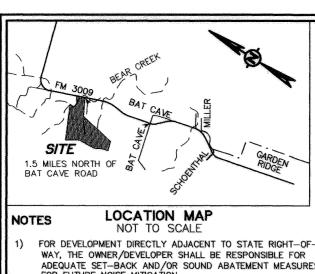


MY COMMISSION EXPIRES: 7/26/04

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SHEET 2 OF 6



- 1) FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET—BACK AND/OR SOUND ABATEMENT MEASURES
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE STATE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
- LOT 1, BLOCK 4 IS A PRIVATE STREET BEING 27.5 ACRES. WITH A TOTAL LENGTH OF 19,025 LINEAR FEET. ALL STREETS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
 LOT 1, BLOCK 4, SHALL BE USED AS INGRESS AND EGRESS FOR THE
 PROPERTY OWNERS WITHIN CANHAM RANCH SUBDIVISION.
- ALL PRIVATE STREETS ARE ALSO ELECTRIC, DRAINAGE, TELEPHONE, GAS, CABLE TV, WATER, SANITARY SEWER AND ALL OTHER PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED AND OWNED BY THE CANHAM RANCH HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE
- BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM. (TEXAS SOUTH CENTRAL ZONE), NORTH AMERICAN DATUM 1983.
- PROPERTY CORNERS WILL BE SET 1/2" IRON PIN WITH C&B PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
- 9) A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A, 100—YEAR FLOOD BOUNDARY, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 485463 0095 D, EFFECTIVE DATE OF JULY 17, 1995, REVISED JUNE 5, 2001, AS DEPENDED BY THE FEDERAL EMPERORY. AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P., FILE NO. 1519.00, DATED SEPTEMBER 19, 2000.

- THE FOLLOWING LOTS HAVE SEWER SETBACK EASEMENTS BECAUSE OF THEIR
- PROXIMITY TO 'POSSIBLY SENSITIVE' RECHARGE FEATURES AND THE PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P., TEXAS EDWARDS AQUIFER PROGRAM FILE NO. 1519.00, DATED SEPTEMBER 19, 2000 BLOCK 1 - LOTS 1, 38, 79 BLOCK 2 - LOT 16
- 17) LOT 79, BLOCK 1 IS RESERVED AS AN OPEN SPACE TO BE USED BY THE PROPERTY OWNERS OF THE SUBDIVISION. THIS LOT WILL BE MAINTAINED BY THE PROPERTY
- 18) LOT 2, BLOCK 2 IS RESERVED AS A BLANKET UTILITY EASEMENT FOR SUPPLYING WATER TO THE SUBDIVISION. THIS LOT WILL BE MAINTAINED BY THE PROPERTY OWNER'S
- PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN
- 20) LOTS 47 AND 49, BLOCK 1 AND LOT 24, BLOCK 3 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RESUBDIVISION IN COMAL COUNTY, TEXAS, AND THE SUBDIVISION OF THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR ANY OTHER PURPOSE WILL NOT COMPLY WITH THE CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 FACILITES 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 AREAS.

STATE OF TEXAS COUNTY OF BEXAR

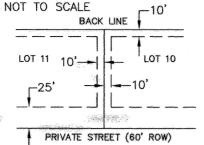
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS

J.W. WOOD, MANAGING PARTNER CANHAM RANCH, LTD. P.O. BOX 27445 HOUSTON, TEXAS 77227



THE FOLLOWING LOTS SHALL REFERENCE DEED RESTRICTIONS FOR ADDITIONAL DRAINAGE NEORMATION AND REQUIREMENTS: BLOCK 1 18-21, 41-48, 70-BLOCK 3 20-21, 25-40

LOCATION MAP



BUILDING SETBACK LINES

* NOTE ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT, PER COMAL COUNTY SUBDIVISION REGULATIONS, AND 10' ALONG THE SIDES AND BACK AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS AND 20' REAR BUILDING SETBACK ALONG ALL PERIMETER LOTS.

DOC. #200106040723 COMAL CO., TX.

J.W. WOOD 14.908 ACRES

3.89 acres

WILLIAM

LOT 8

2.34 acres

LOT 9

1.64 acres

N 42'38'52" W 338.9

1.52 acres

42*38'52" W

1.51 acres

LOT 12

1.50 acres

LOT 13

/1.62 acres

S42*38'52"E

342.20

MATCH LINE

SEE SHEET 3 26.23'-

N39'52'26"E

LOT 1

/5.07 ocres

1.28 acres S41"18'52"E 295.38 S4616'34"E 228.06

2.02 acres

LOT 4

1.25 acres

20

S 29.46'40" E 440.91'

1.51 acres

\$ 29.46'40" E

LOT 1

1,78 acres

332.34

LOT 2

1.49 acres

WATER, ELEC., GAS, TELE. &

CA. TV EASEMENT

LOT 3

1.36 acres

307.40

LOT 4

1.38 acres

S42'38'52"E

LOT 5

1.31 acres

S42'38'52"E \277.34'

294.74

S40"58'51"E

S& UTILITY EASEMENT \$42'38'52"E

F.M. 3009

LOT/79

4.57 acres

OPEN SPACE EASEMENT

15' DEDICATION FOR PUBLIC RIGHT-OF-WAY (0.299 ACRES)

LOT 78 3.90 acres

LOT 76

1.86 acres

S 46'16'34" E 299.72"

LOT 75

1.70 acres

46'16'34" E 355.50'

LOT 74

1.92 acres

46'16'34" E 405.75

LOT 7/3

2.18 acres

S 4616'34" E 456.01

LOT 72

2.06 acres

-184.84

107

196.66' 65.76' C51 49:46' N40'16'52"W 262.42'

MATCH LINE

PRIVATE ROAD

LOT 1, BLOCK 4

27.54 ACRES

SEE SHEET

I

28' ELEC., GAS, TELE., CA.
TV & UTILITY EASEMENT -

S 35'45'54" F 369.68'

1.40

S43'39'44"W

100

1"=200'

