A.D. 20

\_, A.D. 20 \_\_\_

CHAIRMAN

SECRETARY

**LOCATION MAP** 

## NOT-TO-SCALE

LEGEND

CB COUNTY BLOCK DOC DOCUMENT NUMBER DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

LE LINEAR FEET OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS PR PLAT RECORDS OF BEXAR

COUNTY, TEXAS VOL VOLUME PG PAGE(S)

-1140 — EXISTING CONTOURS ----1140------ PROPOSED CONTOURS — € — CENTERLINE

(FIRM PANEL 48029C0145G) 10' GAS, ELECTRIC, TELEPHONE

AND CARLE TV FASEMENT AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

15' BUILDING SETBACK 10 10' WATER EASEMENT

CIBOLO CANYON UNIT-2 PHASE G (VOL 9575, PG 204-205, DPR)

CIBOLO CANYON UNIT-2 (VOL 9575, PG 164-165, DPR)

701 LF ± TO INTERSECTION OF GRANDE VISTA AND TPC PKWY VAR WID VARIABLE WIDTH VEHICULAR NON-ACCESS VNAE **EASEMENT (NOT-TO-SCALE)** 

ROW RIGHT-OF-WAY

REPETITIVE BEARING AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW

1234.56 MINIMUM FINISHED FLOOR ELEVATION (FOR SEWER) ▼ ZERO LOT LINE

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

12' SANITARY SEWER EASEMENT (VOL 9661, PG 60-63, DPR) 14' GAS, ELECTRIC, TELEPHONE  $\langle 2 \rangle$ 

AND CABLE TV EASEMENT

(VOL 9661, PG 60-63, DPR)

1' VEHICLE NON-ACCESS EASEMENT (NOT TO SCALE) (VOL 9661, PG 60-63, DPR) VARIABLE WIDTH DRAINAGE AND MAINTENANCE ACCESS

EASEMENT (VOL 9661, PG 60-63, DPR) WATER QUALITY AND LANDSCAPE EASEMENT (VOL 9661, PG 60-63, DPR)

20' GAS AND ELECTRIC EASEMENT (VOL 13973, PG 464, OPR) REMAINING PORTION OF 27' DRAINAGE EASEMENT

(VOL 9575, PG 164-165, DPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1408-1411 PR)

14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 20001, PG 1397-1398 PR) 12' SANITARY SEWER

EASEMENT (VOL 20001, PG 1408-1411 PR) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 20001, PG 1397-1398 PR)

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOL 20001, PG 1408-1411 PR) 14' GAS, ELECTRIC, TELEPHONE (VOL 20001, PG 1408-1411 PR)

STATE OF FLORIDA

CPS/SAWS/COSA UTILITY:

OR GROUND ELEVATION ALTERATIONS.

DESCRIBED HEREON.

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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN

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

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED

. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

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.

ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TOWN CENTER PHASE 2 WHICH IS RECORDED IN VOLUME 9661, PAGE(S) 60-63, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

SAWS IMPACT FEE

ANTONIO WATER SYSTEM.

SAWS WASTEWATER EDU:

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

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

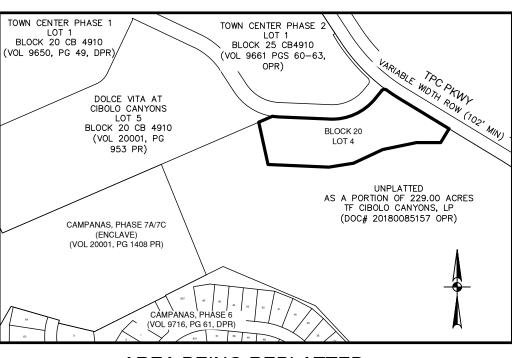
METER SET AND/OR WASTEWATER SERVICE CONNECTION.

OWNER/DEVELOPER: JOHN BRIAN, AUTHORIZED SIGNATORY TF CIBOLO CANYONS, LP 6310 CAPITAL DRIVE, SUITE 130 LAKEWOOD RANCH, FL 34202 (941) 388-0707

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_ \_, A.D. 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF FLORIDA

MY COMMISSION EXPIRES:



# AREA BEING REPLATTED

THE 3.24 ACRES BEING REPLATTED IS THE REMAINING PORTION OF LOT 4, BLOCK

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 LICENSED PROFESSIONAL ENGINEER

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.

