

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

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

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ART BURDICK 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 FEBRUARY 2011 NOTARY PUBLIC BEXAR COUNTY, TEXAS

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: DONALD DEAN BOERNER REGISTERED PROFESSIONAL SURVEYOR No. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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. RAYMOND TARIN JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF SMITHSON VALLEY SUBDIVISION P.U.D. 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 9th DAY OF March 2011 BY: [Signatures] CHAIRMAN 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 ON [Date] AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS 22nd DAY OF March A.D. 2011 [Signatures] COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR I, GERRARD RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF August A.D. 2013 AT 12:19 P.M. AND DULY RECORDED THE 30th DAY OF August A.D. 2013 AT 12:19 P.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 9658 ON PAGE 90. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF August A.D. 2013 [Signatures] COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

LEGEND

- EXISTING CONTOUR PROPOSED CONTOUR GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT BUILDING SETBACK LINE DRAINAGE RIGHT OF WAY RADIUS CENTERLINE EASEMENT

TREE PRESERVATION NOTE:

TREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN UNDER CITY OF SAN ANTONIO A/P NUMBER 1559226. THE TREE SAVE AREAS MUST BE PRESERVED PER INSTRUCTIONS SET FORTH ON THE APPROVED TREE PERMIT FOR CITY OF SAN ANTONIO PLAT NUMBER 090172.

CPS 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 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", "OVERHEAD 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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 ALTERATIONS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

* NONE AFFECTED

NOTES:

- 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480290135F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS.
5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATIONS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE AS DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
8. SMITHSON VALLEY SUBDIVISION P.U.D., STREETS (LOT 999, C.B. 4875) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV., AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
9. LOTS 901 AND 902, C.B. 4875 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV., DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
10. LOT 903, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV., DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
12. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

WASTEWATER EDU NOTE:

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STREETScape NOTE:

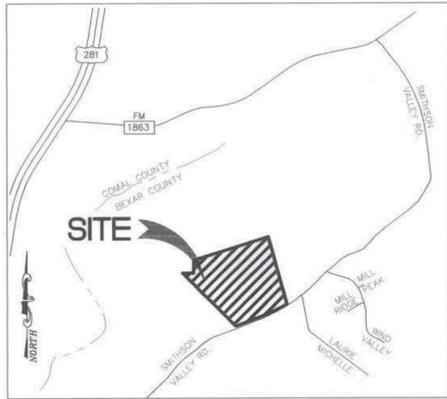
OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

MAINTENANCE NOTE:

THE CITY OF SAN ANTONIO OR BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREA.



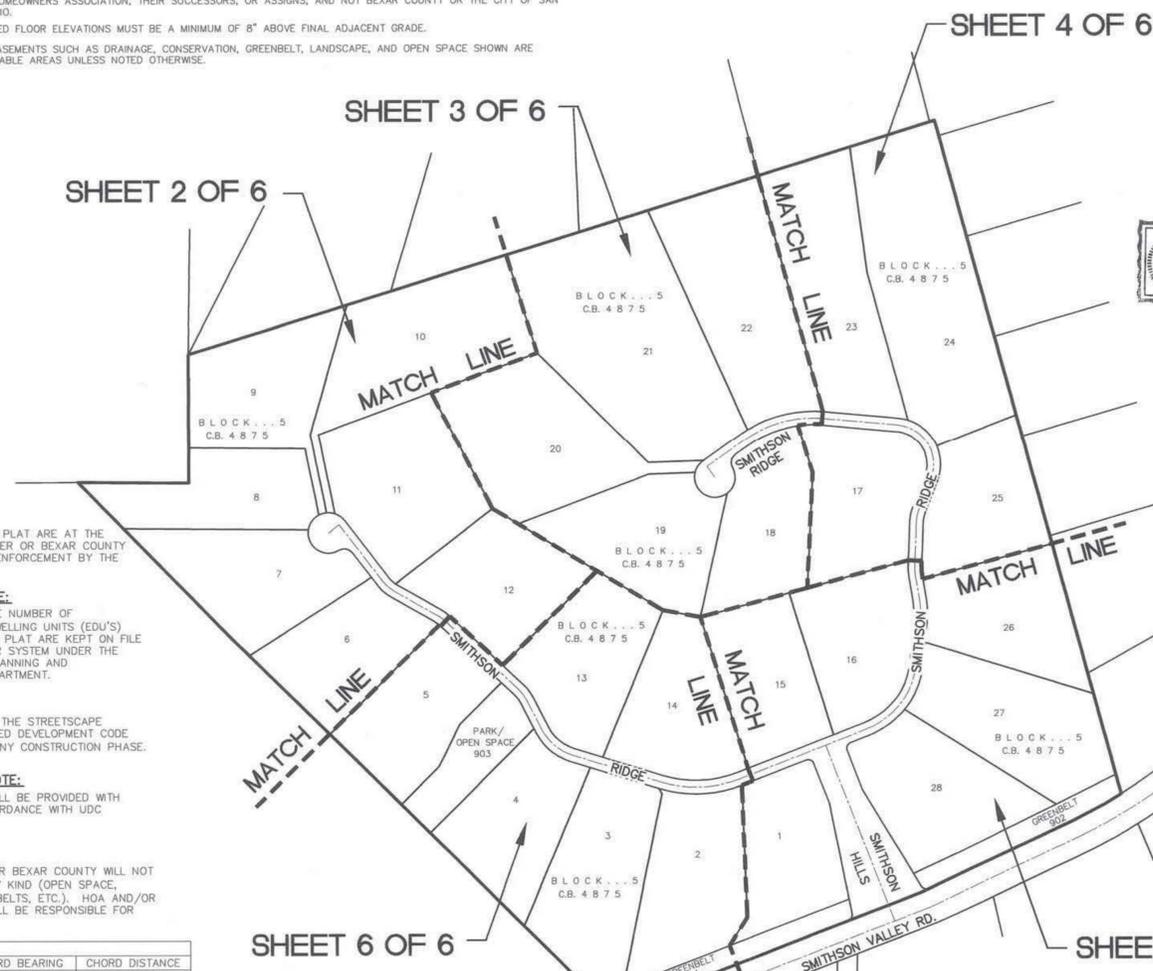
LOCATION MAP NOT TO SCALE GRID NO. 452 C3



OWNER SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

Table with columns: LINE, LENGTH, BEARING. Lists 52 lines with their respective measurements.

