

**LOCATION MAP**  
NOT-TO-SCALE

**LEGEND**

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		REPETITIVE BEARING
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
LF	LINEAR FEET		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
INT	INTERSECTION		EASEMENT P.I. POINT (BOUNDARY)
ESMT	EASEMENT	PR	PLAT RECORDS OF BEXAR COUNTY
GETCTV	GAS, ELECTRIC, TELEPHONE, AND CABLE TV DEED RECORDS OF BEXAR COUNTY		
DR			

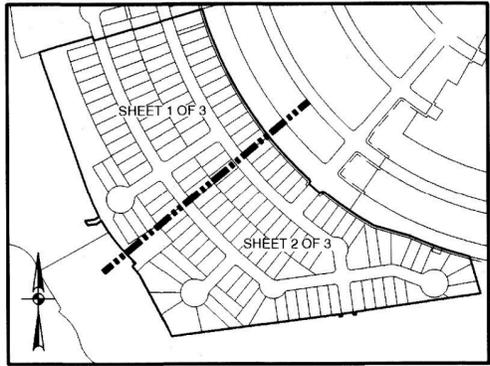
- 1446 EXISTING CONTOURS
- 1140 PROPOSED CONTOURS
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS
- CENTERLINE
- 10' GETCTV ESMT (0.004 TOTAL ACRES OFF-LOT) (PERMEABLE)
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 15' BUILDING SETBACK LINE
- 16' WATER ESMT
- 10' BUILDING SETBACK LINE AND GETCTV ESMT
- 16' SANITARY SEWER ESMT
- 20' GETCTV ESMT (0.056 TOTAL ACRES OFF LOT) (PERMEABLE)
- 5' WATER ESMT
- 15' BUILDING SETBACK LINE AND GETCTV ESMT
- UNPLATTED A REMAINING PORTION OF 146.541 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD (DOC# 20240037286 OPR)
- UNPLATTED A REMAINING PORTION OF 166.498 ACRES LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD (DOC# 20230055482 OPR)
- ESPADA TRACT PHASE 1 (VOL 20003, PG 1769-1780 PR)
- ESPADA TRACT UNIT 15 (VOL 20003, PG 1853-1857 PR)
- ESPADA TRACT UNIT 17 (PLAT#23-11800384, PLATTED CONCURRENTLY)
- ESPADA TRACT UNIT 2 (VOL 20003, PG 1848-1852 PR)
- LOT 902 BLOCK 42 CB 4002 OPEN SPACE
- 2.368 ACRES PERMEABLE LOT 903 BLOCK 42 CB 4002 OPEN SPACE
- 0.379 ACRES PERMEABLE LOT 904 BLOCK 42 CB 4002 OPEN SPACE
- 0.117 ACRES PERMEABLE LOT 902 BLOCK 45 CB 4002 OPEN SPACE
- 0.129 ACRES PERMEABLE LOT 902 BLOCK 46 CB 4002 OPEN SPACE
- 0.351 ACRES PERMEABLE LOT 901 BLOCK 66 CB 4002 OPEN SPACE
- 0.182 ACRES PERMEABLE LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD (DOC# 20240174686 OPR)
- 10' GETCTV ESMT (VOL 20003, PG 1853-1857 PR)
- 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)
- 10' GETCTV ESMT (VOL 20003, PG 1853-1857 PR)
- 10' GETCTV ESMT (ESPADA TRACT UNIT 17, PLAT# 23-11800384, PLATTED CONCURRENTLY)
- 16' WATER ESMT (ESPADA TRACT UNIT 17, PLAT# 23-11800384, PLATTED CONCURRENTLY)
- 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) (ESPADA TRACT UNIT 17, PLAT# 23-11800384, PLATTED CONCURRENTLY)
- 10' WATER ESMT (VOL 20003, PG 1769-1780 PR)
- VAR WID MAINTENANCE ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, PUBLIC DRAINAGE, AND TEMPORARY TURNAROUND ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (VOL 20003, PG 1769-1780 PR)
- 10' GETCTV ESMT (VOL 20003, PG 1769-1780 PR)
- 15' BUILDING SETBACK LINE (VOL 20003, PG 1769-1780 PR)
- 28' GETCTV ESMT (VOL 20003, PG 1769-1780 PR)
- VAR WID SANITARY SEWER ESMT (VOL 20003, PG 1769-1780 PR)
- 30' PERMANENT WATERLINE ESMT (VOL 13877, PG 1526-1540 OPR)
- 50' PIPELINE ESMT (VOL 3403, PG 338-340 DR)
- ESPADA TRACT UNIT 2 (VOL 20003, PG 1848-1852 PR)
- RELEASE OF PIPELINE ESMT (VOL 4464, PG 574-576 OPR)
- 10' GETCTV & BUILDING SETBACK LINE (VOL 20003, PG 1769-1780 PR)
- 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)
- 10' GETCTV ESMT (VOL 20003, PG 1769-1780 PR)
- 30' PERMANENT WATERLINE ESMT (VOL 13877, PG 1512-1525 OPR)
- 30' SIGMOR PIPELINE ESMT (VOL 5067, PG 883-887 OPR)
- (VOL 4877, PG 241-245 OPR)
- VAR WID PUBLIC DRAINAGE ESMT (ESPADA TRACT UNIT 17, PLAT# 23-11800384, PLATTED CONCURRENTLY)

