

COPPER CANYON-UNIT 4

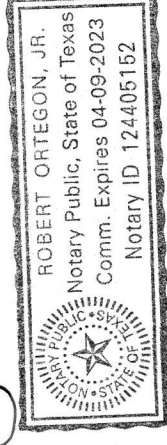
**PAPE-DAWSON
ENGINEERS**

DATE OF PREPARATION: January 18, 2021

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.

STATE OF TEXAS
COUNTY OF BEXAR

[Signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



COUNTY OF COMAL

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

BY: _____, DEPUTY

DATED THIS _____ DAY OF _____

BY:

BY:

SECRETARY

2' SANITARY SEWER DETAIL
SEE SHEET 3 OF 4

[illegible]

AC BLK DOC CITY	ACRES(S) BLOCK DOCUMENT CITY	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	OPRCC
RETCV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	MPRCC MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	
VAR	VARIABLE	OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	
VOL	VOLUME	OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	
PG	PAGE(S)	OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	
ROW	RIGHT-OF-WAY	OPRCC OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	
NO	NUMBER		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	COUNTY LIMITS		
---	CITY OF SAN ANTONIO LIMITS (SURVEYOR) NOTED OTHERWISE		
---	CENTERLINE		
---	\$		

LEGEND

- ① 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ VARIABLE WIDTH CLEAR VISION EASEMENT
- ④ 10' BUILDING SETBACK
- ⑤ 20'X60' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (TOTAL: 0.092 OF AN ACRE "OFF-LOT", PERMEABLE)
- ⑥ 15' PUBLIC DRAINAGE EASEMENT
- ⑦ 12' SANITARY SEWER EASEMENT
- ⑧ 15' BUILDING SETBACK
- ⑨ 20'X60' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.028 OF AN ACRE "OFF-LOT", PERMEABLE)
- ⑩ 50' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, DRAINAGE, AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.028 OF AN ACRE "OFF-LOT", PERMEABLE)
- ⑪ 15' PUBLIC DRAINAGE MAINTENANCE ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.123 OF AN ACRE "OFF-LOT")
- ⑫ 19' PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.186 OF AN ACRE "OFF-LOT", PERMEABLE)
- ⑬ 19' PUBLIC DRAINAGE EASEMENT (TOTAL: 0.035 OF AN ACRE "OFF-LOT", PERMEABLE)
- ⑭ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- ⑮ 4' ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (TOTAL: 0.014 OF AN ACRE "OFF-LOT", PERMEABLE)

- ⑯ 10' DRAINAGE EASMENT (DOC NO. 202006004133, MPRCC)
- ⑰ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. 201906012971, MPRCC)
- ⑱ 30' RIGHT-OF-WAY AGREEMENT (VOL 170, PG 100, OPRCC)
- ⑲ 12' SANITARY SEWER EASEMENT (TOTAL: 0.030 OF AN ACRE "OFF-LOT", PERMEABLE)
- Ⓚ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. 201906012971, MPRCC)
- Ⓛ 15' BUILDING SETBACK (DOC NO. 201906012971, MPRCC)
- Ⓜ 10' SANITARY SEWER EASEMENT (DOC NO. 201906012971, MPRCC)
- Ⓨ 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. 201906012971, MPRCC)
- Ⓩ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (DOC NO. 202006015921, MPRCC)
- ⓐ 10' BUILDING SETBACK (DOC NO. 202006015921, MPRCC)
- ⓑ VARIABLE WIDTH CLEAR VISION (DOC NO. 202006015921, MPRCC)
- ⓒ VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE, TELEVISION AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC NO. 201906012971, MPRCC)
- ⓓ 30' RIGHT-OF-WAY AGREEMENT (VOL 165, PG 546, OPRCC)
- ⓔ 224.72 LF TO INTERSECTION OF SPRING COPPER AND COPPER WILLOW
- ⓕ UNPLATTED CONTINENTAL HOMES OF BEXAR COUNTY (DOC NO. 201606001543, OPRCC)
- ⓖ COOPER CANYON UNIT 2 (DOC NO. 202006004133, MPRCC)