STATE OF TEXAS

DREW A MAWYER

JEFFREY D. MOELLEDUNTY OF BEXAR

HERZOG, H. CANHA

COUNTY OF BEXAR

15.15

S54'41'21"E 3.32 acres

LOT 6

CLAREY RESURVEY

2.91 acres

MØ. 759 ABSTRACT 96

LOT 24

1.69 acres

332.34

LOT 23

1.49 acres

S42'38'52"E

LOT 22

1.43 acres

S43'21'23"

294.15

LOT 21

1.35 acres

S42*38'52"E

294.74

LOT 20

1.32 acres

& S42'38'52"E 277.34'

L N37°48'22"E

THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, PROPERTY

- THIS SUBDIVISION FALLS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO.
- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A CERTIFIED PUBLIC WATER SUPPLY SYSTEM. EACH LOT WILL BE SERVED BY PRIVATE INDIVIDUAL ON—SITE SEWAGE FACILITIES.
- THE FOLLOWING LOTS HAVE 'POSSIBLY SENSITIVE' RECHARGE FEATURES AND THE PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P., TEXAS EDWARDS AQUIFER PROGRAM FILE NO. 1519.00, DATED SEPTEMBER 19, 2000. BLOCK 1 - LOTS 2, 6, 7, 28, 39, 40, 60, 61, 67, 68 AND 69 BLOCK 2 - LOT 9
- BLOCK 3 LOTS 3, 4, 8, 9, 11, 12, 15, 16, 17, 18, 28, 31, 34, 35, 37, 50 AND 51.
- BLOCK 3 LOTS 14, 19, 20, 27, 38.
- 15) LOT 69, BLOCK 1 IS RESERVED AS A SANITARY CONTROL AND UTILITY EASEMENT. THIS LOT WILL BE MAINTAINED BY THE PROPERTY OWNER'S
- 16) LOT 37, BLOCK I IS HERE MED AS A SANITARY CONTROL AND UTILITY EASEMENT AND 15' INGRESS/EGRESS EASEMENT AS SHOWN ON PLAT. THIS LOT WILL BE MAINTAINED BY THE PROPERTY OWNER'S, ASSOCIATION.
- OWNER'S ASSOCIATION.
- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER PUBLIC EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS

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

mission Expires July 26, 2004

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 28 DAY OF APRIL Brenda Kolilo

BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 7/26/04

A SUBDIVISION PLAT OF

93.63

- 118.44

CANHAM RANCH SUBDIVISION UNIT 1 A PLANNED UNIT DEVELOPMENT

282.982 ACRES OUT OF THE WILLIAM CLAREY RESURVEY NO. 759, ABSTRACT 96, JOSEPH THOMPSON RESURVEY NO. 758, ABSTRACT 614, AND TORIBIO LOSOYA SURVEY NO. 571, ABSTRACT 355, SAME BEING THAT PORTION CONVEYED TO CANHAM RANCH, LTD. OF RECORD IN DOC. # 9906023341, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

PLAT NO. 030128

SEE SHEET 5 OF 6 FOR CURVE & LINE TABLE

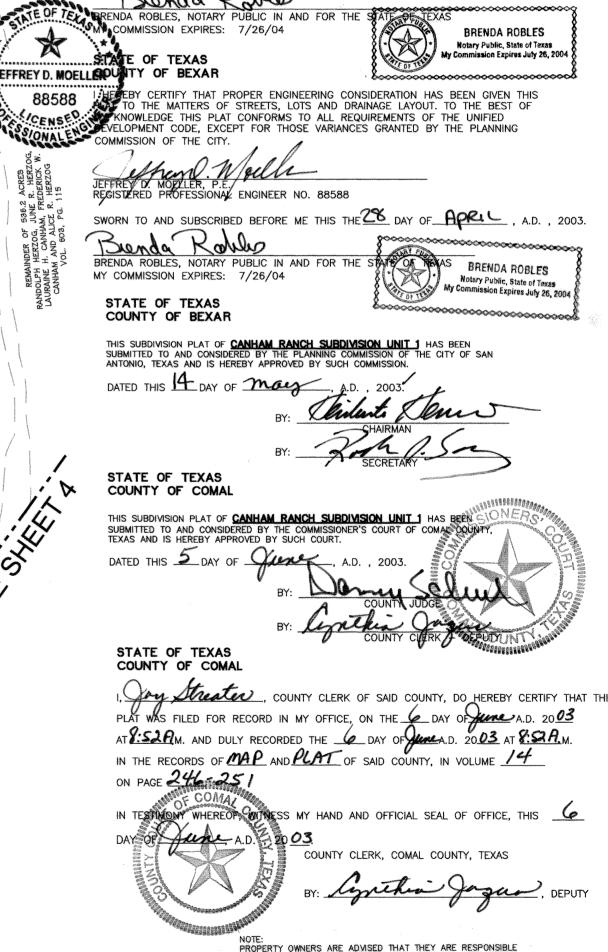
SEE SHEET 6 OF 6 FOR EASEMENTS

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF A PRIL , A.D. , 2003.

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STAND

BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDIN MADE ON THE GROUND BY: <u>CARTER BURGESS INC.</u>

Vol 14 Page 247



RDS SET FORTH TOREWAUMAWYER

5348

JEFFREY D. MODILER, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 88588

New X. Wante

Branda Rables

OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF APRIL , A.D. , 2003.

Bunda Robbs BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE S MY COMMISSION EXPIRES: 7/26/04

STATE OF TEXAS COUNTY OF BEXAR

THIS SUBDIVISION PLAT OF **CANHAM RANCH SUBDIVISION UNIT 1** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14 DAY OF May

STATE OF TEXAS COUNTY OF COMAL

THIS SUBDIVISION PLAT OF **CANHAM RANCH SUBDIVISION UNIT 1** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF COMAL COUNTEXAS AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS __ DAY OF _

STATE OF TEXAS COUNTY OF COMAL

I, Soy Streeter, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ______ A.D. 2003 ON PAGE 246-25/

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY SURPOSE DETRIMENTAL TO THEIR EXTENDED USE (LF. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE HIGHT OF ACCESS TO SUCH EASEMENTS.