**CPS/SAWS/COSA UTILITY:**

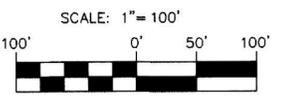
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED 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.
- 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.
- 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.
- 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.
- 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.



**INDEX MAP**  
SCALE: 1" = 500'



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: C. EDWARD BARRON III  
6008 INVESTMENTS, LTD  
A TEXAS LIMITED PARTNERSHIP  
30829 MAN O WAR DRIVE  
FAIR OAKS RANCH, TX 78015

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C. EDWARD BARRON III, 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 10th DAY OF SEPTEMBER, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**PLAT-23-11800383**  
SUBDIVISION PLAT  
OF  
**ESPADA TRACT UNIT 13**

BEING A TOTAL OF 27.513 ACRE TRACT OF LAND, COMPRISED OF 26.530 ACRES OUT OF A 146.541 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240091190, ALL OF A 0.182 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240174686, AND 0.801 OF AN ACRE OUT OF 166.498 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20230055482, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE JUAN M. URRIGAS SURVEY NUMBER 32, ABSTRACT 769, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1029800  
DATE OF PREPARATION: September 30, 2024

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 30th DAY OF SEPTEMBER, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 13 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

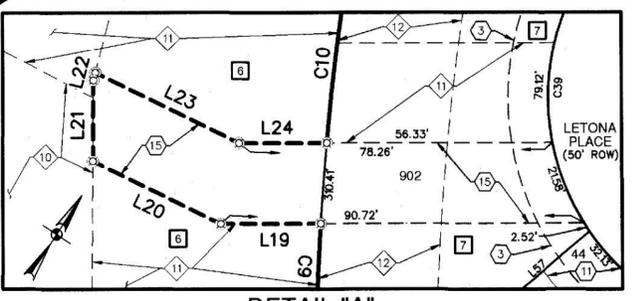
CERTIFICATE OF APPROVAL

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



**DETAIL "A"**  
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

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.

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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 OF 3

# PLAT-23-11800383

## SUBDIVISION PLAT OF ESPADA TRACT UNIT 13

BEING A TOTAL OF 27.513 ACRE TRACT OF LAND, COMPRISED OF 26.530 ACRES OUT OF A 146.541 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2024091190, ALL OF A 0.182 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240174686, AND 0.801 OF AN ACRE OUT OF 166.496 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20230055482, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OUT OF THE JUAN M. URRIGAS SURVEY NUMBER 32, ABSTRACT 789, COUNTY BLOCK 4283, AND NOW ASSIGNED TO COUNTY BLOCK 4002, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 30, 2024

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: LEONAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LEONAR MOTT, 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 29th DAY OF September, A.D. 2024.

*Tristan Cortez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF ESPADA TRACT UNIT 13, 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

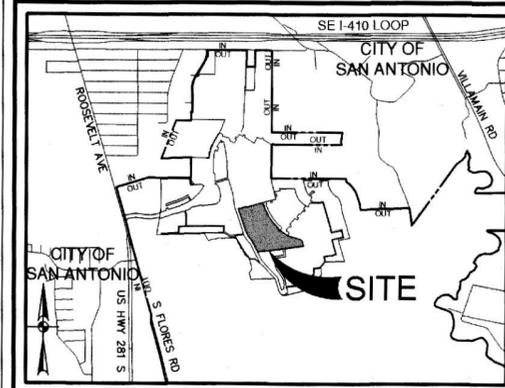
### CERTIFICATE OF APPROVAL

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.