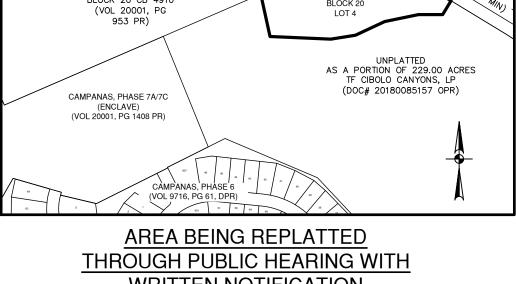
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE AND LINE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4



## WRITTEN NOTIFICATION SCALE: 1"= 400'

20. CB 4910 OF THE TOWN CENTER, PHASE 2 SUBDIVISION RECORDED IN VOLUME 9661, PAGES 60-63 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

### VOLUME 18994, PAGES 685-747, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, THE EL PASO IRR. CO. SURVEY NUMBER 92 1/10, ABSTRACT 845, COUNTY BLOCK 4910, AND THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, NOW ALL IN COUNTY BLOCK 4910 IN BEXAR COUNTY, TEXAS. SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: March 05, 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: JOHN BRIAN, AUTHORIZED SIGNATORY TF CIBOLO CANYONS, LP 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 DAY OF NOTARY PUBLIC, MANATEE COUNTY, FLORIDA 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. \_\_ DAY OF \_\_\_\_ DATED THIS COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>CAMPANAS</u>, PHASE 7B (ENCLAVE) 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

DATED THIS \_\_\_\_\_DAY OF \_\_\_\_

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

PLAT NUMBER 19-11800412

REPLAT & SUBDIVISION PLAT

**ESTABLISHING** 

CAMPANAS, PHASE 7B (ENCLAVE)

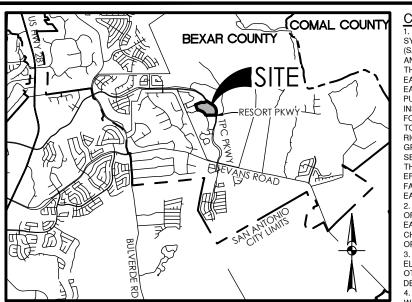
A 31.318 ACRE TRACT OF LAND ESTABLISHING LOTS 1-20, 901, BLOCK 19, AND LOTS

1701-1709, BOTH CONVEYED TO TF CIBOLO CANYONS, L.P. IN DEED RECORDED IN

SHEET 1 OF 4

INDEX MAP

SCALE: 1"= 1000'



LOCATION MAP NOT-TO-SCALE

### 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 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 FASEMENT." "UTILITY FASEMENT". "GAS FASEMENT." "TRANSFORMER FASEMENT." "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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 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

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

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.

DOLCE VITA AT CIBOLO CANYONS

LOT 5

BLOCK 20 CB 4910

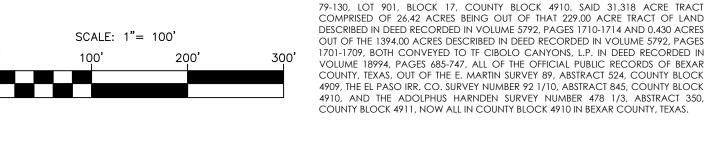
(VOL 20001, PG 953 PR)

### 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.



BLOCK 17

CB 4910

OPEN SPACE 1.54 ACRES PERMEABLE

901

N: 13787853.86

E: 2157433.017

TOWN CENTER PHASE 2

BLOCK 25 CB4910

(VOL 9661 PGS 60-63, OPR

(1040)

N87°19'47"W

CIBOLO CANYONS

VAR WID RIGHT-OF-WAY (60' MIN)

(VOL 9661, PG 60-63 DPR)

S87°34'30"E ~ 215.81

N87°34'30"W ~ 245.21'

N87°36'28"₩▲

130.00'

