

# PLAT NO. 21-11800514

## REPLAT AND SUBDIVISION PLAT ESTABLISHING HIGHPOINT UNIT-2D

BEING A 41.05 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835, AND A PORTION OF A 181.992 ACRE TRACT RECORDED IN VOLUME 14342, PAGE 1836 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, NOW ALL IN COUNTY BLOCK 4347, BEAR COUNTY, TEXAS, ESTABLISHING BLOCK 37, LOT 901 AND 1-55, BLOCK 38, LOT 1-21 AND BLOCK 39, LOT 1-16, IN BEAR COUNTY, TEXAS

**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: March 22, 2022

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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

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

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF March, A.D. 2022.

*Kyr M. P.*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF HIGHPOINT UNIT-2D 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

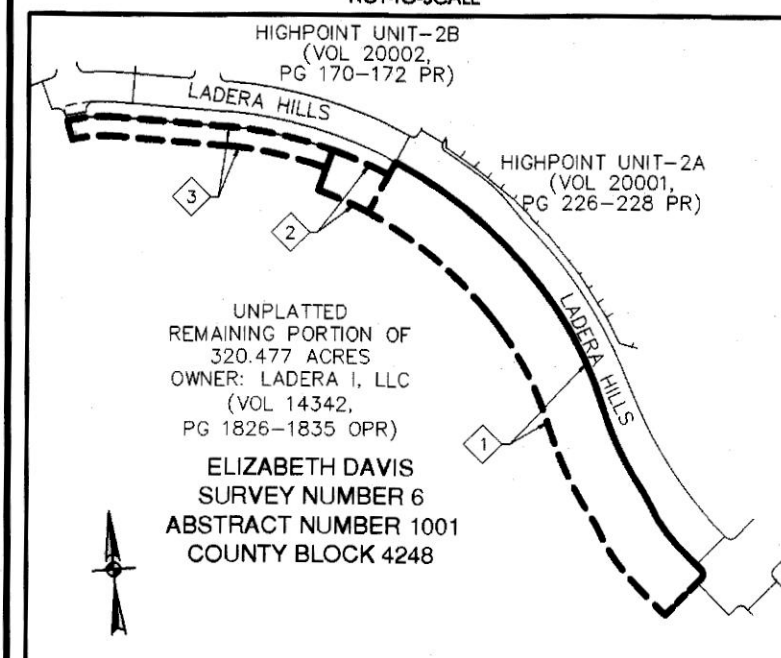
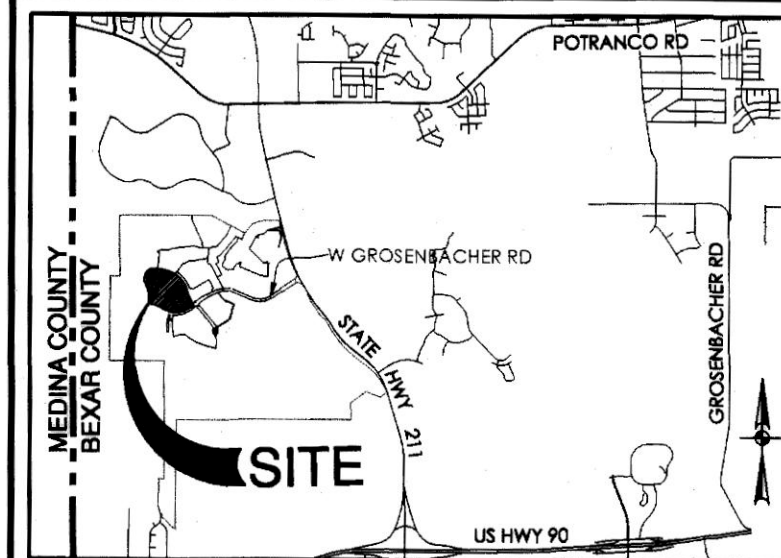
### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 100'  
4.72 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 135' GRADING EASEMENT AND 100' GRADING EASEMENT OUT OF THE LADERA HILLS PLAT, RECORDED IN VOLUME 20001, PAGES 224-225 AND A 45' GRADING EASEMENT OUT OF THE HIGHPOINT UNIT 2B, RECORDED IN VOLUME 20002, PAGES 170-172, OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE LADERA HILLS PLAT, RECORDED IN VOLUME 20001, PAGES 224-225 AND THE HIGHPOINT UNIT 2B PLAT, RECORDED IN VOLUME 20002, PAGES 170-172, BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF APRIL 27, 2022 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(I/WE, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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

SWORN AND SUBSCRIBED BEFORE ME THIS 29th DAY OF March, A.D. 2022.

