

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.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.0000 TBP# FIRM REGISTRATION #470 | TPL# 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

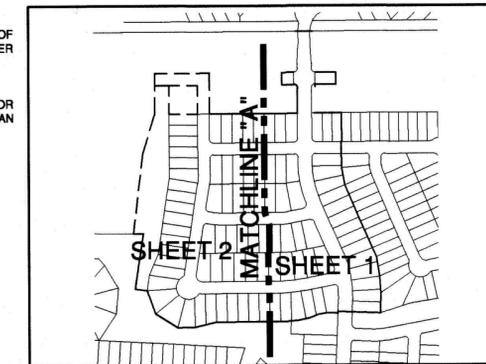
BY: SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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.

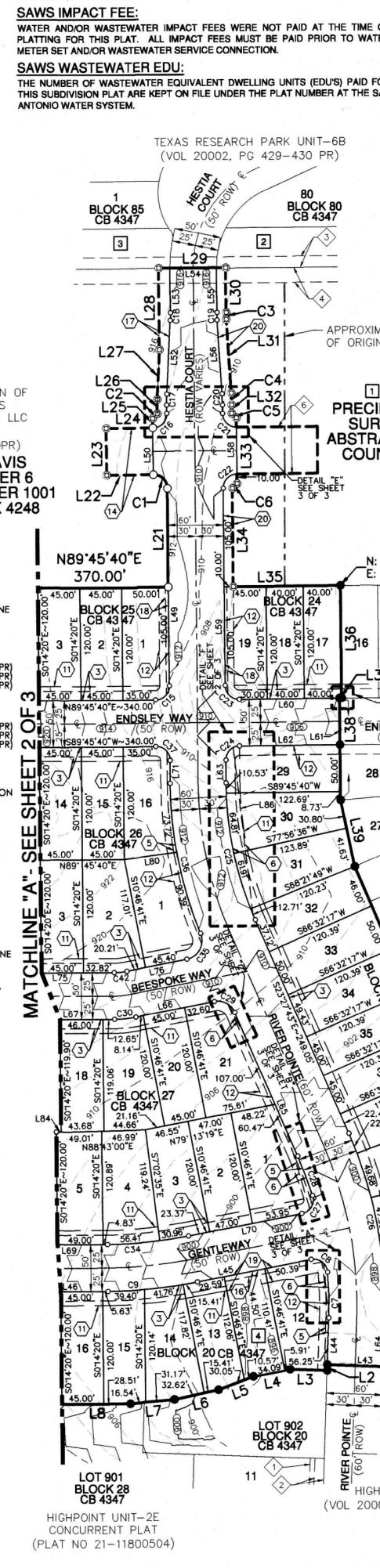
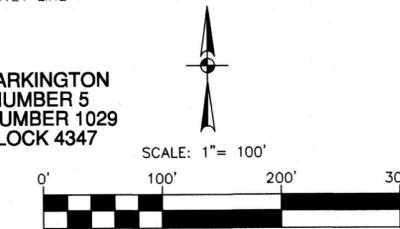
DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

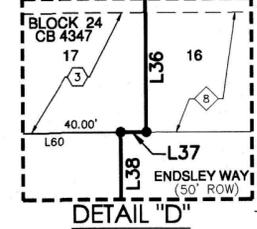


INDEX MAP NOT TO SCALE



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

CPS/SAWS/COSA UTILITY: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES... 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.

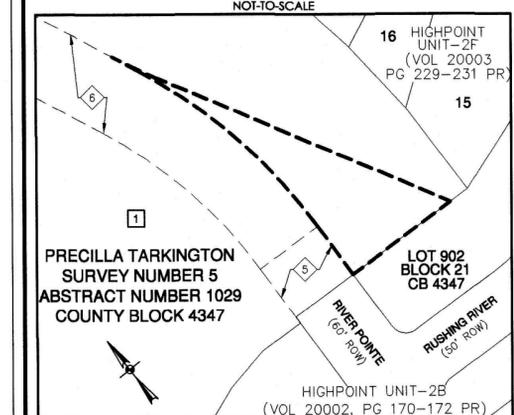
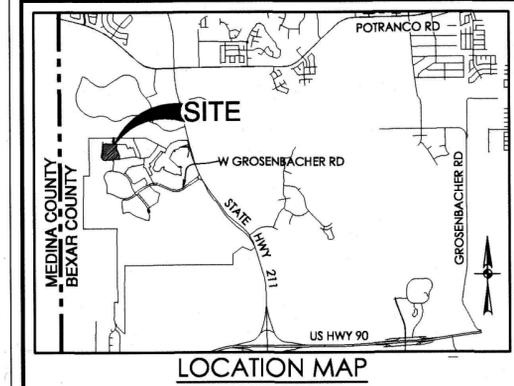