STATE OF TEXAS
LICENSED PROFESSIONAL ENGINEER

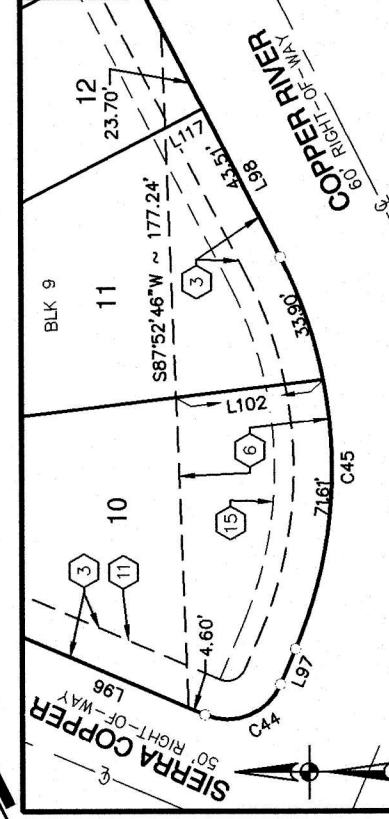
REGISTERED PROFESSIONAL LAND SURVEYOR

SEE SHEET 4 OF 4 FOR LINE AND

DETAIL "A"

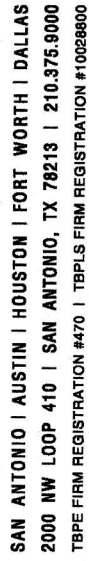
NOT-TO-SCALE
SEE THIS SHEET

MATCHLINE "A" - SEE SHEET 2 OF 4



SHEET 1 OF 4

BEING A TOTAL OF 2.02188 ACRES TRACT OF LAND, OUT OF A 177.889 ACRES TRACT OF LAND RECORDED IN DOCUMENT 201906001543, AND OUT OF A 93.702 ACRES TRACT OF LAND RECORDED IN DOCUMENT 202006003895, AND OUT OF TRACT 180.556 ACRES TRACT RECORDED IN DOCUMENT 202006005093, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 18A, ABSTRACT 174, COMAL COUNTY, TEXAS, ESTABLISHING LOTS 1-37, 901, BLOCK 7, LOTS 1-22, BLOCK 8, LOTS 1-23, BLOCK 9, LOTS 1-25, BLOCK 10, AND LOTS 1-8, 901, BLOCK 3, ALL IN COMAL COUNTY, TEXAS.



DATE OF PREPARATION: January 18, 2021

STATE OF TEXAS
COUNTY OF BEXAR

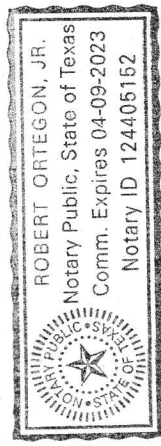
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N. LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LESLIE OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND
SEAL OF OFFICE THIS 28 DAY OF FEBRUARY A.D. 2011

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF COPPER CANYON-UNIT 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: _____