Carter = Burgess

911 Central Parkway N. Suite 425 San Antonio, Texas 78232 (210) 494-0088 Fax (210) 494-4525 © COPYRIGHT 2003 Carter and Burgess, Inc.

PLAT NO. 030128

BRENDA ROBLES

Notary Public, State of Texas

BRENDA ROBLES

Notary Public, State of Texas Commission Expires July 26, 200

SHEET 3 OF 6

TOPM CORNE

DREW A MAWYER

5348



EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Burda Rollin

MY COMMISSION EXPIRES: 7/26/04

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF A PARK

BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BRENDA ROBLES

Notary Public, State of Texas

Vol 14 Page 248

Carter = Burgess

911 Central Parkway N. Suite 425 San Antonio, Texas 78232 (210) 494-0088 Fax (210) 494-4525

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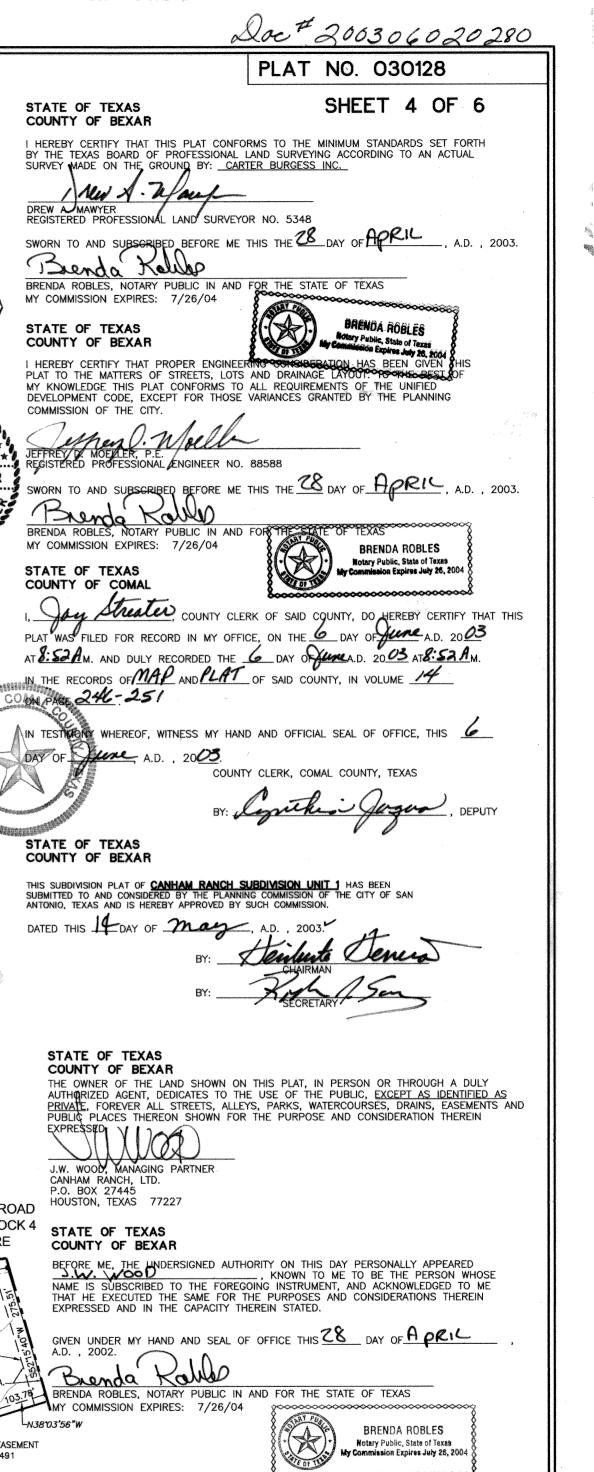
PRIVATE STREET (60' ROW)

BUILDING SETBACK LINES

REGULATIONS, AND 10' ALONG THE SIDES AND BACK AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS AND A

20' REAR BUILDING SETBACK ALONG ALL PERIMETER LOTS.

* NOTE ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT, PER COMAL COUNTY SUBDIVISION





S SUBDIVISION PLAT OF CANHAM RANCH SUBDIVISION UNIT 1 HAS BEEN

Jun

AND CONSIDERED BY THE COMMISSIONER'S COURT OF COMAL COUNTY, HEREBY APPROVED BY SUCH COURT.

CANHAM RANCH SUBDIVISION UNIT 1

A PLANNED UNIT DEVELOPMENT

282.982 ACRES OUT OF THE WILLIAM CLAREY RESURVEY NO. 759,

ABSTRACT 96, JOSEPH THOMPSON RESURVEY NO. 758, ABSTRACT

614, AND TORIBIO LOSOYA SURVEY NO. 571, ABSTRACT 355,

SAME BEING THAT PORTION CONVEYED TO CANHAM RANCH, LTD.

OF RECORD IN DOC. # 9906023341, OF THE DEED RECORDS OF

COMAL COUNTY, TEXAS.

BACK LINE

CONSTRUCTION OR ANY OTHER PURPOSE WILL NOT COMPLY WITH THE CURRENT

SEE SHEET 6 OF 6 FOR EASEMENTS

SEE SHEET 5 OF 6 FOR CURVE & LINE TABLE

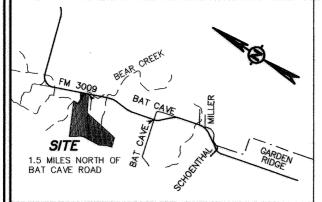
COMAL COUNTY SUBDIVISION REGULATIONS.

