

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	(SURVEYOR)	
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW
		---+---	EXISTING CONTOURS
		---+---	PROPOSED CONTOURS
		---	CENTERLINE
		---	ORIGINAL SURVEY/COUNTY LINE
		---	REPETITIVE BEARING AND/OR DISTANCE
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	6	20' BUILDING SETBACK CIBOLO CANYON-UNIT 9B (VOL 20001, PG 1390-1393, PR)
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9685, PG 178-184, DPR)
3	VARIABLE WIDTH CLEAR VISION EASEMENT	8	20' BUILDING SETBACK (VOL 9685, PG 178-184, DPR)
4	VARIABLE WIDTH STORM DRAIN AND SANITARY SEWER EASEMENT	9	10' BUILDING SETBACK (VOL 9685, PG 178-184, DPR)
5	20' BUILDING SETBACK LINE	10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
6	10' BUILDING SETBACK LINE	11	17' DRAINAGE EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 9685, PG 178-184, DPR)
7	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
8	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT MONTEVERDE UNIT 2, PHASE 2 (ENCLAVE) (VOL 9718, PGS 199-203)	13	41' DRAINAGE EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
9	20' BUILDING SETBACK LINE MONTEVERDE UNIT 2, PHASE 2 (ENCLAVE) (VOL 9718, PGS 199-203)	14	16' SANITARY SEWER EASEMENT (VOL 20001, PG 1232, OPR)
10	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 14952, PG 827-843, OPR)	15	16' SANITARY SEWER EASEMENT CIBOLO CANYON-UNIT 9B (VOL 20001, PG 1390-1393, PR)
11	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT CIBOLO CANYON-UNIT 9B (VOL 20001, PG 1390-1393, PR)	16	20' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 9685, PG 178-184, DPR)
12	20' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	17	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 9685, PG 178-184, DPR)
13	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	18	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
14	41' DRAINAGE EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	19	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
15	16' SANITARY SEWER EASEMENT (VOL 20001, PG 1232, OPR)	20	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
16	16' SANITARY SEWER EASEMENT CIBOLO CANYON-UNIT 9B (VOL 20001, PG 1390-1393, PR)	21	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
17	20' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 9685, PG 178-184, DPR)	22	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
18	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 9685, PG 178-184, DPR)	23	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
19	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	24	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
20	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	25	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
21	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	26	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
22	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	27	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
23	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	28	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
24	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	29	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
25	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	30	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
26	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	31	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
27	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	32	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
28	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	33	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
29	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	34	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
30	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	35	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
31	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	36	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
32	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	37	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
33	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	38	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
34	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	39	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)
35	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)	40	10' BUILDING SETBACK MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR)

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Jon W. Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR

JON W. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716
PAPE-DAWSON ENGINEERS, INC.
TYPE FIRM REGISTRATION NO. 470
TYPE FIRM REGISTRATION NO. 10194390
5810 TEENYSON PARKWAY, SUITE 425,
PLANO, TEXAS, 75024

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT

SAWS IMPACT FEE:

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

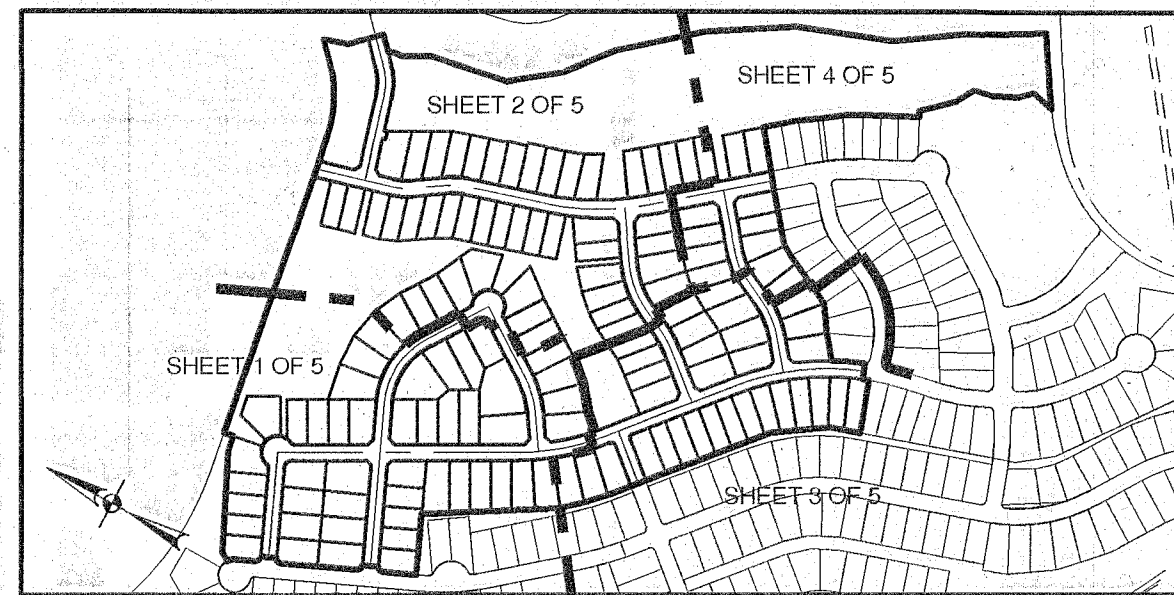
SAWS WASTEWATER EDU:

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

LEGEND CONT.

- | | | | |
|----|---|----|--|
| 17 | 20' WATER EASEMENT (VOL 9685, PG 165-170, DPR) | 21 | 16' SANITARY SEWER EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR) |
| 18 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9685, PG 165-170, DPR) | 22 | 34' PRIVATE DRAINAGE EASEMENT MONTEVERDE UNIT 2, PHASE 3 (VOL 20001, PG 1232-1233, PR) |
| 19 | VARIABLE WIDTH LANDSCAPE AND SIGNAGE EASEMENT (VOL 9685, PG 165-170, DPR) | | |
| 20 | PRIVATE VARIABLE WIDTH (GENERALLY 100') INGRESS/EGRESS ACCESS AND UTILITY EASEMENT (VOL 13030, PG 908-955, OPR) | | |

SEE SHEET 5 OF 5
FOR LINE &
CURVE TABLE



INDEX MAP

SCALE: 1"= 600'

SCALE: 1"= 100'



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028600

DATE OF PREPARATION: April 01, 2020

STATE OF FLORIDA
COUNTY OF MANATEE

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: ATTN: JOHN BRIAN, VICE PRESIDENT
TF CIBOLO MONTEVERDE PH 4, L.P.
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34202
(941) 388-0707

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BRIAN 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 1 DAY OF April, A.D. 2020.



Lori E. Joyce
NOTARY PUBLIC, MANATEE COUNTY, FLORIDA

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

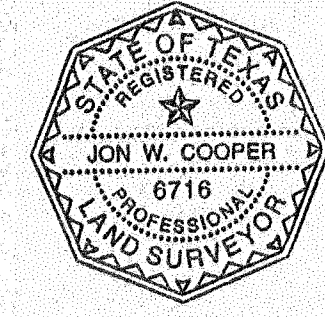
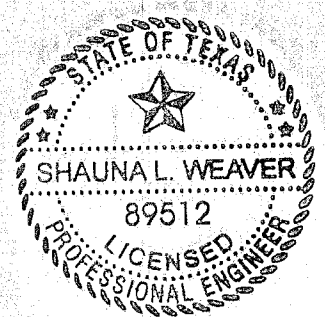
COUNTY CLERK, BEXAR COUNTY, TEXAS

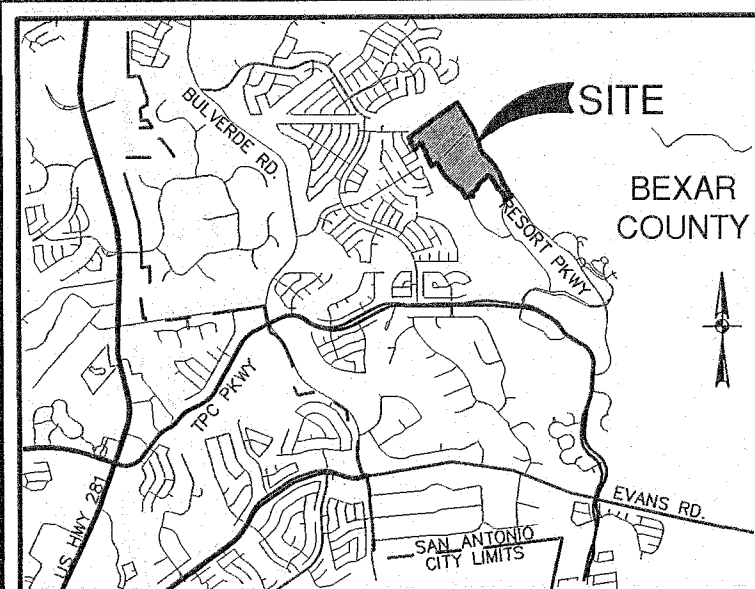
THIS PLAT OF MONTEVERDE UNIT 2, PHASE 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