DETAIL 'D' NOT TO SCALE SEE THIS SHEET

- LEGEND CB COUNTY BLOCK 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 AC VOLUME (ACRES) INT INTERSECTION FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) 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)

- 1 UNPLATTED REMAINING PORTION OF 320.477 ACRES OWNER: LADERA I, LLC (VOL 14342, PG 1826-1835 OPR) 2 LOT 903, BLOCK 80, CB 4347 1.52 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC (VOL 20002, PG 429-430 PR) 3 LOT 902, BLOCK 85, CB 4347 0.72 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC (VOL 20002, PG 429-430 PR) 4 LOT 903, BLOCK 20, CB 4347 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



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.

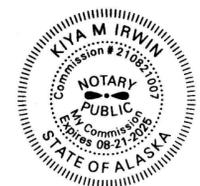
OWNER/DEVELOPER: LADERA I, LLC BY: CIRI LAND DEVELOPMENT COMPANY ITS SOLE MEMBER CHAD NUGENT, PRESIDENT 725 E. FIREWEED LANE, SUITE 800 ANCHORAGE, ALASKA 99503 (907)274-8638

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: 1. 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. 2. 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. 3. DIMENSIONS SHOWN ARE SURFACE. 4. 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. G.E. Buchanan 03/30/2023 REGISTERED PROFESSIONAL LAND SURVEYOR



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 BEAR COUNTY, TEXAS...



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8800

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...

OWNER/DEVELOPER: LADERA I, LLC BY: CIRIL LAND DEVELOPMENT COMPANY CHAD NUGENT, PRESIDENT

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...

Notary Public signature and seal for Kiyra M. Irwin, State of Alaska, Third Judicial District.

THIS PLAT OF HIGHPOINT UNIT-2C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS...

DATED THIS ___ DAY OF ___ A.D. 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

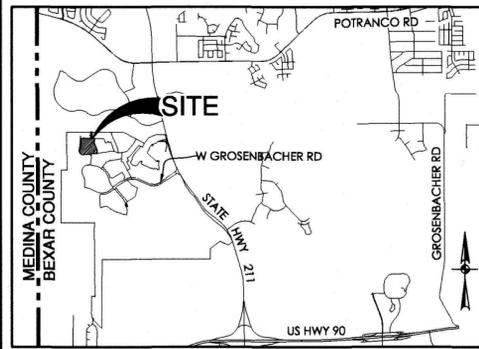
CERTIFICATE OF APPROVAL

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...

DATED THIS ___ DAY OF ___ A.D. 20__

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

- LEGEND: CB COUNTY BLOCK PAGE(S), PR PLAT RECORDS OF BEAR COUNTY, TEXAS, ROW OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, VOL VOLUME 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 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 0.05 AC. PERMEABLE), 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), 5' WATER EASEMENT, VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.042 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

- 1 UNPLATTED REMAINING PORTION OF 320.477 ACRES OWNER: LADERA I, LLC (VOL 14342, PG 1826-1835 OPR)
2 LOT 903, BLOCK 80, CB 4347 1.52 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC (VOL 20002, PG 429-430 PR)
3 LOT 902, BLOCK 85, CB 4347 0.72 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC (VOL 20002, PG 429-430 PR)
4 LOT 903, BLOCK 20, CB 4347 OPEN SPACE (0.113 ACRES, PERMEABLE)

SURVEYOR'S NOTES:

- 1. 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.
2. 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 TEXAS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