BLOCK 17

CB 4910

OPEN SPACE (10.265 ACRES PERMEABLE)

42

Ó CAMPÁNAS, PHÁSE 6 (VOL 9716, PG 75—77 DPR)

43

BLOCK 17

CB 4910

41

# PAPE-DAWSO ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 05, 2020

PLAT NUMBER 19-11800412

REPLAT & SUBDIVISION PLAT

**ESTABLISHING** 

CAMPANAS, PHASE 7B (ENCLAVE)

A 31.318 ACRE TRACT OF LAND ESTABLISHING LOTS 1-20, 901, BLOCK 19, AND LOTS

\_\_\_\_

### 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: JOHN BRIAN, AUTHORIZED SIGNATORY
TF CIBOLO CANYONS, LP
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34202

(941) 388-0707 STATE OF FLORIDA

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

### NOTARY PUBLIC, MANATEE COUNTY, FLORIDA 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 <u>CAMPANAS</u>, PHASE 7B (ENCLAVE) 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

CURVE AND LINE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

N: 13787547.21

E: 2156515.26

CAMPANAS, PHASE 7A/7C

(ENCLAVE) (VOL 20001, PG 1408-1411 PR)

BLOCK 17

CB 4910

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.

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

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

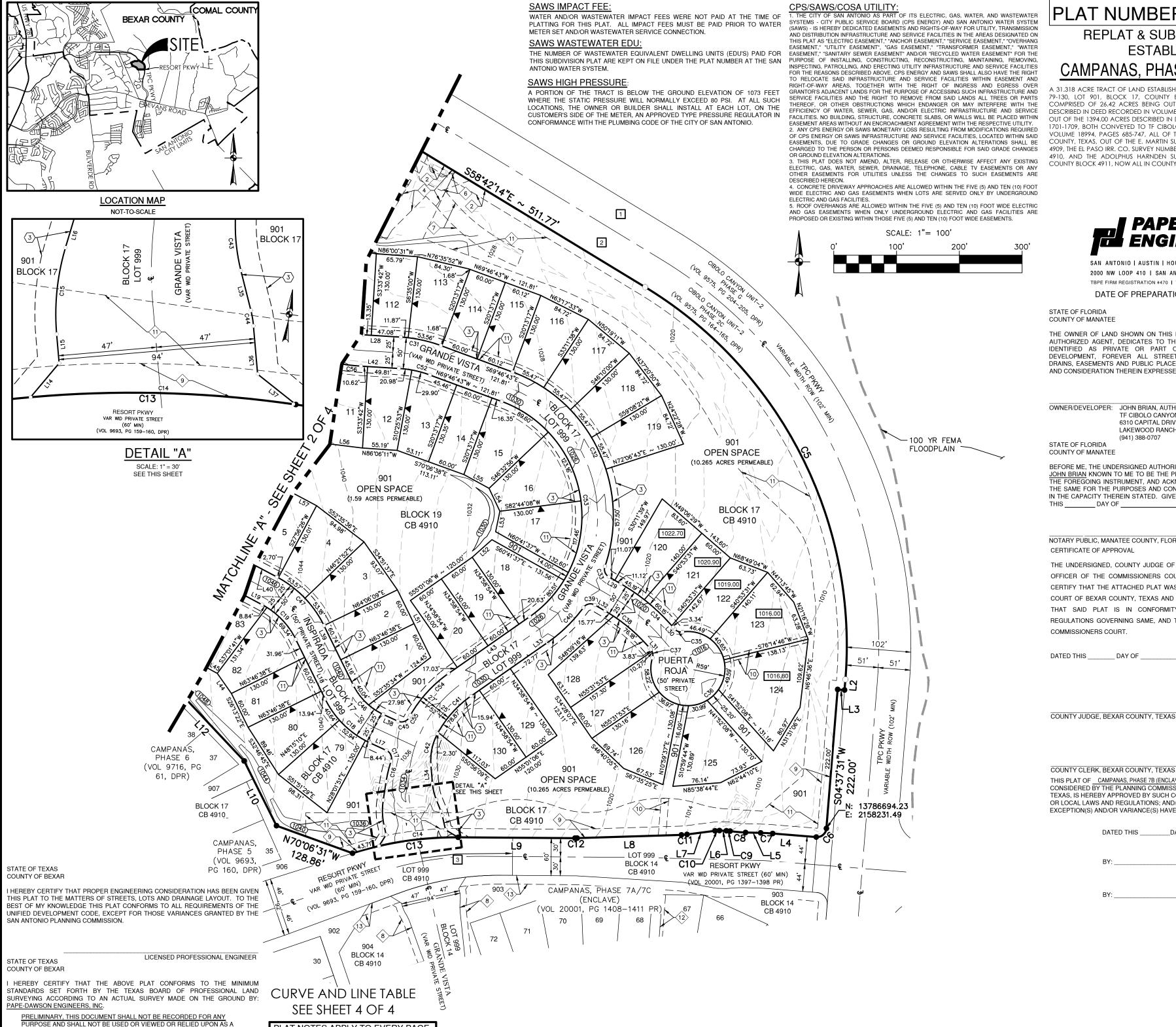
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SEE SHEET 4 OF 4

