

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC ACRE(S)	VOL VOLUME
CB COUNTY BLOCK	PG PAGE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	SET 1/2" IRON ROD (PD)-ROW
	EASEMENT P.I. POINT
	MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER
	1234.56
1140 EXISTING CONTOURS	
1140 PROPOSED CONTOURS	
1% ANNUAL CHANCE FLOODPLAIN PER LOMR 10-06-1685P, EFFECTIVE 9/30/2010	
ORIGINAL SURVEY LINE	
CENTERLINE	
COUNTY LINE	
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	45' GRADING EASEMENT (OFF-LOT 0.64 AC. PERMEABLE)
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	55' GRADING EASEMENT (OFF-LOT 0.597 AC. PERMEABLE)
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	5' WATER EASEMENT
15' BUILDING SETBACK LINE	
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT AND BUILDING SETBACK LINE	
35' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.63 AC. PERMEABLE)	100' GRADING EASEMENT (VOL 20001, PGS 224-225 PR)
VARIABLE WIDTH CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.565 AC. PERMEABLE)	135' GRADING EASEMENT (VOL 20001, PGS 224-225 PR)
50'X60' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.072 AC. PERMEABLE)	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE, AND CABLE TV EASEMENT.
50'X50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.171 AC. TOTAL) (PERMEABLE)	18' SANITARY SEWER EASEMENT (VOL 4527 PG 1837-1858 OPR)
	28' ELECTRIC EASEMENT (VOL 18882, PG 2027-2033 OPR)
	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001 PG 226-228 PR)
	1' LADERA, UNIT-18 (ENCLAVE) (VOL 9892 PG 147-150 DPR)
	2' LADERA, UNIT-10 (ENCLAVE) (VOL 9713 PG 10-12 DPR)

SURVEYOR'S NOTES:

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

STATE OF TEXAS  
COUNTY OF BEXAR

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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

*David A. Casanova* 7-3-19  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

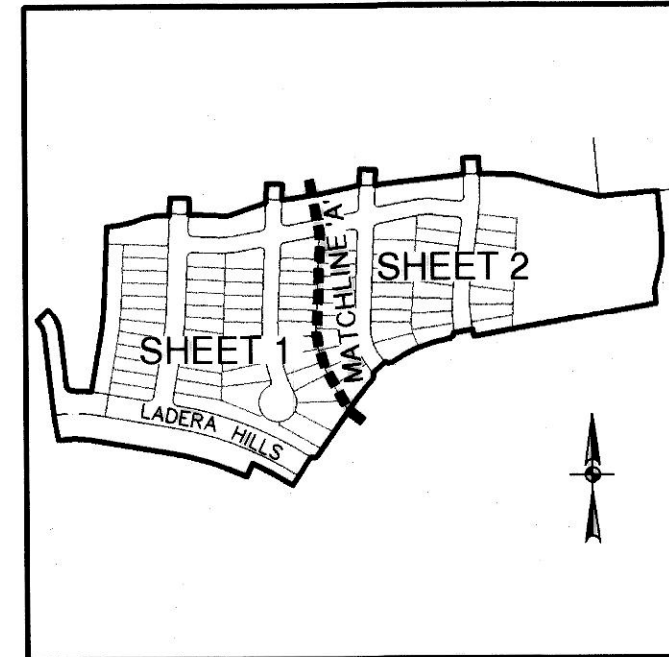
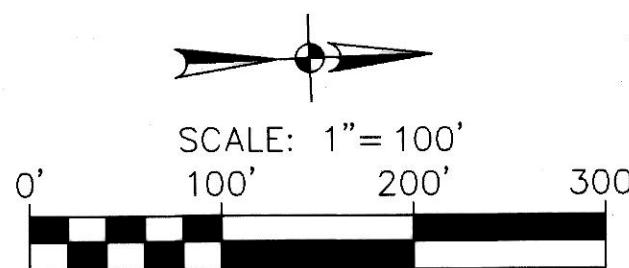
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "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 BUILDING, STRUCTURE, 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.

