

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	SS	SANITARY SEWER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	TA	TURNAROUND
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	ESMT	EASEMENT
OHE	OVERHEAD ELECTRIC	ETJ	EXTRATERRITORIAL JURISDICTION
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
	OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	CITY OF SAN ANTONIO LIMITS		
---	ORIGINAL SURVEY/COUNTY LINE		
---	CENTERLINE		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	VARIABLE WIDTH DRAINAGE, SEWER, WATER, CABLE AND ELECTRIC EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED PRIVATE STREET (VOL 9685, PG 165-169, DPR)
11	10' BUILDING SETBACK LINE	2	REMAINING PORTION OF PRIVATE VARIABLE WIDTH (GENERALLY 100') INGRESS/EGRESS ACCESS AND UTILITY EASEMENT (VOL 13030, PG 906-955, OPR)
12	15' BUILDING SETBACK LINE (NOT TO SCALE)	3	VARIABLE WIDTH WATER EASEMENT (VOL 9685, PG 165-169, DPR)
13	30' BUILDING SETBACK LINE	4	20' WATER EASEMENT (VOL 9685, PG 165-169, DPR)
14	VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, GAS, ELECTRIC, TELEPHONE, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (TOTAL 0.048 ACRES "OFF-LOT")	5	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9685, PG 165-169, DPR)
15	10' GETCTV & WATER EASEMENT (LOTS 31-33, 50, 84-87, & 902, BLOCK 24)	6	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9685, PG 165-169, DPR)
1	75 LF TO INTERSECTION OF RESORT PKWY AND MONTEVERDE HEIGHTS	7	VARIABLE WIDTH LANDSCAPE AND SIGNAGE EASEMENT (VOL 9685, PG 165-169, DPR)
2	MONTEVERDE HEIGHTS VARIABLE WIDTH ROW (60' MIN) (VOL 9685, PG 165-169, DPR)		
3	RESORT PKWY 70' ROW (VOL 9631, PG 150-151, DPR)		

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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

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

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

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

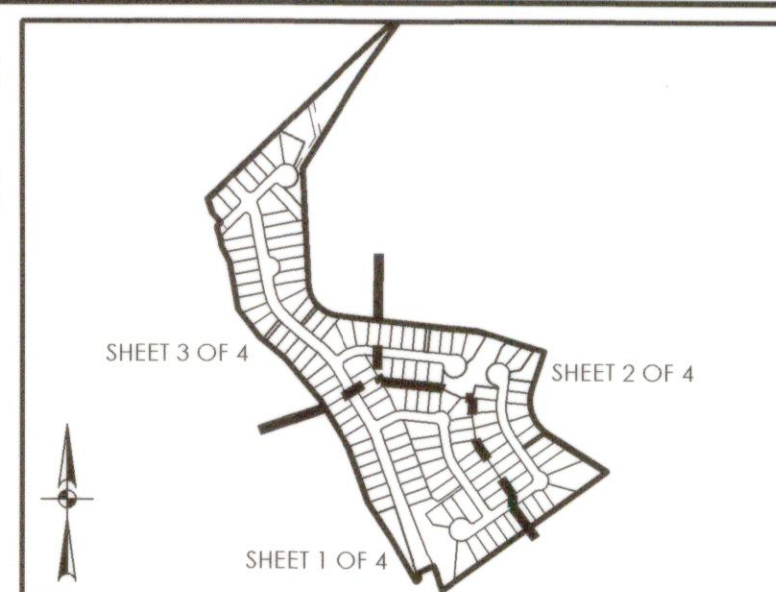
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

