

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPRC	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
BLK	BLOCK		OF REAL PROPERTY) OF
DOC	DOCUMENT NUMBER		BEXAR COUNTY, TEXAS
GETCTV	GAS, ELECTRIC, TELEPHONE	DRCC	DEED RECORDS OF COMAL
	AND CABLE TELEVISION		COUNTY, TEXAS
VAR	VARIABLE	ORCC	OFFICIAL RECORDS OF
VOL	VOLUME		COMAL COUNTY, TEXAS
PG	PAGE(S)	PRCC	PLAT RECORDS OF COMAL
ROW	RIGHT-OF-WAY		COUNTY, TEXAS
NO	NUMBER	MPRC	MAP AND PLAT RECORDS OF
1140	EXISTING CONTOURS		COMAL COUNTY, TEXAS
1140	PROPOSED CONTOURS		
	COUNTY LIMITS		
	CITY OF SAN ANTONIO LIMITS		
	(SURVEYOR) NOTED OTHERWISE		
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
	EDWARDS AQUIFER RECHARGE ZONE LIMITS		
	1% ANNUAL CHANCE ULTIMATE CONDITIONS FLOODPLAIN		
2	12" GAS, ELECTRIC, TELEPHONE	1	10" GAS, ELECTRIC, TELEPHONE
3	AND CABLE TV EASEMENT	2	AND CABLE TV EASEMENT
4	10" GAS, ELECTRIC, TELEPHONE	3	(DOC NO. 202006015921, MPRCC)
5	AND CABLE TV EASEMENT	4	5" GAS, ELECTRIC, TELEPHONE
6	AND CABLE TV EASEMENT	5	AND CABLE TV EASEMENT
7	5" GAS, ELECTRIC, TELEPHONE,	6	(DOC NO. 202006015921, MPRCC)
8	AND CABLE TV EASEMENT	7	28" GAS, ELECTRIC, TELEPHONE
9	1" VEHICULAR NON-ACCESS	8	AND CABLE TV EASEMENT
10	EASEMENT (NOT-TO-SCALE)	9	(DOC NO. 202006015921, MPRCC)
11	VARIABLE WIDTH CLEAR VISION	10	10" BUILDING SETBACK
12	EASEMENT	11	(DOC NO. 202006015921, MPRCC)
13	10" BUILDING SETBACK	12	50' SETBACK LINE
14	15" BUILDING SETBACK	13	(DOC NO. 201606024071, PRCC)
15	VARIABLE WIDTH GAS,	14	VARIABLE WIDTH GETCTV
16	ELECTRIC, TELEPHONE AND	15	EASEMENT
17	CABLE TV EASEMENT	16	(DOC NO. 201606024071, PRCC)
18	VARIABLE WIDTH SANITARY SEWER,	17	30' SETBACK LINE
19	WATER, ELECTRIC, TELEPHONE,	18	(DOC NO. 201606024071, PRCC)
20	GAS, CABLE TV, ACCESS &	19	±1856 LF TO
21	DRAINAGE EASEMENT TO EXPIRE	20	INTERSECTION OF
22	UPON INCORPORATION INTO	21	WILEY RD AND
23	PLATTED PUBLIC STREET ROW	22	FM 1863
24	(TOTAL: 1.327 ACRES "OFF-LOT")	23	
25	VARIABLE WIDTH CLEAR VISION	24	UNPLATTED
26	EASEMENT	25	REMAINING PORTION OF
27	(TOTAL: 0.009 OF AN ACRE	26	93.702 ACRES, TRACT 1
28	"OFF-LOT")	27	OWNER: CONTINENTAL HOMES
29	10" GAS, ELECTRIC, TELEPHONE,	28	OF TEXAS L.P.
30	AND CABLE TV EASEMENT	29	(DOC NO. 202006008385, ORCC)
31	(TOTAL: 0.100 OF AN ACRE "OFF	30	UNPLATTED
32	LOT")	31	REMAINING PORTION OF A
33	8" GAS, ELECTRIC, TELEPHONE,	32	160.566 ACRE TRACT
34	AND CABLE TV EASEMENT	33	OWNER: CONTINENTAL HOMES
35	(TOTAL: 0.055 OF AN ACRE "OFF-LOT")	34	OF TEXAS L.P.
36	VARIABLE WIDTH DRAINAGE	35	(DOC NO. 202006053093, OPRCC)
37	EASEMENT	36	
38	(0.055 OF AN ACRE "OFF-LOT")	37	
39	VARIABLE WIDTH SANITARY	38	
40	SEWER EASEMENT	39	
41	VARIABLE WIDTH DRAINAGE	40	
42	EASEMENT	41	
43	(0.018 OF AN ACRE "OFF-LOT")	42	