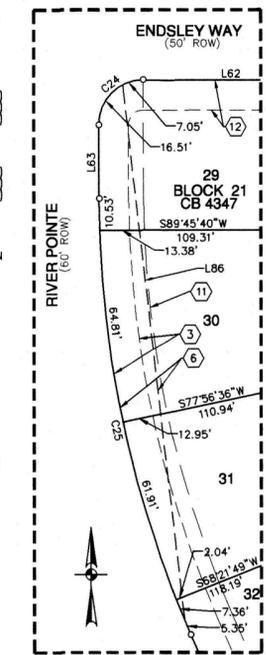
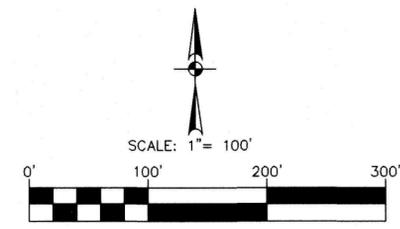
STATE OF TEXAS COUNTY OF BEAR LICENSED PROFESSIONAL ENGINEER

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.

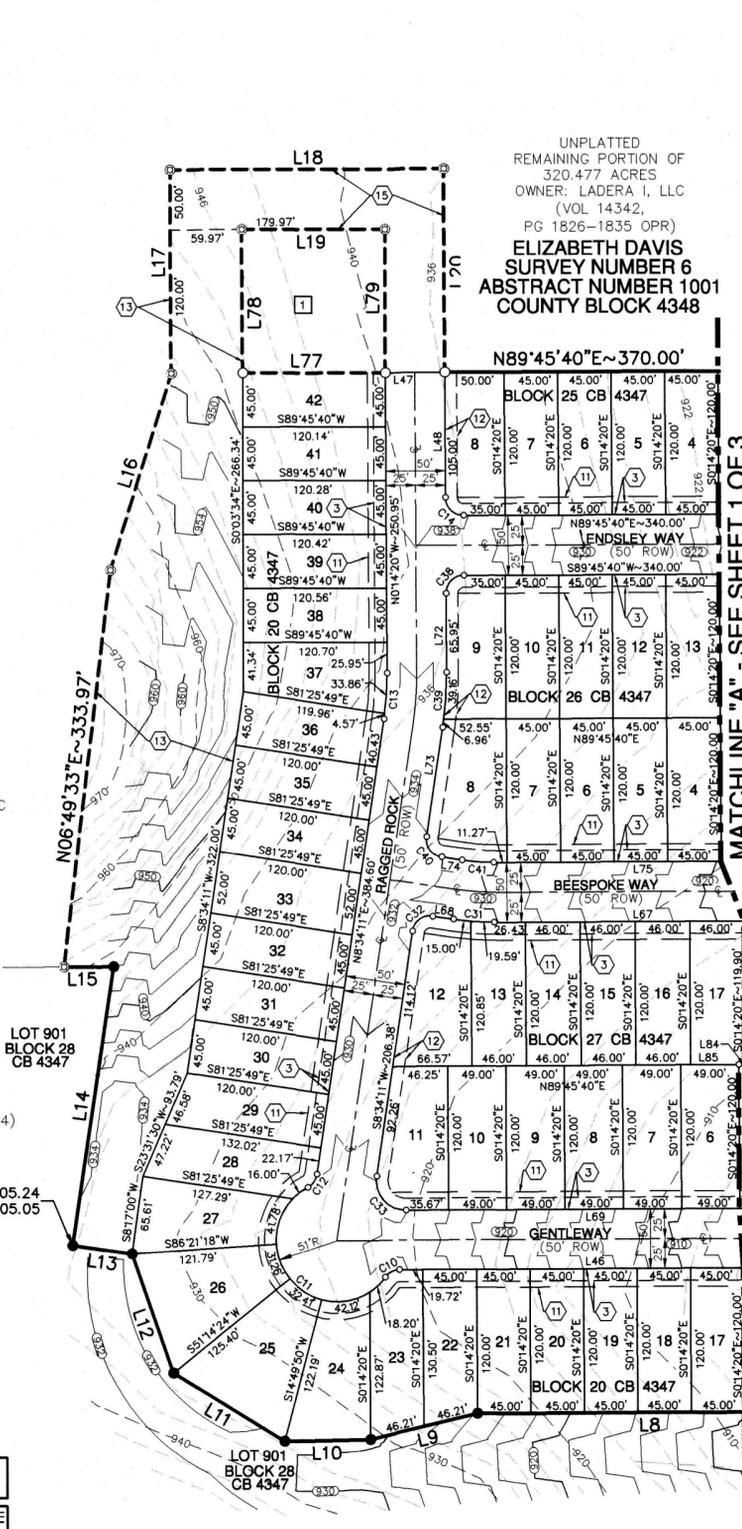
Professional Engineer signature and stamp for G.E. Buchanan, Registered Professional Land Surveyor.

