

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CV	CLEAR VISION		SET 1/2" IRON ROD (PD)
LF	LINEAR FEET		SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		EASEMENT POINT OF INTERSECTION
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
C	CENTERLINE		
3	10' GETCTV EASEMENT	1	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 4426, PG 1926-1934 OPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	2	10' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)
10	20' BUILDING SETBACK LINE	3	14' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)
12	10' BUILDING SETBACK LINE AND GETCTV EASEMENT	4	5' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)
13	11' CV EASEMENT	5	28' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)
14	5' WATER EASEMENT	6	20' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR)
15	5'X5' WATER EASEMENT	7	16' WATER EASEMENT (VOL 9604, PG 76 DPR)
1	± 476 LF TO INTERSECTION OF TORTUGA VERDE & VERDE AZUL	8	16' SANITARY SEWER EASEMENT (VOL 5174, PG 1708-1714 OPR)
2	FELDER RANCH, UNIT-1A (ENCLAVE) (VOL 9604, PG 79-83 DPR)	9	6' GAS EASEMENT (DOCA 20190135338, OPR)
3	LADERA, UNIT-1D (ENCLAVE) (VOL 20001, PG 1880-1883 PR)	10	16' SANITARY SEWER EASEMENT (VOL 20001, PG 1880-1883 PR)
4	LADERA COMMERCIAL, UNIT-1 (VOL 20001, PG 1430-1432 PR)	11	10' BUILDING SETBACK LINE, GETCTV EASEMENT (VOL 20001, PG 1880-1883 PR)
5	LOT 901 BLOCK 11 OPEN SPACE 0.215 AC PERMEABLE	12	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 20001, PG 1430-1432 PR)
6	LOT 909 BLOCK 5 OPEN SPACE (TREE SAVE) 4.776 AC PERMEABLE		
7	LOT 902 BLOCK 10 OPEN SPACE (TREE SAVE) 2.677 AC PERMEABLE		

CPS/SAWS/COSA UTILITY:

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 DEDICATING 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 GRANTORS 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 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.

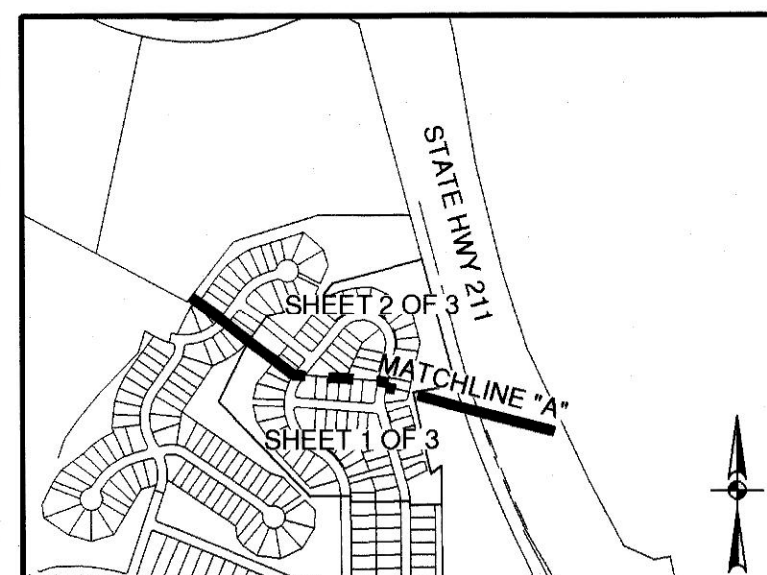
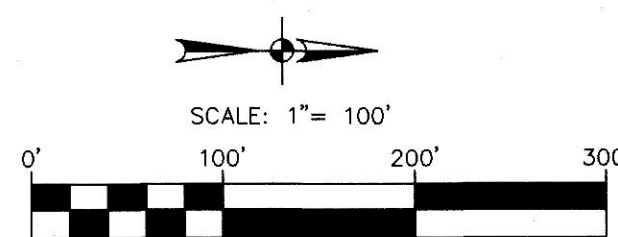
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

