

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE PLAT OF CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE (PLAT 140384) WHICH IS RECORDED IN VOLUME 9683, PAGES 72-74, BEXAR COUNTY DEED AND PLAT RECORDS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

[Signature]
OWNER

DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 31 DAY OF January 2017

[Signature]
CHERYL RAMIREZ
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 09/02/2020

[Notary Seal]
CHERYL RAMIREZ
Notary Public, State of Texas
Comm. Expires 09-02-2020
Notary ID 124258819

THIS PLAT OF CANYON VIEW SUBDIVISION, UNIT 2 P.U.D. & ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.

M.W. CUDE ENGINEERS, LLC
JEFFREY MCKINNIE, P.E.

[Signature]
REGISTERED PROFESSIONAL ENGINEER
1-30-17

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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:

M.W. CUDE ENGINEERS, LLC
PAUL L. MYERS, R.P.L.S.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

CHS NOTES:

- 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 ALTERATIONS.
- 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.
- 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.
- 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.

SURVEYOR'S NOTES:

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
- 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

SAWS NOTES:

- THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- IMPACT FEE 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 WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 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.
- 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 1,000 G.P.M. AT 25 P.S.I. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1,210 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

DRAINAGE NOTE:

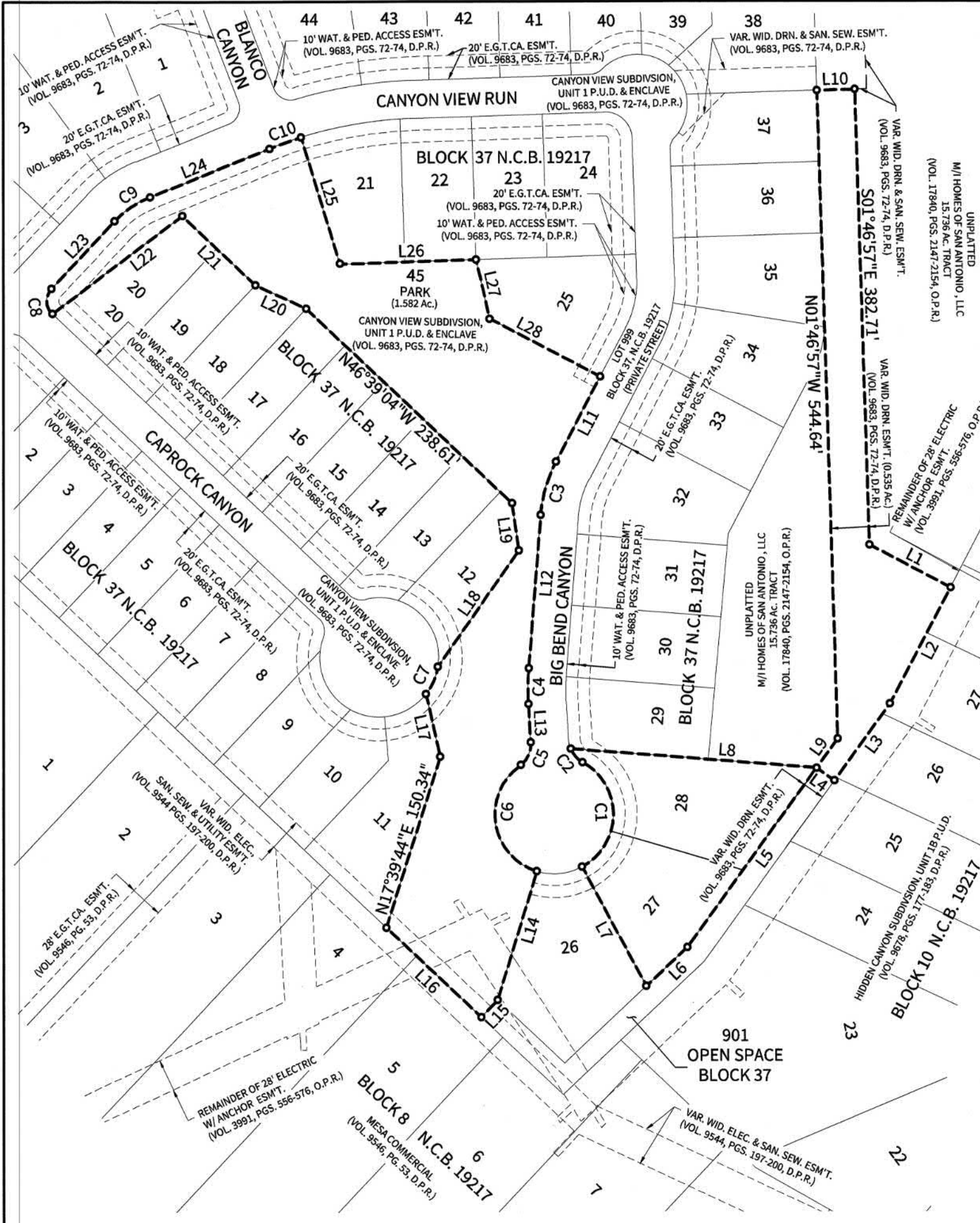
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED,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

