

PLAT NO. 22-11800157

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIGHPOINT UNIT-2C

BEING A 19.275 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1001, COUNTY BLOCK 4248, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT NUMBER 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-8, BLOCK 25, LOTS 1-16, BLOCK 26, AND LOTS 1-21, BLOCK 27, NOW ASSIGNED TO COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: March 30, 2023

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 5th DAY OF April, A.D. 2023.

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

THIS PLAT OF HIGHPOINT UNIT-2C, 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

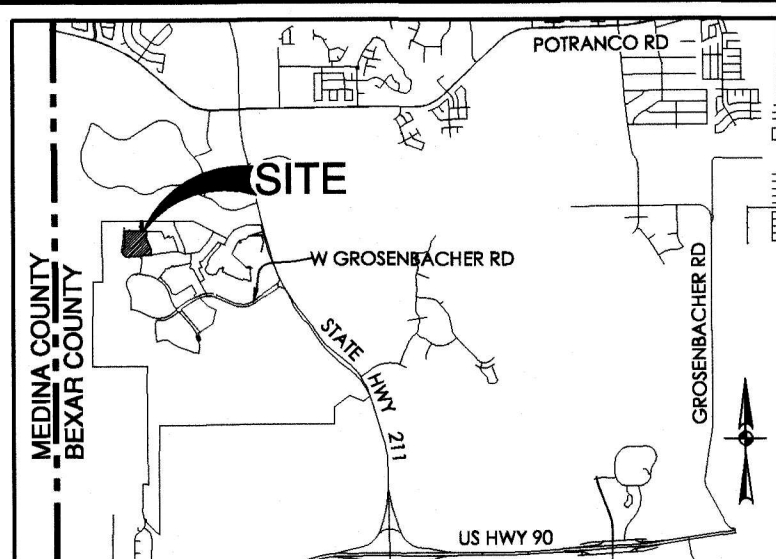
CERTIFICATE OF APPROVAL

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____

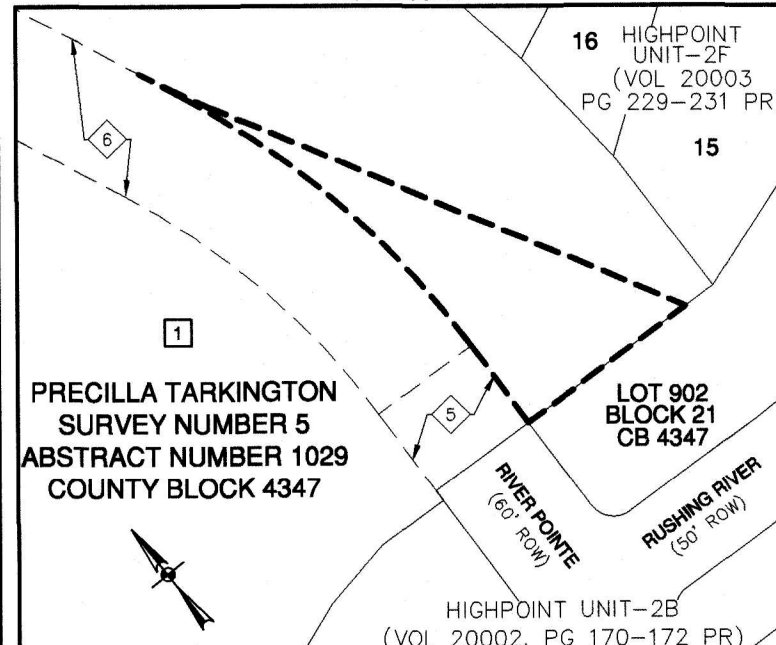
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1" = 100'

A 0.229 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT OF HIGHPOINT UNIT 2F, RECORDED IN VOLUME 20003, PAGES 229-231, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF ALASKA
THIRD JUDICIAL DISTRICT
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON HIGHPOINT UNIT 2F, RECORDED IN VOLUME 20003, PAGES 229-231, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF MAY 10, 2023, HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

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

SWORN AND SUBSCRIBED BEFORE ME THIS THE 5th DAY OF April, A.D. 2023

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

MY COMMISSION EXPIRES: August 21, 2025

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
- 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.

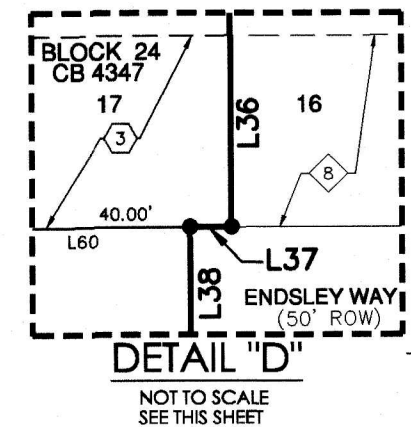
STATE OF TEXAS
COUNTY OF BEXAR

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.

