

US HWY 90 CITY OF SAN ANTONIO FM 143 BEXAR COUNTY

**LOCATION MAP** NOT-TO-SCALE

14' GETCTV EASEMENT

10' BUILDING SETBACK (VOL 20001, PG 2258-2263 DPR)

20' BUILDING SETBACK

12' WATER EASEMENT

(VOL 20001, PG 2258-2263 DPR) 10' GETCTV EASEMENT

(VOL 20001, PG 2258-2263 DPR)

VAR WID CONSTRUCTION,

SANITARY SEWER, WATER

OF FUTURE PLATTED STREET

(VOL 9610, PG 109-117 OPR)

INGRESS/EGRESS EASEMENT

25' BUILDING SETBACK

(VOL 7478, PG 1068 OPR)

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

UNPLATTED

85.964 ACRE TRACT

OWNER: CW-BSLB, LLC

(0.198 AC) PERMEABLE

(0.135 AC) PERMEABLE

W.T. MONTGOMERY RD

**BLUE SKIES UNIT 1** 

UNPLATTED

8 LOT 2, BLK 2, CB 4342

331.9 ACRE TRACT

3 LOT 901, BLOCK 22, OPEN SPACE

(VOL 20001, PG 2258-2263 DPR)

LOT 902, BLOCK 25, OPEN SPACE

(VOL 20001, PG 2258-2263 DPR)

(120' PUBLIC RIGHT-OF-WAY)

(VOL 9610, PG 109-117 DPR) (BLUE SKIES UNIT 1)

CONVERGENCE BRASS, LLC (VOL 17108, PG 282 OPR)

OF JOVIAN AND GALATEA

AIRFORCE VILLAGE II-A

(VOL 9610, PG 109-117 DPR)

± 131 LF TO THE INTERSECTION

(VOL 20001, PGS 2258-2263 DPR)

(VOL 20001, PG 2258-2263 DPR)

VAR WID PRIVATE DRAINAGE AND

MAINTENANCE ACCESS EASEMENT

DRAINAGE AND UTILITY EASEMENT

TO EXPIRE UPON INCORPORATION

LEGEND VOLUME AC ACRE(S) PG PAGE(S) DPR DEED AND PLAT RECORDS ROW RIGHT-OF-WAY OF BEXAR COUNTY, TEXAS VAR WID VARIABLE WIDTH GETCTV GAS, ELECTRIC, TELEPHONE LE LINEAR FEET AND CABLE TELEVISION OPR OFFICIAL PUBLIC RECORDS FOUND 1/2" IRON ROD (UNLESS (OFFICIAL PUBLIC RECORDS (SURVEYOR) NOTED OTHERWISE) OF REAL PROPERTY) OF SET 1/2" IRON ROD (PD) BEXAR COUNTY, TEXAS SET 1/2" IRON ROD (PD)-ROW DOC DOCUMENT NUMBER @ EASEMENT POINT OF REPETITIVE BEARING INTERSECTION AND/OR DISTANCE BLK BLOCK - 1140 - FXISTING CONTOLIRS 1140----

PROPOSED CONTOURS CENTERLINE 14' GETCTV EASEMENT

10' GETCTV EASEMENT

5' GETCTV EASEMENT 1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE) 10' BUILDING SETBACK LINE 15' BUILDING SETBACK LINE (NOT-TO-SCALE)

5' WATER EASEMENT 12' WATER EASEMENT

50' DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE FUTURE PLATTED RIGHT-OF-WAY

VAR WID SANITARY SEWER. WATER, AND DRAINAGE EASEMENT (0.113 AC TOTAL OFF-LOT)

50' MAINTENANCE ACCESS, SANITARY SEWER, WATER, DRAINAGE, ELECTRIC AND CABLE TELEVISION EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO **FUTURE PLATTED RIGHT-OF-WAY** (0.142 AC TOTAL OFF-LOT)