AQUIFER NOTES:

- THIS SUBDIVISION IS WITHIN THE EDWARDS 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 LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" (WPAP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 523.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

MISCELLANEOUS NOTES:

- ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CANYON VIEW SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- ALL PRIVATE STREETS (LOT 999, BLOCK 37, N.C.B. 19217) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
- A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	50.00'	122°53'21"	91.88'	107.24'	87.84'
C2	23.00'	38°48'37"	8.10'	15.58'	15.28'
C3	116.00'	23°10'39"	23.79'	46.92'	46.61'
C4	216.00'	07°56'28"	14.99'	29.94'	29.91'
C5	23.00'	57°42'26"	12.67'	23.17'	22.20'
C6	50.00'	127°17'08"	100.91'	111.08'	89.60'
C7	50.00'	28°37'55"	12.76'	24.99'	24.73'
C8	15.00'	90°00'00"	15.00'	23.56'	21.21'
C9	84.00'	24°55'23"	18.56'	36.54'	36.25'
C10	352.00'	04°37'50"	14.23'	28.45'	28.44'
C11	84.00'	29°29'08"	22.10'	43.23'	42.75'
C12	15.00'	90°00'00"	15.00'	23.56'	21.21'
C13	509.00'	19°56'44"	89.50'	177.19'	176.30'
C14	184.00'	24°55'23"	40.66'	80.04'	79.41'
C15	100.00'	31°46'28"	28.46'	55.46'	54.75'
C16	100.00'	42°07'02"	38.50'	73.51'	71.86'
C17	197.00'	45°42'43"	83.04'	157.17'	153.04'
C18	42.00'	176°14'14"	1278.61'	129.18'	83.95'
C19	15.00'	43°07'07"	5.93'	11.29'	11.02'
C20	116.00'	29°29'08"	30.52'	59.70'	59.04'
C21	15.00'	92°38'43"	15.71'	24.25'	21.70'
C22	50.00'	272°38'43"	47.74'	237.93'	69.06'
C23	116.00'	18°09'02"	18.53'	36.75'	36.59'
C24	15.00'	29°47'12"	3.99'	7.80'	7.71'
C25	42.00'	140°24'08"	116.67'	102.92'	79.03'
C26	15.00'	38°48'48"	5.28'	10.16'	9.97'
C27	116.00'	114°58'13"	181.98'	232.77'	195.63'
C28	698.00'	19°56'44"	122.73'	242.98'	241.76'
C29	15.00'	43°07'07"	5.93'	11.29'	11.02'
C30	25.00'	90°00'00"	25.00'	39.27'	35.36'
C31	15.00'	90°00'00"	15.00'	23.56'	21.21'
C32	541.00'	19°56'44"	95.13'	188.33'	187.38'
C33	216.00'	24°55'23"	47.73'	93.96'	93.22'
C34	84.00'	24°46'58"	18.46'	36.33'	36.05'
C35	25.00'	65°10'12"	15.98'	28.44'	26.93'
C36	84.00'	114°58'13"	131.78'	168.56'	141.67'
C37	666.00'	19°56'44"	117.11'	231.84'	230.68'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS ALL OF LOTS 27, 28 AND 45, BLOCK 37, NEW CITY BLOCK 19217 AND ALL OF A 0.535 ACRE VARIABLE WIDTH DRAINAGE EASEMENT IN THE CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE PLAT RECORDED IN VOLUME 9683, PAGES 72-74, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SEE SHEET 3 OF 3 FOR LINE TABLE