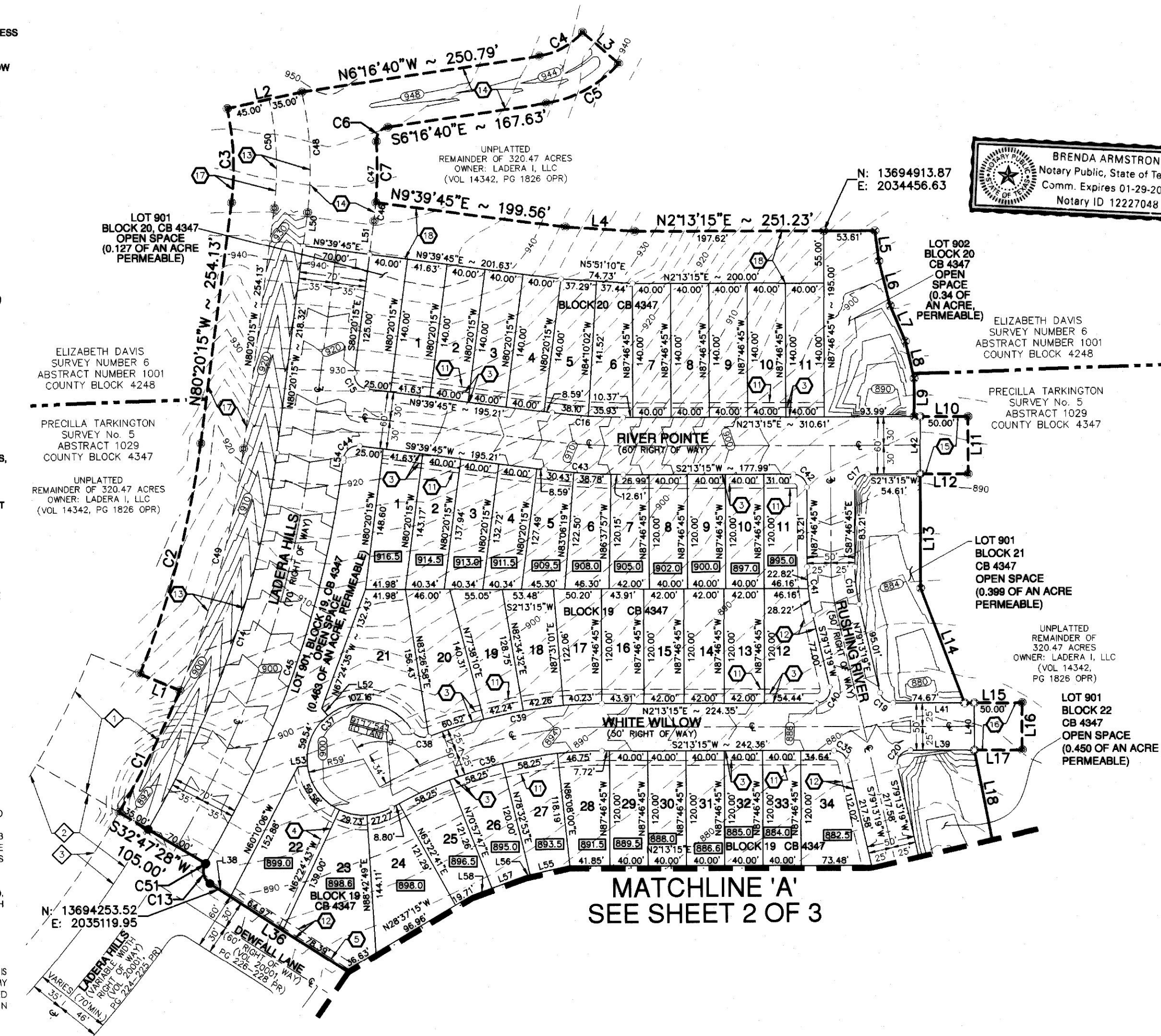
SAWS WASTEWATER EDU:

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



INDEX MAP

NOT TO SCALE



MATCHLINE 'A'  
SEE SHEET 2 OF 3

BRENDA ARMSTRONG  
Notary Public, State of Texas  
Comm. Expires 01-29-2021  
Notary ID 12227048

ELIZABETH DAVIS  
SURVEY NUMBER 6  
ABSTRACT NUMBER 1001  
COUNTY BLOCK 4248

PRECILLA TARKINGTON  
SURVEY No. 5  
ABSTRACT 1029  
COUNTY BLOCK 4347

RIVER POINT  
(60' RIGHT OF WAY)

LOT 901  
BLOCK 21  
CB 4347  
OPEN SPACE  
(0.398 OF AN ACRE PERMEABLE)

LOT 901  
BLOCK 22  
CB 4347  
OPEN SPACE  
(0.450 OF AN ACRE PERMEABLE)

UNPLATTED REMAINDER OF 320.47 ACRES  
OWNER: LADERA I, LLC  
(VOL 14342, PG 1826 OPR)

LOT 901  
BLOCK 22  
CB 4347  
OPEN SPACE  
(0.450 OF AN ACRE PERMEABLE)

PLAT NUMBER 180500

SUBDIVISION PLAT

OF  
HIGHPOINT UNIT 2B

BEING A TOTAL OF 25.44 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835, OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1001, COUNTY BLOCK 4248, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT NUMBER 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600  
DATE OF PREPARATION: July 03, 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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LADERA I, LLC  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
CHAD NUGENT, VICE PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT 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 July, A.D. 2019.

*Brenda Armstrong*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HIGHPOINT UNIT 2B 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, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

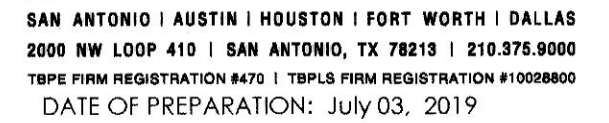
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



BEING A TOTAL OF 25.44 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835, OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS., OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1001, COUNTY BLOCK 4248, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT NUMBER 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS



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.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT 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 19 DAY OF July, A.D. 20 19.

Brenda A. [Signature]  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HIGHPOINT UNIT 2B 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

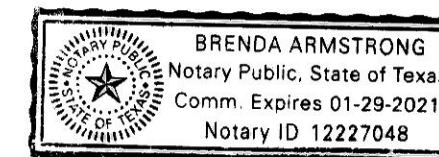
CERTIFICATE OF APPROVAL

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



UNPLATTED  
REMAINDER OF 320.47 ACRES  
OWNER: LADERA I, LLC  
(VOL 14342, PG 1826 OPR)

PRECILLA TARKINGTON  
SURVEY No. 5  
ABSTRACT 1029  
COUNTY BLOCK 4347

UNPLATTED  
REMAINDER OF 320.47 ACRES  
OWNER: LADERA I, LLC  
(VOL 14342, PG 1826 OPR)  
PRECILLA TARKINGTON  
SURVEY No. 5  
ABSTRACT 1029  
COUNTY BLOCK 4347

2  
LOT 905  
BLOCK 5, CB 4347  
OPEN SPACE

N: 13694718.07  
E: 2036174.59

L27 S04°50'55"  
150.00'

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) - MAY BE REQUIRED TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, OR REPLACE THE EXISTING AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SEWER EASEMENT," "WASTEWATER EASEMENT," "DRAINAGE EASEMENT," OR "COMBINED PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE PURPOSES OF THE CITY OF SAN ANTONIO'S ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS." TO LOCATE 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, BUT NOT LIMITED TO THE PURPOSES OF THE CITY OF SAN ANTONIO'S ELECTRIC, GAS, WATER, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, BUT NOT LIMITED TO THE PURPOSES OF THE CITY OF SAN ANTONIO'S ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS, AND ANY EASEMENTS THEREIN, 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 EASEMENT AREAS, SHALL BE THE SOLE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND NOT BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. ANY LOSS OF OR DAMAGE TO ANY UTILITY, 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. 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. DRIVEWAY APPROACHES 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.

