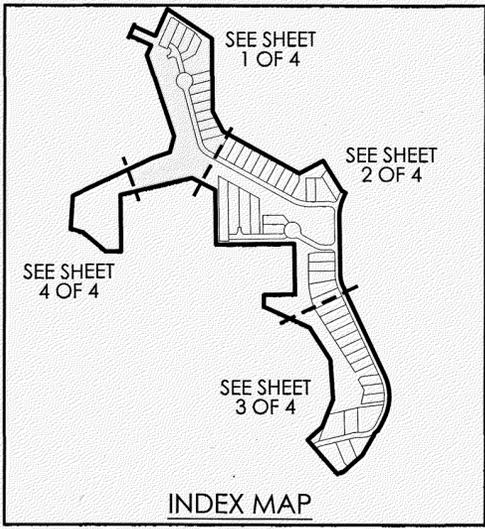


LOCATION MAP
NOT TO SCALE

LEGEND

AC.	= ACRES
CL	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEC.	= ELECTRIC
ESMT.	= EASEMENT
F.I.R.	= FOUND 1/2" IRON ROD
GPM	= GALLONS PER MINUTE
NAD	= NORTH AMERICAN DATUM
N.C.B.	= NEW CITY BLOCK
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.D.	= PEDESTRIAN
PG.	= PAGE
PGS.	= PAGES
PSI	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
○	= BOUNDARY CORNER
○ (ELEV.)	= PROPOSED CONTOUR
○ (ELEV.)	= STREET CENTERLINE
○ (ELEV.)	= EXISTING GROUND MAJOR CONTOUR
○ (ELEV.)	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= TREE PRESERVATION AREA
①	= 15' E.G.T.C.A. ESMT.
②	= 10' WAT. & PED. ACCESS ESMT.
③	= TREE PRESERVATION AREA
④	= 25' SAN. SEW. ESMT. (VOL. 9543, PG. 95) D.P.R.B.C.
⑤	= 5' E.G.T.C.A. EASEMENT
⑥	= 16' SAN. SEW. EASEMENT
⑦	= OFF-LOT 10' WAT. & PED. ACCESS ESMT. (PERMEABLE) (0.474 Ac.)