*Kyr M. P.*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

MY COMMISSION EXPIRES: 8/21/25

### SURVEYOR'S NOTES:

1. 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.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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 BEAR

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 BEAR

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: PAPE-DAWSON ENGINEERS, INC.

*E. Buchanan* 03/22/2022  
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 DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

### LEGEND

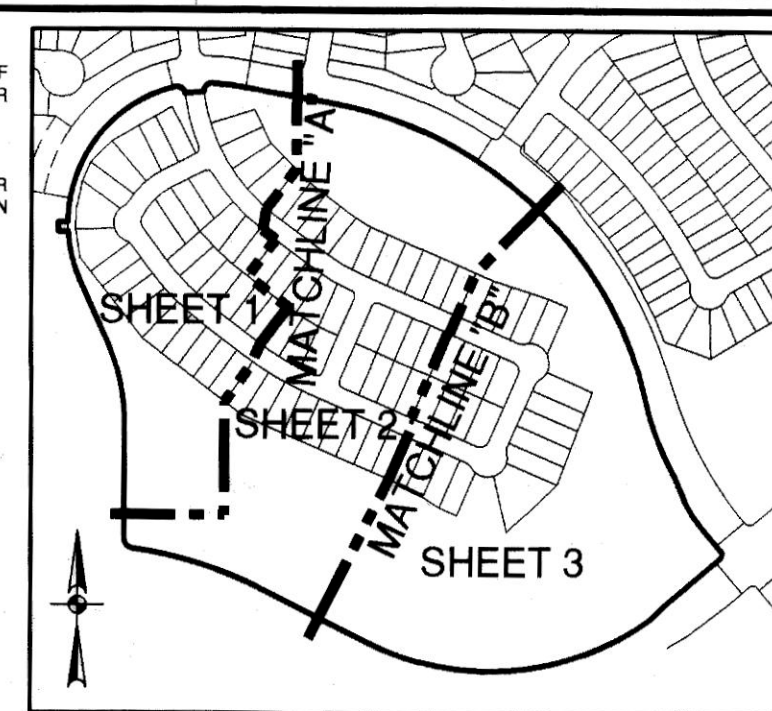
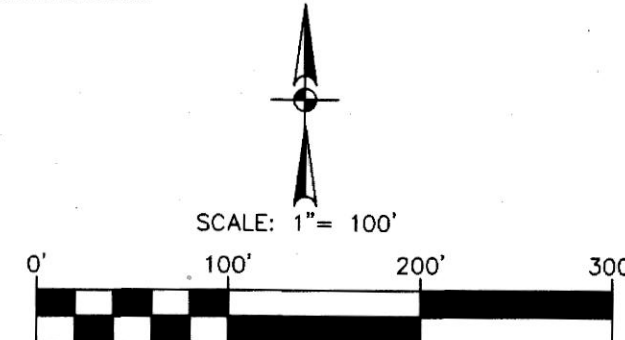
- CB COUNTY BLOCK
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS (PAGE(S))
- PR PLAT RECORDS OF BEAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL) PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION REPEATING BEARING AND/OR DISTANCE
- VOL VOLUME
- AC ACRE(S)
- DOC NO DOCUMENT NUMBER
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
- CENTERLINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 15' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 16' SANITARY SEWER EASEMENT
- 25'X25' SANITARY SEWER EASEMENT (OFF-LOT 0.04 AC. PERMEABLE)
- UNPLATTED REMAINING PORTION OF 320.477 ACRES OWNER: LADERA I, LLC (VOL 14342, PG 1835 OPR)
- LOT 901, BLOCK 37 CB 4347 (OPEN SPACE/PARTIAL TREE SAVE AREA) (23.158 AC., PERMEABLE)
- 135' GRADING EASEMENT (VOL 20001, PG 224-225 PR)
- 100' GRADING EASEMENT (VOL 20001, PG 224-225 PR)
- 45' GRADING EASEMENT (VOL 20002, PG 170-172 PR)
- 50'X105' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (VOL 9715, PG 92 DPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9715, PG 92 DPR)
- 6' CLEAR VISION EASEMENT (VOL 20001 PG 224-225 PR)
- VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001 PG 224-225 PR)
- 35' DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 170-172 PR)
- 70' GRADING, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (PLAT NO 21-11800504)
- 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PLAT NO 21-11800111)

