

#### ABBREVIATIONS

(XXXX/XX-XX) -	VOL. XXXX, PG. XX-XX BEAR COUNTY DEED & PLAT RECORDS
BCDR	BEAR COUNTY DEED RECORDS
BCRPR	BEAR COUNTY REAL PROPERTY RECORDS
OPR	BEAR COUNTY OFFICIAL PUBLIC RECORDS
DPR	BEAR COUNTY DEED AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
Ac.	ACRE
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
LF	LINEAR FEET

**MULTIPLE PAGES NOTE**  
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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

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

**TREE SAVE AREA NOTE:**  
LOTS 901 (3.539 AC), BLOCK 25, AND 903, BLOCK 29 (2.429 AC), CB 4695 ARE DESIGNATED AS A TREE SAVE AREAS.

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2148569) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

**CLEAR VISION EASEMENT NOTE:**  
CLEAR VISION EASEMENTS 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 THE LATEST VERSION THEREOF.

**CPS/SAWS/COSA UTILITY 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 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 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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 BEAR

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.

*Darren J. McAfee* 3/15/2021  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

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 JONES & CARTER, INC.

*Troy A. Trobaugh* 3-15-2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

#### GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM, THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, AND 903, BLOCK 25, LOT 903, BLOCK 29, AND LOT 999, BLOCK 6, CB 4695, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- 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.
- THE SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- PRIVATE STREETS & EASEMENTS: THE PRIVATE STREET (LOT 999, BLOCK 6) IS AN EGTC, DRAINAGE AND WATER EASEMENT.
- LOT 902, BLOCK 25, CB 4695, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOTS 901 AND 903, BLOCK 25, CB 4695, AND LOT 903, BLOCK 29, CB 4695 ARE DESIGNATED AS OPEN SPACE AND A COMMON AREA AND A DRAINAGE EASEMENT.

#### SAWS UTILITY NOTES

- MAINS DEDICATION:** THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- HIGH PRESSURE:** A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,540 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- FIRE FLOW NOTE:** IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- INGRESS AND EGRESS (WATER):** THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

#### DRAINAGE NOTES

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 BEAR 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.

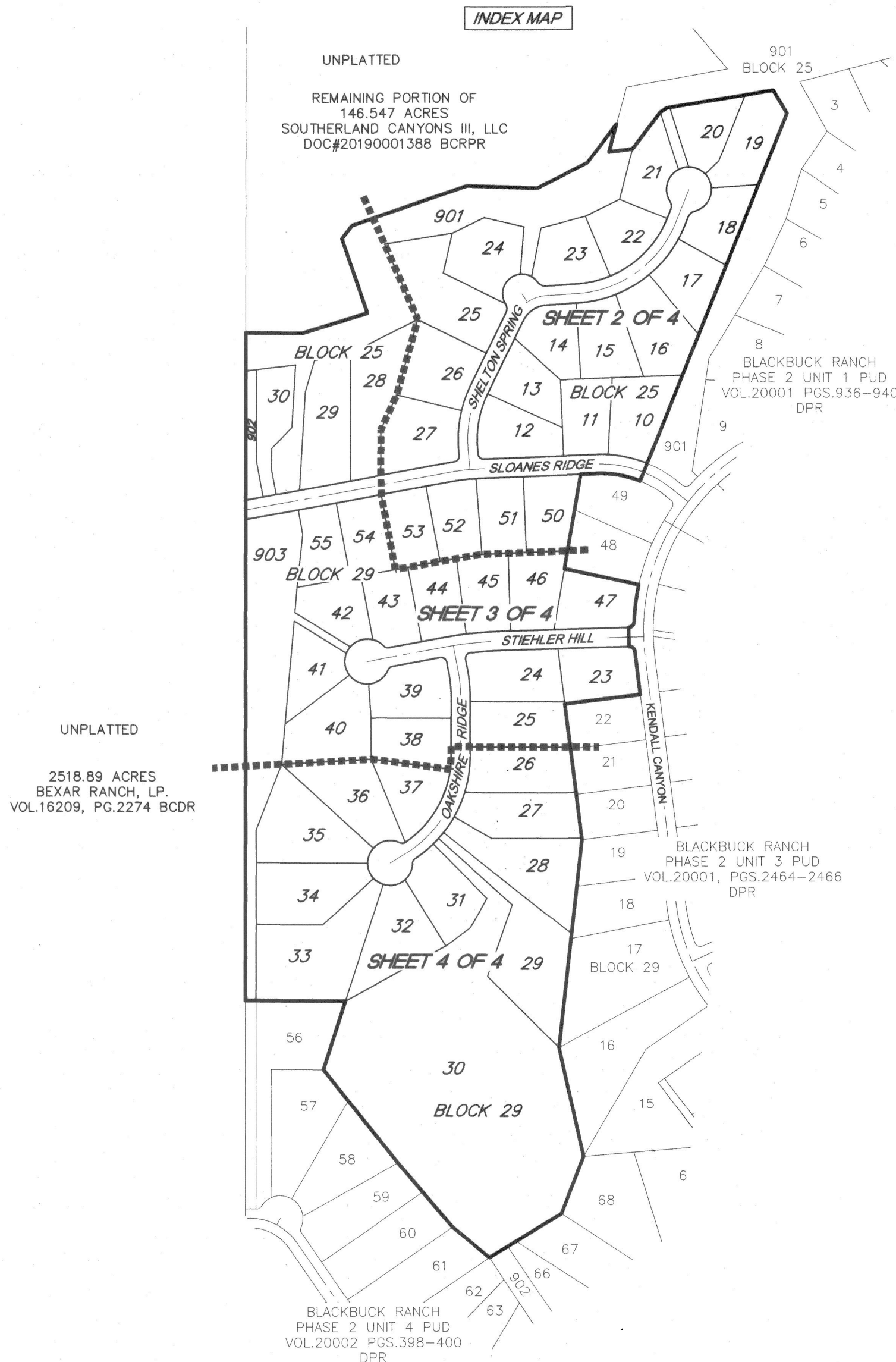
RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

