LOCATION MAP NOT-TO-SCALE

LEGEND

PAGE(S)

RIGHT-OF-WAY

VARIABLE WIDTH

INTERSECTION

10' GETCTV ESMT

(BLUE SKIES UNIT-3, PLAT#

15' BUILDING SETBACK LINE

(BLUE SKIES UNIT-3, PLAT#

TEMPORARY TURNAROUND

INTO FUTURE PLATTED ROW

(BLUE SKIES UNIT-3, PLAT#

INTO FUTURE PLATTED ROW

(BLUE SKIES UNIT-3, PLAT#

VAR WID SANITARY SEWER.

(BLUE SKIES UNIT-3, PLAT#

(BLUE SKIES UNIT-3, PLAT#

(BLUE SKIES UNIT-3, PLAT#

1' VEHICULAR NON-ACCESS

(BLUE SKIES UNIT-3, PLAT#

(BLUE SKIES UNIT-3, PLAT#

(VOL 9610, PG 109-117 OPR)

14' GETCTV ESMT ENTIRE ESMT

INCORPORATION INTO FUTURE

(BLUE SKIES UNIT-3, PLAT#

(BLUE SKIES UNIT-3, PLAT#

LOT 901, BLOCK 26, OPEN SPACE (0.230 AC) PERMEABLE

(0.112 AC) PERMEABLE

5 LOT 2, BLK 2, CB 4342

7 BLUE SKIES UNIT-3

(PLAT# 20-11800399)

LOT 903, BLOCK 25, OPEN SPACE

BST SENIOR LIVING WEST, INC.

CENTAURUS & CORONA BOREALIS

L25

CB 4342

(VOL 9610, PG 110-117 DPR)

± 142 LF TO THE INT OF

25' BUILDING SETBACK

ESMT (NOT-TO-SCALE)

10' BUILDING SETBACK

14' GETCTV ESMT

20-11800399)

20-11800399)

20-11800399)

12' WATER ESMT

TO EXPIRE UPON

PLATTED ROW

10'Y 10' GETOTY E

20-11800399)

20-11800399)

WATER, AND DRAINAGE ESMT

20-11800399)

ELECTRIC, GAS, CABLE TELEVISION

AND DRAINAGE ESMT ENTIRE ESMT

TO EXPIRE UPON INCORPORATION

50' DRAINAGE ESMT ENTIRE ESMT

TO EXPIRE UPON INCORPORATION

SANITARY SEWER, WATER

REPETITIVE BEARING

SET 1/2" IRON ROD (PD)

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

OF BEXAR COUNTY, TEXAS

AND/OR DISTANCE

AC ACRE(S) BLK BLOCK PG CB COUNTY BLOCK PR PLAT RECORDS OF BEXAR VAR WID COUNTY, TEXAS GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF EASEMENT POINT OF BEXAR COUNTY, TEXAS DOCUMENT NUMBER ESMT EASEMENT DPR DEED AND PLAT RECORDS INT INTERSECTION LF LINEAR FEET EXISTING CONTOURS - 1140 -- 1140—— PROPOSED CONTOURS

— € — CENTERLINE EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY

PAPE-DAWSON ENGINEERS 14' GETCTV ESMT 10' GETCTV ESMT 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)

15' BUILDING SETBACK LINE 10' GETCTV ESMT & BUILDING 12 SETBACK LINE 50'X50' MAINTENANCE, DRAINAGE, ACCESS, SANITARY SEWER, WATER, ELECTRIC AND CABLE TELEVISION ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (0.114 AC TOTAL OFF-LOT)

VAR WID DRAINAGE, ACCESS. AND MAINTENANCE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (1.560 AC TOTAL OFF-LOT VAR WID DRAINAGE ESMT ENTIRE **ESMT TO EXPIRE UPON**

INCORPORATION INTO FUTURE **PLATTED ROW** (3.392 AC TOTAL OFF-LOT) 50' MAINTENANCE, DRAINAGE, ACCESS, SANITARY SEWER,

WATER, ELECTRIC AND CABLE TELEVISION ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED ROW (0.138 AC TOTAL OFF-LOT) VAR WID DRAINAGE ESMT ENTIRE

ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE **ROW DEDICATION** (2.098 AC TOTAL OFF-LOT) 12' WATER ESMT

(0.003 AC TOTAL OFF-LOT) (PERMEABLE) 5' WATER ESMT VAR WID WATER ESMT 20

14' GETCTV ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE ROW DEDICATION (0.175 AC TOTAL OFF-LOT) 10'X10' GETCTV ESMT

(0.004 AC TOTAL OFF-LOT) (PERMEABLE) UNPLATTED A REMAINING PORTION OF 85.964 ACRE TRACT OWNER: CW-BSLB. LLC

(DOC 20190002499, OPR) LOT 902, BLOCK 22, OPEN SPACE (0.139 AC) PERMEABLE

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.

SSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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

> > EGISTERED PROFESSIONAL LAND SURVEYOR

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," "ANOHOR 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 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 OPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID 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

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

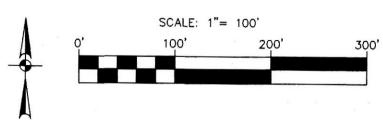
WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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



MATCHLINE "D" -

SEE SHEET 3 OF 4

S89'59'01"E ~ 527.56"

732

N89°59'01"W ~ 495.06'

S89°59'01"E ~ 600.70'

___S89'59'01"E ~ 551.18'___

N89'59'01"W ~ 551.18'

29

MATCHLIN

50.00' 1 50.00' 50.00' 50.00'

3.589 59'01"E

30

S89'59'01"E ~ 537.77'-(730)

33

13 22 E

32

15

8 728) (VAR WID ROW) N89'59'01"W ~ 535.77'

점망

34

35

11

10

(PLAT# 20-11800399)

SKIES UNIT-3

N89°59'01"W ~ 815.34

12

733

S89'59'01"E ~ 282.50'

1

L22 L21-

13687046.17

E: 2049554.59

1

N89°59'01"W ~ 211.00' C

N: 13687623.59

/ L28

BLK 29 2

(12) BLK 22

120.00' 8.00'

2

N89'59'01"W

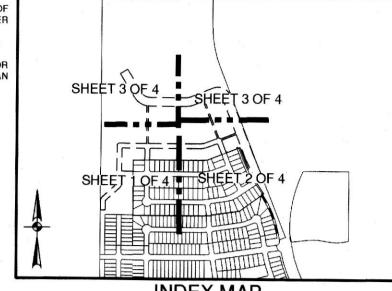
CB 4342

CB 434212

CB 4342

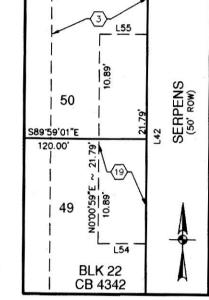
N89'59'01"

E: 2049554.75



INDEX MAP

SCALE: 1"= 1000'



DETAIL "A' SCALE: 1" = 10'

MEGHAN JANE GRACE Notary Public, State of Texa Comm. Expires 01-07-2025 Notary ID 12081891

PAPE-DAWSON

PLAT NO. 20-11800577

SUBDIVISION PLAT

BLUE SKIES UNIT - 4

BEING A TOTAL OF 24.161 ACRES ESTABLISHING LOTS 26-40, 49-51, 902 BLOCK 22,

LOTS 19-28, 903, BLOCK 25, LOTS 3-9, 901, BLOCK 26, LOTS 1-33, BLOCK 27, LOTS

1-15, BLOCK 28, AND LOTS 1-2, BLOCK 29, IN COUNTY BLOCK 4342, BEXAR COUNTY TEXAS, 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, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT

1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.

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

DATE OF PREPARATION: June 18, 2021

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.

CW-BSLB, LLC 8655 S. PRIEST DR TEMPE, AZ 85284

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 HE EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN TATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF _______, A.D. 20______.

