

ABBREVIATIONS

(XXXX/XX-XX)-	VOL. XXXX, PG. XX-XX BEXAR COUNTY DEED & PLAT RECORDS
BCDR	BEXAR COUNTY DEED RECORDS
OPR	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR	BEXAR COUNTY DEED AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
CVE	CLEAR VISION EASEMENT
EGTC	ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
(LOT)	OVERALL DIMENSION
CL	CENTER LINE
Ac.	ACRE
CB	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE

MULTIPLE PAGES NOTE

PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE

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.

TREE SAVE AREA NOTE:

LOT 905 BLOCK 25 (0.945 AC.), LOT 901, BLOCK 31 (1.348 AC.), AND LOT 902, BLOCK 31 (0.760 AC.), CB 4695 ARE DESIGNATED AS A TREE SAVE AREAS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2148569) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

CLEAR VISION EASEMENT NOTE:

CLEAR VISION EASEMENTS 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 THE LATEST VERSION THEREOF.

CPS/SAWS/COSA UTILITY NOTES:

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 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

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.

3/14/2022
DARREN J. MCAFEE
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY JONES & CARTER, INC.

3-11-2022
TROY A. TROBAUGH
REGISTERED PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR THE CITY OF SAN ANTONIO IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- OWNER MUST COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 903, 904, 905, AND 906, BLOCK 25, CB 4695, AND LOTS 901, 902, AND 903, BLOCK 31, CB 4695, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- 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.
- THE SETBACKS IMPOSED ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- PRIVATE STREETS DESIGNATION: LOT 999, BLOCK 6, CB 4695 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.
- LOTS 903, 904, 905, AND 906, BLOCK 25, CB 4695, AND LOTS 901, 902, AND 903, BLOCK 31, CB 4695 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA.