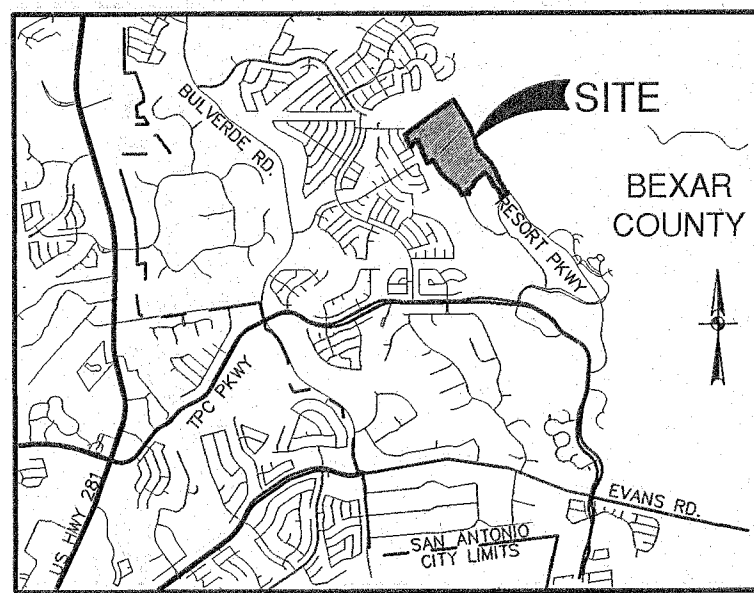
BY: _____ CHAIRMAN

BY: _____ SECRETARY





PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT

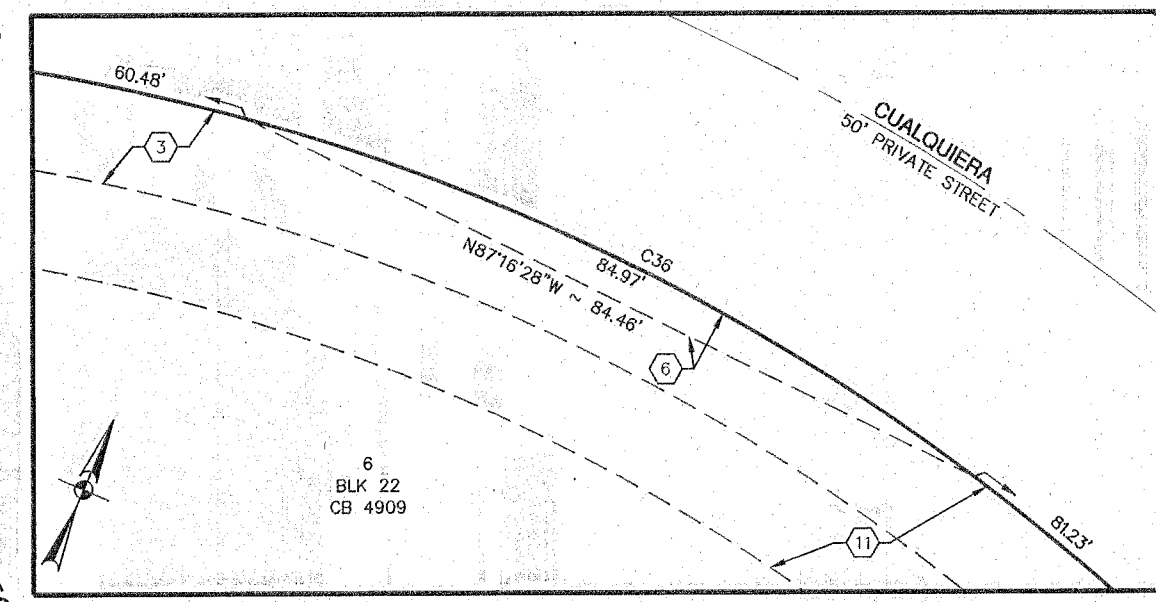


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

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

SEE SHEET 5 OF 5
FOR LINE &
CURVE TABLE



PLAT NUMBER 180414

SUBDIVISION PLAT OF MONTEVERDE UNIT 2, PHASE 4 (ENCLAVE)

BEING A TOTAL OF 57.843 ACRE TRACT OF LAND ESTABLISHING LOTS 17-29, BLOCK 15, LOTS 10-28, 901, BLOCK 16, LOTS 11-24, BLOCK 17, LOTS 17-64, 902, BLOCK 18, LOTS 10-17, BLOCK 20, LOTS 1-8, BLOCK 21, LOTS 1-10, 901, BLOCK 22, LOTS 1-16, BLOCK 23, LOT 901, BLOCK 25 CONVEYED IN DEED TO TF CIBOLO CANYON, LP, RECORDED IN VOLUME 18994, PAGE 685 AND DESCRIBED IN DEED RECORDED IN VOLUME 12138, PAGE 77 AND IN VOLUME 5792, PAGE 1701-1709 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ROMPKE KOCH & VOGES SURVEY NO. 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, NOW IN COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | (210) 375-9000
TYPE FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 01, 2020