E. Buchanan 03/30/2023
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 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, 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.
- 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 LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



DETAIL "D"

NOT-TO-SCALE

- LEGEND
- CB COUNTY BLOCK
 - PG PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - AC ACRES
 - INT INTERSECTION
 - 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
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 15' BUILDING SETBACK LINE
 - 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - VARIABLE WIDTH DRAINAGE AND GRADING EASEMENT (OFF-LOT 1.75 AC. PERMEABLE)
 - 50'X50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.40 AC. PERMEABLE)
 - 5' WATER EASEMENT
 - VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.04 AC. TOTAL)
 - 1' CLEAR VISION AND VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - 15' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.067 AC. TOTAL)

- UNPLATTED REMAINING PORTION OF 320.477 ACRES
OWNER: LADERA I, LLC
(VOL 14342, PG 1826-1835 OPR)
- LOT 902, BLOCK 80, CB 4347
1.52 ACRES (OPEN SPACE)
OWNER: KB HOMES LONE STAR INC
(VOL 20002, PG 429-430 PR)
- LOT 902, BLOCK 85, CB 4347
0.72 ACRES (OPEN SPACE)
OWNER: KB HOMES LONE STAR INC
(VOL 20002, PG 429-430 PR)
- LOT 902, BLOCK 20, CB 4347
OPEN SPACE (0.113 ACRES, PERMEABLE)

- UNPLATTED REMAINING PORTION OF 320.477 ACRES
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OPEN SPACE (0.113 ACRES, PERMEABLE)

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

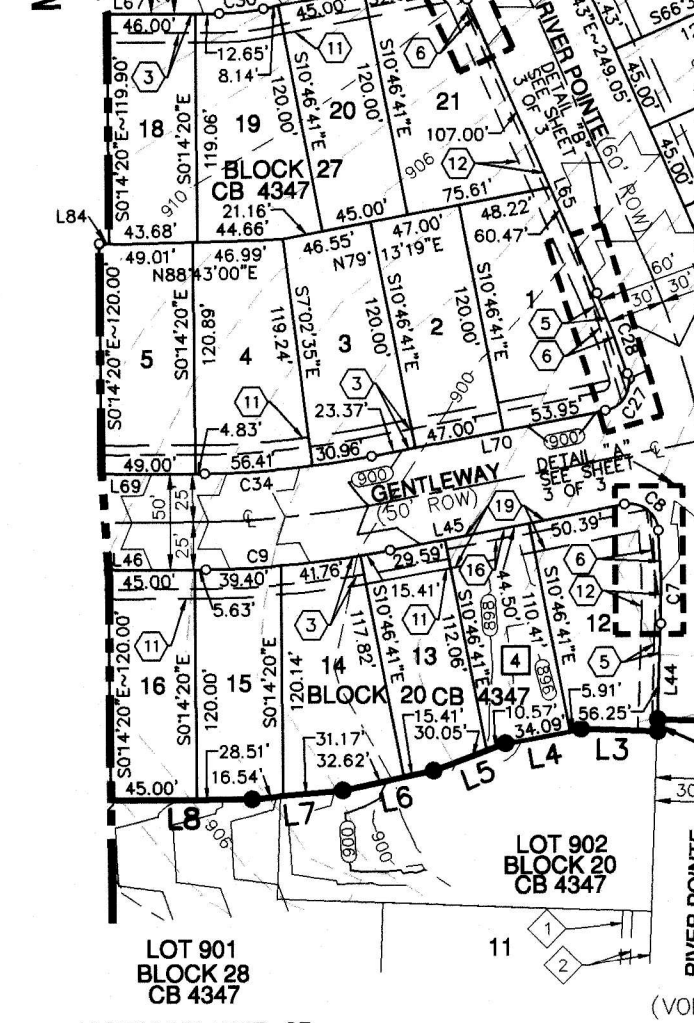
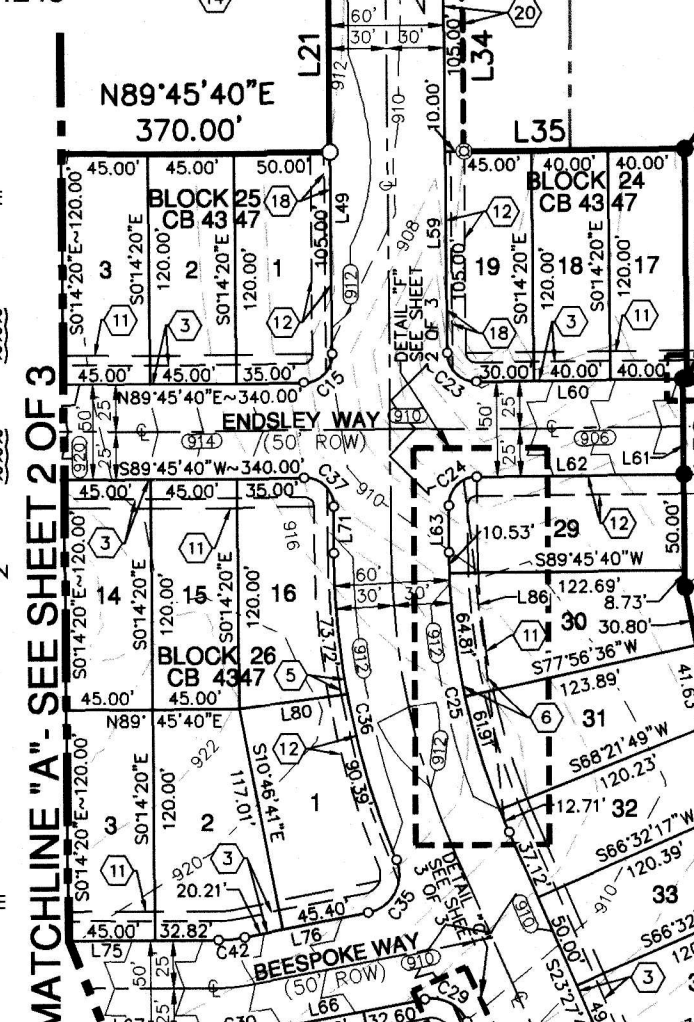
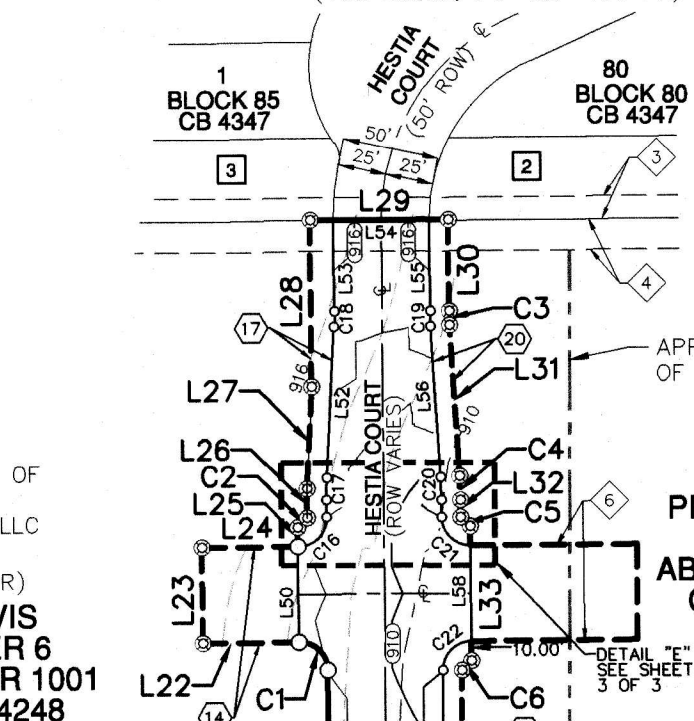
SAWS IMPACT FEE:

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.

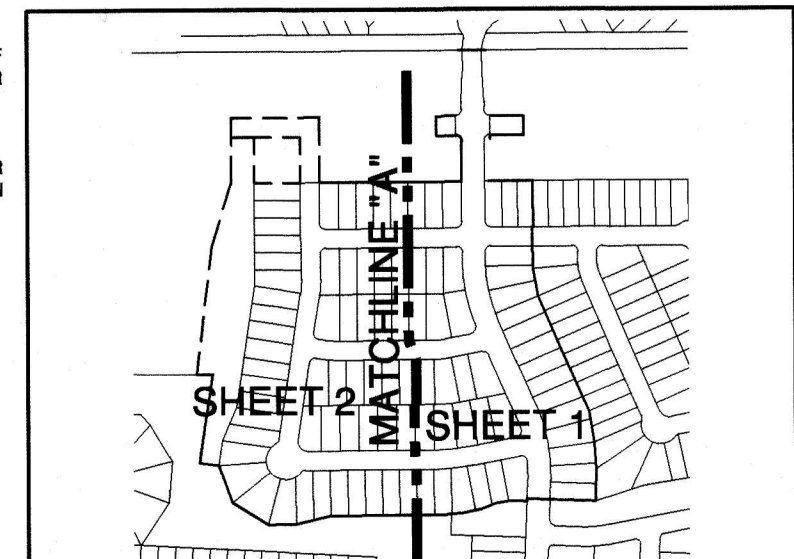
SAWS WASTEWATER EDU:

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.