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD DISTANCE. Lists 30 curves with their respective measurements.



INDEX MAP N.T.S.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

TROY T. CRAIN, P.E. LICENSED PROFESSIONAL GEOSCIENTIST NO. 2004 BURDICK & ASSOCIATES, INC. 725 N. MAIN STREET, SUITE 2 BOERNE, TX 78006 PHONE: (830) 816-5434 SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF February A.D. 2011 [Signatures] NOTARY PUBLIC BEXAR COUNTY, TEXAS



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

RECORDERS MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCLOSED PAPER, ETC.

Doc# 20130183077, E-File# 572-00, 06/30/2016, Filed in the Official Public Records of BEXAR COUNTY, GERRARD C. RICKHOFF COUNTY CLERK

Book 9658 Page 90 1pgs

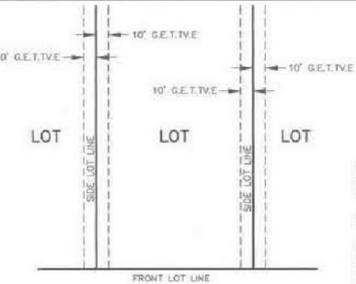
P12-20130183077-1

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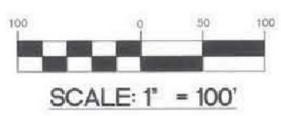
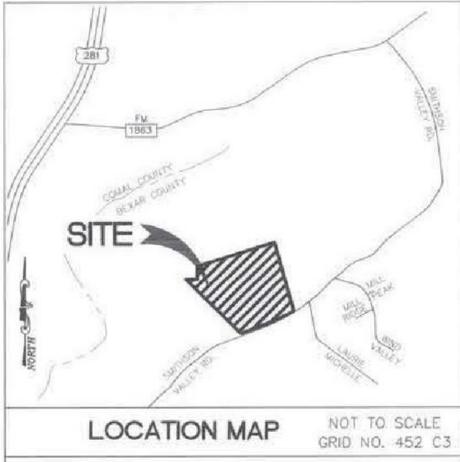
12770 CHAMBRON PATH, SUITE 100, SAN ANTONIO, TEXAS 78249. TEL: (210) 698-5051 FAX: (210) 698-5085



UTILITY EASEMENT DETAIL (TYPICAL) N.T.S.

LEGEND table with symbols for existing contour, proposed contour, gas/electric/telephone/cable TV easements, building setback lines, drainage, right of way, radius, centerline, and easement.

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Doc# 20130183078 Fees: \$72.00 08/30/2013 12:19pm # Pages: 1 Filed & Recorded in the Official Public Records of BEXAR COUNTY GERARD C. RICKHOFF COUNTY CLERK

Book 9658 Page 91 1pgs

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DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

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RAYMOND TARIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

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DATED THIS 9th DAY OF March 2011 BY: Balen Nelson, AICP SECRETARY

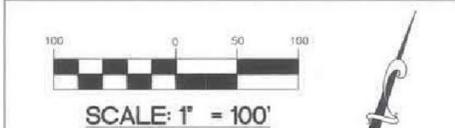
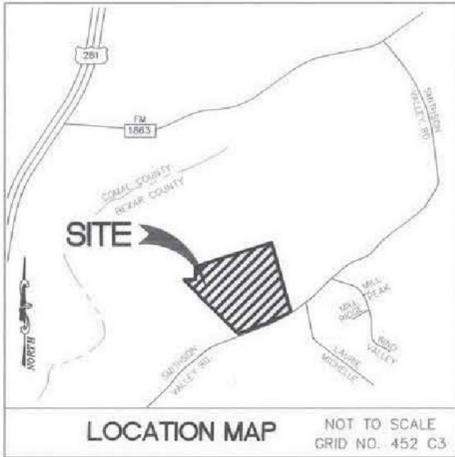
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT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

DATED THIS 22nd DAY OF March, A.D. 2011 BY: Samuel P. Nelson, W. Wolff COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR I, Gerard R. Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF August, A.D. 2013

AT 12:48 P.M. AND DULY RECORDED THE 30th DAY OF August, A.D. 2013 AT 12:48 P.M. IN THE RECORDS OF BEXAR COUNTY, IN BOOK VOLUME 13615, ON PAGE 92 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF August, A.D. 2013

BY: Maria Reyna, DEPUTY COUNTY CLERK, BEXAR COUNTY, TEXAS



OWNER SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

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

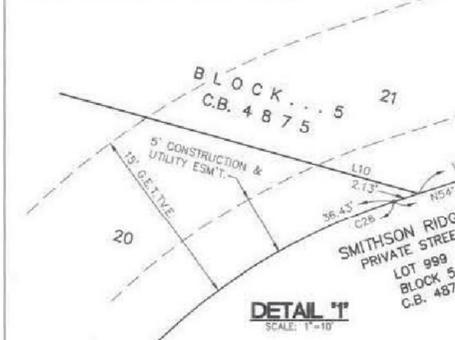
WASTEWATER EDU NOTE: WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

STREETSCAPE NOTE: OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

TREE PRESERVATION NOTE: TREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN UNDER CITY OF SAN ANTONIO A/P NUMBER 1559226. THE TREE SAVE AREAS MUST BE PRESERVED PER INSTRUCTIONS SET FORTH ON THE APPROVED TREE PERMIT FOR CITY OF SAN ANTONIO PLAT NUMBER 090172.