78

Mar 05, 2020, 10:02am User ID:

SHEET 2 OF 4



PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

## PLAT NUMBER 19-11800412

## REPLAT & SUBDIVISION PLAT **ESTABLISHING**

CAMPANAS, PHASE 7B (ENCLAVE)

A 31.318 ACRE TRACT OF LAND ESTABLISHING LOTS 1-20, 901, BLOCK 19, AND LOTS 79-130, LOT 901, BLOCK 17, COUNTY BLOCK 4910. SAID 31.318 ACRE TRACT COMPRISED OF 26.42 ACRES BEING OUT OF THAT 229.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 5792, PAGES 1710-1714 AND 0.430 ACRES OUT OF THE 1394.00 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 5792, PAGES 1701-1709, BOTH CONVEYED TO TF CIBOLO CANYONS, L.P. IN DEED RECORDED IN VOLUME 18994, PAGES 685-747, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, THE EL PASO IRR. CO. SURVEY NUMBER 92 1/10, ABSTRACT 845, COUNTY BLOCK 4910, AND THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911, NOW ALL IN COUNTY BLOCK 4910 IN BEXAR COUNTY, TEXAS.

## PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: March 05, 2020

STATE OF FLORIDA

COUNTY OF MANATEE

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULLY 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: JOHN BRIAN, AUTHORIZED SIGNATORY TF CIBOLO CANYONS, LP 6310 CAPITAL DRIVE, SUITE 130

LAKEWOOD RANCH, FL 34202 (941) 388-0707 STATE OF FLORIDA

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 DAY OF

NOTARY PUBLIC, MANATEE COUNTY, FLORIDA CERTIFICATE OF APPROVAL

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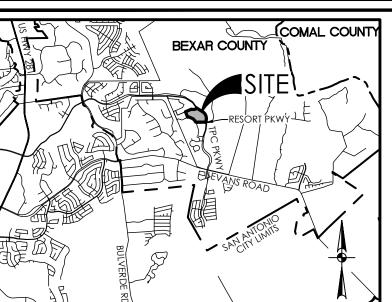
DATED THIS	DAY OF	A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF CAMPANAS, PHASE 7B (ENCLAVE) 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:		
ВΥ		SECRETARY
		OLOITE ITTI

SHEET 3 OF 4



**LOCATION MAP** NOT-TO-SCALE

### 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 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 FASEMENT " "LITHITY FASEMENT" "GAS FASEMENT" "TRANSFORMER FASEMENT" "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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN FASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 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 . 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.

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.

LINE TABLE

.INE # | BEARING | LENGTH

N39°15'20"E

S4°37'31"W

N85°22'29"W

N85°22'29"W

N88°33'48"W

N88°33'48"W

S8813'45"W

N89°35'45"W

N26°29'18"W

S26\*40'04"W

N43°14'02"W

S63\*24'47"W

N32°11'29"E

N12°48'31"W

N8**\***47'04"E

N65'11'39"W

N26\*13'22"W

N62°03'34"W

S66'36'41"W

S39**°**00'15"W

S66°36'41"W

S82\*35'15"W 44.88'

L3

L4

L5

L6

L7

L8

L10

L11

L12

L13

L14

L15

L16

L17

L18

L20

L22

44.09

16.85

11.00'

69.70'

24.01

11.00'

166.18

186.08'

115.03

102.71

215.17

78.07

21.21'

13.91

30.01

28.50

105.90'

53.06

77.08

55.86

96.69'

### SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER 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 METER SET AND/OR WASTEWATER SERVICE CONNECTION.