Val 14 Page 249

Carter :: Burgess

911 Central Parkway N. Suite 425 San Antonio, Texae 78232 (210) 494–0088 Fax (210) 494–4525

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LOCATION MAP NOT TO SCALE

		NOT TO	SCALE			Г		LINE TAE	DI E
CURVE TABLE							LINE LENGTH BEARING		
VE	RADIUS	A STATE OF THE STA	and the second second	CHORD BEARING	L	l t	L1	100.01	S50°07'34"E
3	270.00	33'09'52"	156.28	N32*38'27"E	154.11	1 +	L2	97.55	S49*13'23"W
4	330.00	102'50'37"	592.34	N81"11'58"W	515.96	1 t	L3	33.28	S21*05'01"E
5	3030.00	418'30"	227.83	S39°57'37"W	227.78	1 h	L4	71.25	S14*36'32"E
6	970.00	17'25'14"	294.92	N52*55'56"E	293.79	l	L5	129.21	S21°45'44"E
7	1530.00	19'37'27"	524.03	S51'49'50"W	521.48	1	L6	64.00	S02*26'33"E
8	20.00	44'24'55"	15.50	N64"13'34"E	15.12	1 F	L7	58.37	N55'36'31"E
9	50.00	178'49'50"	156.06	S02*58'54"E	99.99	1 t	L8	38.85	N22'05'14"E
0	20.00	44'24'55"	15.50	N70"1'21"W	15.12		L9	38.85	S22'05'14"W
51	970.00	8*27'09"	143.10	N43'45'20"W	142.97	1 1	L10	58.37	S55'36'31"W
2	1030.00	14'36'09"	262.51	S46'49'50"E	261.80		L11	73.55	N49'38'10"E
3	470.00	4813'22"	395.57	N30'01'13"W	384.00	l t	L12	33.96	N53'36'32"E
4	1030.00	1510'29"	272.79	S13'29'47"E	272.00		L13	33.96	N45'39'49"E
5	430.00	37'55'16"	284.60	S21'24'11"E	279.43	1 t	L15	118.03	N54"11'18"E
6	430.00	84'01'40"	630.62	S82°22'39"E	575.61		L16	82.69	N60'32'04"E
7	330.00	33'31'17"	193.07	N38'50'52"E	190.33		L17	40.78	N82*32'03"E
8	50.00	28615'37"	249.81	N67'54'46"W	60.00	1 1	L18	107.00	N21*06'41"W
9	270.00	33'31'17"	157.97	N38'50'52"E	155.72		L19	107.00	N39'50'56"W
0	370.00	84'01'40"	542.63	S82*22'39"E	495.29	1 1	L21	87.55	N52'36'11"E
1	482.00	12'37'20"	106.19	S66'50'44"W	105.97	1	L22	117.98	N61*34'41"E
2	970.00	9'22'39"	158.76	S77'50'44"W	158.58	1 1	L23	22.54	S00°24'24"W
3	20.00	44'24'55"	15.50	N75"15'30"W	15.12	l	L26	57.41	N36°06'52"E
4	50.00	181'38'54"	158.52	N36'07'31"E	99.99	1 1	L27	57.41	S36'06'52"W
5	20.00	44'24'54"	15.50	S32'29'29"E	15.12	l t	L28	34.87	N09*25'42"W
6	310.00	45'37'00"	246.81	N33°05'31"W	240.34		L29	37.26	N82'32'03"E
7	250.00	71'33'03"	312.20	S20'07'30"E	292.31		L30	33.96	N53*36'32"E
8	630.00	34'47'42"	382.59	N01*44'50"W	376.74	l t	L31	33.96	N45'39'49"E
9	770.00	9*42'58"	130.58	S14"17'11"E	130.42		L32	73.55	N49'38'10"E
0	1030.00	15"10'09"	272.69	N17'00'46"W	271.90	l t	L33	97.37	S17'27'37"E
1	1030.00	3*55'05"	70.44	N3819'19"W	70.42	l t	L34	65.99	S25'53'40"E
2	330.00	18'27'48"	106.34	N23'35'04"E	105.88	l t	L35	12.62	S07'06'37"W
3	270.00	102'50'37"	484.64	N81"11'59"W	422.15	l t	L36	12.62	N07'06'37"E
4	2970.00	3*50'07"	198.80	S39°43'25"W	198.76	l t	L37	82.32	S28'40'47"W
5	1030.00	20'07'58"	361.92	N51'34'34"E	360.07		L38	82.44	N28'40'47"E
6	1470.00	19*37'27"	503.48	S51*49'50"W	501.03	l t	L39	112.69	S75'21'18"W
8	25.00	90'00'00"	39.27	S02*58'54"E	35.36	l	L40	110.88	S45'25'09"W
9	1030.00	8*27'09"	151.95	N43'45'20"W	151.81		L41	93.63	S49'43'08"W
0	830.00	3014'59"	438.21	S57*08'36"W	433.13		L42	69.31	N43'30'56"E
1	470.00	2816'41"	231.97	N58'07'45"E	229.62		L43	46.65	N31°58'08"E
2	2030.00	5'43'44"	202.98	S46'51'16"W	202.89		L44	87.07	N37'48'22"E
3	970.00	30'51'10"	522.33	N24'51'17"W	516.04		L45	60.47	N37'48'22"E
4	530.00	44'27'26"	411.24	S58'20'35"W	401.00		L46	95.72	N60'07'36"E
5	50.00	28615'37"	249.81	S53'53'08"E	60.00	_			
6	470.00	44'27'26"	364.68	S58*20'35"W	355.61				
7	830.00	9'42'58"	140.75	S14"17'11"E	140.58				
8	570.00	34'47'42"	346.15	N01'44'50"W	340.86				
9	310.00	71'33'03"	387.13	S20°07'30"E	362.46			,	
0	250.00	45'37'00"	199.04	N33'05'31"W	193.83				
7	20.00	92'49'04"	32.40	N36'07'31"E	28.97				

SEE SHEET 6 OF 6 FOR EASEMENTS

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

1030.00 32.53.52" 591.40

1510'29"

23'23'22"

4*45'49"

29*40'06" 248.55

330.00 10°04'17" 58.01 N21°05'39"E 182.00 70°30'54" 223.99 N61°23'14"E

270.00 78°12'55" 368.58 N53°27'37"E 246.00 44'46'21" 192.23 N74°15'31"E

9*45'06" 14'36'09" 24

0.00 41"16"52" 266.58

18'22'39" 99.43

61'48'22" 409.91

28615'37" | 249.81

61'48'22" 345.19

S66*05'07"W

S19'43'24"E

N0816'17"W

N38'00'48"E

N82'53'23"W

N38'00'48"E

S13'29'47"E N21°53'40"W

N40'22'05"E

N61*19'13"W

N40'22'28"E

N49"15'21"W

S46'49'50"E

S57'08'36"W

N46"22"19"E

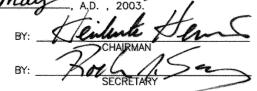
N25*26'49"W

S46'51'16"W

N80*25'51"E N25°23'20"W

THIS SUBDIVISION PLAT OF **CANHAM RANCH SUBDIVISION 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 14 DAY OF May, A.D., 2003.