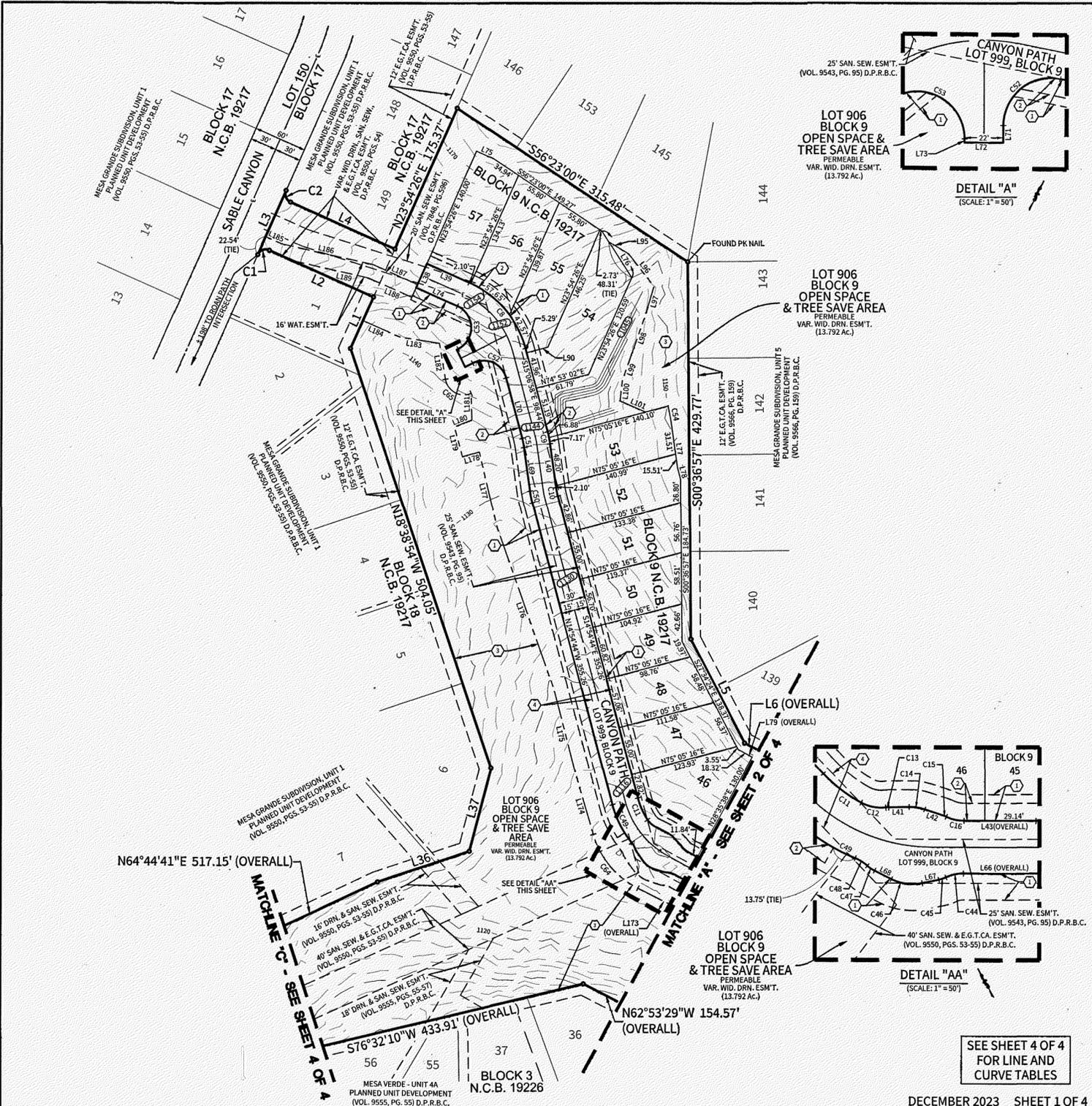


INDEX MAP

CPS/SAWS/COSA UTILITY NOTE:
 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 FOOT WIDE EASEMENTS.
TREE SAVE AREA NOTE:
 LOT 906, BLOCK 9, N.C.B. 19217 (13.792 Ac.) IS DESIGNATED AS A TREE SAVE AREA.
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

PRIVATE STREET DESIGNATION:
 LOT 999, BLOCK 9, N.C.B. 19217 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, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.
DRAINAGE ENCROACHMENT:
 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.
COMMON AREA MAINTENANCE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 906, BLOCK 11, LOT 906, BLOCK 9, LOT 907, BLOCK 9, & LOT 999, BLOCK 9, 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.
SURVEYOR'S NOTES:
 1. IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BEARINGS REFERENCED TO 538.918 ACRE TRACT DEED (DESIGNATED AS PART I) VOLUME 12781, PAGE 1352, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.
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 INFORMATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C01406, EFFECTIVE 09/29/2010. 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 1,750 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.
SAWS HIGH PRESSURE:
 A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL ON EACH LOT, ON THE CUSTOMER'S SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
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 IMPACT FEE:
 IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
SAWS DEDICATION:
 THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
SAWS AQUIFER:
 THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
TREE NOTE:
 THE DEVELOPER IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP23-3880620) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-471(H).



PLAT NUMBER: 23-11800095

SUBDIVISION PLAT
 ESTABLISHING
HIDDEN CANYON SUBDIVISION,
 UNIT 2A P.U.D.

BEING 29.518 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, BEXAR COUNTY, TEXAS, THE BEATY, SEAL & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, BEXAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

STATE OF TEXAS
 COUNTY OF BEXAR

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

OWNER/DEVELOPER
 STONE OAK HIDDEN CANYON, L.L.C.
 6002 CAMP BULLIS ROAD
 SAN ANTONIO, TX 78257
 TEL: (210) 698-3004

CONTACT PERSON:
 RAJEEV PURI

DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAJEEV PURI 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 21st DAY OF December, A.D. 2023

Joni L. Warren
 JONI L. WARREN
 Notary Public, State of Texas
 Comm. Expires 02-24-2025
 Notary ID: 126815981

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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.

W. Patrick Murphy 12-21-2023
 W. PATRICK MURPHY, P.E.
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

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

Chris Walterscheid 12/24/2023
 CHRIS WALTERSCHEID, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR

M.W. CUDE ENGINEERS, L.L.C.
 CHRIS WALTERSCHEID, R.P.L.S.

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAJEEV PURI 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.

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

BY: _____ CHAIRMAN

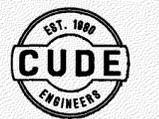
BY: _____ SECRETARY

DECEMBER 2023 SHEET 1 OF 4

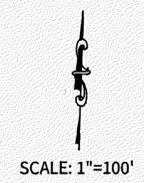


SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 2A P.U.D.

BEING 29.518 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, OUT OF THE R. FROBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, BEAR COUNTY, TEXAS, THE BEATY, SCALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, BEAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE #455 • TBPELS #10048500
[MWC: PATRICK MURPHY, P.E.]
PRJ. NO.: 01564.004



STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
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SAN ANTONIO, TX 78257
TEL: (210) 698-3004

CONTACT PERSON:
RAJEEV PURI

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF December, A.D. 2023.