STATE OF FLORIDA
COUNTY OF MANATEE

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: ATIM JOHN BRIAN, VICE PRESIDENT
TF CIBOLO MONTEVERDE PH 4, L.P.
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34202
(941) 388-0707

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BRIAN 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



MY COMMISSION #GG 350514
EXPIRES: September 19, 2023
Bonded thru Notary Public Underwriters

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MONTEVERDE UNIT 2, PHASE 4 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

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

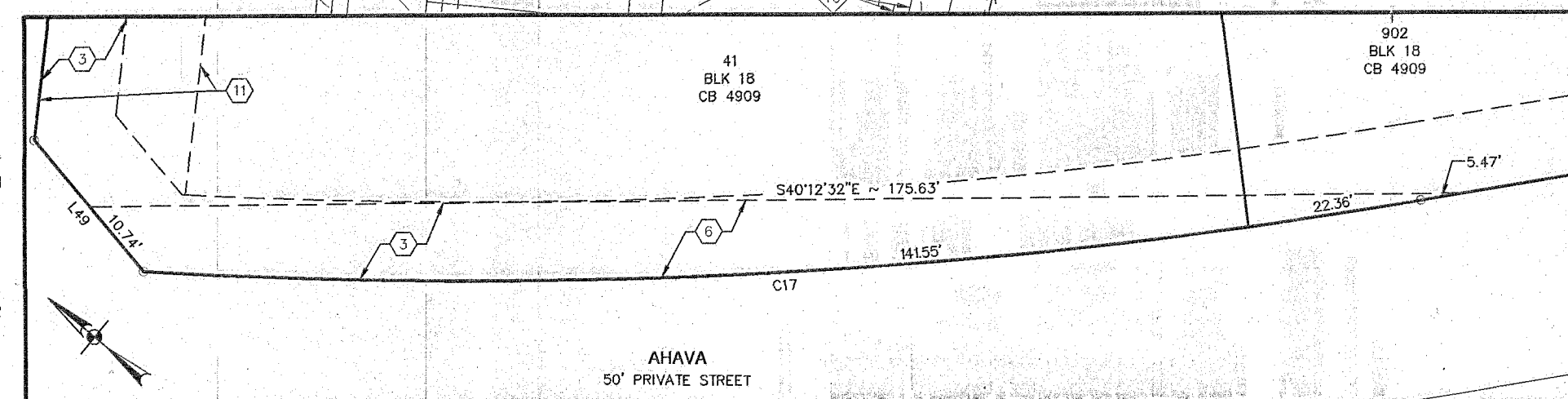
Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

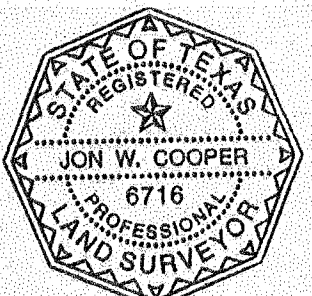
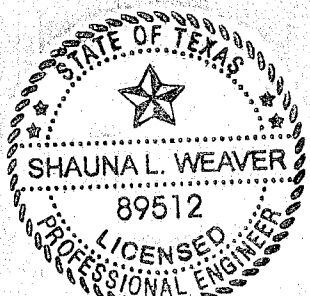
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

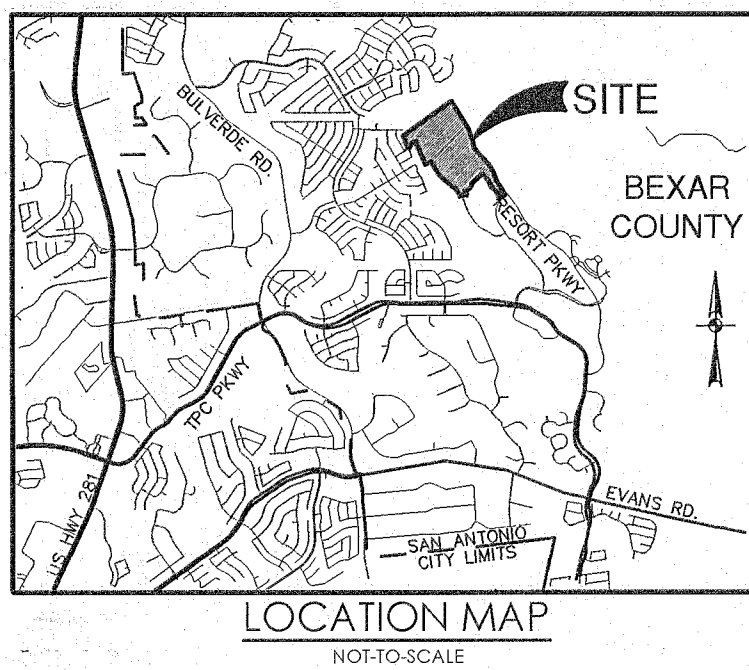
Jon W. Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR

JON W. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716
PAPE-DAWSON ENGINEERS, INC.
TPE FIRM REGISTRATION NO. 470
TPELS FIRM REGISTRATION NO. 10194390
5810 TEENYSON PARKWAY, SUITE 425
PLANO, TEXAS, 75024



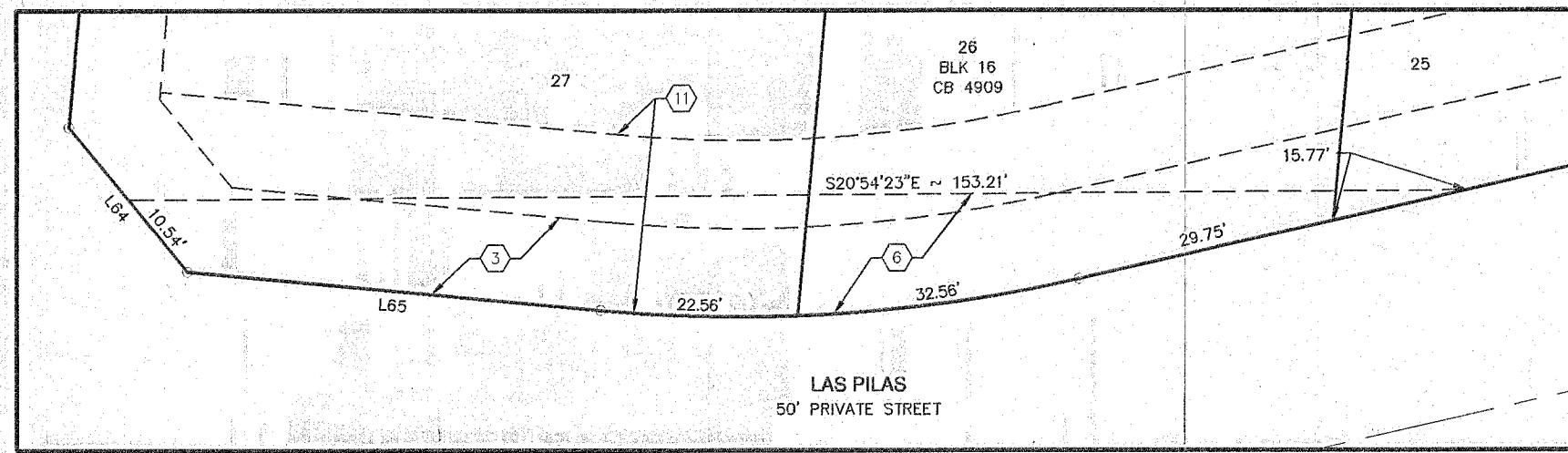
DETAIL "F"
NOT-TO-SCALE





PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 5 OF 5 FOR LINE & CURVE TABLE



PLAT NUMBER 180414

SUBDIVISION PLAT OF MONTEVERDE UNIT 2, PHASE 4 (ENCLAVE)

BEING A TOTAL OF 57.843 ACRE TRACT OF LAND, ESTABLISHING LOTS 17-29, BLOCK 15, LOTS 10-28, 901, BLOCK 16, LOTS 11-24, BLOCK 17, LOTS 17-64, 902, BLOCK 18, LOTS 10-17, BLOCK 20, LOTS 1-8, BLOCK 21, LOTS 1-10, 901, BLOCK 22, LOTS 1-16, BLOCK 23, LOT 901, BLOCK 25 CONVEYED IN DEED TO TF CIBOLO CANYON, LP, RECORDED IN VOLUME 18994, PAGE 685 AND DESCRIBED IN DEED RECORDED IN VOLUME 12138, PAGE 77 AND IN VOLUME 5792, PAGE 1701-1709. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ROPPLE KOCH & VOGES SURVEY NO. 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E MARTIN SURVEY NUMBER 89, ABSTRACT 524, COUNTY BLOCK 4909, NOW IN COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #10028900

DATE OF PREPARATION: April 01, 2020

STATE OF FLORIDA
COUNTY OF MANATEE

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, OF 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: ATTN: JOHN BRIAN, VICE PRESIDENT
TF CIBOLO MONTEVERDE PH 4, L.P.
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34202
(941) 388-0707

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BRIAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.



CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MONTEVERDE UNIT 2, PHASE 4 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

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

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

CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' 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 ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

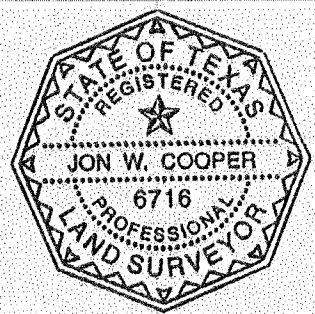
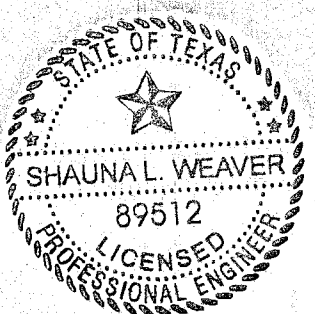
Shawn L. Weaver
LICENSED PROFESSIONAL ENGINEER

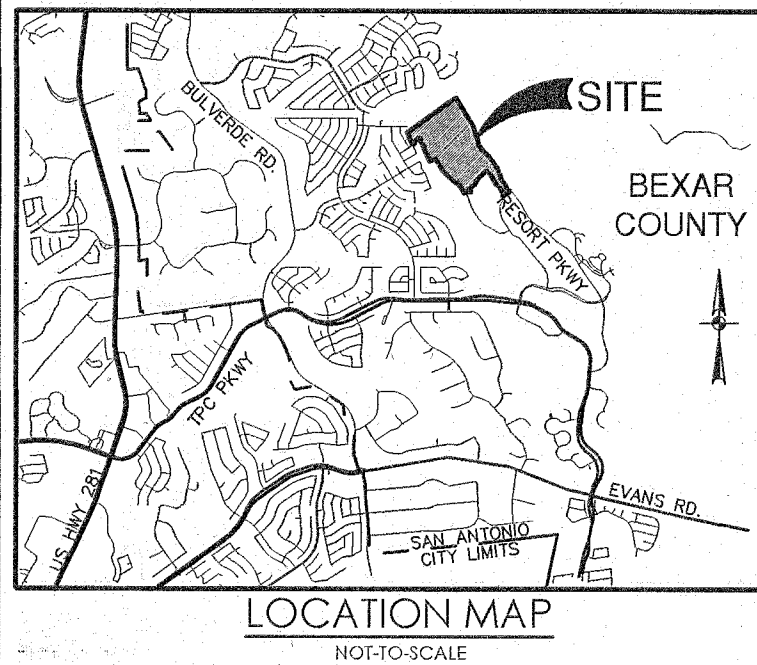
STATE OF TEXAS
COUNTY OF BEXAR

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

Jon W. Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR

JON W. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716
PAPE-DAWSON ENGINEERS, INC.
TPE FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 10194390
5810 TEENYSON PARKWAY, SUITE 425
PLANO, TEXAS 75024





SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO 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 ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

JON W. COOPER

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6716
PAPE-DAWSON ENGINEERS, INC.
TBPLS FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 10194390
5810 TEENYSON PARKWAY, SUITE 425,
PLANO, TEXAS, 75024

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 5 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 16, 902, BLOCK 18, 901, BLOCK 22, & 901, BLOCK 25 CB 4909, 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.

DRAINAGE EASEMENT ENCROACHMENTS:

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

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE:

LOTS 901, BLOCK 16, 902, BLOCK 18, 901, BLOCK 22, & 901, BLOCK 25 CB 4909, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, PUBLIC SEWER, PUBLIC WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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 CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SETBACK:

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

RESIDENTIAL FINISHED FLOOR

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

ZERO LOT LINE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 1372247) 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).

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 13, CB 4909, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, AND PUBLIC WASTEWATER MAINS.

LEGAL INSTRUMENT:

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.

TREE SAVE:

LOTS 901, BLOCK 16, 902, BLOCK 18, 901, BLOCK 22, & 901, BLOCK 25 CB 4909, (20.776 AC.) IS DESIGNATED AS TREE SAVE AREA.