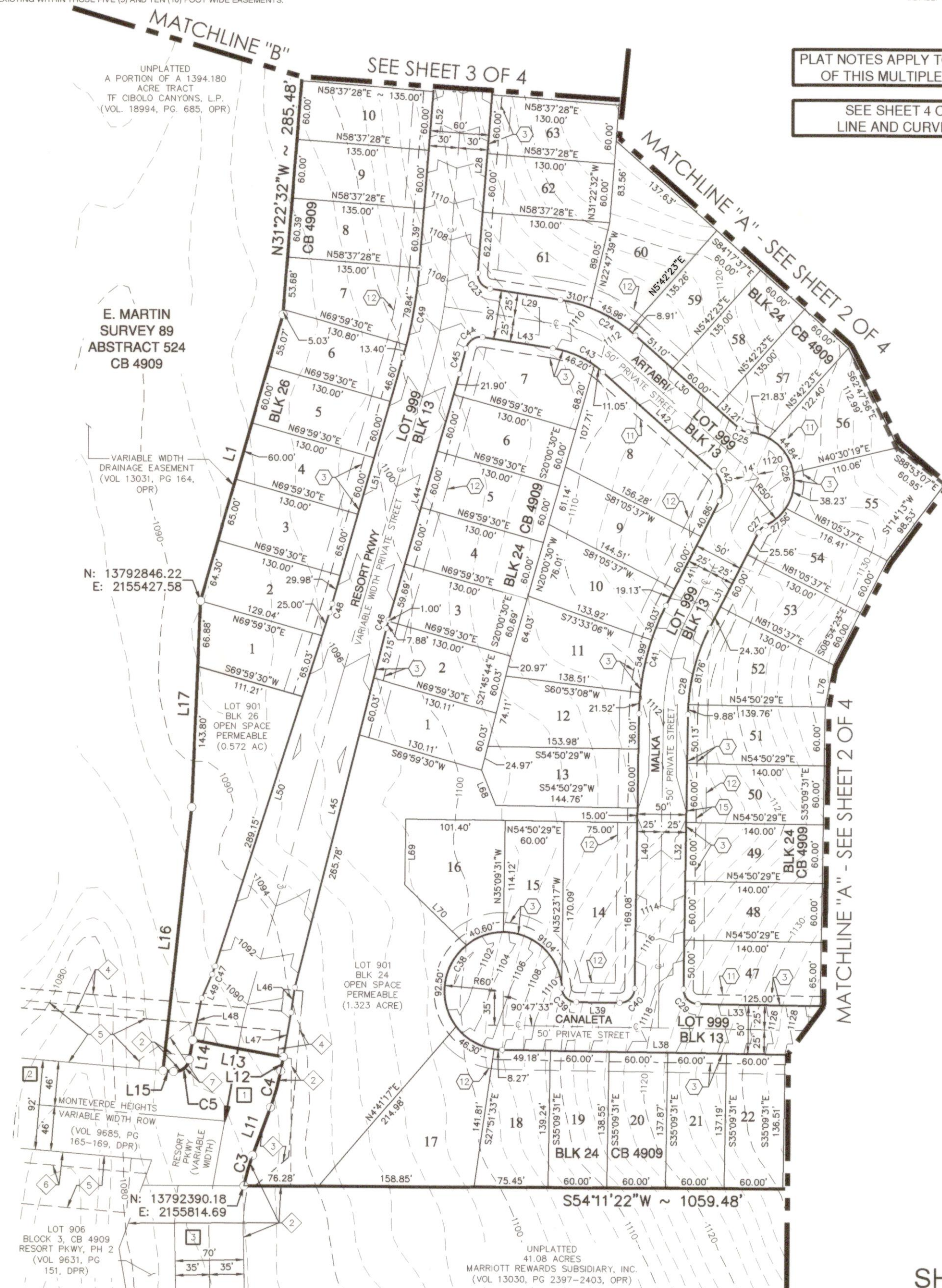


INDEX MAP

SCALE: 1"= 100'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR
LINE AND CURVE TABLES



PLAT NUMBER 180353

SUBDIVISION PLAT OF CIBOLO CANYON-UNIT 9B, ENCLAVE

BEING A TOTAL OF 41.928 ACRE TRACT OF LAND, ESTABLISHING LOT 999, BLOCK 13, LOTS 1-100, 901-903, BLOCK 24, LOTS 1-27, 901-902, BLOCK 26, AND LOTS 1-2, 901, BLOCK 27, OUT OF A 42.293 ACRE TRACT OF LAND RECORDED IN VOLUME 18994, PAGES 748-812 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, OF BEXAR COUNTY, TEXAS.