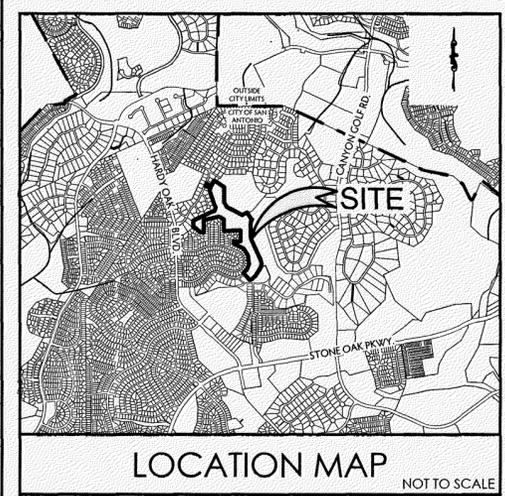
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JONI L. WARREN
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DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



CPS/SAWS/COSA UTILITY NOTE:
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 ENDOUSE OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

3. 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.

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DRAINAGE EASEMENT ENCROACHMENT:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, CENTRAL ZONE, NAD (89), 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 BEAR COUNTY.

SURVEYOR'S NOTES:
1. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD (89).
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS REFERRED TO 638.918 ACRE TRACT DEED (DESIGNATED AS PART I) VOLUME 12781, PAGE 1352, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

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: 48029C0140G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FIRE FLOW:
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SAWS HIGH PRESSURE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER/BUILDER SHALL INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

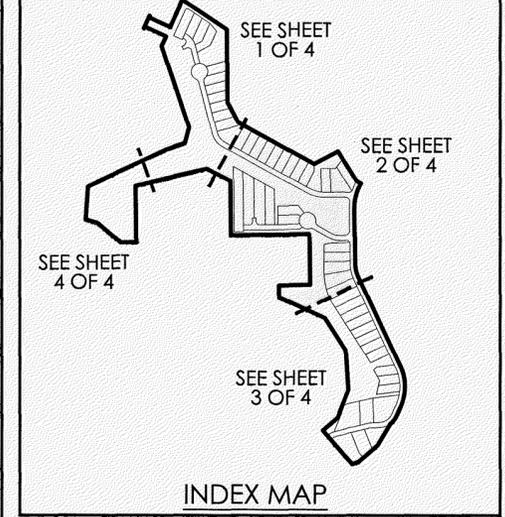
SAWS DEDICATION:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS AQUIFER:
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THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE APP-APP23-38800620) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35- 477(H).

LEGEND

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STATE OF TEXAS
COUNTY OF BEAR

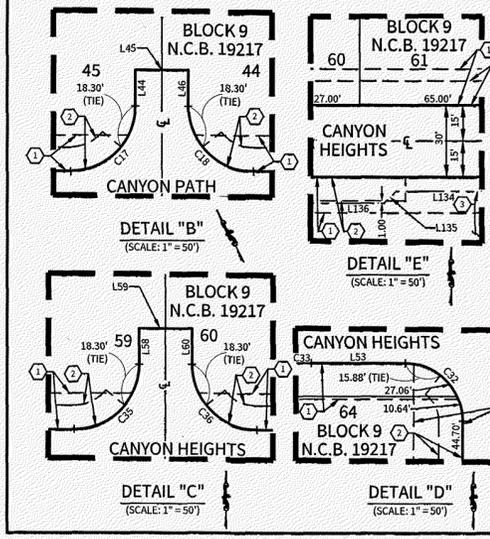
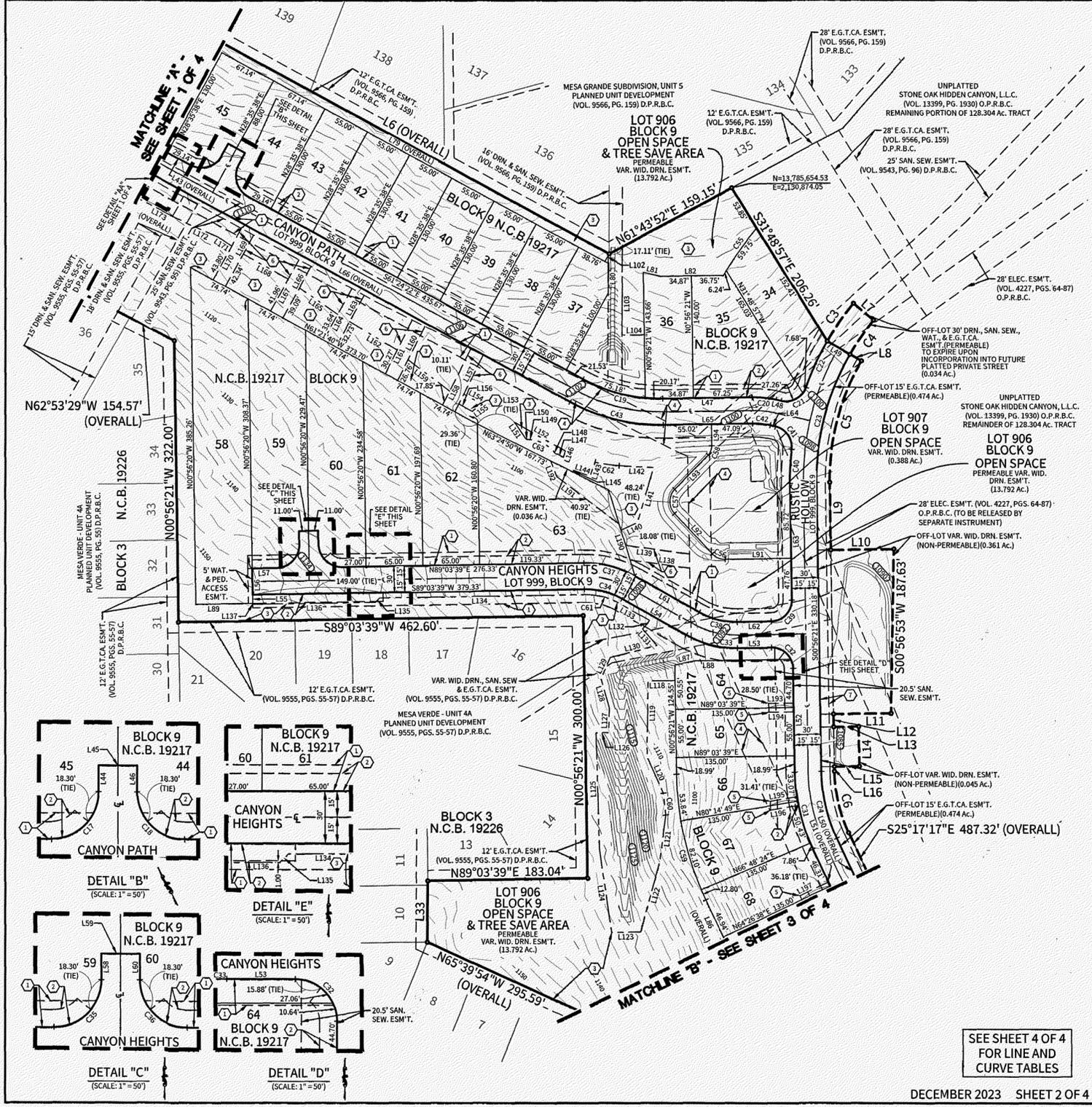
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W. Patrick Murphy
12-21-2023
M.W. CUDE ENGINEERS, L.L.C.
PATRICK MURPHY, P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

