

## PLAT NO 21-11800246

SUBDIVISION PLAT  
OF  
CANTERA HILLS - UNIT 3, ENCLAVE

A 47.676 ACRE TRACT OF LAND INCLUSIVE OF A 0.347 ACRE RIGHT OF WAY DEDICATION BEING ALL OF THAT 47.480 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20210307247 AND A 0.196 OFFSITE EASEMENT LOCATED ON A 269.849 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 11104, PAGE 2057 BOTH OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE S. CHAPA SURVEY NO. 354 1/4, ABSTRACT 181, COUNTY BLOCK 4696, AND OUT OF THE G.C. & S.F. R.R. CO. SURVEY NO. 918, ABSTRACT 1225, COUNTY BLOCK 4696, AND OUT OF THE T.T.R.R. CO. SURVEY NO. 332, ABSTRACT 1101, COUNTY BLOCK 4702, AND IN THE P. NATIVIDAD SURVEY NO. 228, ABSTRACT 863, COUNTY BLOCK 4701, NOW ASSIGNED TO COUNTY BLOCK 4696, 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 30, 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 UTILITY DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Lloyd A. Denton, Jr.*  
OWNER/DEVELOPER

LLOYD A. DENTON, JR.  
CANTERA HILLS DEVELOPMENT, LTD.  
270 SCENIC LOOP INVESTMENT, L.P.  
11 LYNN BATTS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR 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 DAY OF April 7, A.D. 2022.

*Maria C Trevino*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 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

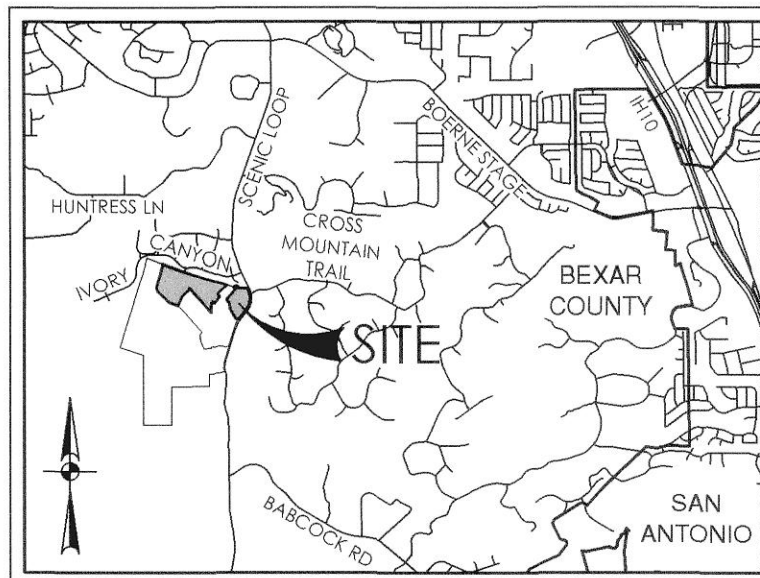
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CANTERA HILLS - UNIT 3, 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



LOCATION MAP  
NOT-TO-SCALE

## LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD
DOP	DOCUMENT NUMBER	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		○	EASEMENT POINT OF INTERSECTION
		AC	GROSS ACREAGE
		(AC)	NET ACREAGE