BY _____

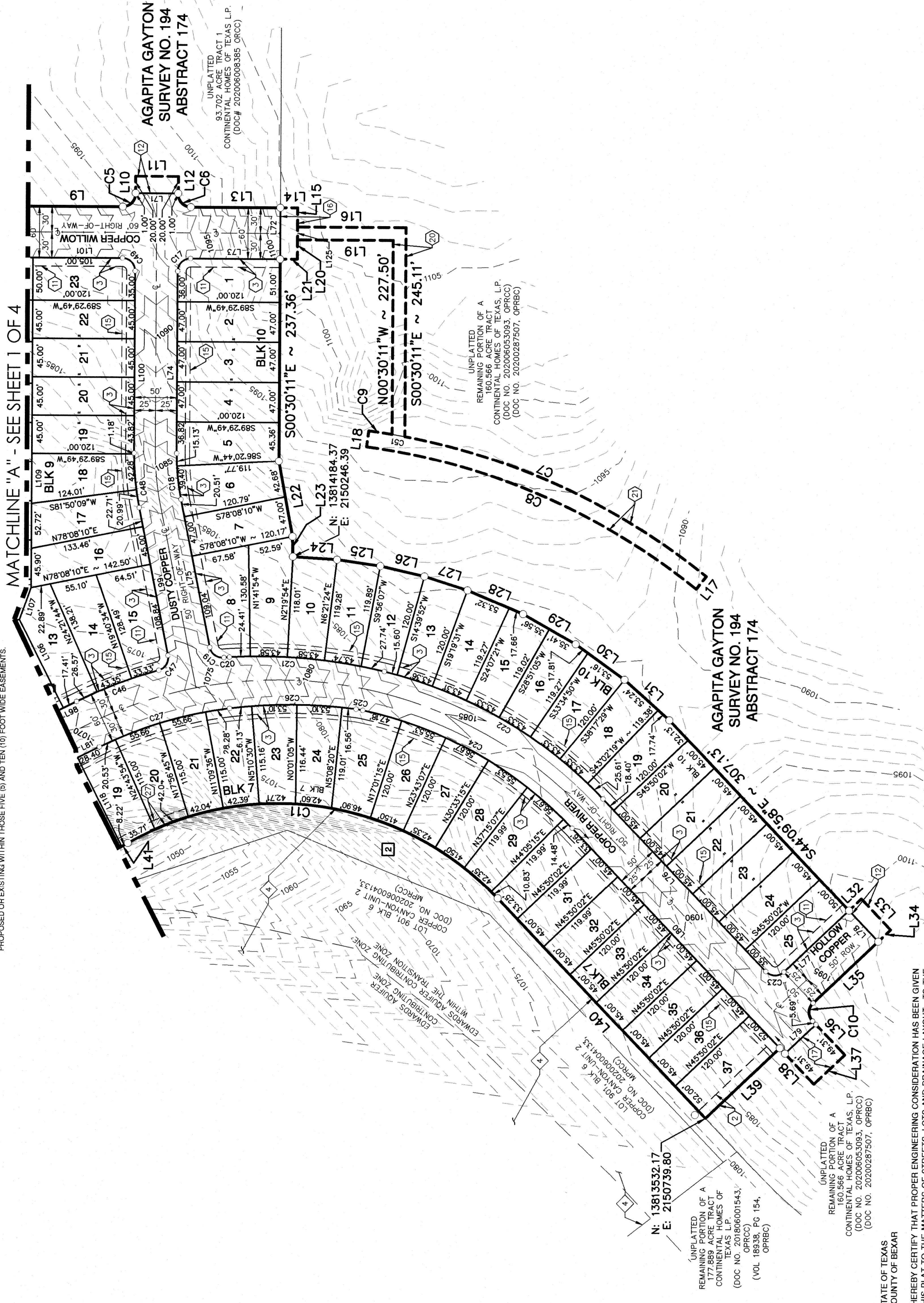
SHEET 2 OF 4

NOT RELEVANT TO:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR
THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE
SOUTH CENTRAL WATER COMPANY.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR LINE AND
CURVE TABLES

MATCHLINE "A" - SEE SHEET 1 OF 4



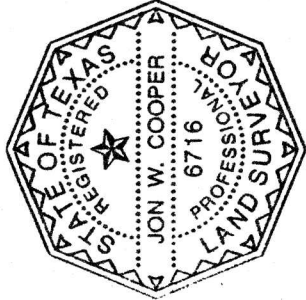
STATE OF TEXAS
COUNTY OF BEXAR

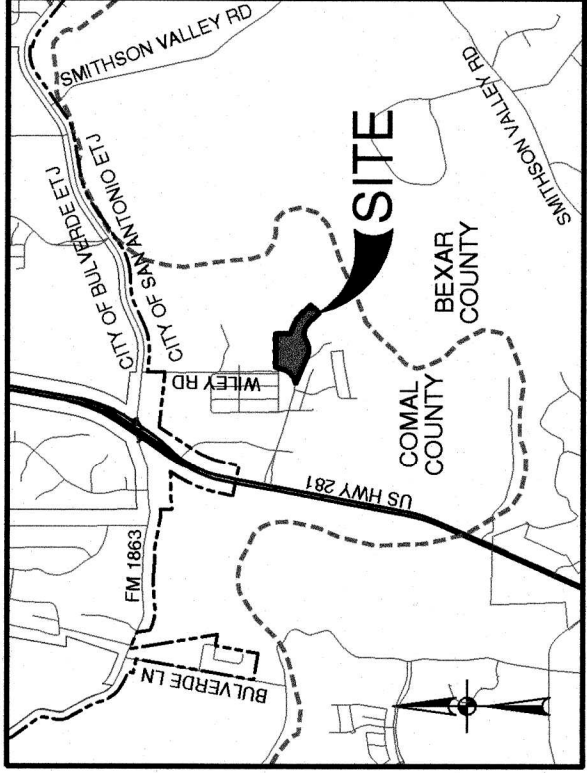
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF DEWAS

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

REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO-SCALE

CPS NOTES:
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 SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.