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.

MEDINA COUNTY  
BEXAR COUNTY

POTRANCO RD

STATE HWY 211

W. GROSEBACH ROAD

BEXAR COUNTY

US HWY 90

SITE

NOT-TO-SCALE

AC	ACRE(S)	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	⊗ ⊙ ⊙ ⑥	SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	1234.56	MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	1% ANNUAL CHANCE FLOODPLAIN PER LOMR 10-06-186SP, EFFECTIVE 9/30/2010
---	---	---	ORIGINAL SURVEY LINE
---	---	---	CENTERLINE
---	---	---	COUNTY LINE
③	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①7	45' GRADING EASEMENT (OFF-LOT 0.64 AC. PERMEABLE)
④	5" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①8	55' GRADING EASEMENT (OFF-LOT 0.597 AC. PERMEABLE)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	①9	5' WATER EASEMENT
①1	15' BUILDING SETBACK LINE		
①2	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT AND BUILDING SETBACK LINE		
①3	35' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.83 AC. PERMEABLE)	①	100' GRADING EASEMENT (VOL. 20001, PGS 224-225 PR)
		②	135' GRADING EASEMENT (VOL. 20001, PGS 224-225 PR)
①4	VARIABLE WIDTH CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.585 AC. PERMEABLE)	③	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE, AND CABLE TV EASEMENT, (VOL. 20001, PGS 224-225 PR)
		④	16' SANITARY SEWER EASEMENT (VOL. 4527 PG 1637-1658 OPR) (VOL. 9521 PG 153-163 DPR) (VOL. 5763 PG 1108-1117 OPR) (VOL. 4597 PG 2084-2103 OPR)
①5	50"x60" CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.072 AC. PERMEABLE)	⑤	28' ELECTRIC EASEMENT (VOL. 18992, PG 2027-2033 OPR)
		⑥	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001 PG 226-228 PR)
①6	50"x60" CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.171 AC. TOTAL) (PERMEABLE)	①	LADERA, UNIT-1B (ENCLAVE) (VOL. 9692 PG 147-150 DPR)
		②	LADERA, UNIT-1C (ENCLAVE) (VOL. 9713 PG 10-12 DPR)

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CAPS 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CAPS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

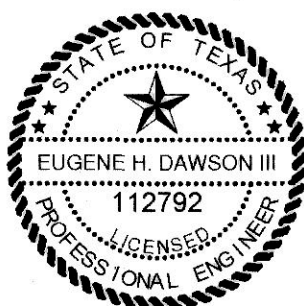
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY  
KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED  
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN  
ANTONIO PLANNING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

STATE OF TEXAS  
COUNTY OF BEXAR

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.

PLAT NOTES APPLY TO EVERY PAGE

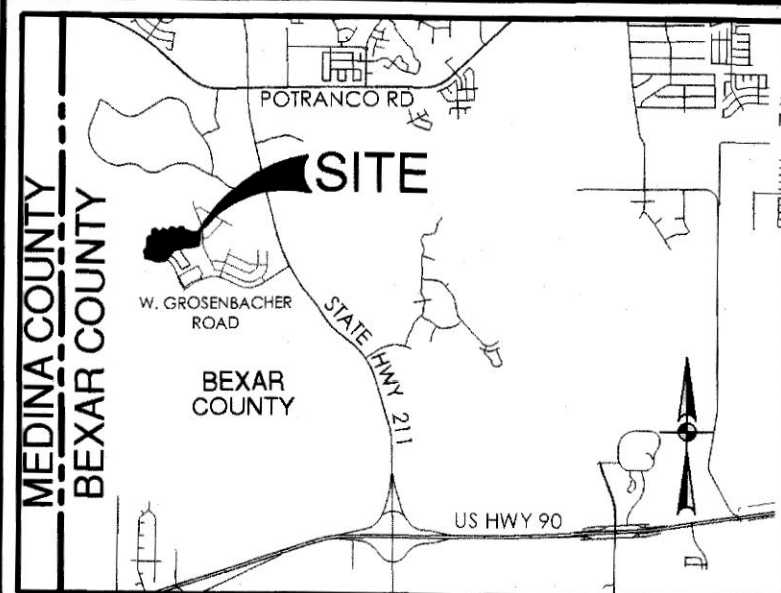
CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 3 OF 3