---	1140	EXISTING CONTOURS
---	1140	PROPOSED CONTOURS
---	1140	CENTERLINE
---	1140	ULTIMATE DEVELOPMENT FLOODPLAIN

①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑥	10' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 9637, PG 189-193, DPR VOL 9638, PG 1, DPR)
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦	7' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 9637, PG 189-193, DPR VOL 9638, PG 1, DPR)
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑧	25' X 25' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 9637, PG 189-193, DPR VOL 9638, PG 1, DPR)
⑩	10' WATER EASEMENT	⑨	20' BUILDING SETBACK LINE (VOL 9637, PG 189-193, DPR VOL 9638, PG 1, DPR)
⑪	10' BUILDING SETBACK	⑩	VARIABLE WIDTH FILL EASEMENT (VOL. 20002, PG 107-111, PR)
⑫	16' WATER EASEMENT (OFF-LOT)(0.050 OF AN ACRE)	⑪	VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENT (VOL 20002, PG 107-111, PR)
⑬	VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (0.431 OF AN ACRE)	⑫	VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENT (VOL 9653, PG 189, DPR)
⑭	VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE, 0.205 OF AN ACRE)	⑬	10' BUILDING SETBACK (VOL. 20002, PG 107-111, PR)
⑮	15' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT	⑭	CANYONS AT SCENIC LOOP 4 (VOL 9643, PG 55, DPR)
⑯	5' WATER EASEMENT	⑮	UNPLATTED REMAINING PORTION OF 269.849 ACRES 270 SCENIC LOOP INVESTMENTS, L.P. (VOL 11104, PG 2057, OPR)
⑰	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT (VOL 20002, PG 107-111, PR)		
⑱	5' WATER EASEMENT (VOL 20002, PG 107-111, PR)		
⑲	VARIABLE DRAINAGE EASEMENT (VOL 20002, PG 107-111, PR)		
⑳	16' ELECTRIC LINE ROW (VOL 16805, PG 95, OPR)		
㉑	16' ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT (VOL 9637, PG 189-192, DPR VOL 9638, PG 1, DPR) (VOL 9653, PG 189, DPR) (VOL 9643, PG 55, DPR)		

## SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ±" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

## CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BODIES (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 R.O.W. 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, GAS, WATER, 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.

## DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

## 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. 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 FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S38°56'24"W	50.00'
L2	S36°02'15"W	13.92'
L3	S7°53'49"E	142.40'
L4	N37°48'18"W	229.97'
L5	S23°04'29"W	72.20'
L6	N71°56'36"W	285.28'
L7	N48°30'12"W	135.71'
L8	S23°48'53"W	1.11'
L9	S1°22'27"W	33.93'
L10	S48°30'12"E	62.84'
L11	S67°56'51"E	406.26'
L12	S44°15'47"E	24.40'
L13	S89°33'09"W	16.20'
L14	N67°56'51"W	416.38'
L15	N48°30'12"W	73.02'
L16	N1°22'27"E	44.54'
L17	N23°48'53"E	9.39'
L18	N22°24'12"W	148.68'
L19	S43°24'50"E	111.04'
L20	N13°55'24"W	50.00'
L21	N8°38'49"W	133.89'
L22	N44°33'02"W	139.22'
L23	S89°18'17"E	320.36'
L24	S15°53'36"E	277.43'
L25	S0°31'25"W	75.52'
L26	S5°42'16"W	129.98'
L27	S21°55'32"W	78.07'
L28	S36°35'34"W	170.87'

LINE TABLE		
LINE #	BEARING	LENGTH
L29	S81°04'12"W	24.86'
L30	S81°04'12"W	33.22'
L31	N68°55'48"W	50.89'
L32	N62°42'24"E	135.94'
L33	S62°42'24"W	135.94'
L34	N25°49'46"W	145.96'
L35	N80°26'00"W	50.36'
L36	N51°41'15"W	65.53'
L37	N76°29'01"W	154.96'
L38	S43°17'28"W	76.54'
L39	N43°17'28"E	76.54'
L40	N0°08'58"E	122.44'
L41	N72°22'57"W	18.97'
L42	N17°37'03"E	53.89'
L43	S72°23'13"E	120.93'
L44	S17°37'03"W	53.90'
L45	N72°22'57"W	21.47'
L46	S0°08'58"W	122.44'
L47	S51°41'15"E	65.53'
L48	S80°26'00"E	50.36'
L49	S25°49'46"E	145.96'
L50	N37°31'31"E	332.99'
L51	N15°53'36"W	128.70'
L52	N24°20'02"W	85.44'
L53	N22°41'29"W	101.53'
L54	N37°31'31"E	315.63'
L55	N13°30'59"E	5.00'
L56	S35°20'23"W	5.21'

## SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 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 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.

## TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP-2173067) 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).

## FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0095F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## RESIDENTIAL FINISHED FLOOR

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

## COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999, BLOCK 1, CB 4696, LOT 901, BLOCK 5, CB 4696, LOT 904, BLOCK 3, CB 4696, LOT 905, BLOCK 3, CB 4696, LOT 906, BLOCK 3, CB 9646, 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.

## 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.

## OPEN SPACE:

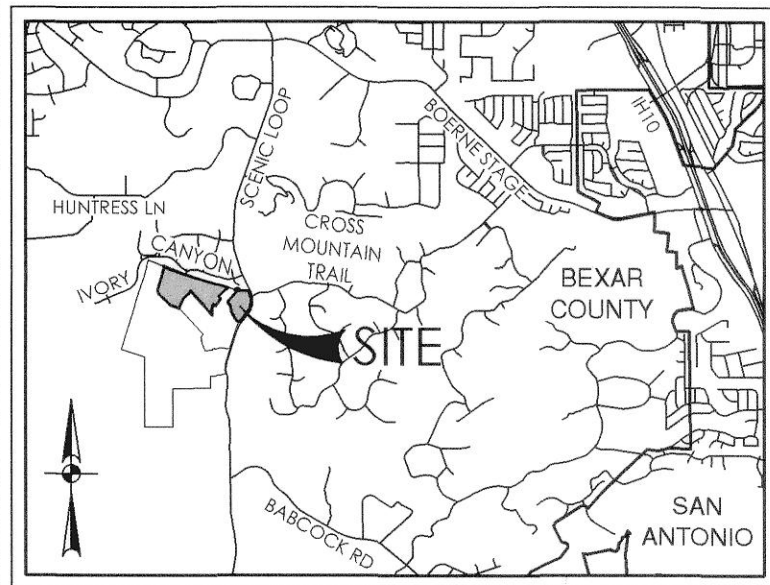
LOT 906, BLOCK 3, LOT 905, BLOCK 3, LOT 904, BLOCK 3, LOT 901, BLOCK 5, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

## ETJMPA-1 NOTE:

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "LOW DENSITY RESIDENTIAL". ALLOWABLE LAND USES SHALL BE DEFINED IN THE UNIFIED DEVELOPMENT FOR ANY PROPERTY ZONES "R-4, R-5, NP-8, NP-10, AND NP-15".