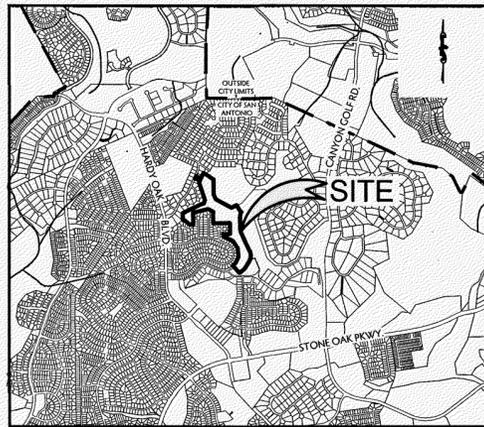
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Chris Walterscheidt
12/14/2023
M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES



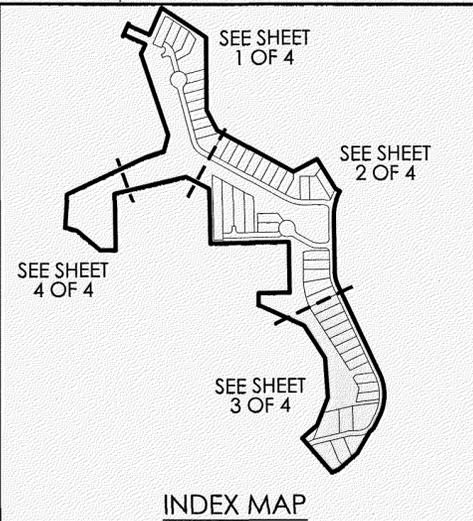


LOCATION MAP

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COUNTY OF BEAR

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M.W. CUDE ENGINEERS, L.L.C.
W. PATRICK MURPHY, P.E.

W. Patrick Murphy
12-21-2023
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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CHRIS WALTERSCHEIDT, R.P.L.S.

Chris Walterscheidt
12/21/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

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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 TO 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) 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.

TREE SAVE AREA NOTE:
LOT 906, BLOCK 9, N.C.B. 19217 (13.792 AC.) IS DESIGNATED AS A TREE SAVE AREA.
RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 9, N.C.B. 19217, 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, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

DRAINAGE EASEMENT ENCROACHMENT:
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 OWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 905, BLOCK 11, LOT 906, BLOCK 9, LOT 907, BLOCK 9, & LOT 999, BLOCK 9, 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 BEAR COUNTY.

SURVEYOR'S NOTES:
1. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS REFERENCED TO 638.818 ACRE TRACT DEED (DESIGNATED AS PART I) VOLUME 12781, PAGE 1352, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.
5. 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: 48025C01408, EFFECTIVE 09/29/2010. 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 1,750 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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.