PLAT NOTES:
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

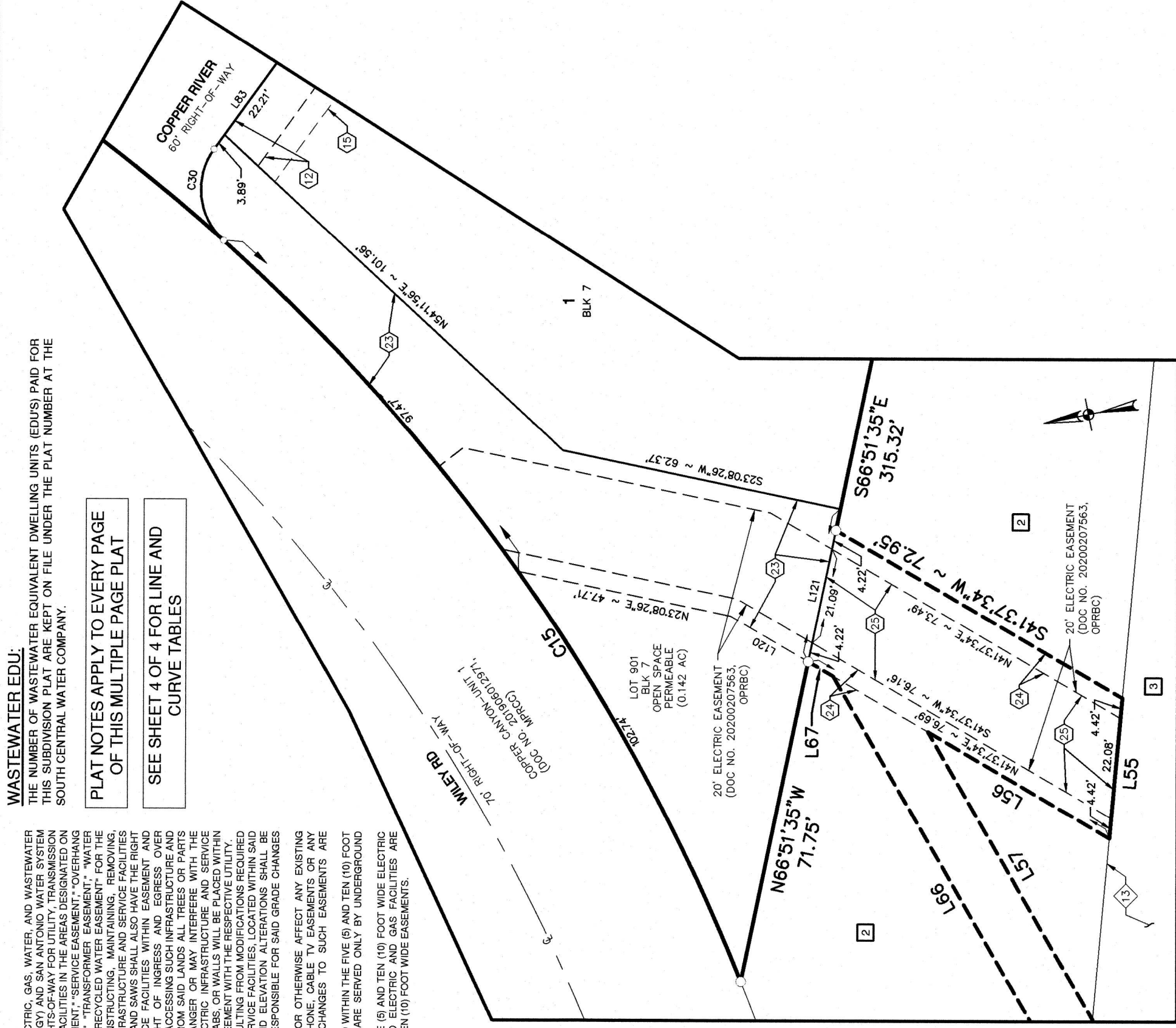
SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

WASTEWATER EDITION:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.