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	725.00'	6°57'14"	N54°32'13"W	87.94'	87.99'
C2	15.00'	87°05'52"	S7°30'40"E	20.67'	22.80'
C3	125.00'	43°56'05"	S14°04'13"W	93.52'	95.85'
C4	75.00'	18°50'05"	S1°31'14"W	24.54'	24.65'
C5	1043.00'	0°45'28"	S34°36'21"W	13.79'	13.79'
C6	225.00'	13°22'12"	N69°23'30"E	52.38'	52.50'
C7	15.00'	57°16'46"	N34°04'01"E	14.38'	15.00'
C8	59.00'	294°33'33"	S27°17'36"E	63.78'	303.32'
C9	15.00'	57°16'46"	N88°39'12"W	14.38'	15.00'
C10	275.00'	13°22'12"	S69°23'30"W	64.03'	64.17'
C11	775.00'	25°13'51"	N38°26'41"W	338.53'	341.28'
C12	175.00'	9°01'42"	N30°20'37"W	27.55'	27.58'
C13	15.00'	61°36'13"	N65°39'34"W	15.36'	16.13'
C14	51.00'	89°27'22"	N51°44'00"W	71.78'	79.63'
C15	15.00'	61°36'13"	N37°48'25"W	15.36'	16.13'
C16	175.00'	11°49'29"	N74°31'16"W	36.05'	36.12'
C17	150.00'	28°44'46"	N66°03'38"W	74.47'	75.26'
C18	175.00'	24°47'46"	N64°05'08"W	75.15'	75.74'
C19	375.00'	60°13'31"	S73°24'13"W	376.28'	394.17'
C20	15.00'	57°16'46"	S14°39'05"W	14.38'	15.00'
C21	59.00'	294°33'33"	N46°42'32"W	63.78'	303.32'
C22	15.00'	57°16'46"	N71°55'51"E	14.38'	15.00'
C23	425.00'	41°38'41"	N64°06'48"E	302.15'	308.91'
C24	15.00'	84°47'11"	N42°32'34"E	20.23'	22.20'
C25	425.00'	11°48'31"	N6°03'14"E	87.44'	87.59'
C26	15.00'	84°20'27"	N30°12'44"W	20.14'	22.08'
C27	15.00'	96°55'21"	S59°09'23"W	22.46'	25.37'
C28	375.00'	10°32'44"	S5°25'20"W	68.92'	69.02'
C29	15.00'	84°46'55"	S42°14'29"E	20.23'	22.20'
C30	425.00'	8°08'55"	S80°33'29"E	60.39'	60.44'
C31	225.00'	24°47'46"	S64°05'08"E	96.62'	97.37'
C32	100.00'	28°44'46"	S66°03'38"E	49.65'	50.17'
C33	225.00'	14°56'17"	S72°57'52"E	58.50'	58.66'
C34	15.00'	46°07'39"	S88°33'33"E	11.75'	12.08'
C35	51.00'	119°46'46"	S51°44'00"E	88.24'	106.62'
C36	15.00'	46°07'39"	S14°54'27"E	11.75'	12.08'
C37	225.00'	12°08'30"	S31°54'01"E	47.59'	47.68'
C38	725.00'	25°13'51"	S38°26'41"E	316.69'	319.26'
C39	1073.00'	4°34'49"	S35°14'07"W	85.75'	85.78'
C40	527.00'	46°24'18"	N14°19'22"E	415.26'	426.83'
C41	527.00'	1°25'37"	S23°37'13"E	13.12'	13.12'
C42	557.00'	60°13'00"	N7°25'01"E	558.82'	585.39'
C43	1043.00'	2°32'26"	S36°15'18"W	46.25'	46.25'
C44	230.00'	5°38'34"	S73°39'44"E	22.64'	22.65'





LOCATION MAP  
NOT-TO-SCALE

#### 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 R.O.W. 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.

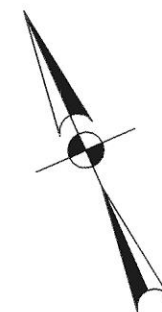
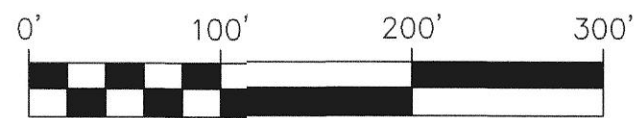
#### SAWS IMPACT FEE:

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.

#### 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.

SCALE: 1" = 100'



PLAT NO 21-11800246

## SUBDIVISION PLAT OF CANTERA HILLS - UNIT 3, ENCLAVE

A 47.676 ACRE TRACT OF LAND INCLUSIVE OF A 0.347 ACRE RIGHT OF WAY DEDICATION BEING ALL OF THAT 47.480 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20210307247 AND A 0.196 OFFSITE EASEMENT LOCATED ON A 269.849 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 11104, PAGE 2057 BOTH OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE S. CHAPA SURVEY NO. 354 1/4, ABSTRACT 181, COUNTY BLOCK 4696, AND OUT OF THE G.C. & S.F. R.R. CO. SURVEY NO. 918, ABSTRACT 1225, COUNTY BLOCK 4698 AND OUT OF THE T.T.R.R. CO. SURVEY NO. 332, ABSTRACT 1101, COUNTY BLOCK 4702, AND IN THE P. NATIVIDAD SURVEY NO. 228, ABSTRACT 863, COUNTY BLOCK 4701, NOW ASSIGNED TO COUNTY BLOCK 4696, BEXAR 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 | TBP&S FIRM REGISTRATION #10028900  
DATE OF PREPARATION: March 30, 2022