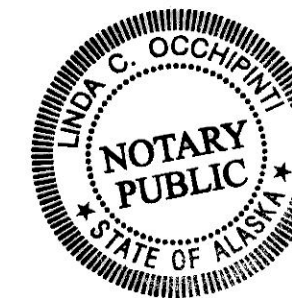
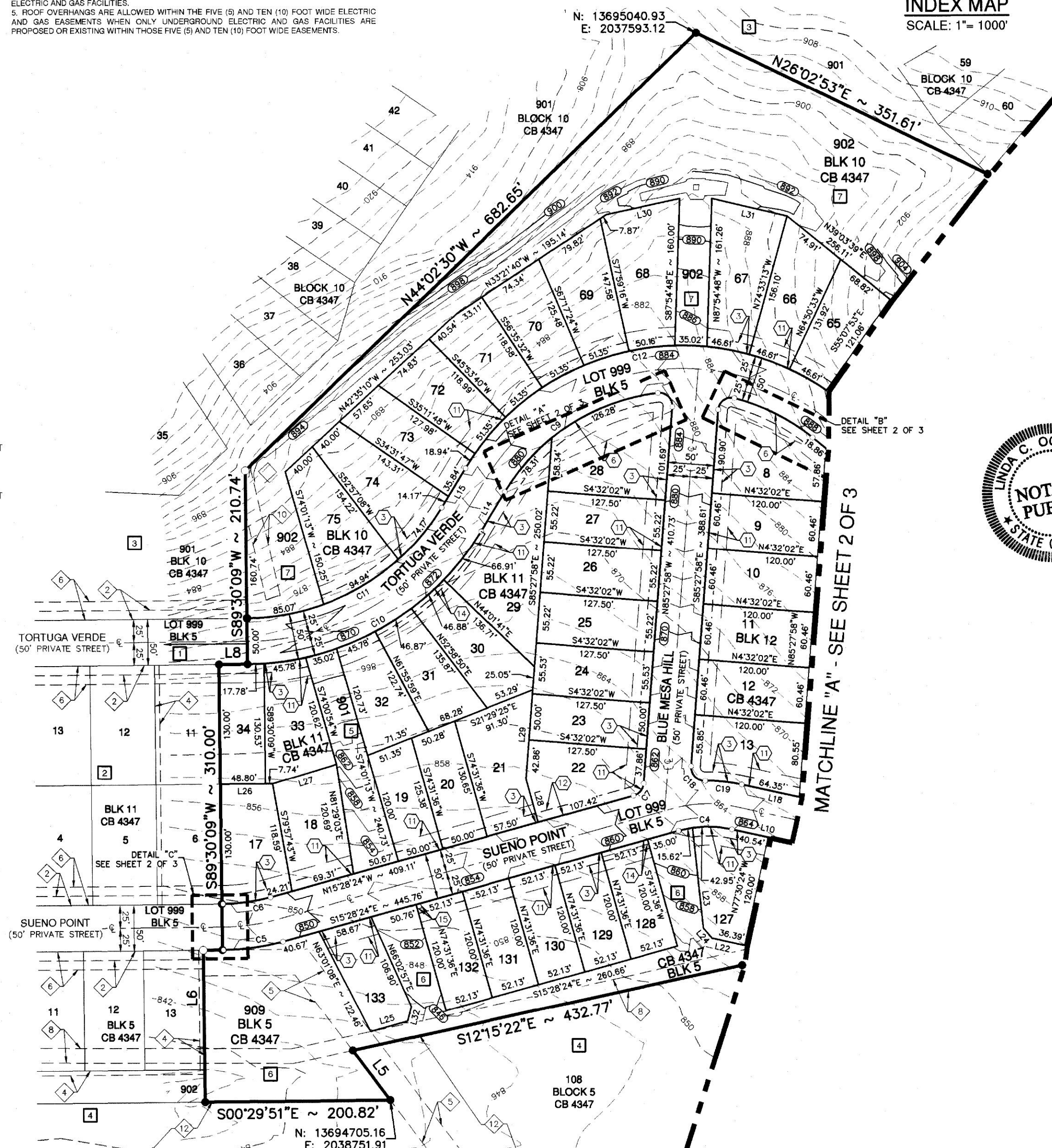
SAWS WASTEWATER EDU:

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



INDEX MAP

SCALE: 1"= 1000'



PLAT NO. 20-11800573

SUBDIVISION PLAT

ESTABLISHING

LADERA, UNIT 1E (ENCLAVE)

BEING A 24.018 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, 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: June 17, 2021

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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: LADERA I, LLC  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
CHAD NUGENT, PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 22 DAY OF June, A.D. 2021.

*Linda C. Occhipinti*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF LADERA, UNIT 1E (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: \_\_\_\_\_ CHAIRMAN

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

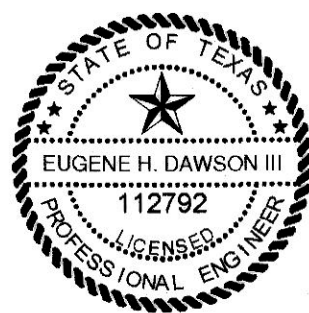
LICENSED PROFESSIONAL ENGINEER

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.

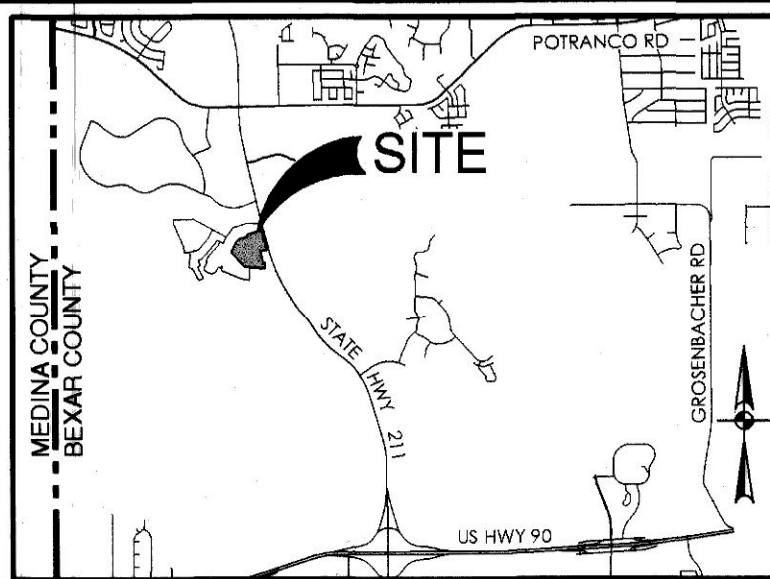
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:  
FOR CURVE TABLE AND  
LINE TABLE. SEE SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3





