

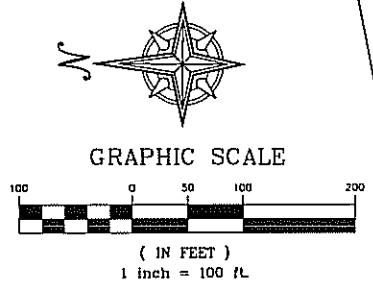
LOCATION MAP
NOT TO SCALE

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE HIGHWAY WIDENING.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE 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 NOT ELIGIBLE FOR DIRECT ACCESS TO F.M. 78. ACCESS SHOULD BE FROM BRADEN GATE.
- 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.

NOTES:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREIN ARE PERMISSIBLE UNLESS NOTED OTHERWISE.
THE MAINTENANCE OF DRAINAGE AND WATER QUALITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. 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 BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ANY ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAN.
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

MINIMUM SEWERABLE FINISHED FLOOR ELEVATION FF=703.2



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	107.1434	10.00	17.36	17.36	15.37
C2	178.855	15.00	31.82	31.82	27.53
C3	87.9413	22.00	22.82	22.82	20.14
C4	272.2354	30.00	55.28	55.28	47.00
C5	97.0000	25.00	25.00	25.00	21.88
C6	36.1914	22.00	9.48	10.24	17.88
C7	187.1842	31.00	37.16	34.45	29.74
C8	87.9413	15.00	15.00	15.00	13.29
C9	97.3532	10.00	11.42	17.02	15.02
C10	50.0000	10.00	10.00	10.00	8.66
C11	230.415	12.00	18.50	13.17	21.16
C12	152.528	22.00	11.82	12.83	11.82
C13	81.2835	10.00	8.81	12.21	13.02
C14	144.9102	12.00	22.38	14.92	22.47
C15	105.9134	4.00	5.22	7.32	6.32
C16	107.3426	20.00	192.47	140.80	121.04
C17	107.3426	15.00	14.20	11.12	11.12
C18	74.4152	10.00	7.82	13.04	12.13
C19	140.9233	12.00	24.81	16.71	24.92

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390 San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

LEGEND & NOTES

- BUILDING SETBACK LINE
- ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- ELECTRIC & CABLE TELEVISION EASEMENT
- CABLE TELEVISION EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- VEHICULAR HIGH-ACCESS ESM
- CLEAR VISION EASEMENT
- NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE SHOWN ON THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- PROPOSED FINISHED CONTOUR
- STREET NAME LIMITS
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREIN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS (GPR) HAS 83/83(HARR), SOUTH CENTRAL ZONE, SCALE FACTOR IS 0.000017
- ROTATION GRID TO PLAT IS 0000033
- MONUMENTATION AS SHOWN IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS OF THE SUBDIVISION WITH 1/2" IRON AND D-R C PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE WEST LINE OF BLOCK 59 BETWEEN TWO FOUND 1/2" REBAR SHOWN AS NORTH 75° 01' 00" W ON THE PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 8 AN APPROVED BUT UNRECORDED SUBDIVISION, PLAT NO. 050384, BEAR COUNTY, TEXAS.
- R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- I.R.F. = IRON REBAR FOUND
- I.R.S. = IRON REBAR SET
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- FRESHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SANS". SANS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
- IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATCH METER SET AND/OR SEWER SERVICE CONNECTION.

"C.P.S. NOTES"

- THE CITY OF SAN ANTONIO AS A 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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHINDER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OF APPURTENANCES THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS OWNED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AFFECT, ALTER, RELIEVE 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE C.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN FIVE (5) FOOT WIDE EASEMENTS.

"CLEAR VISION EASEMENT"

