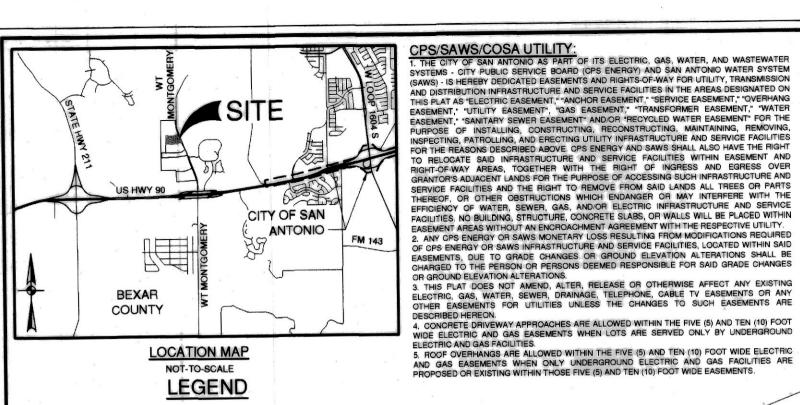
A.D. 20



VOLUME AC ACRE(S) BLK BLOCK CB COUNTY BLOCK VARIABLE WIDTH PR PLAT RECORDS OF BEXAR VAR WID COUNTY, TEXAS GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF EASEMENT POINT OF BEXAR COUNTY, TEXAS DOC DOCUMENT NUMBER LE LINEAR FEET ESMT EASEMENT INTERSECTION

-1140 — EXISTING CONTOURS PROPOSED CONTOURS --- CENTERLINE

(3) 10' GETCTV ESMT 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)

15' BUILDING SETBACK LINE 10' GETCTV ESMT & BUILDING 12

SETBACK LINE 13 5'X20' WATER ESMT

± 145 LF TO THE INT OF

2 BLUE SKIES UNIT-6 (CONCURRENT PLAT# 21-11800215)

BLUE SKIES UNIT-4 (VOL 20002, PG 1501-1504 PR) LOT 903, BLOCK 31, OPEN SPACE

(1.591 AC) PERMEABLE 5 LOT 902, BLOCK 26, OPEN SPACE (0.103 AC) PERMEABLE

14' GETCTV ESMT (VOL 20002, PG 1501-1504 PR)

PAGE(S)

RIGHT-OF-WAY

REPETITIVE BEARING

FOUND 1/2" IRON ROD (UNLESS

SET 1/2" IRON ROD (PD)-ROW

AND/OR DISTANCE

NOTED OTHERWISE) SET 1/2" IBON BOD (PD)

INTERSECTION

1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) (VOL 20002, PG 1501-1504 PR)

12' WATER ESMT (VOL 20002, PG 1501-1504 PR) 4 10' GETCTV ESMT

(VOL 20002, PG 1501-1504 PR) 5 15' BUILDING SETBACK LINE (VOL 20002, PG 1501-1504 PR)

> 10' GETCTV ESMT & BUILDING SETBACK LINE (VOL 20002, PG 1501-1504 PR)

10' GETCTV ESMT & BUILDING SETBACK LINE (BLUE SKIES UNIT-6 CONCURRENT PLAT# 21-11800215) 14' GETCTV ESMT

(BLUE SKIES UNIT-6. **CONCURRENT PLAT# 21-11800215** 12' WATER ESMT (BLUE SKIES UNIT-6,

CONCURRENT PLAT# 21-11800215 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) BLUE SKIES UNIT-6, **CONCURRENT PLAT# 21-11800215**

VAR WID DRAINAGE ESMIT (BLUE SKIES UNIT-6,

CONCURRENT PLAT# 21-11800215) 28' GETCTV ESMT (BLUE SKIES UNIT-6.

CONCURRENT PLAT# 21-11800215) 5' GETCTV ESMT (BLUE SKIES UNIT-6,

CONCURRENT PLAT# 21-11800215)

STATE OF TEXAS COUNTY OF BEXAR

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

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



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 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) - IS HEREBY DEDICATED EASEMENTS AND HIGHTS-OF-WAY FOR UTILITY, HARMASSION 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 SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR

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.

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.

-12.16

BLK 31 CB 4342

45

16.42-

CB 4342

0'00'59"W

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 OF 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

ANTONIO WATER SYSTEM



20 CB 4342

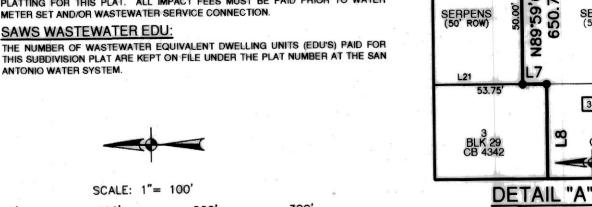
N00'00'59"E ~ 627.54"

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31

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28





DETAIL "B"