#### FLOODPLAIN VERIFICATION NOTE

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0090F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 25, CB 4695 OF BLACKBUCK RANCH PHASE 2 UNIT 1 PUD, RECORDED IN VOLUME 20001, PAGES 936-940 OF THE BEAR COUNTY DEED & PLAT RECORDS.

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR PROPERTY OWNERS' ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

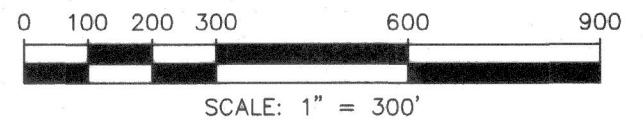


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

## PLAT NO. 19-11800145

### SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE 2 UNIT 5 PUD

BEING A TOTAL OF 55.974 ACRES OF LAND CONTAINING A PORTION OF THE BEATY, SEALE AND & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 146.457 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 20190001388 SOUTHERLAND CANYONS III, LLC IN DOCUMENT NO. 20190001388 OF THE BEAR COUNTY REAL PROPERTY RECORDS.



**JONES | CARTER**

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100461-05  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: March 12, 2021

STATE OF TEXAS  
COUNTY OF BEAR

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.

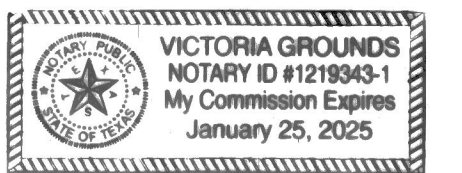
*Dan Mullins*  
OWNER/DEVELOPER: DAN MULLINS, AUTHORIZED AGENT  
SOUTHERLAND CANYONS III, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
110 RIVER CROSSING BLVD., STE. 1, SPRING BRANCH, TEXAS 78070  
TELEPHONE (830)228-5263

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MULLINS 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

15 DAY OF March, A.D. 20 21

*Victoria Grounds*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL  
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

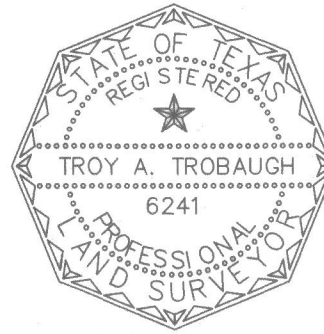
\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 2 UNIT 5 PUD 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

