

- LEGEND**
- CB COUNTY BLOCK
 - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS PAGE(S)
 - PG PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - AC ACRE(S)
 - DOC NO DOCUMENT NUMBER
 - REPT BEARING REPETITIVE BEARING
 - 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
 - FEMA 100-YR FLOODPLAIN MAP FIRM #48029C0345F EFFECTIVE SEPTEMBER 29, 2010
 - 1% (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN

- 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.06 AC)
- 2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.19 AC)
- 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.19 AC)
- 4 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 5 VARIABLE WIDTH CLEAR VISION EASEMENT
- 6 15' BUILDING SETBACK LINE
- 7 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 8 50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.14 AC, PERMEABLE)
- 9 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.67 AC, PERMEABLE)
- 10 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.07 AC)
- 11 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.46 AC)
- 12 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (OFF-LOT 0.04 AC)
- 13 12' SANITARY SEWER EASEMENT
- 14 50'X105' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (VOL 9715, PG 92 DPR)
- 15 VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 20001 PG 224-225 PR)
- 16 135' GRADING EASEMENT (VOL 20001 PG 224-225 PR)
- 17 40' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (VOL 9727, PG 129-130 DPR)
- 18 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9727, PG 129-130 DPR)
- 19 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9727, PG 129-130 DPR)
- 20 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9727, PG 129-130 DPR)
- 21 16' SANITARY SEWER EASEMENT (VOL 9715, PG 92 DPR)
- 22 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.025 AC, PERMEABLE)
- 23 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

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 3/8" 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:

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.

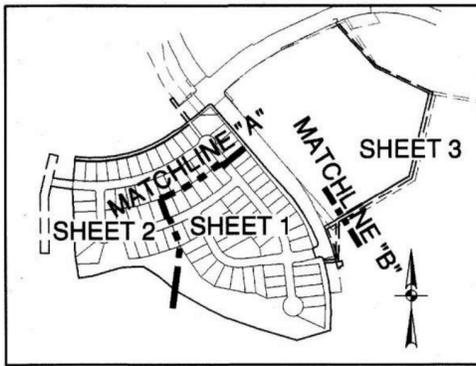
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.



LADERA SCHOOL
LOT 1
BLOCK 59
COUNTY BLOCK 4347
OWNER: MEDINA VALLEY
INDEPENDENT SCHOOL
DISTRICT
(VOL 9727,
PG 129-130 DPR)



PLAT NO. 21-11800111

**SUBDIVISION PLAT
ESTABLISHING
LADERA LAUREL HOLLOW UNIT-3A**

BEING A 30.785 ACRE TRACT OF LAND BEING COMPRISED OF A PORTION OF THE 320.477 ACRE TRACT DESCRIBED IN VOLUME 14342, PAGE 1824 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND A PORTION OF THE 622.489 ACRE TRACT RECORDED IN VOLUME 14342, PAGE 1814 IN SAID OFFICIAL PUBLIC RECORDS, IN THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, 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 | TPPLS FIRM REGISTRATION #1028800
DATE OF PREPARATION: September 16, 2021

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)274-9638

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 September, A.D. 2021.

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

THIS PLAT OF LADERA LAUREL HOLLOW UNIT-3A 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, TEXAS, 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

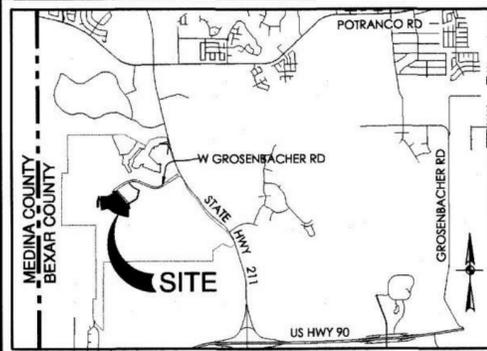
COUNTY CLERK, BEXAR COUNTY, TEXAS



CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LADERA LAUREL HOLLOW UNIT-3A
Civil Job No. 6445-61; Survey Job No. 6445-61



LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | |
|--|---|
| CB COUNTY BLOCK | 1 50'x105' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (VOL. 9715, PG 92 DPR) |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | 2 VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001 PG 224-225 PR) |
| PG PAGE(S) | 3 135' GRADING EASEMENT (VOL. 20001 PG 224-225 PR) |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS | 4 40' DRAINAGE EASEMENT AND/OR DISTANCE FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ROW RIGHT-OF-WAY | 5 SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT |
| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | 6 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9727, PG 129-130 DPR) |
| VOL VOLUME | 7 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9727, PG 129-130 DPR) |
| AC ACRE(S) | 8 18' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9727, PG 129-130 DPR) |
| DOC NO DOCUMENT NUMBER | 9 16' SANITARY SEWER EASEMENT (VOL. 4527, PG 1637-1638 OPR) |
| REPETITIVE BEARING | 10 16' SANITARY SEWER EASEMENT (VOL. 4527, PG 1637-1638 OPR) |
| FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) | 11 VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, AND WATER EASEMENT (PERMEABLE) (VOL. 9715 PG 92 DPR) |
| SET 1/2" IRON ROD (PD) | 12 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9715, PG 92 DPR) |
| EASEMENT P.I. POINT | 13 6' CLEAR VISION EASEMENT (VOL. 20001 PG 224-225 PR) |
| CENTERLINE | 14 20' BUILDING SETBACK LINE (VOL. 9727, PG 129-130 DPR) |
| EXISTING CONTOURS | 15 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9727, PG 129-130 DPR) |
| PROPOSED CONTOURS | 16 50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.14 AC, PERMEABLE) |
| FEMA 100-YR FLOODPLAIN MAP FIRM #48029C0345F EFFECTIVE SEPTEMBER 29, 2010 | 17 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9715, PG 92 DPR) |
| 1% (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN | 18 21'x30' PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.14 AC, PERMEABLE) |
| 1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.06 AC) | 19 25'x25' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.14 AC) |
| 2 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.19 AC) | 20 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.07 AC, PERMEABLE) |
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 21 16' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.001 AC, PERMEABLE) |
| 4 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 22 20' SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (OFF-LOT 0.46 AC) |
| 5 VARIABLE WIDTH CLEAR VISION EASEMENT | 23 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (OFF-LOT 0.04 AC) |
| 6 15' BUILDING SETBACK LINE | 24 12' SANITARY SEWER EASEMENT |
| 7 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | |
| 8 50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.14 AC, PERMEABLE) | |
| 9 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.87 AC, PERMEABLE) | |
| 10 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.001 AC, PERMEABLE) | |
| 11 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.03 AC, PERMEABLE) | |
| 12 20' SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (OFF-LOT 0.46 AC) | |
| 13 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (OFF-LOT 0.04 AC) | |
| 14 12' SANITARY SEWER EASEMENT | |

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 3/8" 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.

[Signature]
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.