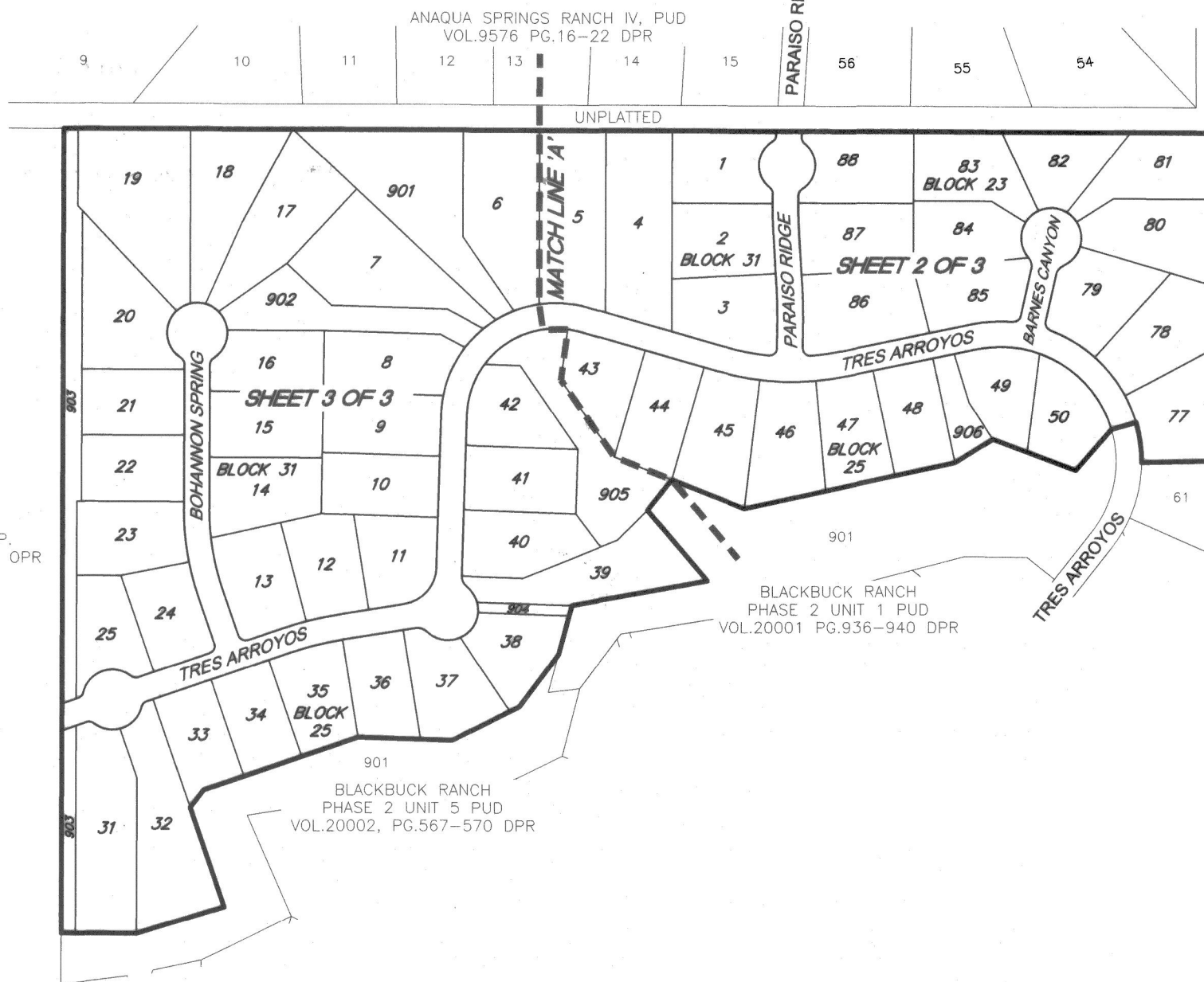
SAWS UTILITY NOTES

- MAINS 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.
- HIGH PRESSURE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
- INGRESS AND EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE NOTES

- 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 TO INGRESS AND EGRESS OVER THE GRANTOR'S 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.
- RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0090F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- EASEMENTS FOR FLOODPLAINS: THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSOR OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0090F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN: FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- 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 25, CB 4695 OF BLACKBUCK RANCH PHASE 2 UNIT 1 PUD, RECORDED IN VOLUME 20001, PAGES 936-940 OF THE BEXAR COUNTY DEED & PLAT RECORDS.