PLAT NUMBER: 150246

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
CANYON VIEW SUBDIVISION, UNIT 2 P.U.D.

BEING A TOTAL OF 17.802 ACRES OF LAND, NEW CITY BLOCK 19217 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, AND THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS, SAME BEING ALL OF A 15.736 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 17840, PAGES 2147-2154, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING ALL OF LOTS 27, 28 AND 45, BLOCK 37, NEW CITY BLOCK 19217 IN THE CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE PLAT RECORDED IN VOLUME 9683, PAGES 72-74, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CUDE ENGINEERS

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
TBP# FIRM #455
TBLPS FIRM #10048500
PRJ. NO.: 01074.780

SCALE: 1"=100'

100 50 0 100

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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.

[Signature]
OWNER
[Signature]
DULY AUTHORIZED AGENT

OWNER/DEVELOPER
M/HOMES OF SAN ANTONIO, LLC
3619 PAESANOS PARKWAY, STE. 202
SAN ANTONIO, TEXAS 78231
PHONE: (210) 562-3460
FAX: (210) 562-3425
CONTACT PERSON: DEREK BAKER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
[Signature]
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 31 DAY OF January A.D. 2017

[Signature]
CHERYL RAMIREZ
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Notary Seal]
CHERYL RAMIREZ
Notary Public, State of Texas
Comm. Expires 09-02-2020
Notary ID 124258819

LEGEND

AC. = ACRES
C1 = CURVE NUMBER
CPS = CITY PUBLIC SERVICE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T. CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ELEC. = ELECTRIC
ESMT. = EASEMENT
EX. = EXISTING
F.I.R. = FOUND IRON ROD
G.P.M. = GALLONS PER MINUTE
L1 = LINE NUMBER
N.A.D. = NORTH AMERICAN DATUM
N.C.B. = NEW CITY BLOCK
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PED. = PEDESTRIAN
PG. = PAGE
PGS. = PAGES
P.S.I. = POUND PER SQUARE INCH
P.U.D. = PLANNED UNIT DEVELOPMENT
PKWY. = PARKWAY
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
SAWS = SAN ANTONIO WATER SYSTEM
TAC = TEXAS ADMINISTRATIVE CODE
TCEQ = TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
T.V. = TELEVISION
VAR. = VARIABLE
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
--(ELEV)-- = PROPOSED CONTOUR
--(ELEV)-- = STREET CENTERLINE
--(ELEV)-- = EXISTING GROUND MAJOR CONTOUR
--(ELEV)-- = EXISTING GROUND MINOR CONTOUR
--(ELEV)-- = EXISTING PROPERTY LINE