DATED THIS

THIS PLAT OF <u>BLUE SKIES UNIT - 4</u> 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.

	BY:						
						CI	HAIRMAN
							8
	BY:						
						S	ECRETARY
ERTIFICATE C	F APPROVAL						
E UNDERSIG	SNED, COUNTY	JUDGE OF	BEXAR	COUNTY,	TEXAS	AND	PRESIDING
FFICER OF TH	HE COMMISSION	IERS COURT	OF BEXA	R COUNT	Y DOES	HERE	BY CEPTIEV

DAY OF

, A.D. 20

THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT I 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

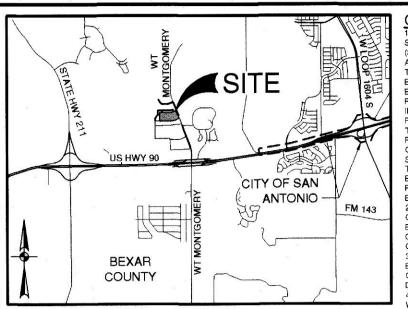
CURVE AND LINE TABLE SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

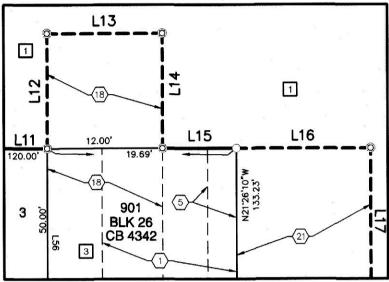
SHEET 1 OF 4

EUGENE H. DAWSON I 112792 CENSE /ONAL

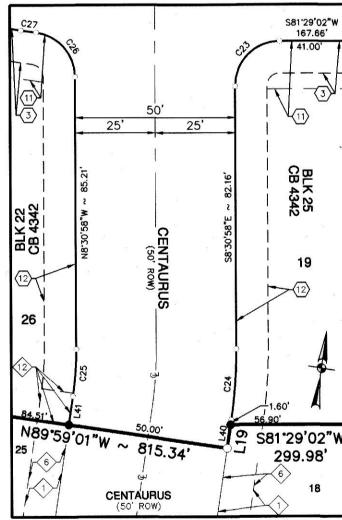




LOCATION MAP NOT-TO-SCALE



DETAIL "D" SCALE: 1" = 10" SEE THIS SHEET



DETAIL "B' SCALE: 1" = 30' SEE THIS SHEET

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

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

EGISTERED PROFESSIONAL LAND SURVEYOR

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 AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANOHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "SANITARY SEWER EASEMENT," ANDOR "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. OPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND TO RELOCATE SAID INFRASHOUTORE 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 EACILITIES. 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 FASEMENTS, 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 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. 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.

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

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



S68'34'08"W

50.00

CORONA AUSTRALIS (50' ROW)

10.00

BLK 26

CB 4342

DETAIL "E"

SCALE: 1" = 10'

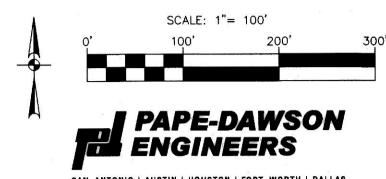
SEE THIS SHEET



SUBDIVISION PLAT

OF **BLUE SKIES UNIT - 4**

BEING A TOTAL OF 24.161 ACRES ESTABLISHING LOTS 26-40, 49-51, 902 BLOCK 22, LOTS 19-28, 903, BLOCK 25, LOTS 3-9, 901, BLOCK 26, LOTS 1-33, BLOCK 27, LOTS 1-15, BLOCK 28, AND LOTS 1-2, BLOCK 29, IN COUNTY BLOCK 4342, BEXAR COUNTY TEXAS, 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, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: June 18, 2021

STATE OF TEXAS COUNTY OF BEXAR

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

CW-BSLB, LLC 8655 S. PRIEST DR. TEMPE, AZ 85284

AUTHORIZED AGENT: BLAKE HARRINGTON ASHTON WOODS HOMES
17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS COUNTY OF BEXAR

MEGHAN JANE GRACE

Notary Public, State of Texa Comm. Expires 01-07-2025

Notary ID 12081891

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 OFFACITY THEBEIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 14 A.D. 20 2.

