727

D. R. P.

Permit # 379.

Starts Jan 20, 1995.

Expires Sept 25, 2007

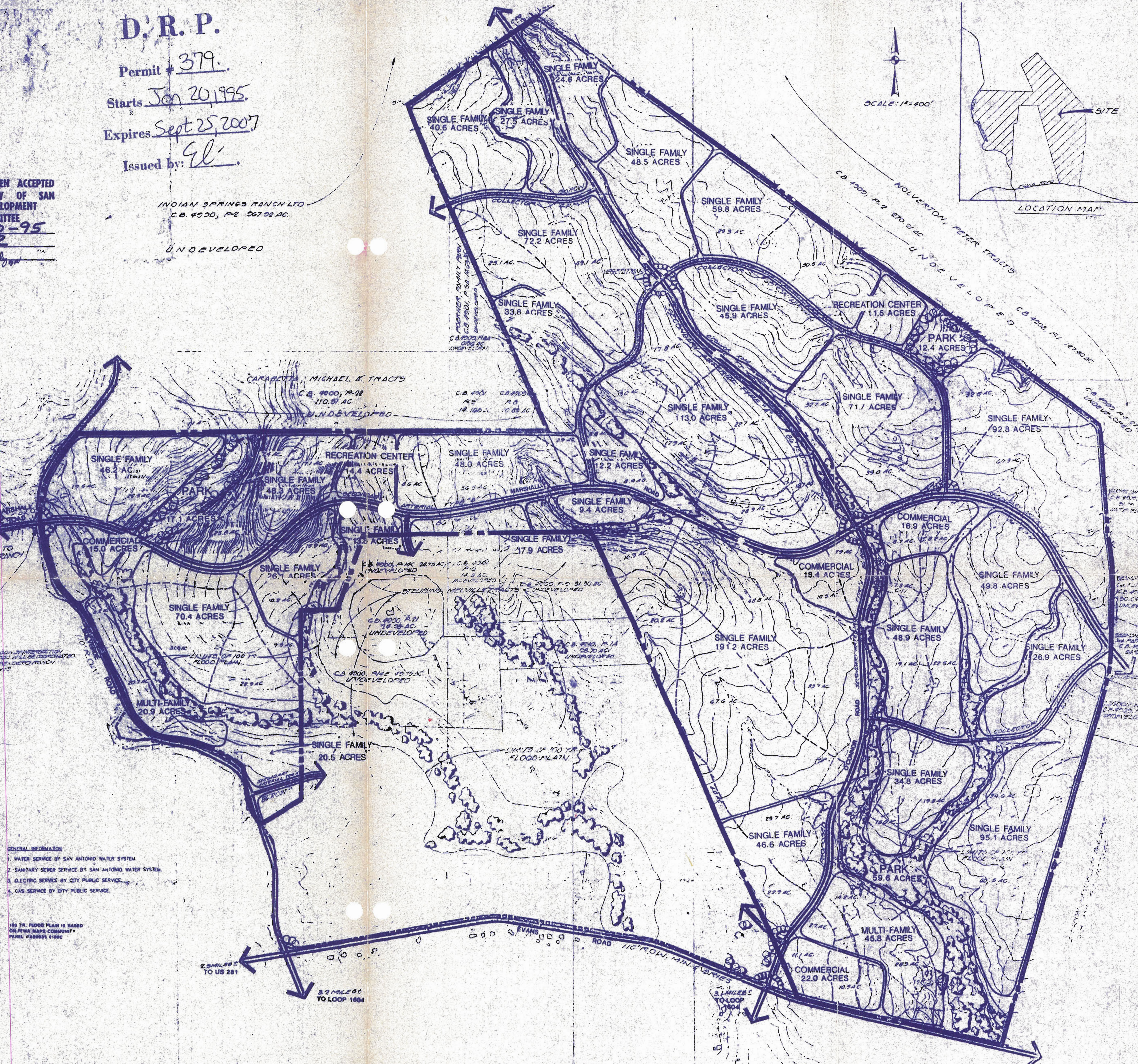
Issued by: El

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE

Date: 1-20-95

File # 452

Signed: D. Pooly



GENERAL INFORMATION

1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM.
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM.
3. ELECTRIC SERVICE BY CITY PUBLIC SERVICE.
4. GAS SERVICE BY CITY PUBLIC SERVICE.

100 YR. FLOOD PLAIN IS BASED ON FEMA MAPS COMMUNITY PANEL #480035 0150C

Evans Road Tract

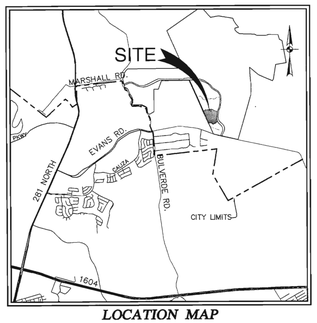
EVANS ROAD/NORTH LOOP VENTURE

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING 6 SAN ANTONIO TEXAS 78217 210-824-9494

DECEMBER 20, 1994

JOB NO. 3538-00



LOCATION MAP

NOT TO SCALE

FERGUSON MAP GRID NO. 484 D4

SCALE : 1"=200'

0' 200' 600'

400'

GENERAL NOTES:

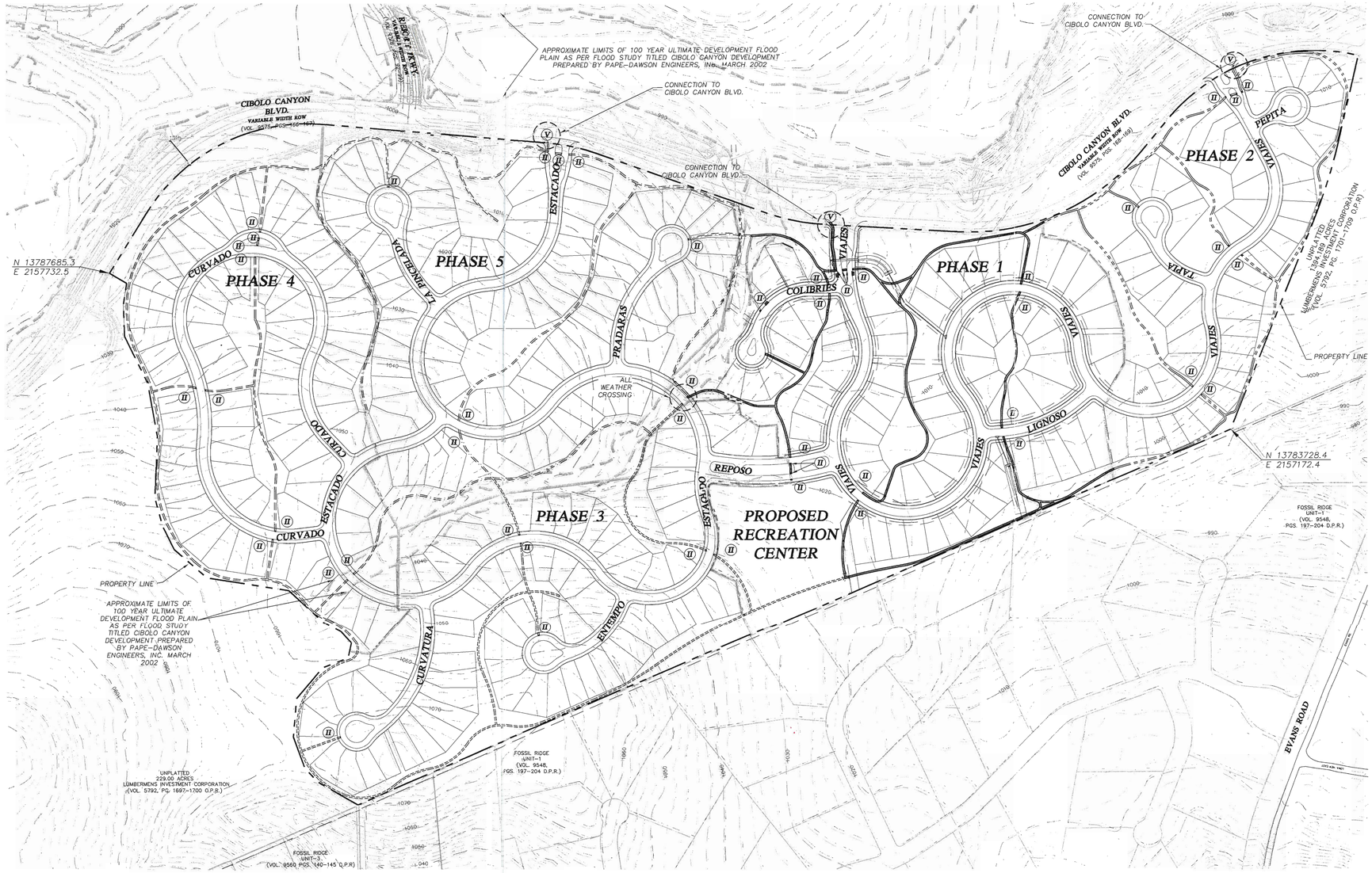
1. EXACT ALIGNMENT OF ROADS AND BOTH CONFIGURATION AND LOCATION OF FUTURE LOTS IS SUBJECT TO CHANGE.
2. ALL WALK AND PATHWAY ALIGNMENTS ARE SHOWN AS CONCEPTUAL AND EXACT LOCATION AND ALIGNMENT WILL BE SITE JUSTIFIED BY INDIVIDUAL TREE AND LAND FORM ELEMENTS.
3. PROPOSED PEDESTRIAN PLAN WILL ADHERE TO ALL SECTIONS OF CODE PERTAINING TO BOTH GEOMETRY AND ADA COMPONENTS.

SURVEYOR'S NOTES:

1. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808 N: 13731522.2197 E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961 N: 13731295.2612 E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072 N: 13756584.2745 E: 2129377.7379
2. THE BEARINGS FOR THIS PEDESTRIAN PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

NOTES:

1. NO SITE PLAN IS CURRENTLY AVAILABLE FOR PROPOSED RECREATION CENTER. SITE PLAN TO INCLUDE ADDITIONAL SIDEWALK TYING INTO CONNECTION AT REPOSO. RECREATION CENTER TO BE CONSTRUCTED WITH PHASE 2.
2. CAMPANAS TO BE GATED SUBDIVISION WITH PRIVATE STREETS AND PEDESTRIAN PATHWAYS. CONNECTION POINTS FOR PEDESTRIAN PATHWAYS TO PUBLIC RIGHT-OF-WAY ARE AS SHOWN.
3. PEDESTRIAN PATHWAY TO BE COMPLETED AS NEEDED TO PROVIDED PEDESTRIAN ACCESS FROM RESIDENTIAL LOTS TO PUBLIC RIGHT-OF-WAY.
4. ALL STREETS INSIDE THE SUBDIVISION ARE LOCAL TYPE A STREETS.
5. THE SUBDIVISION IS PART OF THE EVANS ROAD TRACT MDP (MDP #452).
6. CAMANAS PHASE 1 PLAT (PLAT # 070501) IS BEING PLATTED CONCURRENTLY WITH THIS PEDESTRIAN PLAN.



SIDEWALK LEGEND

SIDEWALK PHASE 1	7,092.4 L.F.
SIDEWALK PHASE 2	4,810.9 L.F.
SIDEWALK PHASE 3	4,194.3 L.F.
SIDEWALK PHASE 4	4,703.2 L.F.
SIDEWALK PHASE 5	6,842.8 L.F.

LEGEND

(II)	SIDEWALK RAMP TYPE II
	PROPERTY LINE
	PHASE BOUNDARY

ESTIMATED COMPLETION DATE
(TIMING TO BASED ON MARKET CONDITIONS)

PHASE	DATE
1	APR 2008
2	NOV 2008
3	APR 2009
4	APR 2009
5	NOV 2010

ALTERNATE PEDESTRIAN PLAN HISTORY

PLAN #	APPROVAL DATE
1	
2	
3	
4	
5	

OWNER/DEVELOPER:
FORESTAR REAL ESTATE GROUP
14755 PRESTON ROAD, STE. 710
DALLAS, TEXAS 75254
PHONE: 972-702-8699
FAX: 972-702-8372

THE FLOODPLAIN LIMITS ON THIS PEDESTRIAN PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PEDESTRIAN PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

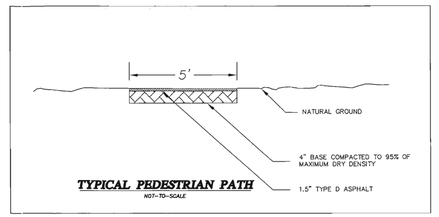
OWNER _____ ENGINEER _____

THIS ALTERNATE PEDESTRIAN PLAN FOR _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200____

BY: _____ (CHAIRMAN)

BY: _____ (SECRETARY)



TYPICAL PEDESTRIAN PATH
NOT-TO-SCALE

FILED FOR RECORD
08 MAR -5 AM 9:58
COUNTY CLERK
BEXAR COUNTY, TEXAS

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CAMPANAS (ENCLAVE)

ALTERNATE PEDESTRIAN PLAN

JOB NO. 3538-70
DATE AUGUST 2007
DESIGNER AR
CHECKED JD DRAWN EP
SHEET 1 OF 1

Date: Feb 29, 2008, 11:20am User ID: EPosey
File: L:\3538\70\DESIGN\CIVIL\APP\353870.dwg

"THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PLAT NO. 010437

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04)
REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808 N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961 N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072 N:13756584.2745 E:2129377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

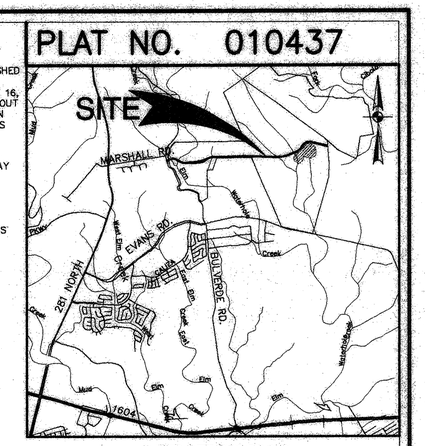
FLOOD PLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0145E, AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