### SAWS IMPACT FEE:

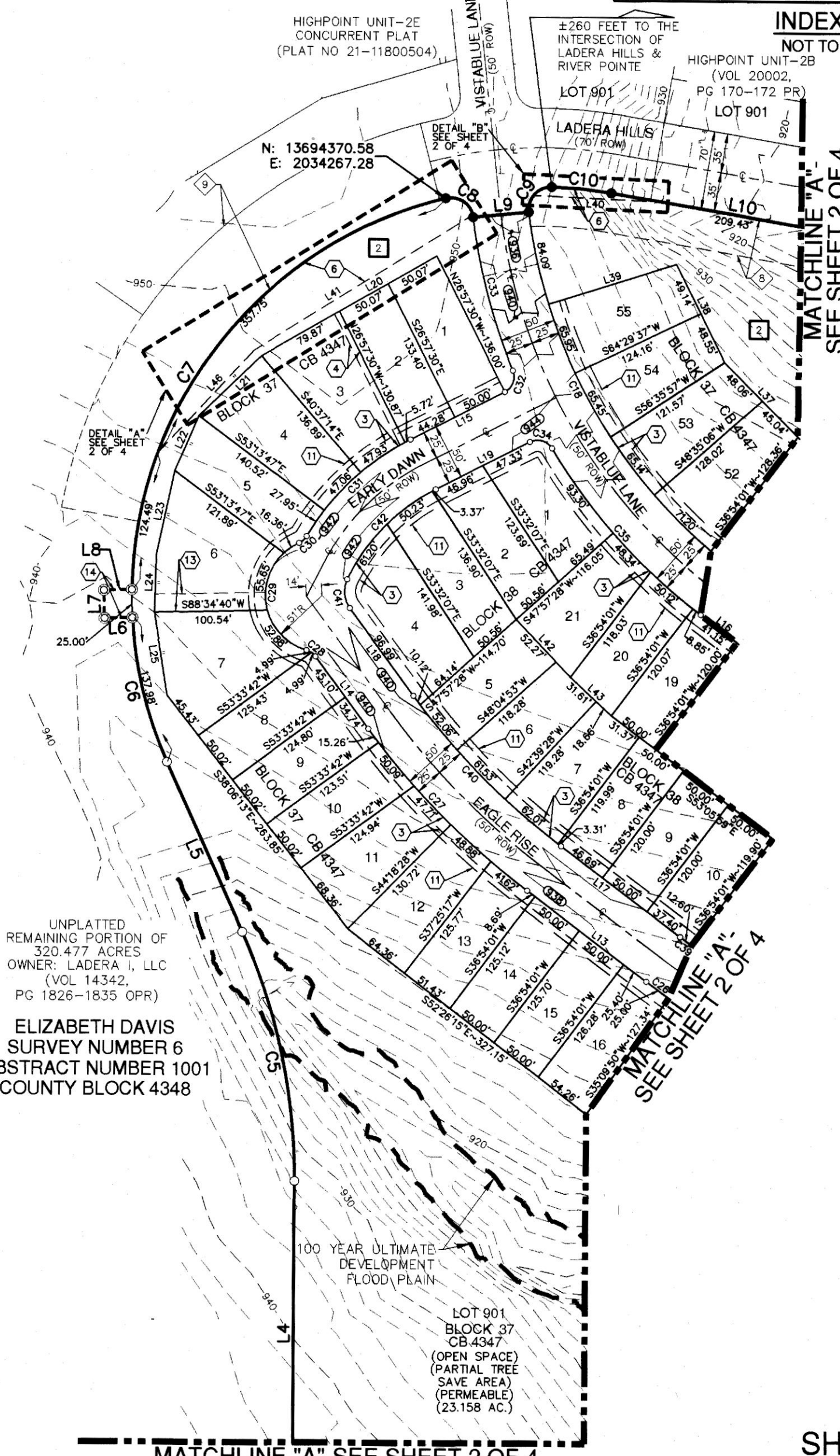
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