TEMPORARY TURNAROUND SANITARY SEWER, WATER, FLECTRIC GAS, CABLE TELEVISION AND DRAINAGE ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO **FUTURE PLATTED RIGHT-OF-WAY** (0.262 AC TOTAL OFF-LOT)

34' DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED RIGHT-OF-WAY (0.407 AC TOTAL OFF-LOT)

VAR WID DRAINAGE EASEMEN ENTIRE EASEMENT TO EXPIRE LIPON INCORPORATION INTO FUTURE PLATTED RIGHT-OF-WAY (1.709 AC TOTAL OFF-LOT)

14' GETCTV EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO **FUTURE PLATTED RIGHT-OF-WAY** (0.141 AC TOTAL OFF-LOT)

10'X10' GETCTV EASEMENT

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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, IN

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 RIGH 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.

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 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

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

AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH

WRITTEN NOTIFICATION

SCALE: 1"= 100'

PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT OF THE BLUE SKIES

UNIT 1 RECORDED IN VOLUME 20001, PAGES 2258-2263 OF THE PLAT RECORDS OF

SAWS IMPACT FEE:

STATE OF TEXAS

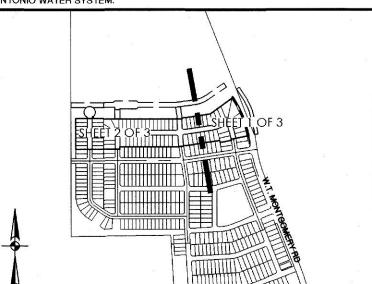
1

BLK 22 CB 4342 2 3

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



INDEX MAP SCALE: 1"= 1000"

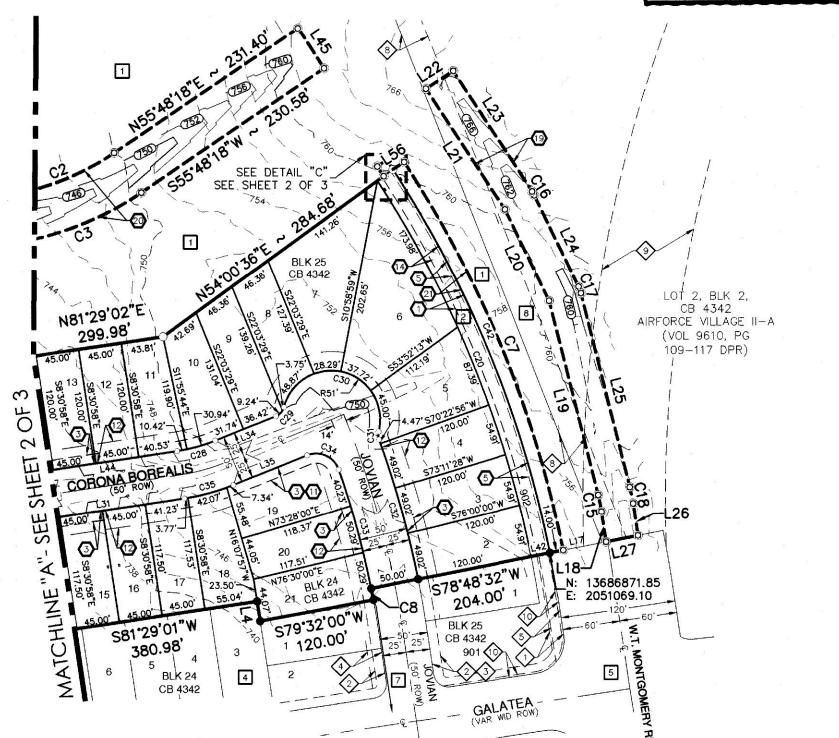
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT <u>BLUE SKIES UNIT 1, PLAT# 19-11800097</u> WHICH IS RECORDED IN VOLUME <u>20001</u>, PAGE(S) <u>2258-2263</u>, BEXAR COUNTY PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF (DATE) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY C BLIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY

> CW-BSLB, LLC 8655 S. PRIEST DR.