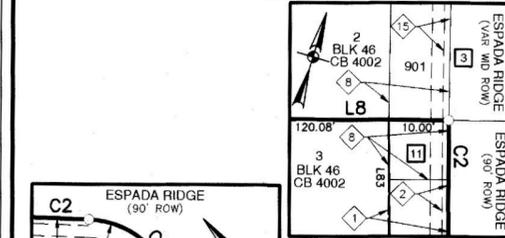
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

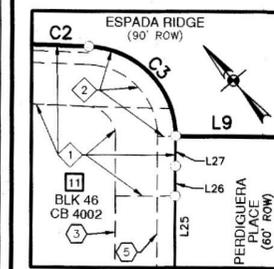
COUNTY CLERK, BEXAR COUNTY, TEXAS



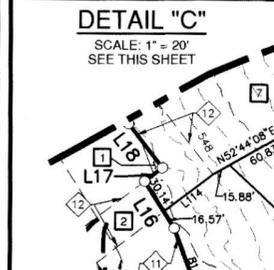
LOCATION MAP  
NOT-TO-SCALE



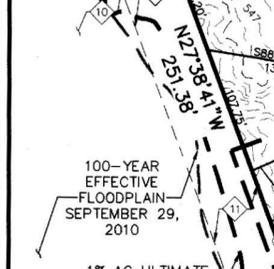
DETAIL "B"  
SCALE: 1" = 20'  
SEE SHEET 1 OF 3



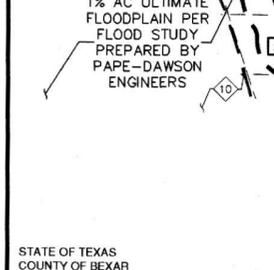
DETAIL "C"  
SCALE: 1" = 20'  
SEE THIS SHEET



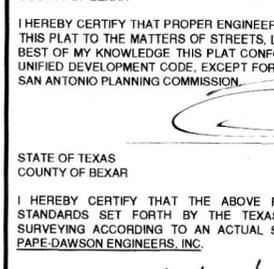
DETAIL "D"  
SCALE: 1" = 20'  
SEE THIS SHEET



DETAIL "E"  
SCALE: 1" = 20'  
SEE THIS SHEET



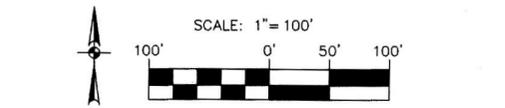
DETAIL "F"  
SCALE: 1" = 30'  
SEE THIS SHEET



DETAIL "G"  
SCALE: 1" = 20'  
SEE THIS SHEET

**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. ROOT 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.



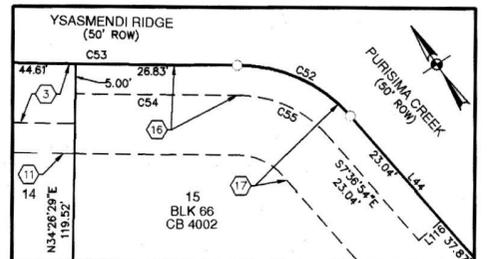
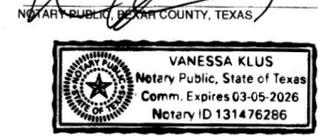
STATE OF TEXAS  
COUNTY OF BEXAR

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.

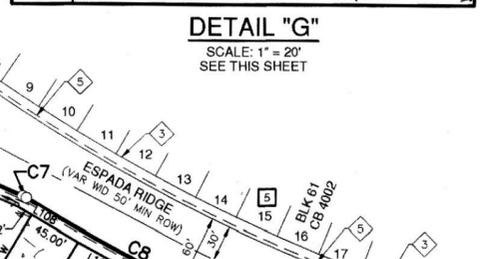
OWNER/DEVELOPER: C. EDWARD BARRON III  
EDOB INVESTMENTS, LTD  
A TEXAS LIMITED PARTNERSHIP  
30829 MAN O WAR DRIVE  
FAIR OAKS RANCH, TX 78015

