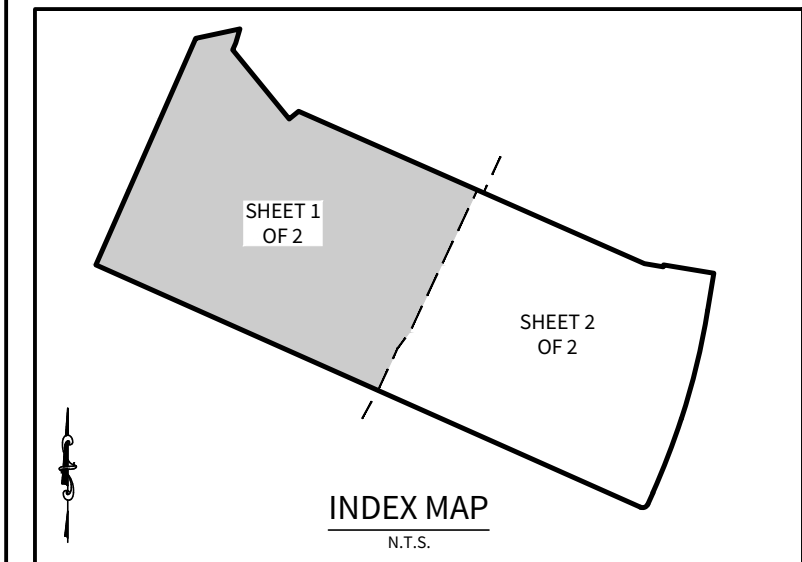


LEGEND

A.C.	= ANNUAL CHANCE	= COUNTY FINISH FLOOR ELEVATION
Ac.	= ACRES	
BLK.	= BLOCK	
B.S.L.	= BUILDING SETBACK LINE	
C1	= CURVE NUMBER	
C.B.	= CURVE BLOCK	
COSA	= CITY OF SAN ANTONIO	
DOC.	= DOCUMENT	
DRN.	= DRAINAGE	
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION	
ESMT.	= EASEMENT	
ETJ	= EXTRA-TERRITORIAL JURISDICTION	
EX.	= EXISTING	
EXT.	= EXTENSION	
G.P.M.	= GALLONS PER MINUTE	
L1	= LINE NUMBER	
L.F.	= LINEAR FEET	
L.S.	= LANDSCAPE	
NO.	= NUMBER	
N.T.S.	= NOT TO SCALE	
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	
O.P.R.P.B.C.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	
P.R.B.C.P.T.	= DEED PUBLIC RECORD BEXAR COUNTY, TEXAS	
P.R.B.C.	= PLAT RECORDS OF BEXAR COUNTY, TEXAS	
PERM.	= PERMEABLE	
PG.	= PAGE	
PUB.	= PUBLIC	
P.I.	= POUND PER SQUARE INCH	
R.O.W.	= RIGHT-OF-WAY	
SAN. SEW.	= SANITARY SEWER	
VAR.	= VARIABLE	
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT	
VOL.	= VOLUME	
WAT.	= WATER	
WID.	= WIDTH	
---ELEV---	= PROPOSED CONTOUR	
---ELEV---	= EXISTING STREET CENTERLINE	
---ELEV---	= EXISTING GROUND MAJOR CONTOUR	
---ELEV---	= EXISTING GROUND MINOR CONTOUR	
---ELEV---	= EXISTING PROPERTY LINE	
---ELEV---	= UNIT BOUNDARY NODE	
---ELEV---	= CITY LIMITS	
---ELEV---	= ULTIMATE A14 FLOODPLAIN	
---ELEV---	= FEMA FLOOD ZONE	



KEYNOTES:

1	-10' E.G.T.CA. ESMT.	1	10' E.G.T.CA. ESMT (CONCURRENT PLAT LAND-PLAT-21-11800311)
2	-20' B.S.L.	2	20' B.S.L. (CONCURRENT PLAT LAND-PLAT-21-11800311)
3	-10' E.G.T.CA. ESMT. & B.S.L.	3	10' E.G.T.CA. ESMT & B.S.L. (CONCURRENT PLAT LAND-PLAT-21-11800311)
4	-1' V.N.A.E.		