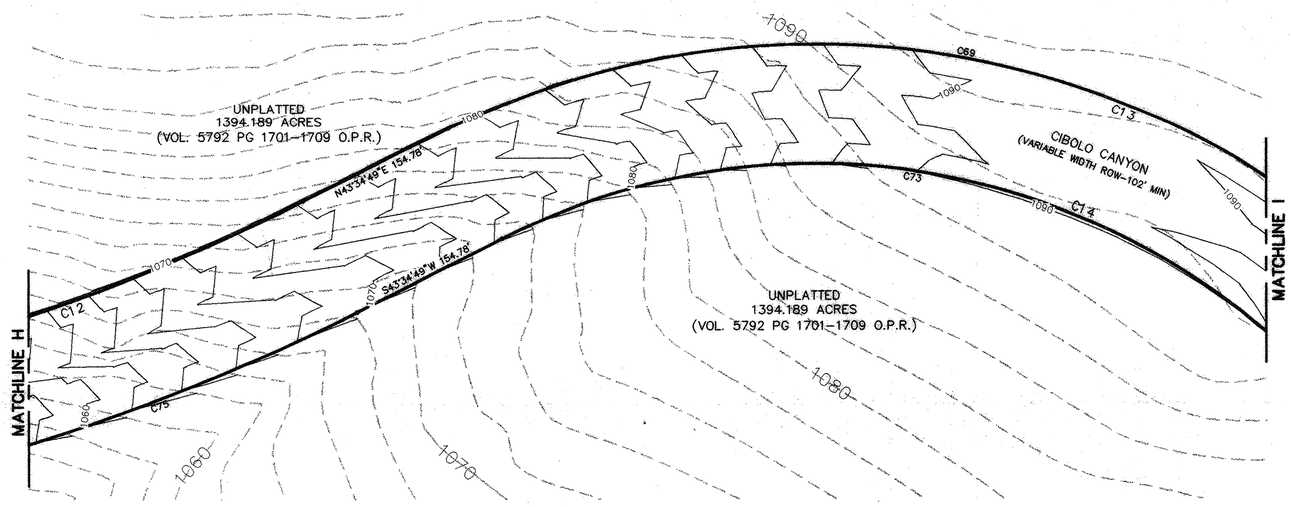
NOTE: ALL FILL EASMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

WASTE WATER EDU NOTE:

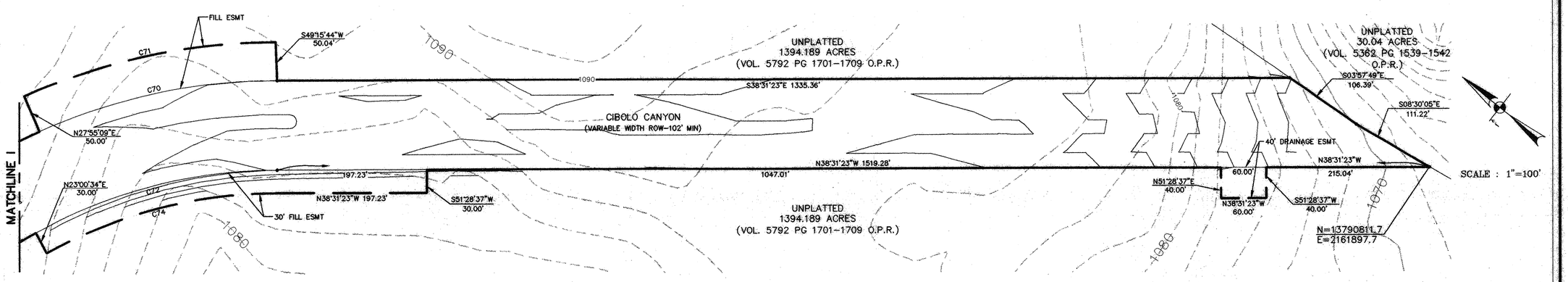
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



LOCATION MAP
NOT TO SCALE



SCALE : 1"=100'



SCALE : 1"=100'

LEGEND:

E = ELECTRIC
G = GAS
T = TELEPHONE
CATV = CABLE TV
ESMT. = EASEMENT
ROW = RIGHT OF WAY
FND I.R. = FOUND IRON ROD
D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
1000 EXISTING CONTOURS
1000 PROPOSED CONTOURS

STATE OF TEXAS
BRICE B. MOCZYGEMBA
65747
LICENSED
PROFESSIONAL ENGINEER

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.

Brice Moczygemba
REGISTERED PROFESSIONAL ENGINEER

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUMBERMEN'S INVESTMENT CORP.
OWNER
John K Pierrot EVP
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIERROT, 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 29 DAY OF May A.D. 2002

Meghan J. Nemec
NOTARY PUBLIC BEXAR COUNTY, TEXAS

Meghan J. Nemec
Notary Public, State of Texas
My Commission Expires
AUGUST 25, 2004

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT-2

BEING A 66.420 ACRE TRACT OF LAND OUT OF A 194.2434 ACRE TRACT AND A 1394.189 ACRE TRACT, BOTH DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1701-1709, AND A 229 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1697-1700, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, AND OUT OF THE ROMPEL KOCH & VOGES SURVEY 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, _____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

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

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D., _____ AT _____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

JOB NO. 3538-21

Date: Feb 06, 2002, 1:56pm User ID: wsellard
File: H:\3538\21\design\civil\PL353821.dwg

PLAT NO. 010437

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04)
REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1608 N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #A'1961 N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072 N:13756584.2745 E:2129377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

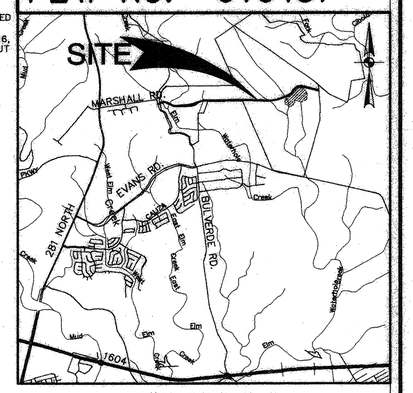
FLOOD PLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029I145E, AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

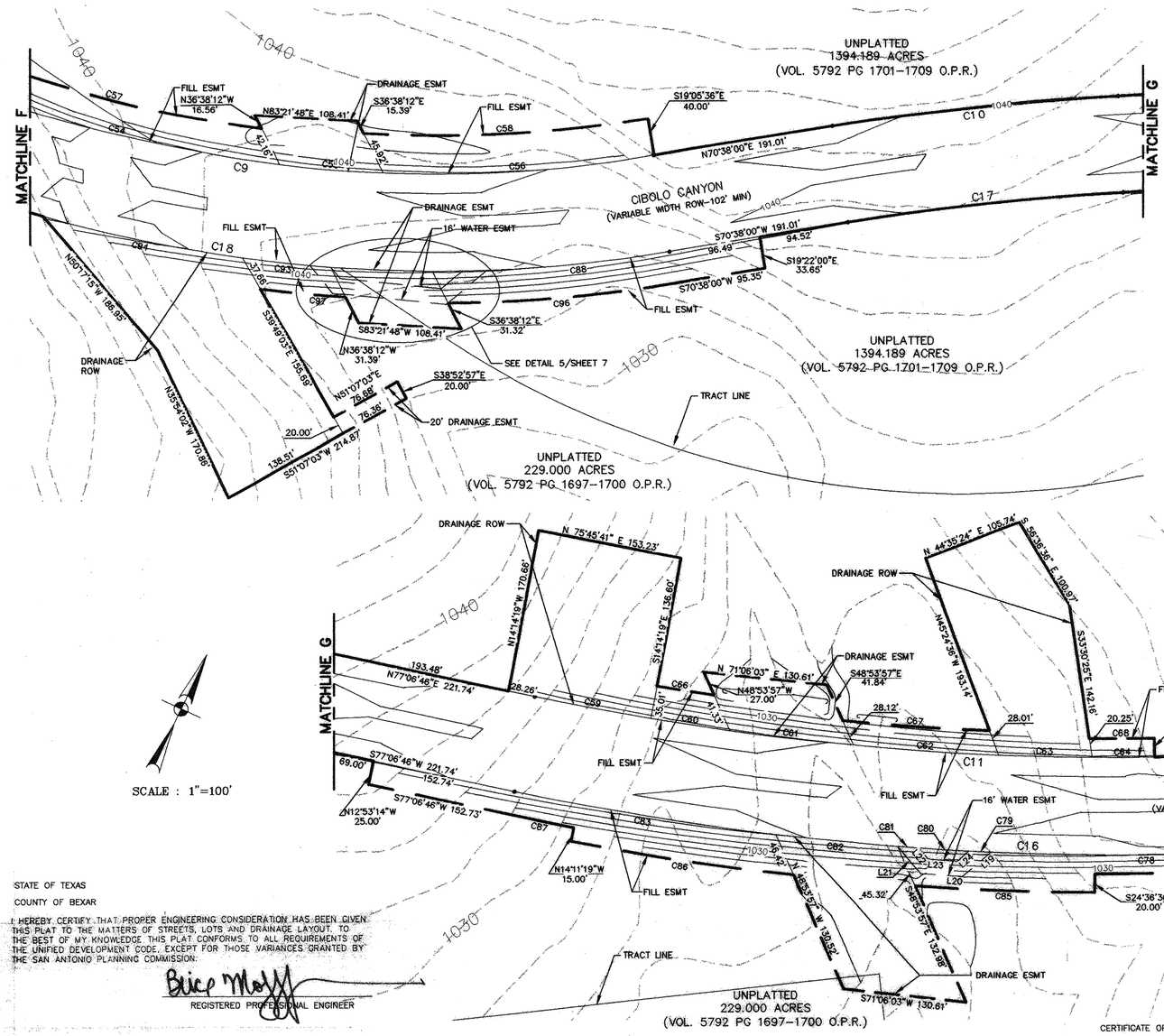
NOTE: ALL FILL EASMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

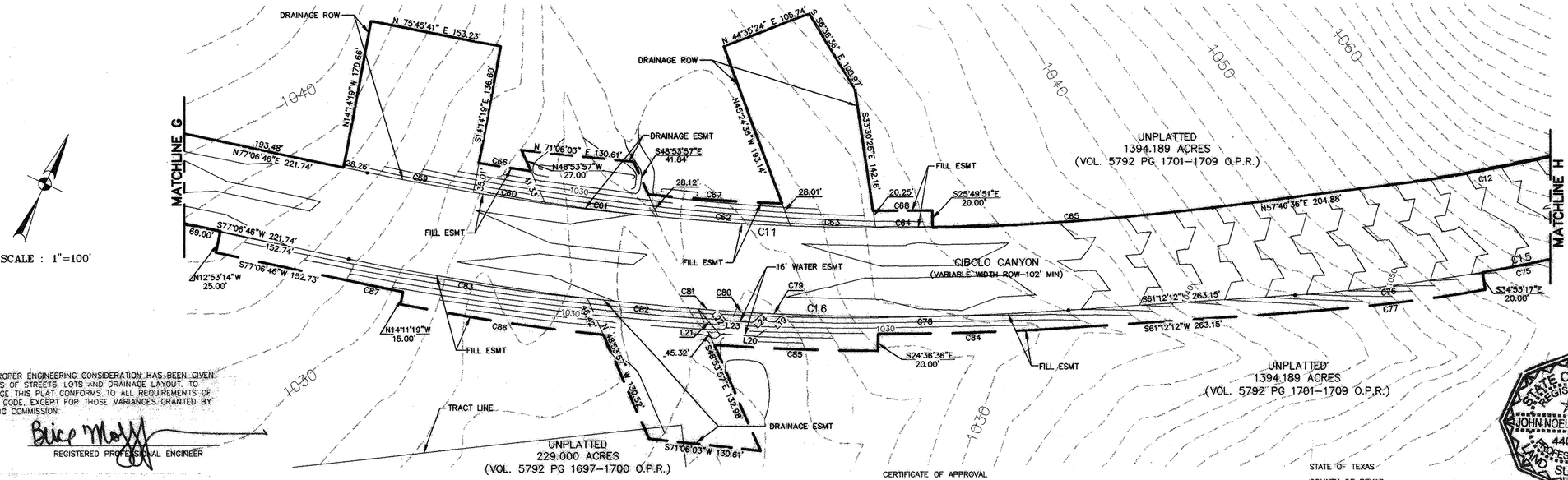
WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



LOCATION MAP
NOT TO SCALE





LEGEND:

- E = ELECTRIC
- G = GAS
- T = TELEPHONE
- CATV = CABLE TV
- ESMT. = EASEMENT
- ROW = RIGHT OF WAY
- FND I.R. = FOUND IRON ROD
- D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
- 1000 EXISTING CONTOURS
- 1000 PROPOSED CONTOURS

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.

Bruce Moczygemba
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
BRICE B. MOCZYGEMBA
65747
LICENSED
PROFESSIONAL ENGINEER

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT-2

BEING A 66.420 ACRE TRACT OF LAND OUT OF A 194.2434 ACRE TRACT AND A 1394.189 ACRE TRACT, BOTH DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1701-1709, AND A 229 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1697-1700, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, AND OUT OF THE ROMPEL KOCH & VOGES SURVEY 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUMBERMEN' INVESTMENT CORP.
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Pickett, 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 9th DAY OF May A.D. 2002

Notary Public, State of Texas
My Commission Expires
AUGUST 25, 2005

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS THE ____ DAY OF _____, _____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

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

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

JOB NO. 3538-21

Date: Feb 06, 2002, 1:56pm User ID: wellard
File: H:\3538\21\design\civil\PL353821.dwg

PLAT NO. 010437

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04)
REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808 N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961 N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072 N:13758584.2745 E:2129377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

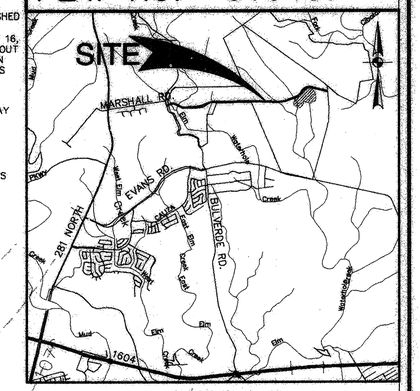
FLOOD PLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029I0145E, AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

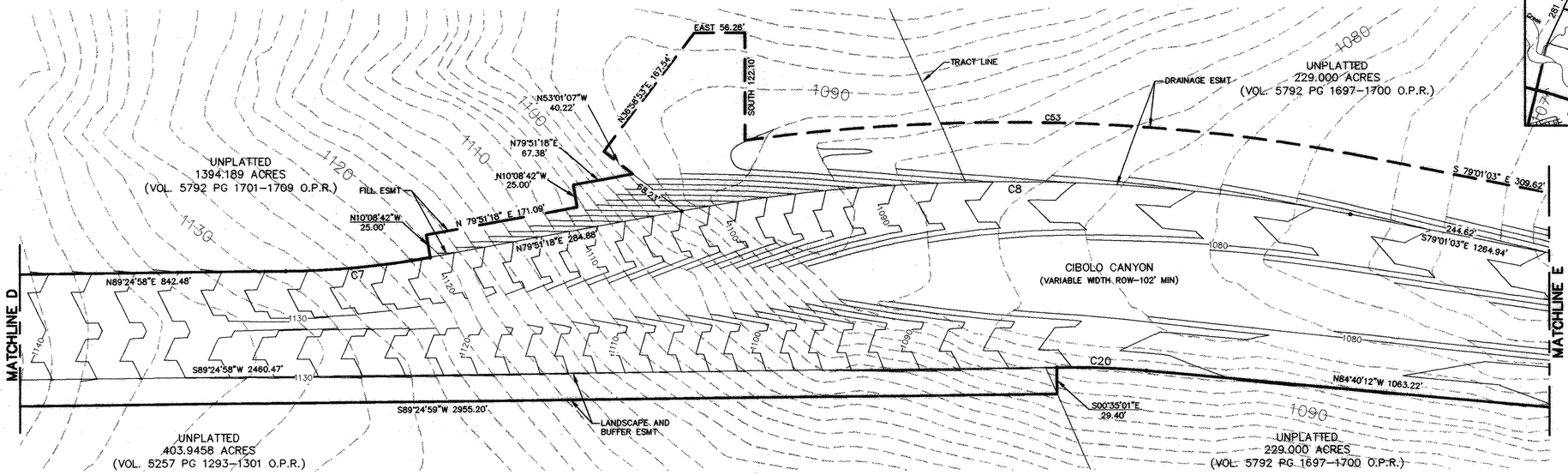
NOTE: ALL FILL EASMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