BLAKE HARRINGTON ASHTON WOODS HOMES 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357

0.1347 AC BEING REPLATTED WAS PREVIOUSLY PLATTED AS VARIABLE WIDTH MY COMMISSION EXPIRES:





STATE OF TEXAS

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.

BST SENIOR LIVING WEST, INC. 12455 FREEDOM WAY

SAN ANTONIO, TEXAS 78245

(210) 838-6357

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>DARRELL D. JONES</u> 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 

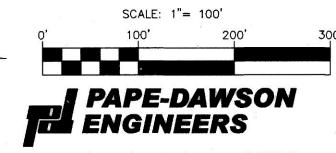
MELEIA MONSEY Notary Public, State of Texa Comm. Expires 08-30-2022 Notary ID 13170520-7

# PLAT NO. 20-11800399

REPLAT & SUBDIVISION PLAT **ESTABLISHING** 

**BLUE SKIES UNIT-3** 

BEING A TOTAL OF 15.775 ACRES ESTABLISHING LOTS 3-10, BLOCK 21, LOTS 3-22, 25, 41-48, LOT 901, BLOCK 22, LOTS 15-28, BLOCK 23, LOTS 11-21, BLOCK 24, LOTS 2-17, 902, BLOCK 25 AND 2.748 ACRES OFFSITE EASEMENTS LOCATED ON 15.368 ACRES OUT OF A 85,964 ACRE TRACT DESCRIBED IN DEED TO CW-BSLB. LLC. RECORDED IN DOCUMENT NO. 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING 0.407 OF AN ACRE OFFSITE EASEMENT LOCATED ON LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE II-A SUBDIVISION, RECORDED IN VOLUME 9610, PAGES 109-117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076 COUNTY BLOCK 4342, BEXAR 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: April 01, 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, EASEWAYS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE ON THEREIN EXPRESSED.

8655 S. PRIEST DR TEMPE, AZ 85284 (47 043 ACRE TRACT AUTHORIZED AGENT: BLAKE HARRINGTON ASHTON WOODS HOMES 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT EXPRESSED AND IN THE APACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

THIS PLAT OF BLUE SKIES UNIT-3 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 INIS	DAY OF	, A.D. 20
	BY:	8)	
			CHAIRM
	BV·		
CERTIFICATE C	46		SECRE
THE UNDERSK	GNED, COUNTY JUE	GE OF BEXAR COL	INTY, TEXAS AND PRES
OFFICER OF T	HE COMMISSIONERS	COURT OF BEXAR CO	DUNTY, DOES HEREBY C
THAT THE ATT	ACHED PLAT WAS D	DULY FILED WITH THE	COMMISSIONERS COU
BEXAR COUNT	Y, TEXAS AND THAT	AFTER EXAMINATION I	APPEARED THAT SAID
IN CONFORM	ITY WITH THE STATUT	es, rules and regu	ILATIONS GOVERNING
AND THE DE 43	A BBB COVER BY		
AND THIS PLAT	WAS APPROVED BY	THE SAID COMMISSIC	NERS COURT.
	,		NERS COURT A.D. 20
	,		
	,		
DATED THIS	DAY OF		
DATED THIS	,		
DATED THIS	DAY OF		
DATED THIS	DAY OF		
COUNTY JUDG	DAY OF	TEXAS	

CURVE AND LINE TABLE SEE SHEET 3 OF 3

MEGHAN JANE GRACE

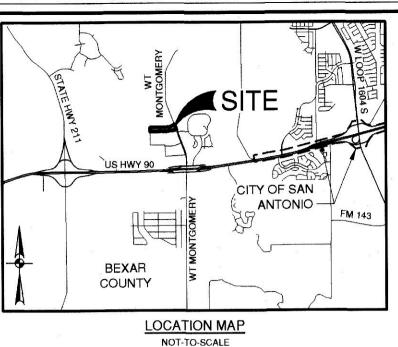
Notary Public, State of Texas

Comm. Expires 01-07-2025

Notary ID 12081891

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3



S89'59'01"E ~ 440.55

N89'59'01"W\_

N89'59'01"W

**BLK 21** 

8 CB 4342

N89'59'01"W

CB 4342

120.00

120.00'

161.10

**(**3)

N: 13687051.27

6

N: 13686731.33

SURVEYOR'S NOTES:

STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

SAN ANTONIO PLANNING COMMISSION.