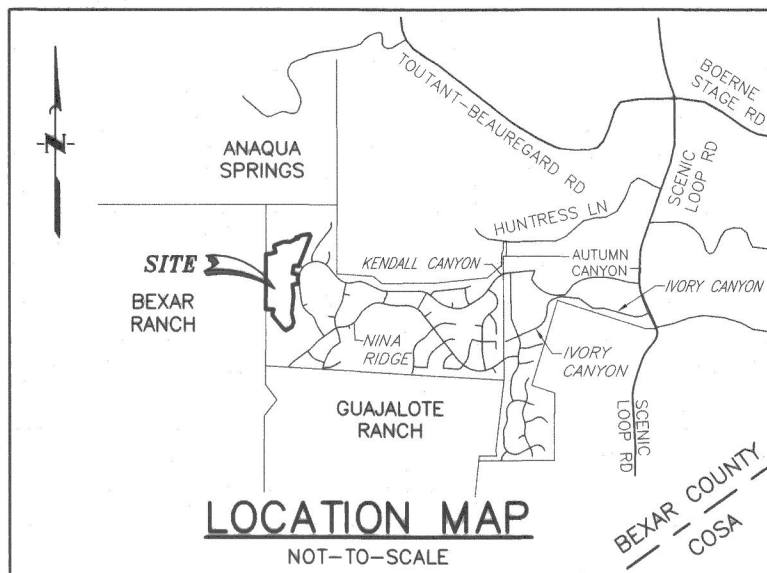
BY: \_\_\_\_\_  
SECRETARY



SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

SHEET 1 OF 4





#### ABBREVIATIONS

(XXX/XX-XX) -	VOL. XXX, PG. XX-XX BEXAR COUNTY DEED & PLAT RECORDS
BCDR	BEXAR COUNTY DEED RECORDS
BCPR	BEXAR COUNTY REAL PROPERTY RECORDS
OPR	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR	BEXAR COUNTY DEED AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
Ac.	ACRE
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
LF	LINEAR FEET

**MULTIPLE PAGES NOTE**  
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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

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

**TREE SAVE AREA NOTE:**  
LOTS 901 (3.539 AC), BLOCK 25, AND 903, BLOCK 29 (2.429 AC), CB 4695 ARE DESIGNATED AS A TREE SAVE AREAS.

#### CPS/SAWS/COSA UTILITY NOTES:

- 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 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.
- 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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

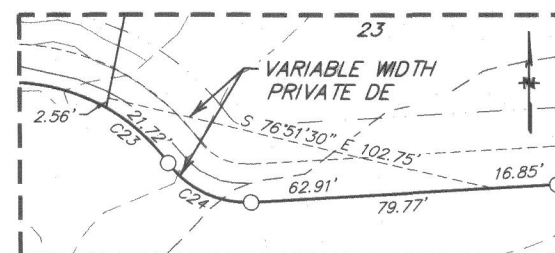
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Darren J. McAfee* 3/15/2021  
LICENSED PROFESSIONAL ENGINEER