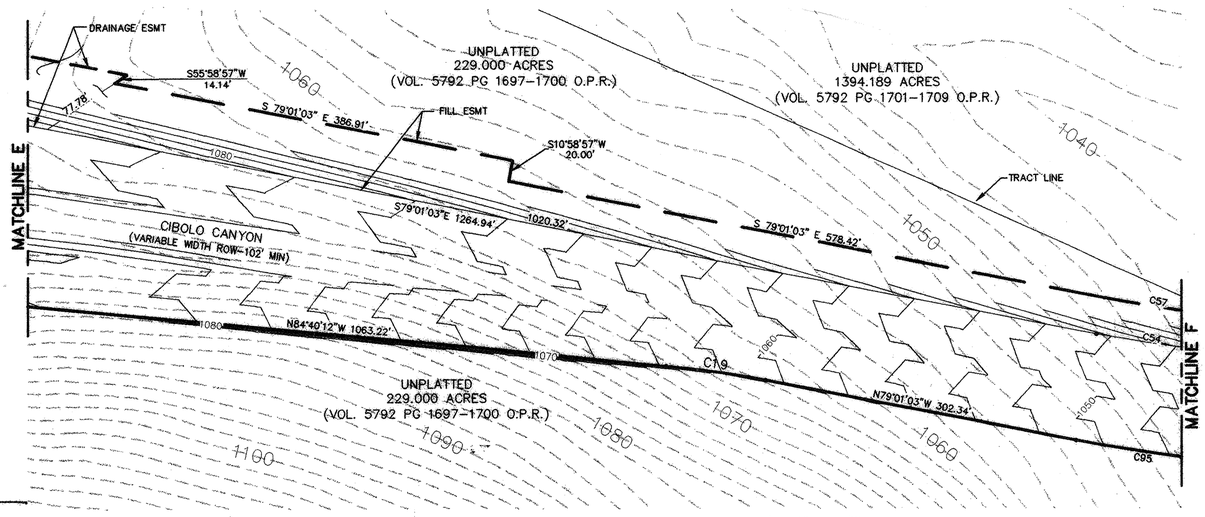
LOCATION MAP
NOT TO SCALE



SCALE : 1"=100'

LEGEND:

- E = ELECTRIC
- G = GAS
- T = TELEPHONE
- CATV = CABLE TV
- ESMT. = EASEMENT
- ROW = RIGHT OF WAY
- FND I.R. = FOUND IRON ROD
- D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
- 1000 — EXISTING CONTOURS
- 1000 — PROPOSED CONTOURS



SCALE : 1"=100'

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.

REGISTERED PROFESSIONAL ENGINEER

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUMBERMEN'S INVESTMENT CORP.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIBURN, 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 23 DAY OF May A.D. 2002

NOTARY PUBLIC BEXAR COUNTY, TEXAS

MEGHAN J. ZAMORA
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
AUGUST 28, 2004

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT-2

BEING A 66.420 ACRE TRACT OF LAND OUT OF A 194.2434 ACRE TRACT AND A 1394.189 ACRE TRACT, BOTH DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1701-1709, AND A 229 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1697-1700, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 524, COUNTY BLOCK 4900, AND OUT OF THE ROMPEL KOCH & VOGES SURVEY 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, _____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

STATE OF TEXAS
BRICE B. MOCZYGEMBA
65747
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

JOB NO. 3538-21

Date: Feb 06, 2002, 1:56pm User ID: wsellard
File: H:\3538_21\design\civil\PL353821.dwg

PLAT NO. 010437

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDDA)
REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808 N:13731522.2197 E:2140520.8384
OBLATE, 1953 (P.I.D. #AY1961 N:13731295.2612 E:2127038.8019
BITTERS, 1953 (P.I.D. #AY0072 N:13756584.2745 E:2129377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

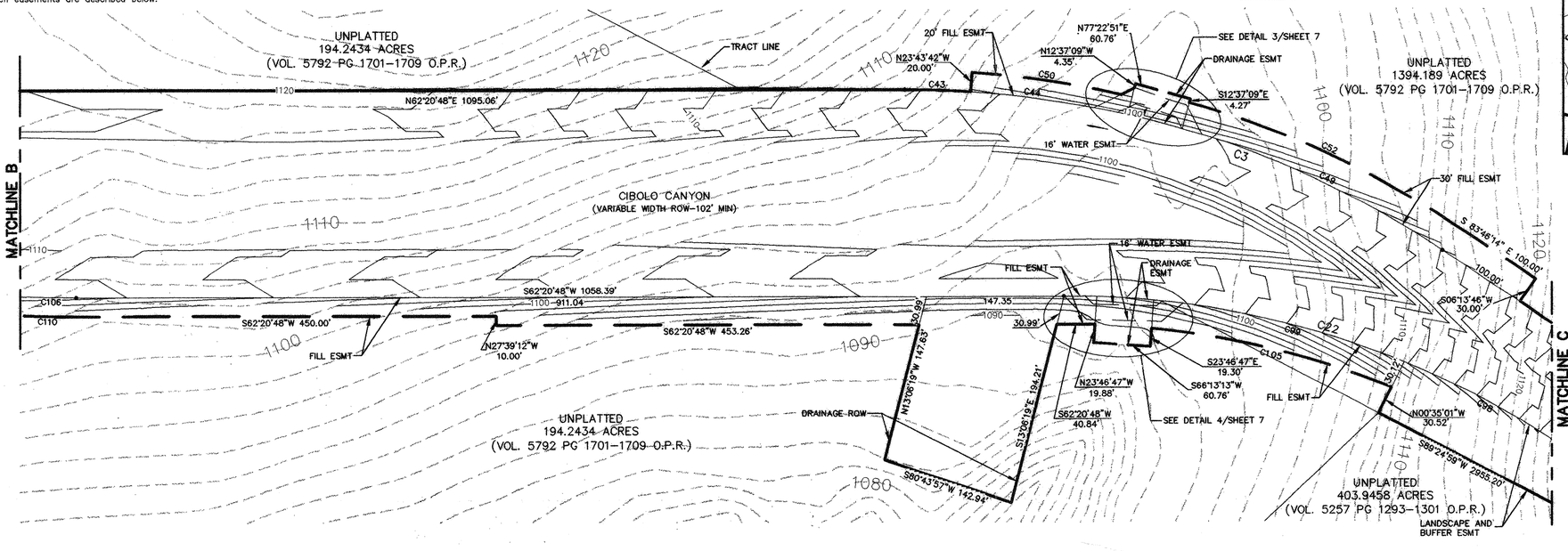
FLOOD PLAIN NOTE:

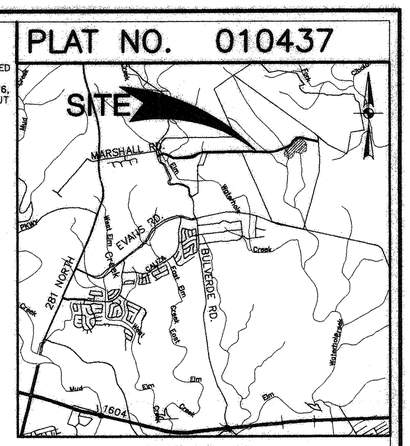
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029B145E, AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

NOTE: ALL FILL EASEMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



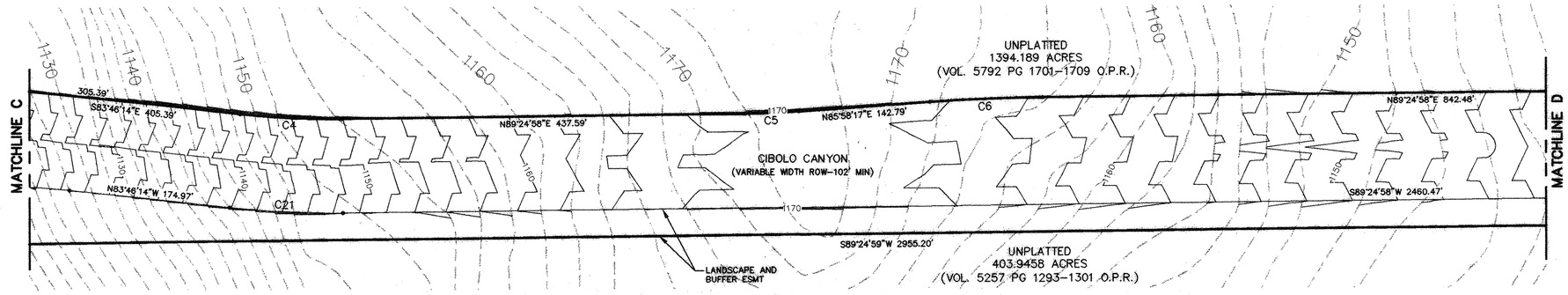


LOCATION MAP
NOT TO SCALE

SCALE : 1"=100'

LEGEND:

E = ELECTRIC
G = GAS
T = TELEPHONE
CATV = CABLE TV
ESMT. = EASEMENT
ROW = RIGHT OF WAY
FND I.R. = FOUND IRON ROD
D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
1000 EXISTING CONTOURS
1000 PROPOSED CONTOURS



SCALE : 1"=100'

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.

REGISTERED PROFESSIONAL ENGINEER

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUMBERMEN'S INVESTMENT CORP.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT-2

BEING A 66.420 ACRE TRACT OF LAND OUT OF A 194.2434 ACRE TRACT AND A 1394.189 ACRE TRACT, BOTH DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1701-1709, AND A 229 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1697-1700, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, AND OUT OF THE ROMPEL KOCH & VOGES SURVEY 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, ____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

STATE OF TEXAS
BRICE B. MOCZYGEMBA
65747
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

Date: Feb 06, 2002, 1:56pm User ID: wsellard
File: H:\3538\21\design\civil\PL353821.dwg

JOB NO. 3538-21

PLAT NO. 010437

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

EDWARDS AQUIFER RECHARGE ZONE NOTE

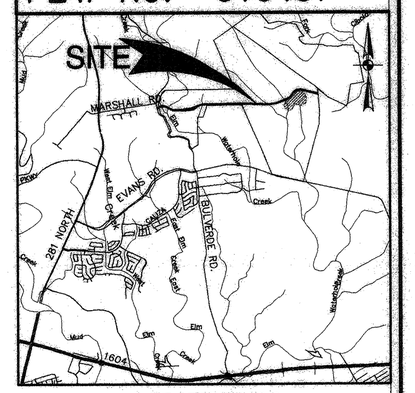
1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

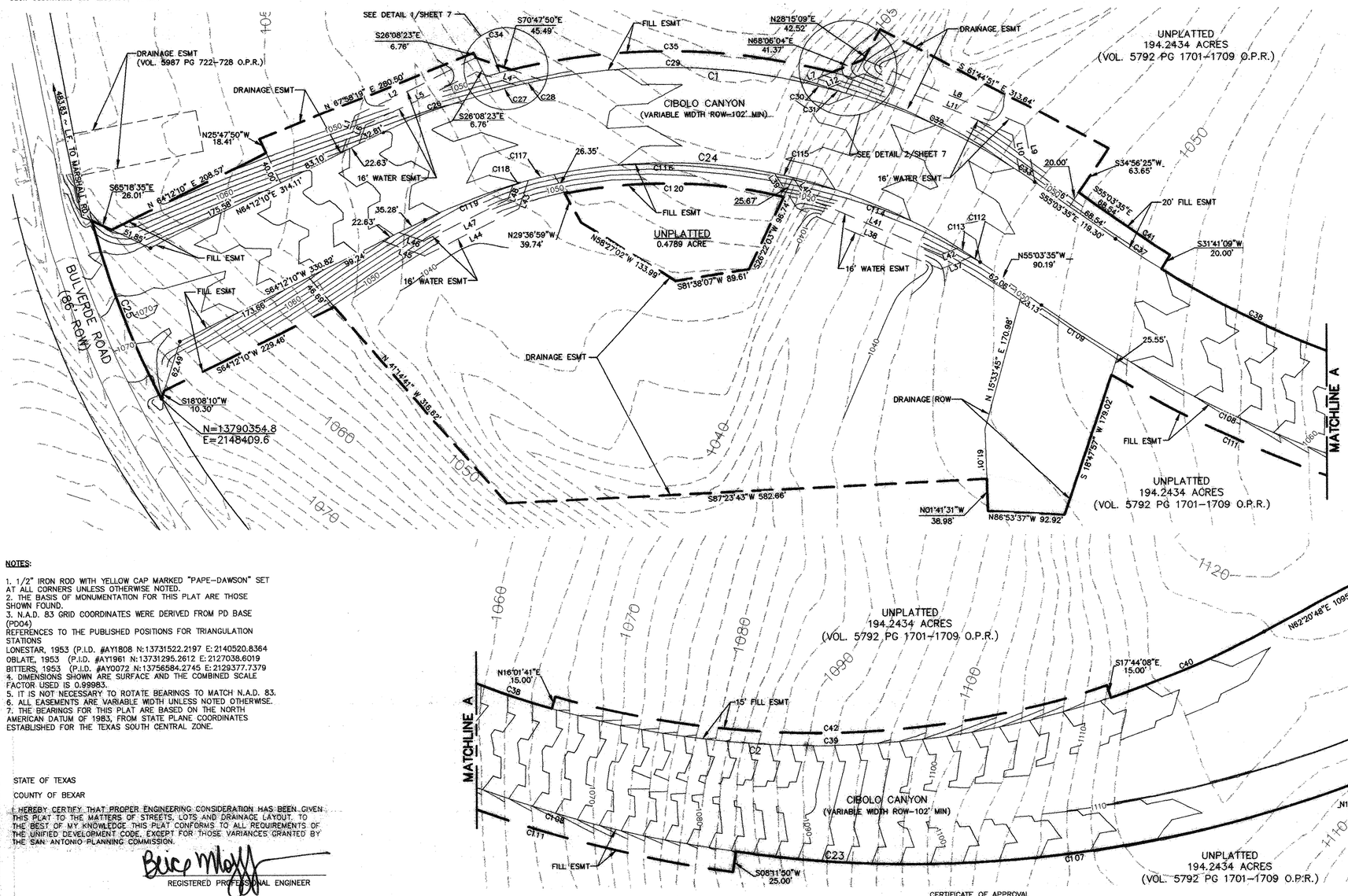
FLOOD PLAIN NOTE:

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029I1456, AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

NOTE: ALL FILL EASMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.