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.



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



CURVE AND LINE DATA TABLES LOCATED ON SHEET 3 OF 3
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 6445-64; Survey Job No. 6445-20

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...



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

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...

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, State of Alaska

THIS PLAT OF HIGHPOINT UNIT-2C HAS BEEN SUBMITTED TO AND IS 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...

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

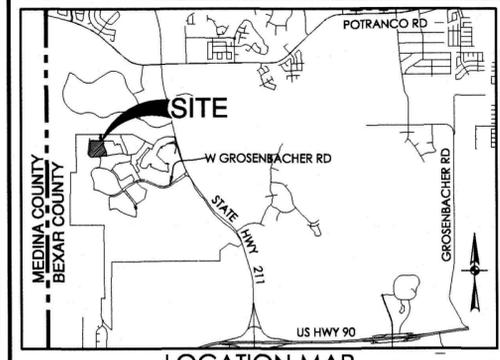
CERTIFICATE OF APPROVAL

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...

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



- LEGEND: CB COUNTY BLOCK PAGE(S), PG PLAT RECORDS OF BEXAR COUNTY, TEXAS, ROW OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, VOL VOLUME 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, 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), 60"x60" 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), 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), 5' WATER EASEMENT, VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.042 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, UNPLATTED REMAINING PORTION OF 520.477 ACRES (OPEN SPACE) OWNER: LADERA I, LLC (VOL 14342, PG 1826-1835 OPR), LOT 903, BLOCK 80, CB 4347 1.32 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC, LOT 902, BLOCK 85, CB 4347 0.72 ACRES (OPEN SPACE) OWNER: KB HOMES LONE STAR INC (VOL 20002, PG 429-430 PR), LOT 903, BLOCK 20, CB 4347 OPEN SPACE (0.113 ACRES).

SURVEYOR'S NOTES: 1. 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. 2. 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 NSC COOPERATIVE COORS NETWORK. 3. DIMENSIONS SHOWN ARE SURFACE. 4. 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.

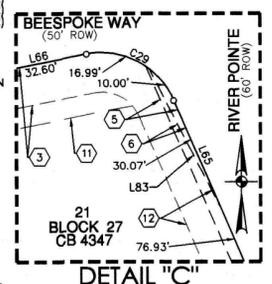
STATE OF TEXAS COUNTY OF BEXAR LICENSED PROFESSIONAL ENGINEER

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.

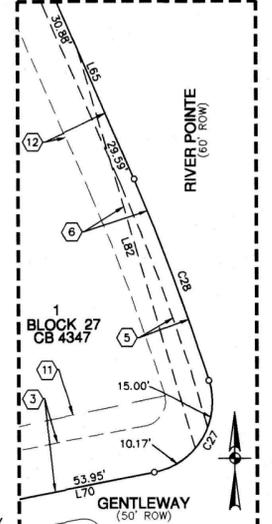
REGISTERED PROFESSIONAL LAND SURVEYOR

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, 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.

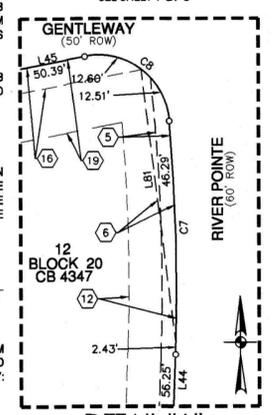
RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED 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.



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



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

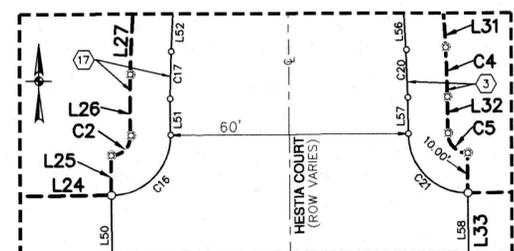


DETAIL "A" NOT TO SCALE SEE SHEET 1 OF 3

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L1 through L50 with their respective bearings and lengths.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L51 through L86 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C42 with their respective parameters.



DETAIL "E" SCALE: 1" = 30' SEE SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



Civil Job No. 6445-64; Survey Job No. 6445-20