THIS PLAT OF <u>BLUE SKIES UNIT - 4</u> 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
	RV.		
			SECRETARY
CERTIFICATE OF	APPROVAL		
THE UNDERSIGN	IED, COUNTY JUI	OGE OF BEXAR COU	NTY, TEXAS AND PRESIDING
OFFICER OF THE	COMMISSIONERS	COURT OF BEXAR CO	DUNTY, DOES HEREBY CERTIFY
THAT THE ATTAC	CHED PLAT WAS E	DULY FILED WITH THE	COMMISSIONERS COURT OF
BEXAR COUNTY,	TEXAS AND THAT	AFTER EXAMINATION IT	APPEARED THAT SAID PLAT IS
N CONFORMITY	WITH THE STATU	TES, RULES AND REGU	LATIONS GOVERNING SAME
AND THIS PLAT V	VAS APPROVED BY	THE SAID COMMISSIO	NERS COURT.
DATED THIS	DAY OF		A.D. 20
00111777	- BEVAR COUNTY	TEVAS	
LOUNIY JUDGE	E, BEXAR COUNTY,	IEXA2	

COUNTY CLERK, BEXAR COUNTY, TEXAS

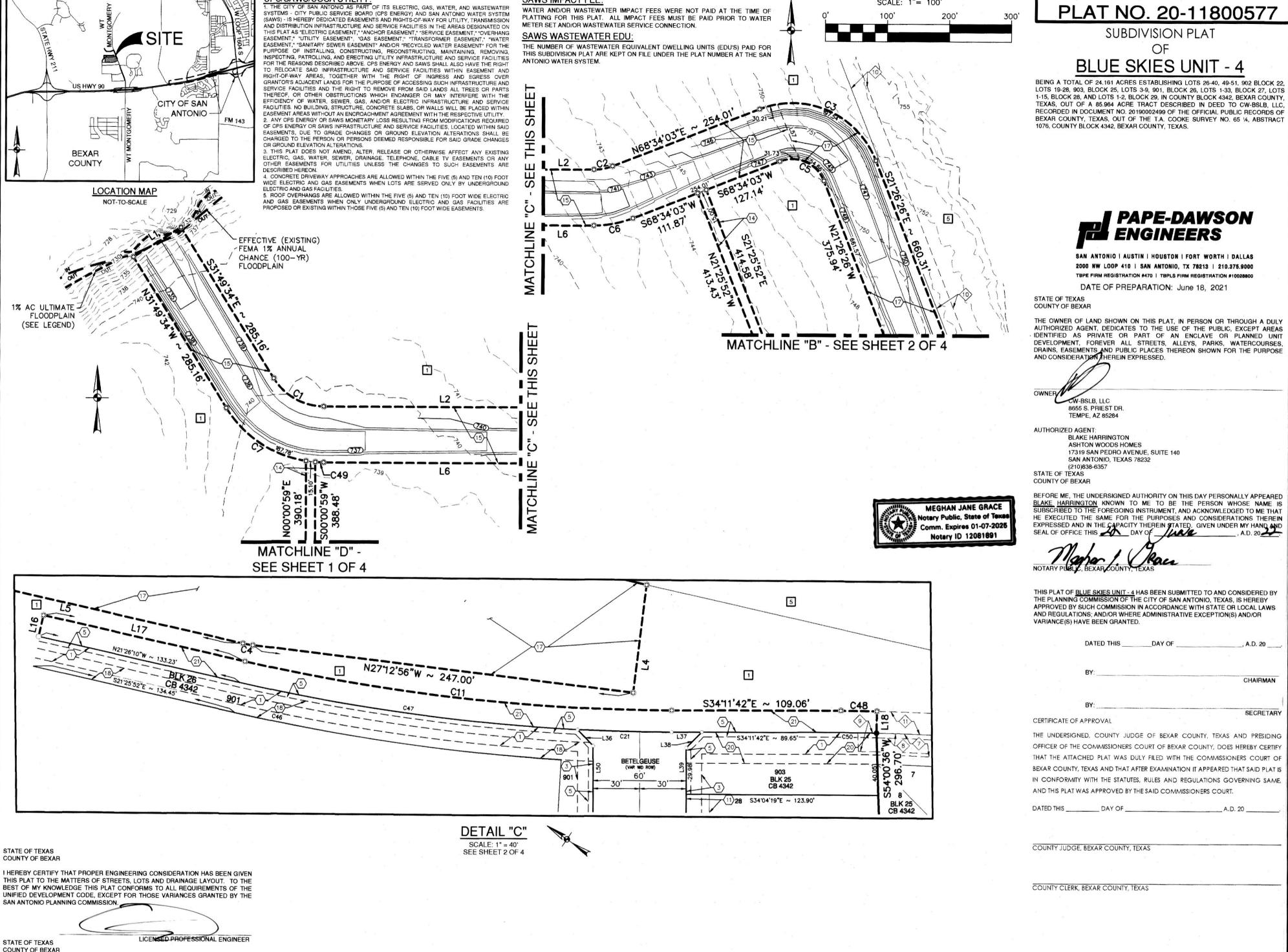
CURVE AND LINE TABLE SEE SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4