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
JEFFREY A. MCKINNIE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

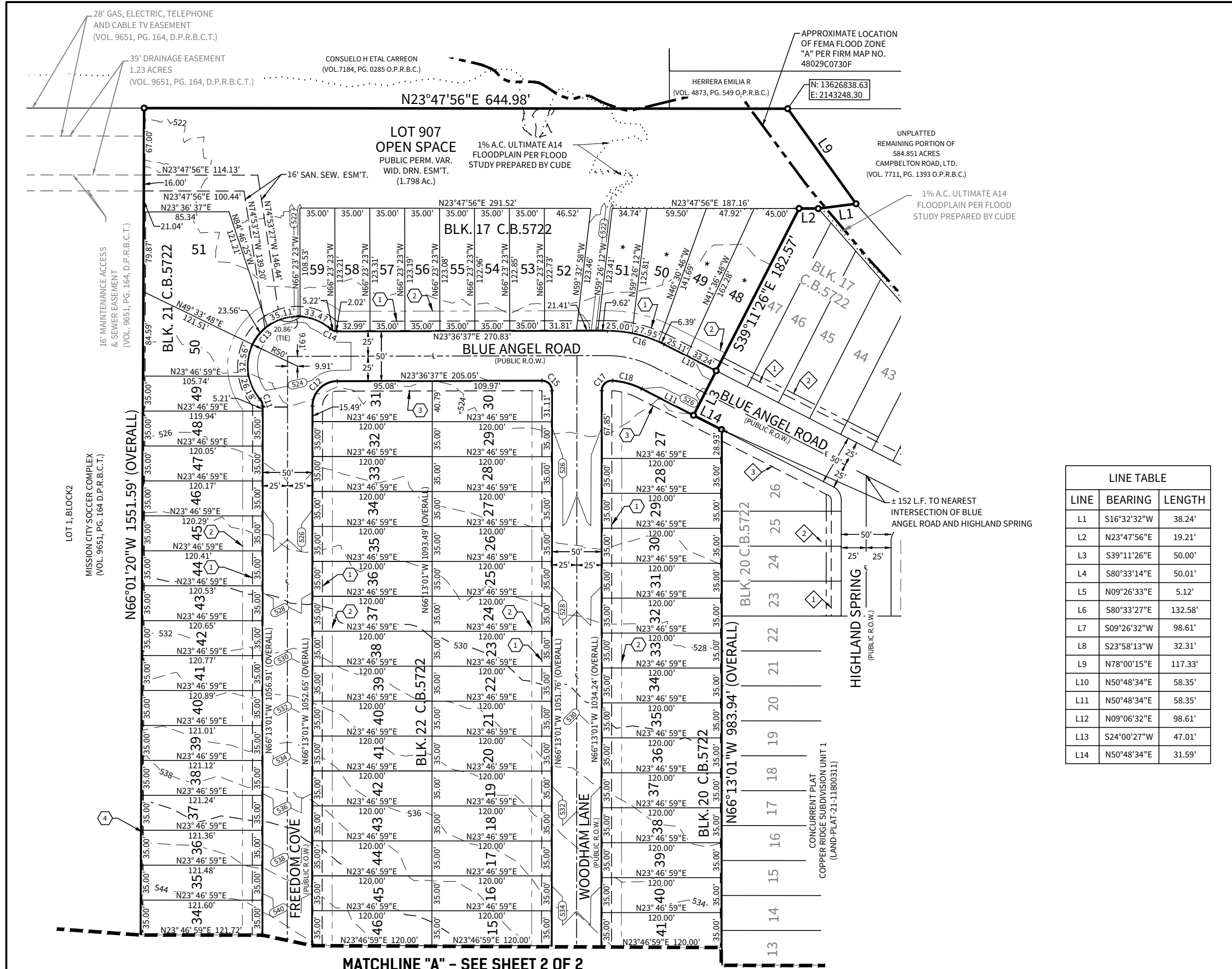
M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEDA WHELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