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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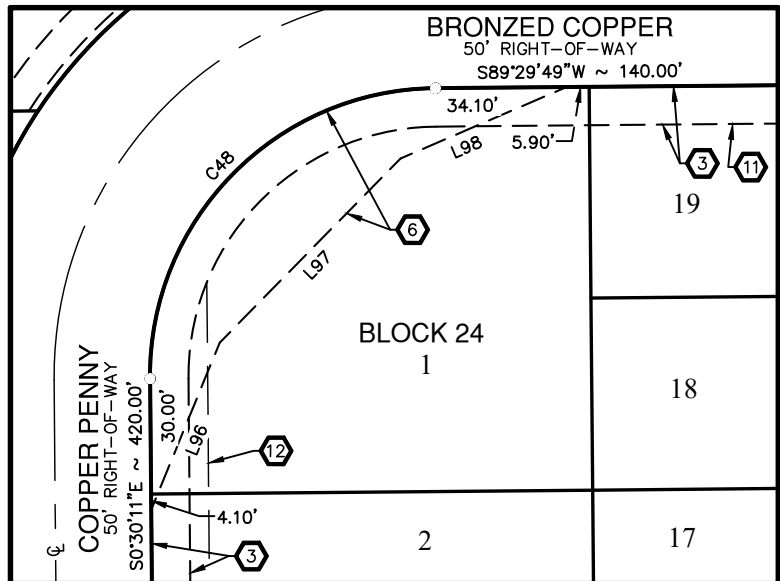
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

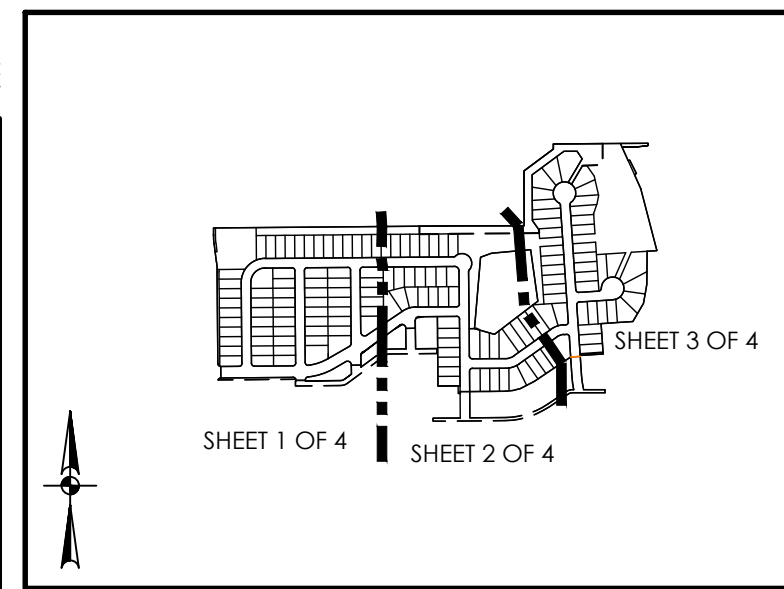
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
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 FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU:

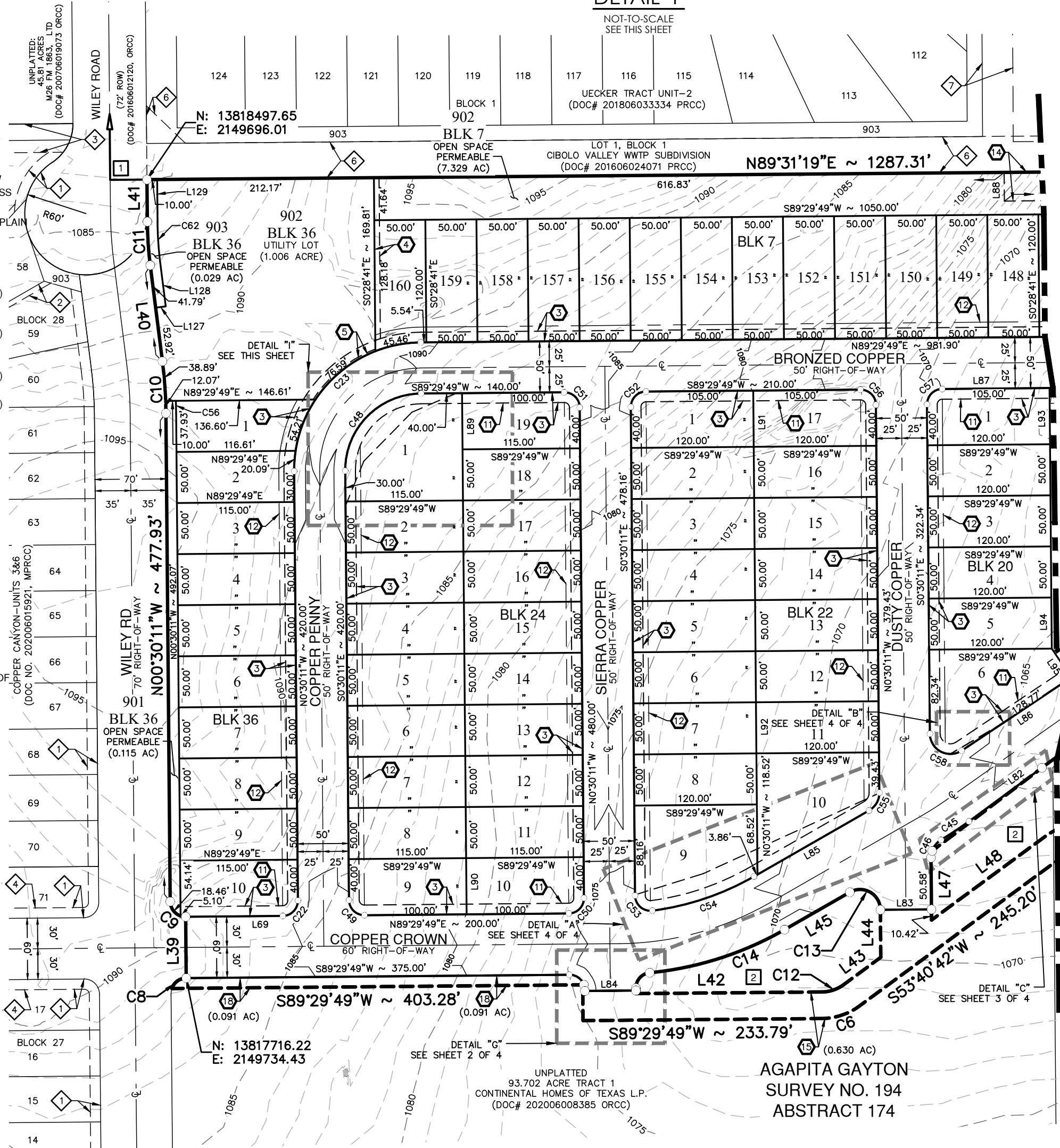
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SOUTH CENTRAL WATER COMPANY.



