

LEGEND

B.S.L.

= ACRES = BUILDING SETBACK LINE

= BLOCK = CURVE NUMBER

= COUNTY BLOCK

= CENTER LINE

:URVEYOR'S NOTES: (IB526-37.)
ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAP

STAMPED "CUDE" UNLESS OTHERWISE NOTED. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK. DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET. AMERICAN DATUM OF 1983 (2011).

CPS/SAWS/COSA UTILITY NOTES: (18526 - 22-26.)

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS – CITY PUBLIC SERVICE BOARD S/SAWS/COSA UTILITY NOTES: (IBS26 - 22-26.)

THE CITY OF SAN ANTONIO AS PART OF TIS ELECTRIC, GAS, AND WATER 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," "ANCHORE ASEMENT," "FOR THAT AS "ELECTRIC EASEMENT," "ANCHORE ASEMENT," "WATER EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," TO RECONSTRUCTING, RECONSTRUCTING, RECONSTRUCTING, RECONSTRUCTING, RECONSTRUCTING, AND ERECTRICITY IN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE REGIST OF INFRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES. MOST THE HIT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES.

NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENDANGER OF SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPES ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPES ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT

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) A N D T E N (1 0) F O O T W I D E E A S E M E N T S .

FIRE: (IB526-36.)
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE
ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL HOT BE BLOCKED NOR MAY THIS
NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF
DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS NOTES: (IBS26 - 30-33,35.)

I. WATER 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 IN FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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.

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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
DISPETTOR OF

DRAINAGE EASEMENT ENCROACHMENTS: (18526 - 12.)

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 TRANSPORTATION AND CAPITAL IMPROVEMENTS. 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: (18526 - 43.)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2481038) 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 FEP PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR REDBOOKLO CHETHE CITY ABDORISTS OFFICE BEDS 64-304.

SETBACK: (IB526 - 41.)
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO

OPEN SPACE: (IB526 - 47.)
LOT 901, BLOCK 52 AND LOT 903 & LOT 904 BLOCK 29, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A NAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CARLE TV FAS

CLEAR VISION: (IB526 - 16.)
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF

OPEN SPACE

PERMEABLE PUBLIC

VAR, WID, DRN, ESM'T

STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

8

RESIDENTIAL FINISHED FLOOR (18526 - 8.)
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. A
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RESIDENTIAL FINISHED FLOOR (18526 - 8.)

COMMON AREA MAINTENANCE: (18526 - 1.)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903 &
LOT 904, BLOCK 29 AND LOT 901, BLOCK 52, CB 5090, 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.

NANTONIO RIVER AUTHORITY: (18526 - 28.)

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WA AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AN UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMEN

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 RIVER AUTHORITY. SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES

MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONSTRUCTION COUNTY FINISHED FLOOR ELEVATION- RELATIVE TO FLOODPLAIN: (18526 - 7.) FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL

BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNT PUBLIC WORKS FOR MORE INFORMATION

CLOMRS PENDING FEMA APPROVAL: (IBS26 - 5.)

LOTS 39 THRU 58, BLOCK 29, CB 5090, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C02156, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 19-06-1470R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN IN THE ROMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

EASEMENTS FOR FLOODPLAINS: (IBS26 - 2.)
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE

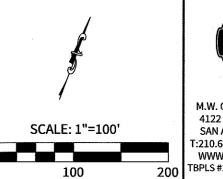
(100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLU 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 ANT

PLAT NUMBER: 19-11800195

SUBDIVISION PLAT **ESTABLISHING**

HORIZON POINTE SUBDIVISION, UNIT 17/18

BEING A TOTAL OF 23.510 ACRE OUT OF THE REMAINING PORTION OF A 18.555 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 17460 PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE JOSHUA SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703 COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C. SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPLS #10048500 • TBPE FIRM #45 PRJ. NO.: 01792.018