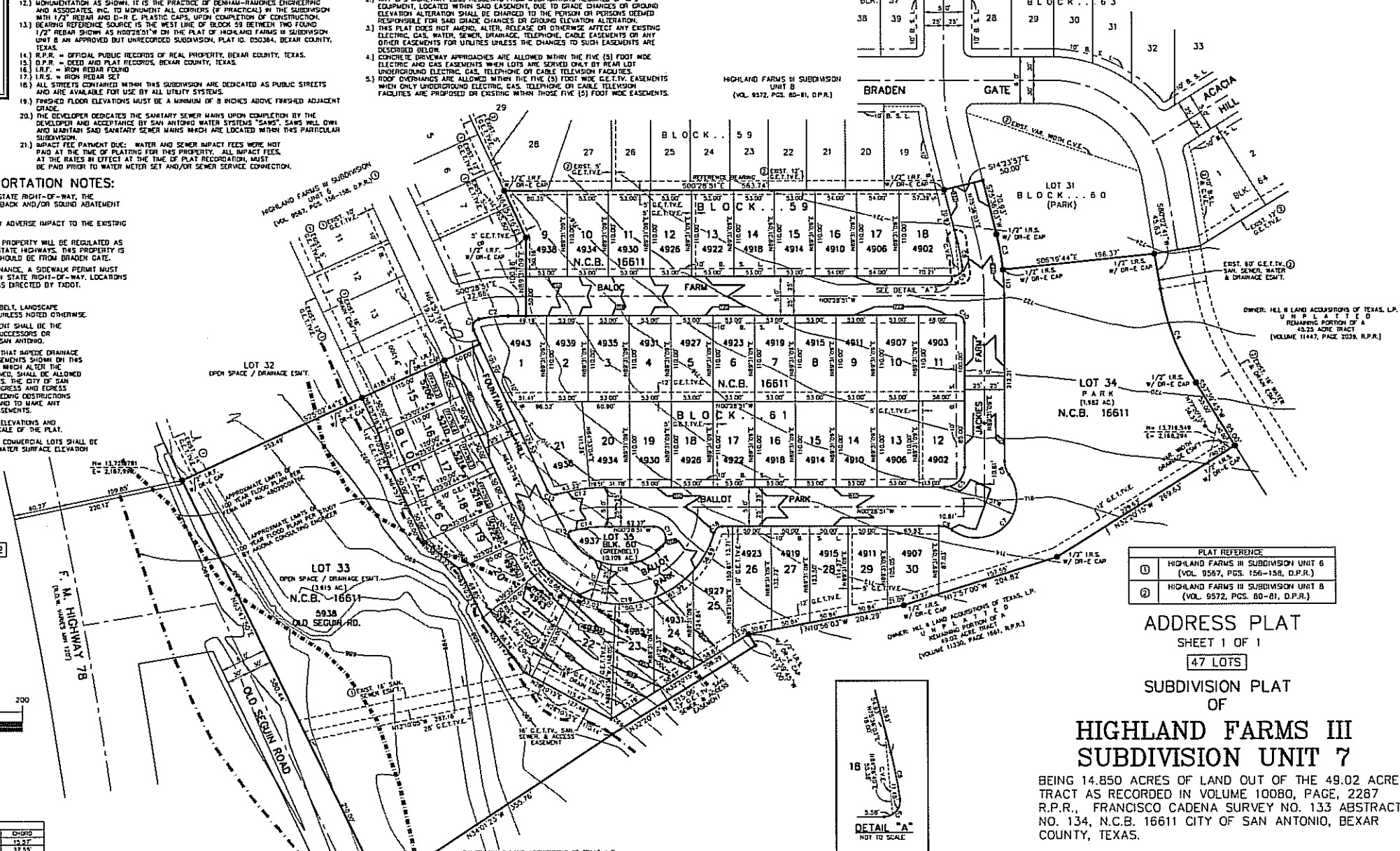
"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SETBACK NOTE

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT No. 060161

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200



PLAT REFERENCE

①	HIGHLAND FARMS III SUBDIVISION UNIT 6 (VOL. 9567, PGS. 156-158, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 60-61, D.P.R.)

ADDRESS PLAT
SHEET 1 OF 1
47 LOTS

SUBDIVISION PLAT OF
HIGHLAND FARMS III
SUBDIVISION UNIT 7

BEING 14.850 ACRES OF LAND OUT OF THE 49.02 ACRE TRACT AS RECORDED IN VOLUME 10080, PAGE, 2287 R.P.R., FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611 CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 7 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., 2006.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS COUNTY CLERK OF BEAR COUNTY

I, _____ 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. _____

BY: _____ DEPUTY

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS COUNTY OF BEAR
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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. HULL

STATE OF TEXAS COUNTY OF BEAR
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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HLL II LAND ACQUISITIONS OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: HLL DEVELOPMENT, LLC, ITS SOLE GENERAL PARTNER
BY: LETHIAN TEXAS HOLDING COMPANY, MANAGER

DULY AUTHORIZED AGENT:
STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ JAMES DORNEY _____ 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., 2006.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALIGNED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Sep 10, 2006, 11:15am ramonesjpas File: HLLandProject\Jdenham-Highland Farms 07\Highland Farms Unit 7.dwg