PAPE-DAWSON ENGINEERS, INCA

STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

REGISTERED PROFESSIONAL LAND SURVEYOR

E: 2049264.54

E: 2049264.64

1

S89'59'00"E

230.08

SEE DETAIL "D"

₩ N89.29,01,M &

CB 4342 43

120.00

42

76.02 **BLK 22** 

CB 4342

S89'59'01"E

120.00

L46 SEE DETAIL "F"

THIS THIS SHEET -2 23 BLOCK 22 2

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 FASEMENT." "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.

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OF 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 I. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

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S89'59'45"E ~ 229.21

13

SCALE: 1"=30"

SEE THIS SHEET

12

11

BLUE SKIES UNIT

(VOL 20001, PG 2258-2263 DPR)

L50

SEE DETAIL "E"

-40.00' <del>-</del>40.00' <del>-</del>40.00' <del>-</del>40.00' -40.00'

20

N89'59'01"W

CORONA BOREALIS

10

40.00

THIS THIS SHEET N89'59'01"W ~ 585.36

S89'59'01"E ~ 558.11'.

N89'59'01"W ~ 564.95' 728

~ 613.65

BLOCK 23

CB 4342

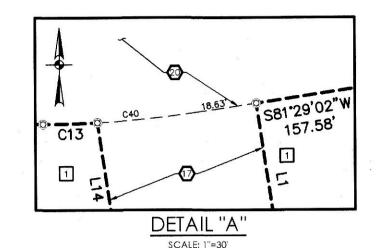
SAWS IMPACT FEE:

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:

S89\*59'01"E ~ 369.34'

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



SEE THIS SHEET

SEE DETAIL "A"

THIS THIS SHEET

S89°59'01"E ~ 369.33

40.00 40.00 40.00 40.00 45.00

SCALE: 1"=30"

SEE THIS SHEET

<del>7</del>730

SEE DETAIL

THIS THIS SHEET

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

DARRELL D. JONES BST SENIOR LIVING WEST, INC. 12455 FREEDOM WAY SAN ANTONIO, TEXAS 78245 (210) 838-6357

STATE OF TEXAS

157.58

SÈE DETAIL "B"

□ N81.59,05, 299.98

380.98

581'29'01

4

BLK 24

CB 4342

4342

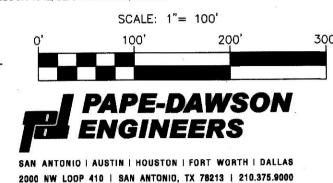
BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARRELL D. JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN 

> MELEIA MONSEY Notary Public, State of Texas Comm. Expires 08-30-2022 Notary ID 13170520-7

PLAT NO. 20-11800399

**REPLAT & SUBDIVISION PLAT ESTABLISHING BLUE SKIES UNIT-3** 

BEING A TOTAL OF 15.775 ACRES ESTABLISHING LOTS 3-10, BLOCK 21, LOTS 3-22, 25, 41-48, LOT 901, BLOCK 22, LOTS 15-28, BLOCK 23, LOTS 11-21, BLOCK 24, LOTS 2-17, 902, BLOCK 25 AND 2.748 ACRES OFFSITE EASEMENTS LOCATED ON 15.368 ACRES OUT OF A 85.964 ACRE TRACT DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT NO. 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING 0.407 OF AN ACRE OFFSITE EASEMENT LOCATED ON LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE II-A SUBDIVISION, RECORDED IN VOLUME 9610, PAGES 109-117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076 COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.



TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

STATE OF TEXAS COUNTY OF BEXAR

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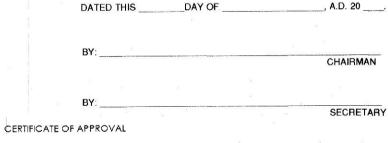
DATE OF PREPARATION: April 01, 2021

S. PRIEST DR. EMPE. AZ 85284 (47.043 ACRE TRACT) AUTHORIZED AGENT: BLAKE HARRINGTON ASHTON WOODS HOMES 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HARRINGTON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS RIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT MEGHAN JANE GRACEU CUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN Notary Public, State of Teach Comm. Expires 01-07-2035 SSED AND IN THE APACITY THEREIN STA Notary ID 12081891

> THIS PLAT OF BLUE SKIES UNIT-3 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



THE UNDERSIGNED COUNTY HUDGE OF BEXAR COUNTY, TEXAS AND PRESIDIN 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.

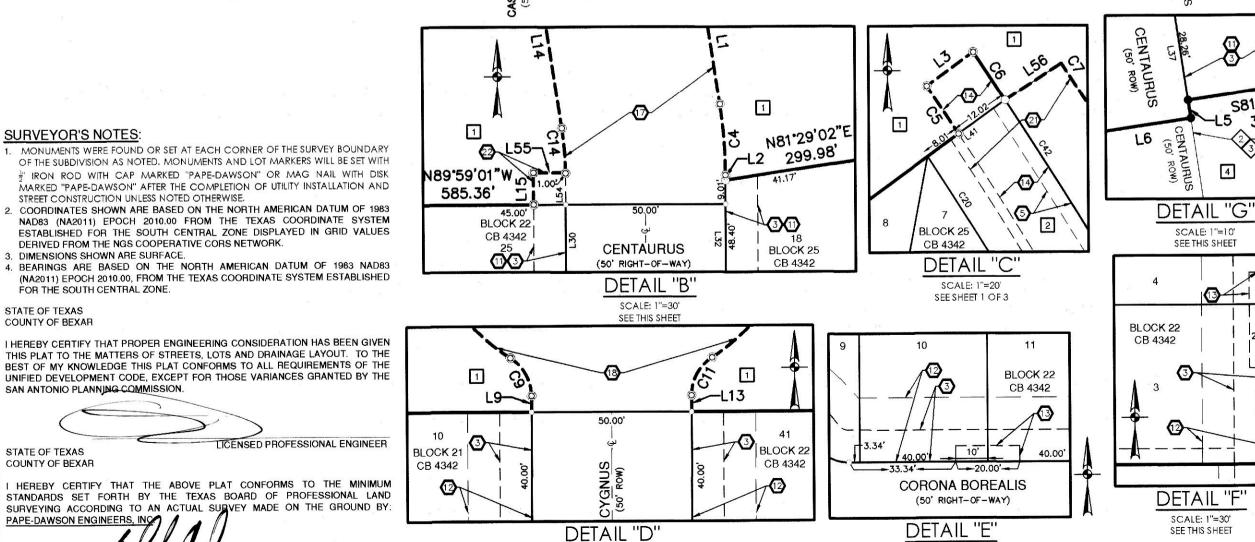
DATED THIS \_\_\_\_\_ DAY OF \_\_\_

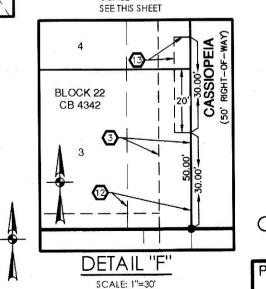
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS









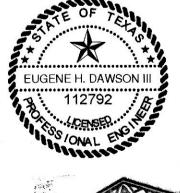
SEE THIS SHEET

SCALE: 1"=10"

CURVE AND LINE TABLE SEE SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3



NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

LINE TABLE

LINE # BEARING LENGTH

S08'30'58"E

S00'00'59"W

N54'01'38"E

N08'44'31"W

S08'30'58"E

S81'29'02"W

S00'00'59"W

S89'59'01"E

N00'00'59"E

S89'59'01"E

N00'00'59"E

N89'59'01"V

100°00′59″E

S08'30'58"E

00°00'59"W

N00'00'44"E

N78'48'32"E

N08'17'47"W

N14'02'31"W

N25'38'03"W

L7

L8

L9

L10

L11

L12

L14

L15

L16

L17

L18

96.16

1.60'

