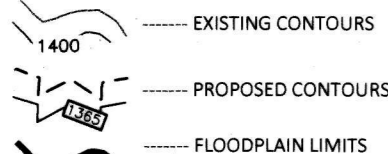


ABBREVIATIONS

(9633/141-147) --- VOL.9633, PG.141-147 BEXAR COUNTY DEED & PLAT RECORDS
(9580/190-195) --- VOL.9580, PG.190-195 BEXAR COUNTY DEED & PLAT RECORDS
BCDR ----- BEXAR COUNTY DEED RECORDS
BCDPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS
BSL ----- BUILDING SETBACK LINE
CB ----- COUNTY BLOCK
CVE ----- CLEAR VISION EASEMENT
EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT ----- EASEMENT
DE ----- DRAINAGE EASEMENT
(LOT) ----- OVERALL DIMENSION
CL ----- CENTER LINE
VOL ----- VOLUME
PG ----- PAGE
R.O.W. ----- RIGHT OF WAY



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

WASTEWATER EDU NOTE
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.

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.

OPEN SPACE NOTE:
LOT 904, BLOCK 1, CB 4689 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 905 BLOCK 1, CB 4691 IS DESIGNATED AS A DRAINAGE EASEMENT. LOT 903 BLOCK 2, CB 4689 IS DESIGNATED AS A COMMON ACCESS EASEMENT AND DRAINAGE EASEMENT.

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 WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS.
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.

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 M. Brown 11/4/2019
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.

T.A.D.M. 10-28-2019
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 (NAVD88).
- 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 904 & 905, BLOCK 1, CB 4689, LOT 903, BLOCK 2, CB 4689, DRAINAGE EASEMENT 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.
- 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.

SAWS UTILITY NOTES

- 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.
- 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:

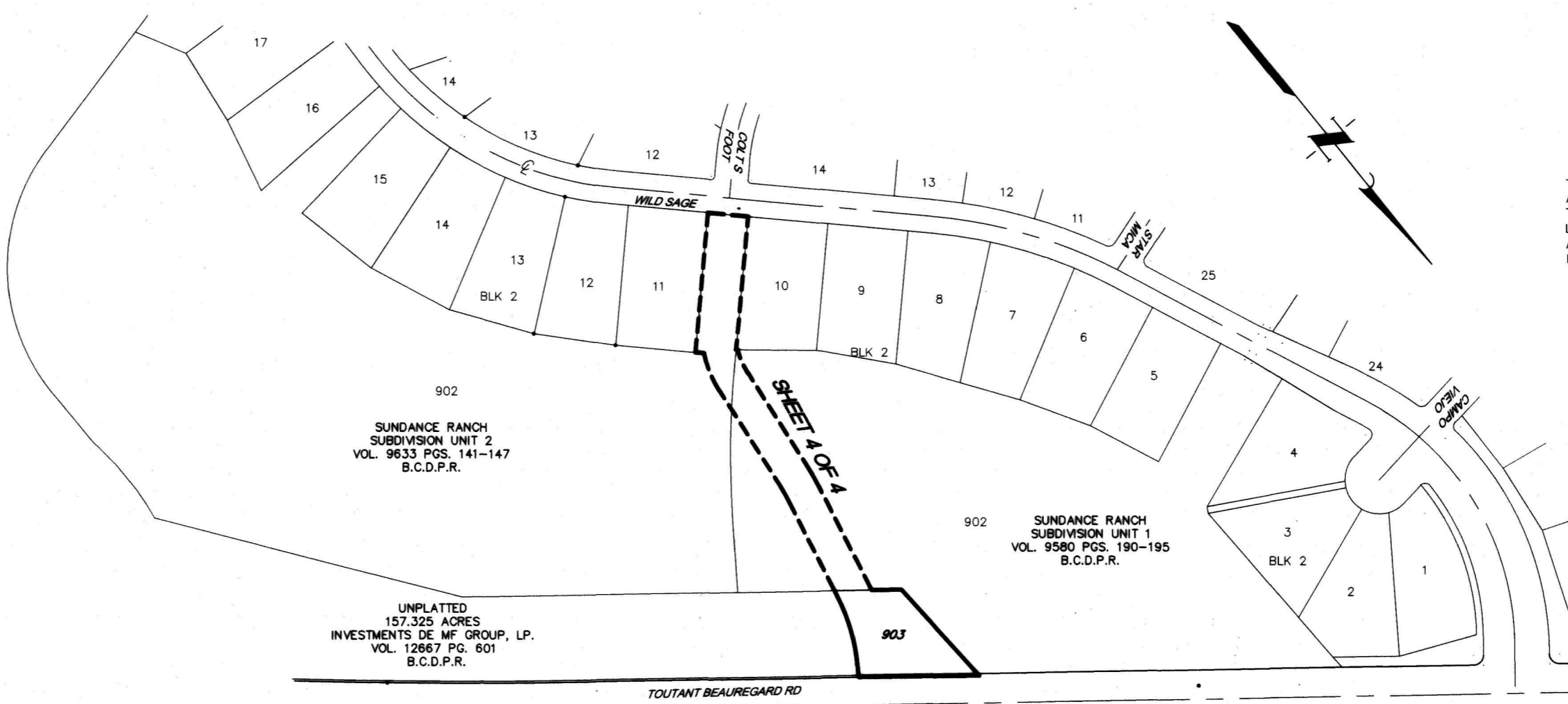
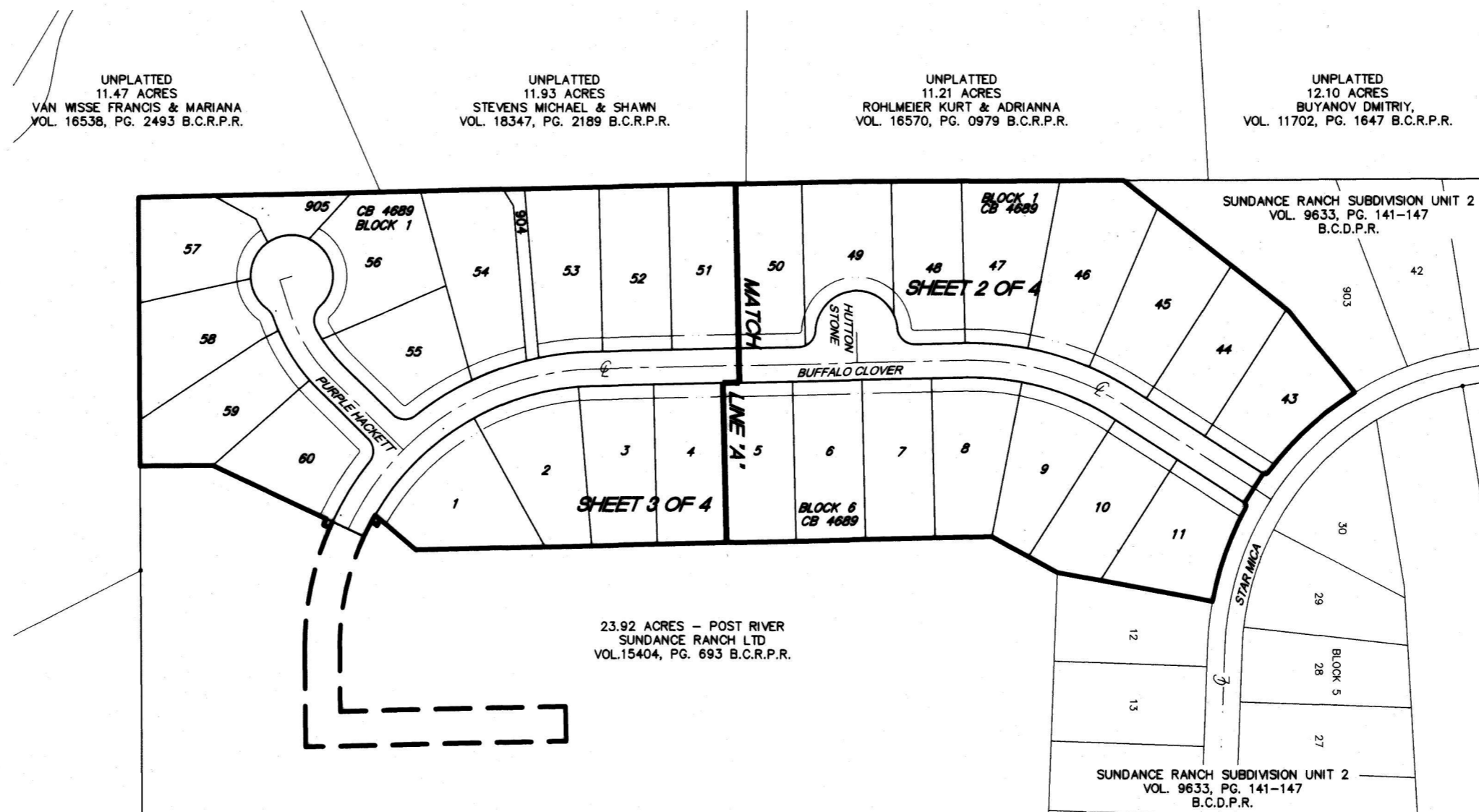
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF 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.

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2342317) 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).

INDEX SHEET

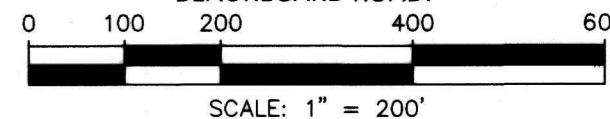


PLAT NUMBER 180167

SUBDIVISION ESTABLISHING

SUNDANCE RANCH UNIT 2A

BEING A TOTAL OF 20.740 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4691, AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689, AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 86.181 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 15961, PAGE 161 OF THE BEXAR COUNTY REAL PROPERTY RECORDS AND BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS. INCLUDING A 3' WIDE (0.012 ACRE) RIGHT OF WAY DEDICATION OF TOUANT BEAUREGARD ROAD.



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: October 28, 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: POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000
INVESTMENTS DE MF GROUP LP
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOE RANGEL 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

Victoria Grounds
VICTORIA GROUNDS
Notary Public, State of Texas
Comm. Expires 01-20-2021
Notary ID 12193431