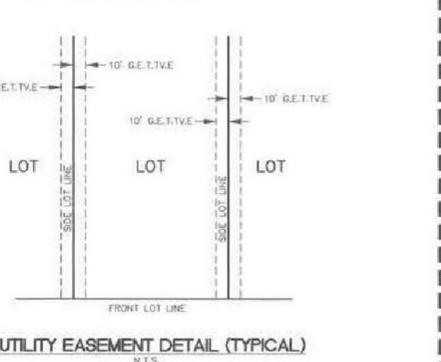


I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

TROY T. CRAIN, LICENSED PROFESSIONAL GEOSCIENTIST NO. 2004 BROADBENT & ASSOCIATES, INC. 725 N. MAIN STREET, SUITE 2 BOERNE, TX 78006 PHONE: (830) 816-5434

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF February, A.D. 2011 BY: [Signature] BEXAR COUNTY, TEXAS

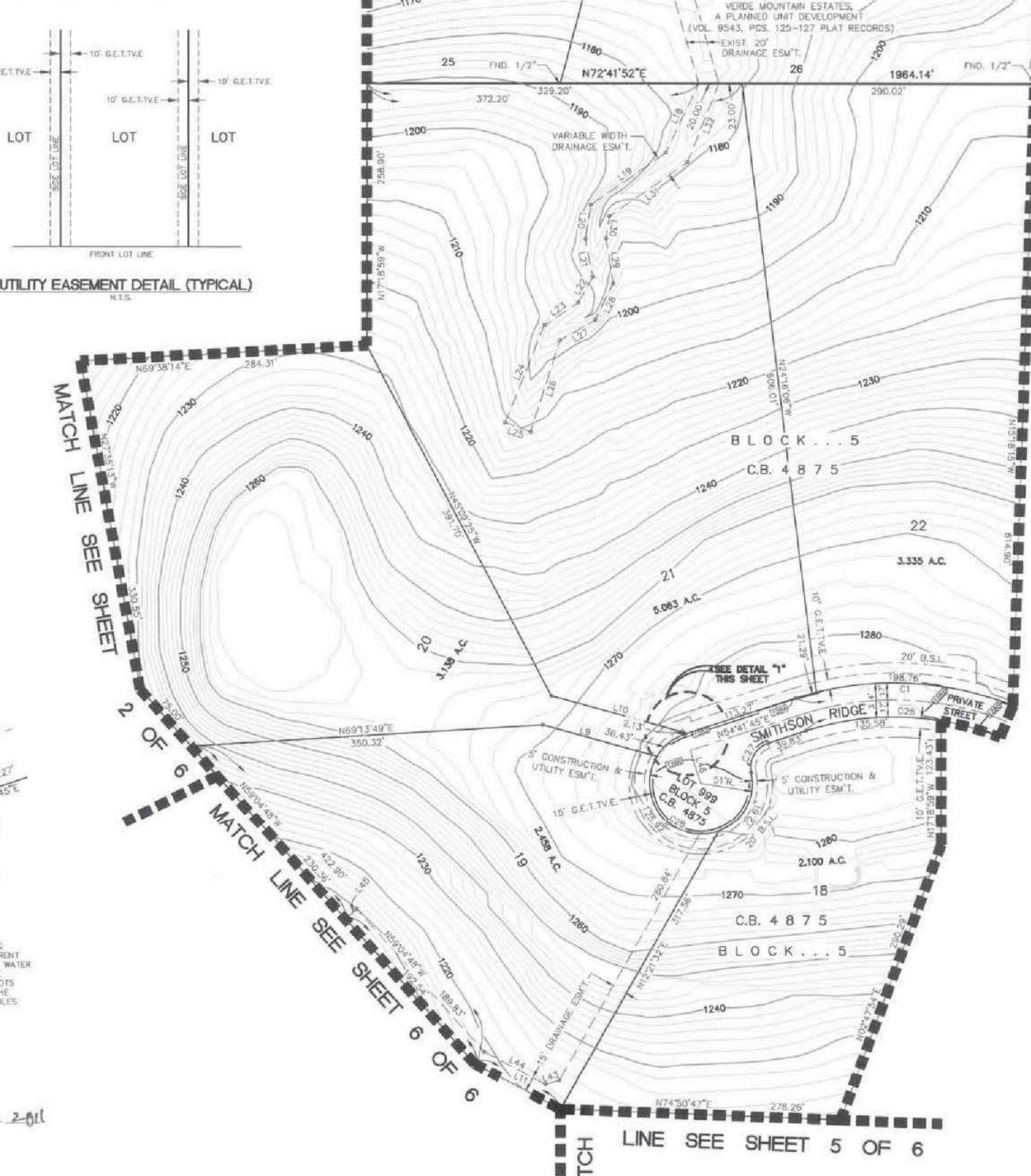
- NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0135F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADDED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". 2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1 1/2" IRON PIN WITH AN ORANGE "MIR END" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983. 4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS. 5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATIONS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE AS DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S 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 EASEMENT. 8. SMITHSON VALLEY SUBDIVISION P.U.D. STREETS (LOT 999, C.B. 4875) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 9. LOTS 901 AND 902, C.B. 4875 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 10. LOT 903, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 12. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.