### SAWS WASTEWATER EDU:

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



### INDEX MAP NOT TO SCALE



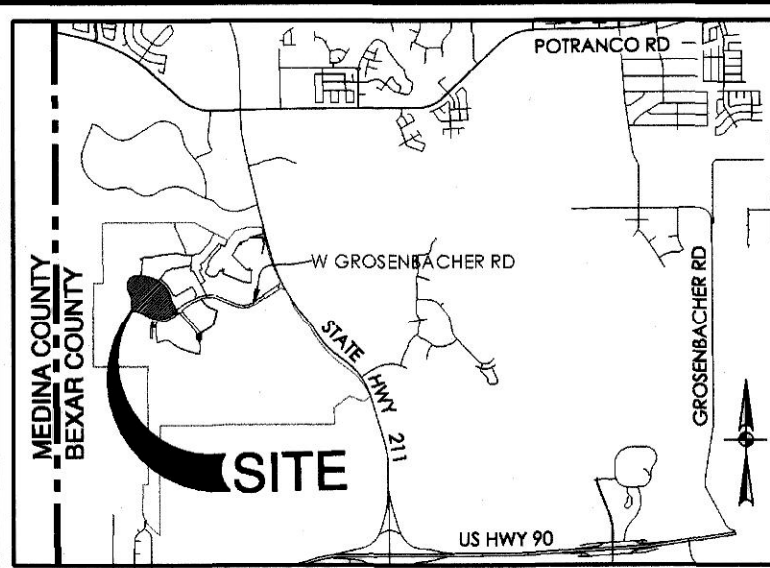
MATCHLINE "A"-SEE SHEET 2 OF 4

SHEET 1 OF 4

CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT





LOCATION MAP  
NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK  
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CPS/SAWS/COSA UTILITY:

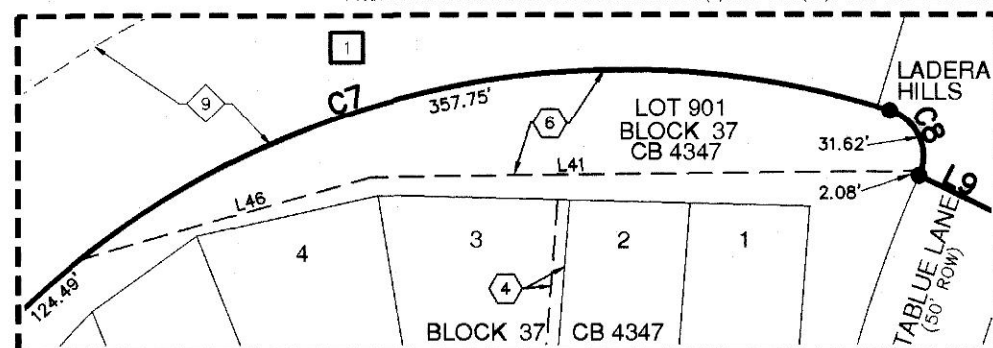
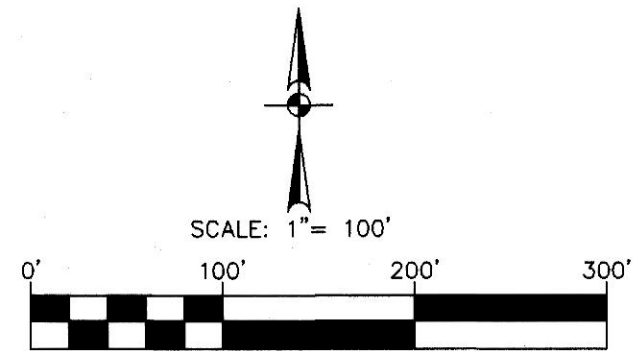
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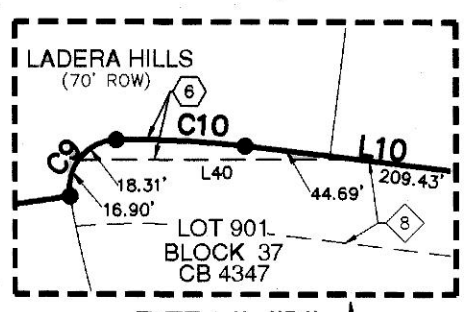
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SAWS WASTEWATER EDU:

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.