INDEX MAP



UNPLATTED
11.64 ACRES
LAREDOSOL INVESTMENTS LLC
DOC#20200315412 OPR

UNPLATTED
11.02 ACRES
GARCIA CARLOS J & CHRISTINA;
GARCIA CARLOS R. & MARY J.
DOC#20210126123 OPR

UNPLATTED
2518.89 ACRES
BEXAR RANCH, LP
VOL.16209, PG.2274 OPR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	275.00'	79.52'	79.24'	N 07°54'09" W	16°34'02"	40.04'
C2	250.00'	373.50'	339.72'	S 58°59'08" E	85°35'56"	231.50'
C3	275.00'	335.54'	315.11'	N 34°34'24" W	69°54'30"	192.23'
C4	225.00'	336.15'	305.75'	N 58°59'08" W	85°35'56"	208.35'
C5	15.00'	21.49'	19.70'	N 28°29'29" W	82°04'19"	13.06'
C6	15.00'	21.49'	19.70'	S 53°34'50" W	82°04'19"	13.06'
C7	25.00'	23.33'	22.49'	S 14°11'27" E	53°28'13"	12.59'
C8	59.00'	295.48'	70.24'	N 77°27'20" W	286°56'27"	43.70'
C9	25.00'	23.33'	22.49'	N 39°16'47" E	53°28'13"	12.59'
C10	275.00'	78.72'	78.45'	S 86°24'57" W	16°24'05"	39.63'
C11	500.00'	242.57'	240.20'	S 87°53'12" E	27°47'47"	123.72'
C12	525.00'	254.70'	252.21'	N 87°53'12" W	27°47'47"	129.91'
C13	475.00'	60.16'	60.16'	S 81°50'36" W	71°52'4"	30.12'
C14	475.00'	87.57'	87.44'	S 79°16'11" E	10°33'46"	43.91'
C15	15.00'	24.87'	22.12'	N 47°57'16" E	94°59'19"	16.37'
C16	15.00'	24.87'	22.12'	N 47°02'02" W	94°59'19"	16.37'
C17	1200.00'	76.47'	76.46'	N 01°21'55" W	33°39'05"	38.25'
C18	1175.00'	74.88'	74.87'	N 01°21'55" W	33°39'05"	37.45'
C19	1225.00'	78.07'	78.05'	N 01°21'55" W	33°39'05"	39.05'
C20	1000.00'	119.75'	119.68'	N 00°14'22" E	6°31'40"	59.95'
C21	975.00'	72.13'	72.11'	N 01°04'19" W	47°41'9"	36.08'
C22	1025.00'	78.07'	78.05'	N 01°00'33" W	42°15'0"	39.05'
C23	200.00'	363.84'	315.70'	N 53°33'45" E	104°13'54"	257.06'
C24	225.00'	409.32'	355.16'	N 53°33'45" E	104°13'54"	289.19'
C25	175.00'	318.36'	276.24'	S 53°33'45" W	104°13'54"	224.93'
C26	100.00'	138.15'	127.42'	N 41°21'24" E	79°09'12"	82.66'
C27	75.00'	103.61'	95.57'	N 41°21'24" E	79°09'12"	61.99'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C28	25.00'	23.33'	22.49'	S 24°57'19" E	53°28'13"	12.59'
C29	59.00'	191.63'	117.83'	S 41°21'24" W	186°05'39"	1108.36'
C30	25.00'	23.33'	22.49'	N 72°19'54" W	53°28'13"	12.59'
C31	600.00'	103.40'	103.28'	N 75°59'46" E	9°52'27"	51.83'
C32	625.00'	107.71'	107.58'	N 75°59'46" E	9°52'27"	53.99'
C33	575.00'	99.09'	98.97'	S 75°59'46" W	9°52'27"	49.67'
C34	15.00'	15.00'	14.38'	S 80°18'05" E	57°16'46"	8.19'
C35	15.00'	15.00'	14.38'	S 42°25'09" W	57°16'46"	8.19'
C36	59.00'	117.97'	99.28'	N 71°03'32" E	114°33'33"	91.83'
C37	59.00'	117.97'	99.28'	S 71°03'32" W	114°33'33"	91.83'
C38	15.00'	15.00'	14.38'	N 42°25'09" E	57°16'46"	8.19'
C39	15.00'	15.00'	14.38'	N 80°18'05" W	57°16'46"	8.19'
C40	15.00'	23.56'	21.21'	S 63°56'28" E	90°00'00"	15.00'
C41	15.00'	23.56'	21.21'	N 26°03'32" E	90°00'00"	15.00'
C42	500.00'	166.93'	166.15'	N 09°22'37" W	19°07'42"	84.25'
C43	475.00'	158.58'	157.84'	S 09°22'37" E	19°07'42"	80.03'
C44	525.00'	175.27'	174.46'	N 09°22'37" W	19°07'42"	88.46'
C45	15.00'	15.00'	14.38'	S 28°49'38" W	57°16'46"	8.19'
C46	59.00'	303.32'	63.78'	S 89°48'46" E	294°33'33"	37.91'
C47	15.00'	15.00'	14.38'	N 28°27'09" W	57°16'46"	8.19'
C48	15.00'	14.04'	13.53'	N 25°38'37" W	53°37'55"	7.58'
C49	15.00'	14.86'	14.26'	N 29°25'45" E	56°45'49"	8.10'
C50	55.00'	106.82'	90.81'	N 03°10'49" E	111°16'46"	80.45'
C51	55.00'	104.91'	89.71'	N 03°09'55" E	109°17'28"	77.52'
C52	15.00'	14.44'	13.89'	N 31°44'42" E	55°09'00"	7.83'
C53	15.00'	14.44'	13.89'	N 23°54'20" W	55°08'58"	7.83'