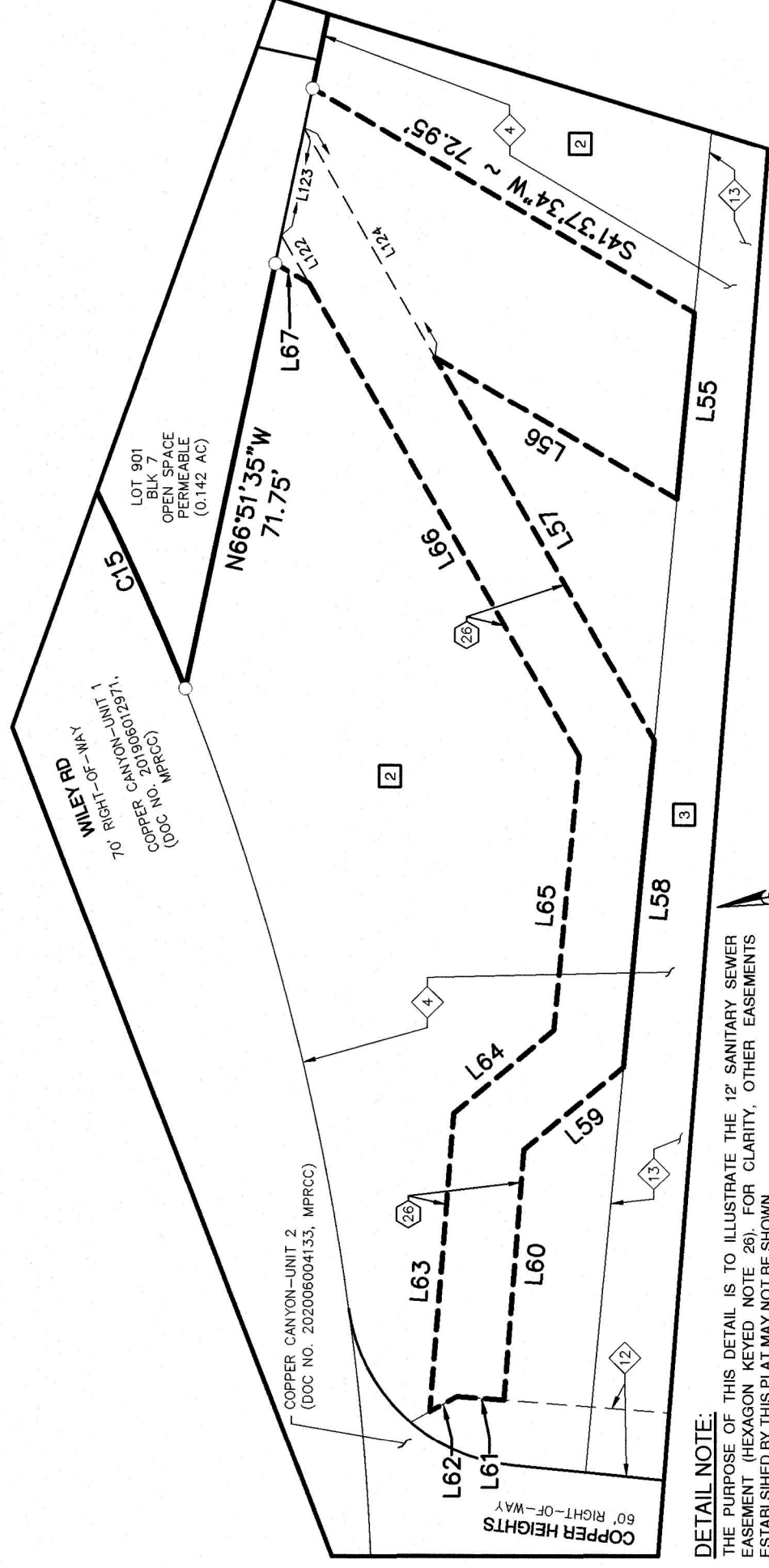
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LOCATION MAP
NOT-TO-SCALE



DETAIL 'B' DETAIL NOTE:
THE PURPOSE OF THIS DETAIL IS TO ILLUSTRATE THE VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV, AND SANITARY SEWER EASEMENT (HEXAGON KEYPED NOTE 23), 4' ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (HEXAGON KEYPED NOTE 24), AND 20' TELEPHONE AND CABLE TV EASEMENT (HEXAGON KEYPED NOTE 25). FOR CLARITY, OTHER EASEMENTS ESTABLISHED BY THIS PLAT MAY NOT BE SHOWN.



DETAIL NOTE:
THE PURPOSE OF THIS DETAIL IS TO ILLUSTRATE THE 12' SANITARY SEWER EASEMENT (HEXAGON KEYPED NOTE 26). FOR CLARITY, OTHER EASEMENTS ESTABLISHED BY THIS PLAT MAY NOT BE SHOWN.

12' SANITARY SEWER DETAIL
NOT-TO-SCALE
SEE SHEET 1 OF 4

PLAT NO. 20-11800157

SUBDIVISION PLAT
OF

COPPER CANYON-UNIT 4

BEING A TOTAL OF A 22.08 ACRE TRACT OF LAND, OUT OF A 17.889 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20180901543, AND OUT OF A 93.702 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20200608385, AND OUT OF THAT 160.566 ACRE TRACT RECORDED IN DOCUMENT 20200608385, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174, COMAL COUNTY, TEXAS, ESTABLISHING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, AND LOTS 1-8, 901, BLOCK 37, ALL IN COMAL COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TYPE FIRM REGISTRATION #470 | TEMPL FIRM REGISTRATION #1028800