- CPS NOTES: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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", "OVERHEAD 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 AREAS. 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 ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. * NONE AFFECTED

LEGEND

- EXISTING CONTOUR PROPOSED CONTOUR GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT BUILDING SETBACK LINE DRAINAGE RIGHT OF WAY RADIUS CENTERLINE EASEMENT



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012



Doc# 20130183079 Fees: \$72.00 09/30/2013 12:19PM H Pages: 1 Public Recorded in the Office of Public Records, Bexar County, Texas GERRARD C. RICKHOFF COUNTY CLERK

Book 9658 Page 92 1p88



RECORDERS MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINITY, GARBAGE OR PHOTO COPY, DISCLOSED PAPER ETC.



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MIR Moy Tarin Ramirez Engineers, LLC Firm Type No. F-5297 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5055

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 AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ART BUEDIGE 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 FEBRUARY 2011 Notary Public BEXAR COUNTY, TEXAS

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: DONALD DEAN BOERNER REGISTERED PROFESSIONAL SURVEYOR No. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PH# (210) 698-5051

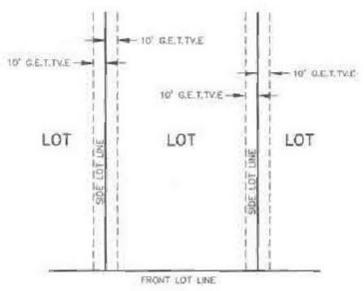
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. RAYMOND TARIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF SMITHSON VALLEY SUBDIVISION P.U.D. 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 9th DAY OF March, 2011 BY: Barbara Nelson, AICP COUNTY CLERK, 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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT. DATE THIS 22nd DAY OF March, A.D. 2011 County Judge, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR Gerard Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF August, 2013 AT 12:19 P.M. AND DULY RECORDED THE 30th DAY OF August, 2013 AT 12:19 P.M. IN THE RECORDS OF BEXAR OF SAID COUNTY, IN BOOK VOLUME 9658 ON PAGE 93. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF August, A.D. 2013 COUNTY CLERK, BEXAR COUNTY, TEXAS Maria Reyna DEPUTY

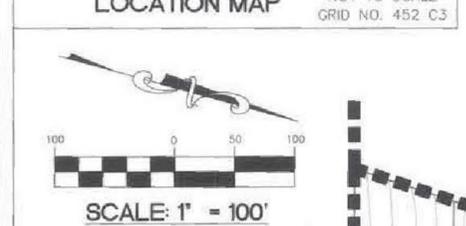
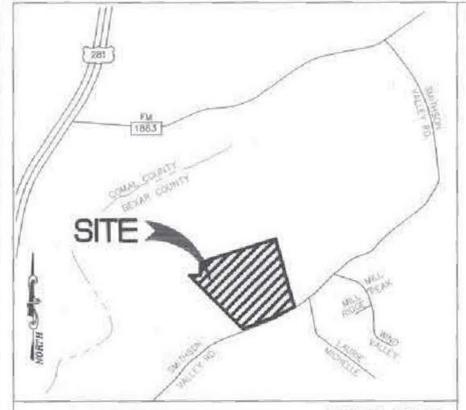
- LEGEND 954 12641 G.E.T.V.E. B.S.L. DRN. R.O.W. R. E. ESM.T. EXISTING CONTOUR PROPOSED CONTOUR GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT BUILDING SETBACK LINE DRAINAGE RIGHT OF WAY RADIUS CENTERLINE EASEMENT



UTILITY EASEMENT DETAIL (TYPICAL) N.T.S.

CPS 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 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", "OVERHEAD 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. 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 ALTERATIONS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV, EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. * NONE AFFECTED

- NOTES: 1. THE GRADING LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48028C0135F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." 2. EXCEPT AS SHOWN; PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MIR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983. 4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS. 5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATIONS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE AS DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S 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 EASEMENT. 8. SMITHSON VALLEY SUBDIVISION P.U.D., STREETS (LOT 999, C.B. 4875) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 9. LOTS 901 AND 902, C.B. 4875 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 10. LOT 903, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 12. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