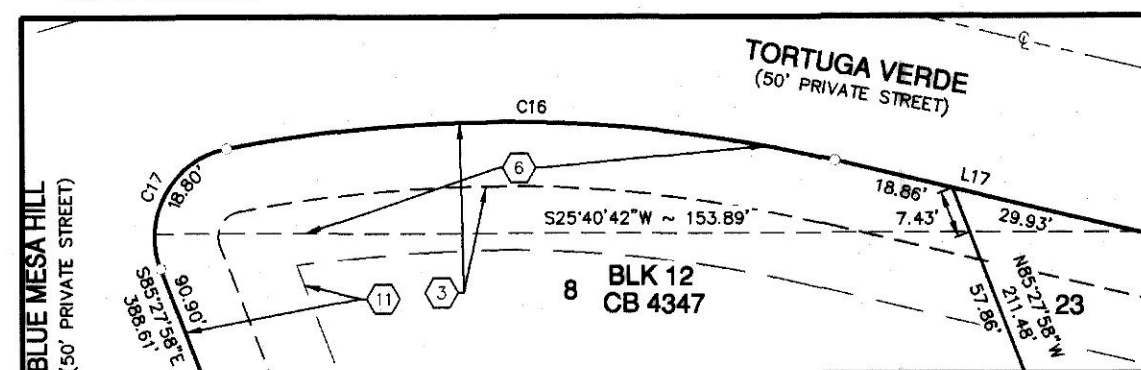


## LOCATION MAP

NOT-TO-SCALE

### LEGEND

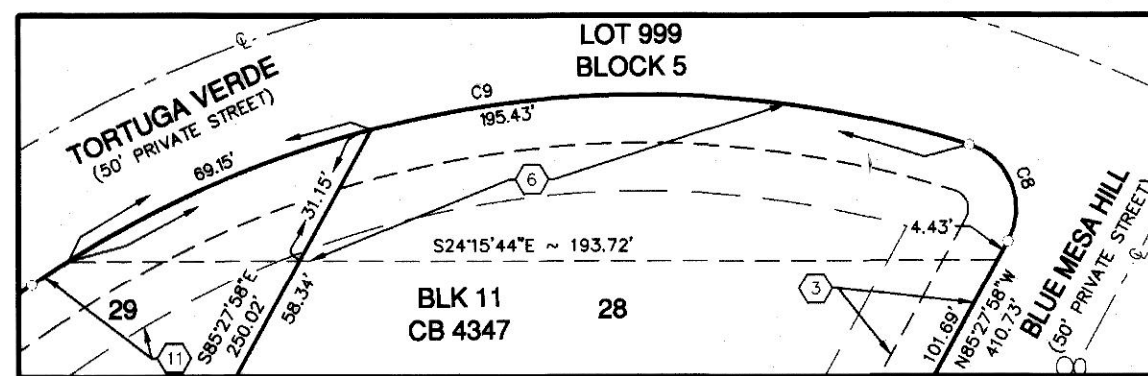
- |      |   |        |  |
|------|---|--------|--|
| AC   | ACRE(S)   | VOL    | VOLUME   |
| BLK  | BLOCK   | PG     | PAGE(S)  |
| CB   | COUNTY BLOCK  | GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION                        |
| DOC  | DOCUMENT NUMBER   | ROW    | RIGHT-OF-WAY   |
| DPR  | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS                    |        | REPETITIVE BEARING AND/OR DISTANCE                                   |
| PR   | PLAT RECORDS OF BEXAR COUNTY, TEXAS                             |        | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)                         |
| CV   | CLEAR VISION  |        | SET 1/2" IRON ROD (PD)   |
| LF   | LINEAR FEET   |        | SET 1/2" IRON ROD (PD)-ROW   |
| OPR  | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |        | EASEMENT POINT OF INTERSECTION                                       |
| 1140 | EXISTING CONTOURS   |        |  |
| 1140 | PROPOSED CONTOURS   |        |  |
| C    | CENTERLINE  |        |  |
| 3    | 10' GETCTV EASEMENT   | 1      | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 4426, PG 1926-1934 OPR)        |
| 6    | VARIABLE WIDTH CLEAR VISION EASEMENT                            | 2      | 10' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)                         |
| 11   | 20' BUILDING SETBACK LINE                                       | 3      | 14' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)                         |
| 12   | 10' BUILDING SETBACK LINE AND GETCTV EASEMENT                   | 4      | 5' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)                          |
| 13   | 11' CV EASEMENT (NOT TO SCALE)                                  | 5      | 28' GETCTV EASEMENT (VOL 9604, PG 79-83 DPR)                         |
| 14   | 5' WATER EASEMENT   | 6      | 20' BUILDING SETBACK LINE (VOL 9604, PG 79-83 DPR)                   |
| 15   | 5X5' WATER EASEMENT   | 7      | 16' WATER EASEMENT (VOL 9604, PG 76 DPR)                             |
| 1    | ± 476 LF TO INTERSECTION OF TORTUGA VERDE & VERDE AZUL          | 8      | 16' SANITARY SEWER EASEMENT (VOL 5174, PG 1708-1714 OPR)             |
| 2    | FELDER RANCH, UNIT-1A (ENCLAVE) (VOL 9604, PG 79-83 DPR)        | 9      | 6' GAS EASEMENT (DOC# 20190135338, OPR)                              |
| 3    | LADERA, UNIT-1D (ENCLAVE) (VOL 20001, PG 1880-1883 PR)          | 10     | 16' SANITARY SEWER EASEMENT (VOL 20001, PG 1880-1883 PR)             |
| 4    | LADERA COMMERCIAL, UNIT-1 (VOL 20001, PG 1430-1432 PR)          | 11     | 10' BUILDING SETBACK LINE, GETCTV EASEMENT (VOL 20001, 1880-1883 PR) |
| 5    | LOT 901 BLOCK 11 OPEN SPACE 0.216 AC PERMEABLE                  | 12     | VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 20001, 1430-1432 PR)    |
| 6    | LOT 909 BLOCK 5 OPEN SPACE (TREE SAVE) 4.776 AC PERMEABLE       |        |  |
| 7    | LOT 902 BLOCK 10 OPEN SPACE (TREE SAVE) 2.677 AC PERMEABLE      |        |  |