STATE OF TEXAS COUNTY OF COMAL

CANHAM RANCH SUBDIVISION UNIT 1 HAS BEEN RED BY THE COMMISSIONER'S COURT OF COMAL COUNTY, ROVED BY SUCH COURT.

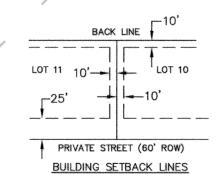
1"=200'

	LINE TA	BLE
LINE	LENGTH	BEARING
L1	100.01	S50°07'34"E
L2	97.55	S49"13'23"W
L3	33.28	S21°05'01"E
L4	71.25	S14'36'32"E
L5	129.21	S21°45'44"E
L6	64.00	S02°26'33"E
L7	58.37	N55'36'31"E
L8	38.85	N22'05'14"E
L9	38.85	S22'05'14"W
L10	58.37	S55*36'31"W
L11	73.55	N49'38'10"E
L12	33.96	N53*36'32"E
L13	33.96	N45*39'49"E
L15	118.03	N54"11'18"E
L16	82.69	N60'32'04"E
L17	40.78	N82'32'03"E
L18	107.00	N21*06'41"W
L19	107.00	N39'50'56"W
L21	87.55	N52'36'11"E
L22	117.98	N61'34'41"E
L23	22.54	S00°24'24"W
L26	57.41	N36*06'52"E
L27	57.41	S36*06'52"W
L28	34.87	N09*25'42"W
L29	37.26	N82'32'03"E
L30	33.96	N53'36'32"E
L31	33.96	N45*39'49"E
L32	73.55	
L33	97.37	N49'38'10"E S17'27'37"E
L34	65.99	Contract to the second
L35	12.62	S25'53'40"E
L36	12.62	S07'06'37"W
L37		N07'06'37"E
L37	82.32	S28*40'47"W
	82.44	N28'40'47"E
L39	112.69	S75'21'18"W
L40	110.88	S45'25'09"W
L41	93.63	S49*43'08"W
L42	69.31	N43'30'56"E
L43	46.65	N31*58'08"E
L44	87.07	N37*48'22"E
L45	60.47	N37*48'22"E
L46	95.72	N60'07'36"E

PRIVATE ROAD

LOT 1, BLOCK 4

27.54 ACRE



* NOTE ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT, PER COMAL COUNTY SUBDIVISION REGULATIONS, AND 10' ALONG THE SIDES AND BACK AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS AND A 20' REAR BUILDING SETBACK ALONG ALL PERIMETER LOTS.

HOUSTON, TEXAS 77227 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.

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY

AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AS IDENTIFIED AS

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY

THE FOLLOWING LOTS SHALL

LOT 59

1.37 acres

LOT 36

1.61 acres

LOT 35

2.00 acres

LOT 34

2.13 acres

JOSEPH THOMPSON RESURVEY

NO! 758, ABSTRACT 614

2.19 acres

LOT 33 1.25 acres

LOT 32

1.21 acres

LOT 38

1.27 acres

LOT 39

1.26 acres

LOT 60

1.26 acres

LOOP

LOT 37

1.76 acres

OREEK,

MI

干

REFERENCE DEED RESTRICTIONS

FORMATION AND REQUIREMENTS BLOCK 1 18-21, 41-48, 70-BLOCK 3 20-21, 25-40

ERZOG, 536.2 ACRES
CANHAM, FREDERICK
603, PG. 115

LOT 58

1.68 acres

LOT 57

1.45 acres

10' ELEC., GAS, TELE., CA. 78

1.33 acres

LOT 55

1.28 acres

1.25 acres

1.42 acres

STATE OF TEXAS

COUNTY OF BEXAR

CANHAM RANCH, LTD.

28' ELEC. CAS TELE, CA

PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS

EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND

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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER PUBLIC EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS

1.28 acres 34'23'29"E

LOT 46

1.19 acres

1.59 acres

1045.0 ACRES

4D BAR RANCH, LTD

DOC.# 9806026871

LOT 45

1.19 acres

1.49 acres

LOT 43 1.95 acres

EXISTING 15'

INGRESS / EGRESS EASEMENT

VOL. 169, PG. 491

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 AREAS.

LOT 48

1.30 acres 3/36

29.18

ARE DESCRIBED BELOW.

LOT 49

1.33 acres

LOT 50

1.24 acres

1.22 acres

331.52 10' ELEC., GAS, TELE., CA.

TV & UTILITY EASEMENT

LOT 53

1.38 àcres

LOT 37

3.97 ACRES

1.17 acres

1.26 acres

"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,

DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF APRIL A.D. , 2003. Brenda Kallo

BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 7/26/04

A SUBDIVISION PLAT OF

CANHAM RANCH SUBDIVISION UNIT 1

A PLANNED UNIT DEVELOPMENT

282.982 ACRES OUT OF THE WILLIAM CLAREY RESURVEY NO. 759, ABSTRACT 96, JOSEPH THOMPSON RESURVEY NO. 758, ABSTRACT 614, AND TORIBIO LOSOYA SURVEY NO. 571, ABSTRACT 355, SAME BEING THAT PORTION CONVEYED TO CANHAM RANCH, LTD. OF RECORD IN DOC. # 9906023341, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

Carter :: Burgess

BRENDA ROBLES Notary Public, State of Texas

911 Central Parkway N. Suite 425 San Antonio, Texas 78232 (210) 494-0088 Fax (210) 494-4525 © COPYRIGHT 2003 Carter and Burgess, Inc.

