECORDS	
BCDR	BEXAR COUNTY DEED RECORDS
BCRR	BEXAR COUNTY REAL PROPERTY RECORDS
BCPR	BEXAR COUNTY PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
AC	ACRE
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
FF	MINIMUM FINISHED FLOOR ELEVATION

MULTIPLE PAGES NOTE
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID 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.
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0.058 ACRE PERMEABLE
OFF-LOT DRAINAGE ESMT TO
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COUNTY OF BEXAR

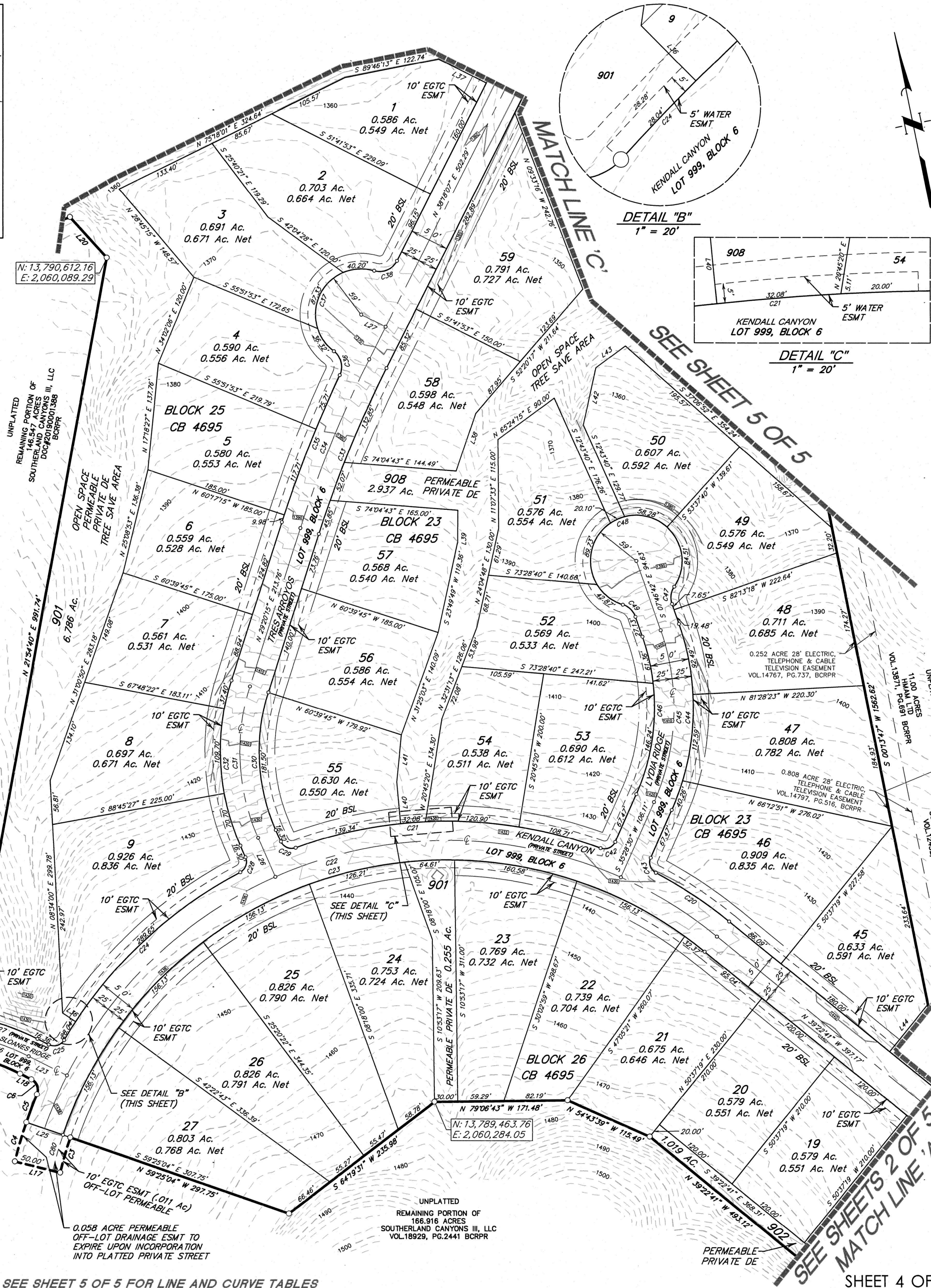
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Jack Steven Brown 2/7/2019
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Troy A. Trobaugh 2-7-2019
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "B"
1" = 20'