SAWS HIGH PRESSURE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

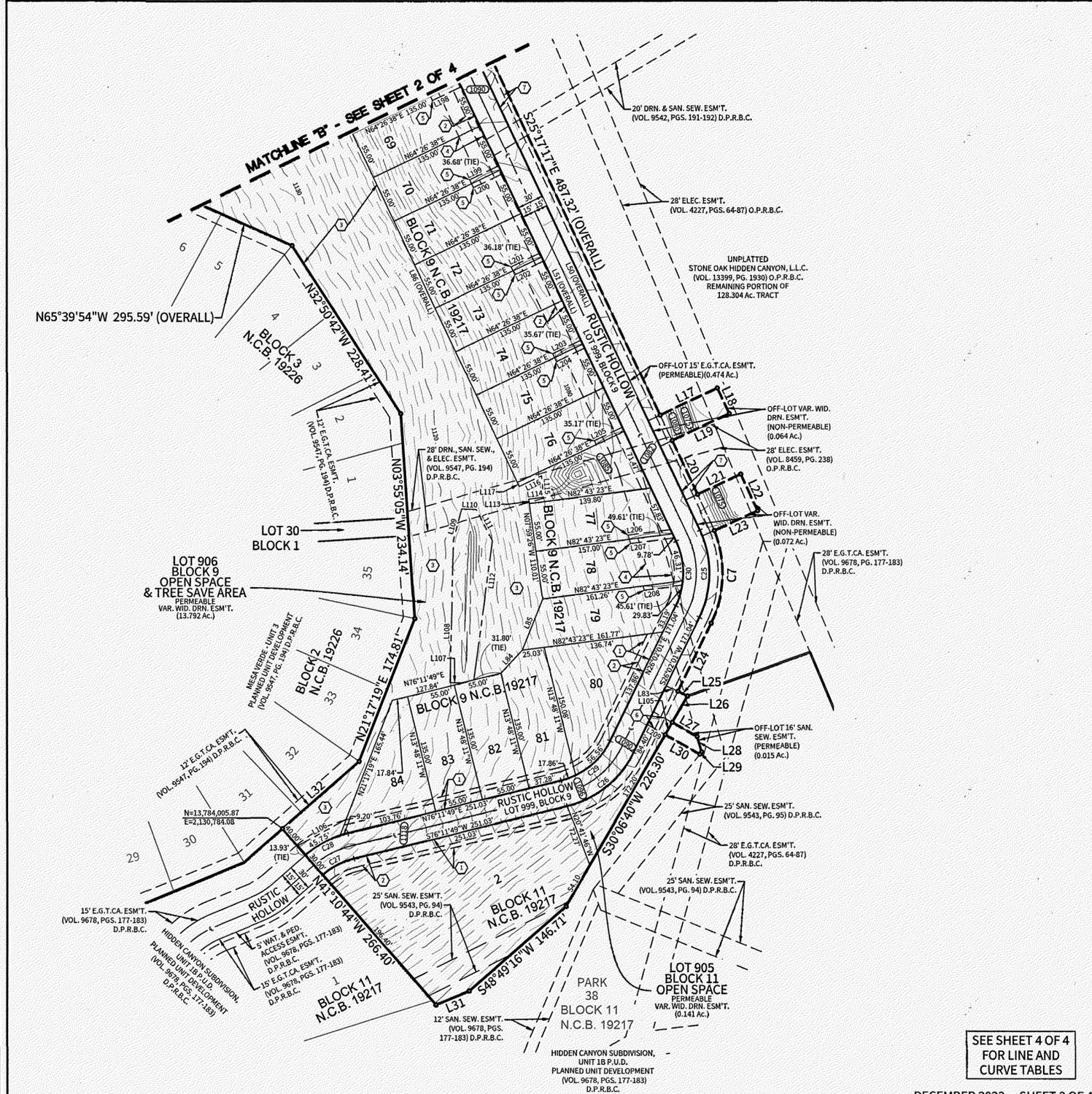
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PLAT NUMBER: 23-1180095

SUBDIVISION PLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 2A P.U.D.

BEING 29.518 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217, OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, BEAR COUNTY, TEXAS, THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, BEAR COUNTY, TEXAS, AND OUT OF A 128.304 ACRE TRACT OF LAND AS DESCRIBED BY DEED RECORDED IN VOLUME 13399, PAGE 1930, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD., # 5-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPE #455 • TBPESL #10049500
[MWC: PATRICK MURPHY, P.E.]
PRJ. NO.: 01564.004

STATE OF TEXAS
COUNTY OF BEAR

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

OWNER/DEVELOPER
STONE OAK HIDDEN CANYON, L.L.C.
6002 CAMP BULLIS ROAD
SAN ANTONIO, TX 78257
TEL: (210) 698-3004

CONTACT PERSON:
RAJEEV PURI

Rajeev Puri
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RAJEEV PURI 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 21st DAY OF December, A.D. 2023

Jon L. Warren
Notary Public, State of Texas
Comm. Expires 02-24-2025
Notary ID: 126815981

THIS PLAT OF HIDDEN CANYON SUBDIVISION, UNIT 2A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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.