LOCATION MAP
NOT TO SCALE



SCALE : 1"=100'

SCALE : 1"=100'

LEGEND:

- E = ELECTRIC
- G = GAS
- T = TELEPHONE
- CATV = CABLE TV
- ESMT. = EASEMENT
- ROW = RIGHT OF WAY
- FND I.R. = FOUND IRON ROD
- D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX
- 1000 — EXISTING CONTOURS
- 1000 — PROPOSED CONTOURS

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04)
REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808 N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961 N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072 N:13756584.2745 E:2129377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS 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.

REGISTERED PROFESSIONAL ENGINEER

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUMBERMEN'S INVESTMENT CORP.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Pierce, 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 10 DAY OF May A.D. 2002

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT-2

BEING A 66.420 ACRE TRACT OF LAND OUT OF A 194.2434 ACRE TRACT AND A 1394.189 ACRE TRACT, BOTH DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1701-1709, AND A 229 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1697-1700, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, AND OUT OF THE ROMPEL KOCH & VOGES SURVEY 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, _____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

JOB NO. 3538-21

Date: Feb 06, 2002, 1:55pm User ID: wsellard
File: H:\3538\21\design\civil\PL353821.dwg

PLAT NO. 010437

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808
N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.I.D. #AY1961
N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.I.D. #AY0072
N:13756584.2745 E:2128377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

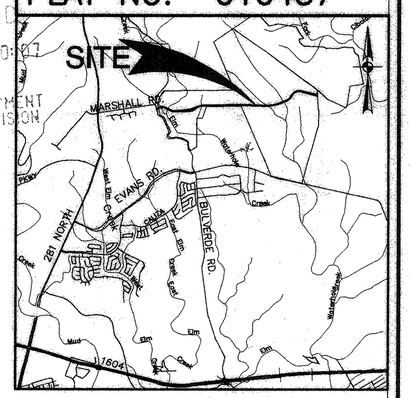
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

FLOOD PLAIN NOTE:

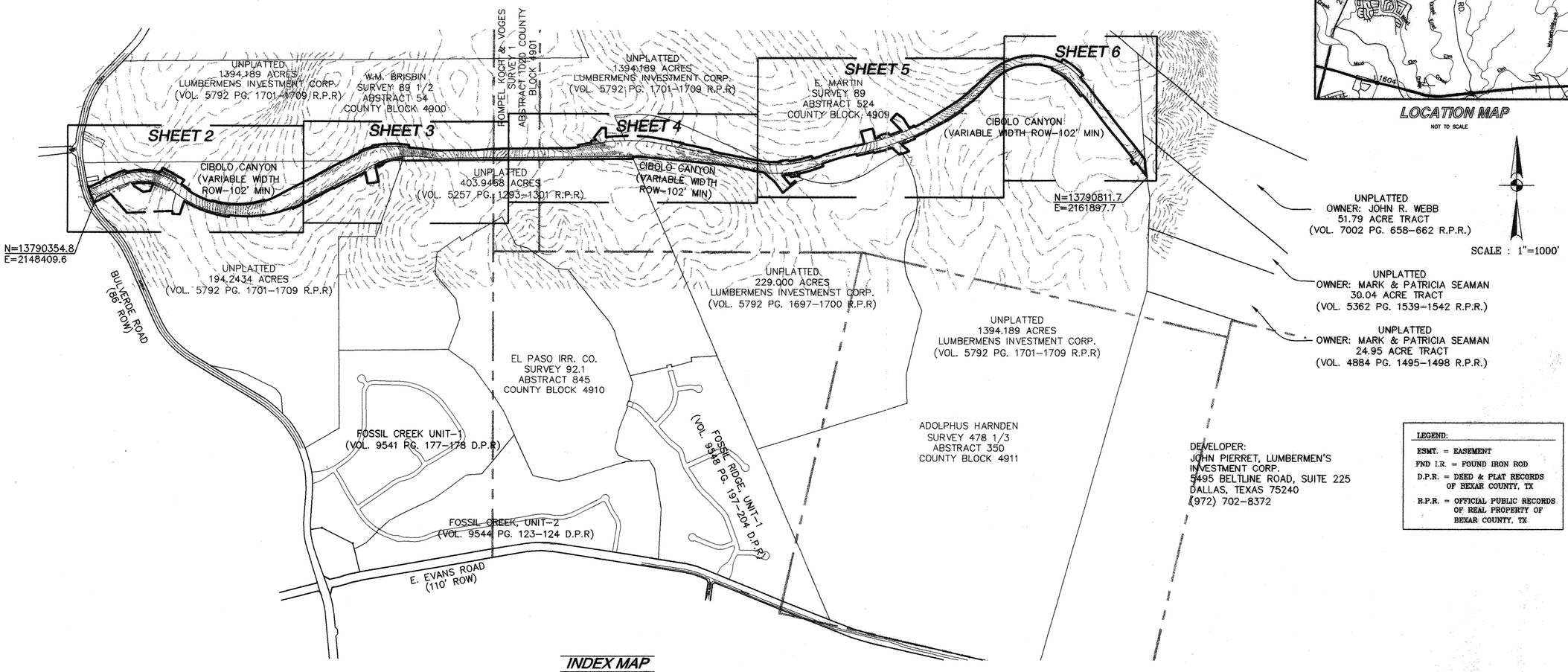
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0455E AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

NOTE: ALL FILL EASMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
RECEIVED
AUG 17 AM 10:07
LAND DEVELOPMENT SERVICES DIVISION



LOCATION MAP
NOT TO SCALE



INDEX MAP

SCALE : 1"=1000'

DEVELOPER:
JOHN PIERRET, LUMBERMEN'S
INVESTMENT CORP.
5495 BELTLINE ROAD, SUITE 225
DALLAS, TEXAS 75240
(972) 702-8372

LEGEND:

ESMT. = EASEMENT
FND I.R. = FOUND IRON ROD
D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TX
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX

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.

Brice Moczygemba
REGISTERED PROFESSIONAL ENGINEER

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUMBERMEN'S INVESTMENT CORP.
OWNER
DULY AUTHORIZED AGENT EVP

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIERRET, 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 May A.D. 2003

Meghan J. Reeves
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MEGHAN J. REEVES
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 08-31-2003

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT-2

BEING A 66.420 ACRE TRACT OF LAND OUT OF A 194.2434 ACRE TRACT AND A 1394.189 ACRE TRACT, BOTH DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1701-1709, AND A 229 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1697-1700, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, AND OUT OF THE ROMPEL KOCH & VOGES SURVEY 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, _____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

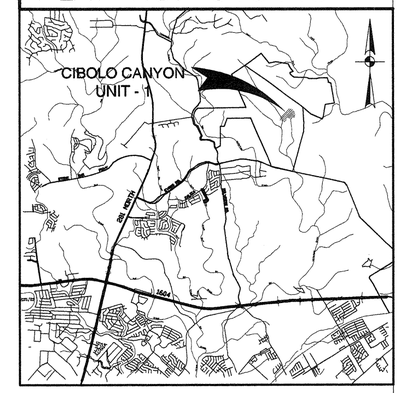
BY: _____, DEPUTY

SHEET 1 OF 7

JOB NO. 3538-21
452

Date: Feb 06, 2002, 1:55pm User ID: wsellard
File: H:\3538_21\design\civil\PL353821.dwg

PLAT NO. 010443



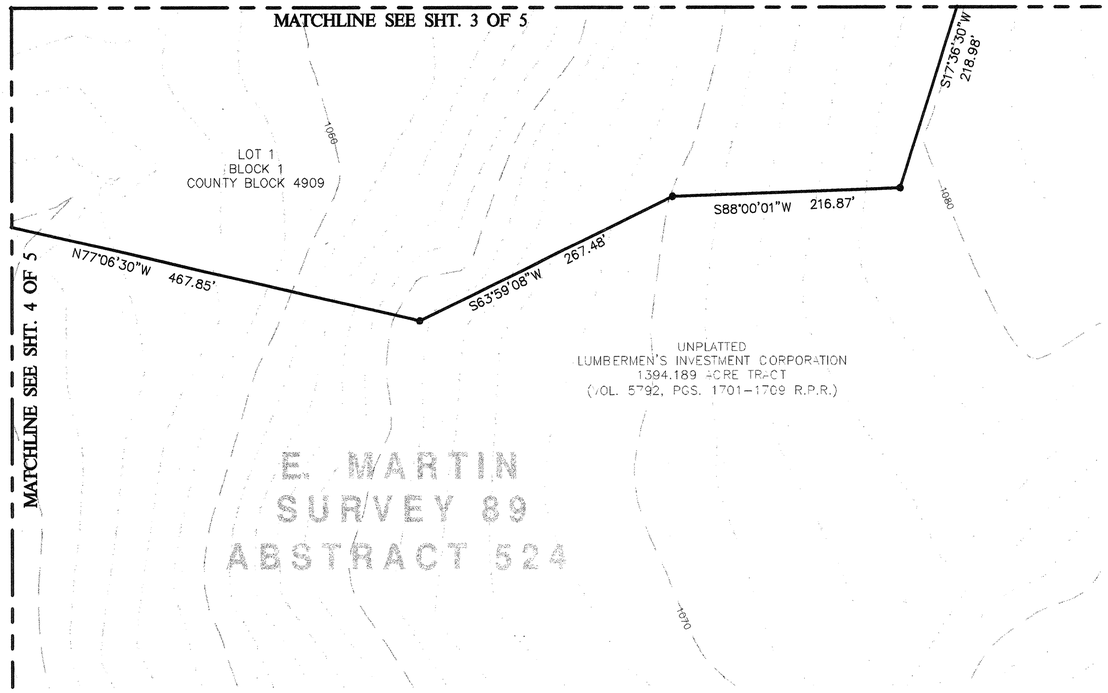
LOCATION MAP
NOT TO SCALE

SCALE: 1"= 100'

0 100 200

LEGEND

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
F.I.R. = FOUND 1/2" IRON ROD
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
1008 = EXISTING CONTOURS



NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARING FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
   LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364
   OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019
   BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379
5. DIMENSIONS SHOWN ARE SURFACE.
6. COMBINED SCALE FACTOR USED IS 0.99983.
7. BEARINGS MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D.83.

EDWARDS AQUIFER NOTES

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC s213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____ , 20 ___.

ATTESTED:

_____
COUNTY JUDGE
BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____
A.D. 20_____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT
OF

CIBOLO CANYON, UNIT - 1

BEING A 50.54 ACRE TRACT OF LAND OUT OF A 1394.189 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE E. MARTIN SURVEY NO. 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY 210-375-9000

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20_____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT _____ M. AND DULY RECORDED _____ DAY OF _____ A.D._____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

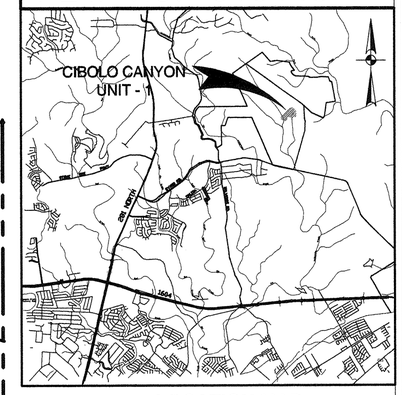
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ , DEPUTY

SHEET 5 OF 5

JOB 5296-01

File: P:\52\96\01\Design\Civil\PL529601.dwg Date: Jun 10, 2002, 9:33am

PLAT NO. 010443



LOCATION MAP
NOT TO SCALE

SCALE: 1"= 100'

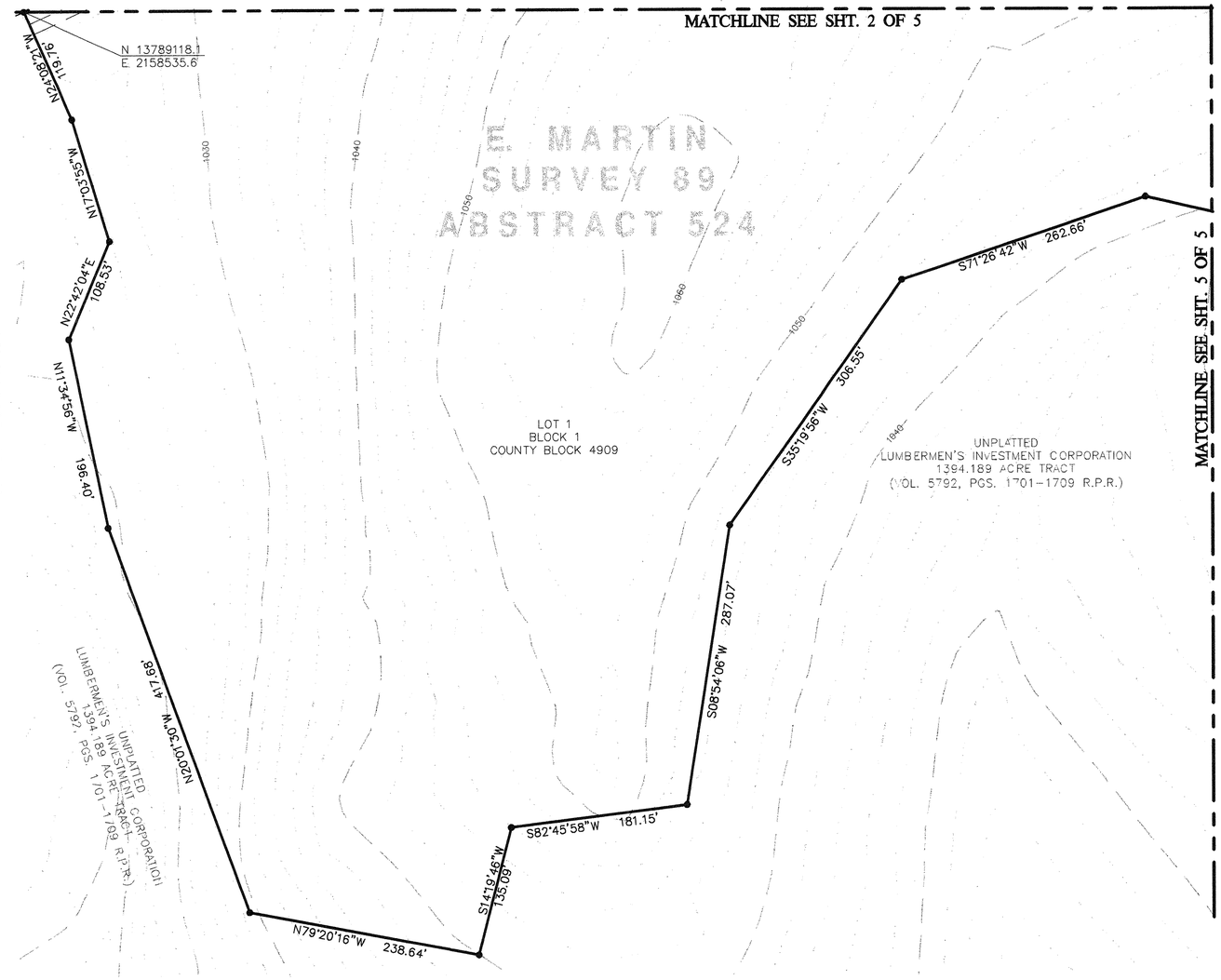
0 100 200

LEGEND

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
F.I.R. = FOUND 1/2" IRON ROD
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
1008 = EXISTING CONTOURS

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

555 EAST RAMSEY
SAN ANTONIO TEXAS 78216
210-375-9000

EDWARDS AQUIFER NOTES

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC s213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. THE BEARING FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

4. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379

5. DIMENSIONS SHOWN ARE SURFACE.

6. COMBINED SCALE FACTOR USED IS 0.99983.

7. BEARINGS MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D.83.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, 20__.