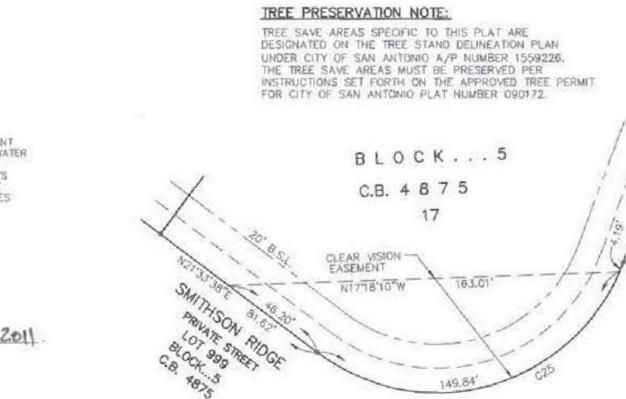
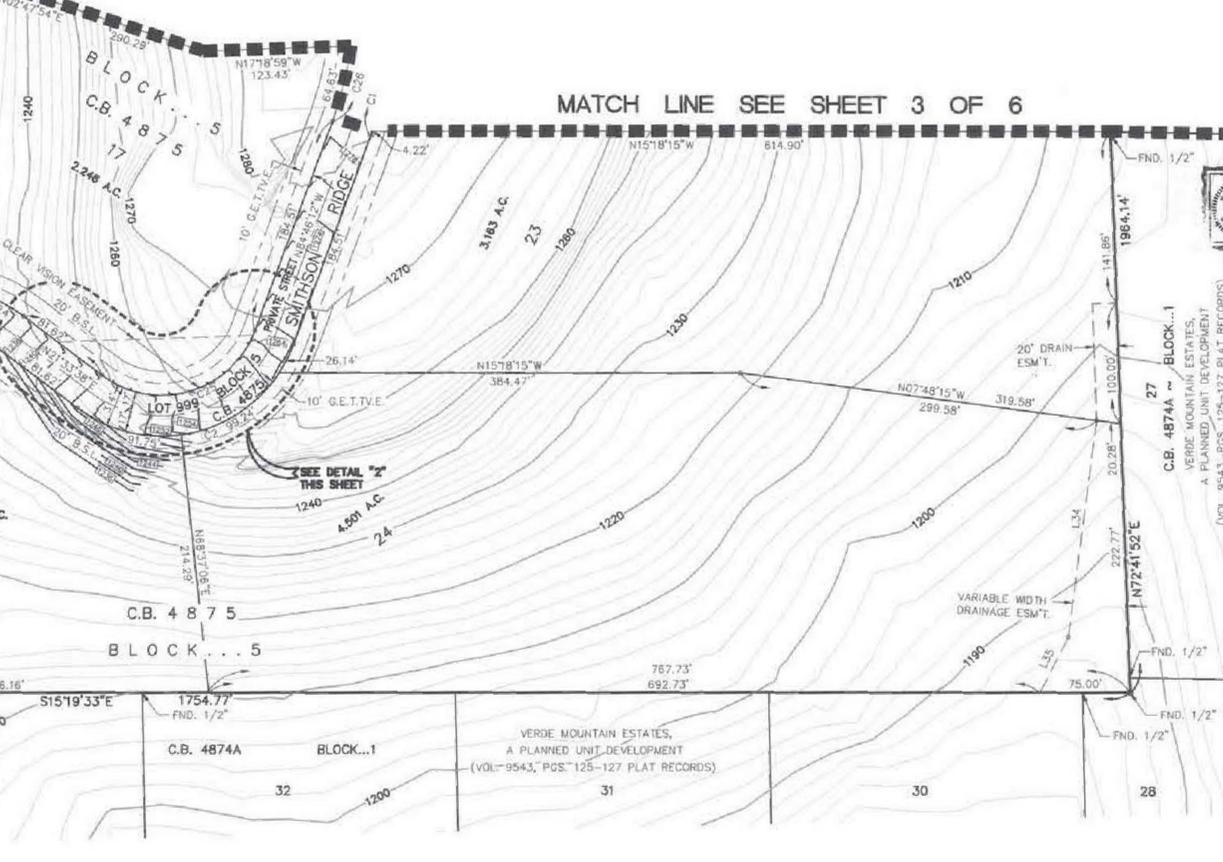


OWNER SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

RECORDATION'S MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINABILITY, CARBON OR PHOTO COPY, DISCOLORING PAPER, ETC.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

TROY T. GRAIN, P.E. LICENSED PROFESSIONAL GEOSCIENTIST NO. 2004 BROADBENT & ASSOCIATES, INC. 725 N. MAIN STREET, SUITE 2 BOERNE, TX 78006 PHONE: (830) 816-5434 SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF February, A.D. 2011. Notary Public BEXAR COUNTY, TEXAS



TREE PRESERVATION NOTE: TREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN UNDER CITY OF SAN ANTONIO A.P. NUMBER 1559228. THE TREE SAVE AREAS MUST BE PRESERVED PER INSTRUCTIONS SET FORTH ON THE APPROVED TREE PERMIT FOR CITY OF SAN ANTONIO PLAT NUMBER 090172. SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDU NOTE: 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. STREETScape NOTE: OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE. CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 38-506(4)(5). MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

Notary Public, State of Texas, My Commission Expires June 03, 2012. Troy T. Grain, Notary Public, State of Texas, My Commission Expires June 03, 2012.

Doc# 201130183080 Fees: \$72.00 08/30/2013 12:12:18 PM in the Office of Public Records of BEXAR COUNTY, BERNARD C. RICHGOTT COUNTY CLERK

Book 9658 Page 93 1pgs

P12-20130183080-1

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEKAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEKAR COUNTY, TEXAS.



STATE OF TEXAS COUNTY OF BEKAR 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 AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEKAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ART BURDICK

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 FEBRUARY 2011

DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012

STATE OF TEXAS COUNTY OF BEKAR 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:

DONALD DEAN BOERNER REGISTERED PROFESSIONAL SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEKAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

RAYMOND TARIN, JR. LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEKAR THIS PLAT OF SMITHSON VALLEY SUBDIVISION P.U.D. 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 9th DAY OF March, A.D. 2011

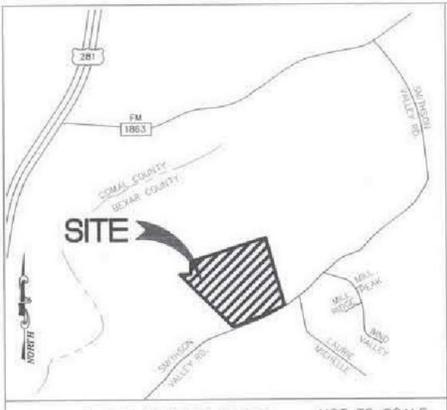
CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE, OF BEKAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEKAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEKAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID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

DATED THIS 22nd DAY OF March, A.D. 2011

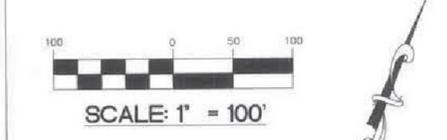
STATE OF TEXAS COUNTY OF BEKAR I, Gerard Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF August, A.D. 2013 AT 12:19p, AND DULY RECORDED THE 30th DAY OF August, A.D. 2013 AT 12:19p. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 4156 ON PAGE 94