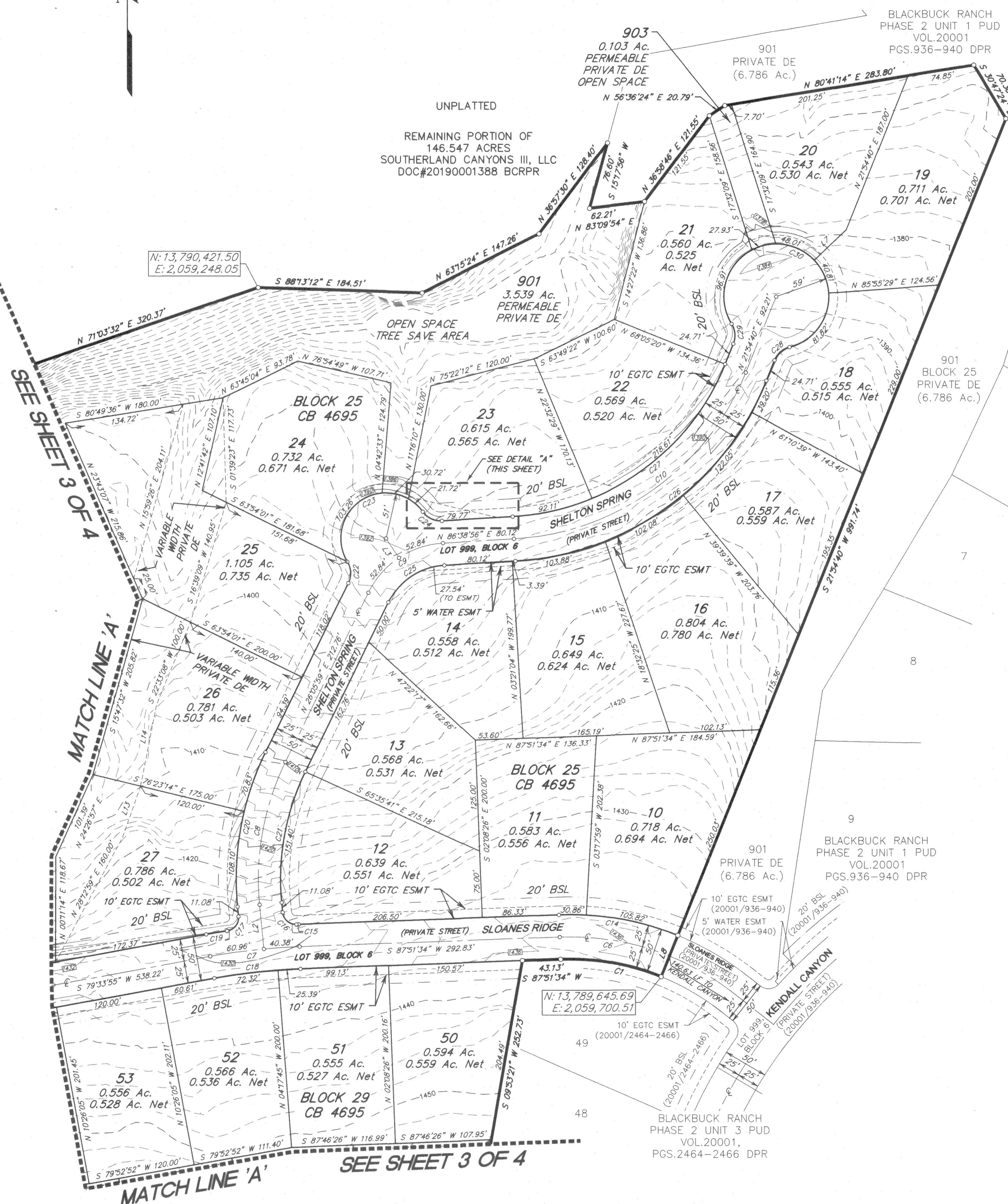
STATE OF TEXAS  
COUNTY OF BEXAR

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 JONES & CARTER, INC.

*Troy A. Trobaugh* 3-15-2021  
REGISTERED PROFESSIONAL LAND SURVEYOR



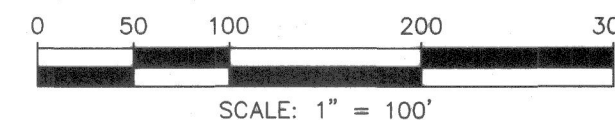
DETAIL "A"  
SCALE: 1"=50'



## PLAT NO. 19-11800145

### SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE 2 UNIT 5 PUD

BEING A TOTAL OF 55.974 ACRES OF LAND CONTAINING A PORTION OF THE BEATY, SEALE AND & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 146.457 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 20190001388 TO SOUTHERLAND CANYONS III, LLC IN DOCUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



**JONES & CARTER**

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100461-05  
4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: March 12, 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.

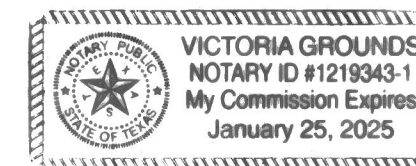
*Dan Mullins*  
OWNER/DEVELOPER: DAN MULLINS, AUTHORIZED AGENT  
SOUTHERLAND CANYONS III, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
110 RIVER CROSSING BLVD., STE. 1, SPRING BRANCH, TEXAS 78070  
TELEPHONE (830)228-5263

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MULLINS 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

15 DAY OF March A.D. 2021

*Victoria Grounds*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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 ON 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 2 UNIT 5 PUD 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