STATE OF TEXAS COUNTY OF BEXAF

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

OWNER/ DEVELOPER HPSA LAND PARTNERS, LLC 16607 BLANCO ROAD, SUITE 707 SAN ANTONIO, TEXAS 78232 PHONE: (210) 495-8777

CONTACT PERSON: J.L. "JOEY" GUERRA, JR. INTEGRATED ASSET MANAGEMENT

16607 BLANCO ROAD, SUITE 707 SAN ANTONIO, TEXAS 78232 CONTACT PERSON: J.L. "JOEY" GUERRA, JR

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

J.L. JOEY GUERRA, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND

THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF Neember A.D. 2019

Mar 4, 2021

MELANIE A PIERCE Notary ID #12244403 My Commission Expires

CERTIFICATE OF APPROVAL

DATED THIS

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 GOVERN SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT:

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY LUDGE BEXAR COUNTY TEXAS

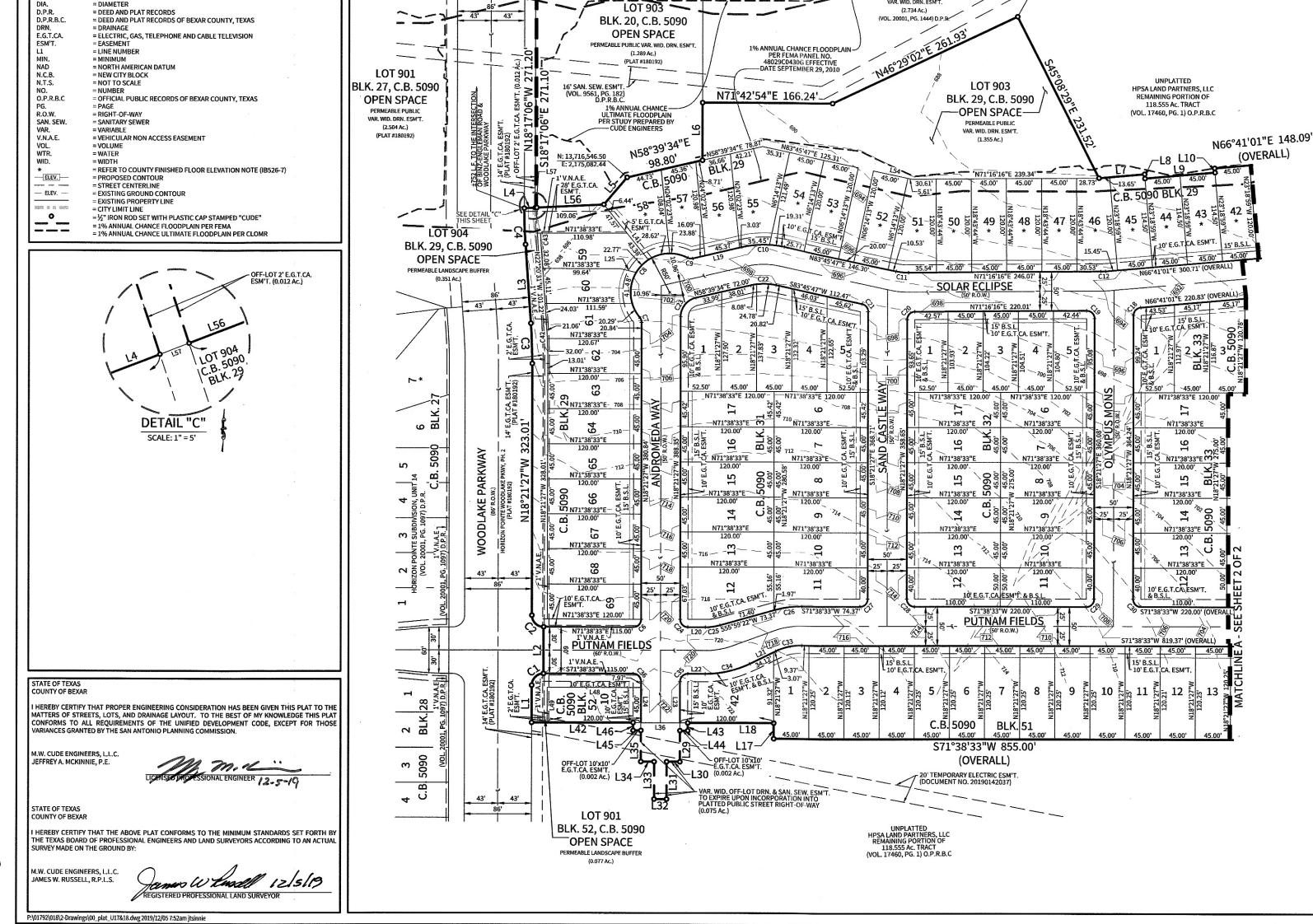
THIS PLAT OF HORIZON POINTE SUBDIVISION, UNIT 17/18 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY HAS BEEN SUBMITTED TO AND APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS. AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