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF August, A.D. 2013

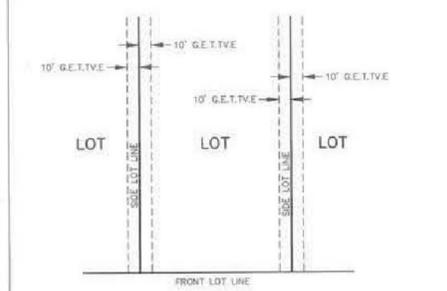
BY: Maria Ruyra, DEPUTY COUNTY CLERK, BEKAR COUNTY, TEXAS



LOCATION MAP NOT TO SCALE GRID NO. 452 C3



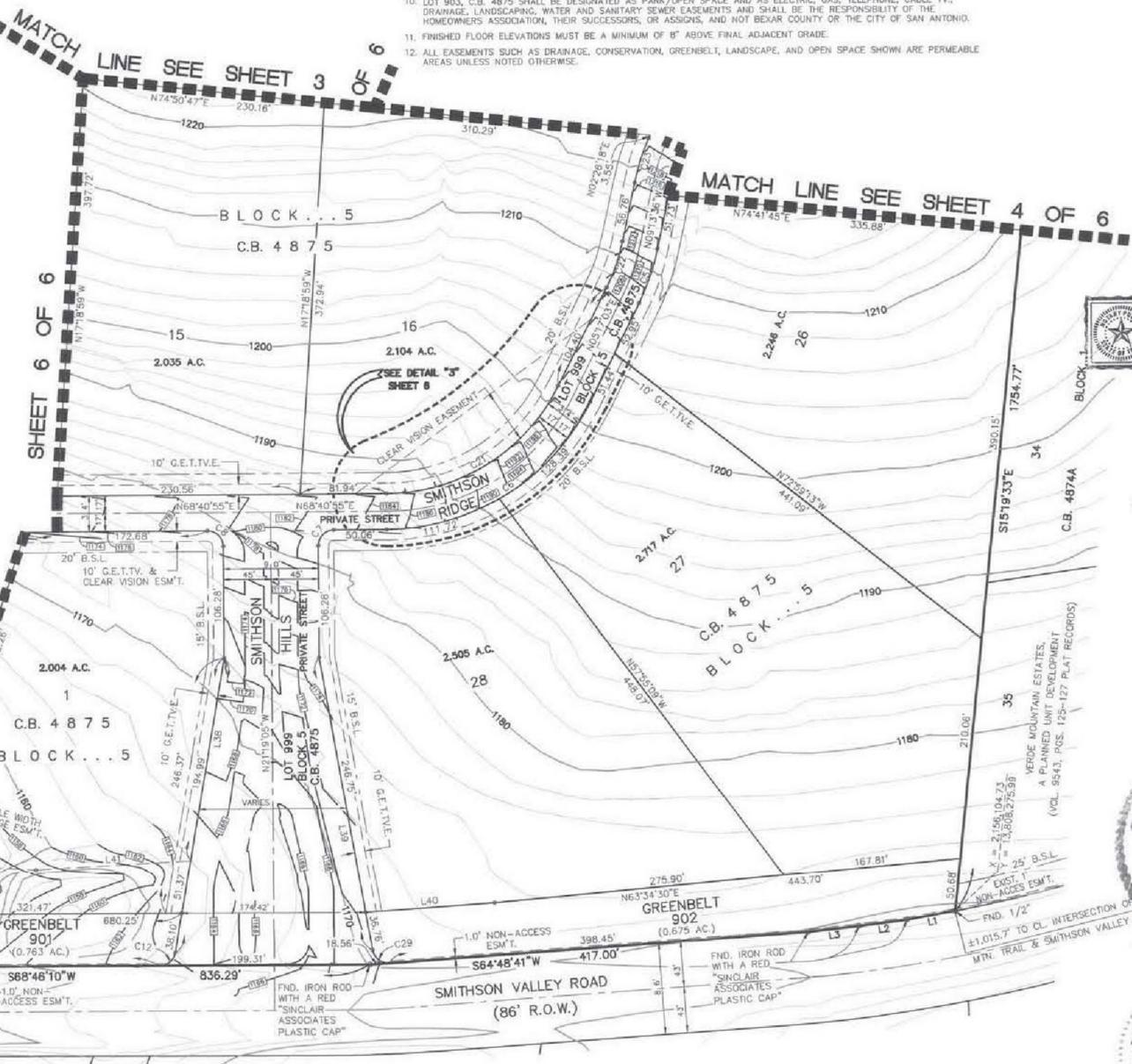
OWNER SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-1200 FAX: (210) 698-0438



UTILITY EASEMENT DETAIL (TYPICAL) N.T.S.

CPS 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 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", "OVERHEAD 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 GRANTEE'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 AREAS.

- NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0138F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". 2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983. 4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEKAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEKAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS. 5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATIONS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY. 6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE AS DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTEE'S 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 EASEMENT. 8. SMITHSON VALLEY SUBDIVISION P.U.D., STREETS (LOT 999, C.B. 4875) ARE PRIVATE, AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 9. LOTS 901 AND 902, C.B. 4875 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEKAR COUNTY OR THE CITY OF SAN ANTONIO. 10. LOT 903, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEKAR COUNTY OR THE CITY OF SAN ANTONIO. 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 12. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.



SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEKAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDU NOTE: 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. STREETScape NOTE: OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE. CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(d)(5). MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEKAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREA. TREE PRESERVATION NOTE: TREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN UNDER CITY OF SAN ANTONIO A/P NUMBER 1559226. THE TREE SAVE AREAS MUST BE PRESERVED PER INSTRUCTIONS SET FORTH ON THE APPROVED TREE PERMIT.