- SURVEYOR'S NOTES:
- 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
 - COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TX50) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
 - DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TX50) STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983 (2011).
- SAWS NOTES:
- 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 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.
 - 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.
 - A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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.
 - 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.
- COMMON AREA MAINTENANCE:
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902 & 903, BLOCK 21, CB 5722, LOT 907, BLOCK 17, CB 5722, 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.

- CPS/SAWS/COSA UTILITY:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND 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," "OVERHANG EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- OPEN SPACE:
- LOT 902 & 903, BLOCK 21, CB 5722, LOT 907, BLOCK 17, CB 5722, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

- 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.
- TREE NOTE:
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2530939) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
- COUNTY FINISHED FLOOR ELEVATION-RELATIVE TO FLOODPLAIN:
- * FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 47, 48, 49 AND 50 BLK 17, CB 5722, CONTAINING FLOODPLAIN OR ADJACENT TO FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- 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 FINISHED FLOOR
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- EASEMENTS FOR FLOODPLAINS
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DPM PANEL 48029C0730P, DATED SEPTEMBER 29, 2010; OR THE 1% CHANCE (100 YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL 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.



LINE TABLE

LINE	BEARING	LENGTH
L1	S16°32'32\"W	38.24'
L2	N23°47'56\"E	19.21'
L3	S39°11'26\"E	50.00'
L4	S80°33'14\"E	50.01'
L5	N09°26'33\"E	5.12'
L6	S80°33'27\"E	132.58'
L7	S09°26'32\"W	98.61'
L8	S23°58'13\"W	32.31'
L9	N78°00'15\"E	117.33'
L10	N50°48'34\"E	58.35'
L11	N50°48'34\"E	58.35'
L12	N09°06'32\"E	98.61'
L13	S24°00'27\"W	47.01'
L14	N50°48'34\"E	31.59'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1957.00'	14°32'29\"	496.67'	S16°42'24\"W	495.34'
C2	15.00'	90°00'27\"	23.56'	N68°58'26\"E	21.21'
C3	10.00'	42°14'12\"	7.37'	N45°05'55\"W	7.21'
C4	50.00'	180°05'57\"	157.17'	N65°58'12\"E	100.00'
C5	10.00'	43°44'32\"	7.63'	N02°12'30\"W	7.45'
C6	25.00'	93°44'17\"	40.89'	N66°55'38\"E	36.48'
C7	1725.00'	6°44'22\"	202.90'	N16°12'43\"E	202.78'
C8	15.00'	79°03'33\"	20.70'	N26°41'15\"W	19.09'
C9	1775.00'	10°13'12\"	316.61'	N14°33'10\"E	316.19'
C10	15.00'	104°20'25\"	27.32'	N61°36'46\"E	23.70'