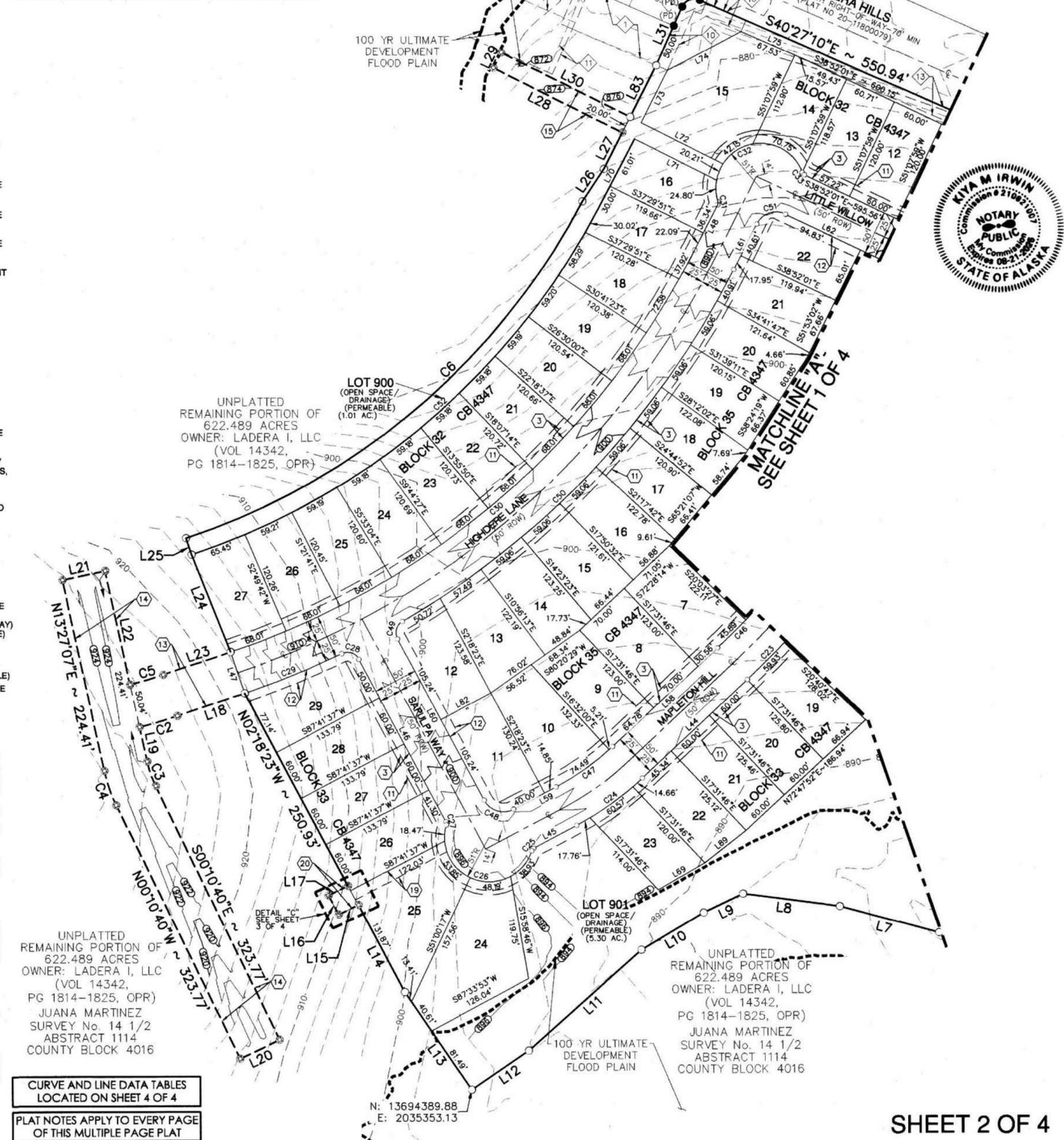
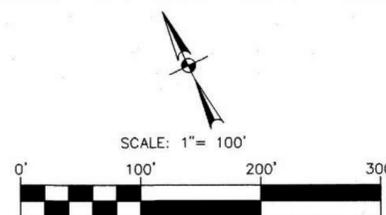
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.



CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NO. 21-11800111
SUBDIVISION PLAT
ESTABLISHING
LADERA LAUREL HOLLOW UNIT-3A

BEING A 30.785 ACRE TRACT OF LAND BEING COMPRISED OF A PORTION OF THE 320.477 ACRE TRACT DESCRIBED IN VOLUME 14342, PAGE 1826 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND A PORTION OF THE 622.489 ACRE TRACT RECORDED IN VOLUME 14342, PAGE 1814 IN SAID OFFICIAL PUBLIC RECORDS, IN THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.373.9000
TYPE FIRM REGISTRATION #470 | TBP/LS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 16, 2021

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 22nd DAY OF September, A.D. 20 21.

[Signature]
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF LADERA LAUREL HOLLOW UNIT-3A 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



LADERA LAUREL HOLLOW UNIT-3A
Civil Job No. 6445-61; Survey Job No. 6445-61

SUBDIVISION PLAT ESTABLISHING LADERA LAUREL HOLLOW UNIT-3A

BEING A 30.785 ACRE TRACT OF LAND BEING COMPRISED OF A PORTION OF THE 320.477 ACRE TRACT DESCRIBED IN VOLUME 14342, PAGE 1826 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS AND A PORTION OF THE 622.489 ACRE TRACT RECORDED IN VOLUME 14342, PAGE 1814 IN SAID OFFICIAL PUBLIC RECORDS, IN THE JUANA MARTINEZ SURVEY NUMBER 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, BEAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

DATE OF PREPARATION: September 16, 2021

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 22nd DAY OF September, A.D. 2021.