DATE OF PREPARATION: January 18, 2021

STATE OF TEXAS
COUNTY OF BEXAR

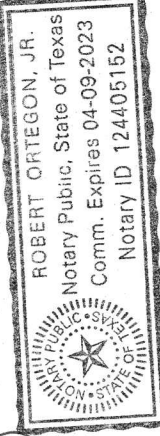
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Leslie Ostrander
OWNER/DEVELOPER: LESLIE OSTRANDER, ASSISTANT SECRETARY
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION
IT'S SOLE GENERAL PARTNER OF
CHTEX OF TEXAS, L.P.
5418 N LOOP 1604 E
SAN ANTONIO, TX 78247
(210) 496-2668

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF January, A.D. 2021.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

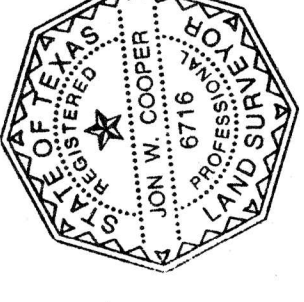


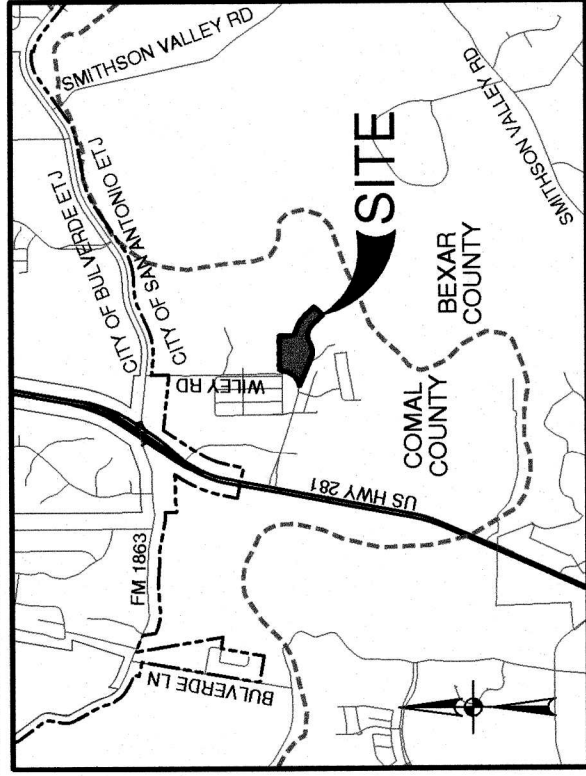
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DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY





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

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0385F. EFFECTIVE DATE SEPTEMBER 2, 2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, INCLUDING LOT 901,
BLOCK 7, AND LOT 901, BLOCK 37, GREENBELTS, PARKS, TREE SAVE AREAS,
DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS
SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THEIR
PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT
THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR COMAL COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS: NO STRUCTURE, FENCE, WALL OR OTHER CONSTRUCTION THAT IMPEDES THE FLOW OF SURFACE WATER SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAN, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, AS SHOWN ON THIS PLAN, SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS, AND ANY ALTERATION OF THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAN, SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. ANY ALTERATION OF THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAN, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S LOT TO OR FROM THE PUBLIC WORKS. THE CITY OF SAN ANTONIO AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S LOT TO OR FROM THE DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

DETENTION FOR PREVIOUSLY RECORDED PLAT:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 6, COPPER CANYON-UNIT 2, RECORDED IN DOCUMENT NUMBER 202008004933 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY (PLAT # 180448).

RETAINING WALL EASEMENT NOTE:
NO STRUCTURE SHALL BE PLACED WITHIN THE LIMITS OF THE RETAINING WALL EASEMENT AND NO EXCAVATION OR CHANGES IN GRADE SHALL OCCUR WITHIN THE EASEMENT. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY FOR THE PURPOSES OF MAINTENANCE AND REPAIR OF THE RETAINING WALL WITHIN THE EASEMENT. (LOTS 15-20, BLK 7)

CPS NOTES:

LINE TABLE	
LINE #	BEARING LENGTH
L1	N89°29'49"E 95.00'
L2	N0°30'11"W 21.00'
L3	N89°29'49"E 50.00'
L4	S0°30'11"E 21.00'
L5	N89°29'49"E 200.00'
L6	N0°30'11"W 21.00'
L7	N89°29'49"E 50.00'
L8	S0°30'11"E 21.00'
L9	N89°29'49"E 210.00'
L10	N0°30'11"W 21.00'
L11	N89°29'49"E 50.00'
L12	S0°30'11"E 21.00'
L13	N89°29'49"E 105.00'
L14	N89°29'49"E 20.00'
L15	S0°30'11"E 22.50'
L16	N89°29'49"E 127.50'
L17	S38°09'42"W 19.00'
L18	N7°00'39"E 19.00'
L19	S89°29'49"W 112.50'
L20	S0°30'11"E 22.50'
L21	S89°29'49"W 20.00'
L22	N11°06'24"W 89.69'
L23	S1°53'20"E 23.68'
L24	S87°03'28"E 51.92'
L25	S82°20'22"E 51.20'
L26	S77°42'01"E 53.32'
L27	S7°58'35"E 53.10'
L28	S67°27'48"E 70.97'
L29	S61°09'20"E 70.97'
L30	S44°50'52"E 70.97'
L31	S45°00'27"W 105.00'
L32	S45°00'27"E 55.00'
L33	N45°00'27"E 20.00'
L34	S44°09'58"E 50.00'
L35	S45°50'02"W 20.00'
L36	S45°50'02"W 105.00'
L37	S44°09'58"E 55.00'
L38	N44°09'58"E 56.13'
L39	S45°50'02"W 120.00'
L40	N44°09'58"E 35.25'
L41	N50°07'28"E 39.69'
L42	N50°07'28"E 18.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L43	N68°21'52"E	20.36'
L44	N73°36'00"E	33.42'
L45	N77°51'39"E	40.96'
L46	N82°01'17"E	14.94'
L47	N87°20'52"E	32.19'
L48	S68°12'15"E	44.10'
L49	S22°51'18"E	51.42'
L50	N68°51'34"W	15.00'
L51	N22°23'18"E	50.38'
L52	S23°08'25"W	50.00'
L53	N68°51'35"W	15.00'
L54	N23°09'25"E	50.00'
L55	N72°28'34"E	30.91'
L56	N41°37'34"E	46.22'
L57	S71°28'13"W	72.83'
L58	N72°26'34"W	54.06'
L59	N28°26'34"W	21.37'
L60	N74°16'16"W	41.45'
L61	N15°35'39"E	7.82'
L62	S81°00'48"W	5.03'
L63	N74°16'16"E	49.33'
L64	S28°26'34"E	21.47'
L65	S72°26'34"E	45.29'
L66	N77°29'13"E	89.96'
L67	N41°37'34"E	6.36'
L68	N20°22'28"E	60.00'
L69	N89°23'49"E	50.00'
L70	N89°23'49"E	50.00'
L71	S89°23'49"W	50.00'
L72	S50°30'11"E	60.00'
L73	S89°23'49"E	105.00'
L74	S50°30'11"E	213.82'
L75	N15°15'50"E	176.56'
L76	N44°09'58"E	278.40'
L77	N45°50'02"E	105.00'
L78	N44°09'58"E	50.00'
L79	N45°50'02"W	50.00'
L80	N44°09'58"W	364.09'
L81	S62°45'57"W	105.92'
L82	N68°51'35"W	512.65'
L83	N44°33'01"W	26.10'
L84	S42°38'01"E	26.10'

LINE TABLE			
LINE #	BEARING	LENGTH	
L85	S66°51'35"E	50.92	
L86	N20°08'25"E	181.69	
L87	N03°01'11"W	86.16	
L88	S89°29'49"W	95.57	
L89	S03°01'11"E	86.16	
L90	S23°06'25"W	181.69	
L91	S66°51'35"E	292.12	
L92	N22°08'25"E	71.73	
L93	N03°01'11"W	416.33	
L94	S89°29'49"W	200.00	
L95	S03°01'11"E	71.73	
L96	S23°08'25"W	71.73	
L97	S66°51'35"E	100.00	
L98	N62°43'57"E	105.92	
L99	N11°51'50"W	176.56	
L100	N03°01'11"W	213.82	
L101	S89°29'49"W	210.00	
L102	S63°30'07"E	38.55	
L103	S65°53'00"E	90.92	
L104	S03°01'11"E	59.82	
L105	S96°08'06"W	106.90	
L106	N27°14°03'W	115.74	
L107	N18°54'28"E	39.97	
L108	S03°01'11"E	46.00	
L109	S03°01'11"E	58.68	
L110	S66°51'35"E	145.00	
L111	N51°11'28"E	50.99	
L112	S05°00'06"W	81.73	
L113	N05°00'06"E	45.01	
L114	S05°00'06"W	8.29	
L115	S03°01'11"E	46.12	
L116	N03°01'11"W	50.00	
L117	S27°14°03'E	11.11	
L118	S27°14°03'E	116.05	
L119	N66°51'35"W	15.00	
L120	N41°37'34"E	19.79	
L121	S66°51'35"E	34.27	
L122	S7°29'13"W	9.07	
L123	S66°51'34"E	18.05	
L124	S77°29'13"W	43.47	
L125	N03°01'11"W	15.00	

OPEN SPACE:
LOT 901, BLOCK 37, IS DESIGNATED AS OPEN SPACE, AND AS A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 7 IS DESIGNATED AS OPEN SPACE

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

FREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2330064) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS' OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.