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

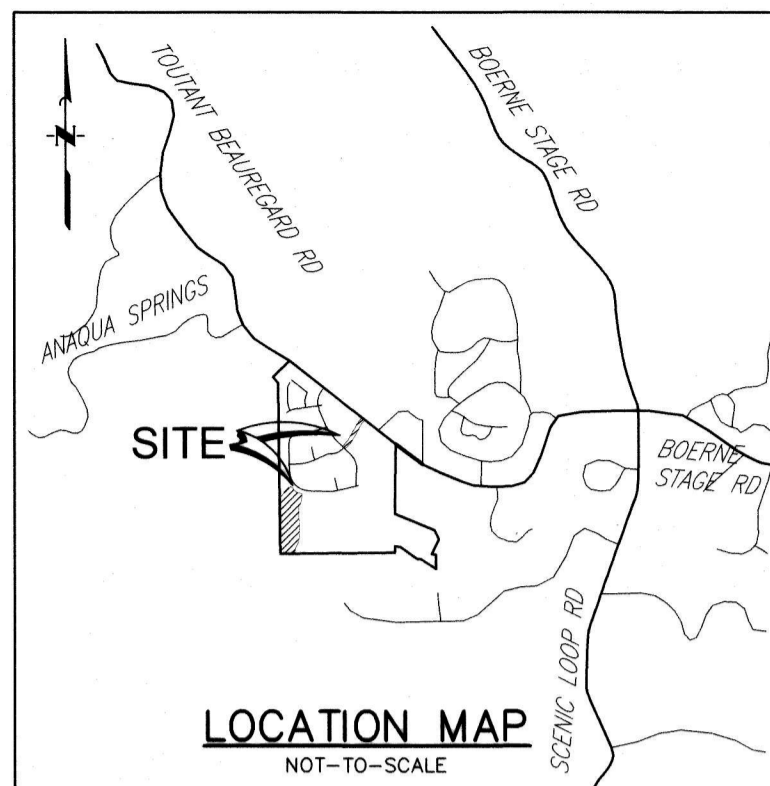
THIS PLAT OF SUNDANCE RANCH SUBDIVISION UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SHEET 1 OF 4





ABBREVIATIONS

(9633/141-147) --- VOL.9633, PG.141-147 BEXAR COUNTY DEED & PLAT RECORDS
(9580/190-195) --- VOL.9580, PG.190-195 BEXAR COUNTY DEED & PLAT RECORDS
BCDR ----- BEXAR COUNTY DEED RECORDS
BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS
BSL ----- BUILDING SETBACK LINE
CB ----- COUNTY BLOCK
CVE ----- CLEAR VISION EASEMENT
EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT ----- EASEMENT
DE ----- DRAINAGE EASEMENT
(LOT) ----- OVERALL DIMENSION
CL ----- CENTER LINE
VOL. ----- VOLUME
PG. ----- PAGE
R.O.W. ----- RIGHT OF WAY
----- EXISTING CONTOURS
----- PROPOSED CONTOURS
----- FLOODPLAIN LIMITS

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

WASTEWATER EDU NOTE
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.

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 WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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.

STATE OF TEXAS
COUNTY OF BEXAR

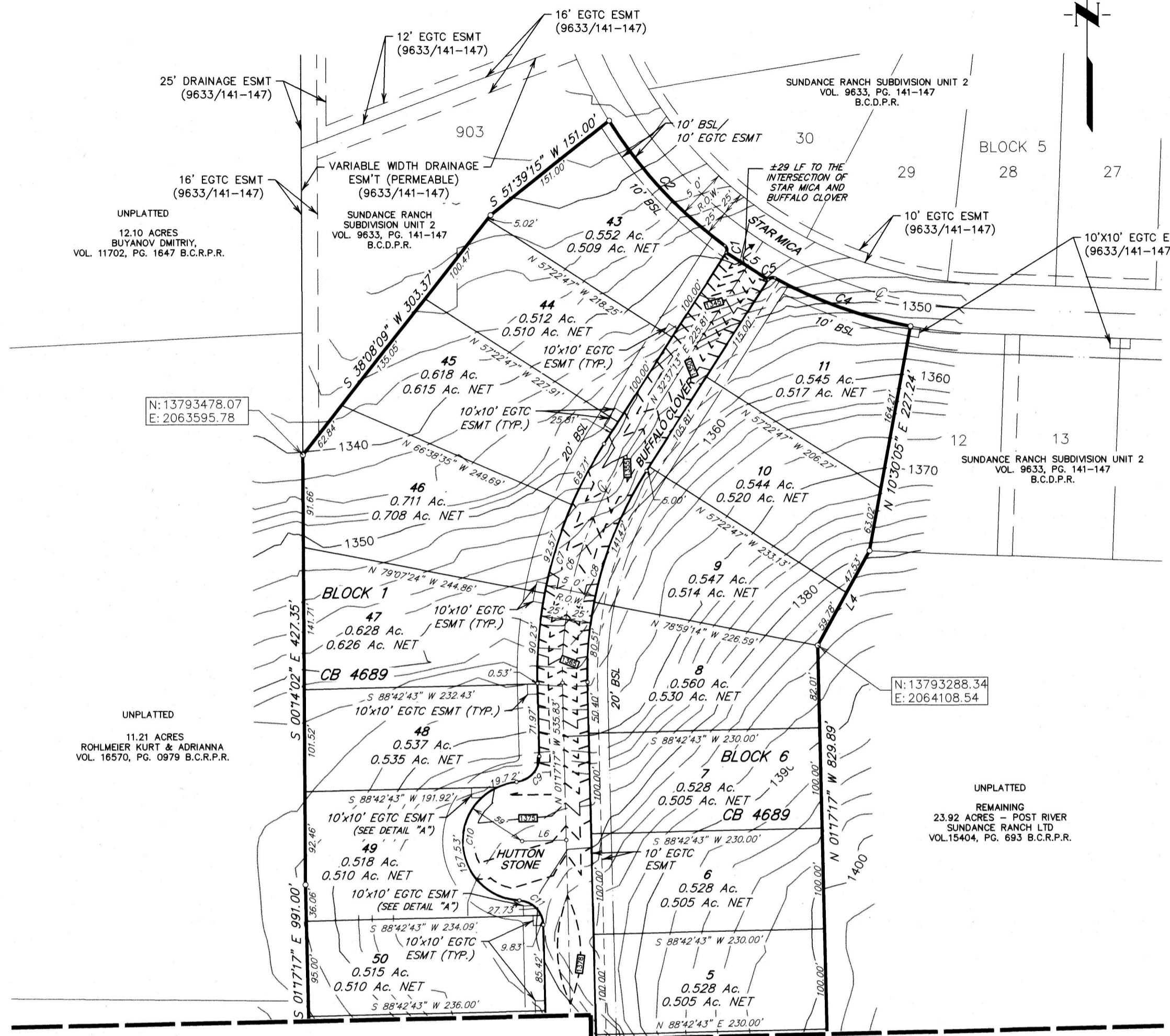
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Jack Steven Brown 11/4/2019
LICENSED PROFESSIONAL ENGINEER