STATE OF TEXAS  
COUNTY OF BEXAR

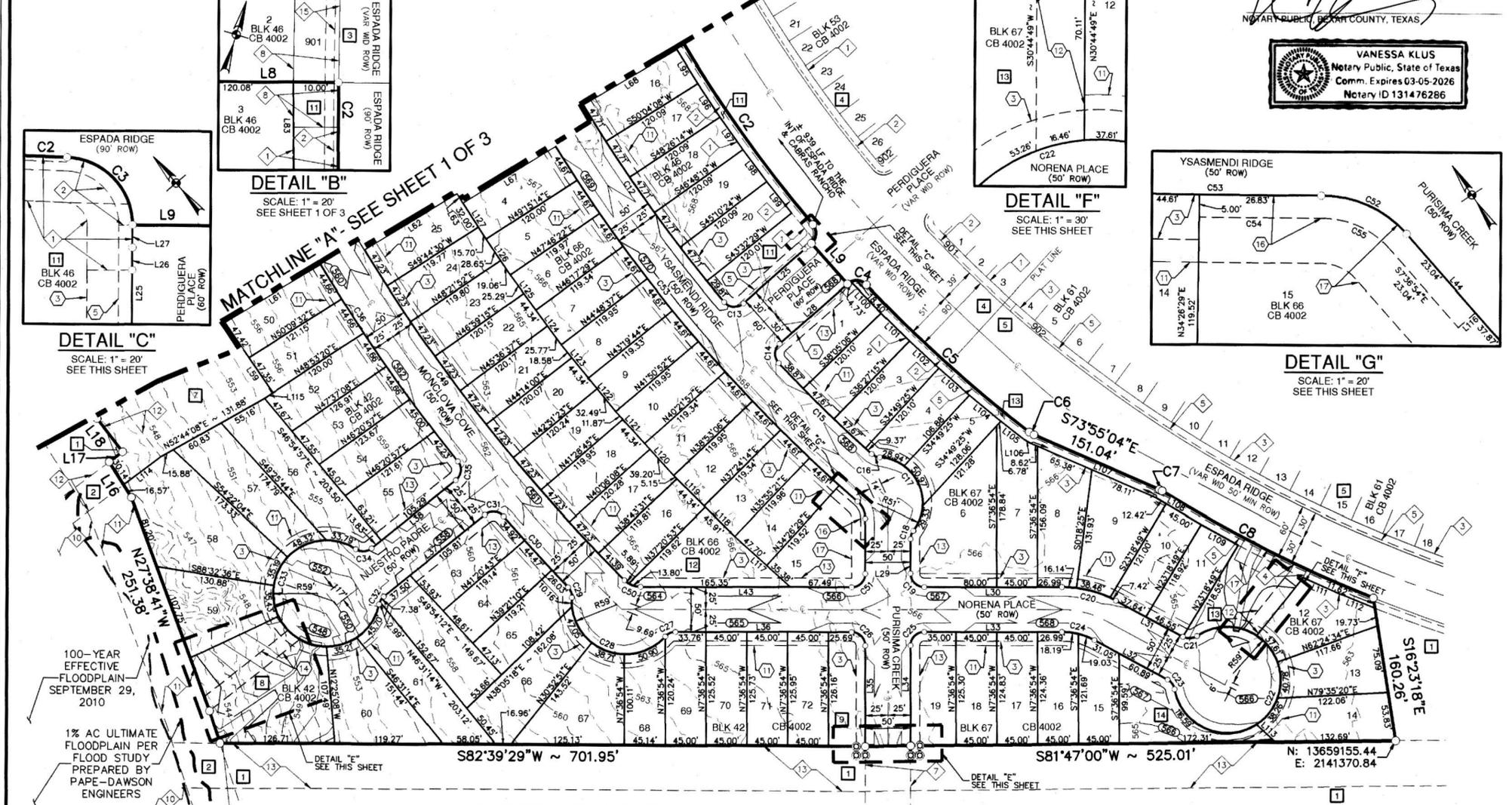
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED C. EDWARD BARRON III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF September, A.D. 2024.



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



DETAIL "G"  
SCALE: 1" = 20'  
SEE THIS SHEET



100-YEAR EFFECTIVE FLOODPLAIN SEPTEMBER 29, 2010  
1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS

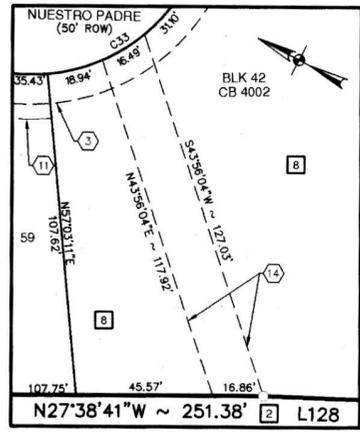
STATE OF TEXAS  
COUNTY OF BEXAR

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.