ATTESTED:

_____
COUNTY JUDGE
BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____
A.D. 20____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF

CIBOLO CANYON, UNIT - 1

BEING A 50.54 ACRE TRACT OF LAND OUT OF A 1394.189 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE E. MARTIN SURVEY NO. 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF_____ A.D._____ AT_____ M. AND DULY RECORDED _____ DAY OF_____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ , DEPUTY

JOB 5296-01

File: P:\52\96\01\Design\Civil\Pl529601.dwg Date: Jun 10, 2002, 9:33am

PLAT NO. 010443

EDWARDS AQUIFER NOTES

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC s213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. THE BEARING FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

4. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379

5. DIMENSIONS SHOWN ARE SURFACE.

6. COMBINED SCALE FACTOR USED IS 0.99983.

7. BEARINGS MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D.83.

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, 20__.

ATTESTED:

_____
COUNTY JUDGE
BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____
A.D. 20____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
DULY AUTHORIZED AGENT

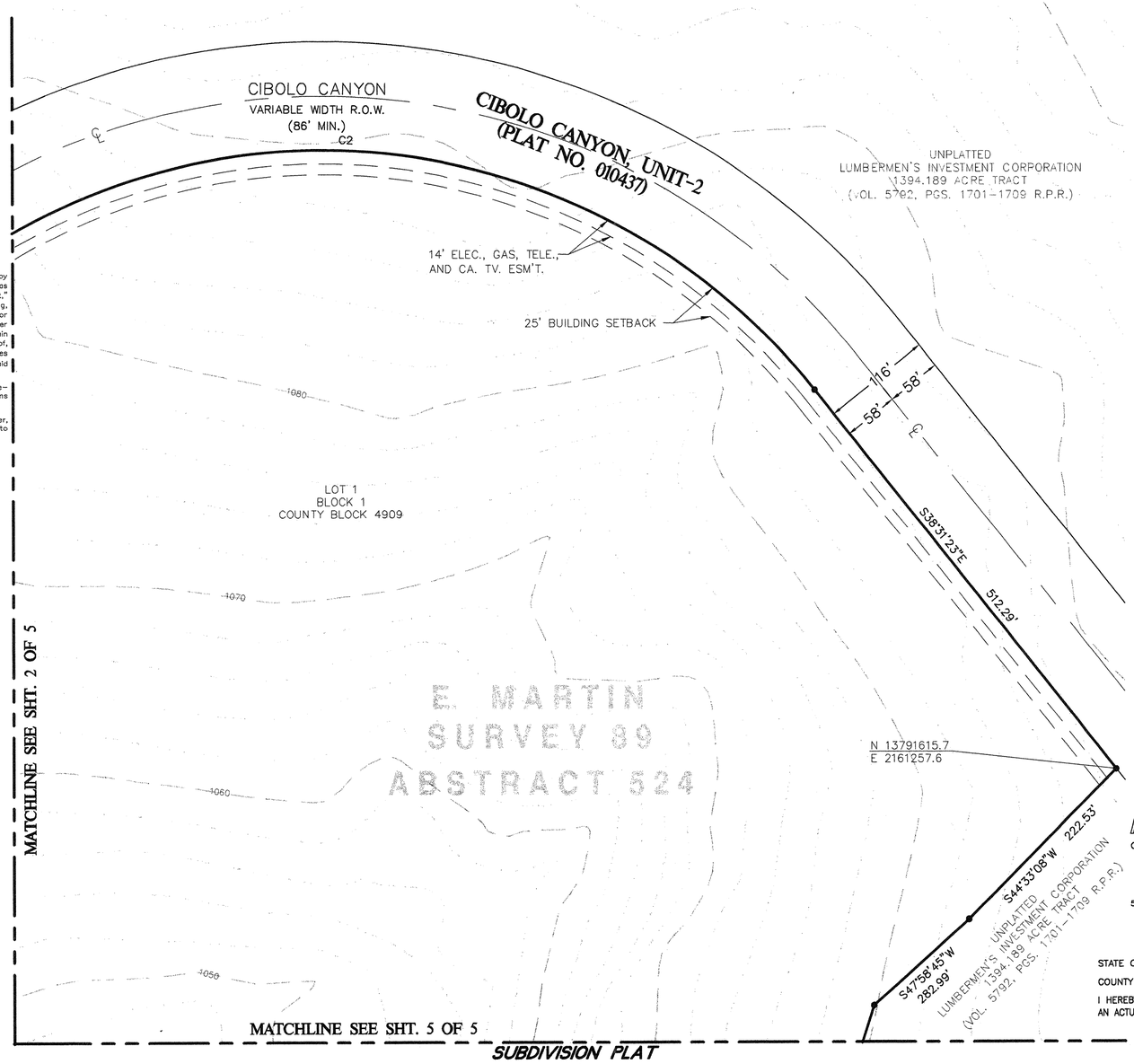
STATE OF TEXAS

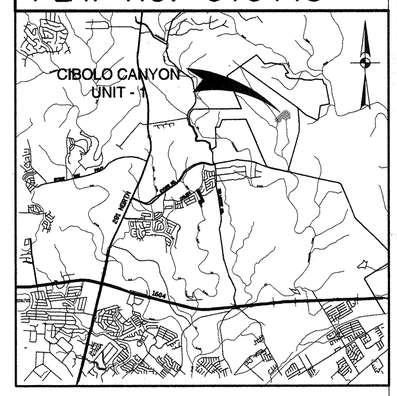
COUNTY OF BEXAR

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	633.00	2058.00	319.02	17°37'23"
C2	1141.36	668.00	767.05	97°53'48"





LOCATION MAP
NOT TO SCALE

SCALE: 1"= 100'
0 100 200

LEGEND

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
F.I.R. = FOUND 1/2" IRON ROD
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
1008 = EXISTING CONTOURS

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY 210-375-9000

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF_____ A.D._____ AT_____ M. AND DULY RECORDED _____ DAY OF_____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ , DEPUTY

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT - 1

BEING A 50.54 ACRE TRACT OF LAND OUT OF A 1394.189 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE E. MARTIN SURVEY NO. 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

File: P:\52\96\01\Design\Civil\PL529601.dwg Date: Jun 10, 2002, 9:33am

JOB 5296-01

PLAT NO. 010443

EDWARDS AQUIFER NOTES

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC s213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. THE BEARING FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

4. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379

5. DIMENSIONS SHOWN ARE SURFACE.

6. COMBINED SCALE FACTOR USED IS 0.99983.

7. BEARINGS MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D.83.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, 20___.

ATTESTED:

_____
COUNTY JUDGE
BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____
A.D. 20_____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
DULY AUTHORIZED AGENT

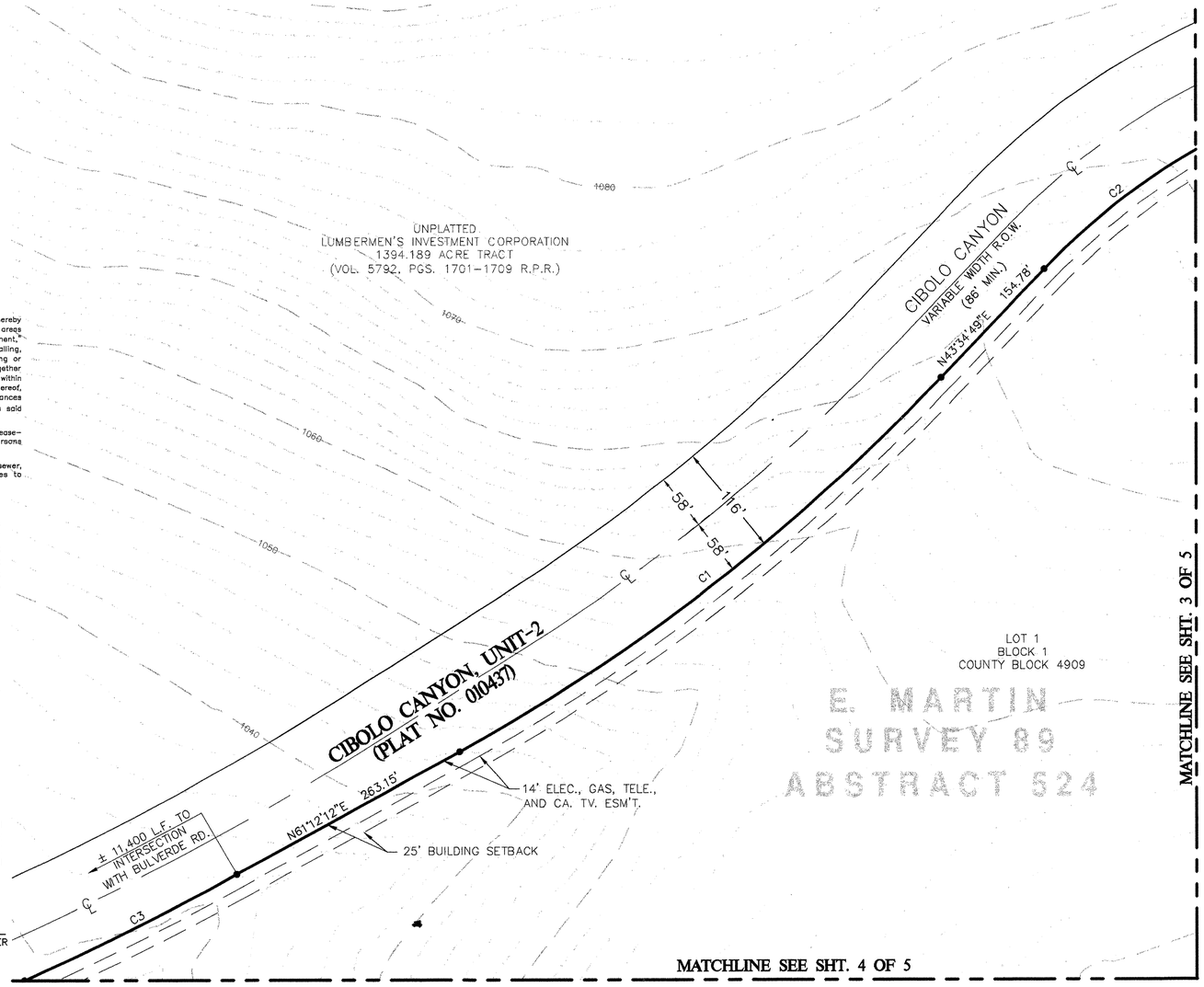
STATE OF TEXAS

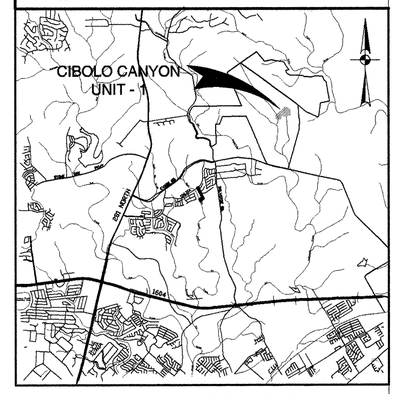
COUNTY OF BEXAR

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	633.00	2058.00	319.02	17°37'23"
C2	1141.36	668.00	767.05	97°53'48"
C3	245.89	3025.00	123.01	04°29'36"





LOCATION MAP
NOT TO SCALE

SCALE: 1"= 100'
0 100 200

LEGEND

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
F.I.R. = FOUND 1/2" IRON ROD
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
1008 = EXISTING CONTOURS

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY 210-375-9000

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20_____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF_____ A.D._____ AT_____ M. AND DULY RECORDED _____ DAY OF_____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

SUBDIVISION PLAT
OF
CIBOLO CANYON, UNIT - 1

BEING A 50.54 ACRE TRACT OF LAND OUT OF A 1394.189 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE E. MARTIN SURVEY NO. 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SHEET 2 OF 5

JOB 5296-01

File: P:\52\96\01\Design\Civil\PL529601.dwg Date: Jun 10, 2002, 9:32am

PLAT NO. 010443

EDWARDS AQUIFER NOTES

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC s213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. THE BEARING FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

4. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1981) N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379

5. DIMENSIONS SHOWN ARE SURFACE.

6. COMBINED SCALE FACTOR USED IS 0.99983.

7. BEARINGS MUST BE ROTATED 0°0'0" COUNTERCLOCKWISE TO MATCH N.A.D.83.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, 20___.