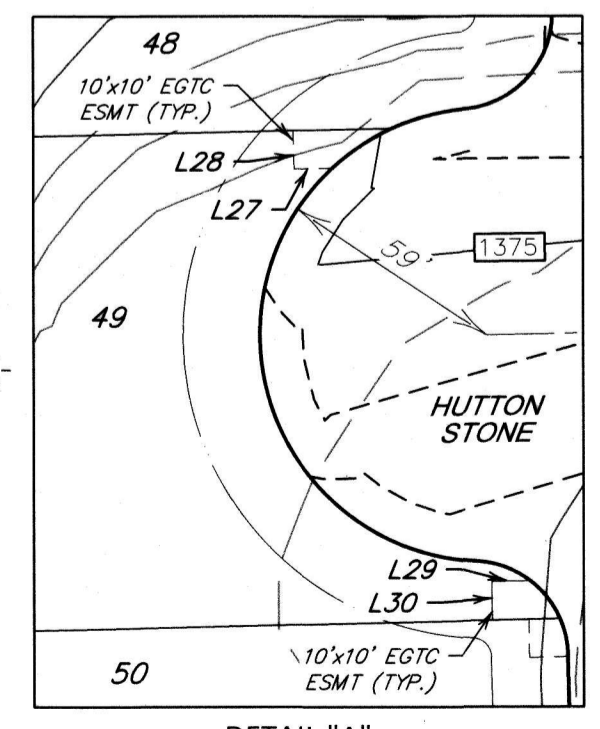
STATE OF TEXAS
COUNTY OF BEXAR

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 10-28-2019
REGISTERED PROFESSIONAL LAND SURVEYOR



MATCH LINE 'A' SEE SHEET 3 OF 4



DETAIL "A"
SCALE 1" = 50'

SEE SHEET 4 OF 4 FOR
LINE AND CURVE TABLES

PLAT NUMBER 180167
SUBDIVISION ESTABLISHING
SUNDANCE RANCH UNIT 2A

BEING A TOTAL OF 20.740 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4691, AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689, AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 86.181 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 15961, PAGE 161 OF THE BEXAR COUNTY REAL PROPERTY RECORDS AND BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS. INCLUDING A 3' WIDE (0.012 ACRE) RIGHT OF WAY DEDICATION OF TOUTANT BEAUREGARD ROAD.

0 50 100 200 300
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-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: October 28, 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.

Noe Rangel
OWNER/DEVELOPER: POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

OWNER/DEVELOPER: INVESTMENTS DE MF GROUP LP
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOE RANGEL 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

4th DAY OF November A.D. 20 19

Victoria Grounds
VICTORIA GROUNDS
Notary Public, State of Texas
Comm. Expires 01-20-2021
Notary ID 12193431
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 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