Notary Public, Third Judicial District, Alaska. Signature: Kiyra M. Irwin

THIS PLAT OF LADERA LAUREL HOLLOW UNIT-3A 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

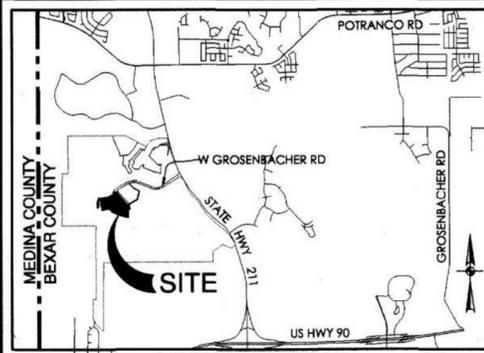
CERTIFICATE OF APPROVAL

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



LEGEND

- Legend items including County Block, Deed and Plat Records, Right-of-Way, Easements (Sanitary Sewer, Gas, Electric, Telephone, Cable TV), Floodplains, and various setback lines.

SURVEYOR'S NOTES:

- Notes regarding monuments, coordinates, dimensions, and bearings based on the North American Datum of 1983.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

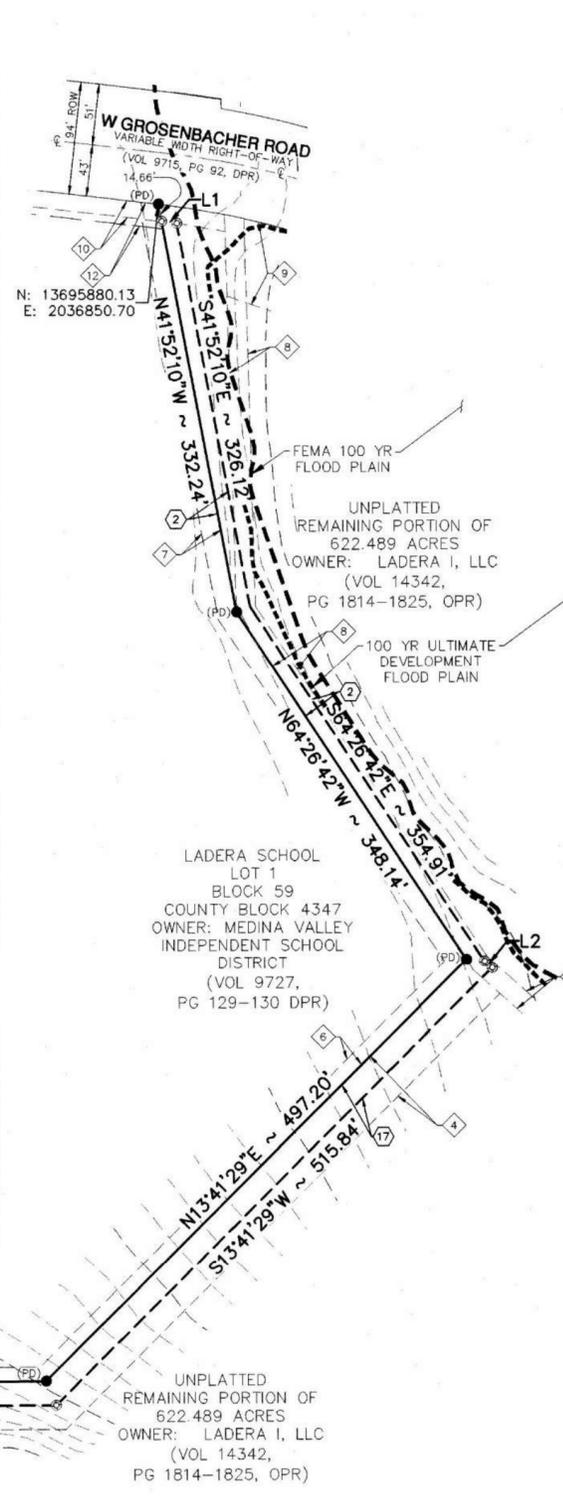
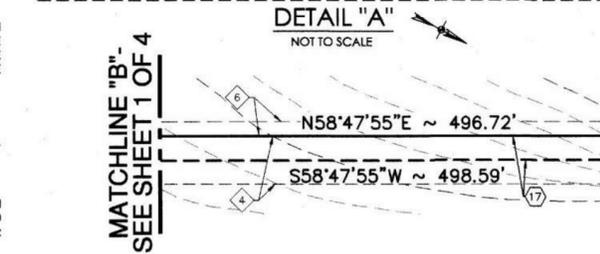
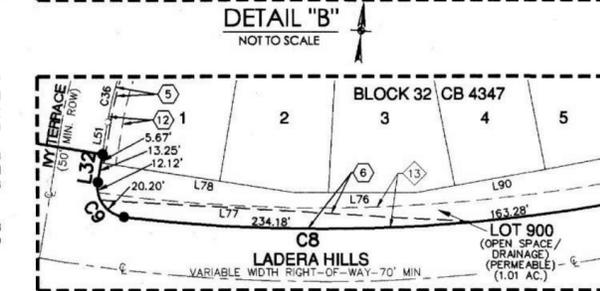
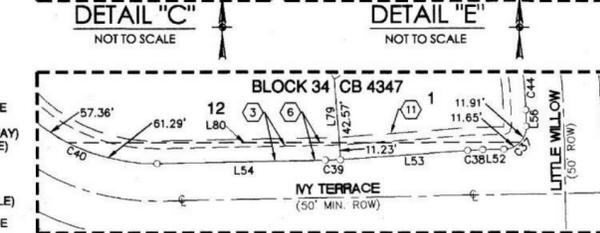
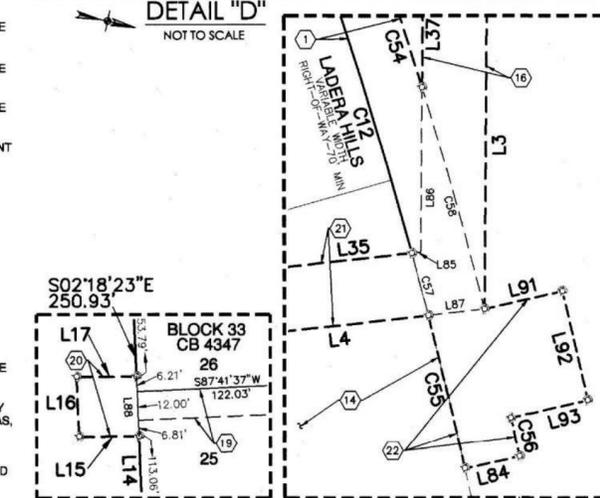
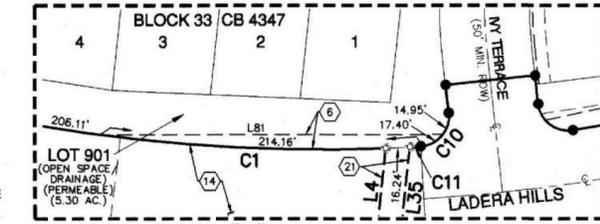
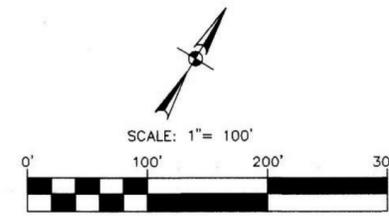
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS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