12.01'

20.58

1.91

50.00

25.00

120.00

5.00'

118.97

5.00'

120.00

5.00'

97.68

10.01

103.10

59.50

32.07

208.52

106.14

 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, NSPECTING, 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. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED 2. ANY OFS ENERGY OR SAWS MORERARY 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 OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHARGES OR GROUND ELEVATION ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT

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

LINE TABLE

N56'57'31"E

S33'02'29"E

S0817'47"E

N00'00'59"E

N03'32'00"W

S00'00'59"W

N67'56'31"E

S67'56'31"W

S03'32'00"E

S08'30'58"E

N08'30'58"W

N03'32'00"W

L40 S00°00'59"W

LENGTH

150.48

34.00

150.38

105.89

208.37

30.35

34.04

118.00

56.51

40.99

301.84

40.99

52.51

68.16

82.81

30.17

30.17

66.35

120.00

70.21

INE # BEARING

L21 N33'02'29"W

L24 S25'38'03"E

L25 S14'02'31"E

L27 S78'48'32"W

L30 N00'00'59"E

L31 S81'29'02"W

L33 S03'32'00"E

L22

L23

L26

L28

L29

L32

L34

L35

L36

L37

L38

L39

#### 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

#### SAWS WASTEWATER EDU:

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

#### SAWS DEDICATION:

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.

#### SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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.

#### RESIDENTIAL FINISHED FLOOR

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

#### OPEN SPACE:

LINE TABLE

BEARING

N54'00'36"

578'48'32"W

N00'01'17"E

N81'29'02"E

533"14"54"

N89'59'01"W

N00'01'01"E

N00'00'59"E

S00'01'58"W

S89'59'45"E

S45'00'19"W

N44'59'41"V

S45'00'19"W

N00'00'59"E

S89'59'01"E

N56'57'31"E

LENGTH

20.03

20.00'

18.86

295.04

50.01

460.00'

50.00'

50.00'

2.57

176.61

23.84

23.85

23.77

9.01

9.99

14.00

**CURVE TABLE** 

LINE #

L42

L43

L44

L45

L46

L47

L48

L49

L50

L51

L52

L53

L54

L55

L56

LOT 901, BLOCK 25, AND LOT 902, BLOCK 22, CB 4342, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

STATE OF TEXAS

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.

DARRELL D. JONES BST SENIOR LIVING WEST, INC. 12455 FREEDOM WAY SAN ANTONIO, TEXAS 78245 (210) 838-6357

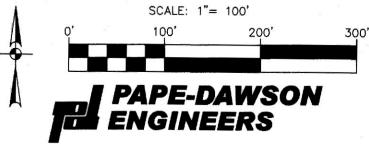
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARRELL D. JONES KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN 



# PLAT NO. 20-11800399

## **REPLAT & SUBDIVISION PLAT ESTABLISHING BLUE SKIES UNIT-3**

BEING A TOTAL OF 15.775 ACRES ESTABLISHING LOTS 3-10, BLOCK 21, LOTS 3-22, 25, 41-48, LOT 901, BLOCK 22, LOTS 15-28, BLOCK 23, LOTS 11-21, BLOCK 24, LOTS 2-17 902. BLOCK 25 AND 2.748 ACRES OFFSITE EASEMENTS LOCATED ON 15.368 ACRES OUT OF A 85.964 ACRE TRACT DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT NO. 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND INCLUDING 0.407 OF AN ACRE OFFSITE EASEMENT LOCATED ON LOT 2, BLOCK 2, C.B. 4342, AIR FORCE VILLAGE II-A SUBDIVISION, RECORDED IN VOLUME 9610, PAGES 109-117 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR 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: April 01, 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, EASEMENT, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE THEREIN EXPRESSED

TEMPE AZ 85284 (47.043 ACRE TRACT

AUTHORIZED AGENT: BLAKE HARRINGTON ASHTON WOODS HOMES 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON 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 PARACITY THEREIN STATED. BIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , A.D. 20

THIS PLAT OF BLUE SKIES UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY

DATED THIS \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

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.