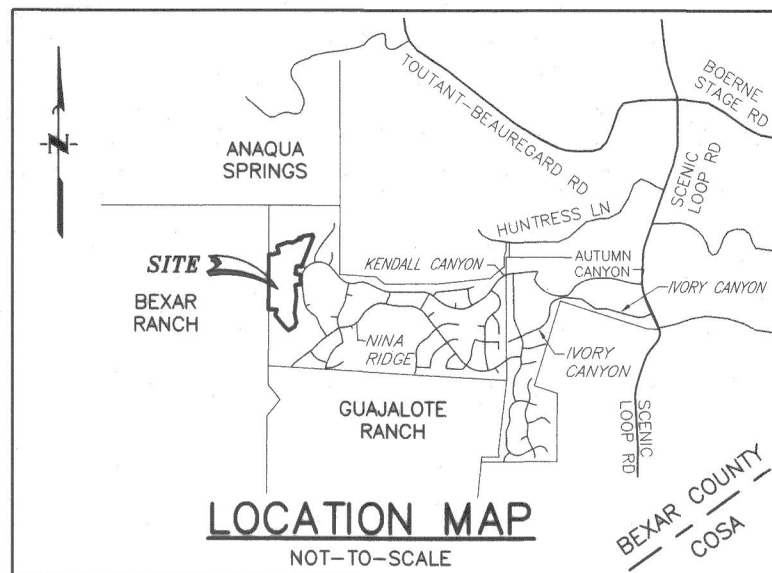
BY: \_\_\_\_\_  
SECRETARY



SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

SHEET 2 OF 4





#### ABBREVIATIONS

(XXX/XX-XX)	VOL-XXX, PG-XX-XX BEXAR COUNTY DEED & PLAT RECORDS
BCDR	BEXAR COUNTY DEED RECORDS
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
OPR	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR	BEXAR COUNTY DEED AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
Ac	ACRE
CB	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
LF	LINEAR FEET

#### MULTIPLE PAGES NOTE

PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

#### IMPACT FEE PAYMENT NOTE

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

#### WASTEWATER EDU NOTE

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

#### TREE SAVE AREA NOTE:

LOTS 901 (3.539 AC), BLOCK 25, AND 903, BLOCK 29 (2.429 AC), CB 4695 ARE DESIGNATED AS A TREE SAVE AREAS.

LINE	BEARING	DISTANCE
L1	S 01°32'41" E	50.00'
L2	N 05°26'43" W	50.00'
L3	N 33°37'32" W	26.00'
L4	N 10°26'05" W	66.99'
L5	S 10°26'05" E	66.66'
L6	N 10°26'05" W	97.04'
L7	N 46°17'41" E	50.00'
L8	S 21°57'19" W	50.00'
L9	N 10°26'05" W	45.00'
L10	S 79°33'55" W	40.00'
L11	S 10°26'05" E	45.00'
L12	S 79°33'55" W	39.19'
L13	N 19°27'51" E	60.50'
L14	S 11°05'38" W	94.00'

UNPLATTED

REMAINING PORTION OF  
146.547 ACRES  
SOUTHERLAND CANYONS III, LLC  
DOC#20190001388 BCRPR

28' WIDE 5.151 AC.  
ELECTRIC ESMT  
VOL.18468, PG.2114 OPR

N: 1,379,036.31  
E: 2,058,665.43

28' WIDE 5.151 AC.  
ELECTRIC ESMT  
VOL.18468, PG.2114 OPR

TEMPORARY TURNAROUND ESMT (0.039 AC)  
TO EXPIRE UPON EXTENSION OF PLATTED STREET

UNPLATTED  
2518.89 ACRES  
BEXAR RANCH, LP.  
VOL.16209, PG.2274 BCDR

#### CPS/SAWS/COSA UTILITY NOTES:

- 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," "OVERHEAD 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 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.
- 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 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.

*Dan Mullins* 3/15/2021  
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 IN ACCORDANCE TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

