PLAT RECORDS; AND LOTS 54, 901, AND 905, BLOCK 19, C.B.

4695 OF BLACKBUCK RANCH PHASE 1 UNIT 5 PUD RECORDED IN

VOLUME 9728, PAGES 124-128 OF THE BEXAR COUNTY DEED

AND PLAT RECORDS.

JONES CARTER Texas Board of Professional Engineers Registration No. F-439 Texas Board of Professional Land Surveying Registration No. 100461-05

DATE OF PRINT: November 28, 2018

STATE OF TEXAS COUNTY OF BEXAF

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.

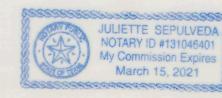
DAN MULLINS, DULY AUTHORIZED AGENT

SOUTHERLAND CANYONS II, 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 DAN MULLINS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF November A.D. 20 18



S0406-0042-00

Job No.

THIS PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS

A.D. 20 ON THIS DAY OF

BEXAR COUNTY, TEXAS

THIS RE-PLAT OF BLACKBUCK RANCH PHASE 1 UNITS 1 & 5 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

SECRETARY

EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE FASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. 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 LIFU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORN

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE

CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF

TCLOR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND

DRAINAGE EASÉ<mark>MENTS SHOWN ON THIS PLAT. NO L</mark>ANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE

WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OF BEXAR COUNTY. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0090F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA

DRAINAGE NOTES

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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

IMPACT FEE PAYMENT NOTE

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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

> 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

> 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

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.

23.44"

ABBREVIATIONS

I. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE

2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE

5. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY

6. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 907, BLOCK 19, CB

7. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES

8. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO

9. PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT. THE

10. AT DATE OF PLAT APPROVAL NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL.

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,"

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

IGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE

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

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

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.

UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY

RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND

TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE

4695, 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 ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOTS 906 AND 907 BLOCK 19, AND LOT 999

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

MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).

DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.

4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

(9707/29-32) --- VOL.9707, PG.29-32 BEXAR COUNTY DEED & PLAT RECORDS (9710/43-47) --- VOL.9710, PG.43-47 BEXAR COUNTY DEED & PLAT RECORDS (9716/10-12) --- VOL.9716, PG.10-12 BEXAR COUNTY DEED & PLAT RECORDS (9717/89-92) --- VOL.9717, PG.89-92 BEXAR COUNTY DEED & PLAT RECORDS (9728/124-128)- VOL.9728, PG.124-128 BEXAR COUNTY DEED & PLAT RECORDS BCDR ----- BEXAR COUNTY DEED RECORDS

BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS ----- BUILDING SETBACK LINE

ESMT ----- EASEMENT DE ----- DRAINAGE EASEMENT (LOT) ----- OVERALL DIMENSION

GENERAL NOTES

DISTANCES IS 1,000178

CONSTRUCTION PHASE

ENFORCEMENT BY THE CITY OF SAN ANTONIO.

REVISIONS AND/OR AMENDMENTS.

AGREEMENT WITH THE RESPECTIVE UTILITY.

CPS/SAWS/COSA UTILITY NOTES:

REMAINING 900 SERIES LOTS ARE DRAINAGE EASEMENTS.

€ ----- CENTER LINE

CVE ----- CLEAR VISION EASEMENT EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT

STALLION

73 RIDGE (PRIVATE STREET (9728/124-128) 10' EGTC ESMT (9728/124-128) LOT 999, BLOCK 6 - 20' BSL 55 (9728/124-128)

DETAIL "A"

SCALE: 1" = 50'

83086 GISTERED

TROY A. TROBAUGH 6241

JACK STEVEN BROWN

SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC. 11-29-2018

KENDALL CANYON

BLACKBUCK RANCH PHASE I

VOL.9728, PGS.124-128 BCDPR

CB 4695

001 (9728/124-128)

(9728)

9728/124-128)

(9728/124-128

(9728/124-128

(9716/10-

(9716/10-1

PGS.10-12 BCDPR (9716/10-12)

BLACKBUCK RANCH

PHASE 1 UNIT 3

ENCLAVE

CB 4695

(9728/124-12

903 901 (9710/43-47)

9710/

43 - 47

BLACKBUCK

I UNIT 2 PUD

VOL.9710

PGS.43-47

CB 4695

43-47)