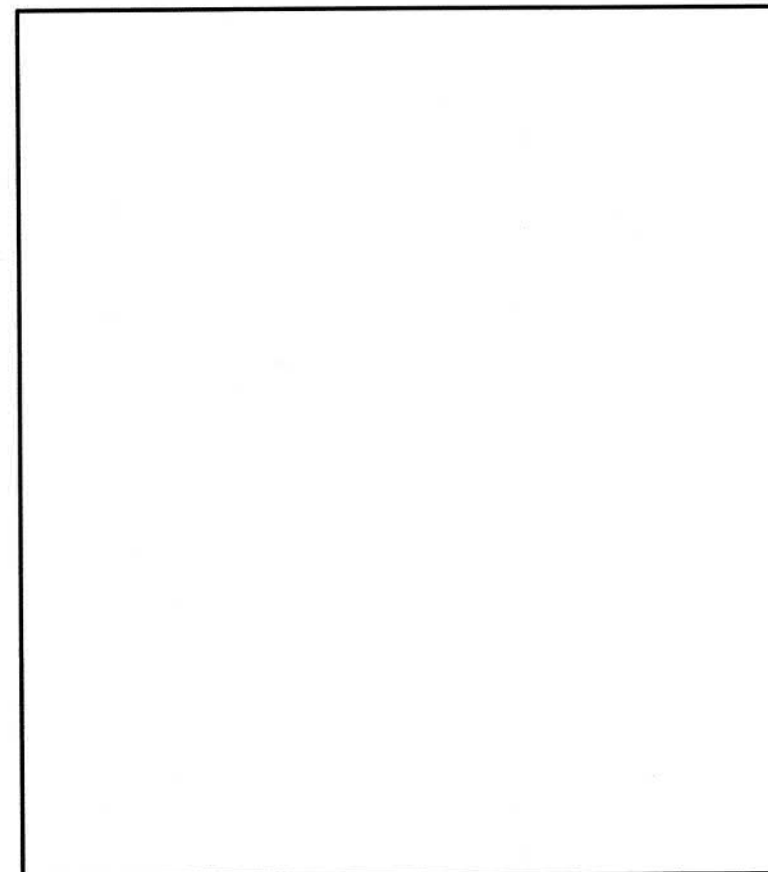
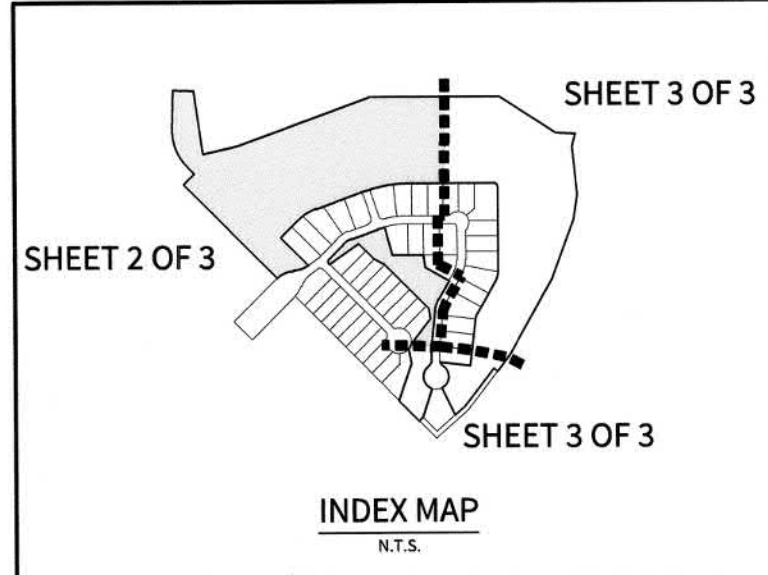
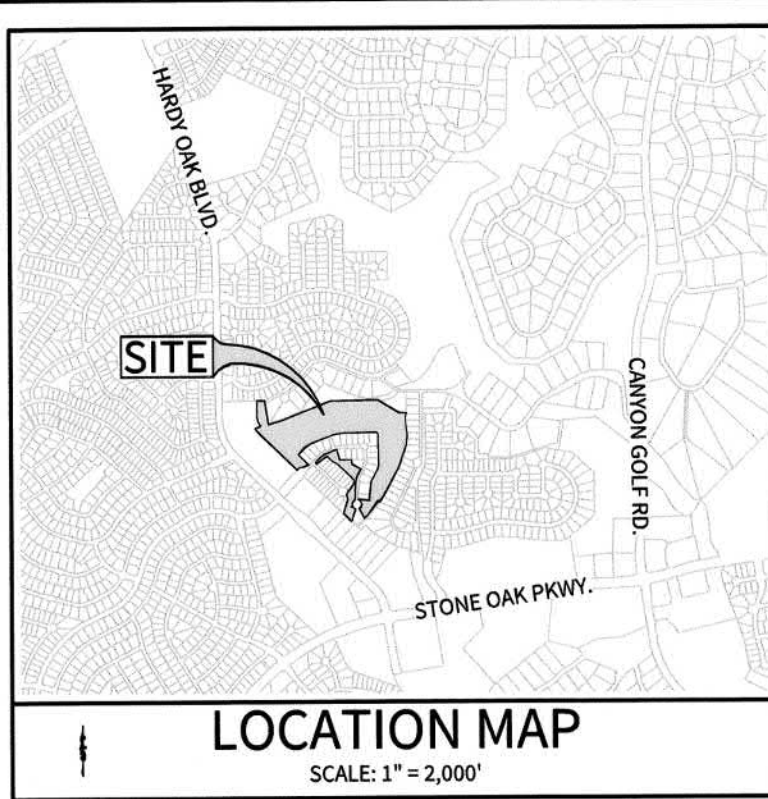
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