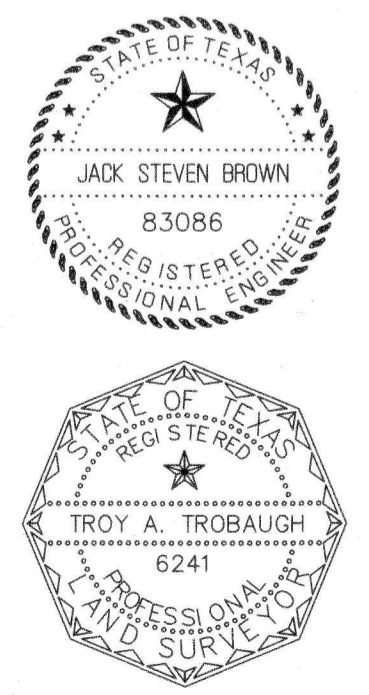
COUNTY CLERK, BEXAR COUNTY, TEXAS

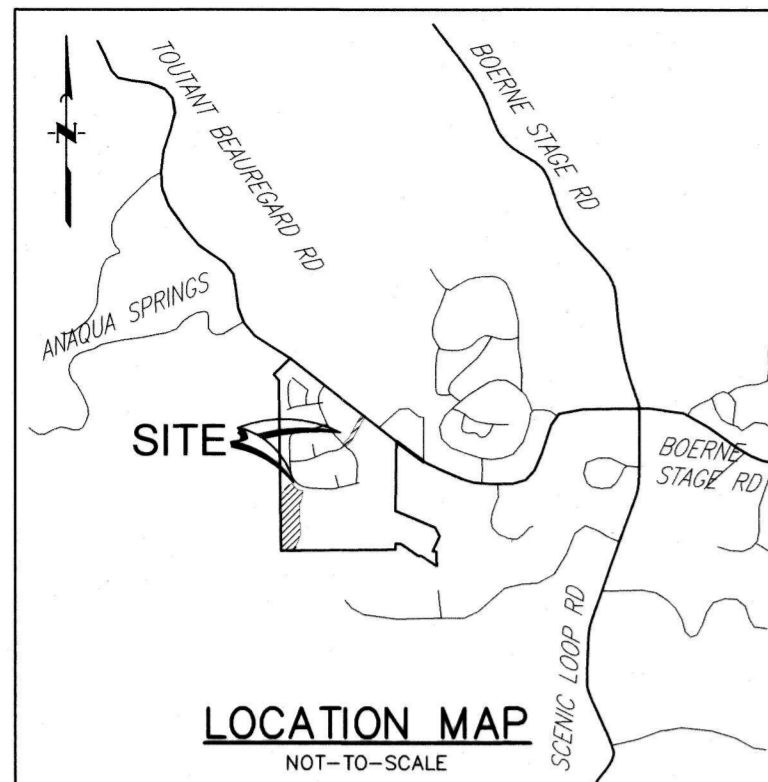
THIS PLAT OF SUNDANCE RANCH SUBDIVISION UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S)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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY





(9633/141-147) --- VOL.9633, PG.141-147 BEXAR COUNTY DEED & PLAT RECORDS
(9580/190-195) --- VOL.9580, PG.190-195 BEXAR COUNTY DEED & PLAT RECORDS
BCDR ----- BEXAR COUNTY DEED RECORDS
BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS
BSL ----- BUILDING SETBACK LINE
CB ----- COUNTY BLOCK
CVE ----- CLEAR VISION EASEMENT
EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT ----- EASEMENT
DE ----- DRAINAGE EASEMENT
(LOT) ----- OVERALL DIMENSION
CL ----- CENTER LINE
VOL. ----- VOLUME
PG. ----- PAGE
R.O.W. ----- RIGHT OF WAY

----- EXISTING CONTOURS
----- PROPOSED CONTOURS
----- FLOODPLAIN LIMITS

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

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 WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS.
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.

STATE OF TEXAS
COUNTY OF BEXAR

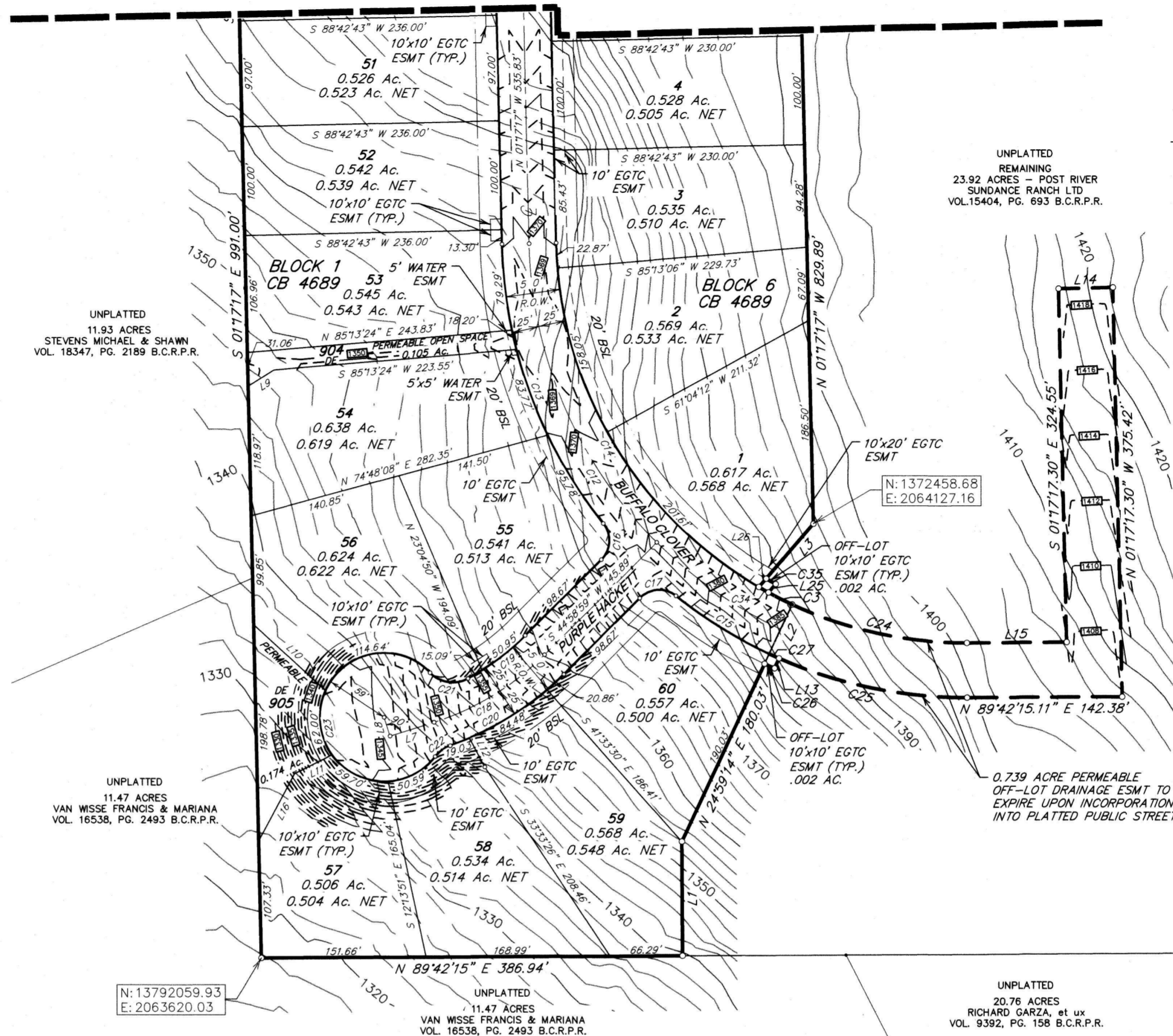
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 JONES & CARTER, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCH LINE 'A' SEE SHEET 2 OF 4



