

LEGEND:

ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESMT.	-----	EASEMENT
VOL.	-----	VOLUME
PG.	-----	PAGE
DR.	-----	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
OPR.	-----	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
PR	-----	PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
BSL	-----	BUILDING SETBACK LINE
SUBD.	-----	SUBDIVISION
⊙	-----	5/8" IRON ROD WITH CAP STAMPED "HOWARD SURVEYING" SET (UNLESS OTHERWISE NOTED)

GENERAL NOTES:

- A PORTION OF SILVERFIN APARTMENTS SUBDIVISION IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48167C 0230 F. MAP REVISED NOVEMBER 02, 2007.
- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
- UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
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- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
- 5/8" IRON ROD WITH "HOWARD SURVEYING" CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED.
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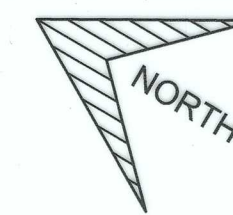
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(1 MULTI-FAMILY LOT & 2 COMMERCIAL LOTS
IN 1 BLOCK)

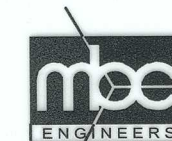
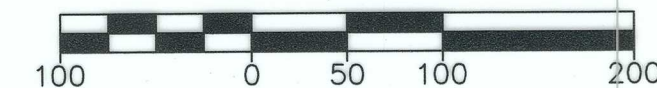
A FINAL SUBDIVISION PLAT ESTABLISHING

SILVERFIN APARTMENTS

BEING A 20.0080 ACRE TRACT OF LAND OUT OF A 155 ACRE TRACT, RECORDED IN VOLUME 99, PAGES 241-242, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING OUT OF THE TRINIDAD GARCIA SURVEY NO. 94, ABSTRACT NO. 137, GUADALUPE COUNTY, TEXAS.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 09/24/2015

JOB NO.: 31285/CIBOLO

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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

OWNER: SILVERFIN LAND DEVELOPMENT, LLC.
409 S. CARANCAHUA STREET
CORPUS CHRISTI, TX. 78401

N/A
DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rosie Meenaghan KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 14th DAY OF June, 2016.

Rosie Meenaghan
NOTARY PUBLIC
STATE OF TEXAS

ROSIE MEENAGHAN
Notary Public, State of Texas
My Commission Expires
July 01, 2019

APPROVED ON THIS 28 DAY OF JUNE, 2016,
BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

Lupe L. L. L.
CITY ENGINEER, CITY OF CIBOLO
TX 78168

THIS PLAT OF SILVERFIN APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24 DAY OF JUNE, 2016.

BY: Rosie Meenaghan
CHAIR

BY: J. A. H. H.
SECRETARY

THIS PLAT OF SILVERFIN APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 27 DAY OF June, 2016.

BY: E. Ch...
MAYOR

BY: Perry...
CITY SECRETARY

STATE OF TEXAS §
COUNTY OF GUADALUPE §

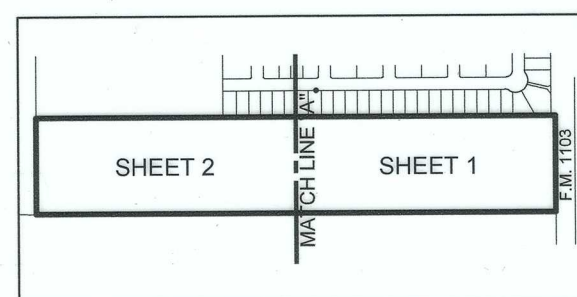
I, Jessa Kue COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 28 DAY OF June, A.D., 2016 AT 2:54 P.M. AND DULY RECORDED THE 28 DAY OF June, A.D., 2016 AT 2:54 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 8 ON PAGE 523-524

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE
THIS 28 DAY OF June, A.D., 2016.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS
BY: Chunandez DEPUTY

SHEET 1 OF 2

CIBOLO VALLEY RANCH SUB'D., UNIT-3
(VOL. 6, PG. 596, PR)



INDEX MAP

STATE OF TEXAS §
COUNTY OF GUADALUPE §

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

Keith Howard
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF June, 2016.

Jeanne Overstreet
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

Rosie Meenaghan, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF June, 2016.

Mark Waller
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Jesse H. Valdez, Jr.
Notary Public
State of Texas
My Commission Expires
08-18-2016

THIS SUBDIVISIONS PLAT OF SILVERFIN APARTMENTS SUBDIVISION, SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Mark Waller
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

OWNER:
150 INVESTMENT GROUP, LTD.
REMAINING PORTION OF
A CALLED 139.32 ACRE TRACT
(VOL. 530, PG. 650, DR)
ZONED "C1"
UNPLATTED

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY: Brianne Bradley
AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY



5-483



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CATV ----- CABLE TELEVISION
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S/ (U.N.I.E.S.S. OTHERWISE NOTED)

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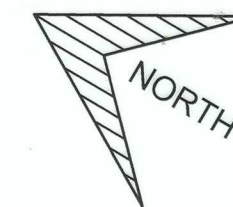
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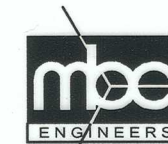
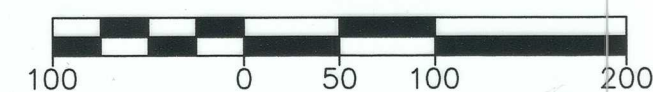
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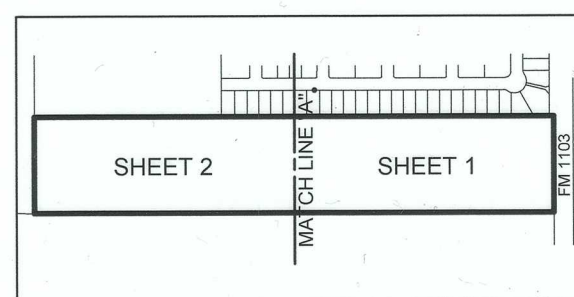


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INDEX MAP