DATED THIS

DECEMBER 2019 SHEET 1 OF 2

JEFFREY MCKINNIE 89393 CENSEO





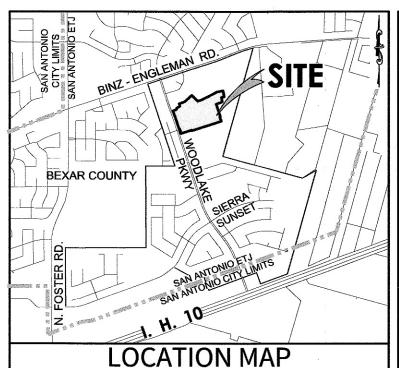
(VOL. 20001, PG. 1444) D.P.R.

C.B. 5091

3

2

BLK. 115 4 5 6



LEGEND

= BUILDING SETBACK LINE

= DEED AND PLAT RECORDS

= NORTH AMERICAN DATUM

= VARIABLE = VEHICULAR NON ACCESS EASEMENT

= NEW CITY BLOCK

= NOT TO SCALE

= RIGHT-OF-WAY

= VOLUME

= WIDTH

116' DIA. TURNAROUND, SAN. SEW. & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET

10' E.G.T.CA, ESM'T, -

= SANITARY SEWER

= PROPOSED CONTOUR

= STREET CENTERLINE

= CITY LIMIT LINE

C.B. 5090

30

= EXISTING PROPERTY LINE

= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

= DRAINAGE = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION

= NUMBER = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

= REFER TO COUNTY FINISHED FLOOR ELEVATION NOTE (IB526-7)

- 10'x10' E.G.T.CA. ESM'T. (0.002 Ac.)

- 116' DIA. TURNAROUND, SAN. SEW. & DRN. ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREE RIGHT-OF-WAY (0.240 AC

= 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE"

= 1% ANNUAL CHANCE FLOODPLAIN PER FEMA = 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN PER CLOMF

DETAIL "A"

SCALE: 1" = 10'

DETAIL "B"

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

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY

THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL

NAL ENGINEER 12-5-19

ans whiself 12/5/19

SCALE: 1" = 5"

ો

= CURVE NUMBER

= COUNTY BLOCK = CENTER LINE

= DIAMETER

= EASEMENT

= MINIMUM

B.S.L.

D.P.R. D.P.R.B.C.

DRN. E.G.T.CA.

ESM'T.

MIN. NAD N.C.B. N.T.S.

NO. O.P.R.B.C

R.O.W. SAN. SEW.

VAR. V.N.A.E.

ELEV.

- ELEV. -

ER 15 17 ER

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

M.W. CUDE ENGINEERS, L.L.C. JEFFREY A. MCKINNIE, P.E.

M.W. CUDE ENGINEERS, L.L.C.

JAMES W. RUSSELL, R.P.L.S.

P:\01792\018\2-Drawings\00_plat_U17&18.dwg 2019/12/05 7:52am jtsinnie

EYOR'S NOTES: (IB526-37.) ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAP

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CPS/SAWS/COSA UTILITY NOTES: (IB526 - 22-26.)

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC. GAS, AND WATER SYSTEMS - CITY PUBLIC SERVICE BOARD THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER 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," "ANSFORMER EASEMENT," WATER 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 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 INTERFEREE WITH THE EFFICIENCY OF WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE REDAMD SERVICE FACILITIES AND SERVICE FACILITIES. INTERFERE WITH THE EFFICIENCY OF WATER, 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 AWS INFRASTRUCTURE AND SERVICE FACILITIES. LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANG 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 TVEASEMENTS 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 ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS

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A N D T E N (1 0) F O O T W I D E E A S E M E N T S .

FIRE: (IB526-36.)
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SAWS NOTES: (18526-30-33,35.)