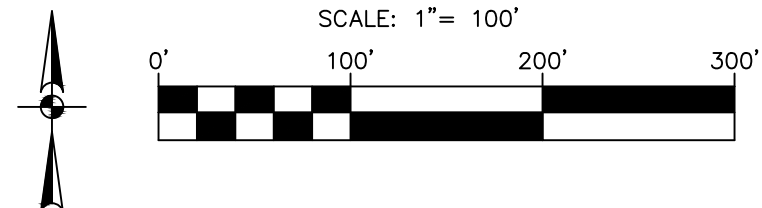
DETAIL "I"
NOT-TO-SCALE
SEE THIS SHEET



INDEX MAP
SCALE: 1"= 100'



MATCHLINE "A" - SEE SHEET 2 OF 4



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SEE SHEET 4 OF 4 FOR LINE AND
CURVE TABLES

SHEET 1 OF 4

PLAT NO. 20-11800178

SUBDIVISION PLAT
OF
COPPER CANYON-UNIT 7

BEING A TOTAL OF 40.941 ACRES, COMPRISED OF 39.851 ACRES OUT OF A 93.702 ACRE TRACT RECORDED IN DOCUMENT NUMBER 202006008385, AND 1.090 ACRES OUT OF A 160.566 ACRE TRACT RECORDED IN DOCUMENT NUMBER 202006053093, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS OUT OF THE AGAPITA GAYTON SURVEY NUMBER 194, ABSTRACT 174 IN COMAL COUNTY, TEXAS, ESTABLISHING LOTS 92-160, 902, BLOCK 7, LOTS 1-10, BLOCK 17, LOTS 1-7, BLOCK 19, LOTS 1-20, BLOCK 20, LOTS 1-17, BLOCK 22, LOTS 1-19, BLOCK 24, AND LOTS 1-10, 901-903, BLOCK 36, ALL IN COMAL COUNTY, TEXAS.



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

DATE OF PREPARATION: February 04, 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 _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20_____, AT _____ M.

WITNESS MY HAND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20_____.

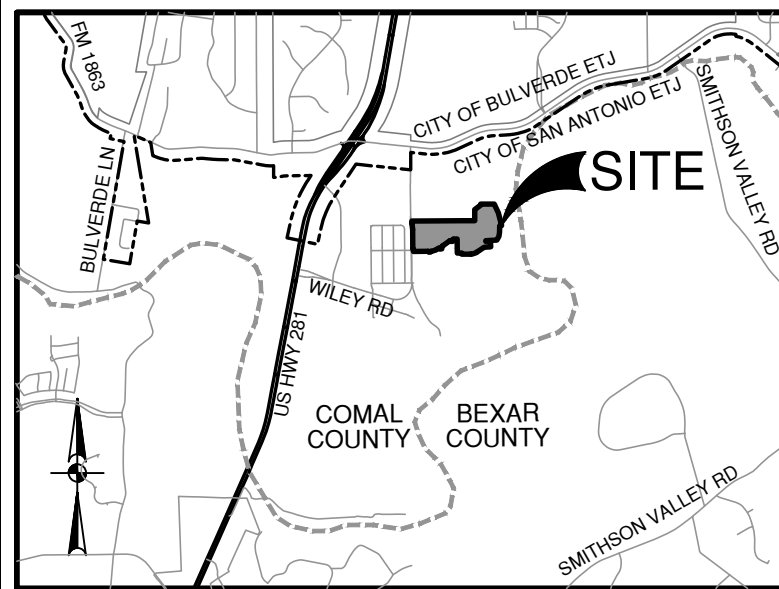
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY
THIS PLAT OF COPPER CANYON-UNIT 7 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.