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N23°29'40"W	50.00'
L2	N23°29'38"W	59.94'
L3	N33°15'09"E	32.19'
L4	N80°59'34"E	50.00'
L5	N9°00'26"W	31.30'
L6	N46°48'28"E	75.39'
L7	S18°03'10"E	77.83'
L8	S43°09'57"E	114.54'
L9	S46°48'28"W	53.70'
L10	S18°03'10"E	22.96'
L11	S11°19'50"E	22.54'
L12	S27°10'06"E	96.07'
L13	S37°16'35"E	180.90'
L14	S40°11'46"E	287.18'
L15	S58°51'04"W	170.43'
L16	S56°02'53"W	64.80'
L17	N13°51'04"E	74.80'
L18	N45°03'28"W	47.68'
L19	N24°47'10"W	85.62'
L20	N10°54'42"W	56.69'
L21	N59°39'15"W	87.54'
L22	N42°15'15"W	117.79'
L23	S63°30'18"W	18.38'
L24	N26°37'21"W	175.67'
L25	N28°43'21"W	62.47'
L26	N36°10'58"W	71.95'
L27	N33°53'15"W	69.75'
L28	N39°12'24"W	110.00'
L29	S50°47'36"W	130.00'
L30	S52°56'25"W	60.04'
L31	S50°47'36"W	131.37'
L32	S47°53'05"W	42.49'
L33	S30°44'45"W	45.28'
L34	S26°03'13"W	24.15'
L35	S26°45'34"W	150.04'
L36	S56°24'50"W	90.83'
L37	S51°49'44"W	88.30'
L38	S69°50'52"W	50.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L39	S71°16'47"W	166.52'
L40	N17°39'59"W	95.37'
L41	N44°57'54"W	94.32'
L42	N39°15'51"W	78.69'
L43	S66°30'20"W	190.02'
L44	N23°29'40"W	105.00'
L45	S23°29'39"E	50.00'
L46	S70°55'36"E	20.29'
L47	N68°30'20"E	116.60'
L48	S56°53'50"W	78.83'
L49	S10°16'57"W	21.80'
L50	N85°42'50"E	21.21'
L51	N40°42'50"E	130.35'
L52	N25°53'00"E	71.87'
L53	N14°03'38"E	23.18'
L54	N33°14'17"W	111.22'
L55	S15°11'37"E	113.20'
L56	S60°11'37"E	21.21'
L57	N46°48'28"E	89.58'
L58	S46°48'28"W	35.86'
L59	S74°48'23"W	102.38'
L60	S28°12'23"E	10.26'
L61	S74°48'23"W	24.62'
L62	N15°11'37"W	10.00'
L63	S74°48'23"W	91.90'
L64	S29°48'23"W	21.21'
L65	S15°11'37"E	47.50'
L66	S33°14'17"E	111.22'
L67	N39°12'24"W	115.00'
L68	N84°12'24"W	21.21'
L69	S25°53'00"W	79.49'
L70	S51°42'56"W	66.74'
L71	S8°04'49"W	20.70'
L72	S40°42'50"W	135.00'
L73	N40°42'50"E	135.03'
L74	N70°55'36"W	20.29'
L75	N19°04'24"E	22.09'
L76	S19°04'24"W	22.09'

LINE TABLE		
LINE #	BEARING	LENGTH
L77	S66°30'20"W	109.79'
L78	N56°53'50"E	79.08'
L79	S75°43'51"E	22.07'
L80	S40°42'50"W	130.35'
L81	S25°53'00"W	71.87'
L82	N83°20'31"W	23.92'
L83	N5°47'36"E	21.21'
L84	N25°53'00"E	79.49'
L85	N51°42'56"E	66.74'
L86	S84°38'57"E	20.70'
L87	S49°17'10"E	108.66'
L88	S47°17'10"E	21.21'
L89	S15°11'37"E	56.16'
L90	S21°58'00"E	55.33'
L91	S32°37'58"E	57.50'
L92	S33°14'17"E	57.69'
L93	S27°40'20"E	56.23'
L94	S16°39'35"E	57.46'
L95	S16°32'56"E	55.00'
L96	S16°40'49"E	55.00'
L97	S19°19'31"E	55.06'
L98	S56°36'49"W	141.98'
L99	S49°47'18"W	78.05'
L100	S43°10'26"W	70.28'
L101	S33°20'36"W	55.47'
L102	S26°49'15"W	56.66'
L103	S28°19'09"W	56.32'
L104	S37°14'03"W	55.00'
L105	N43°05'32"E	64.97'
L106	N52°27'22"E	89.12'
L107	N41°16'29"E	93.00'
L108	N34°19'50"E	68.19'
L109	N38°03'57"E	109.64'
L110	N73°45'09"W	129.05'
L111	N80°23'22"E	116.08'
L112	N16°40'22"W	98.38'
L113	N64°01'04"W	98.09'
L114	N77°35'32"W	98.09'