STATE OF TEXAS COUNTY OF BEXAR PLAT NO. 030128

SHEET 5 OF 6 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING SURVEY MADE ON THE GROUND BY: <u>CARTER BURGESS INC.</u>

BRENDA ROBLES

Notary Public, State of Texas

OF TEXAS NO ROBLES

88588

res A. Wan for DREW A MAWYER DREW ALMAWYER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF Branda Kolly

BRENDA ROBLES, NOTARY PUBLIC IN AND MY COMMISSION EXPIRES: 7/26/04 STATE OF TEXAS

COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BE MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIE DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLAI "JEFFREY D. MOELI COMMISSION OF THE CITY.

JEFFREY O MOELLER, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 88588

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF APRIL , A.D. , 2003.

Drenda Kabiler BRENDA ROBLES, NOTARY PUBLIC IN AND FOR MY COMMISSION EXPIRES: 7/26/04 STATE OF TEXAS

Notary Public, State of Texas My Commission Expires July 26, 2004 COUNTY OF COMAL _, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF June A.D. 2003 AT 8:53 Am. AND DULY RECORDED THE 6 DAY OF JUNEA. D. 2003 AT 8:52 Am.

IN THE RECORDS OF AND AND OF SAID COUNTY, IN VOLUME ON PAGE 246

HAND AND OFFICIAL SEAL OF OFFICE, THIS IN TESTIMONY A.D. 2003

NOTES

CLERK, COMAL COUNTY, TEXAS

FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE OWNER/ DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE STATE HIGHWAY RIGHT-OF-WAY.

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 869.5'

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

LOT 1, BLOCK 4 IS A PRIVATE STREET BEING 27.5 ACRES, WITH A TOTAL LENGTH OF 19,025 LINEAR FEET. ALL STREETS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. LOT 1, BLOCK 4, SHALL BE USED AS INGRESS AND EGRESS FOR THE PROPERTY OWNERS WITHIN CANHAM RANCH SUBDIVISION.

ALL PRIVATE STREETS ARE ALSO ELECTRIC, DRAINAGE, TELEPHONE, GAS, CABLE TV. WATER, SANITARY SEWER AND ALL OTHER PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED AND OWNED BY THE CANHAM RANCH HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR COMAI

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM. (TEXAS SOUTH CENTRAL ZONE), NORTH AMERICAN DATUM 1983.

PROPERTY CORNERS WILL BE SET 1/2" IRON PIN WITH C&B PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED, UNLESS OTHERWISE NOTED.

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY TEXAS ON COMMUNITY PANEL NO. 485463 0095 D, EFFECTIVE DATE OF JULY 17, 1995, REVISED JUNE 5, 2001, AS PREPARED BY THE FEDERAL EMERGENCY

THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P., FILE NO. 1519.00, DATED SEPTEMBER 19, 2000.

THIS SUBDIVISION FALLS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF

ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A CERTIFIED PUBLIC WATER SUPPLY SYSTEM. EACH LOT WILL BE SERVED BY PRIVATE INDIVIDUAL ON-SITE SEWAGE

13) THE FOLLOWING LOTS HAVE 'POSSIBLY SENSITIVE' RECHARGE FEATURES AND THE PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P., TEXAS EDWARDS AQUIFER PROGRAM FILE NO. 1519.00, DATED SEPTEMBER 19, 2000.
BLOCK 1 - LOTS 2, 6, 7, 28, 39, 40, 60, 61, 67, 68 AND 69

BLOCK 3 - LOTS 3, 4, 8, 9, 11, 12, 15, 16, 17, 18, 28, 31, 34, 35, 37, 50 AND 51. 14) THE FOLLOWING LOTS HAVE SEWER SETBACK EASEMENTS BECAUSE OF THEIR PROXIMITY TO 'POSSIBLY SENSITIVE' RECHARGE FEATURES AND THE PROPERTY OWNERS ARE REQUIRED TO FOLLOW THE APPROVED W.P.A.P., TEXAS EDWARDS AQUIFER PROGRAM FILE NO. 1519.00, DATED SEPTEMBER 19, 2000. BLOCK 1 - LOTS 1, 38, 79 BLOCK 2 - LOT 16

BLOCK 3 - LOTS 14, 19, 20, 27, 38. 15) LOT 69, BLOCK 1 IS RESERVED AS A SANITARY CONTROL AND UTILITY EASEMENT.

THIS LOT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. LOT 37, BLOCK 1 IS RESERVED AS A SANITARY CONTROL AND WHILTY EASEMENT AND 15' INGRESS/CRESS EASEMENT AS SHOWN ON PLAT. THIS LOT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

17) LOT 79, BLOCK 1 IS RESERVED AS AN OPEN SPACE TO BE USED BY THE PROPERTY OWNERS OF THE SUBDIVISION. THIS LOT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

18) LOT 2, BLOCK 2 IS RESERVED AS A BLANKET UTILITY EASEMENT FOR SUPPLYING WATER TO THE SUBDIVISION. THIS LOT WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

19) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS—SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

20) LOTS 47 AND 49, BLOCK 1 AND LOT 24, BLOCK 3 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RESUBBINISION IN COMMA COUNTY, TEXAS, AND THE SUBDIVISION OF THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR ANY OTHER PURPOSE WILL NOT COMPLY WITH THE CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.