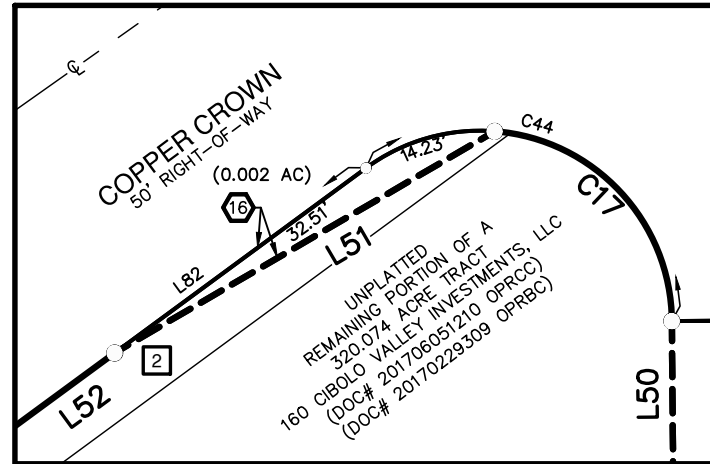
DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____ CHAIRMAN

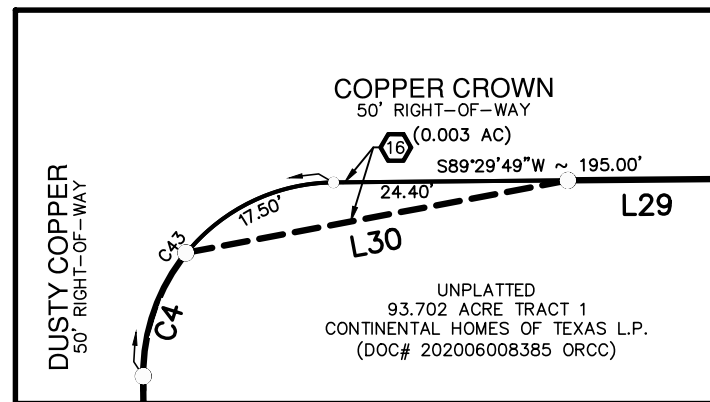
BY: _____ SECRETARY



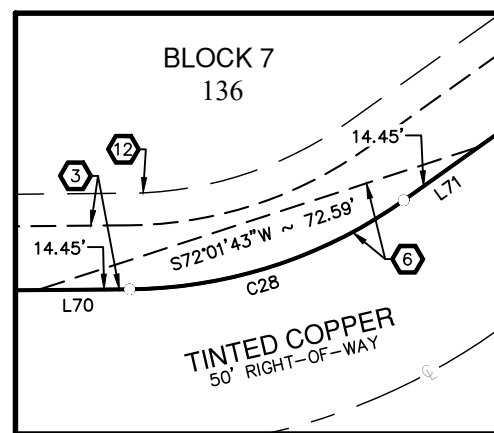
LOCATION MAP
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE
SEE THIS SHEET



DETAIL "E"
NOT-TO-SCALE
SEE THIS SHEET



DETAIL "F"
NOT-TO-SCALE
SEE THIS SHEET

STATE OF TEXAS
COUNTY OF BEXAR

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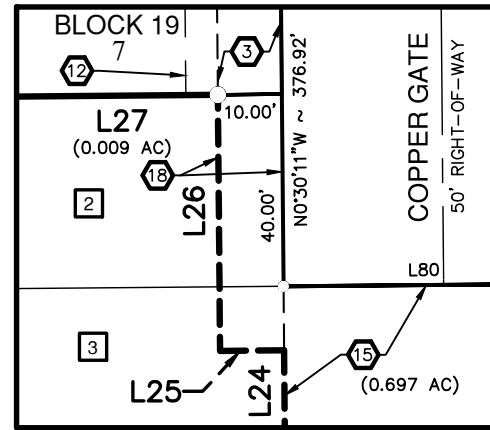
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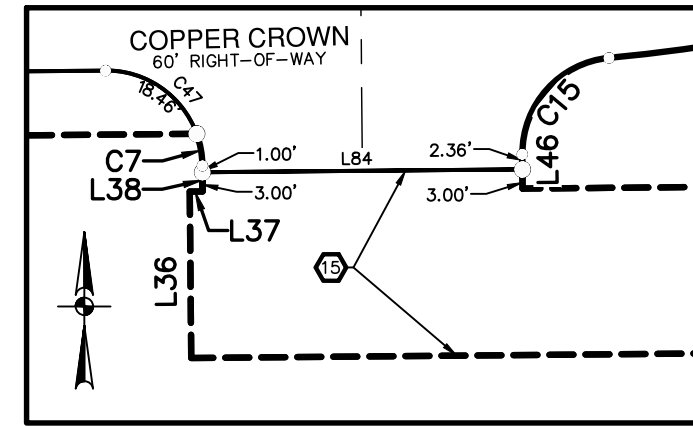
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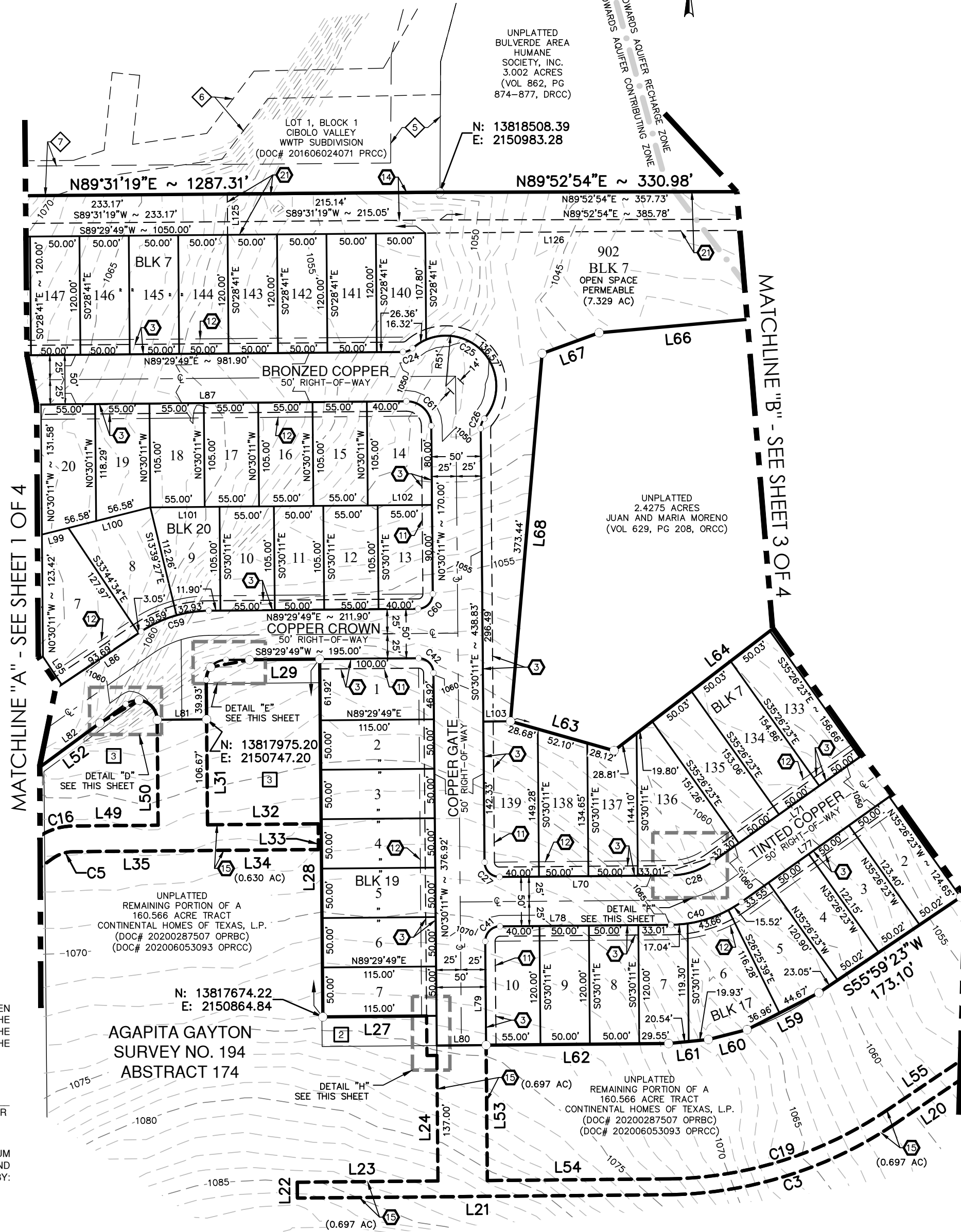
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DETAIL "H"
NOT-TO-SCALE
SEE THIS SHEET