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**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 19, 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 PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN BRIAN
TF CIBOLO PHASE 9B, LP
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34202
(941) 388-0707

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BRIAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF June, A.D. 20 19.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CIBOLO CANYON-UNIT 9B 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

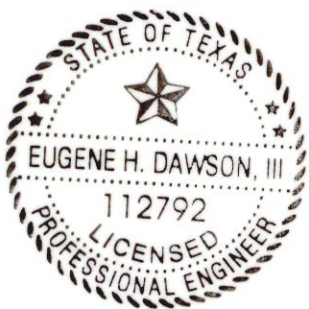
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

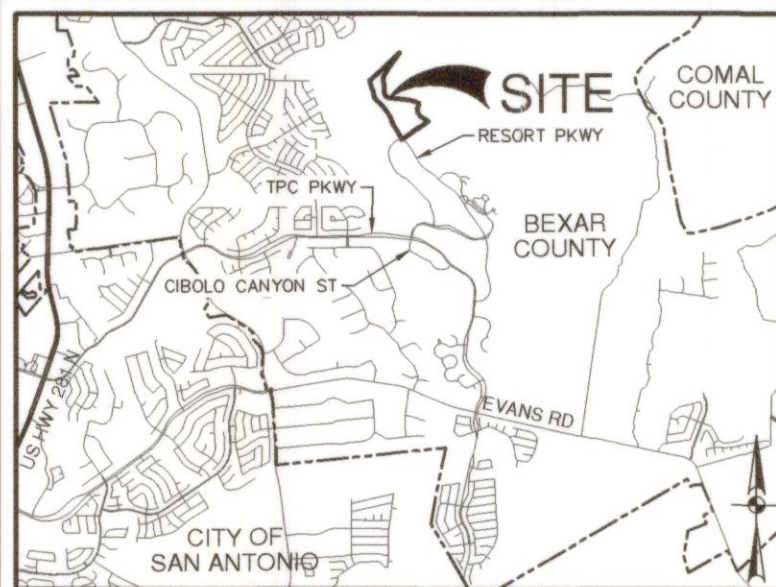
DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



SHEET 1 OF 4



LOCATION MAP
NOT-TO-SCALE

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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.