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

BY:	
	CHAIRMAN
BY:	
	SECRETARY
CERTIFICATE OF APPROVAL	a
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEX	(AS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, E	OES HEREBY CERTIFY
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMI	SSIONERS COURT OF
BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEAR	ED THAT SAID PLAT IS
IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS	GOVERNING SAME,
AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS CO	OURT.
DATED THIS DAY OF	4 D 00
DATOrDATOr	. A.D. 20
	W.L.
COUNTY JUDGE, BEXAR COUNTY, TEXAS	i
	(20)

PLAT NOTES APPLY TO EVERY PAGE

SHEET 3 OF 3

**FLOODPLAIN VERIFICATION:** 

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### 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 902, BLOCK 10, CB 4342, SUBDIVISION UNIT 2, RECORDED IN VOLUME 20001, PAGE 2584-2586 (PLAT #

#### RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2467359) 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).

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

### COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,

PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 25, AND LOT 902, BLOCK 22, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

#### DRAINAGE EASEMENT ENCROACHMENTS:

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

### <u>SURVEYOR'S NOTES:</u>

DIMENSIONS SHOWN ARE SURFACE

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDAR OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH I' IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DIS MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AN STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 198 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD8 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHE FOR THE SOUTH CENTRAL ZONE.

### STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE										
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH					
C1	275.00*	008'31'58"	N85'45'00"E	40.92	40.95'					
C2	275.00'	025'40'44"	N68'38'40"E	N68'38'40"E 122.22' 12						
C3	325.00	025'40'44"	S68'38'40"W	144.44' 145.6						
C4	150.00	008'31'58"	S0475'00"E	22.32' 22.34						
C5	1128.00'	000'36'37"	N3318'55"W	12.02'	12.02					
C6	1140.00	000'36'14"	S33'20'36"E	12.01'	12.01'					
C7	1154.00'	021"51"01"	S22'06'59"E	437.42'	440.09'					
C8	950.00'	000'43'28"	S10'49'44"E	12.01	12.01					
C9	14.00'	057'42'26"	N28'50'14"W	13.51'	14.10'					
C10	59.00'	112'38'28"	N01'22'13"W	98.19'	115.99'					
C11	14.00'	057'42'27"	N28'52'12"E	13.51'	14.10'					
C12	59.00'	112'38'28"	N01°24'11"E	98.19'	115.99'					
C13	325.00'	002*59'37"	N88'31'11"E							
C14	100.00'	007'57'34"	S04'32'12"E	13.88'	13.89'					
C15	176.50'	005'44'44"	N85'45'00"E 40.92 N68'38'40"E 122.2 S68'38'40"W 144.4 S04'15'00"E 22.32 N33'18'55"W 12.02 S33'20'36"E 12.01 S22'06'59"E 437.4 S10'49'44"E 12.01 N28'50'14"W 13.51 N01'22'13"W 98.19 N28'52'12"E 13.51 N01'24'11"E 98.19 N88'31'11"E 16.98 S04'32'12"E 13.88 N11'10'09"W 17.69 S29'20'16"E 4.59 S19'50'17"E 7.17' S11'10'09"E 21.10 S45'00'59"W 35.36 N22'05'24"W 423.51		17.70					
C16	35.50'	007'24'27"	S29'20'16"E	4.59'	4.59'					
C17	35.50'	011'35'32"	S19'50'17"E	7.17'	7.18'					
C18	210.50'	005'44'44"	S11'10'09"E	21.10'	21.11'					
C19	25.00'	090'00'00"	S45'00'59"W	35.36'	39.27'					
C20	1120.00'	021'47'51"	N22'05'24"W	423.53'	426.09'					
C21	14.00'	053'07'48"	N26'32'55"W	12.52'	12.98'					
C22	51.00'	196'15'37"	N45'00'59"E	100.97'	174.69'					