SAWS IMPACT FEE:





I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND

LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

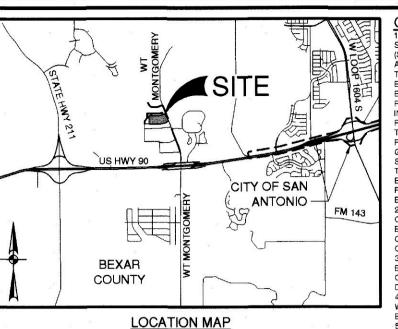
PAPE-DAWSON ENGINEERS, INC

CURVE AND LINE TABLE SEE SHEET 4 OF 4 PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4

SCALE: 1"= 100'



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 "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 INSPECTING, PAI HOLLING, AND EMECTING UTILITY INFHASTHUCTURE AND SEMPICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. OPS 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 5. BOOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC 5. HOUR OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE 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 CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION 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

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.

CLEAR VISION:

OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. **OPEN SPACE:**

LOT 903, BLOCK 25, LOT 901, BLOCK 26, AND LOT 902, BLOCK 22, CB 4342, ARE DESIGNATED AS OPEN SPACE, PERMEABLE, AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV

PLAT NO. 20-11800577

SUBDIVISION PLAT

BLUE SKIES UNIT - 4

BEING A TOTAL OF 24.161 ACRES ESTABLISHING LOTS 26-40, 49-51, 902 BLOCK 22. LOTS 19-28, 903, BLOCK 25, LOTS 3-9, 901, BLOCK 26, LOTS 1-33, BLOCK 27, LOTS 1-15, BLOCK 28, AND LOTS 1-2, BLOCK 29, IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, 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, 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: June 18, 2021

STATE OF TEXAS COUNTY OF BEXAR

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

> CW-BSLB, LLC 8655 S. PRIEST DR. TEMPE, AZ 85284

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

DATED THIS

STATE OF TEXAS

REFORE ME, THE LINDERSIGNED 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 CAPACITY THEREIN TATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THIS PLAT OF <u>BLUE SKIES UNIT - 4</u> 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

DAVOE

A D 20

	DATED THIS	DAY OF	, A.D. 20
	BY:		
			CHAIRMAN
	BY:		SECRETARY
CERTIFICATE C			
	5 1/4/5/5/// N13/6		ITY, TEXAS AND PRESIDING
100 1 10 10 10 10 10 10 10 10 10 10 10 1			UNTY, DOES HEREBY CERTIFY COMMISSIONERS COURT OF
			APPEARED THAT SAID PLAT IS
		7	ATIONS GOVERNING SAME,
AND THIS PLAT	T WAS APPROVED BY	THE SAID COMMISSION	IERS COURT.
DATED THIS	DAY OF		A.D. 20
COUNTY JUD	GE, BEXAR COUNTY,	TEXAS	,
COUNTY CLE	RK, BEXAR COUNTY, T	EXAS	