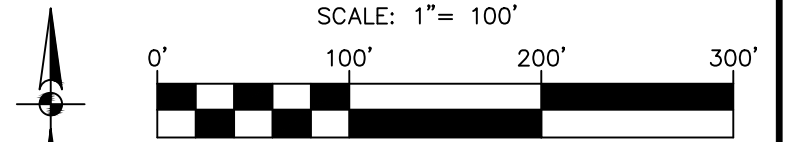
DETAIL "G"
NOT-TO-SCALE
SEE SHEET 1 OF 4



PLAT NO. 20-11800178

SUBDIVISION PLAT OF COPPER CANYON-UNIT 7

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**PAPE-DAWSON
ENGINEERS**

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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DATE OF PREPARATION: February 04, 2021

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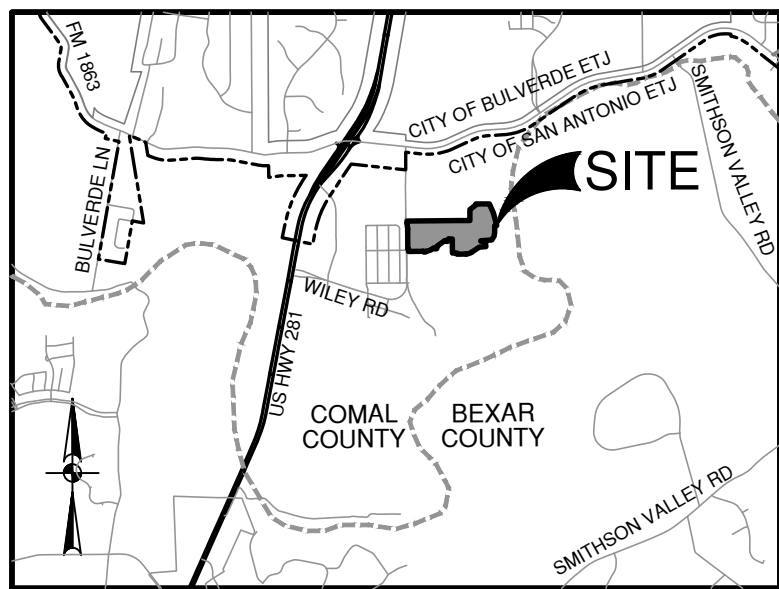
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DATED THIS _____ DAY OF _____, A.D. 20 ____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SHEET 2 OF 4