PLAT NUMBER 180167
SUBDIVISION ESTABLISHING
SUNDANCE RANCH UNIT 2A

BEING A TOTAL OF 20.740 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4691, AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689, AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 86.181 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 15961, PAGE 161 OF THE BEXAR COUNTY REAL PROPERTY RECORDS AND BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS. INCLUDING A 3' WIDE (0.012 ACRE) RIGHT OF WAY DEDICATION OF TOUJANT BEAUREGARD ROAD.

0 50 100 200 300
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-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: October 28, 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: POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DCS COUNTRIES MANAGEMENT, LLC
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000
INVESTMENTS DE MF GROUP LP
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOE RANGEL 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

VICTORIA G. HOUNDS A.D. 20 19
Notary Public, State of Texas
Comm. Expires 01-20-2024
Notary ID 12193431
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 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SUNDANCE RANCH SUBDIVISION UNIT 2A 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 _____

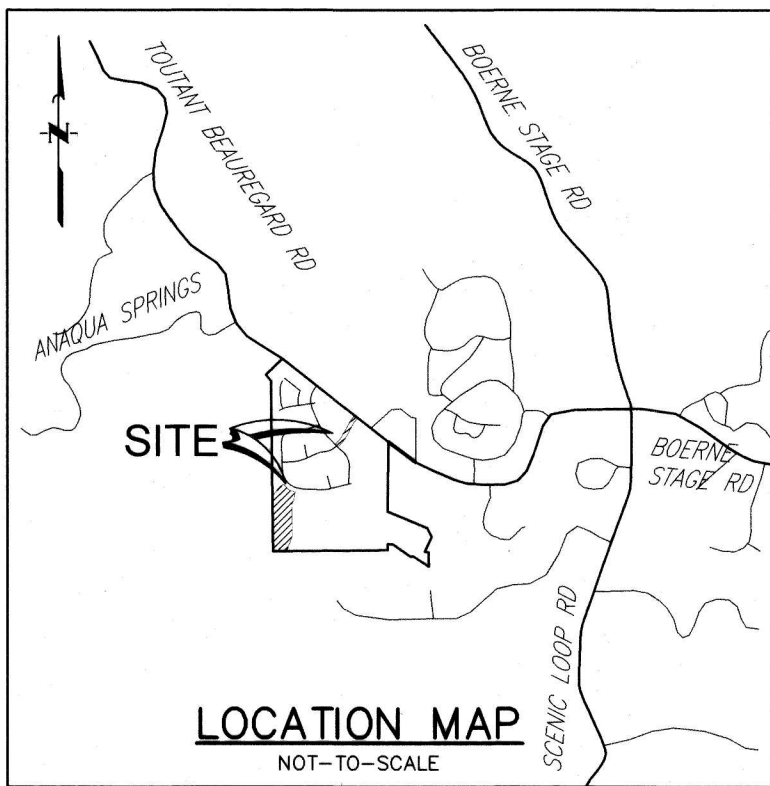
BY: _____
CHAIRMAN

BY: _____
SECRETARY

SEE SHEET 4 OF 4 FOR
LINE AND CURVE TABLES

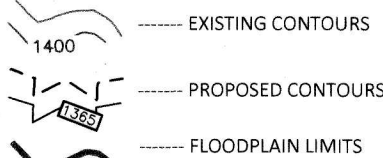
SHEET 3 OF 4





ABBREVIATIONS

(9633/141-147) --- VOL.9633, PG.141-147 BEXAR COUNTY DEED & PLAT RECORDS
(9580/190-195) --- VOL.9580, PG.190-195 BEXAR COUNTY DEED & PLAT RECORDS
BCDR ----- BEXAR COUNTY DEED RECORDS
BCRPR ----- BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR ----- BEXAR COUNTY DEED AND PLAT RECORDS
BSL ----- BUILDING SETBACK LINE
CB ----- COUNTY BLOCK
CVE ----- CLEAR VISION EASEMENT
EGTC ----- ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT ----- EASEMENT
DE ----- DRAINAGE EASEMENT
(LOT) ----- OVERALL DIMENSION
C ----- CENTER LINE
VOL ----- VOLUME
PG ----- PAGE
R.O.W. ----- RIGHT OF WAY



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

WASTEWATER EDU NOTE
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.

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 WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS.
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.