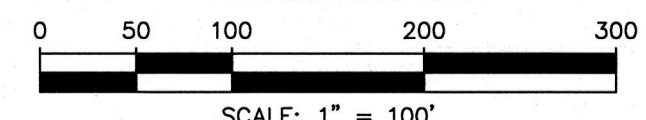
DETAIL "C"
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PLAT NUMBER 170600

SUBDIVISION PLAT ESTABLISHING

BLACKBUCK RANCH PHASE 2 UNIT 1 PUD

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JONES & CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: February 7, 2019

STATE OF TEXAS
COUNTY OF BEXAR

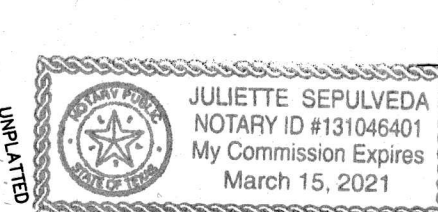
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OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 77070
TELEPHONE (830) 228-5263

STATE OF TEXAS
COUNTY OF BEXAR

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7th DAY OF February A.D. 20 19



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ON THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

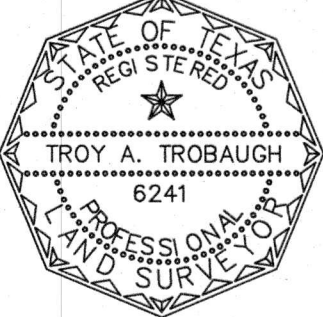
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DATED THIS _____ DAY OF _____ A.D. 20 _____

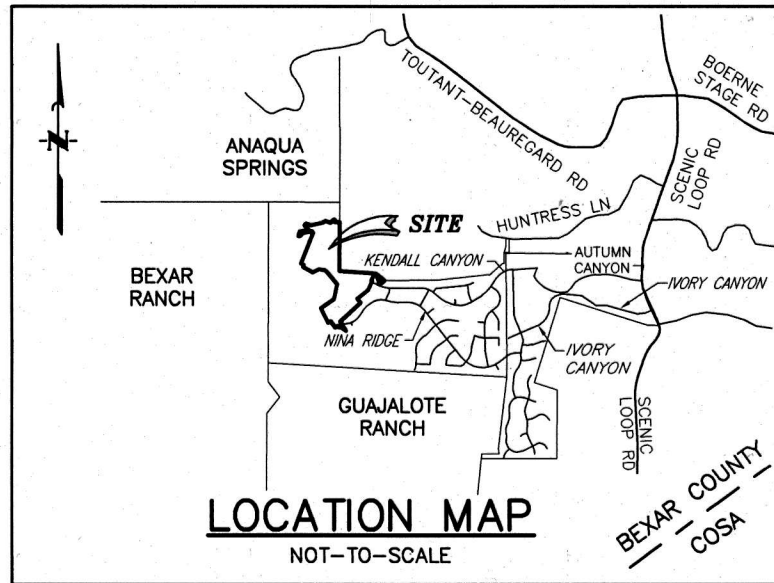
BY: _____ CHAIRMAN

BY: _____ SECRETARY



SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

SHEET 4 OF 5



ABBREVIATIONS

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PG.	PAGE
FF	MINIMUM FINISHED FLOOR ELEVATION

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STATE OF TEXAS
COUNTY OF BEXAR