LINE	BEARING	DISTANCE
L1	S 73°48'50" W	50.00'
L2	S 37°25'11" W	43.42'
L3	N 48°38'36" W	29.74'
L4	N 87°59'58" W	29.24'
L5	N 03°57'33" W	35.86'

PLAT NO. 21-11800084

SUBDIVISION PLAT ESTABLISHING BLACKBUCK RANCH PHASE 2 UNIT 6 ENCLAVE

BEING A TOTAL OF 50.324 ACRES OF LAND CONTAINING A PORTION OF THE W.S. SMITH SURVEY 431A, ABSTRACT 1069, COUNTY BLOCK 4667, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 146.457 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOUTHERLAND CANYONS III, LLC IN DOCUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



SCALE: 1" = 300'

JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: March 14, 2022

STATE OF TEXAS
COUNTY OF BEXAR

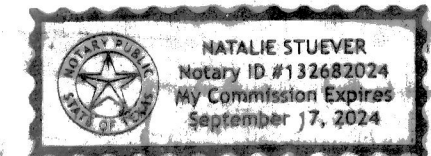
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

14th DAY OF March A.D. 2022



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 ON 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.

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 2 UNIT 6 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

PLAT NO. 21-11800084

SUBDIVISION PLAT ESTABLISHING
BLACKBUCK RANCH PHASE 2 UNIT 6 ENCLAVE

BEING A TOTAL OF 50.324 ACRES OF LAND CONTAINING A PORTION OF THE W.S. SMITH SURVEY 431A, ABSTRACT 1069, COUNTY BLOCK 4667, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 146.457 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

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14th DAY OF March A.D. 2022

NATALIE STUEVER
Notary Public, Bexar County, Texas
Notary ID #137483024
My Commission Expires September 17, 2024

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 ON 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.

ON THIS DAY OF A.D. 20

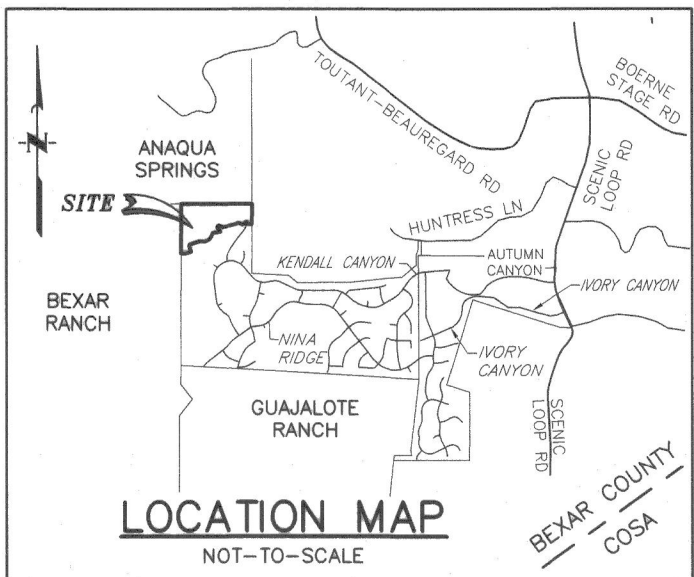
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BLACKBUCK RANCH PHASE 2 UNIT 6 ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY



ABBREVIATIONS

(XXXX/XX-XX) - VOL. XXXX, PG. XX-XX BEXAR COUNTY DEED & PLAT RECORDS
BCDR - BEXAR COUNTY DEED RECORDS
OPR - BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR - BEXAR COUNTY DEED AND PLAT RECORDS
BSL - BUILDING SETBACK LINE
CVE - CLEAR VISION EASEMENT
EGTC - ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
ESMT - EASEMENT
DE - DRAINAGE EASEMENT
(LOT) - OVERALL DIMENSION
CL - CENTER LINE
Ac. - ACRE
CB - COUNTY BLOCK
VOL. - VOLUME
PG. - PAGE

MULTIPLE PAGES NOTE

PLAT NOTES ON SHEET ONE APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE

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.