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

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	90.0000"	N44°29'49"E	21.21'
C2	15.00'	90.0000"	S45°30'11"E	21.21'
C3	15.00'	90.0000"	N44°29'49"E	21.21'
C4	15.00'	90.0000"	S45°30'11"E	21.21'
C5	15.00'	90.0000"	N44°29'49"E	21.21'
C6	15.00'	90.0000"	S45°30'11"E	21.21'
C7	799.50'	281°3'55"	S65°57'16"E	389.97'
C8	780.50'	317°3'52"	N87°29'14"W	421.07'
C9	799.50'	1°58'16"	S82°08'49"E	27.50'
C10	15.00'	90.0000"	S50°02'07"W	21.21'
C11	355.00'	7619°54"	N89°19'52"W	438.74'
C12	340.00'	4°21'00"	S63°32'55"W	25.81'
C13	340.00'	104°43'53"	N77°28'06"W	63.69'
C14	340.00'	2°41'50"	S68°12'30"E	16.00'
C15	435.00'	77°05'44"	N44°29'49"E	585.32'
C16	15.00'	87°06'59"	N45°56'19"E	20.67'
C17	15.00'	90.0000"	S44°29'49"W	21.21'
C18	275.00'	1°12'39"	S61°10'05"E	54.44'
C19	15.00'	85°50'44"	S54°47'12"E	20.43'
C20	100.00'	3°45'17"	N84°10'05"E	6.95'
C21	620.00'	16°55'00"	S85°29'46"E	182.39'
C22	525.00'	32°52'18"	S80°36'07"E	297.09'
C23	15.00'	90.0000"	S89°09'58"E	21.21'
C24	475.00'	34°30'14"	N61°25'05"W	281.75'
C25	590.00'	4°34'59"	N80°57'42"W	8.00'
C26	500.00'	14°27'34"	S89°31'02"W	148.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C27	470.00'	193118"	S72°31'36"W	150.36'	160.14'
C28	180.00'	502227"	S87°57'11"W	153.21'	158.26'
C29	230.00'	541334"	N54°44'48"W	96.53'	97.25'
C30	15.00'	841539"	N84°45'51"W	20.12'	22.06'
C31	15.00'	841539"	S30°30'12"E	20.12'	22.06'
C32	170.00'	241334"	S58°44'48"E	71.35'	71.68'
C33	15.00'	900000"	N88°08'25"E	21.21'	23.95'
C34	275.00'	233836"	N111°07'07"E	112.68'	113.48'
C35	15.00'	900000"	N45°30'11"W	21.21'	23.95'
C36	15.00'	900000"	S44°29'49"W	21.21'	23.95'
C37	325.00'	233836"	S119°07'07"W	133.16'	134.11'
C38	15.00'	900000"	S21°51'35"E	21.21'	23.95'
C39	15.00'	900000"	N88°08'25"E	21.21'	23.95'
C40	75.00'	233836"	N111°07'07"E	30.73'	30.95'
C41	15.00'	900000"	N45°30'11"W	21.21'	23.95'
C42	15.00'	900000"	S44°29'49"W	21.21'	23.95'
C43	125.00'	233836"	S119°07'07"W	51.22'	51.58'
C44	15.00'	900000"	S21°51'35"E	21.21'	23.95'
C45	120.00'	502227"	N87°57'11"E	102.14'	105.50'
C46	530.00'	110941"	N68°20'47"E	103.08'	103.24'
C47	15.00'	854728"	N31°01'54"E	20.42'	22.46'
C48	325.00'	112139"	N61°00'00"W	64.34'	64.44'
C49	15.00'	900000"	N45°30'11"W	21.21'	23.95'
C50	445.00'	423508"	N22°00'14"E	325.23'	332.95'
C51	799.50'	10528"	N80°36'57"W	15.23'	15.23'

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKS WILL BE SET WITH "P" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR CAP NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. CORNER OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) LOCATED APPROX. 2010.00' FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CENSUS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = **1.00013**).
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE

STATE OF TEXAS

COUNTY OF BEAVERHEAD

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.

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