LEGEND: 954 1504 G.E.T.V.E. B.S.L. ORN. R.O.W. R E ESM.T. EXISTING CONTOUR PROPOSED CONTOUR GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT BUILDING SETBACK LINE DRAINAGE RIGHT OF WAY RADIUS CENTERLINE EASEMENT



RECORDERS MEMORANDUM AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCLOSED PAPER, ETC.



Book 9658 Page 94 lpgs Doc# 20130183081 Fees: \$72.00 08/30/2013 12:19PM 1 Page 1 Filed 8/30/2013 Recorded in BEKAR COUNTY CLERK GERRARD C. RICKHOFF



TROY T. CRAIN, LICENSED PROFESSIONAL GEOSCIENTIST NO. 2004 BROADBENT & ASSOCIATES, INC. 725 N. MAIN STREET, SUITE 2 BOERNE, TX 78006 PHONE: (830) 816-8434

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF February, A.D. 2011

SUBDIVISION PLAT ESTABLISHING SMITHSON VALLEY SUBDIVISION P.U.D.

BEING 79.302 ACRES OF LAND LOCATED IN THE AGAPITA GAYTAN SURVEY NO. 94, ABSTRACT NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATY & MOULTON SURVEY NO. 441, ABSTRACT NO. 36, COUNTY BLOCK 4873, BEXAR COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SMITHSON ROAD DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN VOLUME 13615, PAGES 661-666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MTR Moy Tarin Ramirez Engineers, LLC Firm TPE No. F-5297 12770 Cimarron Path, Suite 100 San Antonio, Texas 78249

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 AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER/DEVELOPER: SMITHSON ROAD DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY BURDICK-CUSTOM HOMES, INC., ITS GENERAL PARTNER 4710 SHAVANO OAK, SUITE 102 SAN ANTONIO, TEXAS 78249

DULY AUTHORIZED AGENT STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ART BUEDECK 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.

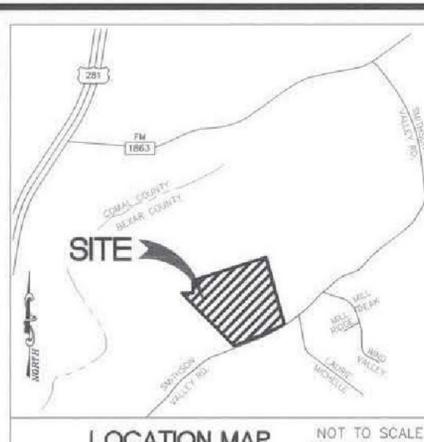
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: DONALD DEAN BOERNER REGISTERED PROFESSIONAL SURVEYOR NO. 5207 MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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. RAYMOND TARIN JR LICENSED PROFESSIONAL ENGINEER NO. 87060 MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, STE. 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051

STATE OF TEXAS COUNTY OF BEXAR THIS PLAT OF SMITHSON VALLEY SUBDIVISION P.U.D. 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 9th DAY OF March, 2011 BY: Barbara A. Wilson, MCP SECRETARY

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING THE SAME, AND THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS 22nd DAY OF March, A.D. 2011