ATTESTED:

_____
COUNTY JUDGE
BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____
A.D. 20_____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

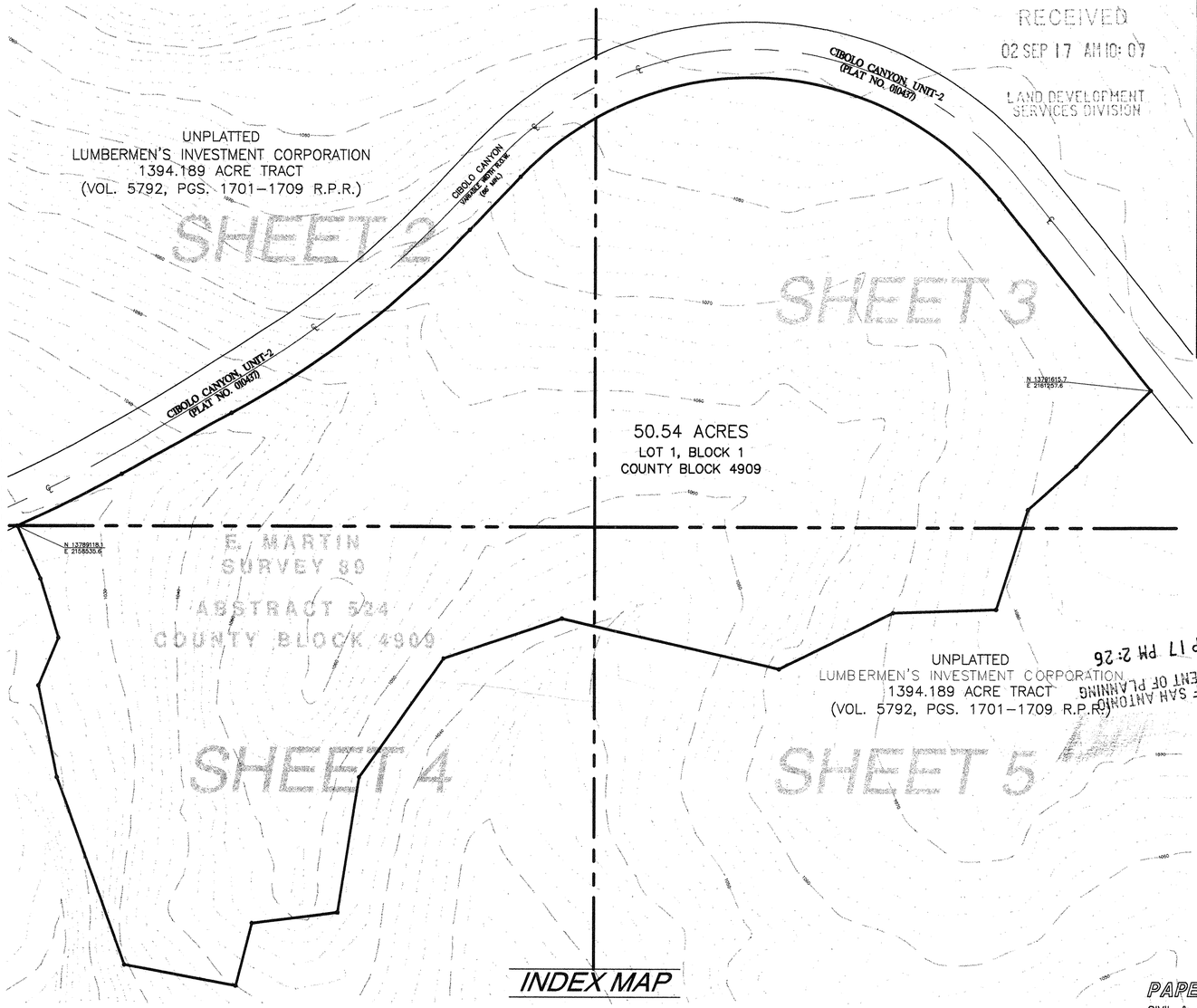
_____
DULY AUTHORIZED AGENT

STATE OF TEXAS

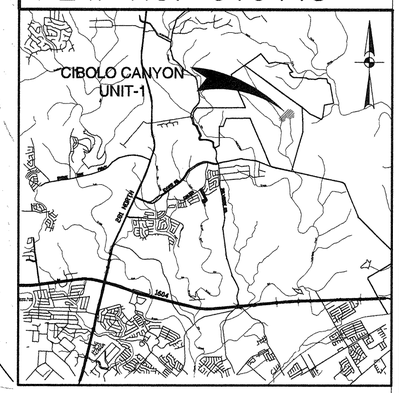
COUNTY OF BEXAR

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

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



INDEX MAP



LOCATION MAP
NOT TO SCALE

SCALE: 1"= 200'
0 200 400

RECEIVED
02 SEP 17 AM 10:07
LAND DEVELOPMENT
SERVICES DIVISION

02 SEP 17 PM 2:26
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

LEGEND

D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
F.I.R.	= FOUND 1/2" IRON ROD
ELEC.	= ELECTRIC
TELE.	= TELEPHONE
CA.TV.	= CABLE TELEVISION
ESM'T.	= EASEMENT
1008	= EXISTING CONTOURS

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

DEVELOPER:
JOHN PIERRET
LUMBERMEN'S INVESTMENT CORPORATION
5495 BELTLINE ROAD
DALLAS, TEXAS 75240

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
555 EAST RAMSEY 210-375-9000

SUBDIVISION PLAT
OF
CIBOLO CANYON, UNIT - 1

BEING A 50.54 ACRE TRACT OF LAND OUT OF A 1394.189 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE E. MARTIN SURVEY NO. 89, ABSTRACT 524, COUNTY BLOCK 4909, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20_____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT_____ M. AND DULY RECORDED _____ DAY OF _____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ , DEPUTY

SHEET 1 OF 5

File: P:\52\96\01\Design\Civil\Pl529601.dwg Date: Jun 10, 2002, 9:32am

JOB 5296-01
452

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04)
REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808 N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961 N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. #AY0072 N:13756584.2745 E:2129377.7379
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

FLOOD PLAIN NOTE:

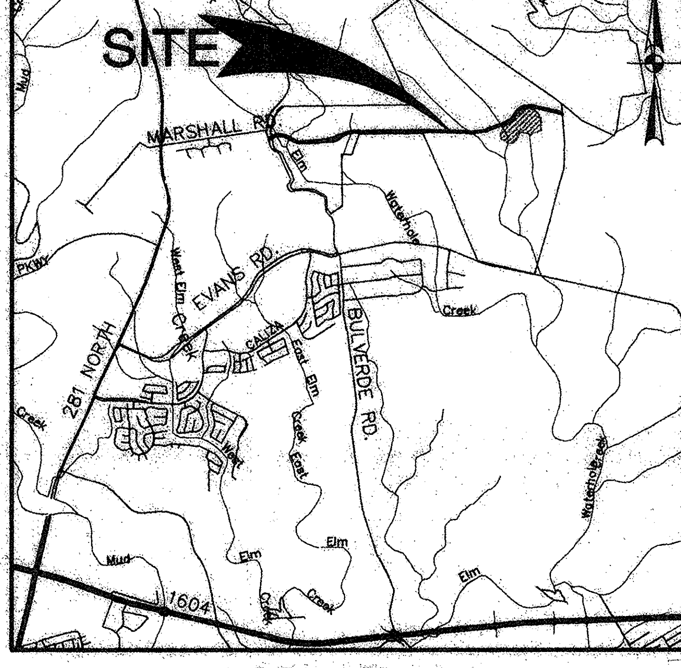
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48ø29ø145E, AND DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

NOTE: ALL FILL EASMENTS DESCRIBED HEREON SHALL EXPIRE AND BECOME VOID UPON COMPLETION AND ACCEPTANCE OF THE ROADWAY AND DRAINAGE IMPROVEMENTS BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

PLAT NO. 010437



LOCATION MAP
NOT TO SCALE

CURVE TABLE

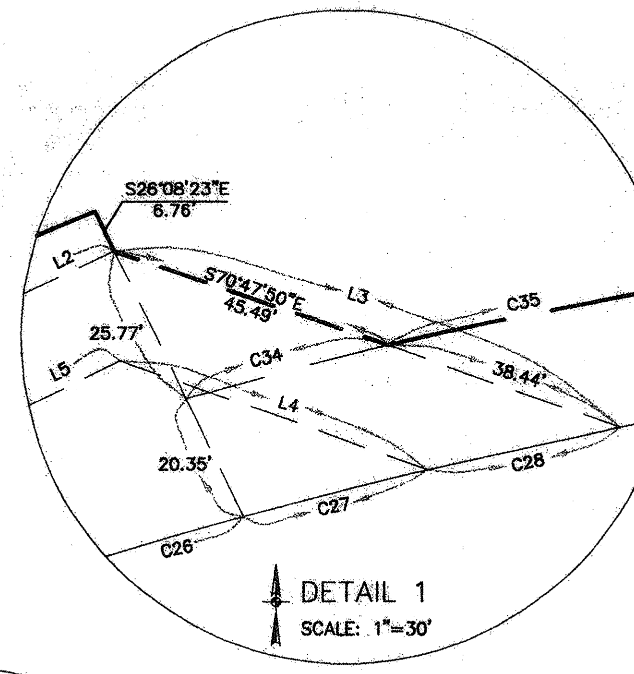
CURVE	LENGTH	RADIUS	TANGENT	DELTA	RAD. BRG
C1	831.10	784.00	459.40	60°44'16"	N/A
C2	1276.00	1168.00	710.07	62°35'37"	N/A
C3	610.29	1032.00	314.36	33°52'57"	N/A
C4	110.59	930.00	55.36	06°48'48"	N/A
C5	58.20	968.00	29.11	03°26'41"	N/A
C6	122.17	2032.00	61.10	03°26'41"	N/A
C7	161.53	968.00	80.95	09°33'40"	N/A
C8	749.30	2032.00	378.95	21°07'40"	N/A
C9	747.93	1412.00	382.96	30°20'58"	N/A
C10	304.67	2694.00	152.50	06°28'47"	N/A
C11	986.45	2923.00	497.96	19°20'10"	N/A
C12	481.18	1942.00	241.83	14°11'47"	N/A
C13	1339.56	784.00	900.25	97°53'48"	N/A
C14	1141.36	668.00	767.05	97°53'48"	N/A
C15	633.00	2058.00	319.02	17°37'23"	N/A
C16	839.96	3025.00	422.70	15°54'34"	N/A
C17	293.13	2592.00	146.72	06°28'47"	N/A
C18	801.96	1514.00	410.63	30°20'58"	N/A
C19	95.50	968.00	47.79	05°39'09"	N/A
C20	99.92	968.00	50.00	05°54'51"	N/A
C21	122.72	1032.00	61.43	06°48'48"	N/A
C22	572.44	968.00	294.86	33°52'57"	N/A
C23	1673.65	1532.00	931.35	62°35'37"	N/A
C24	708.13	668.00	391.42	60°44'16"	N/A
C25	229.67	999.00	115.34	13°10'20"	N62°02'12"E
C26	142.46	784.00	71.43	10°24'40"	S25°47'50"E
C27	29.74	784.00	14.87	02°10'24"	S13°12'47"E
C28	30.81	784.00	15.41	02°15'06"	S10°57'41"E
C29	323.24	784.00	163.95	23°37'21"	S12°39'40"W
C30	27.51	784.00	13.76	02°00'38"	S14°40'18"W
C31	22.47	784.00	11.24	01°38'32"	S16°18'50"W
C32	232.34	784.00	117.03	16°58'46"	S33°17'36"W
C33	22.54	784.00	11.27	01°38'49"	S34°56'25"W
C34	32.65	804.00	16.33	02°19'36"	S15°39'25"E
C35	393.04	804.00	200.53	28°00'34"	S13°19'49"E
C36	27.17	804.00	13.58	01°56'09"	S14°40'45"W
C37	66.34	1168.00	33.18	03°15'16"	N31°41'09"E
C38	319.19	1168.00	160.60	15°39'28"	N31°41'09"E
C39	688.29	1168.00	354.46	33°45'50"	N17°44'08"W
C40	202.17	1168.00	101.34	09°55'03"	N17°44'08"W
C41	65.21	1148.00	32.61	03°15'16"	N34°56'25"E
C42	679.45	1153.00	349.91	33°45'50"	N16°01'41"E
C43	70.69	1032.00	35.36	03°55'29"	S27°39'12"E
C44	132.86	1032.00	66.52	07°22'35"	S16°21'07"E
C45	26.16	1032.00	13.08	01°27'08"	S14°53'59"E
C46	10.69	1032.00	5.35	00°35'37"	S14°18'22"E
C47	60.77	1032.00	30.39	03°22'26"	S10°55'56"E
C48	22.30	1032.00	11.15	01°14'18"	S09°41'38"E
C49	286.81	1032.00	144.33	15°55'24"	S06°13'46"W
C50	161.57	1052.00	80.94	08°47'58"	S23°43'42"E
C51	12.03	1052.00	6.01	00°39'18"	S14°55'44"E
C52	318.98	1062.00	160.70	17°12'33"	S10°58'47"E
C53	690.37	2097.00	348.34	18°51'46"	S07°52'49"E
C54	350.45	1412.00	176.13	14°13'13"	N03°14'16"W
C55	109.76	1412.00	54.91	04°27'14"	N07°41'30"W
C56	287.73	1412.00	144.36	11°40'31"	N19°22'00"W
C57	318.55	1377.00	159.99	13°15'17"	N10°58'58"E
C58	301.99	1372.00	151.61	12°36'41"	N06°45'49"W
C59	124.99	2923.00	62.50	02°27'00"	N15°20'14"W
C60	84.66	2923.00	42.33	01°39'34"	N16°59'48"W

CURVE TABLE

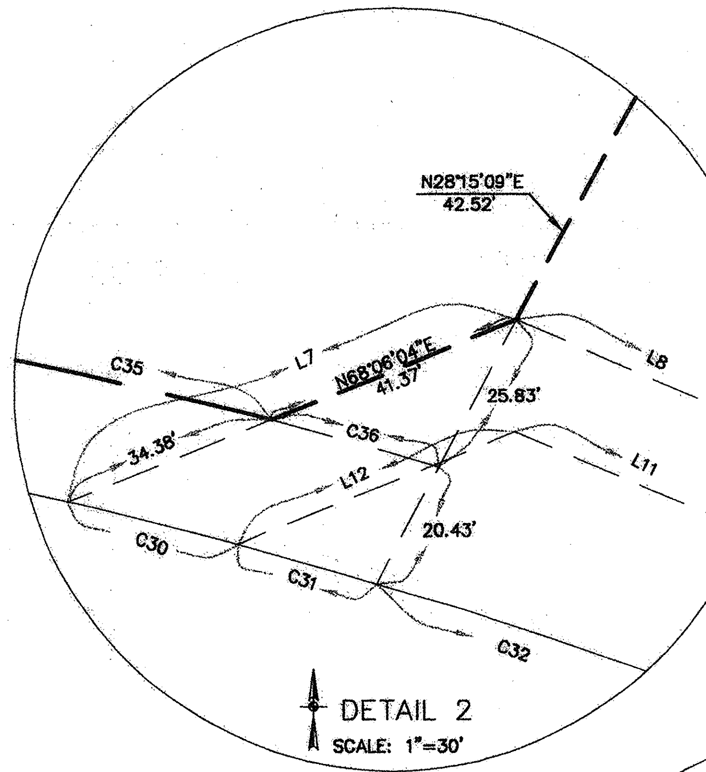
CURVE	LENGTH	RADIUS	TANGENT	DELTA	RAD. BRG
C61	131.44	2923.00	65.73	02°34'35"	N19°34'23"W
C62	154.16	2923.00	77.10	03°01'19"	N22°35'41"W
C63	98.97	2923.00	49.49	01°56'24"	N24°32'05"W
C64	66.12	2923.00	33.06	01°17'46"	N24°28'21"W
C65	326.12	2923.00	163.23	06°23'33"	N25°49'51"W
C66	61.13	2888.00	30.57	01°12'46"	N15°21'01"W
C67	155.75	2893.00	77.89	03°05'04"	N19°47'00"W
C68	68.82	2903.00	34.41	01°21'30"	N24°28'21"W
C69	1017.21	784.00	594.43	74°20'20"	S46°25'11"E
C70	322.35	784.00	163.48	23°33'28"	S51°28'37"W
C71	340.97	834.00	172.90	23°25'30"	S27°55'09"W
C72	331.90	668.00	169.45	28°28'03"	S23°00'34"W
C73	809.46	668.00	462.80	69°25'45"	S23°00'34"W
C74	316.99	638.00	161.84	28°28'03"	S51°28'37"W
C75	414.20	2058.00	207.80	11°31'54"	N46°25'11"W
C76	218.80	2058.00	109.50	06°05'30"	N28°47'48"W
C77	220.93	2078.00	110.57	06°05'30"	N34°53'17"W
C78	331.51	3025.00	165.92	06°16'44"	N22°31'03"W
C79	23.28	3025.00	11.64	00°26'28"	N22°04'36"W
C80	52.61	3025.00	26.31	00°59'47"	N21°04'48"W
C81	22.56	3025.00	11.28	00°25'39"	N20°39'10"W
C82	129.94	3025.00	64.98	02°27'40"	N18°11'29"W
C83	280.05	3025.00	140.13	05°18'16"	N12°53'14"W
C84	222.49	3045.00	111.30	04°11'11"	N28°47'48"W
C85	190.25	3065.00	95.15	03°33'23"	N24°36'36"W
C86	237.84	3065.00	118.98	04°26'46"	N18°38'05"W
C87	69.28	3050.00	34.64	01°18'05"	N14°11'19"W
C88	194.22	1514.00	97.24	07°21'00"	N12°01'00"W
C89	26.02	1514.00	13.01	00°59'04"	N11°01'56"W
C90	32.42	1514.00	16.21	01°13'37"	N09°48'19"W
C91	107.23	1514.00	53.63	04°03'28"	N05°44'51"W
C92	22.30	1514.00	11.15	00°50'38"	N04°53'58"W
C93	71.31	1514.00	35.66	02°41'55"	N02°12'18"W
C94	215.50	1514.00	107.93	08°09'19"	N05°57'01"E
C95	132.98	1514.00	66.53	05°01'56"	N05°57'01"E
C96	242.52	1544.00	121.51	08°59'59"	N19°22'00"W
C97	90.36	1544.00	45.20	03°21'12"	N06°24'40"W
C98	198.93	968.00	99.82	11°46'28"	S05°32'42"E
C99	246.19	968.00	123.76	14°34'18"	S20°07'00"E
C100	22.04	968.00	11.02	01°18'16"	S21°25'17"E
C101	9.46	968.00	4.73	00°33'36"	S21°58'53"E
C102	60.77	968.00	30.40	03°35'49"	S25°34'42"E
C103	12.57	968.00	6.28	00°44'38"	S26°19'20"E
C104	22.49	968.00	11.24	01°19'51"	S27°39'12"E
C105	265.53	938.00	133.66	16°13'10"	S05°42'15"E
C106	132.81	1532.00	66.45	04°58'01"	N22°41'10"W
C107	825.78	1532.00	423.18	30°53'00"	N22°41'10"W
C108	604.63	1532.00	306.30	22°36'46"	N30°48'37"E
C109	110.43	1532.00	55.24	04°07'49"	N34°56'25"E
C110	136.08	1552.00	68.08	05°01'25"	N27°39'12"W
C111	609.18	1557.00	308.54	22°25'02"	N08°11'50"E
C112	12.16	668.00	6.08	01°02'33"	S33°536'52"W
C113	19.53	668.00	9.76	01°40'29"	S32°13'23"W
C114	218.41	668.00	110.19	18°44'01"	S13°29'22"W
C115	22.92	668.00	11.46	01°57'58"	S11°31'24"W
C116	269.30	668.00	136.51	23°05'55"	S11°34'31"E
C117	32.41	668.00	16.21	02°46'48"	S14°21'20"E
C118	19.39	668.00	9.70	01°39'47"	S16°01'07"E
C119	114.01	668.00	57.14	09°46'44"	S25°47'50"E
C120	267.41	643.00	135.66	23°49'40"	S10°50'54"E