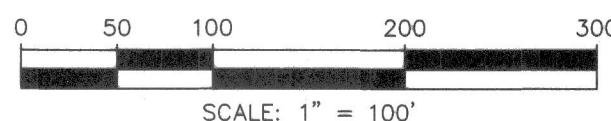
*Troy A. Trobaugh* 3-15-2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	275.00'	115.65'	114.80'	N 80°05'34" W	24°05'44"	58.69'
C2	15.00'	22.94'	20.48'	S 45°23'57" W	86°06'45"	14.02'
C3	15.00'	22.94'	20.48'	S 48°29'18" E	86°06'45"	14.02'
C4	575.00'	15.78'	15.78'	S 06°13'05" E	134°20'0"	7.89'
C5	575.00'	98.99'	98.87'	S 07°16'29" W	9°51'50"	49.62'
C6	300.00'	126.16'	125.24'	N 80°05'34" W	24°05'44"	64.03'
C7	700.00'	101.33'	101.25'	S 83°42'45" W	87°13'39"	50.76'
C8	300.00'	165.17'	163.09'	N 10°19'38" E	31°32'42"	84.74'
C9	100.00'	105.68'	100.83'	N 56°22'28" E	60°32'57"	58.38'
C10	300.00'	338.97'	321.22'	N 54°16'48" E	64°44'16"	190.16'
C11	1000.00'	155.16'	155.01'	S 84°00'37" W	8°53'24"	77.74'
C12	400.00'	74.16'	74.05'	N 05°07'25" W	10°37'20"	37.18'
C13	300.00'	305.34'	292.33'	N 29°20'42" E	58°18'56"	167.37'
C14	325.00'	136.68'	135.67'	N 80°05'34" W	24°05'44"	69.36'
C15	725.00'	2.61'	2.61'	N 87°45'23" E	01°22'22"	1.30'
C16	15.00'	22.75'	20.63'	S 48°53'45" E	86°54'05"	14.21'
C17	15.00'	22.75'	20.63'	N 38°00'20" E	86°54'05"	14.21'
C18	675.00'	97.71'	97.63'	S 83°42'45" W	87°13'39"	48.94'
C19	725.00'	23.93'	23.93'	N 60°30'39" E	1°53'27"	11.96'
C20	325.00'	178.93'	176.68'	S 10°19'38" W	31°32'42"	91.80'
C21	275.00'	151.40'	149.50'	S 10°19'38" W	31°32'42"	77.67'
C22	25.00'	24.95'	23.93'	N 02°29'38" W	57°11'14"	13.63'
C23	51.00'	155.70'	101.90'	S 56°22'28" W	174°55'26"	1150.53'
C24	25.00'	24.95'	23.93'	S 64°45'27" E	57°11'14"	13.63'
C25	75.00'	79.26'	75.62'	S 56°22'28" W	60°32'57"	43.78'
C26	325.00'	367.21'	347.99'	N 54°16'48" E	64°44'16"	206.00'
C27	275.00'	310.72'	294.45'	S 54°16'48" W	64°44'16"	174.31'
C28	25.00'	23.33'	22.49'	S 48°38'47" W	53°28'13"	12.59'
C29	25.00'	23.33'	22.49'	N 04°49'28" W	53°28'13"	12.59'
C30	59.00'	295.48'	70.24'	N 68°05'20" W	286°56'27"	43.70'
C31	975.00'	91.01'	90.98'	S 85°46'52" W	50°05'54"	45.54'
C32	1025.00'	159.04'	158.88'	N 84°00'37" E	8°53'24"	79.68'
C33	15.00'	24.49'	21.86'	S 36°20'10" W	93°32'30"	15.96'
C34	15.00'	23.56'	21.21'	N 55°26'05" W	90°00'00"	15.00'
C35	15.00'	15.00'	14.38'	S 71°47'42" E	57°16'46"	8.19'
C36	15.00'	15.00'	14.38'	S 50°55'32" W	57°16'46"	8.19'
C37	59.00'	303.32'	63.78'	N 10°26'05" W	294°33'33"	37.91'
C38	375.00'	69.52'	69.42'	N 05°07'25" W	10°37'20"	34.86'
C39	425.00'	78.79'	78.68'	S 05°07'25" E	10°37'20"	39.51'
C40	325.00'	318.93'	306.28'	S 28°18'00" W	56°13'30"	173.63'
C41	275.00'	267.12'	256.74'	N 28°00'50" E	55°39'12"	145.15'
C42	15.00'	14.50'	13.94'	S 28°42'50" W	55°23'50"	7.87'
C43	15.00'	15.63'	14.93'	N 85°40'56" E	59°40'59"	8.61'
C44	59.00'	303.27'	63.83'	N 31°43'50" W	294°30'31"	37.94'

## PLAT NO. 19-11800145

### SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE 2 UNIT 5 PUD

BEING A TOTAL OF 55.974 ACRES OF LAND CONTAINING A PORTION OF THE BEATY, SEALE AND & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 146.457 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN DOCUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



## JONES CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100461-05  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: March 12, 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.

