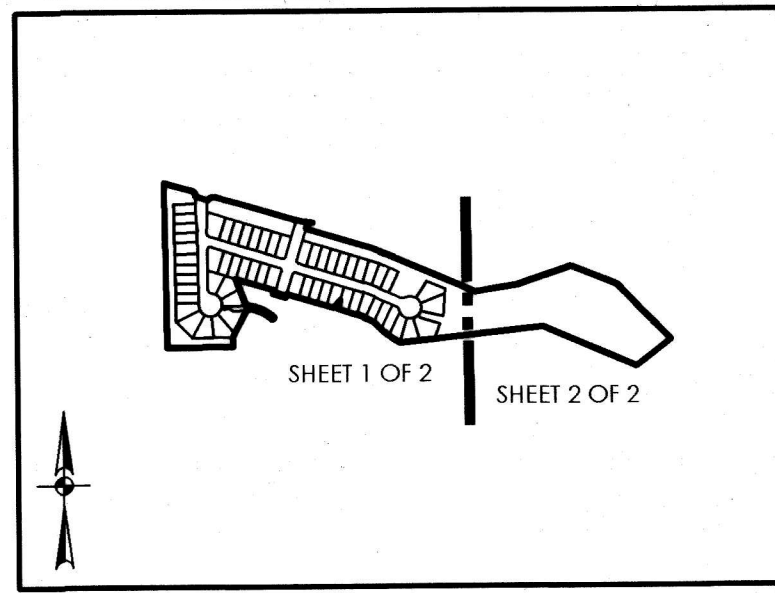


LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"=1000'

AC	ACRES(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	ESMT	EASEMENT
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ETJ	EXTRATERRITORIAL JURISDICTION
OPRBC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (SURVEYOR)	PRCC	PLAT RECORDS OF COMAL COUNTY, TEXAS
---	1140' EXISTING CONTOURS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
---	1140' PROPOSED CONTOURS	○	SET 1/2" IRON ROD (PD)
---	CENTERLINE	---	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
---	EFFECTIVE (EXISTING) FEMA	---	---

- 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
VARIABLE WIDTH CLEAR VISION EASEMENT (8 SQUARE FEET, PERMEABLE)
10' BUILDING SETBACK
15' BUILDING SETBACK
28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
70'x20' GETCTV, DRAINAGE, WATER, AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (TOTAL-0.032 OF AN ACRE - "OFF-LOT", PERMEABLE)
VARIABLE WIDTH SANITARY SEWER EASEMENT
15' UTILITY EASEMENT (LOTS 1, 901, BLOCK 4)
10' DRAINAGE EASEMENT (TOTAL-0.028 OF AN ACRE, PERMEABLE)
18' DRAINAGE EASEMENT (TOTAL-0.064 OF AN ACRE - "OFF-LOT", PERMEABLE)
VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL-0.659 OF AN ACRE, PERMEABLE)
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. 201906012971, MPR)
30' RIGHT-OF-WAY AGREEMENT (VOL 8185, PG 546, OPRBC) (VOL 170, PG 100, PRCC)
VARIABLE WIDTH UTILITY, DRAINAGE, AND ACCESS EASEMENT (DOC# 20160175924, ORCC)
30' GAS EASEMENT (VOL 769, PG 268, OPRBC)
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (DOC NO. 201906012971, MPR)
12' SANITARY SEWER EASEMENT (DOC NO. 201906012971, MPR)
±53 LF TO INTERSECTION OF WILEY RD AND COPPER CROSSING
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CPS NOTES:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY 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 AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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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 SOUTH CENTRAL WATER COMPANY.

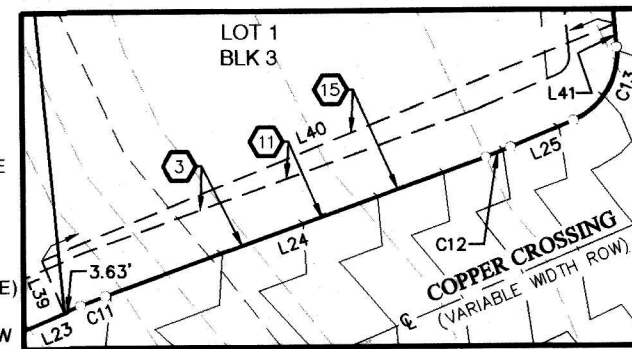
STATE OF TEXAS
COUNTY OF BEXAR

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.