12 3

10 BLK 28 CB 4342

828 SB 4

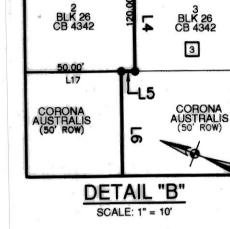
23

CB 4342

NO'00'59"E

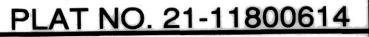
N: 13687623.59_

E: 2049554.75



SCALE: 1" = 10'

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891



SUBDIVISION PLAT

BLUE SKIES UNIT-5

BEING A TOTAL OF 14.735 ACRES ESTABLISHING LOTS 1-2, 902, BLOCK 26, LOTS 16-29, BLOCK 28, LOTS 3-4, BLOCK 29, LOTS 1-25, BLOCK 30, AND LOTS 1-25, 903, BLOCK 31, IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, OUT OF A 85.964 ACRE TRACT DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT NO. 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342,



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: June 17, 2022

STATE OF TEXAS

BEXAR COUNTY, TEXAS.

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.

8655 S. PRIEST DR TEMPE, AZ 85284

AUTHORIZED AGENT:

BLAKE HARRINGTON STARLIGHT HOMES TEXAS L.L.C. 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232 (210)838-6357

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON 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 _____, A.D. 20

DATED THIS _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>Blue skies</u>, <u>Unit-5</u> 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.

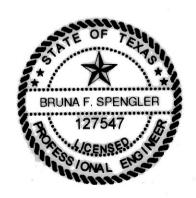
__DAY OF ____

	BY:				(CHAIRM	IN
	BY:					SECRET	ARY
ERTIFICATE (OF APPRO	OVAL					
FFICER OF ERTIFY THAT OURT OF BE HAT SAID EGULATIONS OMMISSIONE	THE COM THE AT XAR COU PLAT IS GOVERN		OURT OF BI VAS DULY FIL ID THAT AFT HITY WITH D THIS PLAT	EXAR COL ED WITH ER EXAMI THE STA WAS APP	UNTY, DO THE COM NATION I TUTES, PROVED	DES HEI MISSIOI T APPE RULES BY THE	NERS AREC AND SAID
ATED THIS		DAY OF			_ A.D. 20		·
10							
OUNTY JUDO	GE, BEXA	R COUNTY, TEX	AS	water and the second			

CURVE AND LINE TABLE SEE SHEET 2 OF 2

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2





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 EASEMENI," "WATER 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 GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFIRAS HUCCI UPE 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, LOCACIED 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

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 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2467359) WHICH 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 RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR 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.

SAWS HIGH PRESSURE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 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

LINE TABLE

LINE # | BEARING | LENGTH

S21'25'52"E

N21'25'52"W

S68'34'08"W

\$0'00'59"W

N0'00'59"E

N89'59'01"W

S0'00'59"W

S68'34'08"W

N21'25'52"W

N68'34'08"E

S68'34'08"W

N68'34'08"E

N68'34'08"E

N89'01'28"E

S81'56'43"E

L32 S21'25'52"E

103.33

103.33

69.62

101.00

101.00

106.00

191.00'

60.06

213.14

69.62

120.00

120.00

20.69

7.71

100.00

10.40

L17

L19

L20

L22

L23

L24

L25

L26

L27

L28

L29

L30

TREE NOTE:

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 UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

OPEN SPACE

LOT 902 BLOCK 26, AND LOT 903, BLOCK 31, CB 4342, ARE DESIGNATED AS OPEN SPACE, PERMEABLE, AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER. WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

PLAT NO. 21-11800614

SUBDIVISION PLAT OF

BLUE SKIES UNIT-5

BEING A TOTAL OF 14.735 ACRES ESTABLISHING LOTS 1-2, 902, BLOCK 26, LOTS 16-29, BLOCK 28, LOTS 3-4, BLOCK 29, LOTS 1-25, BLOCK 30, AND LOTS 1-25, 903. BLOCK 31, IN COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS, OUT OF A 85.964 ACRE TRACT DESCRIBED IN DEED TO CW-BSLB, LLC, RECORDED IN DOCUMENT NO. 20190002499 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.A. COOKE SURVEY NO. 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: June 17, 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.

> CW-BSLB, LLC 8655 S. PRIEST DR.

TEMPE. AZ 85284

BLAKE HARRINGTON STARLIGHT HOMES TEXAS L.L.C. 17319 SAN PEDRO AVENUE, SUITE 140 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLAKE HARRINGTON 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 CARACITY THEREIN TATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______, A.D. 20 _____.

APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OF

MEGHAN JANE GRACE

otery Public, State of Tex

Comm. Expires 01-07-2025

Notary ID 12081891

AUTHORIZED AGENT:

(210)838-635

THIS PLAT OF BLUE SKIES, UNIT-5. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY VARIANCE(S) HAVE BEEN GRANTED.