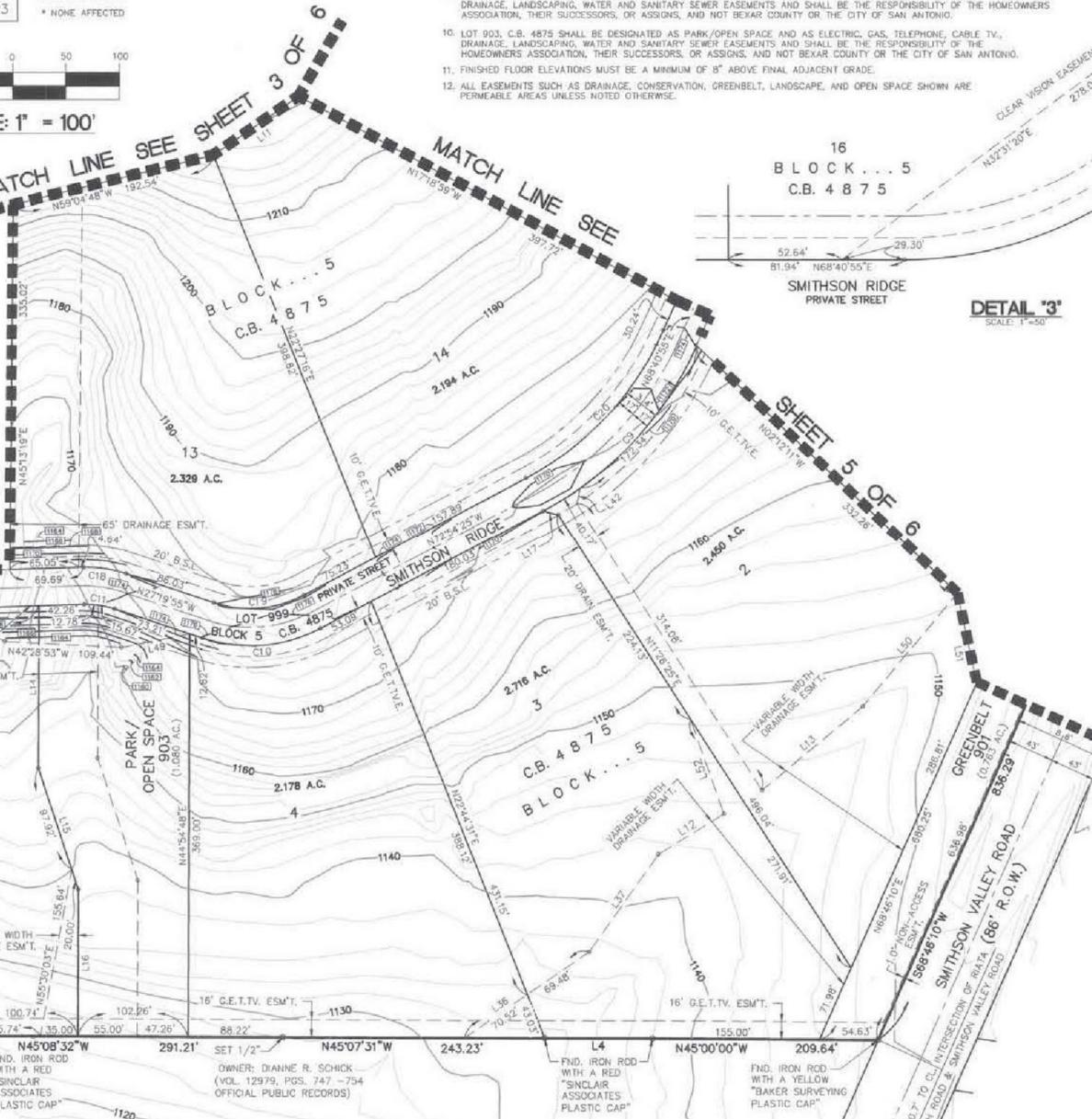
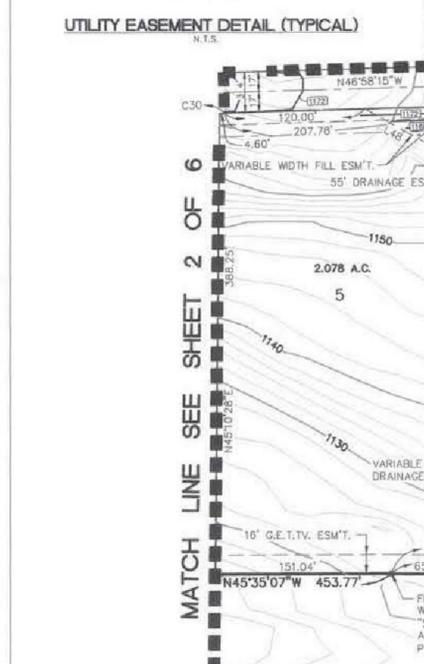
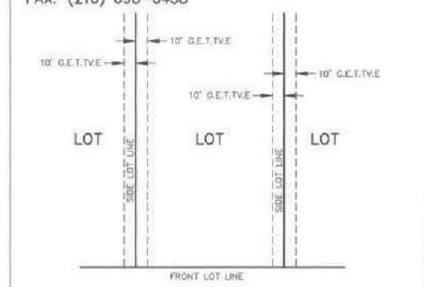
STATE OF TEXAS COUNTY OF BEXAR Gerard Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF August, 2013 AT 12:49 P.M. AND DULY RECORDED THE 30th DAY OF August, 2013 AT 2:49 P.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 04658 ON PAGE 96. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF August, A.D. 2013 COUNTY CLERK, BEXAR COUNTY, TEXAS BY: Maria Ruzma DEPUTY



CPS 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 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", "OVERHEAD 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 GRANITOR'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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

NOTES: 1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802900135F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." 2. EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MTR ENG" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED. 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983. 4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SMITHSON VALLEY SUBDIVISION P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS. 5. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SMITHSON VALLEY SUBDIVISION P.U.D. SHALL BE RESPONSIBILITY OF THE RESPECTIVE HOMEOWNERS ASSOCIATIONS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 6. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE AS DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 7. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANITOR'S 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 EASEMENT. 8. SMITHSON VALLEY SUBDIVISION P.U.D. STREETS (LOT 999, C.B. 4875) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND WATER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS. 9. LOTS 901 AND 902, C.B. 4875 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 10. LOT 903, C.B. 4875 SHALL BE DESIGNATED AS PARK/OPEN SPACE AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, LANDSCAPING, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO. 11. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. 12. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

LEGEND: EXISTING CONTOUR, PROPOSED CONTOUR, GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT, BUILDING SETBACK LINE, DRAINAGE, RIGHT OF WAY, RADIUS, CENTERLINE, EASEMENT.



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.

TROY T. CRAIN, P.G.E. LICENSED PROFESSIONAL GEOSCIENTIST NO. 2004 BROADBENT & ASSOCIATES, INC. 725 N. MAIN STREET, SUITE 2 BOERNE, TX 78008 PHONE: (830) 816-5434

SWORN AND SUBSCRIBED BEFORE ME THIS 17th DAY OF February, A.D. 2011. David Aguilera NOTARY PUBLIC BEXAR COUNTY, TEXAS

OWNER DIANNE R. SCHICK (FOLIO 12979, POS. 347-734 OFFICIAL PUBLIC RECORDS) SETBACK NOTE: SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. WASTEWATER EDU NOTE: 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. STREETScape NOTE: OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE. TREE PRESERVATION NOTE: TREE SAVE AREAS SPECIFIC TO THIS PLAT ARE DESIGNATED ON THE TREE STAND DELINEATION PLAN UNDER CITY OF SAN ANTONIO A/P NUMBER 1559225. THE TREE SAVE AREAS MUST BE PRESERVED PER INSTRUCTIONS SET FORTH ON THE APPROVED TREE PERMIT

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CLEAR VISION AREA NOTE: ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC SECTION 35-506(e)(5). MAINTENANCE NOTE: THE CITY OF SAN ANTONIO OR BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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RECORDERS MEMORANDUM AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.



DAVID AGUILERA Notary Public, State of Texas My Commission Expires June 03, 2012