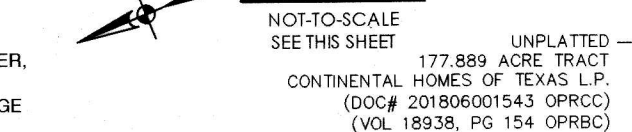
STATE OF TEXAS
COUNTY OF BEXAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
11-12-19

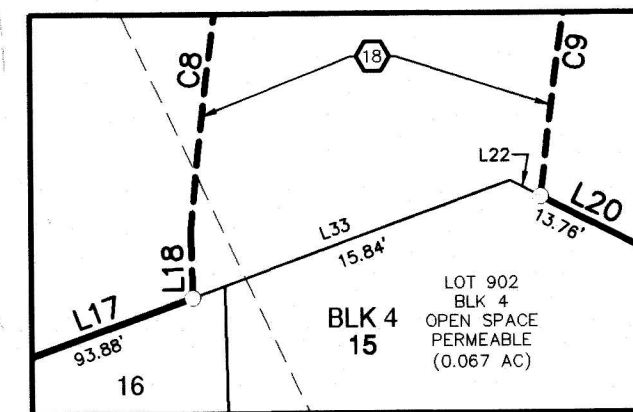


DETAIL "B"
NOT-TO-SCALE
SEE THIS SHEET



DETAIL "C"
NOT-TO-SCALE
SEE THIS SHEET

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 12-27-2020
Notary ID 12081891



DETAIL "A"
NOT-TO-SCALE
SEE THIS SHEET

PLAT NUMBER 180488

SUBDIVISION PLAT
OF
COPPER CANYON-UNIT 2

BEING A TOTAL OF A 24.061 ACRE TRACT OF LAND, OUT OF A 177.889 ACRE TRACT OF LAND RECORDED IN VOLUME 18938, PAGE 154 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO RECORDED IN DOCUMENT NUMBER 201806001543 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174, COMAL COUNTY, TEXAS, ESTABLISHING LOTS 1-8, 901, BLOCK 3, LOTS 1-25, 901-902, BLOCK 4, AND LOTS 1-26, 901, BLOCK 6, ALL IN COMAL 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#S FIRM REGISTRATION #10028800
DATE OF PREPARATION: November 12, 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.

Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
211 N LOOP 1604, STE 130
SAN ANTONIO, TX 78232
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 14 DAY OF February, A.D. 20 19.

Meghan Jane Grace
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF COPPER CANYON-UNIT 2 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

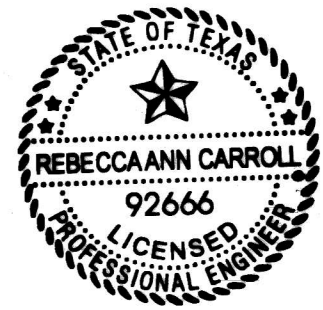
STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20 _____, AT _____ M.

WITNESS MY HAND OFFICIAL SEAL, THIS _____ DAY OF _____, 20 _____

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____ DEPUTY



PLAT NUMBER 180488

SUBDIVISION PLAT
OF
COPPER CANYON-UNIT 2

BEING A TOTAL OF A 24.061 ACRE TRACT OF LAND, OUT OF A 177.889 ACRE TRACT OF LAND RECORDED IN VOLUME 18938, PAGE 154 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO RECORDED IN DOCUMENT NUMBER 201806001543 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174, COMAL COUNTY, TEXAS, ESTABLISHING LOTS 1-8, 901, BLOCK 3, LOTS 1-25, 901-902, BLOCK 4, AND LOTS 1-26, 901, BLOCK 6, ALL IN COMAL COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028400
DATE OF PREPARATION: November 12, 2019