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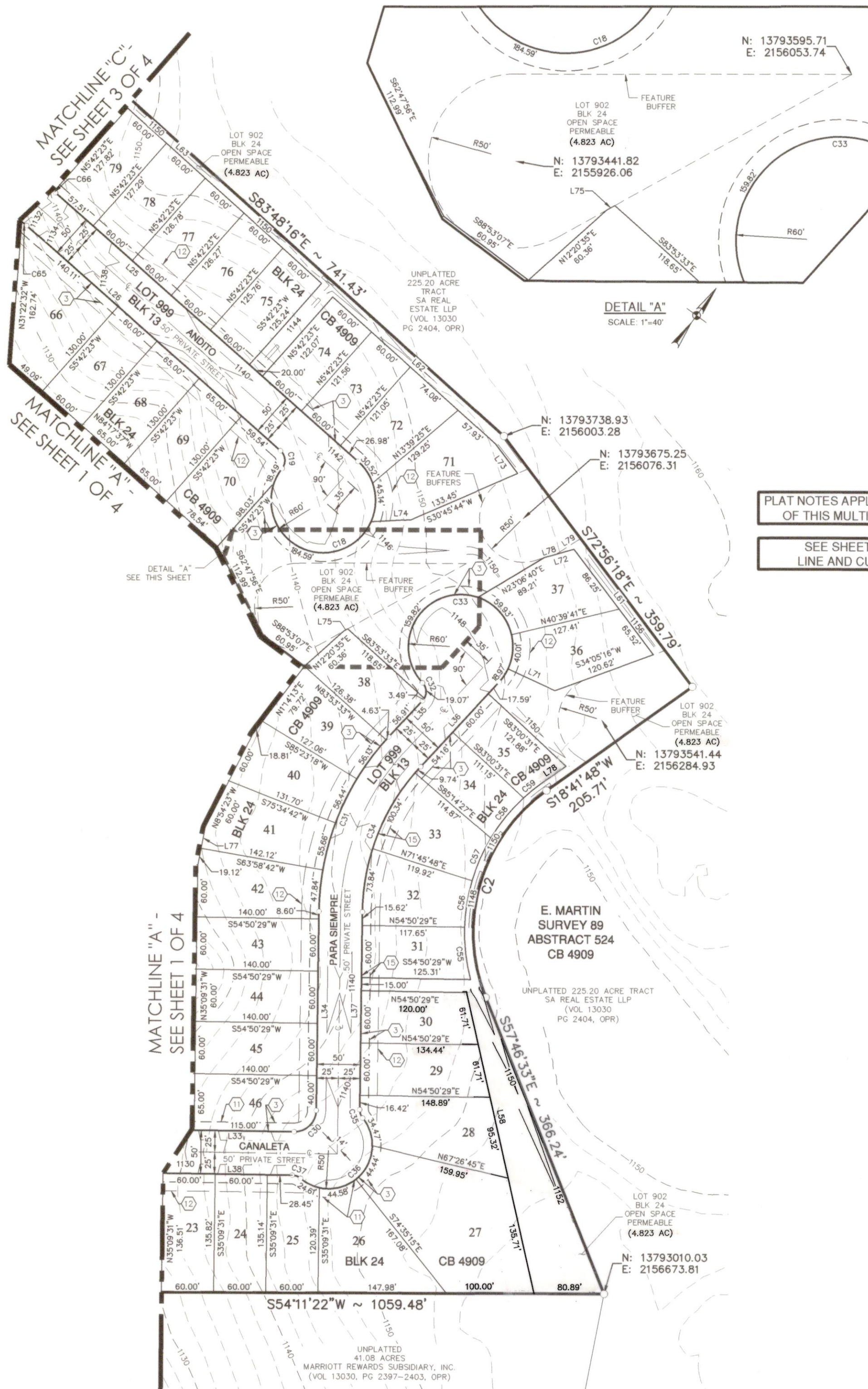
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STATE OF TEXAS
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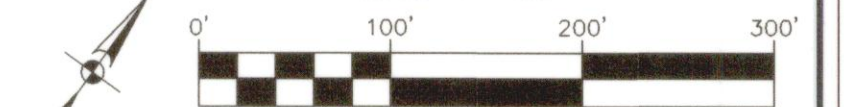
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OWNER/DEVELOPER: JOHN BRIAN
TR CIBOLO PHASE 9B, LP
6310 CAPITAL DRIVE, SUITE 130
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STATE OF TEXAS
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS
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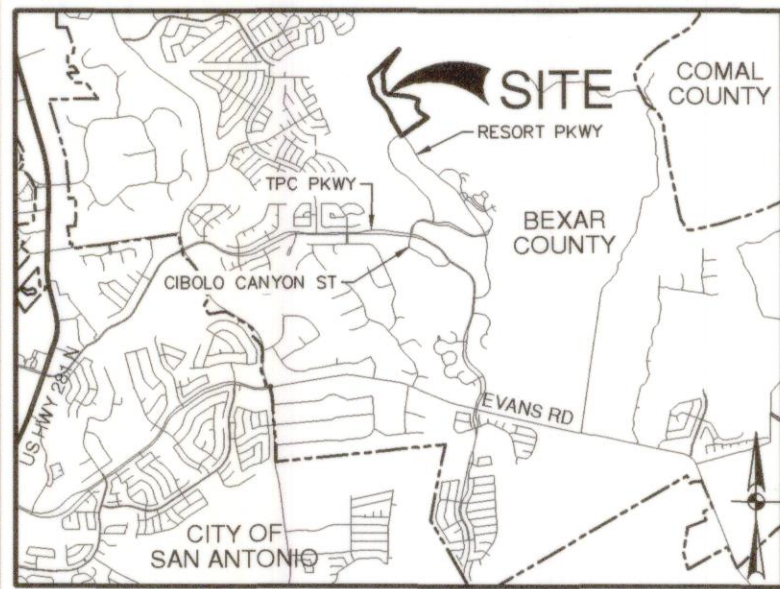
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STATE OF TEXAS
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MATCHLINE "C"

PLAT NUMBER 180353

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OF
CIBOLO CANYON-UNIT 9B,
ENCLAVE

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OWNER/DEVELOPER: JOHN BRIAN
TF CIBOLO PHASE 9B, LP
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34202
(941) 388-0707

STATE OF TEXAS
COUNTY OF BEXAR
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
I, LORI E. JOHNSON, a Notary Public in and for the State of Texas, do hereby certify that the undersigned authority on this day personally appeared JOHN BRIAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF June, A.D. 20 19.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