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.



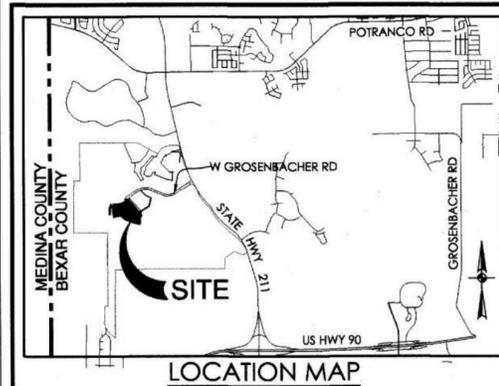
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA TABLES LOCATED ON SHEET 4 OF 4



Civil Job No. 6445-61; Survey Job No. 6445-61

Doc#: 2021-09-15, 2021-11-21 Rev: 00 - User: R. Murrell File: P:\V\A\US\at\Design\Civil\Plat\PL21-11800111.dwg



- 1. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.06 AC)
- 2. 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.19 AC)
- 3. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 4. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- 5. VARIABLE WIDTH CLEAR VISION EASEMENT
- 6. 15' BUILDING SETBACK LINE
- 7. 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 8. 50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.14 AC, PERMEABLE)
- 9. 50' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.67 AC, PERMEABLE)
- 10. 20' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.001 AC, PERMEABLE)
- 11. 16' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.07 AC)
- 12. 20' SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (OFF-LOT 0.46 AC)
- 13. 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PERMEABLE) (OFF-LOT 0.04 AC)
- 14. 12' SANITARY SEWER EASEMENT
- 15. 50'X25' SANITARY SEWER EASEMENT (PERMEABLE) (OFF-LOT 0.014 AC)
- 16. 18' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY) (OFF-LOT 0.03 AC, PERMEABLE)
- 17. VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.025 AC, PERMEABLE)
- 18. 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 19. 50'X105' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED STREET (VOL. 9715, PG. 92 DPR)
- 20. VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE AND CABLE TV EASEMENT (VOL. 20001 PG. 224-225 PR)
- 21. 135' GRADING EASEMENT (VOL. 20001 PG. 224-225 PR)
- 22. 40' DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W. (VOL. 9727, PG. 129-130 DPR)
- 23. 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9727, PG. 129-130 DPR)
- 24. 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9727, PG. 129-130 DPR)
- 25. VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE AND WATER EASEMENT (PERMEABLE) (VOL. 9715, PG. 92 DPR)
- 26. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 27. 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9715, PG. 92 DPR)
- 28. 6' CLEAR VISION EASEMENT (VOL. 20001 PG. 224-225 PR)
- 29. 20' BUILDING SETBACK LINE (VOL. 9727, PG. 129-130 DPR)
- 30. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 20-1180079)
- 31. 213'X70' PERMEABLE SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT OF WAY) (PLAT NO. 20-1180079)

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 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

LICENSED PROFESSIONAL ENGINEER

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

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," "GAS EASEMENT," "SEWER EASEMENT," "WATER 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 FACILITIES 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 OR RIGHTS-OF-WAY 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 900, BLOCK 32, AND LOT 901, BLOCK 33, 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 BEAR 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.