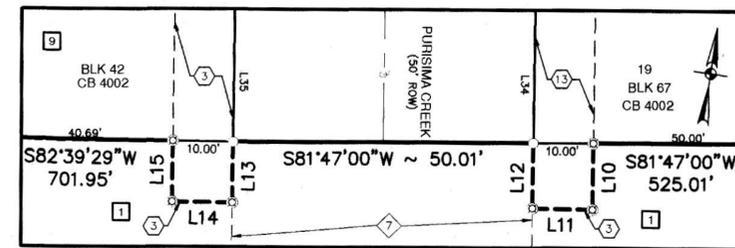
STATE OF TEXAS  
COUNTY OF BEXAR

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.

*Jack B. Barrett*  
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "D"  
SCALE: 1" = 40'  
SEE THIS SHEET



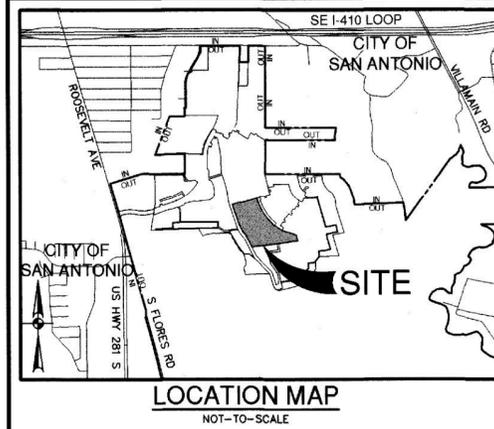
DETAIL "E"  
SCALE: 1" = 20'  
SEE THIS SHEET

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





**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 901, BLOCK 41, CB 4002, SUBDIVISION UNIT ESPADA TRACT PHASE I, (VOL. 20003, PG 1769-1780 PR).

**OPEN SPACE NOTE:**  
LOTS 902-904, BLOCK 42, LOT 902, BLOCK 45, LOT 902, BLOCK 46, LOT 901, BLOCK 66, AND LOTS 901-902, BLOCK 67, ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP22-388002006) 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 PERMIT 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).

**DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:**

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.

**COMMON AREA MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902-904, BLOCK 42, LOT 902, BLOCK 45, LOT 902, BLOCK 46, LOT 901, BLOCK 66, AND LOTS 901-902, BLOCK 67, 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.

**FIRE FLOW DEMAND NOTE:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

**SETBACK NOTE:**

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

**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 EASEMENT, 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 GRANITORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS 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 1/2" 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 U.S. SURVEY FEET, IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORPS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE SURFACE ADJUSTMENT FACTOR: 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

STATE OF TEXAS  
COUNTY OF BEXAR

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.

STATE OF TEXAS  
COUNTY OF BEXAR

*Jordan R. Garrett*  
REGISTERED 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 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 GRANITORS 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 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 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.

**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. PER UDC SEC. 35-514

**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.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C00590G. EFFECTIVE DATE: SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

**INTERIM CONDITIONS:**

CONTRACTOR SHALL PHASE CONSTRUCTION AND/OR PROVIDE NECESSARY BMPs TO MITIGATE INTERIM CONDITIONS RUNOFF DURING CONSTRUCTION DUE TO CLEARING, GRADING, SUBGRADE PREPARATION, PAVING, BUILDINGS, ETC., AND TO PREVENT ADVERSE IMPACTS TO OTHER PROPERTY, STRUCTURES, AND INFRASTRUCTURE DURING CONSTRUCTION.

**COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN):**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 42-46, 56-62, BLOCK 42, 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.