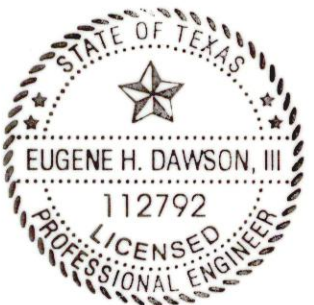
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

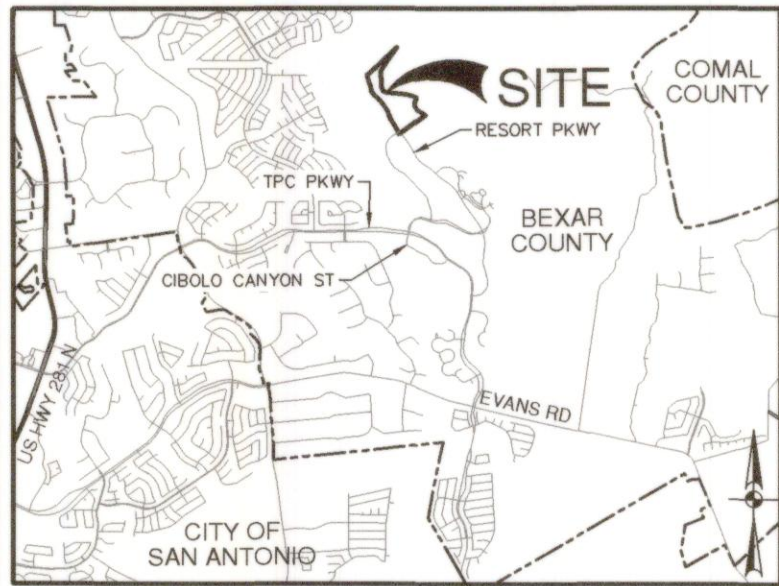
DATED THIS _____ DAY OF _____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 4





LOCATION MAP
NOT-TO-SCALE

COUNTY FINISHED FLOOR ELEVATION:(RELATIVE TO FLOODPLAIN)
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS NOTE APPLIES ONLY TO LOTS 1 THROUGH 27, BLOCK 26 AND LOT 2, BLOCK 27.

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

FLOODPLAIN VERIFICATION:

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

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 ENDOACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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