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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. THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE EVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 G CODE OF THE CITY OF SAN ANTONIO

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT ENCROACHMENTS: (18526 - 12.)
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 TEARASPORTATION AND CAPITAL IMPROVENTS. 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: (18526 - 43.)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2481038) 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 FEE 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)

SETBACK: (IB526 - 41.)
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO

OPEN SPACE: (IB526 - 47.)
LOT 901, BLOCK 52 AND LOT 903 & LOT 904 BLOCK 29, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CLEAR VISION: (IB526-16.)
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF

19.89

10.00

9.62'

17.18'

10.00'

C24

C25

C26

C27

10.00'

70.00

125.00'

90°00'00"

15°39'11"

15°39'11"

90°00'00"

33.61'

15.71

19.12

34.15'

15.71

15.71

15.71

15.71'

31.13

14.14

19.06

34.04

14.14

14.14

14.14

14.14

N20°09'03"E

N63°21'27"W

S63°48'57"W

S63°48'57"W

S26°38'33"W

N63°21'27"W

S26°38'33"W

N63°21'27"W

C33

C43

10.00'

10.00'

75.00'

10.00'

10.00

58.00'

58.00'

25.00'

58.001

763.00'

637.00

90°00'00"

90°00'00"

25°59'24"

90°00'00"

90°00'00"

45°10'41"

221°33'28"

1°28'01"

30°14'02"

1°10'17"

130.00' 25°59'24"

STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

RESIDENTIAL FINISHED FLOOR (18526 - 8.)
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE. A
GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.

COMMON AREA MAINTENANCE: (IB526-1.)
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 903 &
LOT 904, BLOCK 529 AND LOT 910, BLOCK 52, CB 5090, 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.

ORTIS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAN ANTONIO RIVER AUTHORITY: (18526 - 28.)

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

2. THE NUMBER OF WASTEWATER EQUIVALENT DIVELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIOR RIVER AUTHORITY.

3. SANITARY SEWER CONNECTION FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL CONNECTION FEES MUST BE PAID PRIOR TO START OF ANY SANITARY SEWER CONNECTION.

COUNTY FINISHED FLOOR ELEVATION- RELATIVE TO FLOODPLAIN; (18526 - 7.) FFINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL PUBLIC WORKS FOR MORE INFORMATION

CLOMRS PENDING FEMA APPROVAL: (18526 - 5.)
LOTS 39 THRU 58, BLOCK 29, CB 5090, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DRIRM PANEL NUMBERS 48029C021.5G, DAITO SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY CUDE EMPINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 19-06-1470R) IS PENDING APPROVAL BY FEMA, FLOODPLAIN INFROMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS ANNI/OR AMENIMENTS.

EASEMENTS FOR FLOODPLAINS: (18526 - 2.) THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE THE DIAGNAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 19% ANNUAL CHANCE (100-YEAR) ELODO ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0215G, DATED SEPTEMBER 29, 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 DEPAILINGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR DEVANDED UNITY.

LINE TABLE

LINE | BEARING | LENGTH

47.97

60.00'

101.22'

14.02

46.03

73.67

58.65

5.50

90.001

5.50'

110.00

73.32

127.06

50.00

15.00'

120.25

110.00

64.491

22.37'

37.19

22.37

53.22

52.97'

20.62

50.00

50.00

L1 N18°21'27"W

L2 N18°21'27"W

L3 N22°20'31"W

L4 N68°54'23"I

L5 N22°17'55"E

L6 N18°17'06"W

L7 N66°41'01"E

L8 S23°18'59"E

L9 N66°41'01"E

L10 N23°18'59"W

L11 S10°36'13"E

L12 S79°23'47"W

L13 S10°36'13"E

L15 S71°38'33"W

L16 S18°21'27"E

L17 N18°21'27"W

L18 S71°38'33"W

L19 N58°39'34"E

L20 S71°38'33"W

L22 S71°38'33"W

L23 | S18°21'27"E

L24 N18°21'27"W

L25 N85°40'28"E

L26 N71°38'33"E

L27 S18°21'27"E

L28 S71°38'33"W 50.00'

CURVE TABLE

CURVE RADIUS | DELTA | TANGENT | LENGTH | CHORD | CHORD BEARING

15.71

15.71

34.021

58.97'

15.71

15.71

45.73'

224.28

0.64

30.61

53.06

13.02

14.14'

33,73'

58.471

14.14'

14.14

44.56

108.45

0.64

30.251

53.05

13.02

10.00

10.00°

17.31

30.001

10.00'