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Jack Steven Brown 2/7/2019
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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Troy A. Trobaugh 2-7-2019
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	8.75'	8.62'	N 38°02'38" W	33°24'19"	4.50'
C2	15.00'	25.23'	22.36'	S 69°31'52" E	96°22'46"	16.77'
C3	515.00'	46.88'	46.87'	S 27°58'22" W	51°2'57"	23.46'
C4	575.00'	52.34'	52.33'	N 27°58'22" E	51°2'57"	26.19'
C5	575.00'	38.54'	38.53'	N 32°30'07" E	35°0'24"	19.28'
C6	15.00'	22.54'	20.48'	N 08°38'03" W	86°06'45"	14.02'
C7	275.00'	78.49'	78.23'	N 59°52'04" W	16°21'15"	39.52'
C8	275.00'	46.05'	45.99'	N 72°30'31" W	9°35'39"	23.08'
C9	325.00'	54.42'	54.36'	S 72°30'31" E	9°35'39"	27.27'
C10	225.00'	45.31'	45.23'	N 21°57'17" W	11°32'13"	22.73'
C11	275.00'	55.37'	55.28'	S 21°57'17" E	11°32'13"	27.78'
C12	275.00'	79.52'	79.24'	S 07°54'09" E	16°34'02"	40.04'
C13	425.00'	295.25'	289.35'	S 84°40'02" E	39°48'12"	153.86'
C14	450.00'	312.61'	306.37'	N 84°40'02" W	39°48'12"	162.91'
C15	475.00'	329.98'	323.39'	N 84°40'02" W	39°48'12"	171.96'
C16	525.00'	202.48'	201.23'	N 86°28'48" E	22°05'51"	102.51'
C17	500.00'	568.90'	538.70'	N 71°58'25" W	65°11'27"	319.71'
C18	475.00'	540.45'	511.77'	N 71°58'25" W	65°11'27"	303.72'
C19	525.00'	317.01'	312.22'	S 56°40'36" E	34°35'50"	163.51'
C20	575.00'	113.00'	112.81'	N 45°00'28" W	11°15'34"	56.68'
C21	575.00'	401.02'	392.94'	N 78°23'32" W	39°57'34"	209.05'
C22	550.00'	1056.31'	901.29'	S 85°36'07" W	110°02'23"	786.06'
C23	525.00'	1008.29'	860.32'	N 85°36'07" E	110°02'23"	750.33'
C24	575.00'	131.69'	131.66'	S 58°01'30" W	31°39'22"	163.01'
C25	15.00'	22.54'	20.48'	S 85°51'11" W	86°06'45"	14.02'
C26	300.00'	85.63'	85.34'	N 59°52'04" W	16°21'15"	43.11'
C27	325.00'	92.77'	92.45'	N 59°52'04" W	16°21'15"	46.70'
C28	15.00'	22.54'	20.48'	S 30°47'49" W	86°06'45"	14.02'
C29	15.00'	22.54'	20.48'	N 55°18'57" W	86°06'45"	14.02'
C30	250.00'	181.50'	177.54'	N 08°32'20" E	41°35'49"	94.96'
C31	275.00'	199.65'	195.30'	N 08°32'20" E	41°35'49"	104.45'
C32	300.00'	217.80'	213.05'	S 08°32'20" W	41°35'49"	113.95'
C33	1475.00'	230.78'	230.54'	N 33°49'11" E	85°7'52"	115.62'
C34	1500.00'	234.69'	234.45'	N 33°49'11" E	85°7'52"	117.58'
C35	1525.00'	203.41'	203.26'	S 33°09'31" W	7°38'32"	101.86'
C36	25.00'	34.33'	31.70'	S 02°21'32" E	78°40'38"	20.49'
C37	59.00'	164.46'	116.16'	S 38°09'32" W	159°42'46"	329.77'
C38	25.00'	34.78'	32.04'	S 78°09'31" W	79°42'48"	20.87'
C39	225.00'	213.97'	206.00'	S 11°03'28" W	54°29'17"	115.85'
C40	250.00'	237.75'	228.89'	N 11°03'28" E	54°29'17"	128.73'
C41	275.00'	261.52'	251.78'	N 11°03'28" E	54°29'17"	141.60'
C42	15.00'	22.54'	20.48'	S 78°31'52" W	86°06'45"	14.02'
C43	15.00'	22.54'	20.48'	N 07°34'53" W	86°06'45"	14.02'
C44	325.00'	245.35'	239.58'	N 13°50'54" E	43°15'12"	128.85'
C45	300.00'	226.47'	221.13'	S 13°50'54" W	43°15'12"	118.94'
C46	275.00'	207.60'	202.71'	S 13°50'54" W	43°15'12"	109.03'
C47	25.00'	23.33'	22.49'	N 18°57'24" E	53°28'13"	12.59'
C48	59.00'	295.48'	70.24'	S 82°13'18" W	286°56'27"	43.70'
C49	25.00'	23.33'	22.49'	S 34°30'49" E	53°28'13"	12.59'
C50	15.00'	22.45'	20.41'	S 31°05'58" E	85°45'07"	13.93'
C51	15.00'	22.45'	20.41'	N 54°39'10" E	85°45'07"	13.93'
C52	15.00'	23.56'	21.21'	N 33°13'24" W	90°00'00"	15.00'
C53	15.00'	23.56'	21.21'	N 56°46'36" E	90°00'00"	15.00'
C54	25.00'	23.33'	22.49'	S 75°02'29" W	53°28'13"	12.59'
C55	25.00'	23.33'	22.49'	S 51°29'17" E	53°28'13"	12.59'
C56	59.00'	295.48'	70.24'	N 11°46'36" E	286°56'27"	43.70'
C57	1025.00'	284.47'	283.58'	N 19°43'39" E	15°54'06"	143.16'
C58	1000.00'	277.54'	276.65'	S 19°43'39" W	15°54'06"	139.67'
C59	975.00'	270.60'	269.73'	S 19°43'39" W	15°54'06"	136.17'
C60	525.00'	105.26'	105.09'	S 21°56'04" W	11°29'16"	52.81'
C61	15.00'	22.45'	20.41'	S 59°03'59" W	85°45'07"	13.93'
C62	15.00'	22.45'	20.41'	S 35°10'54" E	85°45'07"	13.93'
C63	275.00'	47.96'	47.89'	S 83°03'12" E	9°59'29"	24.04'
C64	300.00'	52.32'	52.25'	S 83°03'12" E	9°59'29"	26.22'
C65	325.00'	56.67'	56.60'	N 83°03'12" W	9°59'29"	28.41'
C66	25.00'	23.33'	22.49'	N 61°18'50" W	53°28'13"	12.59'
C67	59.00'	295.48'	70.24'	S 01°57'03" W	286°56'27"	43.70'
C68	25.00'	23.33'	22.49'	N 65°12'57" E	53°28'13"	12.59'
C69	475.00'	406.39'	394.11'	N 03°10'07" E	49°01'11"	216.57'
C70	500.00'	427.78'	414.85'	S 03°10'07" W	49°01'11"	227.97'
C71	525.00'	266.05'	263.22'	S 06°49'25" E	29°02'09"	135.95'
C72	15.00'	22.20'	20.23'	S 21°03'03" W	84°47'03"	13.69'
C73	15.00'	22.20'	20.23'	N 63°44'00" W	84°47'03"	13.69'
C74	425.00'	58.20'	58.15'	S 77°47'50" W	75°04'44"	29.14'
C75	375.00'	65.79'	65.71'	N 80°03'51" E	10°03'09"	32.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C76	15.00'	25.23'	22.36'	N 26°50'54" E	96°22'46"	16.77'
C77	400.00'	195.87'	193.91'	S 69°15'38" W	28°03'21"	99.94'
C78	425.00'	60.90'	60.85'	S 59°20'16" W	81°2'37"	30.50'
C79	375.00'	46.12'	46.09'	N 58°45'21" E	71°02'48"	23.09'
C80	525.00'	47.79'	47.78'	S 27°58'22" W	51°2'57"	23.91'