JANUARY 2017 SHEET 1 OF 3



THIS PLAT OF CANYON VIEW SUBDIVISION, UNIT 2 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS, LLC
JEFFREY MCKINNIE, P.E.

STATE OF TEXAS
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M.W. CUDE ENGINEERS, LLC
PAUL L. MYERS, R.P.L.S.

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", "OVERHEAD 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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SAWS NOTES:

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A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1,210 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. 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.

DRAINAGE NOTES:

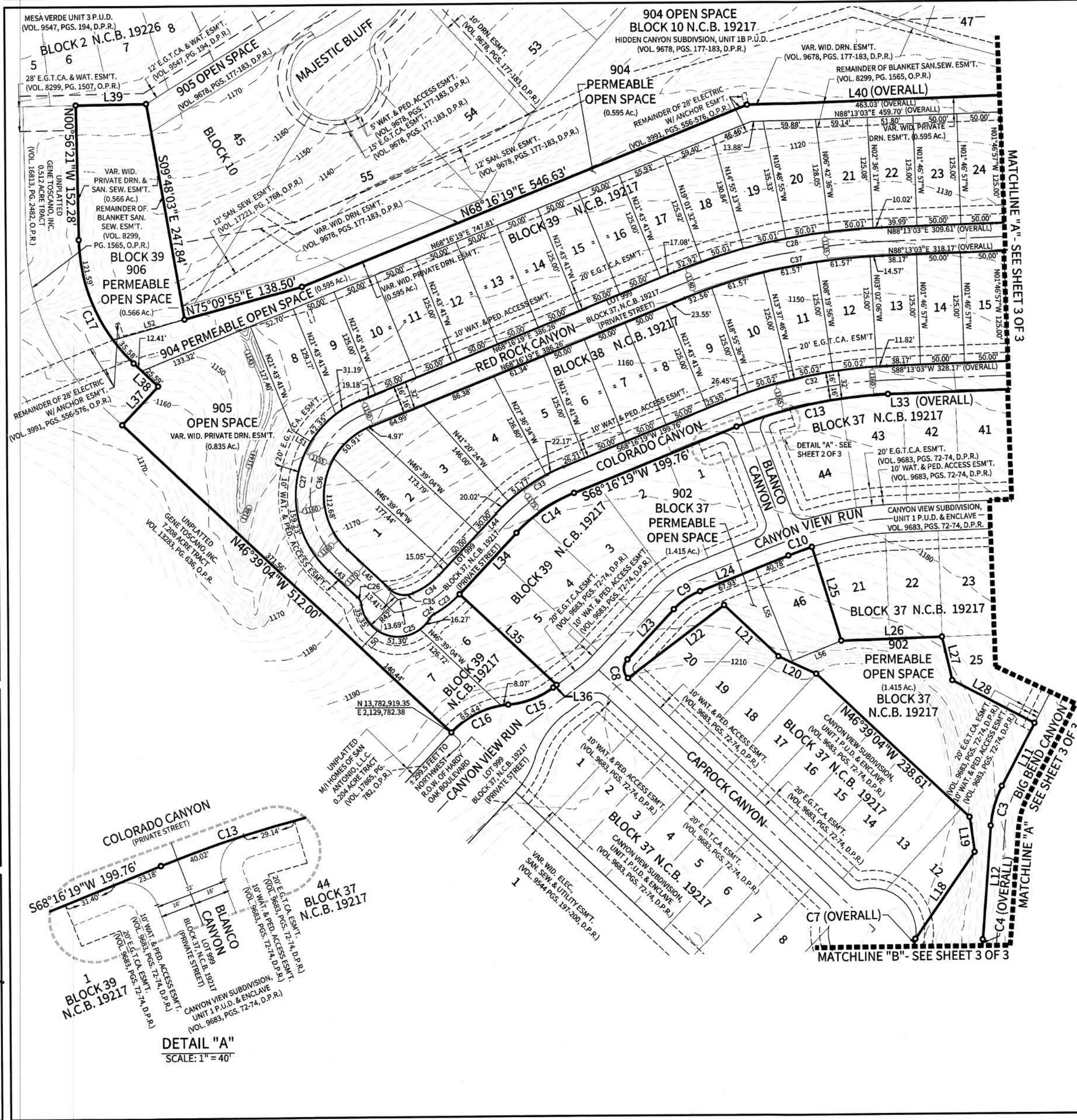
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED,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