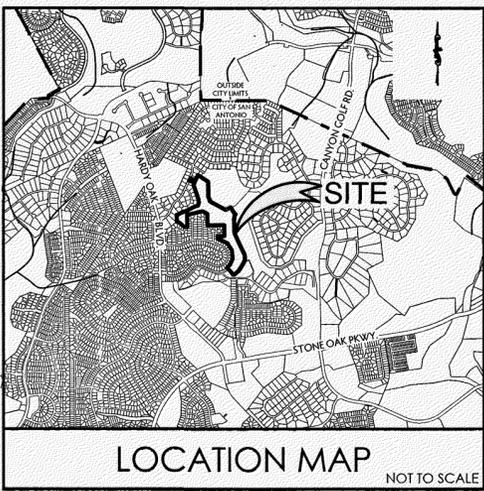
DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

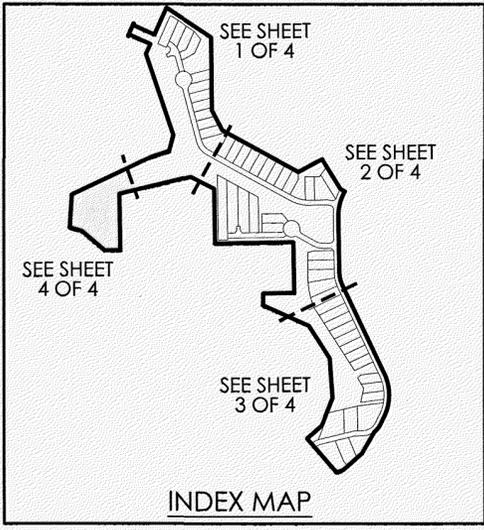
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CURVE TABLES





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12-21-2023
111597
W. PATRICK MURPHY
REGISTERED PROFESSIONAL ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
W. PATRICK MURPHY, P.E.

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CHRIS WALTERSCHEIDT, R.P.L.S.

CPS/SAWS/COSA UTILITY NOTE:

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 AND DISTRIBUTION 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) 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 FOOT WIDE EASEMENTS.

TREE SAVE AREA NOTE:

LOT 906, BLOCK 9, N.C.B. 19217 (0.3792 AC.) IS DESIGNATED AS A TREE SAVE AREA.

RESIDENTIAL FINISHED FLOOR:

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

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 9, N.C.B. 19217, 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, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

DRAINAGE EASEMENT ENCROACHMENT:

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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 905, BLOCK 11, LOT 906, BLOCK 9, LOT 907, BLOCK 9, LOT 999, BLOCK 9, 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 BEAR COUNTY.

SURVEYOR'S NOTES:

1. 1/2" IRON RODS WITH "CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (83).
3. DIMENSIONS SHOWN ARE SURFACE.
4. REFERENCES REFERENCED TO 630.918 ACRE TRACT DEED, DESIGNATED AS PART (I) VOLUME 12781, PAGE 1352, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.

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: 480200140G, EFFECTIVE 09/29/2010. 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 1.750 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.

SAWS HIGH PRESSURE:

A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS WASTEWATER EDOU:

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 IMPACT FEE:

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

SAWS DEDICATION:

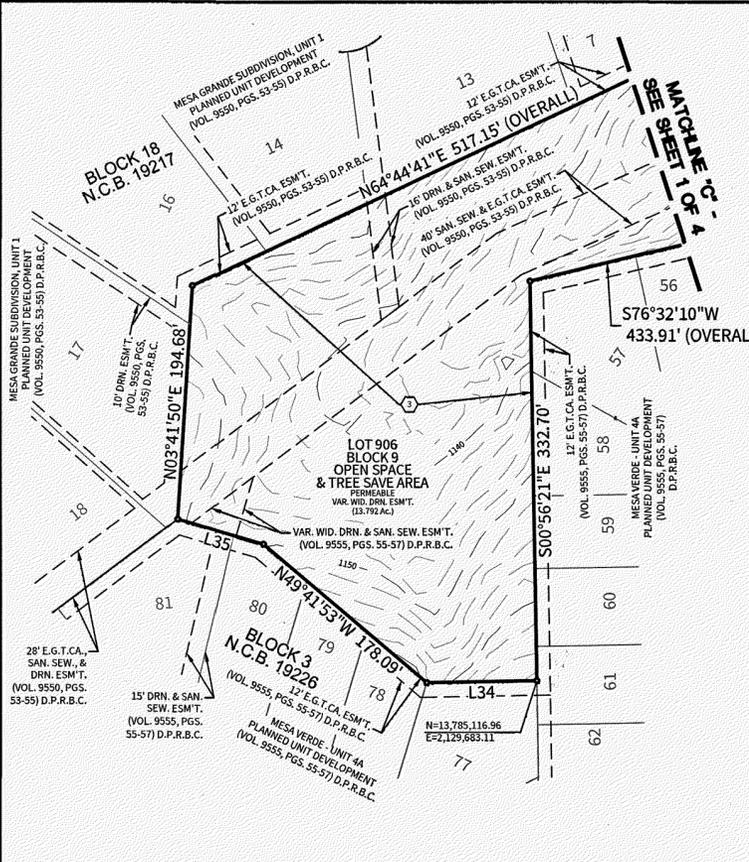
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP23-3880062) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).