10.00

24.13'

152.75'

0.321

15.67

6.51

S45°39'09"W

L21

S18°21'27"E

SCALE: 1"=100' 100 200



M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPLS #10048500 . TBPE FIRM #455 PRJ. NO.: 01792.018

STATE OF TEXAS COUNTY OF BEXAR

LINE TABLE

LINE | BEARING | LENGTH

L29 S18°21'27"F 39.75'

17.00'

48.13'

16.00

40.00

50.001

6.53'

70.99

2.00

90.95'

130.00

10.00

10.00

10.00

10.00

50.25

120.00

45.00

45.00

42.491

68.591

75.00

50.61'

85.90'

L30 S71°38'33"W

L31 S18°21'27"E

L32 S71°38'33"W

L33 S18°21'27"E

L34 S71°38'33"W

L35 N18°21'27"W

L36 S71°55'40"W

L37 N79°23'47"E

L38 N56°58'55"E

L39 N71°42'54"E

L41 N57°22'27"W

L42 S71°38'33"W

L43 S18°21'27"E

L44 S71°38'33"W

L45 S71°38'33"W

L46 N18°21'27"W

L47 S10°36'13"E

L48 N71°38'33"E

L49 N18°21'27"W

L50 N79°23'47"E

L51 N10°36'13"W

L52 S10°36'13"E

L53 S79°23'47"W

L54 N83°45'47"E

L56 N68°54'23"E

L57 S68°54'23"W 2.00'

S63°21'27"E

S58°38'51"W

S58°38'51"W

S26°38'33"W

N63°21'27"W

N49°05'08"E

S32°41'14"W

S88°12'08"W

N86°47'29"E

N20°20'59"W

N21°45'22"W

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 CONSIDERATIO

PLAT NUMBER 19-11800195

SUBDIVISION PLAT

ESTABLISHING

HORIZON POINTE SUBDIVISION, UNIT 17/18

BEING A TOTAL OF 23.510 ACRE OUT OF THE REMAINING PORTION OF A

118,555 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 17460 PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND

OUT OF THE JOSHUA SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703,

COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.

OWNER/ DEVELOPER HPSA LAND PARTNERS, LLC

L6607 BLANCO ROAD, SUITE 707 SAN ANTONIO, TEXAS 78232 HONE: (210) 495-8777

CONTACT PERSON: J.L. "JOEY" GUERRA, JR TEGRATED ASSET MANAGEMENT

16607 BLANCO ROAD, SUITE 707 SAN ANTONIO, TEXAS 78232 PHONE: (210) 495-8777 CONTACT PERSON: J.L. "JOEY" GUERRA, JR.

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

J.L. JOEY GUERRA, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRES



MELANIE A PIERCE Notary ID #12244403 My Commission Expires Mar 4, 2021



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.

DATED THIS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HORIZON POINTE SUBDIVISION, UNIT 17/18 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY HAS BEEN SUBMITTED TO AND 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