ALL A. L. 7-3-19  
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 3





LOCATION MAP  
NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
PR	PLAT RECORDS OF	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	⊗	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
---	1140	---	1234.56
---	1140	---	MINIMUM FINISHED FLOOR ELEVATION FOR SANITARY SEWER
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	1140	---	1% ANNUAL CHANCE FLOODPLAIN PER LOMR 10-06-1685P, EFFECTIVE 9/30/2010
---	1140	---	ORIGINAL SURVEY LINE
---	1140	---	CENTERLINE
---	1140	---	COUNTY LINE
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑪	45' GRADING EASEMENT (OFF-LOT 0.64 AC. PERMEABLE)
④	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑫	55' GRADING EASEMENT (OFF-LOT 0.597 AC. PERMEABLE)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑬	5' WATER EASEMENT
⑪	15' BUILDING SETBACK LINE		
⑫	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT AND BUILDING SETBACK LINE		
⑬	35' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.63 AC. PERMEABLE)	⑭	100' GRADING EASEMENT (VOL. 20001, PGS 224-225 PR)
⑭	VARIABLE WIDTH CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE, AND CABLE TV EASEMENT, (VOL. 20001, PGS 224-225 PR)	⑮	135' GRADING EASEMENT (VOL. 20001, PGS 224-225 PR)
⑮	50'x60' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.565 AC. PERMEABLE)	⑯	VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE, AND CABLE TV EASEMENT, (VOL. 20001, PGS 224-225 PR)
⑯	50'x60' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.072 AC. PERMEABLE)	⑰	16' SANITARY SEWER EASEMENT (VOL. 4527 PG 1637-1658 OPR)
⑰	50'x60' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GETCTV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (OFF-LOT 0.171 AC. TOTAL) (PERMEABLE)	⑱	(VOL. 9621 PG 163-163 DPR)
		⑲	(VOL. 5763 PG 1108-1117 OPR)
		⑳	(VOL. 4597 PG 2094-2103 OPR)
			28' ELECTRIC EASEMENT (VOL. 18892, PG 2027-2033 OPR)
			10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001 PG 228-228 PR)
			LADERA, UNIT-1B (ENCLAVE) (VOL. 9692 PG 147-150 DPR)
			LADERA, UNIT-1C (ENCLAVE) (VOL. 9713 PG 10-12 DPR)

### SURVEYOR'S NOTES:

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

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.

7-3-19  
REGISTERED PROFESSIONAL LAND SURVEYOR

### SAWS IMPACT FEE:

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

### SAWS WASTEWATER EDU:

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

### 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.

### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

### OPEN SPACE:

LOT 903, BLOCK 16, LOT 901, BLOCK 19, LOT 901-902, BLOCK 20, LOT 901, BLOCK 21, LOT 901, BLOCK 22, AND LOT 901, BLOCK 23, CB 4347 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

### RESIDENTIAL FIRE FLOW:

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

### 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.

### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVANNAH, INCLUDING LOT 903, BLOCK 16, LOT 901, BLOCK 19, LOT 901-902, BLOCK 20, LOT 901, BLOCK 21, LOT 901, BLOCK 22, AND LOT 901, BLOCK 23, CB 4347, 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 #2296422) 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).