LINE TABLE											
LINE	BEARING	LENGTH									
L1	N23°54'26"E	64.04'	L43	S61°24'22"E	40.96'	L85	N21°42'11"E	62.87'	L127	S01°06'01"W	29.22'
L2	N65°52'19"W	129.96'	L44	N28°35'38"E	15.00'	L86	N25°11'17"W	486.95'	L128	S16°06'14"E	33.74'
L3	N23°54'26"E	80.00'	L45	S61°24'22"E	22.00'	L87	N78°31'10"E	24.30'	L129	S24°11'30"W	26.29'
L4	S65°52'19"W	130.04'	L46	S28°35'38"E	15.00'	L88	N89°03'39"E	108.79'	L130	S75°21'05"W	54.97'
L5	S27°34'24"E	132.53'	L47	N89°03'39"E	102.12'	L89	N89°03'39"E	65.00'	L131	S41°44'47"E	24.96'
L6	S61°24'22"E	513.99'	L48	S77°15'10"E	6.02'	L90	N41°53'02"E	25.00'	L132	S40°06'25"W	12.88'
L7	S50°31'42"E	30.00'	L49	S60°44'39"E	30.00'	L91	S89°03'39"E	75.33'	L133	S60°34'03"E	37.22'
L8	S60°44'39"E	15.00'	L50	S25°11'17"E	625.40'	L92	N41°53'02"E	63.09'	L134	N89°03'39"E	234.29'
L9	S00°56'21"E	71.21'	L51	N25°11'17"W	625.40'	L93	N44°03'39"E	54.62'	L135	N44°03'39"E	7.07'
L10	S89°03'39"E	71.90'	L52	N00°56'21"W	118.70'	L94	N00°56'21"W	24.52'	L136	N89°03'39"E	140.04'
L11	S89°03'39"E	65.72'	L53	S89°03'39"E	38.59'	L95	S58°43'33"E	26.33'	L137	S00°56'36"E	1.00'
L12	S00°56'21"E	14.72'	L54	N60°34'03"W	84.37'	L96	S37°57'07"E	46.85'	L138	N82°08'27"W	68.83'
L13	N89°03'39"E	28.50'	L55	N00°56'20"W	10.00'	L97	S16°30'21"W	33.42'	L139	S82°08'27"E	73.73'
L14	S00°56'21"E	45.40'	L56	N00°56'21"W	30.00'	L98	S19°10'31"W	60.42'	L140	S64°50'22"W	20.00'
L15	S89°03'39"E	28.50'	L57	N89°03'39"E	27.00'	L99	S19°10'31"W	19.37'	L141	S16°32'06"W	65.43'
L16	S00°56'21"E	5.32'	L58	N00°56'21"W	15.00'	L100	S05°51'18"W	23.37'	L142	S86°52'35"E	39.61'
L17	N64°42'43"E	72.04'	L59	N89°03'39"E	22.00'	L101	S66°20'18"E	31.59'	L143	N19°04'54"E	17.00'
L18	S25°11'17"E	32.08'	L60	S00°56'21"E	15.00'	L102	S28°35'38"E	100.00'	L144	S70°55'06"E	20.31'
L19	S64°42'43"W	72.04'	L61	S60°34'03"E	100.71'	L103	N00°09'45"E	100.11'	L145	S04°31'59"E	2.16'
L20	S25°11'17"E	68.01'	L62	N89°03'39"E	38.99'	L104	N89°09'15"W	25.42'	L146	S19°04'54"W	7.63'
L21	N64°42'43"E	54.40'	L63	N00°56'21"W	133.48'	L105	S30°06'40"W	16.00'	L147	N63°22'30"W	10.53'
L22	S24°44'07"E	45.96'	L64	N77°15'10"W	6.02'	L106	S61°18'36"W	63.62'	L148	N30°46'07"W	1.88'
L23	S65°15'53"W	54.18'	L65	S89°03'39"E	102.12'	L107	S88°07'48"E	14.27'	L149	N83°36'44"W	4.91'
L24	S26°02'01"W	86.64'	L66	N61°24'22"E	552.90'	L108	S01°28'18"W	163.25'	L150	N63°21'51"W	72.34'
L25	S63°57'59"E	12.13'	L67	N73°13'52"W	9.66'	L109	S14°52'56"W	35.85'	L151	N43°34'17"W	21.97'
L26	S30°06'40"W	34.60'	L68	N35°05'55"W	10.72'	L110	N88°07'48"W	16.80'	L152	S60°42'24"E	62.34'
L27	S60°16'02"E	32.63'	L69	N08°07'00"W	50.29'	L111	N27°27'39"W	40.22'	L153	N87°34'39"E	42.42'
L28	N16°30'43"E	18.35'	L70	N15°06'58"W	71.42'	L112	N07°39'07"E	160.27'	L154	S60°42'24"E	26.69'