RESIDENTIAL FIRE FLOW:

FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED

PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

### SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. ANTONIO WATER SYSTEM

### SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 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

### **OPEN SPACE NOTE:**

LOT 901, BLOCKS 17 AND 19 ARE DESIGNATED AS PRIVATE OPEN SPACE, PERMEABLE AND AS A DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT

### PRIVATE STREET DESIGNATION

96.69

55.86

77.08

55.85

62.06

60.43

22.19

3.60'

18.70

148.71

29.63

19.65

23.16'

23.34

25.40'

105.90'

53.06'

62.06

60.43

157.66

39.16

LOT 999, BLOCK 17, CB 4910, IS A PRIVATE STREET AND IS DESIGNATED AS UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENTS FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER

### LEGAL INSTRUMENT:

LINE TABLE

LINE # | BEARING | LENGTH

N66°36'41"E

S85'46'52"E

N66°36'41"E

S87°34'30"E

S63"19'56"E

S86°26'18"E

S59'49'32"E

S40°40'05"E

N40°40'05"W

N59°49'32"W

555°01'06"W

S4\*43'42"E

S21°54'50"E

S12°48'31"E

S59\*19'55"E

S65**\***11'39"E

S26°13'22"E

S62°03'34"E

N63°19'56"W

N86°26'18"W

N55°01'06"E

S35°04'41"E

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

L41

L42

L44

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.

L47

L48

L49

L50

L51

L52

L53

L54

L55

L56

L57

L59

L60

L61

L62

LINE TABLE

\_INE # | BEARING | LENGTH

S61°35'18"E

N79"14'53"E

N63°34'24"E

N52\*25'48"E

S30°36'46"W

S77°23'23"E

S26°13'22"E

N4818'44"E

N11**°41**′17**"**E

N25°21'28"W

N6117'24"W

N82°56'41"W

S61\*58'27"E

N73°21'48"W

S31°52'51"E

¹ N67**°**00'13"W |

N64°41'18"W

N80°45'53"W

L63 S2°23'32"W

59.52

54.50

45.90'

49.33'

40.23

40.23

120.00'

42.08

33.29'

40.37

45.68

75.15

58.04

78.35'

31.17

47.38

55.85

51.80'

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: March 05, 2020

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

OWNER/DEVELOPER: JOHN BRIAN, AUTHORIZED SIGNATORY TF CIBOLO CANYONS, LP 6310 CAPITAL DRIVE, SUITE 130 LAKEWOOD RANCH, FL 34202

(941) 388-070

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN BRIAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO 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

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

THIS PLAT OF <u>CAMPANAS, PHASE 7B (ENCLAVE)</u> 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

> DATED THIS \_\_\_\_\_DAY OF \_\_ \_, A.D. 20 \_\_\_ CHAIRMAN

> > SECRETARY

PLAT NUMBER 19-11800412

REPLAT & SUBDIVISION PLAT

**ESTABLISHING** 

CAMPANAS, PHASE 7B (ENCLAVE)

A 31.318 ACRE TRACT OF LAND ESTABLISHING LOTS 1-20, 901, BLOCK 19, AND LOTS

79-130, LOT 901, BLOCK 17, COUNTY BLOCK 4910. SAID 31.318 ACRE TRACT

COMPRISED OF 26.42 ACRES BEING OUT OF THAT 229.00 ACRE TRACT OF LAND

DESCRIBED IN DEED RECORDED IN VOLUME 5792, PAGES 1710-1714 AND 0.430 ACRES

OUT OF THE 1394.00 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 5792, PAGES

1701-1709, BOTH CONVEYED TO TF CIBOLO CANYONS, L.P. IN DEED RECORDED IN

VOLUME 18994, PAGES 685-747, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR

COUNTY, TEXAS, OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK

4909, THE EL PASO IRR. CO. SURVEY NUMBER 92 1/10, ABSTRACT 845, COUNTY BLOCK

4910, AND THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350,

COUNTY BLOCK 4911, NOW ALL IN COUNTY BLOCK 4910 IN BEXAR COUNTY, TEXAS.