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N72°24'15"E	114.45'	L29	S7°36'54"E	38.22'
L2	N74°17'17"E	117.00'	L30	N82°23'06"E	151.99'
L3	N73°47'22"E	50.00'	L31	S69°11'08"E	84.19'
L4	N73°46'58"E	119.74'	L32	N69°11'08"W	91.94'
L5	S16°15'45"E	3.39'	L33	S82°23'06"W	151.99'
L6	N73°40'39"E	119.92'	L34	S7°36'54"E	110.83'
L7	N73°40'56"E	50.00'	L35	N7°36'54"W	111.35'
L8	N73°31'31"E	130.08'	L36	S82°23'06"W	194.45'
L9	S49°11'22"E	60.01'	L37	S43°28'46"W	143.31'
L10	S7°36'54"E	10.96'	L38	N43°28'46"E	119.12'
L11	S82°39'29"W	10.00'	L39	S56°10'01"W	107.47'
L12	N73°36'54"W	10.81'	L40	N56°10'01"E	107.47'
L13	S7°36'54"E	10.05'	L41	N56°10'01"E	209.68'
L14	S82°39'29"W	10.00'	L42	S56°10'01"W	209.68'
L15	N73°36'54"W	10.05'	L43	N82°23'06"E	232.84'
L16	N39°20'38"W	46.71'	L44	N7°36'54"W	60.90'
L17	N45°17'23"E	18.51'	L45	N17°44'15"W	47.32'
L18	N44°51'25"W	46.50'	L46	N17°45'06"W	47.32'
L19	S56°34'22"W	25.05'	L47	N19°38'58"W	47.32'
L20	S82°56'00"W	35.51'	L48	N20°55'10"W	47.32'
L21	N32°52'16"W	20.05'	L49	N22°11'22"W	47.32'
L22	N18°52'16"W	2.00'	L50	N23°50'38"W	47.32'
L23	N82°56'00"E	39.96'	L51	N24°20'41"W	47.32'
L24	N56°34'22"E	21.92'	L52	N25°59'57"W	47.32'
L25	N40°47'58"E	90.06'	L53	N27°16'09"W	47.32'
L26	N40°49'54"E	5.01'	L54	N28°05'12"W	47.33'
L27	N40°46'02"E	5.00'	L55	N60°46'00"E	90.08'
L28	S40°47'58"W	100.06'	L56	N31°40'30"W	146.34'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L57	N16°22'26"E	28.18'	L85	N30°25'48"W	47.72'	L113	N54°55'42"W	28.16'
L58	N35°16'07"W	151.68'	L86	N28°56'28"W	48.11'	L114	N45°17'23"E	51.40'
L59	N41°52'24"W	94.77'	L87	N27°26'42"W	48.36'	L115	N48°39'19"E	11.20'
L60	S57°30'20"W	143.12'	L88	N25°57'08"W	47.72'	L116	N82°23'06"E	5.00'
L61	N51°25'43"E	123.36'	L89	N24°28'12"W	47.74'	L117	N55°20'49"W	83.09'
L62	N51°07'07"E	119.75'	L90	N22°59'16"W	47.72'	L118	S52°35'46"E	47.70'
L63	S38°31'27"E	12.35'	L91	N21°30'20"W	47.74'	L119	N52°35'46"W	47.70'
L64	S38°31'28"E	47.71'	L92	N20°01'25"W	47.72'	L120	N49°38'01"W	47.70'
L65	S37°02'34"E	47.71'	L93	N18°30'15"W	47.74'	L121	S49°30'01"E	47.70'
L66	S35°27'19"E	54.53'	L94	N17°00'00"W	47.71'	L122	S46°40'16"E	47.70'
L67	N50°44'07"E	120.00'	L95	S39°17'57"E	44.29'	L123	S46°40'16"E	47.70'
L68	S51°42'03"W	120.09'	L96	S40°55'52"E	44.28'	L124	S43°43'24"E	47.70'
L69	S37°40'03"E	44.29'	L97	S42°33'47"E	44.29'	L125	S43°43'24"E	47.70'
L70	S36°02'08"E	44.28'	L98	S44°11'42"E	44.29'	L126	N41°31'22"W	47.71'
L71	S34°24'13"E	44.29'	L99	S45°43'46"E	44.28'	L127	N40°00'21"W	47.70'
L72	S32°46'18"E	44.29'	L100	S51°19'05"E	47.86'	L128	N25°27'45"W	37.35'
L73	S31°08'23"E	44.28'	L101	S52°54'32"E	44.25'			
L74	S29°30'28"E	44.29'	L102	S54°32'51"E	44.25'			
L75	S27°52'33"E	44.29'	L103	S58°04'04"E	45.01'			
L76	S26°14'38"E	44.28'	L104	S57°50'40"E	45.05'			
L77	S24°36'44"E	44.29'	L105	S59°15'56"E	32.09'			
L78	S22°58'49"E	44.29'	L106	N66°53'14"W	8.57'			
L79	S21°20'46"E	44.28'	L107	S73°55'04"E	152.12'			
L80	S19°43'35"E	44.10'	L108	N66°48'33"W	57.42'			
L81	N71°22'22"E	120.09'	L109	N68°44'02"W	46.53'			
L82	S71°22'22"W	120.08'	L110	N59°15'11"W	16.00'			
L83	S17°19'36"E	55.60'	L111	S73°27'19"E	43.11'			
L84	N32°06'48"W	60.69'	L112	S75°04'31"E	43.11'			