DETAIL "A"  
NOT TO SCALE  
SEE SHEET 1 OF 4



DETAIL "B"  
NOT TO SCALE  
SEE SHEET 1 OF 4

MATCHLINE "A"  
SEE SHEET 1 OF 4

MATCHLINE "B"  
SEE SHEET 3 OF 4

SURVEYOR'S NOTES:

1. 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.
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ELIZABETH DAVIS  
SURVEY NUMBER 6  
ABSTRACT NUMBER 1001  
COUNTY BLOCK 4348

UNPLATTED REMAINING PORTION OF 320.477 ACRES  
OWNER: LADERA I, LLC  
(VOL 14342, PG 1826-1835 OPR)

APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE

CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 4 OF 4  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



PLAT NO. 21-11800514

REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
HIGHPOINT UNIT-2D

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**PAPE-DAWSON ENGINEERS**

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

DATE OF PREPARATION: March 22, 2022

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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

OWNER/DEVELOPER: LADERA I, LLC  
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ITS SOLE MEMBER  
CHAD NUGENT, PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-8638

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF March, A.D. 2022.

Kiyah M. Irwin  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF HIGHPOINT UNIT-2D 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

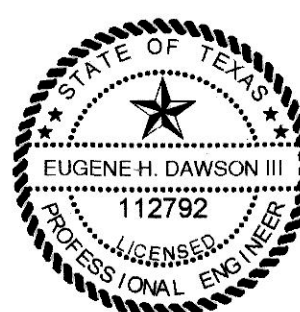
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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.

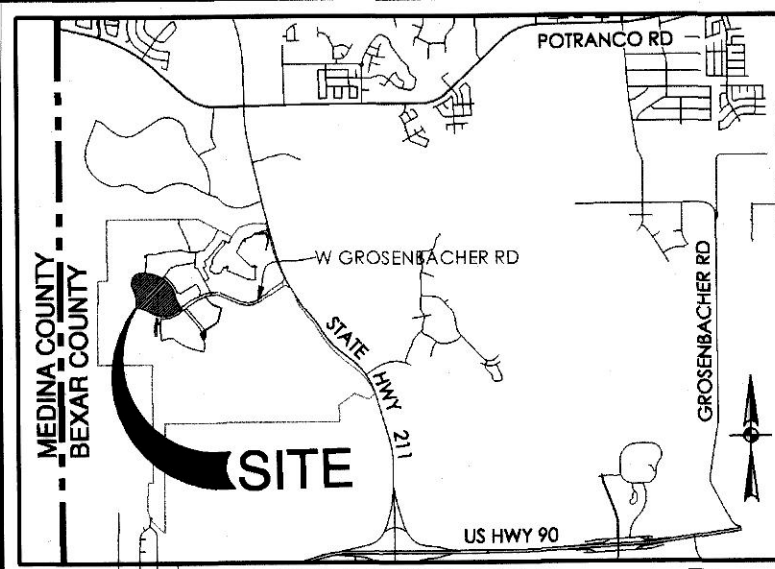
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS







LOCATION MAP  
NOT-TO-SCALE

LEGEND	
CB	COUNTY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
	REPTITIVE BEARING AND/OR DISTANCE
VOL	VOLUME
AC	ACRE(S)
DOC NO	DOCUMENT NUMBER
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD (PD)
	SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
	CENTERLINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN
	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
	7' GRADING, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PLAT NO 21-11800504)
	20' DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PLAT NO 21-11800111)
	UNPLATTED REMAINING PORTION OF 320.47 ACRES
	OWNER, LADERA I, LLC (VOL 14342, PG 1835 OPR)
	LOT 901, BLOCK 37 CB 4347 (OPEN SPACE/PARTIAL TREE SAVE AREA) (23.158 AC, PERMEABLE)

**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 GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*E. Buchanan* 03/22/2022  
REGISTERED PROFESSIONAL LAND SURVEYOR