TEXAS RESEARCH PARK UNIT-6B
(VOL 20002, PG 429-430 PR)



HIGHPOINT UNIT-2E
CONCURRENT PLAT
(PLAT NO 21-11800504)

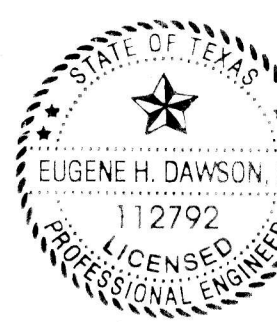
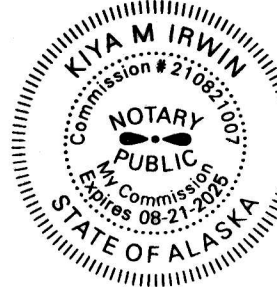
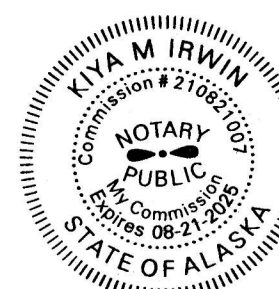


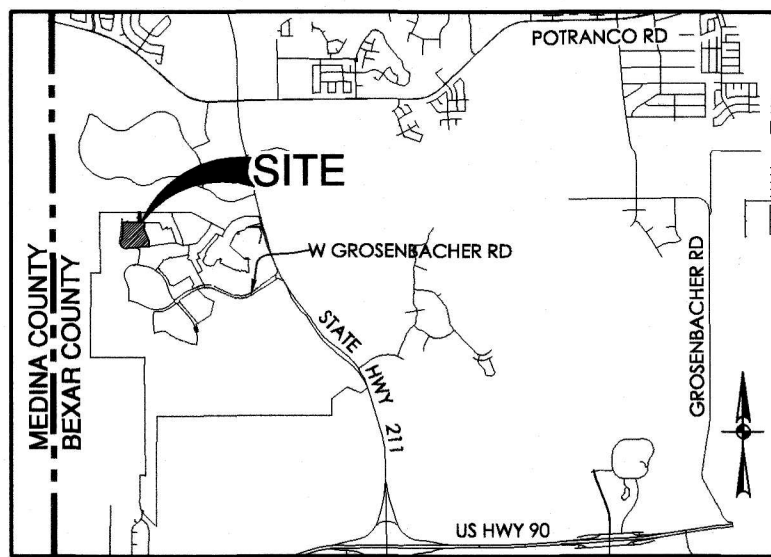
INDEX MAP

NOT-TO-SCALE

SCALE: 1" = 100'

0' 100' 200' 300'





LOCATION MAP
NOT-TO-SCALE

LEGEND

- CB COUNTY BLOCK
PG PAGE(S)
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOL VOLUME
AC ACRE(S)
LF LINEAR FEET
INT INTERSECTION
- (SURVEYOR)
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW EASEMENT P.I. POINT
○ CENTERLINE
--- EXISTING CONTOURS
--- PROPOSED CONTOURS
① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
② 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
③ VARIABLE WIDTH CLEAR VISION EASEMENT
④ 15' BUILDING SETBACK LINE
⑤ 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑥ VARIABLE WIDTH DRAINAGE AND GRADING EASEMENT (OFF-LOT 1.5 AC, PERMEABLE)
⑦ 50'X50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.05 AC, PERMEABLE)
⑧ 50' ACCESS, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (OFF-LOT 0.40 AC, PERMEABLE)
⑨ 5' WATER EASEMENT
⑩ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.042 AC, TOTAL)
⑪ 1' CLEAR VISION AND VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
⑫ 15' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑬ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ① 15' BUILDING SETBACK LINE (VOL 20002, PG 170-172 PR)
② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 170-172 PR)
③ 12' WIDTH TELEPHONE, ELECTRIC AND CABLE TV EASEMENT (VOL 17715 PG 1929-1937 OPR) (VOL 17715 PG 1938-1944 OPR) (VOL 17715 PG 1922-1928 OPR)
④ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1915-1921 OPR) (VOL 17715 PG 1906-1914 OPR) (VOL 17715 PG 1897-1905 OPR)
⑤ 50'X50' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GEICV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL 20002, PG 170-172 PR) (VOL 20003, PG 229-231 PR)
⑥ VARIABLE WIDTH SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (VOL 20003, PG 229-231 PR)
⑦ 15' BUILDING SETBACK LINE (VOL 20002, PG 170-172 PR) (VOL 20003, PG 229-231 PR)
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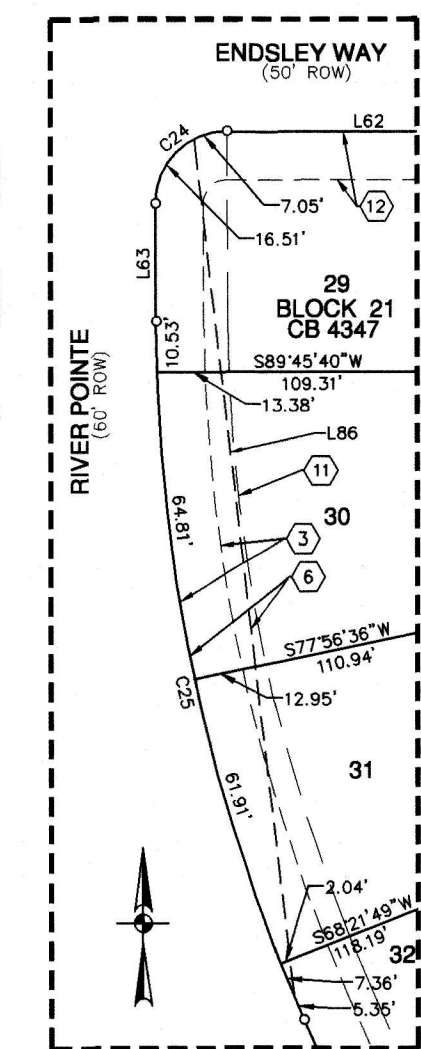
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G. E. Buchanan 03/30/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