TREE SAVE AREA NOTE:

LOT 905 BLOCK 25 (0.945 AC.), LOT 901, BLOCK 31 (1.348 AC.), AND LOT 902, BLOCK 31 (0.760 AC.) CB 4695 ARE DESIGNATED AS A TREE SAVE AREAS.

CPS/SAWS/COSA UTILITY NOTES:

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 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) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT 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.

STATE OF TEXAS
COUNTY OF BEXAR

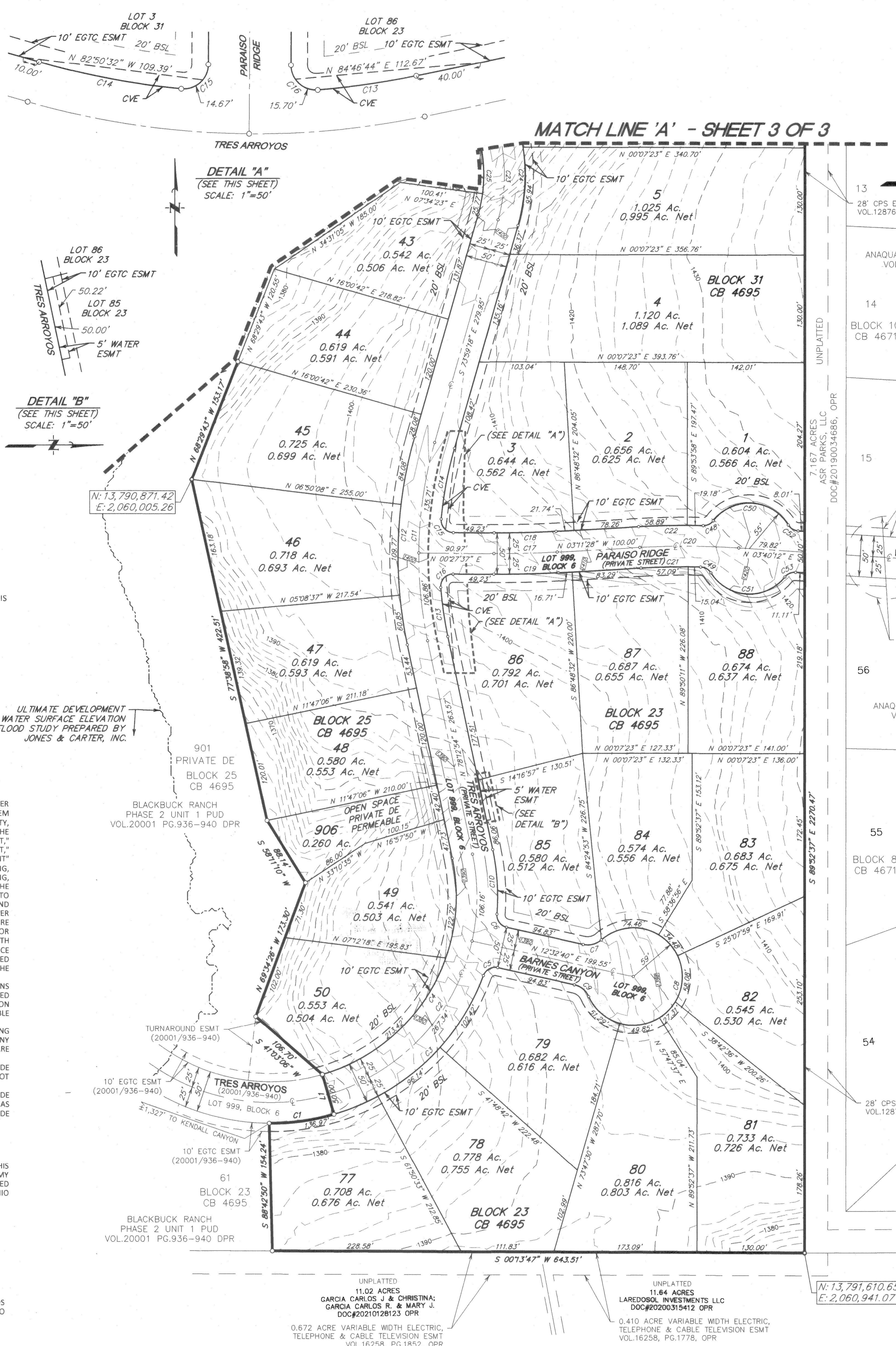
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Darren J. McAfee 3/14/2022
LICENSED PROFESSIONAL ENGINEER