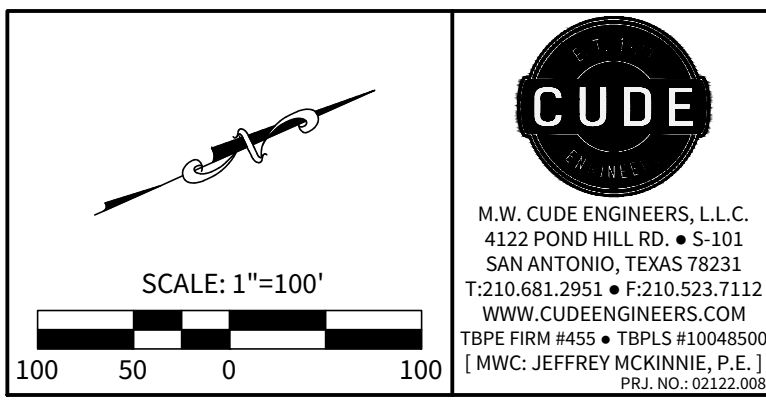
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C11	10.00'	41°31'59\"	7.25'	N86°59'01\"W	7.09'
C12	25.00'	89°49'38\"	39.19'	S21°18'12\"E	35.30'
C13	50.00'	172°53'36\"	150.88'	N21°18'12\"W	99.81'
C14	10.00'	41°31'59\"	7.25'	N44°22'36\"E	7.09'
C15	10.00'	90°10'22\"	15.74'	N68°41'48\"E	14.16'
C16	125.00'	27°11'57\"	59.34'	N37°12'35\"E	58.78'
C17	10.00'	93°42'12\"	16.35'	N19°21'55\"W	14.59'
C18	75.00'	23°19'23\"	30.53'	N39°08'53\"E	30.32'
C19	1947.00'	14°31'34\"	493.62'	N16°42'24\"E	492.30'

LAND-PLAT-21-11800323

SUBDIVISION PLAT
ESTABLISHING
COPPER RIDGE SUBDIVISION, UNIT 2

BEING 21.079 ACRES OF LAND LOCATED IN THE MANUEL DE LUNA SURVEY 3, ABSTRACT 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 45.363 ACRE TRACT RECORDED IN DOCUMENT 20210266828 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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
SA COPPER RIDGE, LTD.
BY: C.I.L. HOLDINGS LLC
ITS GENERAL PARTNER

BY: _____
NAME: _____
TITLE: _____

2714 N. LOOP 1604 E., STE. 105
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: PATRICK CARRIGAN-SMITH
PHONE: (210)402-0642

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 _____, A.D. _____.

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. _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

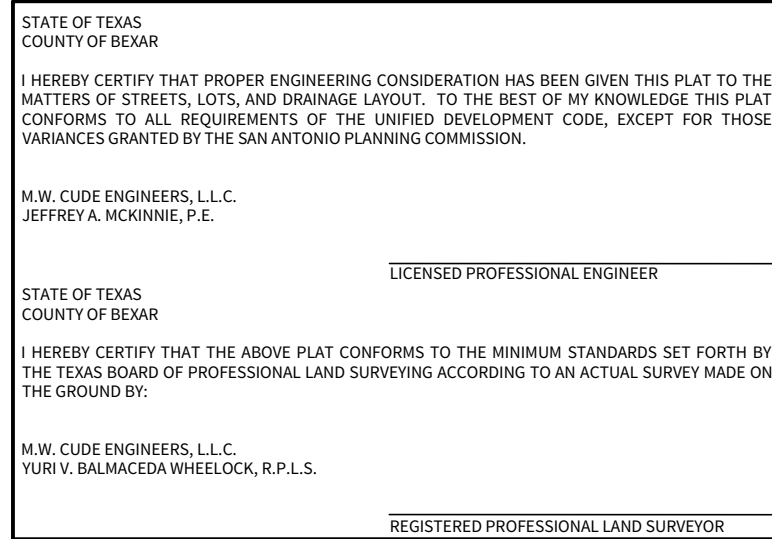
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ COPPER RIDGE SUBDIVISION, UNIT 2 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. _____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C11	10.00'	41°31'59"	7.25'	N86°59'01"W	7.09'
C12	25.00'	89°49'38"	39.19'	S21°18'12"E	35.30'
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C14	10.00'	41°31'59"	7.25'	N44°22'36"E	7.09'
C15	10.00'	90°10'22"	15.74'	N68°41'48"E	14.16'
C16	125.00'	27°11'57"	59.34'	S71°12'35"E	58.78'
C17	10.00'	93°42'12"	16.35'	N19°21'55"W	14.59'
C18	75.00'	23°19'23"	30.53'	N39°08'53"E	30.32'
C19	1947.00'	14°31'34"	493.62'	N16°42'24"E	492.30'

BY: _____ SECRETARY