LOCATION MAP
NOT-TO-SCALE

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STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
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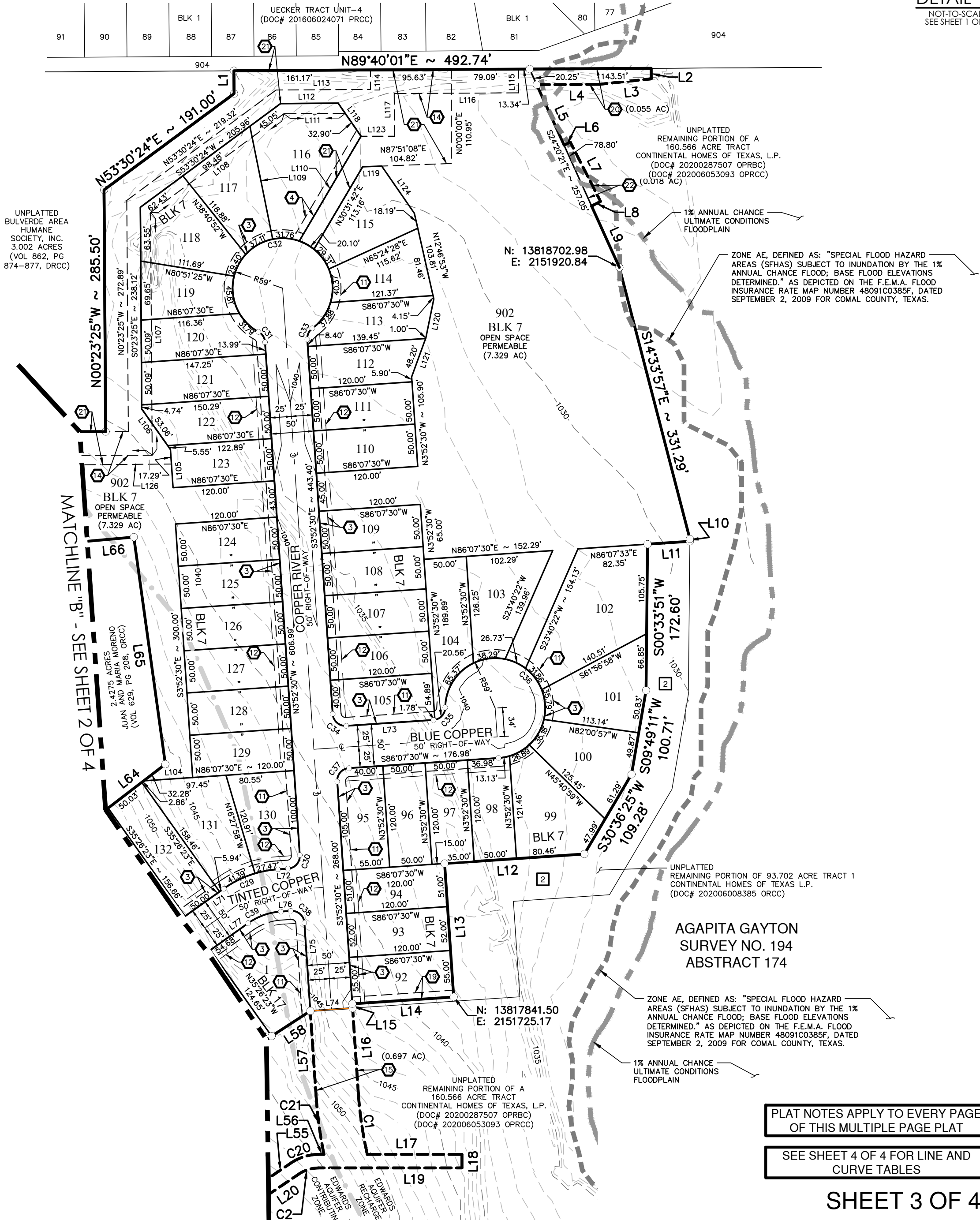
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REGISTERED PROFESSIONAL LAND SURVEYOR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TREE NOTE:

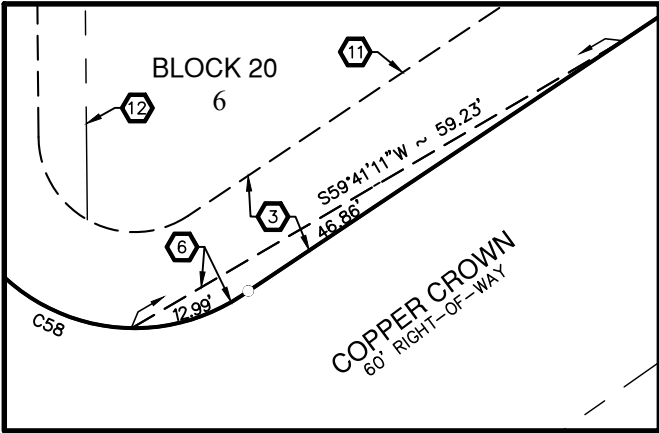
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2330064) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER 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).