(9707/

(9728/124-128)

(9707/29-32)

(9707/29-32)

AREA BEING REPLATTED

THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1" = 200'

THE AREA BEING REPLATTED IS 3.748 ACRES WHICH WAS PREVIOUSLY PLATTED AS LOT

54, 901, AND 905, BLOCK 19, CB 4695 IN BLACKBUCK RANCH PHASE 1 UNIT 5 PUD

RECORDED IN VOLUME 9728, PAGES 124-128 OF THE DEED AND PLAT RECORDS OF

BEXAR COUNTY TEXAS; AND LOT 901, BLOCK 19, CB 4695 WHICH WAS PREVIOUSLY PLATTED IN BLACKBUCK RANCH PHASE 1 UNIT 1 PUD RECORDED IN VOLUME 9707

PAGES 29-32 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT BLACKBUCK RANCH PHASE

1 UNIT 1 #160045 WHICH IS RECORDED IN VOLUME 9707, PAGES 29-32, BEXAR COUNTY DEED AND PLAT RECORDS, AND PLAT BLACKBUCK RANCH PHASE 1 UNIT 5 #170524 WHICH IS RECORDED IN VOLUME 9728, PAGES 124-128, BEXAR COUNTY DEED AND PLAT RECORDS. THE

, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS

DAN MULLINS:
SWORN AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF November, 2018.

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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS

SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF

Dan Mille

MY COMMISSION EXPIRES: March 15, 2021

A DELAWARE LIMITED LIABILITY COMPANY

DAN MULLINS, DULY AUTHORIZED AGENT

110 RIVER CROSSING BLVD., STE. 1

SPRING BRANCH TEXAS 78070

(830) 228-5263

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

(9707/29-32)

BLACKBUCK RANCH

PHASE 1 UNIT 1 PUD VOL.9707, PGS.29-32

BCDPR CB 4695

HELD A PUBLIC HEARING WHICH INVOLVED

JULIETTE SEPULVEDA NOTARY ID #131046401

My Commission Expires

March 15, 2021

48029C0090F, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS LOT 907 BLOCK 19 (2.129 AC), CB 4695 IS DESIGNATED AS A TREE SAVE AREA.

AREA REPLATTED

BLOCK 19

CB 4695

N. 84°30'05" W 308.86

BLOCK 19

CB 4695

PERMEABLE 906 0.214 Ac.

55

0.638 Ac.

0.631 Ac. Net

N 83'19'34" E 160.22'

907

2.129 Ac.

OPEN SPACE

N: 13,787,465.50

: 2,064,903.85

MAP REVISIONS AND/OR AMENDMENTS

53

BLACKBUCK RANCH

PHASE I UNIT 5 PUD

VOL.9728,

PGS.124-128 BCDPR

CB 4695

(PRIVATE STREET)

LOT 999 BLOCK 6

DETAIL "A" (SEE

THIS SHEET)

10' EGTC ESMT

(9728/124-128)

STALLION

56

(9728/124-128)

- 12' PRIVATE DE

(9728/124-128)

901

BLOCK 19

CB 4695

BLACKBUCK RANCH

PHASE 1 UNIT 3 ENCLAVE

VOL.9716, PGS.10-12

BCDPR CB 4695

RIDGE 55

MAINS DEDICATION: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER

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

DURING THE BUILDING PERMIT PROCESS 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.

BLACKBUCK RANCH

PHASE I UNIT 5 PUD

VOL.9728.

PGS.124-128 BCDPR

CB 4695

10' EGTC ESMT (9707/29-32)

(9707/29-32)

10' EGTC ESMT -

(9707/29-32)

901 PRIVATE DE (9728/124-128) 903 N: 13.787.981.94 E: 2,065,197.58 0.767 Ac. 0.761 Ac. Net

BLOCK 19

CB 4695

LOT 999 BLOCK 6

BLACKBUCK RANCH

PHASE I UNIT 2 PUD

VOL.9710, PGS.43-47

BCDPR

CB 4695

BLACKBUCK RANCH

PHASE 1 UNIT 1 PUD

VOL.9707, PGS.29-32

BCDPR

CB 4695

CERTIFICATE OF APPROVAL

DIRECTOR OF PUBLIC WORKS/ COUNTY ENGINEER,

BY:					
	CHAIRMAN				

SHEET 1 OF 1