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2015.00'	0°30'16"	S15°57'54"E	17.74'
C2	1545.00'	311°43'39"	S31°55'24"E	832.11'
C3	15.00'	88°18'47"	S32°21'21"E	20.90'
C4	15.00'	88°20'56"	N84°58'27"E	20.91'
C5	1545.00'	9°00'20"	S55°21'15"E	242.59'
C6	25.00'	14°03'38"	S66°53'15"E	6.12'
C7	25.00'	8°08'50"	S69°50'39"E	3.55'
C8	1515.00'	9°53'29"	S70°42'59"E	261.22'
C9	695.00'	14°55'26"	N37°15'13"W	180.51'
C10	695.00'	9°00'47"	N23°37'46"W	109.21'
C11	1195.00'	2°35'33"	N17°49'36"W	54.07'
C12	1675.00'	31°19'53"	S31°59'01"E	904.58'
C13	15.00'	91°33'04"	N86°34'30"E	21.50'
C14	15.00'	91°33'21"	S4°58'42"E	21.50'
C15	1675.00'	4°54'42"	S53°12'44"E	143.55'
C16	15.00'	37°40'34"	S74°30'22"E	9.69'
C17	51.00'	122°43'43"	S31°58'47"E	89.52'
C18	15.00'	36°59'58"	S10°53'05"W	9.52'
C19	15.00'	90°00'00"	S52°36'54"E	21.21'
C20	125.00'	28°25'46"	S83°24'01"E	61.39'
C21	15.00'	62°38'34"	N79°29'35"E	15.60'
C22	59.00'	294°12'50"	S15°16'43"W	64.08'
C23	15.00'	51°34'16"	N43°24'00"W	13.05'
C24	75.00'	28°25'46"	N83°24'01"W	36.83'
C25	15.00'	90°00'00"	S37°23'06"W	21.21'
C26	15.00'	90°00'00"	N52°36'54"W	21.21'
C27	15.00'	48°31'25"	S58°07'24"W	12.33'
C28	59.00'	142°34'58"	N74°50'49"W	111.77'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C29	15.00'	47°49'54"	N27°28'17"W	12.16'
C30	2015.00'	2°59'51"	N49°53'19"W	105.40'
C31	15.00'	88°07'50"	S87°32'41"W	20.86'
C32	15.00'	39°36'47"	S23°40'23"W	10.17'
C33	59.00'	291°30'14"	N30°22'54"W	66.41'
C34	15.00'	71°53'27"	N79°25'30"E	17.61'
C35	15.00'	89°36'39"	N119°33"W	21.14'
C36	2015.00'	11°10'09"	N40°32'48"W	392.18'
C37	15.00'	88°52'15"	N79°23'51"W	21.00'
C38	15.00'	57°16'46"	S27°31'38"W	14.38'
C39	59.00'	294°33'33"	N33°49'59"W	63.78'
C40	15.00'	57°16'46"	N84°48'24"E	14.38'
C41	15.00'	88°52'15"	N114°33'53"E	21.00'
C42	2015.00'	16°29'13"	N24°27'38"W	577.82'
C43	1965.00'	16°26'26"	S24°26'15"E	561.90'
C44	15.00'	91°10'31"	S78°14'43"E	21.43'
C45	15.00'	88°40'55"	N114°34'34"E	20.97'
C46	1725.00'	16°11'49"	N24°24'59"W	486.02'
C47	15.00'	88°41'01"	N79°29'29"W	20.97'
C48	15.00'	91°10'31"	S10°34'45"W	21.43'
C49	1965.00'	17°28'24"	S43°44'42"E	596.94'
C50	25.00'	45°07'59"	S75°02'54"E	19.19'
C51	15.00'	90°00'00"	N37°23'06"E	21.21'
C52	25.00'	48°50'19"	N32°0	