### DETAIL "B"

SCALE: 1" = 30'

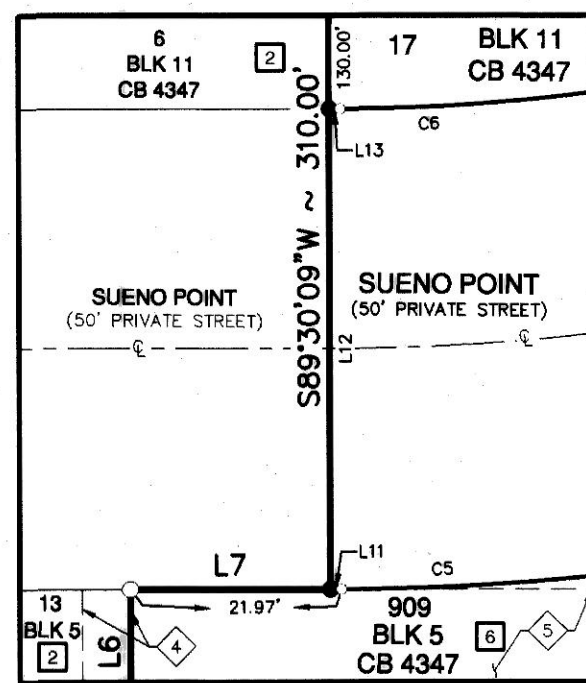
SEE SHEET 1 OF 3



### DETAIL "A"

SCALE: 1" = 40'