- Page 250

SHEET 6 OF 6

BRENDA ROBLES

Notary Public, State of Texas OF Commission Expires June 6, Sept. X

BRENDA ROBLES

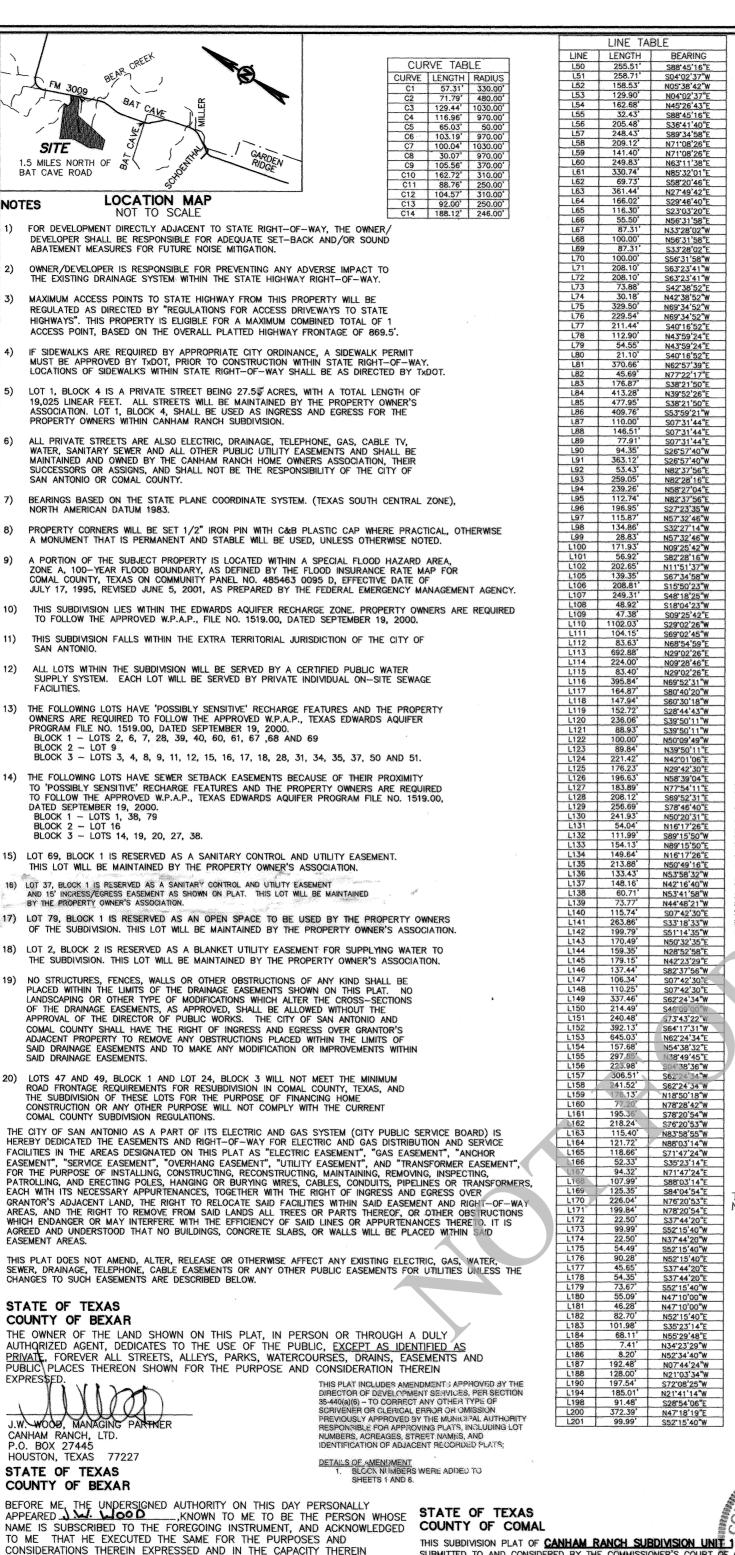
DREW A MAWYER

UNIERBREY D. MOELLER

88588

CENSED !

5348



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ZY DAY OF HORLIC , A.D. , 2003.

BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE

Brenda Robbo

MY COMMISSION EXPIRES: 7/26/04

LENGTH BEARING S04'02'37"W N05'38'42"W N04'02'37"E N45'26'43"E S88*45'16"E S36*41'40"E N71°08'26"E N71'08'26"E N85'32'01"E S58'20'46"E N27'49'42"E S29'46'40"E N56'31'58"E N33'28'02"W N56'31'58"E S33'28'02"E S56'31'58"W S63'23'41"W S63'23'41"W S42'38'52"E N42'38'52"W N69'34'52"W S40'16'52"E N43'59'24"E N43'59'24"E S40"16'52"E N62'57'39"E N77'22'17"E S38'21'50"E N39'52'26"E S38'21'50"E S53'59'21"W S07'31'44"E S07'31'44"E S26'57'40"W S26'57'40"W N82'37'56"E N82'28'16"E N58'27'04"E N82'37'56"E S27'23'35"W S32'27'14"W N57'32'46"W N09'25'42"W S82'28'16"W N11'51'37"W S67'34'58"W S15'50'23"W S48'18'25"W S18'04'23"W S29'02'26"W S69*02'45"W N68*54'59"E N29'02'26"E N29'02'26"E N69'52'31"W S80'40'20"W S60'30'18"W S39'50'11"W N50'09'49"W N39*50'11"E N42*01'06"E N29*42'30"E N53'58'32"W N42'16'40"W N53'41'58"W N50'32'35"E N28'52'58"E N42'23'29"E S82'37'56"W S07'42'30"E S07'42'30"E S62'24'34"W \$46"09"00"W \$73'43'22"W \$64'17'31"W N62'24'34"E N54'38'32"E N38'49'45"E S04'38'36"W S62'24'34"W S62*24'34 W N18*50'18"W N78'28'42"W \$78'20'54"W \$76'20'53"W N83'58'55"W \$88'03'14"E \$84'04'54"E N76'20'53"E 22.50 N3744 20 W
54.49 S52 15'40"E
90.28' N52'15'40"E
45.65' S37'44'20"E
73.67' S52'15'40"W
55.09' N47'10'00"W
46.28' N47'10'00"W
82.70' N52'15'40"E
101.98' S35'23'14"E
68.11' NEESO'48"E 02.70 N2.13 40 E 101.98' S35*23'14"E 68.11' N55*29'48"E 7.41' N34*23'29"W 8.20' N52*34'40"W 192.48' N07*44'24"W 128.00' N21*03'34"W 127.54' C37*29'38"W L190 197.54' \$72708'25"W L194 185.01' N21'41'14"W L198 91.48' \$28'54'06"E L200 372.39' N47'18'19"E L201 99.99' \$52'15'40"W

SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF

, A.D. , 2003.