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

STATE OF TEXAS

AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR

DAY OF , A.D. 20\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_ A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN ( A/P #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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

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

MAINTENANCE NOTE THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 999, BLOCK 17, AND LOT 901, BLOCKS 17 AND 19, 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.

INGRESS/EGRESS SEWER: "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"

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 LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER

DRAINAGE EASEMENT NOTE

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

THE OWNER 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0145G, EFFECTIVE 11/29/2010, AND 13-06-2069P, EFFECTIVE 10/7/2013, RESPECTIVELY. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE

- 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) FPOCH 2010 00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK DIMENSIONS SHOWN ARE SURFACE.
- 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 LICENSED PROFESSIONAL ENGINEER

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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A

FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE						
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1		230.00'	6'09'11"	S84°29'55"E	24.69'	24.70'
C2		230.00'	5310'10"	N65°50'25"E	205.86'	213.44'
C3		15.00'	86*42'49"	N82*36'45"E	20.60'	22.70'
C4		770.00'	4*40'24"	S56*22'02"E	62.79'	62.80'
C5		668.00'	63*19'45"	S27°02'22"E	701.33'	738.34'
C6		15.00'	90'00'00"	N49*37'31"E	21.21'	23.56'
C7		344.00'	311'18"	N86*58'09"W	19.14	19.14'
C8		190.00'	7*27'52"	N84*49'51"W	24.74	24.75'
C9		46.00'	7*27'52"	N84*49'51"W	5.99'	5.99'
C10		46.00'	8 <b>*</b> 50'58"	S87°00'43"W	7.10'	7.10'
C11		90.00'	5*43'33"	S85*27'00"W	8.99'	8.99'
C12		90.00'	210'30"	S8919'00"W	3.42'	3.42'
C13		546.00'	17*55'07"	S81°26'42"W	170.06'	170.76'
C14		546.00'	13*19'56"	S83*44'17"W	126.76	127.05'
C15		111.00'	21°35'34"	N2*00'44"W	41.59'	41.83'
C16		197.00'	9*40'15"	N13*37'11"E	33.21'	33.25'
C17		14.00'	83*38'58"	N23°22'10"W	18.67'	20.44'
C18		150.00'	38*58'17"	N45*42'30"W	100.07	102.03'
C19		125.00'	35*50'12"	N44*08'28"W	76.92'	78.18'
C20		215.00'	64 <b>°</b> 27 <b>'</b> 06"	N29*50'01"W	229.30'	241.85'
C21		14.00'	9243'21"	N43°43'09"W	20.18'	22.53'
C22		375.00'	23'33'29"	S78*23'26"W	153.10'	154.19'
C23		99.00'	27*36'26"	S52*48'28"W	47.24	47.70'
C24		104.00'	27*36'26"	S52*48'28"W	49.63'	50.11'
C25		74.00'	180°00'00"	N23*23'19"W	148.00'	232.48'
C26		104.00'	27*36'26"	N80°24'55"E	49.63'	50.11'
C27		99.00'	27*36'26"	N80°24'55"E	47.24'	47.70'
C28		425.00'	25*48'48"	N79*31'06"E	189.86'	191.47'
C29		225.00'	24*14'34"	S75*27'13"E	94.49'	95.20'
		I	I			

S74°53'07"E 110.15' 110.90'

C30 275.00' 23°06'22"