**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.

**CPS/SAWS/COSA UTILITY:**

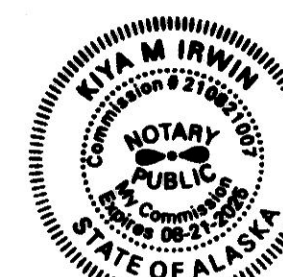
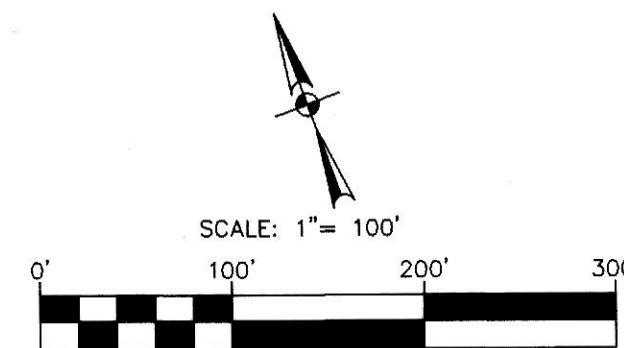
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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



**PLAT NO. 21-11800514**

**REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
HIGHPOINT UNIT-2D**

BEING A 41.05 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF 320.47 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835, AND A PORTION OF A 181.992 ACRE TRACT RECORDED IN VOLUME 14342, PAGE 1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4248, AND PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, NOW ALL IN COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING BLOCK 37, LOT 901 AND 1-55, BLOCK 38, LOT 1-21 AND BLOCK 39, LOT 1-16, IN BEXAR COUNTY, TEXAS

**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: March 22, 2022

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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

OWNER/DEVELOPER: LADERA I, LLC  
BY: CIRI LAND DEVELOPMENT COMPANY  
ITS SOLE MEMBER  
CHAD NUGENT, PRESIDENT  
725 E. FIREWEED LANE, SUITE 800  
ANCHORAGE, ALASKA 99503  
(907)274-9838

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF March, A.D. 2022.

*Kipp m. Irwin*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF HIGHPOINT UNIT-2D 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

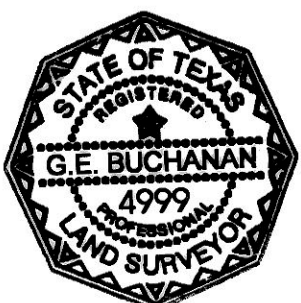
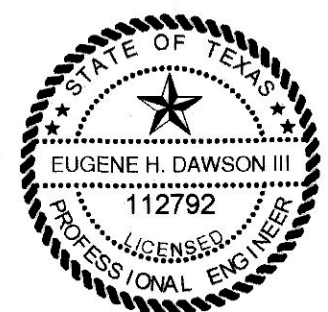
**CERTIFICATE OF APPROVAL**

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



CURVE AND LINE DATA TABLES  
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

**SHEET 3 OF 4**



## PLAT NO. 21-11800514

## REPLAT AND SUBDIVISION PLAT

ESTABLISHING  
HIGHPOINT UNIT-2D

BEING A 41.05 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF 320.447 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835, AND A PORTION OF A 181.992 ACRE TRACT RECORDED IN VOLUME 14342, PAGE 1836 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT 1001, COUNTY BLOCK 4348, AND PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT 1029, COUNTY BLOCK 4347, NOW ALL IN COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING BLOCK 37, LOT 901 AND 1-55, BLOCK 38, LOT 1-21 AND BLOCK 39, LOT 1-16, IN BEXAR COUNTY, TEXAS

**PAPE-DAWSON  
ENGINEERS**

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

DATE OF PREPARATION: March 22, 2022

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

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

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

STATE OF ALASKA  
THIRD JUDICIAL DISTRICT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD NUGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22th DAY OF March, A.D. 2022.

*Kiya M. Irvin*  
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF HIGHPOINT UNIT-2D 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