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FIO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

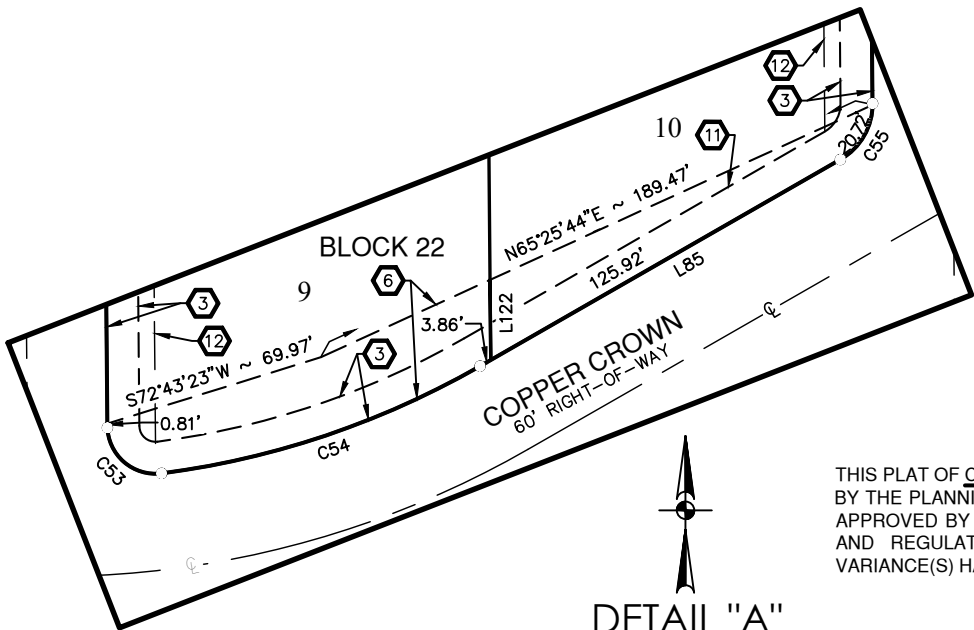
CLEAR VISION:

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.



DETAIL "B"

NOT-TO-SCALE
SEE SHEET 1 OF 4



DETAIL "A"

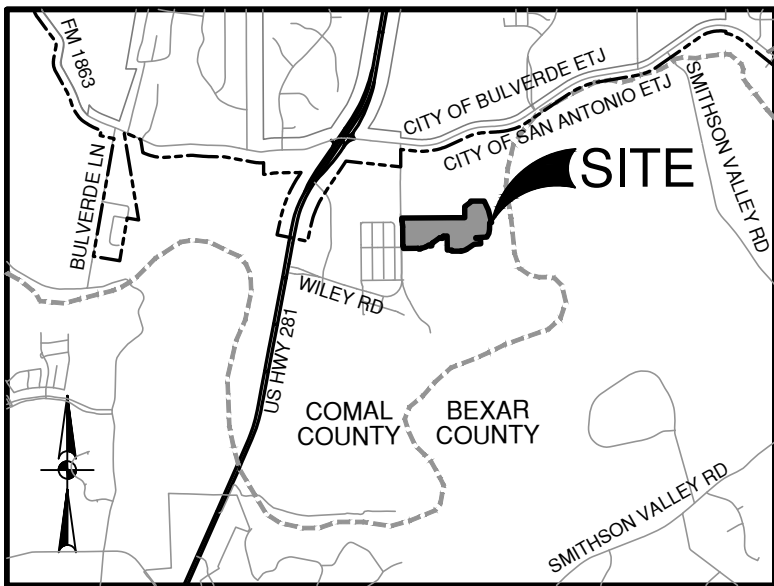
NOT-TO-SCALE
SEE SHEET 1 OF 4

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SHEET 4 OF 4



LOCATION MAP
NOT-TO-SCALE

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 LOTS 902, BLOCK 7, AND LOTS 901-903, BLOCK 36, 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 THE 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, 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 COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS AQUIFER:

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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00017)
- 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