LINE TABLE

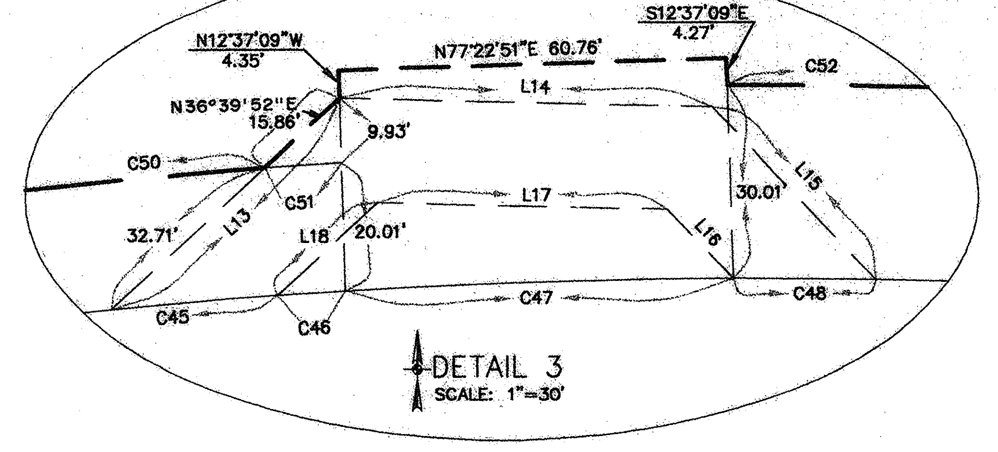
LINE	LENGTH	BEARING
L1	46.96	N19°12'10"E
L2	163.62	N64°12'10"E
L3	83.93	S70°47'50"E
L4	50.97	N70°47'50"W
L5	150.37	S64°12'10"W
L6	24.34	S19°12'10"W
L7	75.75	N68°06'04"E
L8	211.09	S66°53'56"E
L9	68.87	S10°38'56"E
L10	44.45	N10°38'56"W
L11	195.91	N66°53'56"W
L12	46.74	S68°06'04"W
L13	48.56	N36°39'52"E
L14	58.38	N80°31'39"E
L15	37.09	S54°28'21"E
L16	14.93	N54°28'21"W
L17	45.31	S80°31'39"W
L18	21.43	S36°39'52"W
L19	39.48	S24°17'37"W
L20	44.12	S69°17'37"W
L21	37.34	N65°42'23"W
L22	14.80	S65°42'23"E
L23	30.87	N69°17'37"E
L24	15.94	N24°17'37"E
L25	56.39	S40°31'23"W
L26	120.69	S85°31'23"W
L27	37.93	N49°28'37"W
L28	15.77	S49°28'37"E
L29	107.44	N85°31'23"E
L30	29.25	N40°31'23"E
L31	29.71	S22°40'39"W
L32	79.78	S63°51'32"W
L33	35.05	N71°37'21"W
L34	12.70	S71°37'21"E
L35	67.22	N63°51'32"E
L36	8.55	N22°40'39"E
L37	40.78	S68°01'48"W
L38	189.37	N66°58'12"W
L39	49.31	N33°13'12"W
L40	28.04	S33°13'12"E
L41	177.89	S66°58'12"E
L42	22.96	N68°01'48"E
L43	35.50	S19°12'10"W
L44	126.95	S64°12'10"W
L45	54.27	N70°47'50"W
L46	31.65	S70°47'50"E
L47	113.69	N64°12'10"E
L48	17.92	N19°12'10"E



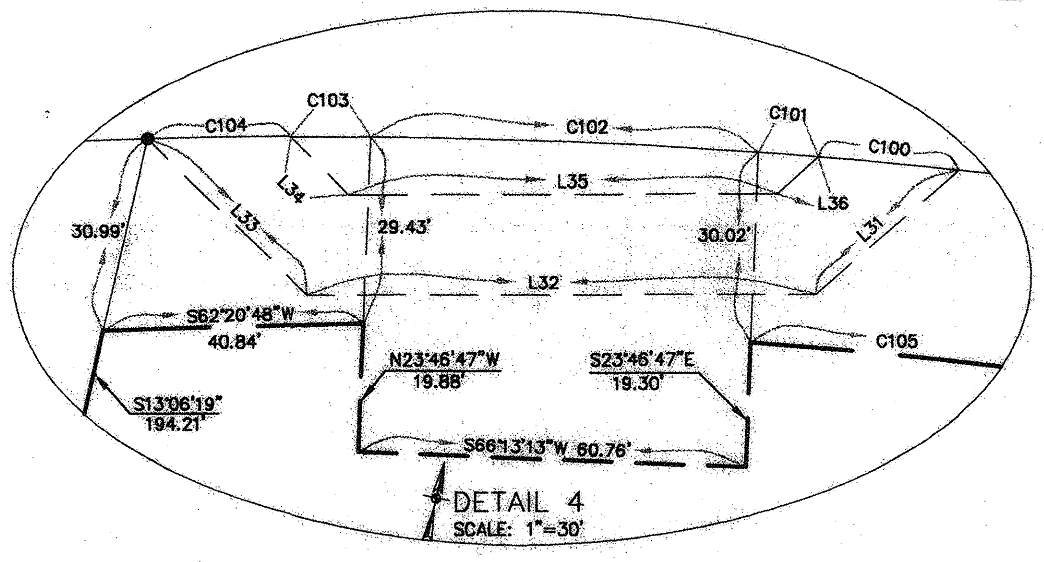
DETAIL 1
SCALE: 1"=30'



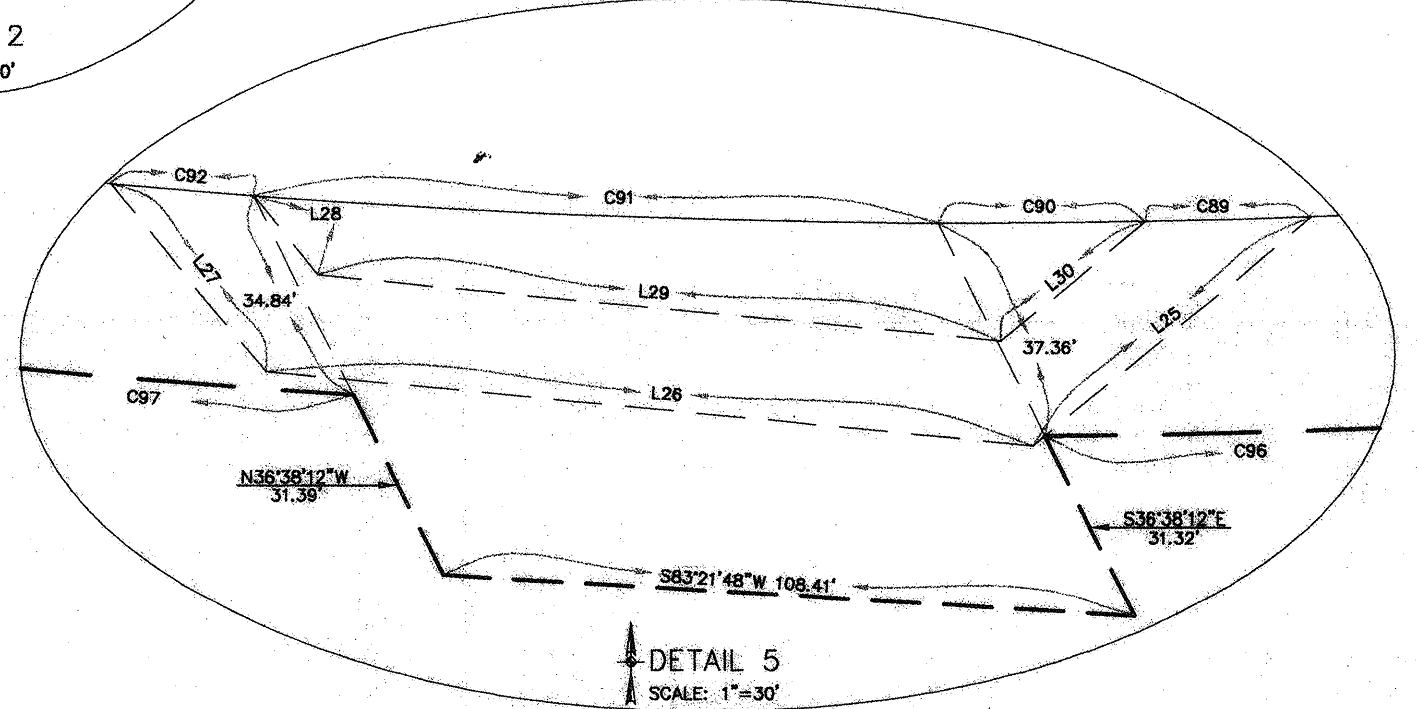
DETAIL 2
SCALE: 1"=30'



DETAIL 3
SCALE: 1"=30'



DETAIL 4
SCALE: 1"=30'



DETAIL 5
SCALE: 1"=30'

STATE OF TEXAS
BRICE B. MOCZYGEMBA
65747
LICENSED
PROFESSIONAL ENGINEER

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.

Brice Moczygemba

REGISTERED PROFESSIONAL ENGINEER

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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUMBERMEN'S INVESTMENT CORP.
OWNER

John K Pierret EVP
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN PIERRET, 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 23 DAY OF May A.D. 2002

NOTARY PUBLIC BEXAR COUNTY, TEXAS

Date: Feb 06, 2002, 1:57pm User ID: wsellard
File: H:\3538\21\design\civil\PL353821.dwg

SUBDIVISION PLAT OF
CIBOLO CANYON, UNIT-2

BEING A 66.420 ACRE TRACT OF LAND OUT OF A 194.2434 ACRE TRACT AND A 1394.189 ACRE TRACT, BOTH DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1701-1709, AND A 229 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED IN VOLUME 5792, PAGES 1697-1700, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, AND OUT OF THE ROMPEL KOCH & VOGES SURVEY 1, ABSTRACT 1020, COUNTY BLOCK 4901, AND OUT OF THE E. MARTIN SURVEY 89, ABSTRACT 524, COUNTY BLOCK 4909, ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CIBOLO CANYON, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. ______

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF ______, ____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

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

STATE OF TEXAS

COUNTY OF BEXAR

______ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE RECORDS OF ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______ A.D. ______

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

JOB NO. 3538-21

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

1816

Date Submitted: 12/20/94

Name of Application: EVANS RD/ NORTH LOOP VENTURE

Owner/Agent: [redacted] **Phone:**
Address: 301 CONGRESS AVE AUSTIN, TX **Zip code:** 78767
Engineer/Surveyor: PAPE-DAWSON CONSULTING ENGINEERS **Phone:** 824-9494
Address: 9310 BROADWAY, BLDG H **Zip code:** 78217

Existing zoning: N/A **Proposed zoning:** N/A

Texas State Plane Coordinates: X 665,500 Y 2,179,400
(at major street enterance) AT, MARSHALL RD ENTRANCE

Plat is over/within/includes: San Antonio City Limits Yes ☐ No ☒
Edwards Aquifer Recharge Zone? Yes ☑ No ☐

RECEIVED
94 DEC 20 PM 3:51
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land Area Being Platted:	Lots	Acres
Single-Family (SF)	–	1437
Non-Single Family (NSF)	–	67
Commercial & other	–	187
TOTAL =		1691

Print Name: RUBEN CERVANTES **Signature:** [signature]

Date: 12/20/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

Jefferey Farnsworth

City of San Antonio

Development Rights Permit Application

Permit File # 379
assigned by city staff

All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.

1. Owner/Agent: Lumberman's Investment Corporation/Mr. Jim Lassiter
2. Address: P.O. Box 2030, Austin, Texas
3. Zip: 78768 Telephone # (512)434-5782
4. Site location or address: _____
5. Council District _____ ETJ √ Over Edward's Aquifer Recharge (√) yes ( ) no

Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

POADP's* accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name Evans Road Tract # 452
Date Accepted: 1/20/95 Expiration Date: _____
POADP Size 1816 acres (if applicable, list plats representing 8% of POADP area on the backside of this application.) % of area plat approved/developed _____ %
Infrastructure cost incurred $ 2,820,756.00 (Note: for POADP's <1000ac, cost incurred must be at least $500,000 and for areas >1000ac, expenditures must be at least $1,000,000. In addition, use of this section will require that this form be notarized).
Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/developed to maintain permit rights.