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

MEGHAN JANE GRACE

Notary Public, State of Tex

Comm. Expires 01-07-2025 Notary ID 12081891

SHEET 4 OF 4

LINE TABLE LINE TABLE LINE TABLE LINE # | BEARING | LENGTH LINE # BEARING LENGTH LINE # BEARING LENGTH

L1	N5810'26"E	90.00'	L22	N89'58'54"W	110.00	L43	N89'59'01"W	106.00
L2	S89'59'01"E	390.72	L23	S0'00'59"W	79.69	L44	S89'59'01"E	106.00
L3	S21'26'10"E	197.59	L24	S0'00'34"E	90.04	L45	NO:00'59"E	106.00
L4	S62'47'04"W	70.10	L25	N89'59'01"W	50.00	L46	S0'00'59"W	106.00
L5	N21'26'26"W	270.62	L26	S89'59'01"E	120.00	L47	N68"19'16"E	123.23
L6	N89'59'01"W	390.72'	L27	NO:00'59"E	117.50'	L48	N21'25'52"W	103.21
L7	N68'34'08"E	101.12	L28	S89'59'01"E	120.00	L49	S21*25'52"E	135.87
L8	S21'25'52"E	131.25	L29	N0'00'59"E	2.50	L50	N55'48'18"E	115.44
L9	N68'34'08"E	10.00	L30	N0'00'59"E	105.00	. L51	S68'19'16"W	123.59
L10	S21'25'52"E	10.00	L31	S0'00'59"W	105.00	L52	S0'00'59"W	201.00
L11	N68'34'08"E	110.00*	L32	N68'34'08"E	161.97	L53	N55'48'18"E	49.86
L12	N21'26'10"W	12.00	L33	N21'25'52"W	107.33	L54	N89'59'01"W	5.00
L13	N68'34'08"E	12.00'	L34	S68'34'08"W	68.62	L55	S89'59'01"E	5.00'
L14	S21'26'10"E	12.00	L35	S27'12'56"E	49.15	L56	S21'25'52"E	134.45
L15	N68'34'08"E	7.69	L36	N12'03'55"E	14.46	L57	S21'26'10"E	95.76
L16	N68'33'50"E	14.00'	L37	S34"11'42"E	19.41	L58	S59'04'08"W	120.00'
L17	S21'26'10"E	133.23	L38	N79'08'28"W	14.18	L59	N68'34'08"E	50.00'
L18	S56'57'31"W	14.00'	L39	S55'48'18"W	222.70	L60	S89'59'01"E	50.00
L19	S0'00'59"W	7.41'	L40	S0'00'59"W	9.01	L61	S0'00'55"W	50.00
L20	N89'59'01"W	10.00'	L41	N0'00'59"E	9.01	L62	N0°00'59"E	50.00'
L21	NO'00'59"E	10.00	L42	NO'00'59"E	199.00'		14	