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "STORM WATER DETENTION EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	475.00'	008°49'59"	S08°17'30"E	73.16'	73.23'
C2	423.00'	034°00'37"	S72°59'42"W	24.57'	24.93'
C3	42.00'	032°48'27"	S72°23'37"W	238.91'	242.21'
C4	20.00'	039°51'40"	S19°25'39"W	13.64'	13.91'
C5	37.00'	035°49'07"	S71°35'15"W	22.76'	23.13'
C6	63.00'	035°49'07"	S71°35'15"W	38.75'	39.38'
C7	15.00'	019°28'16"	N10°14'19"W	5.07'	5.10'
C8	15.00'	070°31'44"	N54°13'57"E	17.32'	18.46'
C9	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C10	435.00'	006°42'46"	N03°51'34"W	50.94'	50.96'
C11	365.00'	006°42'46"	N03°51'34"W	42.74'	42.76'
C12	37.00'	035°49'07"	N71°35'15"E	22.76'	23.13'
C13	20.00'	119°19'07"	N60°09'45"W	34.52'	41.65'
C14	330.00'	024°14'01"	S72°17'42"W	138.54'	139.58'
C15	15.00'	084°54'54"	S41°57'16"W	20.25'	22.23'
C16	63.00'	035°49'07"	N71°35'15"E	38.75'	39.38'
C17	20.00'	085°03'46"	N43°02'04"W	27.04'	29.69'
C18	19.98'	019°14'03"	S09°06'08"W	6.67'	6.71'
C19	407.00'	032°47'39"	N72°23'13"E	229.79'	232.95'
C20	58.00'	034°00'25"	N72°59'36"E	33.92'	34.42'
C21	525.00'	007°36'20"	S07°40'40"E	69.64'	69.69'
C22	15.00'	090°00'00"	N44°29'49"E	21.21'	23.56'
C23	125.00'	090°00'00"	N44°29'49"E	176.78'	196.35'
C24	15.00'	040°52'57"	N69°03'20"E	10.48'	10.70'
C25	51.00'	171°45'54"	S45°30'11"E	101.74'	152.89'
C26	15.00'	040°52'57"	S19°56'17"W	10.48'	10.70'
C27	15.00'	090°00'00"	S45°30'11"E	21.21'	23.56'
C28	75.00'	034°56'12"	N72°01'43"E	45.03'	45.73'
C29	125.00'	031°33'53"	N70°20'34"E	68.00'	68.86'
C30	15.00'	090°00'00"	N41°07'30"E	21.21'	23.56'
C31	15.00'	057°16'49"	N32°30'53"W	14.38'	15.00'
C32	59.00'	294°33'33"	S86°07'30"W	63.78'	303.32'
C33	15.00'	057°16'49"	S24°45'53"W	14.38'	15.00'
C34	15.00'	090°00'00"	S48°52'30"E	21.21'	23.56'
C35	15.00'	085°20'57"	N43°27'01"E	20.34'	22.34'
C36	59.00'	265°20'58"	S46°32'59"E	86.76'	273.24'
C37	15.00'	090°00'00"	S41°07'30"W	21.21'	23.56'
C38	15.00'	090°00'00"	N48°52'30"W	21.21'	23.56'
C39	75.00'	031°33'53"	S70°20'34"W	40.80'	41.32'
C40	125.00'	034°56'12"	S72°01'43"W	75.04'	76.22'
C41	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C42	15.07'	089°29'50"	N45°30'11"W	21.21'	23.53'
C43	20.00'	090°00'00"	S44°29'49"W	28.28'	31.42'
C44	20.00'	125°49'07"	N63°24'45"W	35.61'	43.92'
C45	330.00'	005°41'35"	S56°31'29"W	32.78'	32.79'
C46	20.00'	059°52'28"	S29°26'03"W	19.96'	20.90'
C47	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C48	75.00'	090°00'00"	S44°29'49"W	106.07'	117.81'
C49	15.00'	090°00'00"	S45°30'11"E	21.21'	23.56'
C50	15.00'	090°00'00"	N44°29'49"E	21.21'	23.56'
C51	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C52	15.00'	090°00'00"	S44°29'49"W	21.21'	23.56'
C53	15.00'	096°53'14"	S48°56'48"E	22.45'	25.37'
C54	270.00'	022°25'53"	N71°23'38"E	105.03'	105.71'
C55	20.00'	060°40'53"	N29°50'15"E	20.21'	21.18'
C56	445.00'	001°33'16"	N01°16'49"W	12.07'	12.07'
C57	15.00'	090°00'00"	N45°30'11"W	21.21'	23.56'
C58	20.00'	123°14'23"	S62°07'23"E	35.19'	43.02'
C59	125.00'	033°14'23"	N72°52'37"E	71.51'	72.52'
C60	15.00'	090°00'00"	N44°29'49"E	21.21'	23.56'
C61	25.00'	090°00'00"	N45°30'11"W	35.36'	39.27'
C62	355.00'	006°42'46"	S03°51'34"E	41.57'	41.59'

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 SPECTRUM

OPEN SPACE:

LOT 902, BLOCK 7 IS DESIGNATED AS OPEN SPACE, AND AS A DRAINAGE EASEMENT. LOT 901, AND LOT 902, BLOCK 36 IS DESIGNATED AS OPEN SPACE. LOT 903, BLOCK 36 IS DESIGNATED AS OPEN SPACE AND AS A GAS EASEMENT.

SETBACK:

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°23'25"W	27.00'
L2	S00°19'59"E	12.37'
L3	S83°57'23"W	61.56'
L4	S89°40'01"W	74.02'
L5	S24°20'21"E	78.47'
L6	N62°57'20"E	8.16'
L7	S27°02'40"E	78.72'
L8	S62°57'20"W	11.88'
L9	S24°20'21"E	79.52'
L10	S00°33'51"W	2.76'
L11	S86°07'30"W	50.15'
L12	S86°07'30"W	165.46'
L13	S03°52'30"E	158.00'
L14	S86°07'30"W	120.00'
L15	S03°52'30"E	5.00'
L16	S03°52'30"E	100.61'
L17	N90°00'00"E	111.80'
L18	S00°00'00"E	16.00'
L19	N90°00'00"W	169.08'
L20	S55°59'23"W	117.71'
L21	S89°29'18"W	377.95'
L22	N00°30'42"W	16.00'
L23	N89°29'18"E	142.32'
L24	N00°30'11"W	127.00'
L25	S89°29'49"W	10.00'
L26	N00°30'11"W	40.00'
L27	S89°29'49"W	105.00'
L28	N00°30'11"W	361.92'
L29	S89°29'49"W	70.60'
L30	S79°15'27"W	40.40'
L31	S00°30'11"E	146.59'
L32	N89°29'49"E	112.00'
L33	S00°30'11"E	26.00'
L34	S89°29'49"W	137.00'
L35	S89°29'49"W	110.86'
L36	N00°30'11"W	26.00'
L37	N89°29'49"E	2.00'
L38	N00°30'11"W	4.00'
L39	N00°30'11"W	60.00'
L40	N07°12'57"W	94.71'
L41	N00°30'11"W	41.23'
L42	S89°29'49"W	181.79'
L43	N53°40'42"E	45.08'