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1105.00' | 20'34'40" | S42°5'57"E | 394.73' | 396.86' |
| C2 | 625.00' | 4'08'29" | N80°54'40"W | 45.17' | 45.18' |
| C3 | 125.00' | 13'37'47" | S6°38'14"W | 29.67' | 29.74' |
| C4 | 175.00' | 13'37'47" | N6°38'14"E | 41.63' | 41.63' |
| C5 | 575.00' | 3'56'31" | S81°00'39"E | 39.55' | 39.56' |
| C6 | 799.00' | 43'52'56" | N75°15'21"E | 597.10' | 611.95' |
| C7 | 15.00' | 90°00'00" | S85°27'10"E | 21.21' | 23.56' |
| C8 | 1105.00' | 20'36'39" | S31°30'25"E | 395.36' | 397.50' |
| C9 | 20.00' | 92°36'04" | S25°05'22"W | 28.92' | 32.32' |
| C10 | 20.00' | 92°40'53" | S62°16'09"W | 28.94' | 32.35' |
| C11 | 1105.00' | 0'22'18" | S15°44'34"E | 7.17' | 7.17' |
| C12 | 1175.00' | 9'45'36" | N19°53'09"W | 199.91' | 200.15' |
| C13 | 270.00' | 12°13'43" | S77°30'16"W | 57.52' | 57.63' |
| C14 | 15.00' | 90°00'00" | S38°37'08"W | 21.21' | 23.56' |
| C15 | 5.00' | 62°30'49" | S37°38'17"E | 5.19' | 5.46' |
| C16 | 80.00' | 305°01'38" | S83°37'08"W | 55.38' | 319.42' |
| C17 | 5.00' | 62°30'49" | N24°52'32"E | 5.19' | 5.46' |
| C18 | 15.00' | 90°00'00" | N51°22'52"W | 21.21' | 23.56' |
| C19 | 190.00' | 3°00'48" | S85°07'32"W | 9.99' | 9.99' |
| C20 | 190.00' | 3°00'48" | S85°07'32"W | 9.99' | 9.99' |
| C21 | 175.00' | 68'16'37" | N62°14'34"W | 196.42' | 208.54' |
| C22 | 15.00' | 88°37'09" | N72°24'50"W | 20.96' | 23.20' |
| C23 | 1090.00' | 9°11'39" | S67°52'25"W | 174.72' | 174.91' |
| C24 | 350.00' | 15°13'23" | S80°04'56"W | 92.72' | 92.99' |
| C25 | 5.00' | 44°33'43" | S65°24'45"W | 3.79' | 3.89' |
| C26 | 51.00' | 179°07'27" | N47°18'23"W | 102.00' | 159.44' |
| C27 | 5.00' | 44°33'43" | N19°58'29"E | 3.79' | 3.89' |
| C28 | 15.00' | 87°41'46" | N46°09'16"W | 20.78' | 22.96' |
| C29 | 980.00' | 7°01'14" | N86°29'32"W | 120.01' | 120.08' |
| C30 | 930.00' | 44°30'57" | N74°45'37"E | 704.52' | 722.56' |
| C31 | 5.00' | 44°23'25" | N30°18'26"E | 3.78' | 3.87' |
| C32 | 51.00' | 177°24'40" | S83°10'56"E | 101.97' | 157.92' |
| C33 | 5.00' | 44°23'25" | S16°40'19"E | 3.78' | 3.87' |
| C34 | 275.00' | 32°29'09" | S22°37'27"E | 153.84' | 155.92' |
| C35 | 15.00' | 90°00'00" | S51°22'52"E | 21.21' | 23.56' |
| C36 | 220.00' | 12°13'43" | N77°30'16"E | 46.87' | 46.95' |
| C37 | 15.00' | 90°00'00" | N38°37'08"E | 21.21' | 23.56' |
| C38 | 190.00' | 3°00'48" | N82°06'43"E | 9.99' | 9.99' |
| C39 | 190.00' | 3°00'48" | N82°06'43"E | 9.99' | 9.99' |
| C40 | 125.00' | 68'16'37" | N62°14'34"W | 140.30' | 148.96' |
| C41 | 15.00' | 87°13'53" | S15°30'41"W | 20.69' | 22.84' |
| C42 | 1090.00' | 7°59'39" | S55°07'48"W | 151.96' | 152.08' |
| C43 | 15.00' | 90°00'00" | N83°52'01"W | 21.21' | 23.56' |
| C44 | 225.00' | 32°29'09" | N22°37'27"W | 125.87' | 127.57' |
| C45 | 15.00' | 90°00'00" | N6°07'59"E | 21.21' | 23.56' |
| C46 | 1040.00' | 21°20'16" | N61°48'07"E | 385.07' | 387.31' |
| C47 | 300.00' | 15°13'23" | N80°04'56"E | 79.47' | 79.71' |
| C48 | 25.00' | 90°00'00" | S47°18'23"E | 35.36' | 39.27' |
| C49 | 15.00' | 87°41'46" | S41°32'30"W | 20.78' | 22.98' |
| C50 | 980.00' | 32°53'14" | S68°56'46"W | 554.82' | 562.51' |
| C51 | 25.00' | 88°37'50" | N83°10'56"W | 34.93' | 38.67' |
| C52 | 819.00' | 43°53'18" | N75°15'21"E | 612.05' | 627.27' |
| C53 | 1105.00' | 21°47'30" | N5°01'57"W | 417.74' | 420.27' |
| C54 | 1189.00' | 6°57'36" | S20°23'29"E | 144.35' | 144.43' |
| C55 | 1175.00' | 1°55'27" | N1°15'20"W | 39.46' | 39.46' |
| C56 | 1189.00' | 0°28'55" | S12°32'47"E | 10.00' | 10.00' |
| C57 | 1175.00' | 0°47'18" | S14°36'42"E | 16.17' | 16.17' |
| C58 | 1190.00' | 2°47'11" | N15°28'17"W | 57.87' | 57.87' |

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.

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 A MASTER TREE PLAN (TRF-PMT-21-38900410) 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 BEAR 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.

| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|---------|
| LINE # | BEARING | LENGTH | LINE # | BEARING | LENGTH |
| L1 | N65°21'59"E | 12.56' | L59 | N87°41'37"E | 54.85' |
| L2 | S79°26'36"E | 8.58' | L60 | S2°18'23"E | 210.49' |
| L3 | S0°32'48"W | 232.19' | L61 | S52°30'09"W | 58.56' |
| L4 | S83°37'08"W | 70.70' | L62 | N38°52'01"W | 198.98' |
| L5 | S73°34'28"W | 197.66' | L63 | S10°02'58"E | 185.42' |
| L6 | N64°04'40"W | 113.53' | L64 | N3°30'04"W | 60.08' |
| L7 | N49°15'45"W | 117.58' | L65 | S144°11"W | 136.36' |
| L8 | N56°47'56"W | 111.87' | L66 | N65°39'04"W | 69.80' |
| L9 | S89°46'46"W | 50.00' | L67 | N87°15'28"W | 60.77' |
| L10 | S84°46'47"W | 83.25' | L68 | S55°04'37"E | 93.65' |
| L11 | S73°54'03"W | 173.18' | L69 | N85°22'35"E | 61.55' |
| L12 | S81°30'45"W | 79.17' | L70 | N53°18'53"E | 91.00' |
| L13 | N82°29'15"W | 135.51' | L71 | S37°29'51"E | 104.92' |
| L14 | N2°18'23"W | 113.08' | L72 | N37°29'51"W | 104.90' |
| L15 | S89°49'20"W | 25.00' | L73 | N52°34'52"E | 67.16' |
| L16 | N2°18'23"W | 25.00' | L74 | N87°44'17"E | 95.43' |
| L17 | N89°49'20"E | 25.00' | L75 | S40°17'29"E | 83.10' |
| L18 | N82°58'54"W | 81.50' | L76 | N28°06'46"W | 81.66' |
| L19 | S13°27'07"W | 40.53' | L77 | S24°44'06"E | 249.84' |
| L20 | S89°49'20"W | 50.00' | L78 | S19°19'01"E | 130.01' |
| L21 | S76°32'53"E | 50.00' | L79 | N9°23'41"W | 53.80' |
| L22 | S13°27'07"W | 133.84' | L80 | S84°39'07"W | 300.74' |
| L23 | S82°58'54"E | 81.50' | L81 | S12°31'11"E | 228.51' |
| L24 | N4°02'50"E | 120.18' | L82 | S87°41'37"W | 65.00' |
| L25 | N71°14'49"E | 20.00' | L83 | N52°34'52"E | 66.44' |
| L26 | N59°31'23"E | 44.33' | L84 | S77°42'23"W | 14.00' |
| L27 | N52°34'52"E | 46.72' | L85 | S82°14'17"W | 2.31' |
| L28 | N37°29'51"W | 165.00' | L86 | S0°32'48"W | 41.39' |
| L29 | N52°30'09"E | 20.00' | L87 | N83°37'08"E | 14.13' |
| L30 | S37°29'51"E | 165.00' | L88 | S2°18'23"E | 25.00' |
| L31 | N49°32'50"E | 74.00' | L89 | N77°38'08"E | 60.24' |
| L32 | S71°23'24"W | 18.92' | L90 | S38°05'15"E | 77.13' |
| L33 | S18°39'26"E | 59.95' | L91 | N77°00'49"E | 19.97' |
| L34 | N71°23'24"E | 18.85' | L92 | S12°59'11"E | 28.00' |
| L35 | N83°39'50"E | 70.81' | L93 | S77°00'49"W | 19.74' |
| L36 | N58°47'56"E | 60.66' | | | |
| L37 | N0°32'44"E | 166.73' | | | |
| L38 | N58°47'56"E | 84.73' | | | |
| L39 | S71°23'24"W | 23.01' | | | |
| L40 | S83°37'08"W | 44.60' | | | |
| L41 | S83°37'08"W | 14.26' | | | |
| L42 | S86°37'56"W | 85.12' | | | |
| L43 | S83°37'08"W | 112.07' | | | |
| L44 | S72°28'14"W | 165.34' | | | |
| L45 | S87°41'37"W | 55.66' | | | |
| L46 | N2°18'23"W | 211.29' | | | |
| L47 | N7°01'06"E | 50.00' | | | |
| L48 | N52°30'09"E | 58.42' | | | |
| L49 | S62°22'52"E | 11.09' | | | |
| L50 | N83°37'08"E | 43.53' | | | |
| L51 | N71°23'24"E | 21.94' | | | |
| L52 | N83°37'08"E | 14.26' | | | |
| L53 | N80°36'19"E | 85.12' | | | |
| L54 | N83°37'08"E | 112.07' | | | |
| L55 | S51°07'59"W | 90.82' | | | |
| L56 | N62°22'52"W | 11.09' | | | |
| L57 | N51°07'59"E | 90.82' | | | |
| L58 | N72°28'14"E | 165.34' | | | |

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COUNTY FINISHED FLOOR ELEVATION

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 5, 6, 9-16, 18-24, BLOCK 33, CB 4347, OR CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

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 DFRM PANEL 48029C0345F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL 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 BEAR COUNTY.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVIC AREAS, INCLUDING LOT 900, BLOCK 32, AND LOT 901, BLOCK 33, CB 4347, 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 BEAR COUNTY.

RESIDENT