CONVE TABLE						CORVE TABLE							
URVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00	008'31'58"	N85'45'00"E	40.92'	40.95'		C23		14.00'	053'07'50"	S63'25'07"E	12.52'	12.98'
C2	275.00'	025'40'44"	N68'38'40"E	122.22	123.25'		C24		14.00'	093'32'59"	N43'14'29"E	20.40'	22.86'
С3	325.00'	025'40'44"	S68'38'40"W	144.44	145.66'		C25		125.00'	003'32'59"	N01°45'31"W	7.74'	7.74'
C4	150.00'	008'31'58"	S0475'00"E	22.32'	22.34'		C26		75.00'	003'32'59"	S01'45'31"E	4.65'	4.65'
C5	1128.00'	000'36'37"	N3318'55"W	12.02'	12.02		C27		14.00'	094'58'58"	S51'01'29"E	20.64	23.21'
C6	1140.00'	000'36'14"	S33'20'36"E	12.01	12.01		C28		175.00'	013'32'31"	N74'42'46"E	41.26'	41.36'
C7	1154.00'	021"51"01"	S22'06'59"E	437.42	440.09'		C29		14.00'	053'07'48"	N41°22'37"E	12.52'	12.98'
C8	950.00'	000'43'28"	S10'49'44"E	12.01	12.01'		C30		51.00'	179'36'41"	S75'22'57"E	102.00'	159.88'
C9	14.00'	057'42'26"	N28'50'14"W	13.51'	14.10'		C31		14.00'	034'17'50"	S02'43'31"E	8.26	8.38*
C10	59.00'	112'38'28"	N01'22'13"W	98.19'	115.99'		C32		1000.00'	008'40'57"	S15'31'57"E	151.40'	151.54'
C11	14.00'	057'42'27"	N28'52'12"E	13.51	14.10'		C33		950.00'	007'46'06"	N15'04'31"W	128.70'	128.80'
C12	59.00'	112'38'28"	N01°24'11"E	98.19	115.99'		C34		25.00'	093'05'55"	N65'30'32"W	36.30'	40.62'
C13	325.00'	002'59'37"	N88'31'11"E	16.98'	16.98'		C35		225.00'	013'32'31"	S74°42'46"W	53.05	53.18'
C14	100.00'	007'57'34"	S04'32'12"E	13.88'	13.89'		C36		14.00'	085'01'02"	S38'58'31"W	18.92	20.77'
C15	176.50'	005'44'44"	N11"10'09"W	17.69	17.70'		C37		75.00'	004'58'58"	S06°01'29"E	6.52'	6.52'
C16	35.50'	007'24'27"	S29'20'16"E	4.59'	4.59'		C38		125.00'	004'58'58"	N06'01'29"W	10.87	10.87'
C17	35.50'	011'35'32"	S19'50'17"E	7.17	7.18'		C39		14.00	086*27'01"	N46'45'31"W	19.18'	21.12'
C18	210.50'	005'44'44"	511"10'09"E	21.10'	21.11'	-	C40		325.00'	005'32'21"	N84'15'12"E	31.41'	31.42'
C19	25.00'	090,00,00	S45'00'59"W	35.36'	39.27'		C41		51.00'	060'00'00"	S89"17"59"E	51.00'	53.41'
C20	1120.00'	021'47'51"	N22'05'24"W	423.53'	426.09'		C42		1140.00'	021'51'01"	N22'06'59"W	432.12'	434.75'
C21	14.00	053'07'48"	N26'32'55"W	12.52'	12.98'								
622	£4.00'	40045177	u secole offe										

OF THIS MULTIPLE PAGE PLAT

MEGHAN JANE GRACE

Notary Public, State of Texa

Comm. Expires 01-07-2025

Notary ID 12081891

EUGENE H. DAWSON ONAL