STATE OF TEXAS
COUNTY OF BEXAR

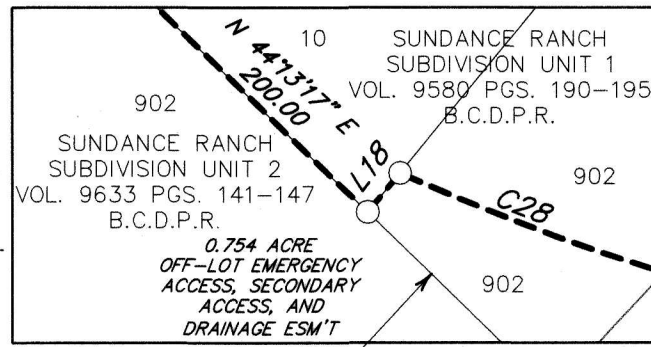
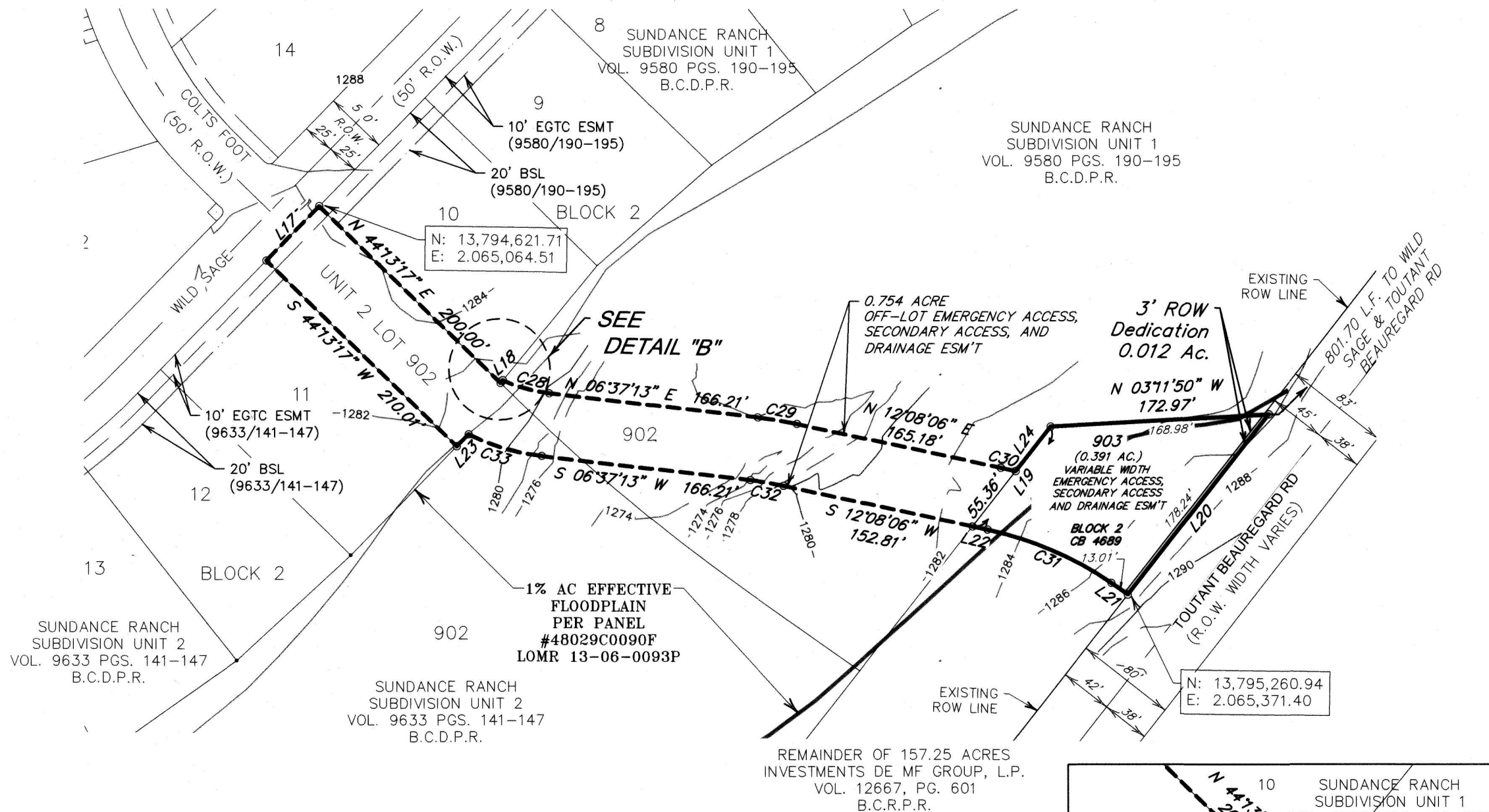
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Jack Steven Brown 11/4/2019
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 10-28-2019
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "B"
SCALE 1" = 10'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	5.00'	7.52'	6.83'	N 10° 29' 22" W	86°13'10"	4.68'
C2	450.00'	170.36'	169.34'	N 42° 45' 14" W	21°41'25"	86.21'
C3	375.00'	24.33'	24.33'	N 63° 08' 59" W	03°43'02"	12.17'
C4	450.00'	144.03'	143.42'	N 70° 19' 46" W	18°20'18"	72.64'
C5	5.00'	7.52'	6.83'	S 75° 43' 48" W	86°13'10"	4.68'
C6	400.00'	236.73'	233.29'	N 15° 39' 58" E	33°54'30"	121.94'
C7	425.00'	251.52'	247.87'	N 15° 39' 58" E	33°54'30"	129.56'
C8	375.00'	221.93'	218.71'	N 15° 39' 58" E	33°54'30"	114.32'
C9	25.00'	37.55'	34.12'	N 41° 44' 40" E	86°03'55"	23.34'
C10	59.00'	177.25'	117.72'	N 01° 17' 17" W	172°07'51"	857.81'
C11	25.00'	37.55'	34.12'	N 44° 19' 15" W	86°03'55"	23.34'
C12	400.00'	444.85'	422.28'	N 33° 08' 54" W	63°43'13"	248.59'
C13	425.00'	277.05'	272.17'	N 19° 57' 46" W	37°20'58"	143.65'
C14	375.00'	382.53'	366.16'	N 30° 30' 40" W	58°26'44"	209.78'
C15	425.00'	100.97'	100.73'	N 58° 12' 08" W	13°36'43"	50.72'
C16	25.00'	36.49'	33.33'	N 03° 10' 18" E	83°37'06"	22.36'
C17	25.00'	36.49'	33.33'	S 86° 47' 36" W	83°37'14"	22.36'
C18	250.00'	119.92'	118.77'	S 58° 43' 29" W	27°29'00"	61.14'
C19	225.00'	66.04'	65.81'	N 53° 23' 31" E	16°49'05"	33.26'
C20	275.00'	124.37'	123.31'	S 57° 56' 20" W	25°54'41"	63.27'
C21	29.00'	37.49'	34.94'	S 81° 09' 36" E	74°04'40"	21.88'
C22	29.00'	17.03'	16.79'	S 54° 04' 02" W	33°39'15"	8.77'
C23	59.00'	286.93'	76.92'	N 03° 26' 26" W	278°38'18"	50.71'
C24	375.00'	165.51'	164.17'	N 77° 39' 08" W	25°17'15"	84.12'
C25	425.00'	177.57'	176.28'	S 78° 19' 35" E	23°56'21"	90.10'
C26	435.00'	10.00'	10.00'	S 65° 40' 01" E	01°19'03"	5.00'
C27	425.00'	10.00'	10.00'	N 65° 40' 57" W	01°20'54"	5.00'
C28	125.00'	37.99'	38.14'	N 15° 21' 43" E	17°29'00"	19.22'
C29	325.00'	31.27'	31.28'	N 09° 22' 40" E	05°30'53"	15.65'
C30	325.00'	11.84'	11.85'	N 13° 10' 57" E	02°05'18"	5.92'
C31	275.00'	106.43'	107.10'	S 23° 17' 32" W	22°18'52"	54.24'
C32	275.00'	26.46'	26.47'	S 09° 22' 40" W	05°30'53"	13.24'
C33	175.00'	60.78'	60.47'	S 16° 34' 11" W	19°53'55"	30.70'
C34	375.00'	10.19'	10.19'	N 60° 30' 45" W	01°33'26"	5.10'
C35	365.00'	10.20'	10.20'	N 60° 49' 16" W	01°36'06"	5.10'