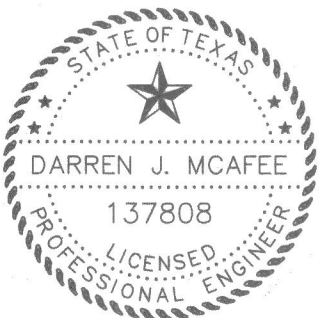
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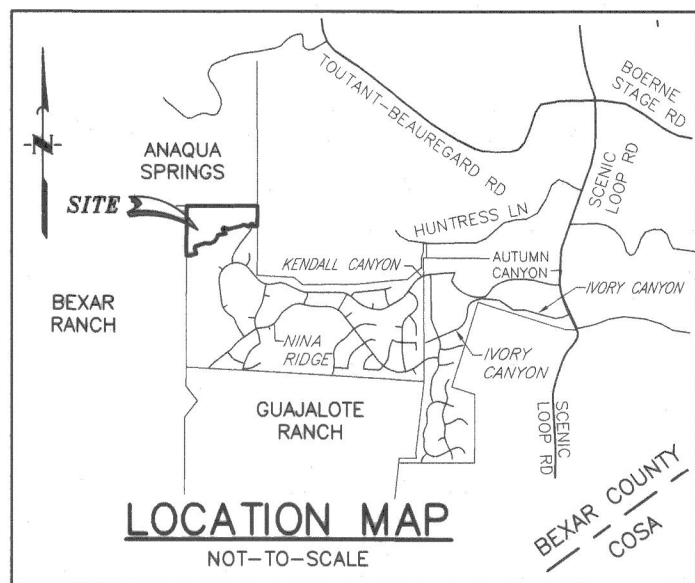
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Troy A. Trobaugh 3-11-2022
REGISTERED PROFESSIONAL LAND SURVEYOR



SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES SHEET 2 OF 3





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STATE OF TEXAS
COUNTY OF BEXAR