STATE OF TEXAS
COUNTY OF BEXAR

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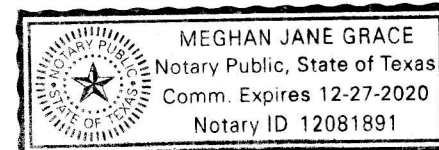
Leslie Ostrander

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
2111 N LOOP 1604, STE 130
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STATE OF TEXAS
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Meghan Jane Grace
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF COPPER CANYON-UNIT 2 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

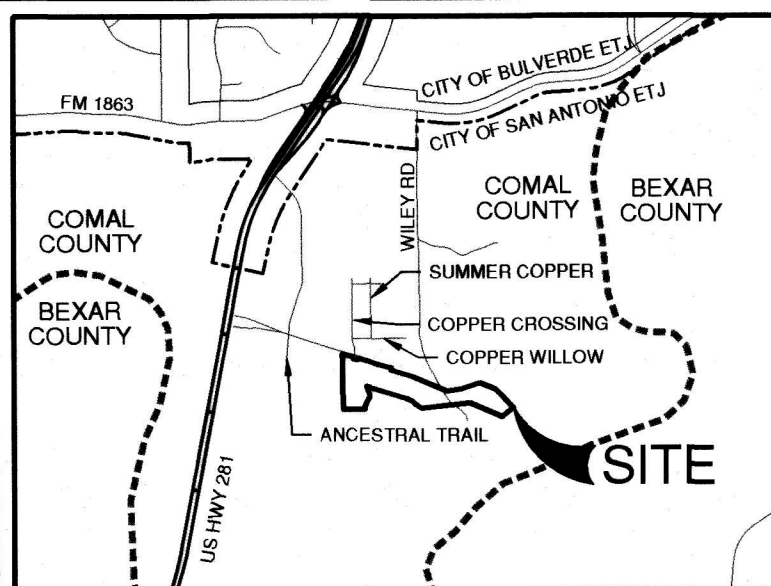
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20_____, AT _____ M.

WITNESS MY HAND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20_____.
_____ COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____ DEPUTY



NOT-TO-SCALE

RESIDENTIAL FINISHED FLOOR

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

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 DIRM PANEL 48029C0385F, DATED SEPTEMBER 2, 2009; 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 COMAL COUNTY.

DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION FEE IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR COMAL COUNTY.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 3, LOTS 901-902, BLOCK 4, AND LOT 901, BLOCK 6, 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 COMAL COUNTY.

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 COMAL 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.

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00013).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, 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

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11-12-19
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

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- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OPEN SPACE:

LOT 901, BLOCK 3, LOT 902, BLOCK 4, AND LOT 901, BLOCK 6, IS DESIGNATED AS OPEN SPACE, AND AS A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 4 IS DESIGNATED AS OPEN SPACE.

SETBACK:

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

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 SOUTH CENTRAL WATER COMPANY.

AQUIFER NOTE:

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

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
C.P.S. ENERGY (ELECTRIC AND GAS)
CANYON LAKE WATER SERVICE COMPANY (WATER)
SOUTH CENTRAL WATER COMPANY (SEWER)
GUADALUPE VALLEY TELEPHONE COMPANY (SPECTRUM)

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2330064) 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).

TREE SAVE:

PORTIONS OF LOTS 1-5, 7-8, 901, BLOCK 3, LOTS 4-7, 11-18, 20-25, 901-902, BLOCK 4, AND LOTS 1-13, 15-26, 901, BLOCK 6 ARE DESIGNATED AS TREE SAVE AREA.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S73°06'43"E	19.60'
L2	S74°33'00"E	119.11'
L3	S00°51'44"E	2.98'
L4	S73°11'34"E	68.26'
L5	S74°33'00"E	115.99'
L6	S16°53'25"W	12.33'
L7	N56°41'08"W	68.05'
L8	N5012'43"W	51.72'
L9	N43°37'27"W	53.71'
L10	N65°02'15"W	54.48'
L11	N73°06'35"W	92.69'
L12	N11°00'13"E	47.64'
L13	S39°54'03"W	51.48'
L14	S16°53'25"W	20.00'
L15	N73°06'35"W	70.00'
L16	N16°53'25"E	20.00'
L17	S20°40'42"E	146.37'
L18	N88°06'16"E	3.56'
L19	S43°45'03"W	18.00'
L20	S26°33'15"W	168.42'
L21	S00°14'01"E	50.00'
L22	N26°33'15"E	1.79'
L23	S00°51'44"E	46.57'