STATE OF TEXAS  
COUNTY OF BEXAR

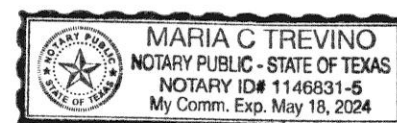
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER:

LOYD A. DENTON, JR.  
CANTERA HILLS DEVELOPMENT, LTD.  
270 SCENIC LOOP INVESTMENT, LP.  
11 LYNN BATTIS LANE SUITE 100  
SAN ANTONIO, TEXAS 78216  
(210)828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOYD A. DENTON, JR. 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 DAY OF April, 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 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

THIS PLAT OF CANTERA HILLS - UNIT 3, 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



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.

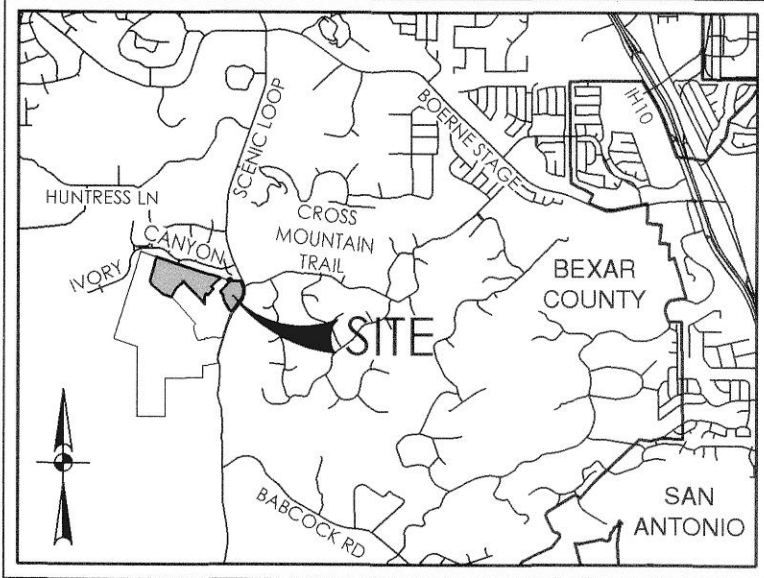
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 1 FOR CURVE AND  
LINE TABLE.

SHEET 2 OF 4





LOCATION MAP  
NOT-TO-SCALE

UNPLATTED  
REMAINING PORTION OF 269.849 ACRES  
270 SCENIC LOOP INVESTMENTS, LP  
(VOLUME 11104, PAGE 2057 OPR)

**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 R.O.W. 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.

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STATE OF TEXAS  
COUNTY OF BEXAR

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STATE OF TEXAS  
COUNTY OF BEXAR

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DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
4251

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

BLOCK 3, CB 4695  
THE CANYONS AT SCENIC LOOP P.U.D. UNIT 4  
(VOLUME 9643, PAGE 55-58, DPR)

**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.

THE CANYONS AT SCENIC LOOP P.U.D. UNIT 2  
(VOLUME 9637, PAGE 189-192, DPR AND  
VOLUME 9638, PAGE 1, DPR)

**PLAT NO 21-11800246**

**SUBDIVISION PLAT  
OF  
CANTERA HILLS - UNIT 3, ENCLAVE**

A 47.676 ACRE TRACT OF LAND INCLUSIVE OF A 0.347 ACRE RIGHT OF WAY DEDICATION BEING ALL OF THAT 47.480 ACRE TRACT IN DEED RECORDED IN DOCUMENT NO. 20210307247 AND A 0.196 OFFSITE EASEMENT LOCATED ON A 269.849 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 11104, PAGE 2057 BOTH OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE S. CHAPA SURVEY NO. 354 1/4, ABSTRACT 181, COUNTY BLOCK 4696, AND OUT OF THE G.C. & S.F.R.R. CO. SURVEY NO. 918, ABSTRACT 1225, COUNTY BLOCK 4698 AND OUT OF THE T.T.R.R. CO. SURVEY NO. 332, ABSTRACT 1101, COUNTY BLOCK 4702, AND IN THE P. NATIVIDAD SURVEY NO. 228, ABSTRACT 863, COUNTY BLOCK 4701, NOW ASSIGNED TO COUNTY BLOCK 4696, BEXAR 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 | TPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: March 30, 2022