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- 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.



DETAIL "F"
NOT TO SCALE
SEE SHEET 1 OF 3

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

HIGHPOINT UNIT-2E
CONCURRENT PLAT
(PLAT NO 21-11800504)

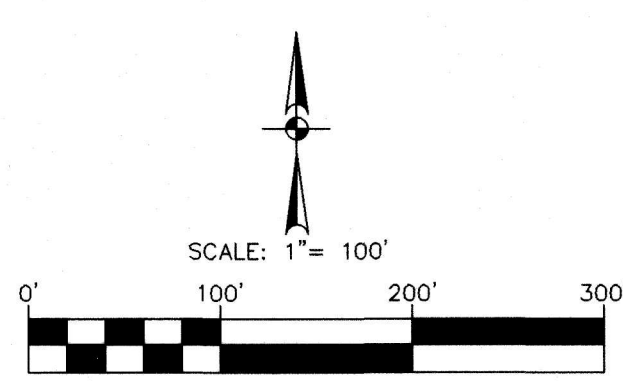
N: 13695105.24
E: 2033805.05

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 NO. 22-11800157

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIGHPOINT UNIT-2C

BEING A 19.275 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1001, COUNTY BLOCK 4248, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT NUMBER 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 12-42 AND 903, BLOCK 20, LOTS 29-42, BLOCK 21, LOTS 17-19, BLOCK 24, LOTS 1-8, BLOCK 25, LOTS 1-16, BLOCK 26, AND LOTS 1-21, BLOCK 27, NOW ASSIGNED TO COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 30, 2023

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 30th DAY OF April, A.D. 2022.

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

THIS PLAT OF HIGHPOINT UNIT-2C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 ____

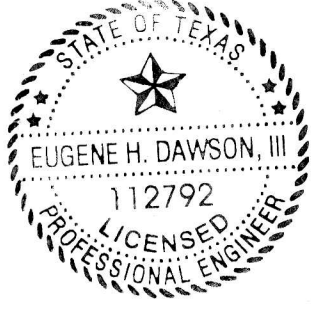
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 3 OF 3

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3



PLAT NO. 22-11800157

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
HIGHPOINT UNIT-2C

BEING A 19.275 ACRE TRACT OF LAND OUT OF A 320.477 ACRE TRACT RECORDED IN VOLUME 14342, PAGES 1826-1835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ELIZABETH DAVIS SURVEY NUMBER 6, ABSTRACT NUMBER 1001, COUNTY BLOCK 4248, AND THE PRECILLA TARKINGTON SURVEY NUMBER 5, ABSTRACT NUMBER 1029, COUNTY BLOCK 4347, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 12-42 AND 903, BLOCK 20, LOTS 29-42, BLOCK 21, LOTS 17-19, BLOCK 24, LOTS 1-8, BLOCK 25, LOTS 1-16, BLOCK 26, AND LOTS 1-21, BLOCK 27, NOW ASSIGNED TO COUNTY BLOCK 4347, IN BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: March 30, 2023

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 5th DAY OF April, A.D. 2023.