### EASEMENTS FOR FLOODPLAINS:

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 DFIRM PANEL 48029C0345F, DATED SEPTEMBER 30, 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.

### LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON SEPTEMBER 30, 2010 (CASE NO. 10-06-1685P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

### RESIDENTIAL FINISHED FLOOR

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

### DRAINAGE EASEMENT ENCROACHMENTS:

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

### 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. THIS NOTE APPLIES TO LOTS 43-50, BLOCK 16, COUNTY BLOCK 4347. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

### CPS/SAWS/COSA UTILITY:

- 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 BUILDING, STRUCTURE, 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.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1005.00'	8'09'47"	N61°17'26"W	143.06'
C2	960.00'	14°57'56"	N72°51'17"W	250.04'
C3	285.00'	19°52'03"	S89°43'43"W	98.33'
C4	75.00'	40°20'49"	N26°27'04"W	51.73'
C5	125.00'	40°20'49"	N26°27'04"W	86.22'
C6	14.00'	85°01'01"	S48°47'10"E	18.92'
C7	435.00'	8°25'43"	N87°04'49"W	63.93'
C8	14.00'	90°00'00"	N34°20'11"E	19.80'
C9	430.00'	25°02'08"	S66°49'07"W	186.40'
C10	14.00'	84°57'39"	S83°13'08"E	18.91'
C11	14.00'	84°57'39"	N1°44'31"E	18.91'
C12	430.00'	9°05'04"	S39°40'48"W	68.11'
C13	15.00'	87°42'27"	N78°59'30"E	20.78'
C14	1040.00'	23°07'43"	N68°46'24"W	416.97'
C15	15.00'	90°00'00"	N54°39'45"E	21.21'
C16	570.00'	7°26'29"	N5°56'30"E	73.98'
C17	14.00'	90°00'00"	S42°46'45"E	19.80'
C18	175.00'	12°59'56"	N85°43'17"E	39.62'
C19	14.00'	77°00'04"	N40°43'17"E	17.43'
C20	14.00'	102°59'56"	S49°16'43"E	21.91'
C21	14.00'	77°00'04"	N40°43'17"E	17.43'
C22	14.00'	102°59'56"	S49°16'43"E	21.91'
C23	225.00'	16°19'20"	S87°22'59"W	63.88'
C24	14.00'	92°56'15"	N49°04'32"E	20.30'
C25	775.00'	51°17'10"	N0°02'11"W	71.48'
C26	825.00'	102°07'04"	S2°32'46"W	150.28'
C27	380.00'	18°26'07"	S1°26'46"E	121.74'
C28	421.17'	18°26'07"	N1°26'46"W	134.93'
C29	14.00'	92°13'38"	N38°20'31"W	20.18'
C30	175.00'	16°19'20"	S87°22'59"W	49.69'
C31	14.00'	77°00'04"	S40°43'17"W	17.43'
C32	150.00'	42°57'34"	S19°15'31"E	109.85'
C33	200.00'	42°57'34"	N19°15'31"W	146.47'
C34	14.00'	102°59'56"	N49°16'43"W	21.91'
C35	14.00'	77°00'04"	S40°43'17"W	17.43'
C36	440.00'	29°59'21"	S12°46'25"E	227.68'
C37	59.00'	27°01'45"	N72°38'41"W	83.26'
C38	14.00'	81°55'09"	N21°31'10"E	18.35'
C39	490.00'	21°39'40"	N8°36'35"W	184.15'
C40	14.00'	102°59'56"	N49°16'43"W	21.91'
C41	225.00'	12°59'56"	S85°43'17"W	50.94'
C42	14.00'	90°00'00"	S47°13'15"W	19.80'
C43	630.00'	7°26'29"	S5°56'30"W	81.77'
C44	15.00'	90°00'00"	S35°20'15"E	21.21'