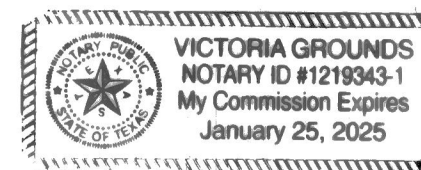
OWNER/DEVELOPER: DAN MULLINS, AUTHORIZED AGENT  
SOUTHERLAND CANYONS III, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
110 RIVER CROSSING BLVD., STE. 1, SPRING BRANCH, TEXAS 78070  
TELEPHONE (830)228-5263

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MULLINS 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

15 DAY OF March, A.D. 2021

*Victoria Grounds*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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 ON 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.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 2 UNIT 5 PUD 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

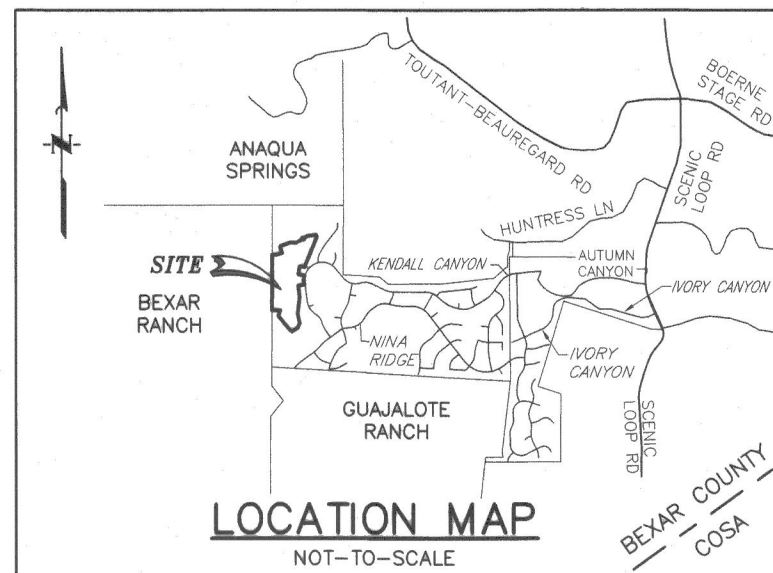
BY: \_\_\_\_\_  
SECRETARY



SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

SHEET 3 OF 4





ABBREVIATIONS	
(XXXX/XX-XX)	VOL. XXXX, PG. XX-XX BEXAR COUNTY DEED & PLAT RECORDS
BCDR	BEXAR COUNTY DEED RECORDS
BCPR	BEXAR COUNTY REAL PROPERTY RECORDS
OPR	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR	BEXAR COUNTY DEED AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
Ac.	ACRE
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
LF	LINEAR FEET

**MULTIPLE PAGES NOTE**  
PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

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

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

**TREE SAVE AREA NOTE:**  
LOTS 901 (3.539 AC), BLOCK 25, AND 903, BLOCK 29 (2.429 AC), CB 4695 ARE DESIGNATED AS A TREE SAVE AREAS.

**CPS/SAWS/COSA UTILITY 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 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 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

*Darren M. McAffee* 3/15/2021  
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 JONES & CARTER, INC.