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

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

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1988) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	81°03'26"	S43°16'33"E	227.44'	247.57'
C2	200.00'	76°28'22"	S19°32'22"E	247.56'	266.94'
C3	219.00'	8°23'03"	N19°57'40"W	32.02'	32.05'
C4	241.00'	9°15'18"	N20°23'47"W	38.89'	38.93'
C5	15.00'	84°35'11"	S16°33'28"W	20.19'	22.14'
C6	20.00'	90°00'00"	S88°11'32"E	28.28'	31.42'
C7	60.00'	266°10'39"	S0°06'12"E	87.64'	278.74'
C8	15.00'	86°10'39"	S89°53'48"W	20.49'	22.56'
C9	20.00'	74°17'00"	S9°39'58"W	24.15'	25.93'
C10	205.00'	16°44'50"	S19°06'07"E	59.71'	59.92'
C11	15.00'	72°04'47"	S46°46'06"E	17.65'	18.87'
C12	50.00'	144°09'34"	S10°43'42"E	95.15'	125.80'
C13	15.00'	72°04'47"	S25°18'41"W	17.65'	18.87'
C14	220.00'	39°31'46"	S30°29'35"E	148.79'	151.78'
C15	530.00'	9°48'20"	S45°21'18"E	90.59'	90.70'
C16	15.00'	85°47'28"	S83°20'52"E	20.42'	22.46'
C17	200.00'	41°56'59"	N74°43'53"E	143.18'	146.43'
C18	60.00'	266°10'39"	S48°47'42"W	87.64'	278.74'
C19	15.00'	88°10'39"	N41°12'18"W	20.49'	22.56'
C20	150.00'	41°56'59"	S74°43'53"W	107.39'	109.82'
C21	15.00'	85°47'28"	S10°51'40"W	20.42'	22.46'
C22	530.00'	0°39'32"	S31°42'18"E	6.09'	6.09'
C23	15.00'	85°43'14"	S74°14'09"E	20.41'	22.44'
C24	150.00'	32°48'08"	N79°18'19"E	84.71'	85.88'
C25	15.00'	38°12'13"	N76°36'16"E	9.82'	10.00'
C26	50.00'	151°47'41"	S46°36'00"E	96.99'	132.47'
C27	15.00'	38°12'13"	S10°11'44"W	9.82'	10.00'
C28	200.00'	26°15'08"	S22°01'57"E	90.84'	91.64'
C29	15.00'	90°00'00"	S80°09'31"E	21.21'	23.56'
C30	25.00'	90°00'00"	N9°50'29"E	35.36'	39.27'
C31	300.00'	42°09'00"	N14°05'01"W	215.75'	220.70'
C32	15.00'	86°10'39"	N36°05'50"W	20.49'	22.56'
C33	60.00'	266°10'39"	N53°54'10"E	87.64'	278.74'
C34	250.00'	42°09'00"	S14°05'01"E	179.79'	183.91'
C35	15.00'	39°51'13"	S55°05'08"E	10.22'	10.43'
C36	50.00'	169°42'26"	S9°50'29"W	99.60'	148.10'
C37	15.00'	39°51'13"	S74°46'05"W	10.22'	10.43'
C38	60.00'	266°09'07"	N7°55'02"E	87.65'	278.71'
C39	15.00'	86°09'07"	S82°04'58"E	20.49'	22.55'
C40	15.00'	90°00'00"	N9°50'29"E	21.21'	23.56'
C41	250.00'	26°15'08"	N22°01'57"W	113.55'	114.55'
C42	25.00'	75°23'14"	N46°36'00"W	30.57'	32.89'
C43	100.00'	32°48'08"	S79°18'19"W	56.47'	57.25'
C44	15.00'	85°47'28"	S20°00'31"W	20.42'	22.46'
C45	530.00'	2°52'43"	S21°26'51"E	26.63'	26.63'
C46	290.00'	1°45'14"	S20°53'07"E	8.88'	8.88'
C47	90.00'	5°38'36"	N15°20'28"W	8.86'	8.86'
C48	290.00'	1°50'44"	N19°05'08"W	9.34'	9.34'
C49	470.00'	11°22'02"	N25°41'31"W	93.09'	93.25'
C50	470.00'	18°52'56"	N40°49'00"W	154.19'	154.89'
C51	280.00'	39°27'36"	N30°31'40"W	189.05'	192.84'
C52	145.00'	3°16'55"	N12°22'10"W	8.30'	8.31'
C53	20.00'	119°10'54"	N73°36'05"W	34.50'	41.60'
C54	20.00'	90°00'00"	N1°48'28"E	28.28'	31.42'
C55	210.00'	16°33'38"	S42°25'48"E	60.49'	60.70'
C56	210.00'	14°47'31"	S26°45'13"E	54.07'	54.22'
C57	210.00'	14°31'33"	S12°05'41"E	53.10'	53.24'
C58	210.00'	16°18'02"	S31°19'06"W	59.54'	59.74'
C59	210.00'	7°13'41"	S15°04'58"W	26.47'	26.49'
C60	185.00'	18°20'06"	S74°38'13"E	58.95'	59.20'
C61	185.00'	18°45'46"	S56°05'17"E	60.31'	60.58'
C62	185.00'	19°38'22"	S32°12'56"E	63.10'	63.41'
C63	185.00'	13°36'41"	S15°35'24"E	43.85'	43.95'
C64	185.00'	6°02'14"	S5°45'57"E	19.48'	19.49'
C65	150.00'	2°42'53"	S85°39'04"E	7.11'	7.11'
C66	200.00'	0°42'51"	N84°39'03"W	2.49'	2.49'

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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

DRAINAGE EASEMENT ENCROACHMENTS:

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

TREE NOTE:

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

OPEN SPACE:

LOTS 901-903, BLOCK 24, LOTS 901-902, BLOCK 26, AND LOT 901, BLOCK 27, CB 4909, ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, PUBLIC SANITARY SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND PEDESTRIAN EASEMENT. LOT 902, BLOCK 24 CONTAINS SENSITIVE FEATURES PROTECTED BY A DEFINED BUFFER.