LINE TABLE

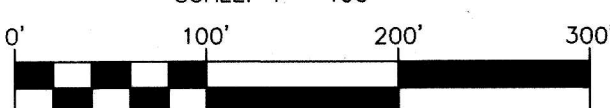
LINE #	BEARING	LENGTH
L24	S02°19'03"W	84.59'
L25	S00°51'44"E	14.27'
L26	N43°12'46"W	17.24'
L27	S16°53'25"W	105.00'
L28	N73°06'35"W	60.00'
L29	N16°53'25"E	105.00'
L30	N04°02'32"W	84.59'
L31	N00°51'44"W	85.39'
L32	S20°57'25"W	7.65'
L33	N20°40'42"W	17.64'
L34	N88°06'16"E	67.85'
L35	S54°39'38"E	20.00'
L36	N88°06'16"E	45.41'
L37	S89°08'13"W	34.49'
L38	S89°08'16"W	15.50'
L39	N90°00'00"W	11.97'
L40	N00°00'09"E	129.04'
L41	N73°06'35"W	4.82'
L42	S09°07'06"E	6.46'
L43	S73°19'52"E	29.36'
L44	S00°51'44"E	254.38'
L45	S44°55'44"E	155.84'
L46	S44°55'44"E	178.86'

ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED," AS DEPICTED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48091C0385F, DATED SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	001°26'18"	S73°49'52"E	10.92'	10.92'
C2	30.00'	073°41'16"	S37°42'22"E	35.98'	38.58'
C3	35.00'	075°09'43"	N67°51'11"E	42.69'	45.91'
C4	365.00'	001°06'26"	S73°59'47"E	7.05'	7.05'
C5	435.00'	013°07'47"	S80°00'28"E	99.47'	99.68'
C6	30.00'	076°32'11"	S55°09'30"W	37.16'	40.07'
C7	355.00'	008°04'20"	N69°04'25"W	49.97'	50.02'
C8	235.72'	039°18'55"	S65°54'24"E	158.59'	161.74'
C9	217.72'	038°27'16"	N65°28'35"W	143.40'	146.12'
C10	35.00'	031°08'02"	S14°42'16"W	18.79'	19.02'
C11	100.00'	003°10'47"	S00°43'39"W	5.55'	5.55'
C12	100.00'	003°10'47"	S00°43'39"W	5.55'	5.55'
C13	15.00'	072°14'51"	S36°59'10"E	17.69'	18.91'
C14	15.00'	090°00'00"	N61°53'25"E	21.21'	23.56'
C15	35.00'	090°19'56"	N28°16'36"W	49.64'	55.18'
C16	15.00'	090°00'00"	S28°06'35"E	21.21'	23.56'
C17	525.00'	008°04'20"	S69°04'25"E	73.91'	73.97'
C18	17.00'	056°27'08"	N86°44'11"E	16.08'	16.75'
C19	59.00'	294°09'34"	S25°35'24"W	64.13'	302.91'
C20	17.00'	052°12'50"	N39°12'00"W	14.96'	15.49'
C21	475.00'	008°04'20"	N69°04'25"W	66.87'	66.92'
C22	15.00'	090°00'00"	S61°53'25"W	21.21'	23.56'
C23	15.00'	090°00'00"	N28°06'35"W	21.21'	23.56'
C24	15.00'	107°45'09"	S53°00'50"W	24.23'	28.21'
C25	17.00'	084°47'03"	S43°15'16"E	22.92'	25.16'
C26	60.00'	264°47'03"	S46°44'44"W	88.63'	277.28'
C27	100.00'	003°10'47"	N02°27'08"W	5.55'	5.55'
C28	100.00'	003°10'47"	N02°27'08"W	5.55'	5.55'

SCALE: 1" = 100'



SHEET 2 OF 2