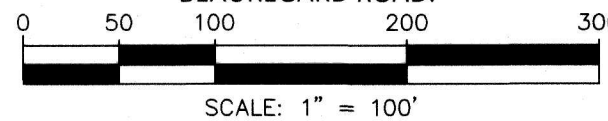
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00° 17' 34" W	104.90'
L2	N 24° 59' 30" E	60.00'
L3	N 40° 36' 33" E	66.56'
L4	N 28° 50' 54" E	107.31'
L5	N 57° 22' 47" W	50.00'
L6	N 88° 42' 43" E	44.24'
L7	S 72° 27' 59" W	42.42'
L8	N 17° 32' 01" W	18.00'
L9	S 57° 35' 38" W	28.03'
L10	S 47° 32' 01" E	89.71'
L11	S 63° 04' 56" W	38.38'
L12	S 28° 00' 40" E	30.10'
L13	N 24° 59' 21" E	10.00'
L14	S 88° 42' 43" W	50.00'
L15	S 89° 42' 15" W	91.51'
L16	S 28° 13' 29" W	70.24'
L17	N 45° 47' 35" W	60.00'
L18	N 50° 32' 32" W	2.64'
L19	N 51° 55' 29" W	100.16'
L20	S 51° 55' 29" E	180.69'
L21	S 34° 26' 58" W	16.02'
L22	S 12° 08' 6" W	12.37'
L23	S 45° 46' 43" E	13.29'
L24	N 51° 55' 29" W	44.80'
L25	N 40° 36' 33" E	10.23'
L26	N 40° 36' 33" E	10.17'
L27	S 88° 42' 43" W	10.00'
L28	N 01° 17' 17" W	10.00'
L29	S 88° 42' 43" W	10.00'
L30	N 01° 17' 17" W	10.00'

PLAT NUMBER 180167

SUBDIVISION ESTABLISHING

SUNDANCE RANCH UNIT 2A

BEING A TOTAL OF 20.740 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4691, AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689, AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 86.181 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 15961, PAGE 161 OF THE BEXAR COUNTY REAL PROPERTY RECORDS AND BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS. INCLUDING A 3' WIDE (0.012 ACRE) RIGHT OF WAY DEDICATION OF TOUTANT BEAUREGARD ROAD.



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: October 28, 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 HEREIN EXPRESSED.

OWNER/DEVELOPER: POOL RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000
INVESTMENTS DE MF GROUP LP
NOE RANGEL, AUTHORIZED AGENT
25319 BOERNE STAGE ROAD
SAN ANTONIO, TEXAS 78255
TELEPHONE (210) 667-0000
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NOE RANGEL 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

4th DAY OF November A.D. 20 19
VICTORIA GROUNDS
Notary Public, State of Texas
Comm. Expires 01-20-2021
Notary ID 12193431
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 SUNDANCE RANCH SUBDIVISION UNIT 2A 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