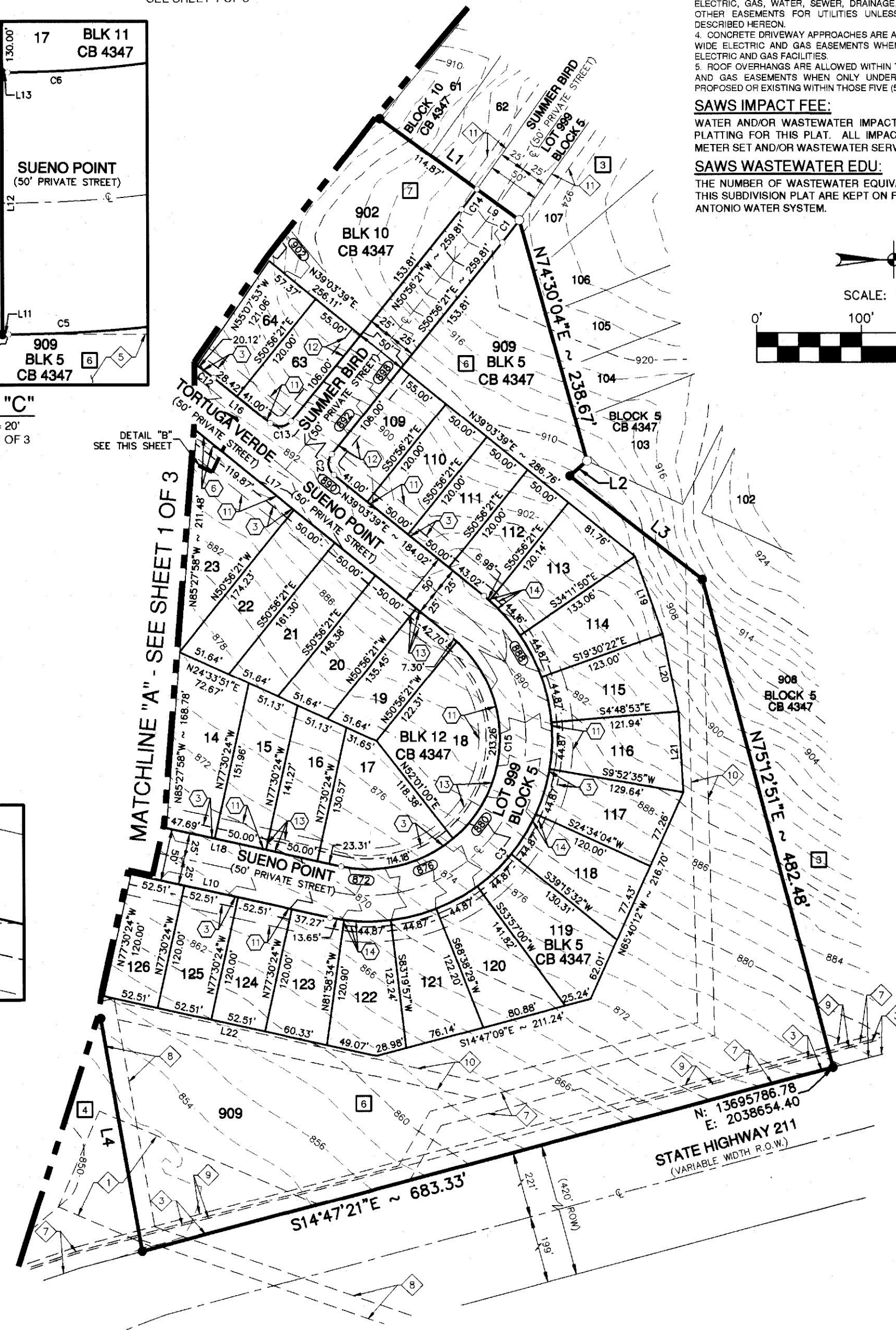
SEE SHEET 1 OF 3



### DETAIL "C"

SCALE: 1" = 20'

SEE SHEET 1 OF 3



### CPS/SAWS/COSA UTILITY:

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 DEDICATING 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 GRANTORS 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 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.