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	225.00'	16 <b>°</b> 39'35"	S78*06'31"E	65.19'	65.42'
C32	245.00'	88*43'24"	S25*25'01"E	342.60'	379.39
C33	14.00'	78*46'13"	S20*26'25"E	17.77'	19.25'
C34	325.00'	19*09'28"	S50°14'48"E	108.16'	108.67
C35	14.00'	57*42'26"	S69°31'18"E	13.51'	14.10'
C36	59.00'	295*24'52"	S4919'55"W	63.04'	304.20'
C37	14.00'	57*42'26"	N11*48'52"W	13.51'	14.10'
C38	275.00'	19*09'28"	N50°14'48"W	91.52'	91.95'
C39	14.00'	83*53'29"	S78*13'44"W	18.72'	20.50'
C40	245.00'	18*44'07"	S45*39'03"W	79.76'	80.11'
C41	175.00'	26*34'37"	S41*43'47"W	80.45'	81.18'
C42	89.00'	33*10'11"	S11°51'23"W	50.81'	51.52'
C43	89.00'	17"11'08"	S13"19'16"E	26.60'	26.70'
C44	47.00'	9*06'20"	S17°21'40"E	7.46	7.47'
C45	14.00'	86*00'33"	N71°48'05"E	19.10'	21.02'
C46	100.00'	38*58'17"	S45*42'30"E	66.71'	68.02'
C47	175.00'	35*50'12"	S44°08'28"E	107.68	109.46
C48	165.00'	64*27'06"	S29*50'01"E	175.98'	185.61
C49	14.00'	92*51'42"	S48*49'23"W	20.29'	22.69'
C50	175.00'	21*24'50"	N74°02'21"W	65.02'	65.40'
C51	325.00'	23*06'22"	N74°53'07"W	130.18'	131.07
C52	175.00'	16 <b>°</b> 39'35"	N78°06'31"W	50.71'	50.88'
C53	195.00'	124*47'49"	N7*22'49"W	345.61	424.73
C54	206.00'	25*12'32"	N42*24'50"E	89.91'	90.64'
C55	227.00'	1*00'47"	N29*18'11"E	4.01'	4.01'
C56	325.00'	8 <b>°</b> 08'10"	S82*22'13"E	46.11'	46.15'
C57	215.00'	3*03'08"	S60°32'00"E	11.45'	11.45'

		CUR	VE TABLE	
CURVE #	RADIUS	DELTA	CHORD BEARING	CHOR
C31	225.00'	16 <b>°</b> 39'35"	S78*06'31"E	65.19
C32	245.00'	88*43'24"	S25*25'01"E	342.60
C33	14.00'	78 <b>°</b> 46'13"	S20*26'25"E	17.77
C34	325.00'	19*09'28"	S50°14'48"E	108.16
C35	14.00'	57*42'26"	S69*31'18"E	13.51
C36	59.00'	295*24'52"	S4919'55"W	63.04
C37	14.00'	57*42'26"	N11°48'52"W	13.51
C38	275.00'	19*09'28"	N50°14'48"W	91.52
C39	14.00'	83*53'29"	S78°13'44"W	18.72
C40	245.00'	18 <b>°</b> 44'07"	S45*39'03"W	79.76
C41	175.00'	26 <b>°</b> 34'37"	S41°43'47"W	80.45
C42	89.00'	33°10'11"	S11*51'23"W	50.81
C43	89.00'	17"11'08"	S13"19'16"E	26.60
C44	47.00'	9*06'20"	S17°21'40"E	7.46
C45	14.00'	86°00'33"	N71°48'05"E	19.10
C46	100.00'	38 <b>°</b> 58'17"	S45*42'30"E	66.71
C47	175.00'	35°50'12"	S44°08'28"E	107.68
C48	165.00'	64*27'06"	S29*50'01"E	175.98
C49	14.00'	92*51'42"	S48*49'23"W	20.29
C50	175.00'	21°24'50"	N74°02'21"W	65.02
C51	325.00'	23*06'22"	N74°53'07"W	130.18
C52	175.00'	16 <b>°</b> 39'35"	N78°06'31"W	50.71
C53	195.00'	124*47'49"	N7*22'49"W	345.6°
C54	206.00'	2512'32"	N42*24'50"E	89.91
C55	227.00'	1°00'47"	N2918'11"E	4.01
C56	325.00'	8*08'10"	S82*22'13"E	46.11
C57	215.00'	3*03'08"	S60*32'00"E	11.45

### SHEET 4 OF 4