SECRETARY

DECEMBER 2019 SHEET 2 OF 2

MATCHLINE B SEE THIS SHEET N: 13,717,025.03 E: 2,176,350.11 -N79°23'47"E 173.30" 3 4 N66°41'01"E 148.09'_ (OVERALL) C.B./5090 33 ဦ 정말 35 OFF-LOT 30' SAN. SEW. ESM'T. (0.529 Ac.) 1.05¹ 3°18'59"W 6,36'~ 15' B.S.L. SOLAR ECLIPSE (50' ROW.) 45.00' 45.00' 6°41'01"E 300.71' (OVERALL) C1 19.28 N66°41"01"E 220.83' (OVERALL) C C5-- 30' SAN. SEW. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY (0.080 Ac.) 45.17' 41.79'_ -C40 15' B.S.L. 10' E.G.T.CA. ESM'T. 116' DIA. TURNAROUND & DRN. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.240 Ac.) 20 124.68' 124.68' 0 G 10' E/G.T.CA. E & B.S.L. N71°38'33"E 2.67'-S70°31'54"W 179.08' **CURVE TABLE** 13 CURVE | RADIUS | DELTA TANGENT | LENGTH | CHORD | CHORD BEARING 15.00' 23.56 C1 90°00'00' 15.00 21.21 N26°38'33"E 18 9 C2 N71°38'33"E × C 15.00' 90°00'00" 15.00 23.56' 21.21 N63°21'27"W N71°38'33"E C3 743.00' 3°59'04" 25.84 51.67 51.66 C4 P- 696 17 657.00' 4°03'25' 23,27' 46.521 46.51' N20°18'48"W N71°38'33"E & C5 25.001 8°04'26' 1.76' 3.52' 3.52 S83°25'54"W C6 10.00 90°00'00" 10.00 15.71 N26°38'33"E 14.14 16 **C7** 10.00' 6.981 N38°21'47"W 40°00'40" 3.641 6.84 C8 N20°09'03"E 50.00' 157°02'20" 137.04 246.19 98.00 œ. 15, C9 10.001 40°00'40" 3.64' 6.98' 6.841 N78°39'54"E U 70.0 C10 54.77 125.00' 25°06'13" 27.831 54.33 N71°12'40"E C11 75.00' 12°29'31" 8.21' 16.35 16.32 N77°31'01"E 10 14 C12 75.001 4°35'15" 3.00 6.01 6.00' N68°58'38"E C13 75.00' 7.251 5°32'06" 3.63' 7.24 N63°54'58"E C14 125.00' 18°14'52" 20.08 39.81 39.64 N70°16'21"E 10' E.G.T.CA. ESM'T. & B.S.L 110.00' 10' E.G.T.CA. ESM'T. C15 75.001 18°14'52" 12.05 23.891 23.79 S70°16'21"W "38'33"W 220 00' (OVERALL C16 10.00' 13.88 79°30'22" 8.32 12.79 S21°23'44"W |<u>PUTNAM FIEL</u>DS 🤏 C17 16.57 10.00 94°57'32" 14.74 S65°50'13"E 10.91 S71°38'33"W 819.37' (OVERALL) C18 10.00" 85°02'28" 9.17' 14.84 13.52' N24°09'47"E 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' C19 10.001 90°22'17" 10.07 15.77' 14.19 S63°32'36"E 10' E.G.T,CA. ESM'T. 10.00' 89°37'43" 9.94 15.64 14.10 N26°27'24"E C21 10.001 77°52'46" 13.591 12.57 S57°17'50"E 8.08 C22 75.00 25°06'13" 16.70 32.86 32.60 N71°12'40"E

AMDI ATTEN	E: 2,176,299.50	C27	10.00'	90°00'00"	10.00'
UNPLATTED HPSA LAND PARTNERS, LLC REMAINING PORTION OF 118.555 AC. TRACT (VOL. 17460, PG. 1) O.P.R.B.C	v	C28	10.00'	90°00'00"	10.00'
		C29	10.001	90°00'00"	10.00'
		C30	10.00'	90°00'00"	10.00'
N10°36'13"W 513. (OVERALL) 510°36'13"E 51 (OVERALL)	1% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL NO. 48029C04306 EFFECTIVE DATE SEPTEMBER 29, 2010 30' OFF-LOT SAN. SEW. ESM'T. (0.529 Ac.) UNPLATTED INTEGRATED ASSET MANAGEMENT, INC. REMAINING PORTION OF 421.424 Ac. TRACT (VOL. 17459, PG. 2470) O.P.R.B.C.	2.95'	\ /	116' SAN. SEW. (VOL. 9561, PO D.P.R.B.C.	ESM'T. 5. 182)

N: 13,716,191.69 E: 2,176,299.50

BLK.51

C.B. 5090

S71°38'33"W 855.00'

(OVERALL)

			20 00 00	
\$ 505.90°	1% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL NO. 48029C0430G EFFECTIVE DATE SEPTEMBER 29, 2010 N31°58'55"E 2 30' OFF-LOT SAN. SEW. ESM'T. (0.529 Ac.)	32.95, V 285.60'	16' SAN. SEW. ESM'T. VOL. 9561, PG. 182)	
SIO 36 13 (OVERALL)	UNPLATTED INTEGRATED ASSET MANAGEMENT, INC. REMAINING PORTION	^{285,60}		
× 1	OF 421.424 Ac. TRACT (VOL. 17459, PG. 2470) O.P.R.B.C.		`\	

AMES W. RUSSELI

JEFFREY MCKINNIE

89393