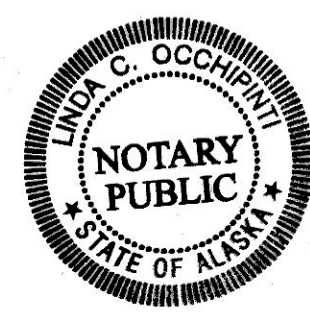
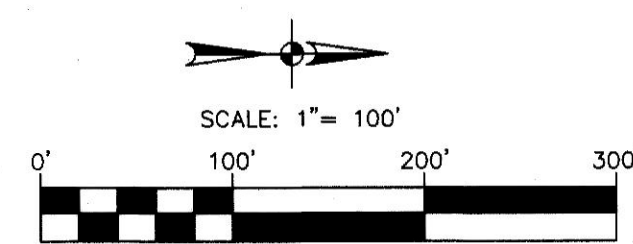
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

### SAWS IMPACT FEE:

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

### SAWS WASTEWATER EDU:

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



# PLAT NO. 20-11800573

## SUBDIVISION PLAT

### ESTABLISHING

# LADERA, UNIT 1E (ENCLAVE)

BEING A 24.018 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: June 17, 2021

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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: LADERA, LLC  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
CHAD NUGENT, PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 22 DAY OF June, A.D. 2021.

*Linda Occhipinti*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF LADERA, UNIT 1E (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: \_\_\_\_\_ CHAIRMAN

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

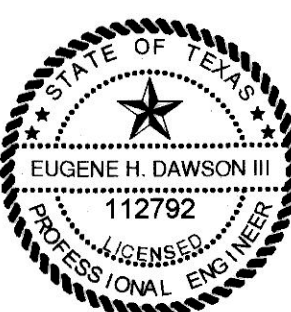
### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME. AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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.

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:  
FOR CURVE TABLE AND  
LINE TABLE. SEE SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3



PLAT NO. 20-11800573

SUBDIVISION PLAT  
ESTABLISHING

LADERA, UNIT 1E (ENCLAVE)

BEING A 24.018 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**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 #10028600

DATE OF PREPARATION: June 17, 2021

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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: LADERA I, LLC  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
CHAD NUGENT, PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, 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 22 DAY OF June, A.D. 2021.

Jada Ochepint  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF LADERA, UNIT 1E (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: \_\_\_\_\_ CHAIRMAN

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

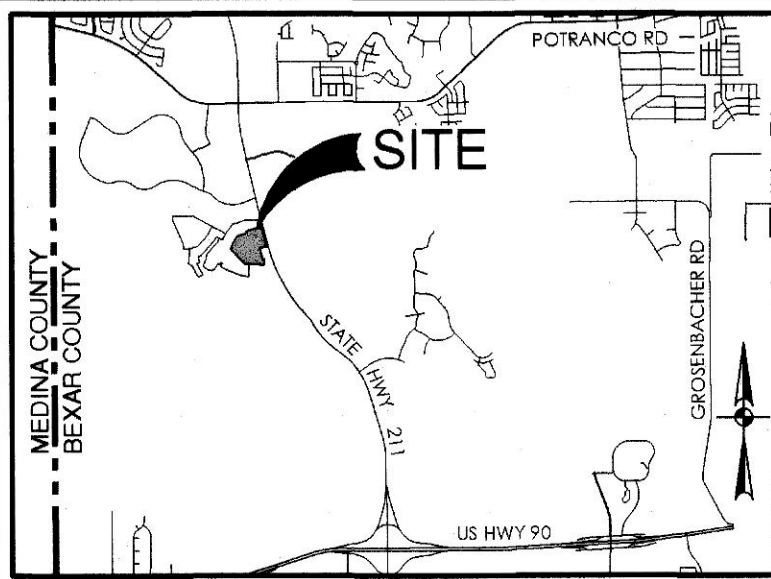
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LOCATION MAP  
NOT-TO-SCALE**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.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 909, BLOCK 5, LOT 902, BLOCK 10 AND LOT 901, BLOCK 11, CB 4347, 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 NOTE:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 TO 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 IMPACT FEE:**

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

**SAWS WASTEWATER EDU:**

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

**SAWS UTILITY:**

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.

**SAWS HIGH PRESSURE NOTE:**

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 895 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:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED 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 (A/P #2009486) 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 TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

**SETBACK NOTE:**

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

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 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

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.