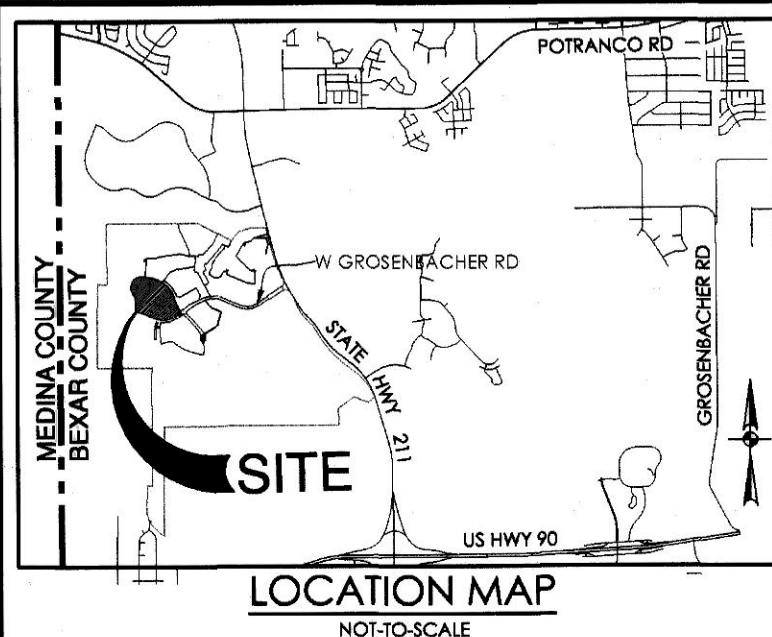
## CERTIFICATE OF APPROVAL

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



## LEGEND

- CB COUNTY BLOCK  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (PAGE(S))  
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
ROW RIGHT-OF-WAY  
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS  
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION  
REPTIVE BEARING AND/OR DISTANCE  
VOL VOLUME  
AC ACRE(S)  
DOC NO DOCUMENT NUMBER  
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
○ SET 1/2" IRON ROD (PD)-ROW  
○ EASEMENT P.I. POINT  
--- CENTERLINE  
--- EXISTING CONTOURS  
--- PROPOSED CONTOURS  
--- 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN  
③ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
④ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
⑤ VARIABLE WIDTH CLEAR VISION EASEMENT  
⑥ 15' BUILDING SETBACK LINE  
⑦ 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
⑧ 16' SANITARY SEWER EASEMENT  
⑨ 25'X25' SANITARY SEWER EASEMENT (OFF-LOT 0.04 AC. PERMEABLE)  
⑩ UNPLATTED REMAINING PORTION OF 320.477 ACRES  
OWNER: LADERA I, LLC (VOL 14342, PG 1835 OPR)  
⑪ LOT 901, BLOCK 37, CB 4347 (OPEN SPACE/PARTIAL TREE-SAVE AREA) (23.158 AC. PERMEABLE)
- ① 135' GRADING EASEMENT (VOL 20001, PG 224-225 PR)  
② 100' GRADING EASEMENT (VOL 20001, PG 224-225 PR)  
③ 45' GRADING EASEMENT (VOL 20002, PG 170-172 PR)  
④ 50'X105' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (VOL 9715, PG 92 DPR)  
⑤ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9715, PG 92 DPR)  
⑥ 8' CLEAR VISION EASEMENT (VOL 20001 PG 224-225 PR)  
⑦ VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 170-172 PR)  
⑧ 70' GRADING, SANITARY SEWER, WATER, DRAINAGE, GETCTV EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY) (PLAT NO 21-11800504)  
⑨ 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)  
⑩ 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (PLAT NO 21-11800111)

## 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 3/4" 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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*E. Buchanan* 03/22/2022  
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 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 "RELOCATE" 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 ENDOCHARGEMENT 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.

## OPEN SPACE:

LOT 901, BLOCK 37, CB 4347, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

## SETBACK:

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

## RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 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.

## SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

## SAWS DEDICATION:

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.

## TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO TWO MASTER TREE PLANS (AP # 2298422 / AP # 38801858) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

## DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

## RESIDENTIAL FINISHED FLOOR

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S49°32'50"W	189.67'
L2	S44°52'24"W	50.00'
L3	N63°21'02"W	299.80'
L4	N0°00'00"E	300.13'
L5	N24°20'16"W	165.75'
L6	S88°34'40"W	25.00'
L7	N1°25'20"W	25.00'
L8	N88°34'40"E	25.00'
L9	N84°34'31"E	50.03'
L10	S80°20'15"E	254.12'
L11	S40°27'10"E	49.87'
L12	S53°05'59"E	161.10'
L13	N53°05'59"W	134.09'
L14	N36°26'18"W	79.84'
L15	N63°02'30"E	94.28'
L16	N53°05'59"W	161.10'
L17	S53°05'59"E	134.09'
L18	S36°26'18"E	96.99'
L19	S63°02'30"W	94.28'
L20	S60°03'50"W	180.00'
L21	S45°56'09"W	77.53'
L22	S23°01'03"W	53.73'
L23	S12°10'14"W	76.69'
L24	S1°31'10"W	51.38'
L25	S8°59'54"E	75.09'
L26	S58°01'41"E	101.11'
L27	S66°31'11"E	50.00'
L28	N23°28'49"E	121.00'
L29	S12°49'48"E	148.88'
L30	N46°44'55"E	179.66'
L31	N20°37'04"E	259.32'
L32	N66°31'11"W	129.15'
L33	N23°28'49"E	133.18'
L34	N66°31'11"W	54.00'
L35	N57°47'39"W	45.27'
L36	N53°05'59"W	150.00'
L37	N44°59'29"W	143.61'
L38	N26°24'05"W	97.69'
L39	S72°26'56"W	119.98'
L40	S87°24'53"E	113.61'
L41	N57°58'39"E	229.47'
L42	S43°33'54"E	70.95'
L43	S47°04'22"E	50.28'
L44	S59°02'26"E	69.23'
L45	N66°31'11"W	55.00'
L46	S42°45'22"W	126.19'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	90°00'00"	S4°32'50"W	21.21'
C2	713.00'	62°53'25"	S85°12'15"W	743.92'
C3	1093.00'	18°58'14"	N72°50'09"W	360.24'
C4	22.00'	82°19'16"	N41°09'38"W	28.96'
C5	540.00'	24°20'16"	N12°10'08"W	227.66'
C6	365.00'	20°57'11"	N13°51'41"W	132.74'
C7	365.00'	75°41'58"	N38°23'25"E	447.92'
C8	20.00'	96°32'27"	S55°29'23"E	29.85'
C9	20.00'	98°38'25"	N41°54'42"E	30.33'
C10	365.00'	8°25'50"	S84°33'10"E	53.66'
C11	1040.00'	51°46'14"	S54°27'11"E	908.07'
C12	887.00'	16°21'25"	S20°23'21"E	252.36'
C13	713.00'	12°35'35"	S18°30'26"E	156.39'
C14	1000.00'	3°33'20"	S26°34'54"E	62.05'
C15	237.00'	9°58'11"	S23°22'28"E	41.24'
C16	263.00'	15°18'26"	S26°16'40"E	70.05'
C17	609.00'	6°31'21"	S37°11'30"E	69.29'
C18	475.00'	45°41'29"	S30°15'14"E	368.84'
C19	475.00'	13°25'12"	S59°48'35"E	111.00'
C20	14.00'	41°12'36"	N87°07'29"W	9.85'
C21	51.00'	172°25'12"	S21°31'11"E	101.78'
C22	14.00'	41°12'36"	S44°05'07"W	9.85'
C23	14.00'	41°12'36"	S2°52'31"W	9.85'
C24	51.00'	172°25'12"	S68°28'49"W	101.78'
C25	14.00'	41°12'36"	N45°54'53"W	9.85'
C26	825.00'	13°25'12"	N59°48'35"W	192.79'
C27	700.00'	16°39'41"	N44°46'09"W	202.84'
C28	15.00'	38°09'21"	N55°30'58"W	9.81'
C29	51.00'	140°19'10"	N4°26'04"W	95.95'
C30	15.00'	35°26'45"	N48°00'09"E	9.13'
C31	225.00'	32°45'43"	N46°39'38"E	126.91'
C32	15.00'	85°45'07"	N20°09'56"E	20.41'
C33	525.00'	15°29'28"	N14°57'53"W	141.51'
C34	15.00'	85°45'07"	S74°04'57"E	20.41'
C35	525.00'	21°53'36"	S42°09'11"E	199.39'
C36	525.00'	12°59'13"	N59°35'35"W	118.74'
C37	14.00'	89°34'01"	S21°18'11"E	19.72'
C38	14.00'	90°23'43"	N68°40'41"E	19.87'
C39	775.00'	13°01'29"	S59°36'43"E	175.80'
C40	650.00'	16°39'41"	S44°46'09"E	188.35'
C41	25.00'	61°53'37"	S5°29'29"E	25.71'
C42	175.00'	37°35'11"	S44°14'54"W	112.75'
C43	14.00'	90°00'00"	N68°28'49"E	19.80'
C44	25.00'	90°00'00"	N21°31'11"W	35.36'
C45	25.00'	90°00'00"	N68°28'49"E	35.36'
C46	14.00'	90°00'00"	S21°31'11"E	19.80'