STATE OF TEXAS  
COUNTY OF BEXAR

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11 LYNN BATTS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210)828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 DAY OF April 7, A.D. 2022.

MARIA C. TREVINO  
NOTARY PUBLIC - STATE OF TEXAS  
NOTARY ID# 1146831-5  
My Comm. Exp. May 18, 2024

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 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

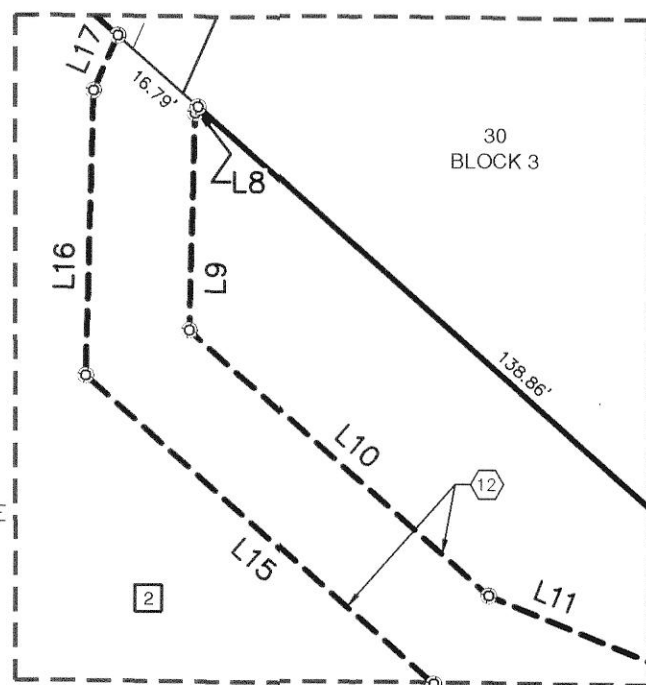
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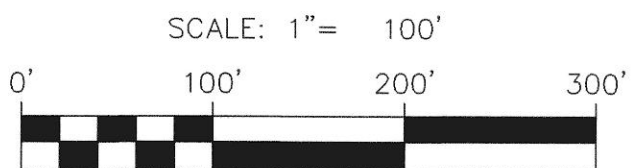
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



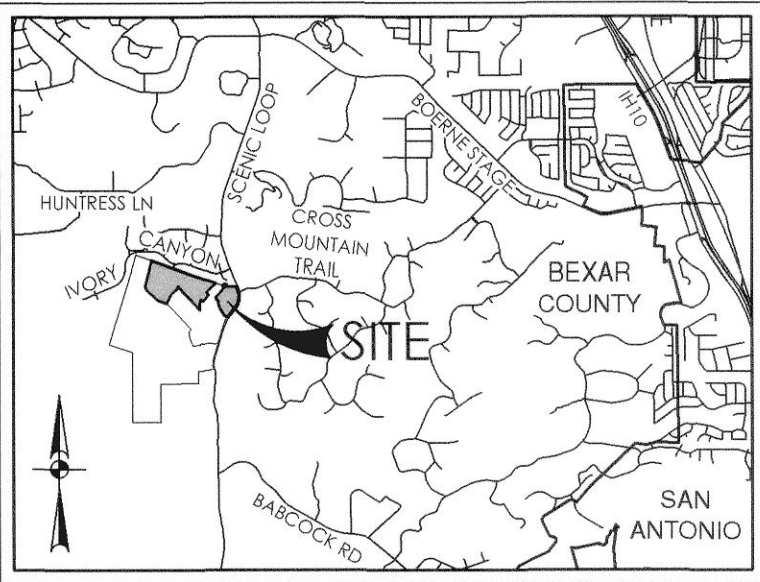
DETAIL "A"  
SCALE: 1" = 20'



NOTE:  
SEE SHEET 1 FOR CURVE AND  
LINE TABLE.