AQUIFER NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS 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 LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" (WPAP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

MISCELLANEOUS NOTES:

1. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN CANYON VIEW SUBDIVISION, UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
3. ALL PRIVATE STREETS (LOT 999, BLOCK 37, N.C.B. 19217) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.
4. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



PLAT NUMBER: 150246

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
CANYON VIEW SUBDIVISION, UNIT 2 P.U.D.

BEING A TOTAL OF 17.802 ACRES OF LAND, NEW CITY BLOCK 19217 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, AND THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS, SAME BEING ALL OF A 15.736 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 17840, PAGES 2147-2154, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING ALL OF LOTS 27, 28 AND 45, BLOCK 37, NEW CITY BLOCK 19217 IN THE CANYON VIEW SUBDIVISION, UNIT 1 P.U.D. & ENCLAVE PLAT RECORDED IN VOLUME 9683, PAGES 72-74, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

STATE OF TEXAS
COUNTY OF BEXAR

OWNER
Derek Baker
DULY AUTHORIZED AGENT

OWNER/DEVELOPER
MTHOMES OF SAN ANTONIO, LLC
3619 PAESANOS PARKWAY, STE. 202
SAN ANTONIO, TEXAS 78231
PHONE: (210) 562-3460
FAX: (210) 562-3425
CONTACT PERSON: DEREK BAKER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

Derek Baker
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 31 DAY OF January A.D. 2017.

Cheryl Ramirez
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

CHERYL RAMIREZ
Notary Public, State of Texas
Comm. Expires 09-02-2020
Notary ID 124258819