*Troy A. Trobaugh* 3-15-2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

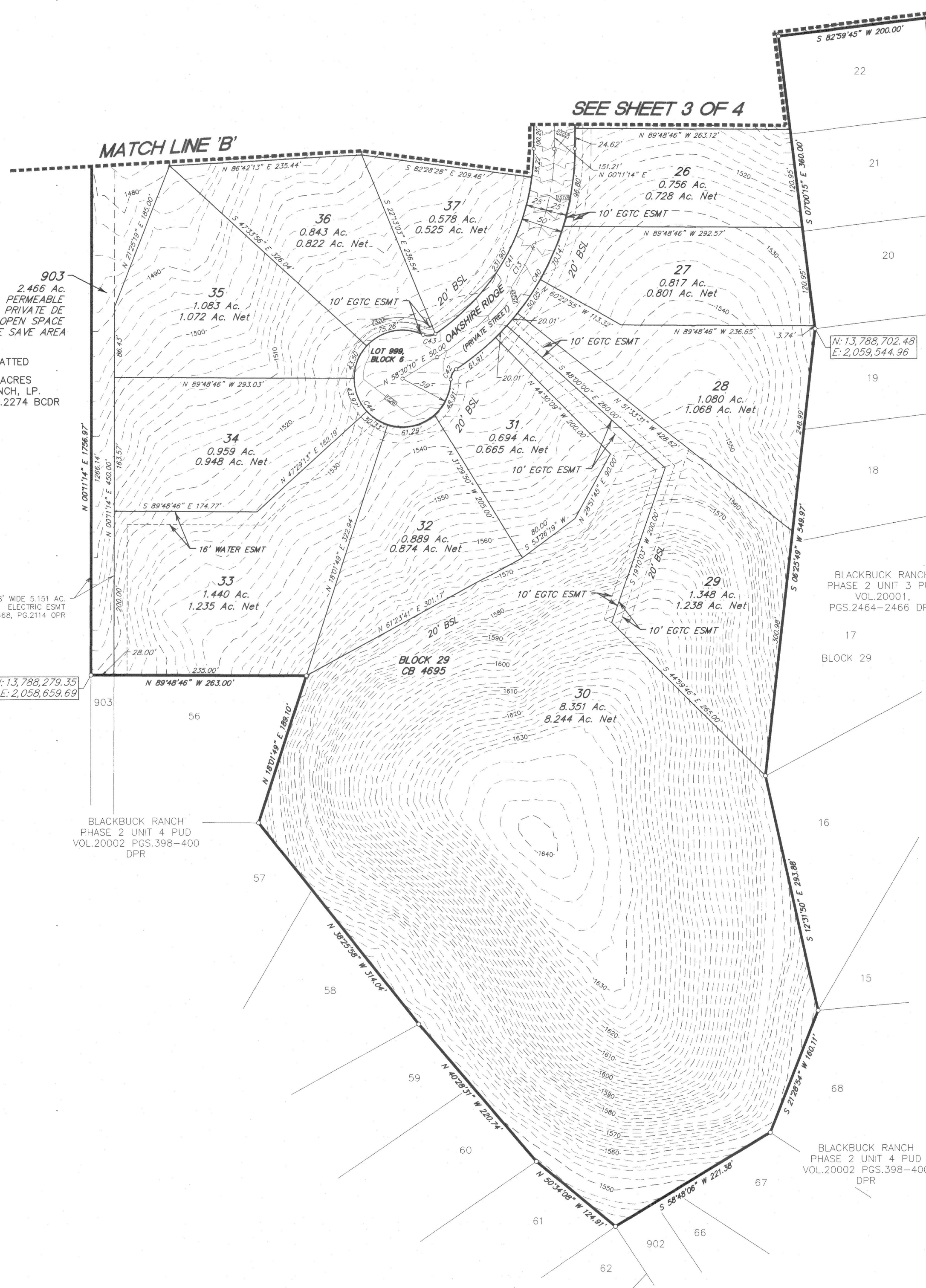
903  
2.466 AC.  
PERMEABLE  
PRIVATE DE  
OPEN SPACE  
TREE SAVE AREA

UNPLATTED  
2518.89 ACRES  
BEXAR RANCH, LP.  
VOL.16209, PG.2274 BCDR

28' WIDE 5.151 AC.  
ELECTRIC ESMT  
VOL.18468, PG.2114 OPR

N: 13,788,279.35  
E: 2,059,659.69

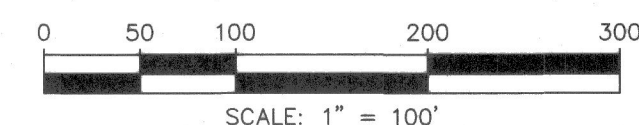
BLACKBUCK RANCH  
PHASE 2 UNIT 4 PUD  
VOL.20002 PGS.398-400  
DPR



SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLES

SHEET 4 OF 4

**PLAT NO. 19-11800145**  
SUBDIVISION PLAT ESTABLISHING  
**BLACKBUCK RANCH PHASE 2 UNIT 5 PUD**  
BEING A TOTAL OF 55.974 ACRES OF LAND CONTAINING A PORTION OF THE BEATY, SEALE AND & FORWOOD SURVEY 431A, ABSTRACT 108, COUNTY BLOCK 4668, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 146.457 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN DOCUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 100461-05  
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: March 12, 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.

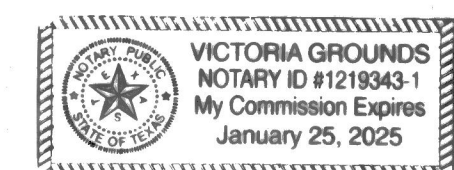
*Dan Mullins*  
OWNER/DEVELOPER: DAN MULLINS, AUTHORIZED AGENT  
SOUTHERLAND CANYONS III, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
110 RIVER CROSSING BLVD., STE. 1, SPRING BRANCH, TEXAS 78070  
TELEPHONE (830)228-5263

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAN MULLINS 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

15 DAY OF March A.D. 20 21

*Victoria Grounds*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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 ON 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.

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

\_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 2 UNIT 5 PUD 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

BLACKBUCK RANCH  
PHASE 2 UNIT 4 PUD  
VOL.20002 PGS.398-400  
DPR