SAWS DEDICATION:

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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N20°00'30"W	304.37'
L2	N40°11'46"W	287.18'
L3	N50°15'28"W	176.27'
L4	N37°16'35"W	180.90'
L5	N27°10'06"W	96.07'
L6	N11°19'50"W	22.54'
L7	N18°03'10"W	78.20'
L8	N46°48'28"E	30.26'
L9	N43°09'57"W	64.54'
L10	N18°03'10"W	77.83'
L11	N15°46'08"W	52.34'
L12	N25°39'41"W	14.38'
L13	S64°15'53"W	94.00'
L14	S25°44'07"E	20.10'
L15	S58°51'04"W	10.73'
L16	N29°52'44"W	270.54'
L17	N33°37'14"W	210.68'
L18	S43°11'32"E	115.00'
L19	N46°48'28"E	180.70'
L20	S46°48'28"W	114.28'
L21	S10°43'42"E	203.90'
L22	S10°43'42"E	56.50'
L23	S50°15'28"E	222.84'
L24	N53°45'24"E	18.97'
L25	S84°17'37"E	464.48'
L26	N84°17'37"W	389.65'
L27	S53°45'24"W	18.97'
L28	N31°22'32"W	311.32'
L29	N62°54'14"E	72.57'
L30	S84°17'37"E	142.31'
L31	S8°54'23"E	109.86'
L32	S35°09'31"E	280.13'
L33	N54°50'29"E	240.00'
L34	N35°09'31"W	228.60'
L35	N6°59'29"E	56.91'
L36	S6°59'29"W	131.75'
L37	S35°09'31"E	227.04'
L38	S54°50'29"W	437.63'
L39	N54°50'29"E	44.35'
L40	N35°09'31"W	280.09'
L41	N8°54'23"W	119.99'

LINE TABLE

LINE #	BEARING	LENGTH
L42	N84°17'37"W	152.43'
L43	N62°54'14"E	72.57'
L44	S20°00'30"E	261.59'
L45	S21°45'44"E	377.96'
L46	S27°29'49"E	25.83'
L47	S26°13'20"E	45.95'
L48	S24°03'02"E	43.76'
L49	N12°31'10"W	26.76'
L50	N18°09'46"W	379.19'
L51	N20°00'30"W	261.58'
L52	N31°22'32"W	310.65'
L53	N50°15'28"W	222.84'
L54	N10°43'42"W	384.43'
L55	S46°48'28"W	114.19'
L56	N46°48'28"E	130.03'
L57	N43°11'32"W	115.00'
L58	N48°41'41"W	354.45'
L59	N72°56'18"W	151.77'
L60	N83°48'16"W	252.01'
L61	N83°48'16"W	468.16'
L62	N2°44'51"W	264.59'
L63	N2°44'51"W	122.35'
L64	N46°48'28"E	65.00'
L65	N46°48'28"E	60.00'
L66	N57°57'28"W	38.73'
L67	N81°47'05"W	88.06'
L68	N35°09'31"W	67.38'
L69	S78°52'19"W	59.40'
L70	N37°56'10"E	35.39'
L71	N24°37'55"W	24.49'
L72	S24°37'55"E	43.62'
L73	S51°02'18"W	46.11'
L74	S72°56'18"E	42.26'
L75	S21°31'49"W	32.66'
L76	S36°12'15"W	24.65'
L77	N25°12'11"E	5.29'
L78	S18°41'48"W	34.51'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

RESIDENTIAL FINISHED FLOOR

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

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901-903, BLOCK 24, LOTS 901-902, BLOCK 26, AND LOT 901, BLOCK 27, CB 4909, 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.

SETBACK:

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

PRIVATE STREET DESIGNATION:

LOTS 901-903, BLOCK 24, LOTS 901-902, BLOCK 26, AND LOT 901, BLOCK 27, CB 4909, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PLAT NUMBER 180353

SUBDIVISION PLAT OF CIBOLO CANYON-UNIT 9B, ENCLAVE

BEING A TOTAL OF 41.928 ACRE TRACT OF LAND, ESTABLISHING LOT 999, BLOCK 13, LOTS 1-100, 901-903, BLOCK 24, LOTS 1-27, 901-902, BLOCK 26, AND LOTS 1-2, 901, BLOCK 27, OUT OF A 42.293 ACRE TRACT OF LAND RECORDED IN VOLUME 18994, PAGES 748-812 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 41