LINE TABLE		
LINE #	BEARING	LENGTH
L115	S88°37'16"W	98.05'
L116	S79°47'48"W	116.97'
L117	S80°59'34"W	64.49'
L118	N39°11'43"W	55.00'
L119	N36°33'39"W	54.99'
L120	N28°26'32"W	60.33'
L121	N20°23'00"W	60.50'
L122	N16°54'32"W	60.07'
L123	N16°32'56"W	60.02'
L124	S74°48'23"W	9.47'
L125	N15°11'37"W	60.00'
L126	N37°42'14"W	10.61'
L127	S68°31'47"E	46.51'
L128	N50°53'36"E	65.00'
L129	N50°41'05"E	60.00'
L130	N49°59'53"E	70.09'
L131	N41°28'21"E	65.00'
L132	N30°40'37"E	72.30'
L133	N26°19'32"E	77.92'
L134	N39°42'13"E	71.93'
L135	N41°28'47"E	60.00'
L136	S73°27'04"W	152.83'
L137	S46°23'28"E	27.44'
L138	S33°23'11"E	22.91'
L139	S56°36'49"W	3.00'
L140	S49°47'18"W	3.02'
L141	N33°23'11"W	20.18'
L142	N46°23'28"W	37.02'
L143	N16°36'52"W	63.28'
L144	S28°21'33"E	1.19'
L145	S70°55'36"E	0.21'
L146	N34°21'16"W	1.35'
L147	N19°04'24"E	0.57'
L148	S24°40'00"E	6.49'
L149	N28°21'33"W	8.09'
L150	N28°21'33"W	14.23'
L151	S34°47'26"E	15.98'
L152	N75°43'51"W	2.43'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	90°00'02"	N68°29'39"W	21.21'
C2	51.00'	32°27'45"	N39°41'23"W	28.51'
C3	376.00'	34°11'06"	N63°54'01"E	221.02'
C4	825.00'	7°18'12"	S23°48'21"E	105.09'
C5	775.00'	1°25'55"	S19°26'10"E	19.37'
C6	15.00'	90°00'00"	N21°30'20"E	21.21'
C7	15.00'	90°00'00"	N68°29'40"W	21.21'
C8	15.00'	90°00'00"	N21°30'20"E	21.21'
C9	15.00'	52°41'41"	N40°09'30"E	13.31'
C10	51.00'	190°31'30"	S70°55'36"E	101.57'
C11	15.00'	52°41'41"	S2°00'42"E	13.31'
C12	275.00'	57°43'24"	S84°37'58"E	265.48'
C13	15.00'	52°41'41"	S82°07'07"E	13.31'
C14	51.00'	195°23'23"	S10°46'16"E	101.08'
C15	15.00'	52°41'41"	S60°34'34"W	13.31'
C16	325.00'	22°40'07"	S45°33'47"W	127.75'
C17	725.00'	12°57'13"	S42°48'33"E	163.56'
C18	275.00'	14°49'51"	N33°17'55"E	70.98'
C19	325.00'	30°43'50"	N41°14'55"E	172.23'
C20	880.00'	13°20'46"	N23°13'19"W	204.52'
C21	175.00'	16°41'21"	N24°53'36"W	50.79'
C22	225.00'	18°02'40"	N24°12'57"W	70.57'
C23	175.00'	27°59'55"	N60°48'26"E	84.67'
C24	225.00'	27°59'55"	S60°48'26"W	108.86'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C25	175.00'	18°02'40"	S24°12'57"E	54.89'	55.11'
C26	225.00'	16°41'21"	S24°53'36"E	65.31'	65.54'
C27	820.00'	22°39'29"	S27°52'40"E	322.17'	324.27'
C28	175.00'	24°54'36"	S38°20'18"W	75.49'	76.08'
C29	325.00'	25°49'56"	S38°47'58"W	145.29'	146.53'
C30	825.00'	8°05'59"	S31°30'19"E	116.53'	116.63'
C31	775.00'	29°08'02"	N34°43'09"W	389.84'	394.07'
C32	15.00'	90°00'00"	S85°42'50"W	21.21'	23.56'
C33	15.00'	90°31'03"	N4°32'41"W	21.31'	23.70'
C34	775.00'	21°26'40"	N39°04'53"W	288.38'	290.07'
C35	25.00'	85°08'07"	N70°55'36"W	33.82'	37.15'
C36	225.00'	57°43'29"	N84°37'58"W	217.21'	226.68'
C37	25.00'	90°00'00"	N104°16'16"W	35.36'	39.27'
C38	275.00'	22°40'07"	N45°33'47"E	108.09'	108.80'
C39	325.00'	14°49'51"	S33°17'55"W	83.89'	84.12'
C40	275.00'	30°43'50"	S41°14'55"W	45.73'	147.50'
C41	880.00'	4°01'53"	N37°11'28"W	61.90'	61.92'
C42	225.00'	24°54'36"	N38°20'18"W	97.05'	97.82'
C43	275.00'	25°49'56"	N38°47'58"E	122.94'	123.99'
C44	825.00'	8°16'20"	S45°09'00"E	119.01'	119.11'