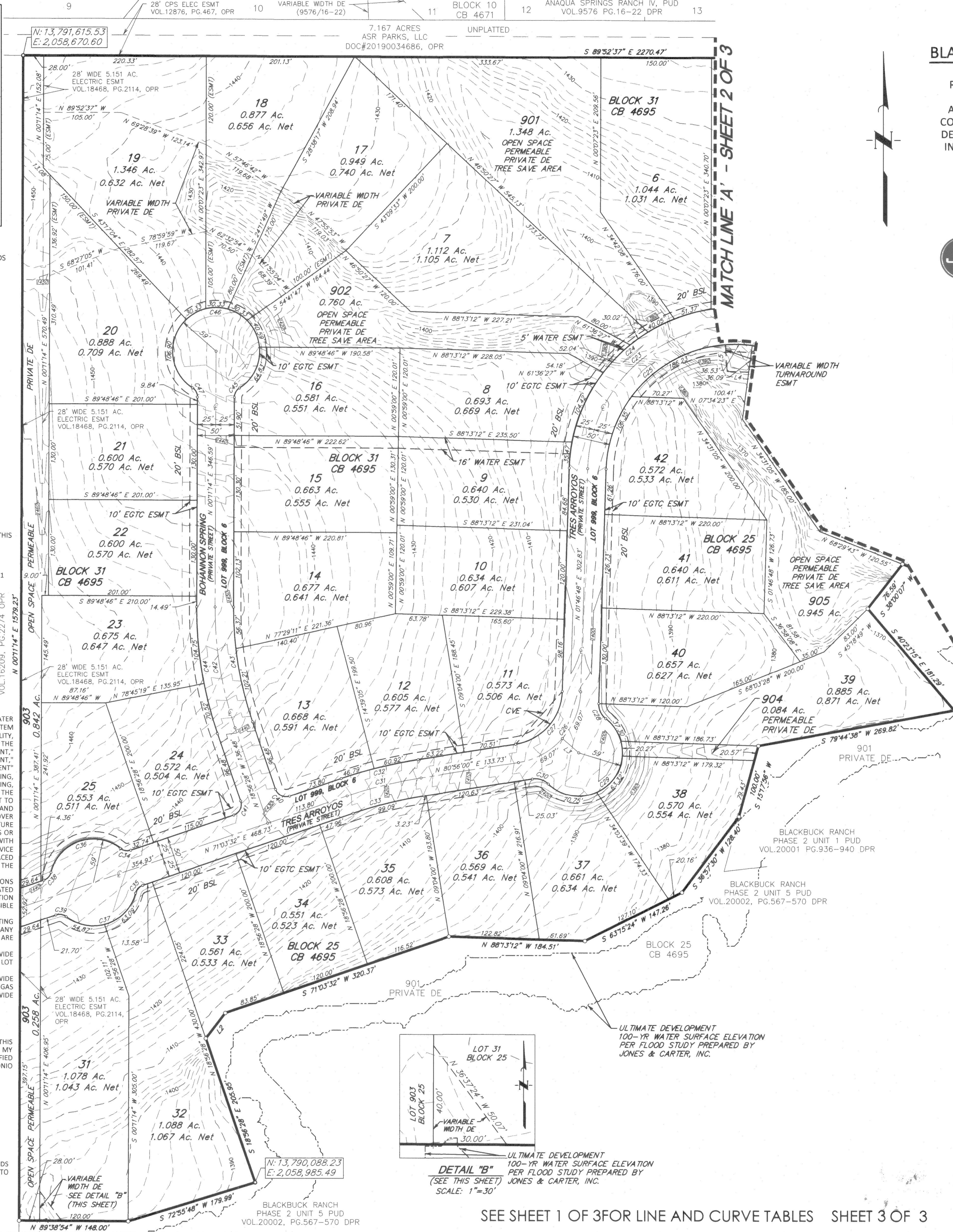
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Darren J. McAfee 3/14/2022
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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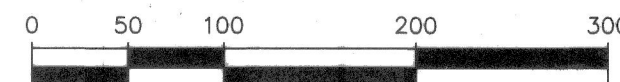
Troy A. Trobaugh 3-14-2022
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NO. 21-11800084

BLACKBUCK RANCH PHASE 2 UNIT 6 ENCLAVE

BEING A TOTAL OF 50.324 ACRES OF LAND CONTAINING A PORTION OF THE W.S. SMITH SURVEY 431A, ABSTRACT 1069, COUNTY BLOCK 4667, AND THE C. MCCRAE SURVEY 431, ABSTRACT 485, COUNTY BLOCK 4669, BEXAR COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 146.457 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 20190001388 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



SCALE: 1" = 100'

JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: March 14, 2022

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.

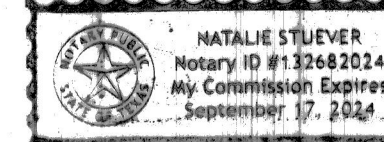
OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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

14th DAY OF March, A.D. 2022

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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 ON 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.

ON THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES SHEET 3 OF 3