UNPLATTED
REMAINING PORTION OF
SOUTHERLAND CANYONS III, LLC
DOC#20190001388
BCRPR

N: 13,790,510.75
E: 2,059,620.97

LINE	BEARING	DISTANCE
L1	N 64°45'56" W	60.00'
L2	N 39°48'01" E	72.32'
L3	N 34°28'04" W	67.39'
L4	N 39°42'23" E	42.00'
L5	N 86°43'50" W	34.00'
L6	S 64°45'56" E	36.79'
L7	S 49°42'45" W	20.06'
L8	S 21°20'29" E	30.00'
L9	S 68°39'31" W	50.00'
L10	N 21°20'29" W	30.00'
L11	N 21°20'29" W	48.30'
L12	S 61°29'33" W	115.40'
L13	S 55°14'52" W	50.00'
L14	N 34°46'03" W	50.00'
L15	N 55°14'53" E	50.00'
L16	S 55°13'57" W	89.64'
L17	N 64°38'02" W	60.00'
L18	N 51°41'26" W	16.36'
L19	N 12°21'40" E	50.00'
L20	N 30°47'24" W	70.38'
L21	N 58°11'10" E	88.14'
L22	N 41°03'06" E	106.70'
L23	N 51°41'26" W	55.00'
L24	S 21°57'19" W	50.00'
L25	S 59°25'04" E	50.00'
L26	N 12°15'34" W	54.94'
L27	N 51°41'53" W	35.00'
L28	S 73°48'50" W	50.00'
L29	S 78°03'27" E	50.00'
L30	S 21°20'29" E	60.90'
L31	S 21°20'29" E	90.53'
L32	N 68°39'31" E	50.00'
L33	N 31°48'08" W	55.24'
L34	S 55°13'57" W	56.46'
L35	S 34°46'03" E	50.00'
L36	S 45°00'32" E	20.00'
L37	S 51°41'53" E	68.94'
L38	S 30°17'48" W	78.42'
L39	S 11°49'01" W	40.97'
L40	S 06°15'48" W	53.86'
L41	S 17°18'06" W	60.75'
L42	S 24°08'42" W	75.23'
L43	N 65°24'15" E	47.06'
L44	N 50°37'19" E	78.62'
L45	S 50°37'19" W	87.35'
L46	N 25°14'04" E	50.00'
L47	S 56°36'24" W	20.79'

MATCH LINE 'C'
SEE SHEET 4 OF 5

SEE DETAIL "D"
(THIS SHEET)

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ESMT

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ESMT

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