Kiyama
NOTARY PUBLIC, THIRD JUDICIAL DISTRICT, ALASKA

THIS PLAT OF HIGHPOINT UNIT-2C 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

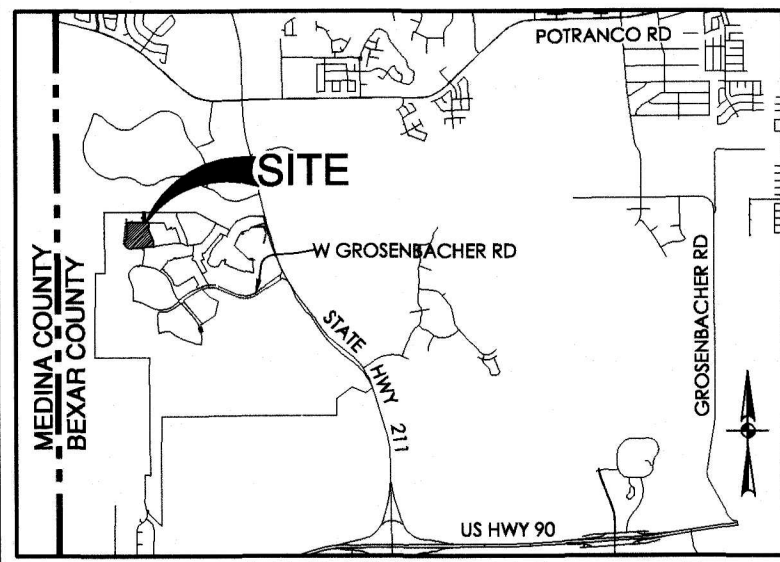
CERTIFICATE OF APPROVAL

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



LOCATION MAP

NOT-TO-SCALE

- LEGEND**
- CB COUNTY BLOCK
 - PG PAGE(S)
 - PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - VOL VOLUME
 - ACRE(S) ACRE(S)
 - LF LINEAR FEET
 - INT INTERSECTION
 - (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
 - EASEMENT P.I. POINT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - ⑤ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑥ 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - ⑥ VARIABLE WIDTH CLEAR VISION EASEMENT
 - ⑪ 15' BUILDING SETBACK LINE
 - ⑫ 10' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑬ VARIABLE WIDTH DRAINAGE AND GRADING EASEMENT (OFF-LOT 1.75 AC. PERMEABLE)
 - ⑭ 50'x50' SANITARY SEWER, WATER, ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT. (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
 - ⑮ 30' ACCESS, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT. (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)
 - ⑮ 5' WATER EASEMENT
 - ⑮ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.042 AC. TOTAL)
 - ⑮ 1' CLEAR VISION AND VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
 - ⑮ 15' BUILDING SETBACK LINE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑮ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - ⑮ 15' BUILDING SETBACK LINE (VOL 20002, PG 170-172 PR)
 - ⑮ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20002, PG 170-172 PR)
 - ⑮ 12' WIDENING, ELECTRIC AND CABLE TV EASEMENT (VOL 17715 PG 1929-1937 OPR)
 - ⑮ 12' WIDENING, ELECTRIC AND CABLE TV EASEMENT (VOL 17715 PG 1938-1946 OPR)
 - ⑮ 12' WIDENING, ELECTRIC AND CABLE TV EASEMENT (VOL 17715 PG 1922-1928 OPR)
 - ⑮ VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1915-1921 OPR)
 - ⑮ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1906-1914 OPR)
 - ⑮ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 17715 PG 1897-1905 OPR)
 - ⑮ 50'x40' CONSTRUCTION, SANITARY SEWER, WATER, DRAINAGE AND GCE TV EASEMENT. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL 20003, PG 229-231 PR)
 - ⑮ 15' BUILDING SETBACK LINE (VOL 20003, PG 229-231 PR)
 - ⑮ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 229-231 PR)
 - ⑮ 10' BUILDING SETBACK, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003, PG 229-231 PR)
 - ⑮ 1' UNPLATTED REMAINING PORTION OF 320.477 ACRES (OPEN SPACE) OWNER: LADERA I, LLC (VOL 14342, PG 1826-1835 OPR)
 - ⑮ LOT 903, BLOCK 80, CB 4347 1.32 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC
 - ⑮ LOT 902, BLOCK 85, CB 4347 0.72 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC (VOL 20002, PG 429-430 PR)
 - ⑮ LOT 903, BLOCK 20, CB 4347 OPEN SPACE (0.113 ACRES).

SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 3/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
- 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
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.

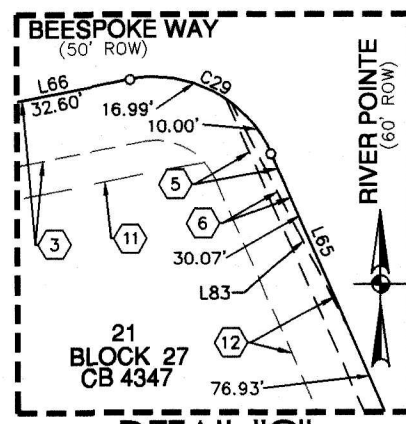
G. E. Buchanan 03/30/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