DATED THIS S DAY OF JUNE

BRENDA ROBLES

PLAT NO. 030128 BACK LINE STATE OF TEXAS COUNTY OF BEXAR LOT 11 10'-I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SETCION BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACCURATE SURVEY MADE ON THE GROUND BY: _CARTER BURGESS INC. F.M. 3009 —10° ₋₂₅ PRIVATE STREET (60' ROW) BUILDING SETBACK LINES SWORN TO AND SUBSCRIBED, BEFORE ME THIS THE ZEDAY OF THE * NOTE ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT, PER COMAL COUNTY SUBDIVISION REGULATIONS, AND 10' ALONG THE SIDES AND BACK AS 14.908 AC. SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS AND Dunda 78 J.W. WOOD BRENDA ROBLES, NOTARY PUBLIC IN AND 20' REAR BUILDING SETBACK ALONG ALL PERIMETER LOTS DOC. #200106040723 MY COMMISSION EXPIRES: 7/26/04 10'x15' DRAINAGE EASEMENT STATE OF TEXAS I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BE SIVEN THAT COUNTY OF BEXAR 213,43 SEWER L=15.00² R=270.00³ 77 SETBACK PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. <u>\$</u>12*42'07"W MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF TH 10.00° 177°17°53"W DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY COMMISSION OF THE CITY. JEFFREY B. MOZELER, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 88588 LOT 24 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF APRIL, A.D., 2003.

BRENDA ROBLES NOTANY BUSINESS. ARIABLE WIDTH DRAINAGE FASEMENT & SEWER SETBACK EASEMENT 75 S46"21 03"E 10.00 BRENDA ROBLES, NOTARY PUBLIC IN AND FOR BLOCK 1 MY COMMISSION EXPIRES: 7/26/04 LOT 8 74 S43'38'57"W STATE OF TEXAS 10'x15' DRAINAGE EASEMENT COUNTY OF COMAL S43'38'57"W 15.00' N46'21'03"W~ 10'x15' DRAINAGE EASEMEN I, Joy Stuster, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS (SEE INSET "A") BLOCK PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE Q DAY OF JUNE A.D. 2003 AT 8:52 Am.

IN THE RECORDS OF MAP AND PLAT OF SAID COUNTY, IN VOLUME 14 10 ELEC., GAS. TELE. & CA. TV EASEMENT 23 11 3 ON PAGE 246-251 DRAINAGE EASEMENT 22 VARIABLE WIDTH SEWER SETBACK EASEMENT 69 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 21 LOT 69 SANITARY CONTROL & _UTILITY FASEMENT COUNTY CLERK, COMAL COUNTY, 13 20 WILLIAM CLAREY RESURVEY BLOCK 351 NO. 759, ABSTRACT 96 50' DRAINAGE STATE OF TEXAS EASEMENT 19 COUNTY OF BEXAR 50 DRAINAGE EASEMENT LIT LED CZ SCOUT POINT (SEE INSET "B") THIS SUBDIVISION PLAT OF **CANHAM RANCH SUBDIVISION 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. 64 63 DATED THIS 14 DAY OF May 48 VARIABLE WIDTH 17 📆 100' WIDE SEWER DRAINAGE EASEMENT &
SEWER SETBACK EASEMENT SETBACK EASEMENT 47 42 VARIABLE WIDTH VARIABLE WIDT SEWER SETBACK BY EASEMENT DRAINAGE EASEMEN" 18 15 17-1 25' WIDE 19 59 25 DRAINAGE EASEMENT 14 11 /14 26 /20 DRAINAGE FASEMENT & 12 , 13 10 13 12/ DRAINAGE EASEMENT & 35 SEWER SETBACK EASEMENT 23 21 201 -57 RIPPLE WA 25 28 TORIBIO LOSOYA SURVEY NO. 571, ABSTRACT 255 29 56 26 23 /29 30 30 31 32 55 33 STOCK 100' WIDE DRAINAGE EASEMENT & / 35 **34** 32 1045.0 ACRES SEWER SETBACK EASEMENT ¹⁄31∕ 4D BAR RANCH, LTD 15'x15' DRAINAGE EASEMENT DOC.# 9806026871 (SEE INSET OCT. 30, 1998 RIPPLE WAY 40 LOT 37 178 100' WIDE SEWER SETBACK EASEMENT SANITARY CONTROL & UTILITY EASEMENT HE FOLLOWING LOTS SHALL REFERENCE DEED RESTRICTIONS FOR ADDITIONAL DRAINAGE 22.50' WIDE SEWER . SETBACK EASEMENT FORMATION AND REQUIREMENTS: 1045.0 ACRES 4D BAR RANCH, LTD BLOCK 3 20-21, 25-40 DOC.# 9806026871 OCT, 30, 1998 200 400 1"=400' 15'x15' DRAINAGE A SUBDIVISION PLAT OF CANHAM RANCH SUBDIVISION UNIT $l = 15.00^{\circ}$

A PLANNED UNIT DEVELOPMENT

282.982 ACRES OUT OF THE WILLIAM CLAREY RESURVEY NO. 759,

ABSTRACT 96, JOSEPH THOMPSON RESURVEY NO. 758, ABSTRACT

614, AND TORIBIO LOSOYA SURVEY NO. 571, ABSTRACT 355,

SAME BEING THAT PORTION CONVEYED TO CANHAM RANCH, LTD.

OF RECORD IN DOC. # 9906023341, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

R=430.00 N77'39'13"E N12'20'47"W 15.00' S77'39'13"W) LOT 37 15.00 INSET

PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

69-10843 EASEMENT

Carter = Burgess

58

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