Plat Application

Plat Name: _____ Plat # _____ Acreage _____
Date submitted: _____ Expiration Date: _____
(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: Evans-North Loop Subdivision Plat #960245 Acreage 0.14 Approval Date: July 10,1996
Plat recording Date: _____ Expiration Date: July 10, 1999 Vol./Pg. _____
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Others

Type of Permit # _____ Date issued: _____ Expiration Date: _____ Acreage: _____
(Note: Two maps of the area must be provided).

*Development Rights based on cost incurred must have this document notarized -- all others may sign and date this form.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to $10,000.

I hereby certify that this Application and the attached documents are true and correct. Print Name: Ruben Cervantes, P.E.
Signature: Ruben Cervantes Date: 5/24/99
Sworn to and subscribed before me by Ruben Cervantes on this 24th day of May, 1999
to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 12-14-99

NORMA J. DEL TORO NOTARY PUBLIC STATE OF TEXAS EXPIRES 12-14-99

Approved 7.8.99 EL

7/14/98

3538\01\Word\Forms\990524a1

CITY OF SAN ANTONIO

January 20, 1995

Mr. Rueben Cervantes
Pape-Dawson Engineers
9310 Broadway, Bldg II
San Antonio, Texas, 78217

RE: Evans Road Tract Subdivision POADP #452

Mr. Cervantes:

The City Staff Development Review Committee has reviewed your Evans Road Tract Subdivision Preliminary Overall Area Development Plan #452. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, dedication will be required along Bulverde Road and Evans Road at the time of plat submittal for adjacent units to bring the ROW widths to forty-three feet and fifty-five feet from centerline respectively. Additionally, as shown on your plan, you will be required to plat, dedicate, and construct the two secondary arterial type "A" streets at a ROW width of eighty-six feet. Your collectors need to provide for sixty-feet of ROW with forty-four feet of pavement. A non-access easement will also be required along the rear and sides of single-family lots adjacent to any arterial at the time of plat submittal for the respective units.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

1. The first permit (Preliminary Overall Area Development Plan/POADP #452) for this project was filed when a moratorium on the new recharge zone development permits was in effect.

   The Evans Road Tract POADP #452 was filed with the City in accordance with City requirements and was approved by the City.

2. A unit plat was not filed in time to keep the original permit from expiring.

   A plat was filed in compliance with the requirements that existed at the time.

   POADP Approved: *January 20, 1995*
   Plat Approved: *July 10, 1996*
   Plat was Recorded: *July 8, 1999 Vol. 09544/00033*

3. Substantial modifications to the original plan caused it to expire and triggered a loss of Category 1 Status.

   The POADP approved has not been modified, in fact the Agreement between the City and LIC acknowledges the same POADP to be in effect until such time as the landowner chooses to revise it.

4. Lumbermen's water/sewer contract expired and its associated infrastructure and capacity were forfeited.

   The sewer contract was approved in December 1999 and remains in effect. The sewer contract included a requirement to construct off-site sewer lines which the developer completed and SAWS accepted on July 9, 2003.

   SAWS and the City of San Antonio approved a Water Commitment on November 19, 2002 and the Water Commitment remains in effect.

   At the time the discussions with SAWS began on the proposed development there was a valid water contract which was converted to a utility service agreement where SAWS continues to recognize the expenditures for water infrastructure and the utility capacity.

A.D. 19 22

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 9th DAY OF July A.D. 1999 AT 2:36 P.M. AND DULY RECORDED THE 12th DAY OF July A.D. 1999 AT 9:56 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 33

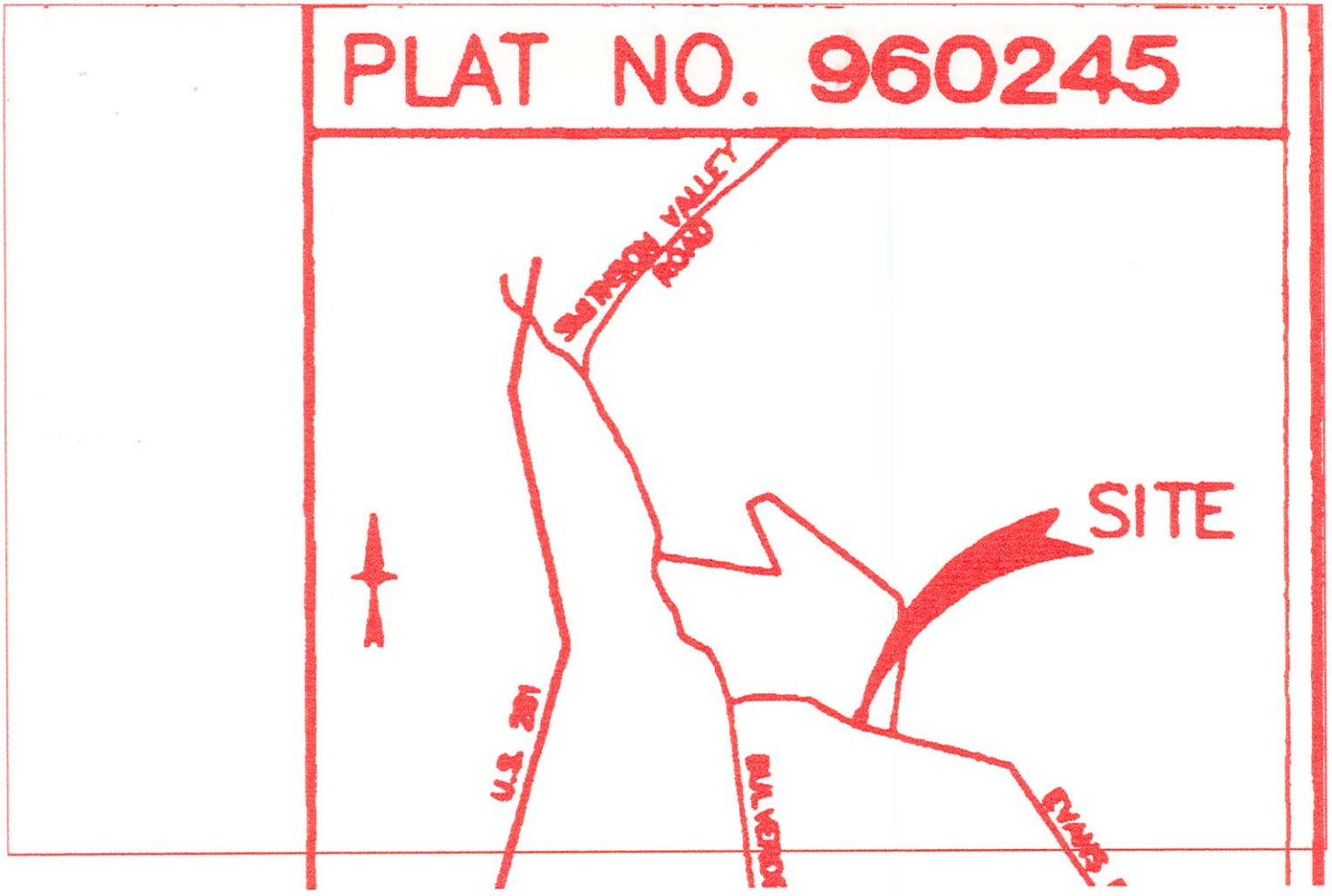
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9th DAY OF July A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Daniel Cailly DEPUTY

33

3538-01

PLAT NO. 960245

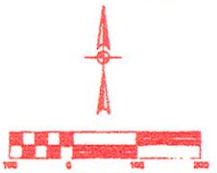


PLAT NO. 960245

LOCATION MAP
N.T.S.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C-1	15.00'	21.58'	13.06'	82°24'56"
C-2	15.00'	21.58'	13.06'	82°24'56"

ADOLPHUS HARNDEN SURVEY No. 478 1/3
ABSTRACT No. 350
CB 4911



SCALE : 1"=100'

NOTES:

1. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND IN THE EVANS ROAD R.O.W.
2. THE BASIS OF BEARINGS IS THE EVANS ROAD R.O.W.
3. ALL I/C IRON RODS SET WITH A YELLOW CAP MARKED "PAPE-DAWSON UNLESS OTHERWISE NOTED.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

SUBDIVISION PLAT OF EVANS - NORTH LOOP SUBDIVISION

A 0.1400 ACRE TRACT OF LAND BEING OUT OF A 1923.189 ACRE TRACT AS RECORDED IN VOLUME 3041, PAGE 379 OF THE REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS AND BEING OUT OF THE ADOLPHUS HARNDEN SURVEY No. 478 1/3, ABSTRACT No. 350, COUNTY BLOCK NO. 4911.

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STEPHEN A. HACKNAH
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
42079
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME ON THE 17th DAY OF JUNE A.D. 19 96

RICHARD OLIVAREZ
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER Robert A Ruth
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT A. RUTH, 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 17th DAY OF JUNE A.D. 19 96

RICHARD OLIVAREZ
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE 1st DAY OF August 1996.

ATTESTED: Sherry Radloff
COUNTY CLERK / BEXAR COUNTY, TEXAS

COUNTY JUDGE / BEXAR COUNTY, TEXAS

THIS PLAT OF EVANS - NORTH LOOP SUBDIVISION WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 10 DAY OF June A.D. 96

BY: Gilbert Muñoz CHAIRMAN

BY: D K SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

STEPHEN A. HACKNAH
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
STEPHEN A. HACKNAH
3083
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME ON THE 17th DAY OF JUNE A.D. 19 96

RICHARD OLIVAREZ
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Cassy Richter COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 2nd DAY OF Aug A.D. 1996 AT 3:50 P.M. AND DULY RECORDED THE 1st DAY OF Aug A.D. 1996 AT 3:50 P.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 33

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 2nd DAY OF Aug A.D. 1996

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Daniel Cantu, DEPUTY

9544-33

3530-01

BEXAR COUNTY Vol: 9544 Page: 33 EVANS NORTH LOOP SUBN

09/18/02

410 2001000443 PLAN__

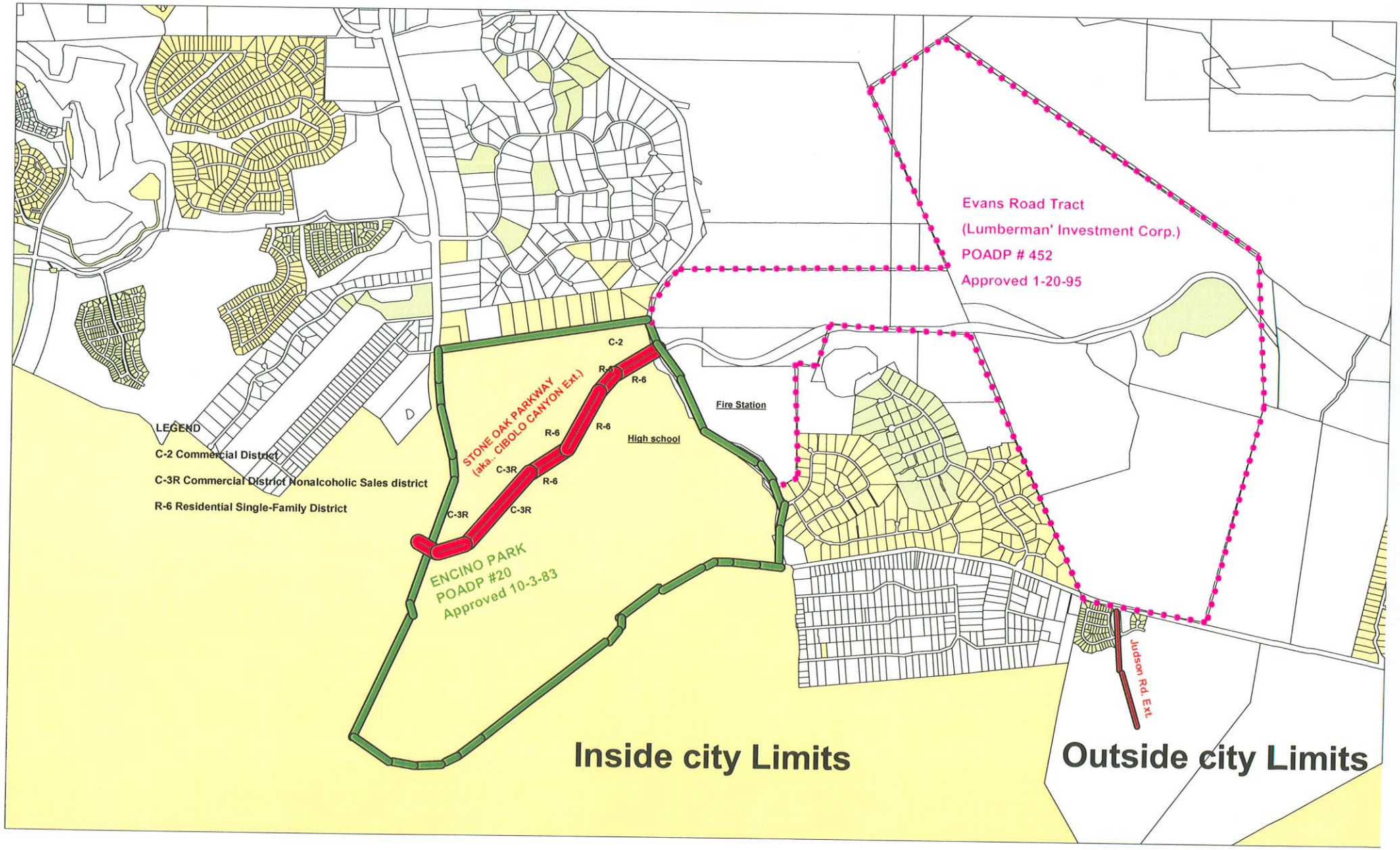
2001000443 05 11 2001
CIBOLO CANYON U-1
PLAN

___ __ __ ___
06 11 2001 N 06 11 2001
_

NOT BEGUN
NOT BEGUN

DIS RPT___
OUTSIDE SAN ANTONIO CITY LIMITS.*

*NEED 25 FOOT SETBACK ALONG CIBOLO CANYON BLVD.


Evans Road Tract
(Lumberman' Investment Corp.)
POADP # 452
Approved 1-20-95
LEGEND
C-2 Commercial District
C-3R Commercial District Nonalcoholic Sales district
R-6 Residential Single-Family District
STONE OAK PARKWAY
(aka.. CIBOLO CANYON Ext.)
C-2
R-6
R-6
R-6
R-6
C-3R
R-6
C-3R
C-3R
Fire Station
High school
ENCINO PARK
POADP #20
Approved 10-3-83
Judson Rd. Ext
Inside city Limits
Outside city Limits