C45	1110.00'	23°07'43"	S68°46'24"E	445.04'
C46	435.00'	2°31'42"	S81°36'07"E	19.19'
C47	435.00'	10°57'25"	S85°48'58"E	83.06'
C48	365.00'	19°52'03"	S89°43'43"W	125.93'
C49	1005.00'	14°57'56"	N72°51'17"W	261.76'
C50	330.00'	19°52'03"	S89°43'43"W	113.86'
C51	1110.00'	0°03'15"	S57°10'54"E	1.05'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S24°37'41"W	45.00'
L2	N10°12'18"W	80.00'
L3	N43°22'31"E	50.00'
L4	N5°51'21"E	72.45'
L5	N85°07'27"E	32.50'
L6	N78°08'28"E	48.03'
L7	N69°10'00"E	40.62'
L8	N79°33'05"E	40.00'
L9	S87°46'45"E	39.76'
L10	S21°31'5"W	56.25'
L11	N87°46'45"W	60.00'
L12	N21°31'5"E	50.00'
L13	S87°46'45"E	120.00'
L14	N71°26'03"E	128.35'
L15	S21°31'5"W	60.09'
L16	N87°46'45"W	50.00'
L17	N21°31'5"E	50.00'
L18	N81°07'04"E	123.36'
L19	N77°44'45"E	122.85'
L20	S21°31'5"W	50.00'
L21	N87°46'45"W	50.00'
L22	N21°31'5"E	50.00'
L23	S24°46'45"E	50.00'
L24	S87°19'14"W	50.00'
L25	N24°04'46"W	50.00'
L26	S87°51'15"E	117.97'
L27	S2°07'22"W	66.74'
L28	S13°12'41"W	63.64'
L29	S15°16'50"W	26.27'
L30	S5°41'36"E	48.58'
L31	N79°20'11"E	147.03'
L32	N10°39'49"W	22.60'
L33	S79°20'11"W	60.00'
L34	S79°20'11"W	14.21'
L35	S49°15'42"W	50.00'
L36	S35°08'16"W	227.85'
L37	S10°06'06"E	47.49'
L38	N35°08'16"E	25.51'
L39	S21°31'5"W	66.76'
L40	S87°46'45"E	50.00'
L41	N21°31'5"E	84.76'
L42	S87°46'45"E	60.00'
L43	N21°31'5"E	72.28'
L44	S87°46'45"E	50.00'
L45	S21°31'5"W	54.28'
L46	N87°19'14"E	50.00'
L47	S10°39'49"E	28.57'
L48	S40°44'18"E	13.21'
L49	N40°44'18"W	13.21'
L50	S80°20'15"E	35.81'
L51	S80°20'15"E	35.81'
L52	N53°16'11"E	10.00'
L53	S4°33'11"E	10.00'
L54	S80°20'15"E	3.32'
L55	N10°06'06"W	42.49'
L56	S10°06'06"E	5.00'
L57	S17°52'07"E	37.31'
L58	N17°52'07"W	22.64'
L59	S22°29'55"E	48.44'
L60	N8°42'33"W	33.15'

## PLAT NUMBER 180500

### SUBDIVISION PLAT OF HIGHPOINT UNIT 2B

BEING A TOTAL OF 25.44 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835, OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS., OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1001, COUNTY BLOCK 4248, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT NUMBER 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS

## PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP FIRM REGISTRATION #470 | TBP LPL FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 03, 2019

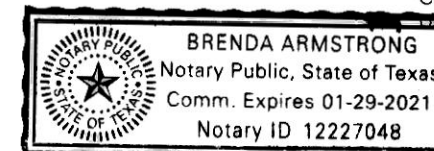
STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: LADERA, L.L.C.  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
CHAD NUGENT, VICE PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 July day of July, A.D. 2019.



Brenda Armstrong  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HIGHPOINT UNIT 2B 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 \_\_\_\_\_