L29	S38°23'06"W	3.35'	L71	S63°26'22"W	9.64'	L113	S07°16'37"E	5.00'	L155	S56°01'32"W	13.88'
L30	N60°16'02"W	45.48'	L72	N20°33'38"W	22.00'	L114	S02°43'23"W	16.75'	L156	N61°21'40"W	17.65'
L31	S68°08'37"W	41.09'	L73	N63°26'22"E	1.99'	L115	S04°50'08"E	24.71'	L157	S26°32'41"W	72.34'
L32	N48°49'16"E	116.88'	L74	N66°05'34"W	51.50'	L116	N64°13'05"E	28.12'	L158	S26°32'41"W	71.72'
L33	N00°19'32"E	70.02'	L75	N66°05'34"W	20.57'	L117	S25°46'55"E	5.12'	L159	N52°46'55"W	59.72'
L34	S89°03'39"E	91.70'	L76	N32°35'00"W	62.73'	L118	N89°03'39"E	30.89'	L160	S26°32'41"W	69.44'
L35	N73°48'24"W	74.16'	L77	N28°07'00"W	47.03'	L119	N00°56'35"E	86.12'	L161	S26°32'41"W	68.81'
L36	N71°21'06"E	110.42'	L78	N14°54'44"W	13.62'	L120	N24°16'32"W	45.96'	L162	S59°07'15"W	63.37'
L37	N14°36'15"E	97.83'	L79	N61°24'22"E	521.36'	L121	N07°21'35"E	54.45'	L163	S30°44'55"W	67.15'
L38	N23°54'26"E	30.00'	L80	N00°09'45"E	34.11'	L122	N15°20'38"E	82.35'	L164	S28°44'55"W	67.14'
L39	S66°05'34"E	52.90'	L81	N77°39'00"W	20.69'	L123	N88°27'18"E	33.10'	L165	N55°29'05"W	53.26'
L40	S08°07'00"E	50.29'	L82	N89°03'39"E	71.61'	L124	S08°20'43"E	96.67'	L166	S28°44'55"W	67.10'
L41	S62°30'46"E	11.56'	L83	S63°57'59"E	15.00'	L125	S01°40'44"E	132.70'	L167	S28°44'55"W	67.08'
L42	S49°27'42"E	10.59'	L84	N42°53'43"E	36.05'	L126	S68°56'38"W	14.44'	L168	S60°59'26"E	58.74'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	10.00'	90°13'16"	15.73'	S69°01'33"W	14.11'
C2	10.00'	89°46'44"	15.67'	S20°58'57"E	14.11'
C3	315.00'	9°32'57"	52.50'	N34°41'49"E	52.44'
C4	285.00'	9°32'57"	47.50'	S34°41'49"W	47.45'
C5	270.00'	30°51'42"	145.43'	S14°29'30"W	143.68'
C6	170.00'	24°20'56"	72.24'	S13°06'49"E	71.70'
C7	130.00'	48°02'21"	105.00'	S02°00'51"W	105.83'
C8	115.00'	50°58'37"	102.32'	S40°36'10"E	98.98'
C9	115.00'	6°59'58"	14.05'	S11°36'59"E	14.04'
C10	85.00'	6°47'44"	10.08'	S11°30'52"E	10.08'
C11	85.00'	18°20'35"	27.21'	S24°05'02"E	27.10'
C12	24.00'	34°34'38"	14.48'	S59°32'38"E	14.26'
C13	19.00'	5°19'12"	1.76'	S65°10'22"E	1.76'
C14	27.00'	19°03'03"	8.98'	S25°59'14"E	8.94'
C15	19.00'	7°09'00"	2.37'	S39°53'12"E	2.37'
C16	24.00'	25°05'40"	10.51'	S48°51'32"E	10.43'
C17	27.00'	9°00'00"	42.41'	N73°35'38"E	38.18'
C18	27.00'	9°00'00"	42.41'	S16°24'22"E	38.18'
C19	185.00'	29°31'59"	95.36'	S76°10'22"E	94.31'
C20	115.00'	13°41'11"	27.47'	S84°05'46"E	27.41'
C21	24.00'	87°23'38"	34.93'	N61°03'01"E	31.93'
C22	315.00'	10°34'08"	58.11'	N24°38'17"E	58.02'
C23	285.00'	30°51'42"	153.51'	S14°29'30"W	151.66'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C24	185.00'	24°20'56"	78.62'	S13°06'49"E	78.03'
C25	115.00'	51°19'18"	103.01'	S00°22'22"W	99.60'
C26	115.00'	50°09'47"	100.68'	S51°06'55"W	97.50'
C27	85.00'	27°22'33"	40.61'	S62°30'32"W	40.23'
C28					