LEGEND

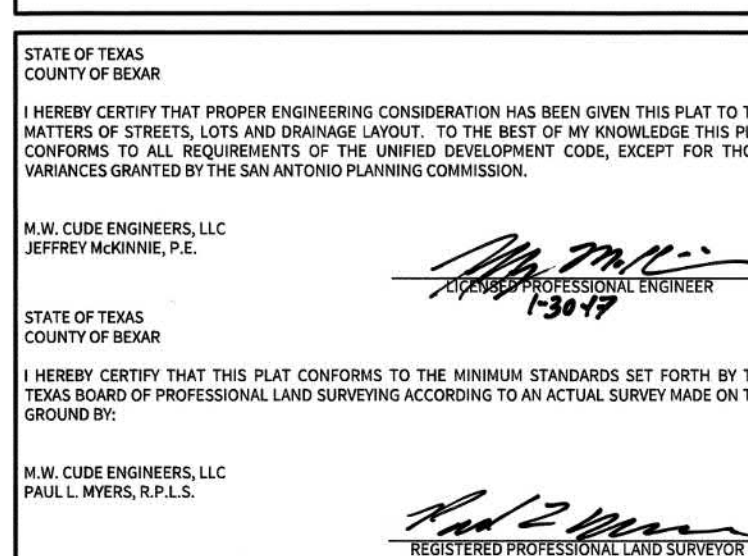
AC. = ACRES
C1. = CURVE NUMBER
CPS. = CITY PUBLIC SERVICE
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN. = DRAINAGE
E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ELEC. = ELECTRIC
ESMT. = EASEMENT
EX. = EXISTING
F.I.R. = FOUND IRON ROD
G.P.M. = GALLONS PER MINUTE
LI. = LINE NUMBER
N.A.D. = NORTH AMERICAN DATUM
N.C.B. = NEW CITY BLOCK
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PED. = PEDESTRIAN
PG. = PAGE
P.G.S. = PAGES
P.S.I. = POUND PER SQUARE INCH
P.U.D. = PLANNED UNIT DEVELOPMENT
PKWY. = PARKWAY
R.O.W. = RIGHT-OF-WAY
SAN. SEW. = SANITARY SEWER
TAC. = SAN ANTONIO WATER SYSTEM
TCEQ. = TEXAS ADMINISTRATIVE CODE
T.V. = TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
VAR. = VARIABLE
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
ELEV. = PROPOSED CONTOUR
-ELEV.- = STREET CENTERLINE
-ELEV.- = EXISTING GROUND MAJOR CONTOUR
-ELEV.- = EXISTING GROUND MINOR CONTOUR
-ELEV.- = EXISTING PROPERTY LINE

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT
THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____
A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME
_____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

JANUARY 2017 SHEET 2 OF 3

[illegible]

LINE TABLE

LINE	LENGTH	BEARING
L1	77.33'	S62°1'
L2	109.83'	S27°4'
L3	80.42'	S35°5'
L4	18.50'	N54°0'
L5	186.01'	S35°5'
L6	47.60'	S46°4'
L7	113.89'	N28°1'
L8	208.09'	S85°2'
L9	30.38'	N35°5'
L10	32.90'	N88°8'
L11	80.43'	S27°4'
L12	129.15'	S04°3'
L13	32.36'	S03°2'
L14	112.92'	S17°0'
L15	20.00'	S43°2'
L16	110.19'	N46°3'
L17	54.16'	N12°4'
L18	119.32'	N34°9'
L19	40.11'	N08°0'
L20	47.43'	N65°0'
L21	84.76'	N46°3'
L22	137.04'	S53°1'
L23	77.47'	N43°2'
L24	108.71'	N68°8'
L25	111.46'	S17°0'
L26	114.71'	N88°1'
L27	50.99'	S13°0'
L28	105.16'	S62°1'

SEE THIS SHEET

ATCHLINE "B"

C4 (OVERALL)

L13 S3

29

L31

L32 (OVERALL)

40

46.26'

45.32'

903 PERMEABLE OPEN SPACE (0.485 Ac.)

BLOCK 37

BLOCK 39

901 OPEN SPACE

901 PERMEABLE OPEN SPACE

BIG BEND CANYON

37

02

SPACE

5 AC.)

19217

26

17

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

0

1180

1170

1160

1150

1140

1130

1120

1110

1100

1090

1080

1070

1060

1050

1040

1030

1020

1010

1000

990

980

970

960

950

940

930

920

910

900

890

880

870

860

850

840

830

820

810

800

790

780

770

760

750

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730

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220

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200

190

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170

160

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130

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960

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920

910

900

890

880

870

860

850

840

830

820

810

800

790

780

770

STATE OF TEXAS
COUNTY OF BEXAR

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_____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____,

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

JANUARY 2017 SHEET 3 OF 3