CURVE TABLE					CURVE TABLE							
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	95.00'	58'09'27"	S60°54'18"E	92.34	96.43	C26		14.00	82'18'31"	N49°40'14"W	18.43'	20.11
C2	82.00'	21'26'56"	N79'17'31"E	30.52	30.70'	C27		325.00'	0'50'28"	S89*35'45"W	4.77	4.77'
С3	145.00	89'59'31"	S66'26'11"E	205.05	227.75	C28		14.00'	53'07'48"	S63 ⁻ 27'05"W	12.52'	12.98
C4	65.00'	5'46'30"	N24'19'41"W	6.55	6.55'	C29		51.00'	196"15'37"	N44*59'01"W	100.97	174.69
C5	55.00'	89'59'31"	N66'26'11"W	77.78	86.39'	C30		14.00'	53'07'48"	N26'34'53"E	12.52	12.98'
C6	172.00'	21'26'56"	S79'17'31"W	64.01	64.39	C31		14.00'	90.00,00,	N44'59'01"W	19.80*	21.99'
C7	185.00	49'21'08"	N56'30'08"W	154.47	159.35'	C32		14.00	90.00,00,	N45'00'59"E	19.80'	21.99'
C8	25.00'	90'00'00"	N45'00'59"E	35.36'	39.27'	C33		14.00′	90'00'00"	S44*59'01"E	19.80'	21.99'
C9	275.00	21'26'51"	N7917'34"E	102.34	102.94	C34		275.00	21.41.43"	N79'10'07"E	103.51	104.13
C10	25.00'	55'05'05"	S66'25'52"E	23.12'	24.04'	C35	87	14.00'	89'45'07"	N23'26'42"E	19.76'	21.93
C11	1246.00	12*45*32"	S27'48'56"E	276.90	277.47'	C36	2000-00	1400.00'	10'02'07"	S26°26'55"E	244.89	245.21
C12	61.00'	47'58'37"	S24'00'18"W	49.60'	51.08	C37		14.00'	92'43'44"	S77*49'50"E	20.26	22.66
C13	11.00'	48'00'10"	S23'59'31"W	8.95	9.22	C38		14.00	88'28'25"	N67'26'32"W	19.53	21.62
C14	61.00'	48'00'12"	N23'59'30"E	49.63'	51.11'	C39		325.00'	21'41'43"	S79'10'07"W	122.33	123.06
C15	11.00'	47*58'37"	N24'00'18"E	8.94	9.21	C40		14.00'	90'00'00"	S45'00'59"W	19.80'	21.99'
C16	15.00	90.00,00,	N44*59'01"W	21.21	23.56'	C41	************	25.00'	90'00'00"	S44'59'01"E	35.36	39.27
C17	14.00'	90.00,00,	S45'00'59"W	19.80'	21.99'	C42		275.00	8'31'58"	N85'45'00"E	40.92	40.95
C18	15.00'	90.00,00	S45'00'59"W	21.21	23.56'	C43		225.00	25'40'44"	N68'38'40"E	100.00	100.84
C19	15.00'	90'00'00"	N66'25'52"W	21.21'	23.56'	C44		14.00'	87.25'00"	N12:05'48"E	19.35	21.36
C20	325.00'	21'26'51"	S79"17'34"W	120.95'	121.66	C 4 5		1450.00	8'24'22"	N27*24'31"W	212.55	212.74
C21	1260.00	2'45'29"	S32'48'58"E	60.64	60.65	C46		1280.00	9:30'26"	S26"11"05"E	212.15	212.39
C22	270.00'	25'40'44"	S68'38'40"W	120.00'	121.01	C47		1260.00'	10'00'04"	\$26'26'12"E	219.66	219.94
C23	14.00'	90.00,00.	S36'29'02"W	19.80'	21.99'	C48		1154.00	1'09'13"	S33'37'06"E	23.24	23.24
C24	150.00'	8'31'58"	S415'00"E	22.32	22.34'	C49		185.00'	4'07'43"	N87*55'10"W	13.33	13.33
C25	100.00'	8'31'58"	N4'15'00"W	14.88	14.89'	C50		1140.00	1'09'13"	N33'37'06"W	22.96'	22.96

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 #

NOT-TO-SCALE

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS ON 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

RESIDENTIAL FIRE FLOW:

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 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 HERELINDER 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).

SETBACK:

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 903, BLOCK 25, LOT 902, BLOCK 22, AND LOT 901, BLOCK 26, 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 IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 &" 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 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. DIMENSIONS SHOWN ARE SURFACE.

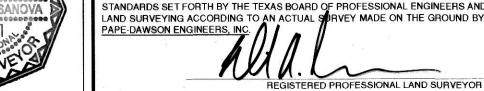
REARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS

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

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:



COUNTY OF BEXAR DAVID A. CASANOVA 4251

EUGENE H. DAWSON COUNTY OF BEXAR 112792 ONAL 100000