SHEET 3 OF 4





LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**

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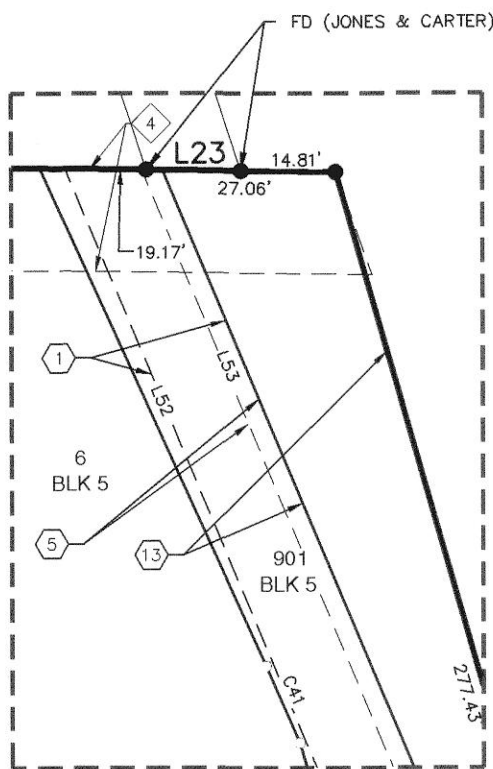
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