**CPS/SAWS/COSA UTILITY:**

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 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 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.

**TxDOT NOTES:**

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ZERO (0) ACCESS POINT(S) ALONG STATE HIGHWAY 2111, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 683.33'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

**FINISHED FLOOR NOTE:**

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

**COUNTY FINISHED FLOOR ELEVATION**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 123-133, BLOCK 5, CB 4347, OR CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

**OPEN SPACE NOTE:**

LOT 909, BLOCK 5, LOT 902, BLOCK 10 AND LOT 901, BLOCK 11, CB 4347 ARE DESIGNATED AS AN OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**PRIVATE STREET DESIGNATION NOTE:**

LOT 999, BLOCK 5, CB 4347, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, WATER, WASTEWATER, AND RECYCLED WATER MAINS.

**LEGAL INSTRUMENT:**

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.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N36°08'11"E	164.87'
L2	S41°12'45"E	21.89'
L3	N38°01'41"E	160.57'
L4	S80°07'06"W	225.75'
L5	N52°55'02"E	67.23'
L6	S89°30'09"W	165.00'
L7	N0°29'51"W	20.84'
L8	N0°29'51"W	31.04'
L9	N36°08'11"E	50.00'
L10	S12°29'36"W	235.36'
L11	S0°29'51"E	1.14'
L12	S89°30'09"W	50.00'
L13	N0°29'51"W	1.14'
L14	S58°45'01"E	50.00'
L15	N58°45'01"W	50.00'
L16	N39°03'39"E	69.42'
L17	S39°03'39"W	331.44'
L18	N12°29'36"E	235.36'
L19	N70°29'07"E	78.13'
L20	N78°37'44"E	76.07'
L21	N86°51'39"E	77.29'
L22	S12°29'36"W	303.34'
L23	S83°59'40"W	109.33'
L24	N49°37'19"E	14.43'
L25	N15°28'24"W	41.84'
L26	S0°29'51"E	56.55'
L27	S16°50'39"E	72.72'
L28	S74°31'36"W	48.79'
L29	S85°27'58"E	97.31'
L30	N12°08'07"W	81.53'
L31	N13°17'48"E	83.71'
L32	S75°42'51"E	16.43'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	525.00'	2°55'28"	S52°24'05"E	26.79'	26.80'
C2	14.00'	90°00'00"	N84°03'39"E	19.80'	21.99'
C3	175.00'	153°25'57"	S64°13'23"E	340.64'	468.63'
C4	120.00'	27°58'00"	S1°29'24"E	57.99'	58.57'
C5	250.00'	14°58'33"	S7°59'07"E	65.16'	65.34'
C6	200.00'	14°58'33"	N7°59'07"W	52.13'	52.28'
C7	15.00'	69°59'35"	N50°28'11"W	17.21'	18.32'
C8	14.00'	101°11'07"	S43°56'28"W	21.63'	24.72'
C9	225.00'	52°05'56"	S32°42'03"E	197.62'	204.59'
C10	300.00'	58°15'11"	S29°37'26"E	292.04'	305.01'
C11	250.00'	58°15'11"	N29°37'26"W	243.37'	254.18'
C12	275.00'	97°48'40"	N9°50'41"W	414.50'	469.46'
C13	14.00'	90°00'00"	N5°56'21"W	19.80'	21.99'
C14	475.00'	2°55'28"	N52°24'05"W	24.24'	24.25'
C15	125.00'	153°25'57"	N64°13'23"W	243.31'	334.74'
C16	225.00'	24°24'30"	S26°51'24"W	95.13'	95.85'
C17	14.00'	100°07'07"	S35°24'25"E	21.47'	24.46'
C18	15.00'	95°29'55"	N46°47'04"E	22.21'	25.00'
C19	170.00'	13°27'29"	N5°45'51"E	39.84'	39.93'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