DATED INIS	DAY OF	
BY:		OUAIDMAN
		CHAIRMAN
BY:		
		SECRETA
CERTIFICATE OF APPROVAL		
THE UNDERSIGNED, COUNTY JUI	DGE OF BEXAR COUNTY.	TEXAS AND PRESIDI
OFFICER OF THE COMMISSIONE		
CERTIFY THAT THE ATTACHED PL		
THAT SAID PLAT IS IN CON	FORMITY WITH THE S	TATUTES, RULES A
THAT SAID PLAT IS IN CON	FORMITY WITH THE S	TATUTES, RULES A
THAT SAID PLAT IS IN CON REGULATIONS GOVERNING SAME	FORMITY WITH THE S	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT.	FORMITY WITH THE S'	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT.	FORMITY WITH THE S'	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT.	FORMITY WITH THE S'	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT.	FORMITY WITH THE S'	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT.	FORMITY WITH THE S'	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT. DATED THIS DAY OF	FORMITY WITH THE S	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT. DATED THIS DAY OF	FORMITY WITH THE S	TATUTES, RULES A
THAT SAID PLAT IS IN CONI REGULATIONS GOVERNING SAME COMMISSIONERS COURT. DATED THIS DAY OF	FORMITY WITH THE S	TATUTES, RULES A
COURT OF BEXAR COUNTY, TEXT THAT SAID PLAT IS IN CONT REGULATIONS GOVERNING SAME COMMISSIONERS COURT. DATED THIS DAY OF COUNTY JUDGE, BEXAR COUNTY	FORMITY WITH THE S	TATUTES, RULES A

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS ON THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0365F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 10, CB 4342 BLUE SKIES UNIT 2, RECORDED IN VOLUME 20001, PAGE 2584-2586 (PLAT#

RESIDENTIAL FINISHED FLOOR

FLOODPLAIN VERIFICATION:

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

RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 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

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

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 26, AND LOT 903, BLOCK 31, 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.

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

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 VAIL 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 CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS **COUNTY OF BEXAR**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



STATE OF TEXAS COUNTY OF BEXAR

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

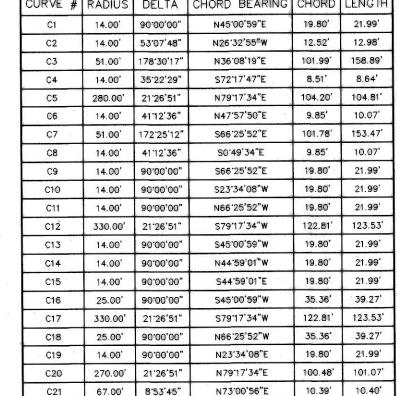


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LINE #	BEARING	LENGTH	
L1	N64'02'24"E	91.74	
L2	S66'29'36"E	90.88	
L3	N7917'32"E	37.59	
L4	S68'34'08"W	139.69	
L5	N21'25'52"W	1.42'	
L6	S68'34'08"W	211.97	
L7	S0'00'59"W	2.50'	
L8	N89'59'01"W	120.00'	
L9	S89*59'01"E	106.00	
L10	N0'00'59"E	175.00	
L11	N68'34'08"E	57.34	
L12	S21'25'52"E	210.42	
L13	N68'34'08"E	110.67	
L14	N23'33'59"E	21.21'	
L15	N66'17'24"W	21.27	
L16	S68'34'08"W	110.66	

LINE TABLE

			20 AV		3
72,000		CUF	IVE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	14.00	90.00,00,	N45'00'59"E	19.80°	21.99'
C2	14.00'	53'07'48"	N26'32'55"W	12.52	12.98'
C3	51.00	178'30'17"	N36'08'19"E	101.99	158.89
C4	14.00'	35'22'29"	S72'17'47"E	8,51.	8.64'
C5	280.00'	21'26'51"	N79'17'34"E	104.20'	104.81
C6	14.00'	41'12'36"	N47'57'50"E	9.85'	10.07
C7 -	51.00'	172'25'12"	S66'25'52"E	101.78	153.47
C8	14.00'	41'12'36"	S0'49'34"E	9.85	10.07
C9	14.00'	90.00,00,	S66'25'52"E	19.80	21.99
C10	14.00'	90'00'00"	\$23'34'08"W	19.80'	21.99
C11	14.00'	90.00,00,	N66'25'52"W	19.80'	21.99
C12	330.00'	21'26'51"	S79"17'34"W	122.81	123.53
C13	14.00'	90.00,00,	S45'00'59"W	19.80'	21.99
C14	14.00'	90.00,00,	N44 59 01"W	19.80'	21.99
C15	14.00'	90.00,00,	S44'59'01"E	19.80'	21.99
C16	25.00'	90.00,00,	S45'00'59"W	35.36	39.27
C17	330.00'	21'26'51"	S79'17'34"W	122.81	123.53
C18	25.00	90'00'00"	N66'25'52"W	35.36	39.27

N73'00'56"E



8'53'45"

67.00





PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2