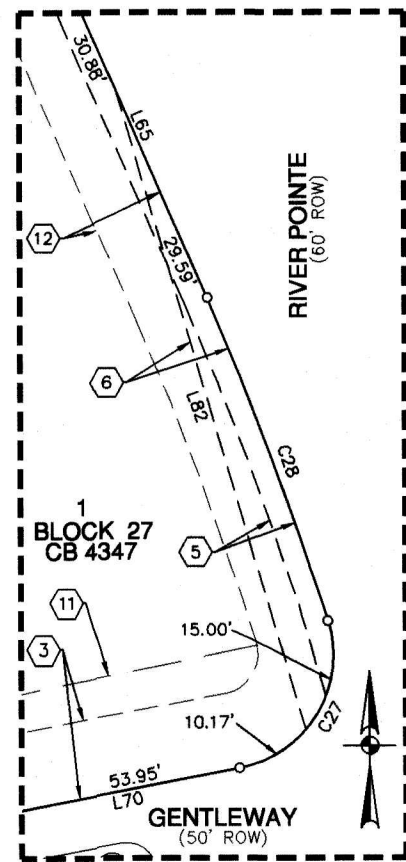
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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

RESIDENTIAL FIRE FLOW:

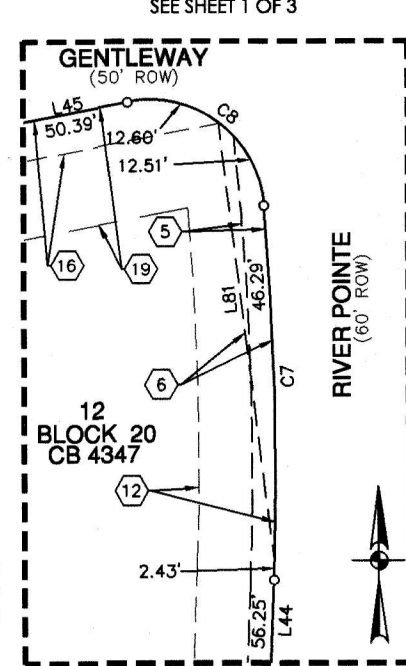
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



NOT TO SCALE
SEE SHEET 1 OF 3



NOT TO SCALE
SEE SHEET 1 OF 3



NOT TO SCALE
SEE SHEET 1 OF 3

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 MASTER TREE PLAN (AP # 2298422) 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 35-47(H).

DRAINAGE EASEMENT ENCROACHMENTS:

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°46'45"W	180.00'
L2	S21°31'55"W	6.25'
L3	N87°46'45"W	39.76'
L4	S79°33'05"W	40.00'
L5	S69°10'00"W	40.62'
L6	S78°08'28"W	48.03'
L7	S85°07'27"W	47.71'
L8	S89°45'40"W	298.51'
L9	S76°37'41"W	92.42'
L10	S88°46'43"W	72.25'
L11	N58°33'46"W	109.26'
L12	N19°19'48"W	105.39'
L13	N82°10'37"W	50.31'
L14	N8°33'42"E	235.61'
L15	S89°42'41"W	41.83'
L16	N17°25'29"E	172.09'
L17	N01°4'20"W	170.00'
L18	N89°45'40"E	229.97'
L19	S89°45'40"W	120.00'
L20	S01°4'20"E	170.00'
L21	N01°4'20"W	105.00'
L22	S89°45'40"W	50.00'
L23	N01°4'20"W	50.00'
L24	N89°45'40"E	50.00'
L25	N01°4'20"W	10.00'
L26	N01°4'20"W	15.21'
L27	N2°59'34"E	53.22'
L28	N01°4'20"W	86.66'
L29	N89°45'40"E	72.00'
L30	S01°4'20"E	47.57'
L31	S3°28'14"E	78.82'
L32	S01°4'20"E	9.00'
L33	S01°4'20"E	70.00'
L34	S01°4'20"E	105.00'
L35	N89°45'40"E	115.00'
L36	S01°4'20"E	120.00'
L37	S89°45'40"W	2.16'
L38	S01°4'20"E	108.73'
L39	S11°36'08"E	72.42'
L40	S9°13'18"E	83.39'
L41	S4°21'53"E	69.96'
L42	S11°15'53"W	85.00'
L43	N87°46'45"W	60.00'
L44	N21°31'55"E	50.00'
L45	S79°13'19"W	124.48'
L46	S89°45'40"W	340.35'
L47	N89°45'40"E	50.00'
L48	S01°4'20"E	105.00'
L49	N01°4'20"W	210.00'
L50	N01°4'20"W	50.00'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE TABLE		
LINE #	BEARING	LENGTH
L51	N01°4'20"W	9.00'
L52	N2°59'34"E	78.82'
L53	N01°4'20"W	47.57'
L54	N89°45'40"E	50.00'
L55	S01°4'20"E	47.85'
L56	S3°28'14"E	79.10'
L57	S01°4'20"E	9.00'
L58	S01°4'20"E	50.00'
L59	S01°4'20"E	210.00'
L60	N89°45'40"E	107.84'
L61	S01°4'20"E	50.00'
L62	S89°45'40"W	107.84'
L63	S01°4'20"E	24.47'
L64	S21°31'55"W	50.00'
L65	N23°27'43"W	167.48'
L66	S79°13'19"W	85.73'
L67	S89°45'40"W	269.09'
L68	N81°25'49"W	17.29'
L69	N89°45'40"E	334.50'
L70	N79°13'19"E	124.33'
L71	N01°4'20"W	24.47'
L72	S01°4'20"E	65.95'
L73	S8°34'11"W	92.37'
L74	S81°25'49"E	17.29'
L75	N89°45'40"E	269.09'
L76	N79°13'19"E	65.61'
L77	N89°45'40"E	120.00'
L78	S01°4'20"E	120.00'
L79	N89°45'40"E	120.00'
L80	N82°30'07"E	56.76'
L81	S7°03'14"E	57.34'
L82	S16°17'48"E	86.95'
L83	S26°59'43"E	39.74'
L84	N88°43'00"E	5.33'
L85	N89°45'40"E	40.67'
L86	S6°31'33"E	179.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N45°14'20"W	21.21'	23.56'
C2	5.00'	90°00'00"	N44°45'40"E	7.07'	7.85'
C3	130.00'	31°3'54"	S1°51'17"E	7.33'	7.33'
C4	220.00'	31°3'54"	S1°51'17"E	12.41'	12.41'
C5	5.00'	90°00'00"	S45°14'20"E	7.07'	7.85'
C6	5.00'	90°00'00"	S44°45'40"W	7.07'	7.85'
C7	395.00'	7°04'02"	N11°18'46"W	48.69'	48.72'
C8	15.00'	95°55'54"	N52°48'44"W	22.28'	25.11'
C9	525.00'	10°32'21"	S84°29'30"W	96.43'	96.57'
C10	15.00'	52°41'41"	S63°24'50"W	13.31'	13.80'
C11	51.00'	204°11'53"	N40°50'04"W	99.73'	181.76'
C12	15.00'	52°41'41"	N34°55'02"E	13.31'	13.80'
C13	250.00'	8°48'31"	N4°09'56"E	38.40'	38.43'
C14	15.00'	90°00'00"	S45°14'20"E	21.21'	23.56'
C15	15.00'	90°00'00"	N44°45'40"E	21.21'	23.56'
C16	15.00'	90°00'00"	N44°45'40"E	21.21'	23.56'
C17	210.00'	31°3'54"	N1°22'37"E	11.84'	11.84'
C18	140.00'	31°3'54"	N1°22'37"E	7.90'	7.90'
C19	130.00'	31°3'54"	S1°51'17"E	7.33'	7.33'
C20	210.00'	31°3'54"	S1°51'17"E	11.84'	11.84'
C21	15.00'	90°00'00"	S45°14'20"E	21.21'	23.56'
C22	15.00'	90°00'00"	S44°45'40"W	21.21'	23.56'
C23	15.00'	90°00'00"	S45°14'20"E	21.21'	23.56'
C24	15.00'	90°00'00"	S44°45'40"W	21.21'	23.56'
C25	370.00'	231°3'24"	S11°51'02"E	148.94'	149.97'
C26	455.00'	25°40'59"	S10°37'14"E	202.25'	203.96'
C27	15.00'	96°09'11"	N31°08'44"E	22.32'	25.17'
C28	395.00'	6°31'52"	N20°11'47"W	45.00'	45.03'
C29	20.00'	77°18'57"	N62°07'12"W	24.99'	26.99'
C30	125.00'	10°32'21"	S84°29'30"W	22.96'	22.99'
C31	225.00'	8°48'31"	N85°50'04"W	34.56'	34.59'
C32	15.00'	90°00'00"	S53°34'11"W	21.21'	23.56'
C33	25.00'	98°48'31"	S40°50'04"E	37.97'	43.11'
C34	475.00'	10°32'21"	N84°29'30"E	87.25'	87.37'
C35	20.00'	101°19'39"	N28°33'30"E	30.94'	35.37'
C36	430.00'	21°52'00"	N11°10'20"W	163.11'	164.11'
C37	15.00'	90°00'00"	N45°14'20"W	21.21'	23.56'
C38	15.00'	90°00'00"	S44°45'40"W	21.21'	23.56'
C39	300.00'	8°48'31"	S4°09'56"W	46.08'	46.12'
C40	15.00'	90°00'00"	S36°25'49"E	21.21'	23.56'
C41	175.00'	8°48'31"	S85°50'04"E	26.88'	26.90'
C42	75.00'	10°32'21"	N84°29'30"E	13.78'	13.80'