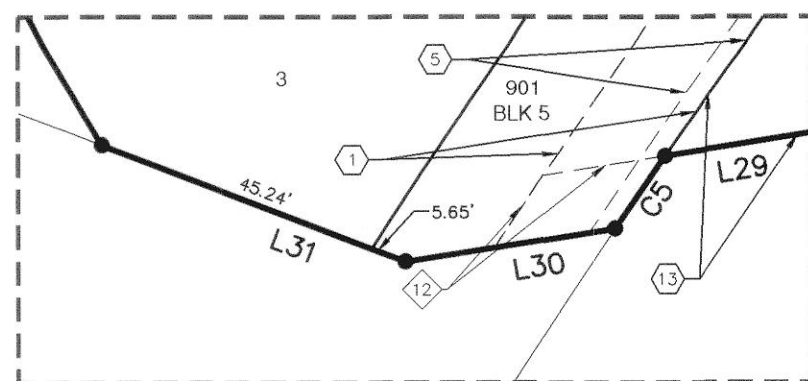
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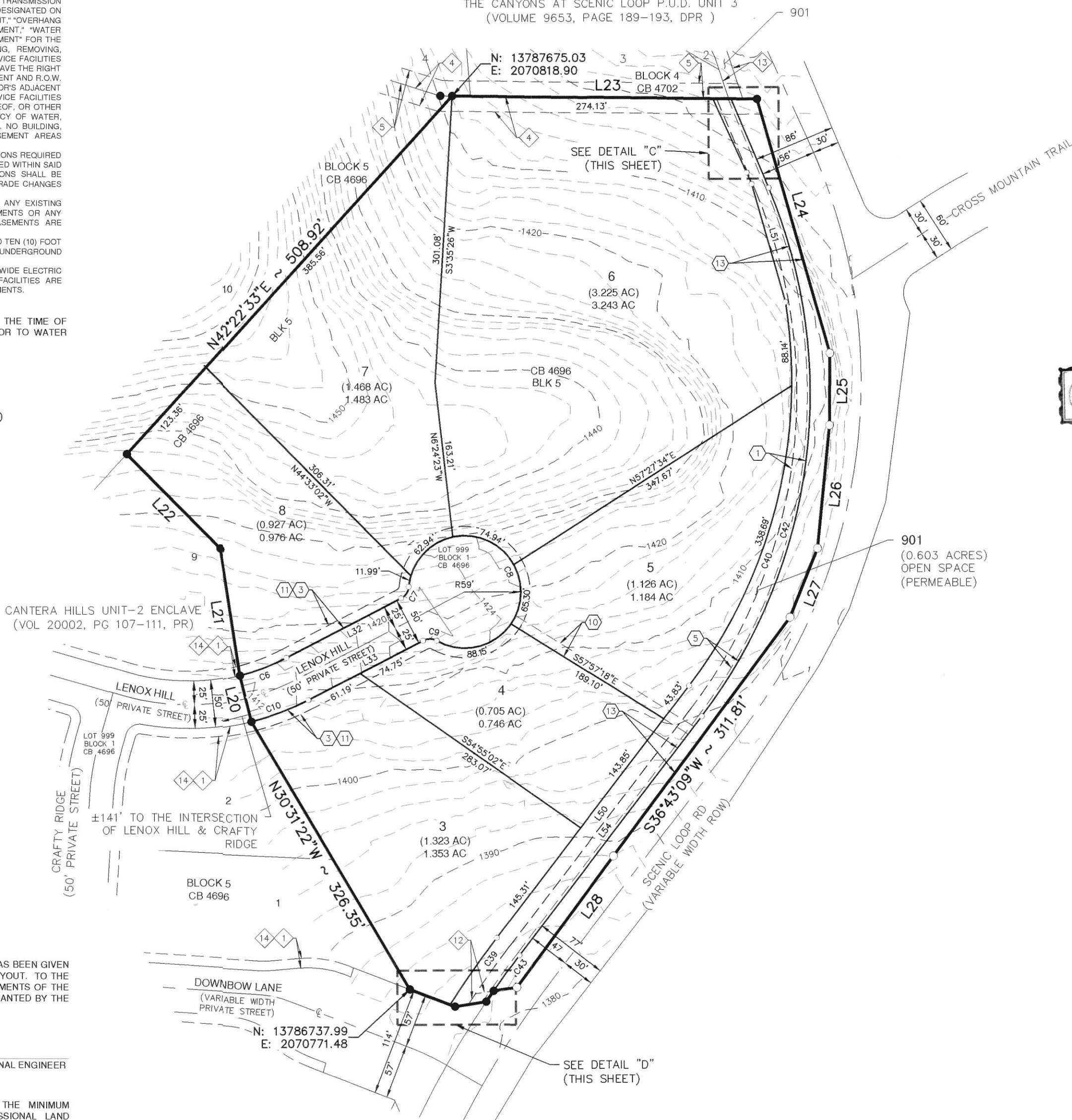


DETAIL "C"  
SCALE: 1" = 30'

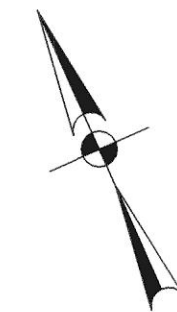


DETAIL "D"  
SCALE: 1" = 30'

THE CANYONS AT SCENIC LOOP P.U.D. UNIT 3  
(VOLUME 9653, PAGE 189-193, DPR )



SCALE: 1" = 100'  
0' 100' 200' 300'



PLAT NO 21-11800246

SUBDIVISION PLAT  
OF  
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**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900  
TSPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900  
DATE OF PREPARATION: March 30, 2022

STATE OF TEXAS  
COUNTY OF BEXAR

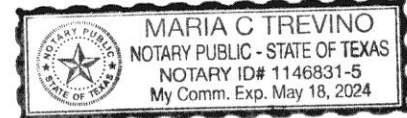
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STATE OF TEXAS  
COUNTY OF BEXAR

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*Maria C. Trevino*

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF CANTERA HILLS - UNIT 3, 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

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.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 1 FOR CURVE AND  
LINE TABLE.

SHEET 4 OF 4

