

PLAT NO. 24-11800057

SUBDIVISION PLAT  
OF  
STONEHILL UNIT 9

BEING A TOTAL OF 25.662 ACRE TRACT OF LAND, ESTABLISHING LOTS 73-104, BLOCK 76, LOTS 18-29, BLOCK 90, LOTS 83-71 & 103-121 & 900, BLOCK 92, LOTS 1-21, BLOCK 93, LOTS 1-26, BLOCK 94, LOTS 1-11, BLOCK 95, LOTS 1-8, BLOCK 96, AND 1,372 ACRES OF OFF-SITE EASEMENTS, OF LAND OUT OF THAT 158.420-ACRE TRACT OF LAND RECORDED IN DOCUMENT #20230156015 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THAT 361.222-ACRE TRACT OF LAND RECORDED IN DOCUMENT #20230156016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NO. 14 1/2, ABSTRACT NO. 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS

**PAPE-DAWSON  
ENGINEERS**2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: November 22, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: CITECH OF TEXAS, INC.  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

OWNER: 378 STONEHILL INVESTMENTS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY  
ITS SOLE GENERAL PARTNER  
BY: LESLIE OSTRANDER, SIGNING AGENT  
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER 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 November 25, A.D. 2024.

TONI SIMS  
Notary Public, State of Texas  
Comm. Expires 11-10-2027  
Notary ID 128798220  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STONEHILL UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

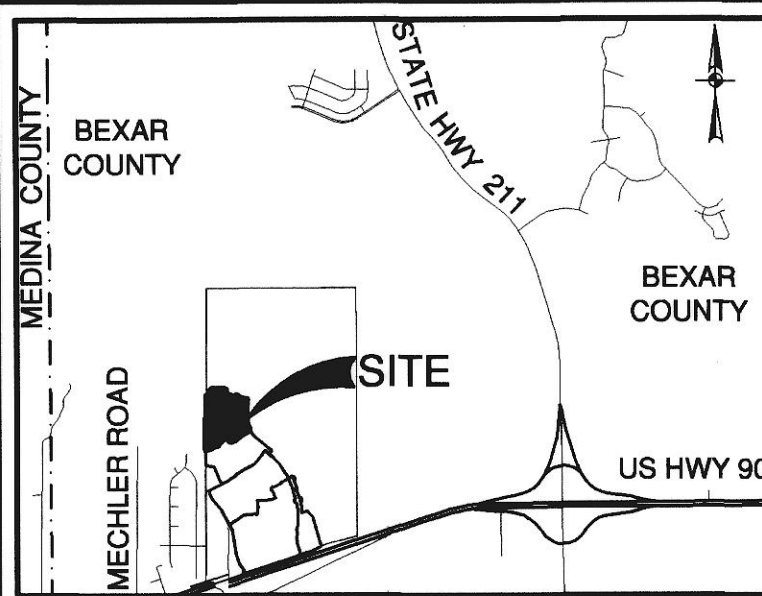
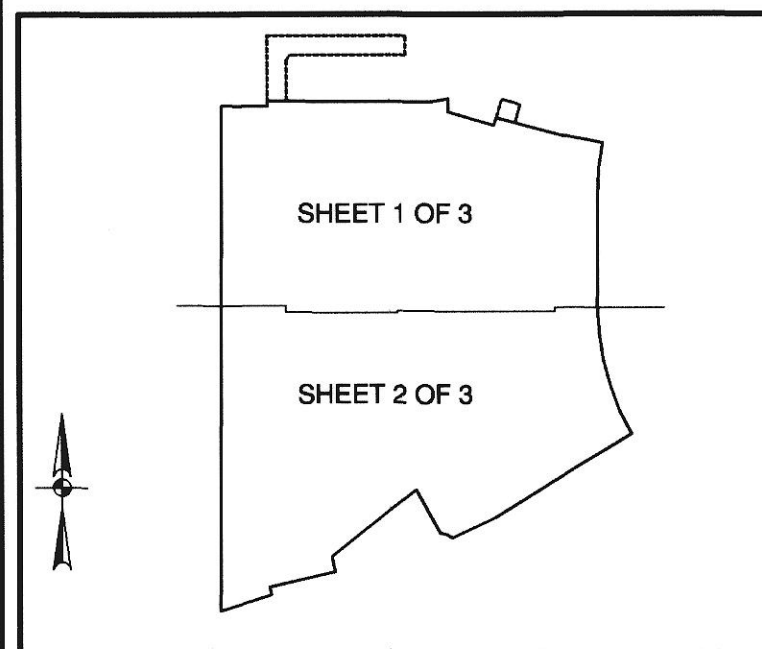
## CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LOCATION MAP  
NOT-TO-SCALEINDEX MAP  
SCALE: 1" = 500'

## CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

## SAWS IMPACT FEE:

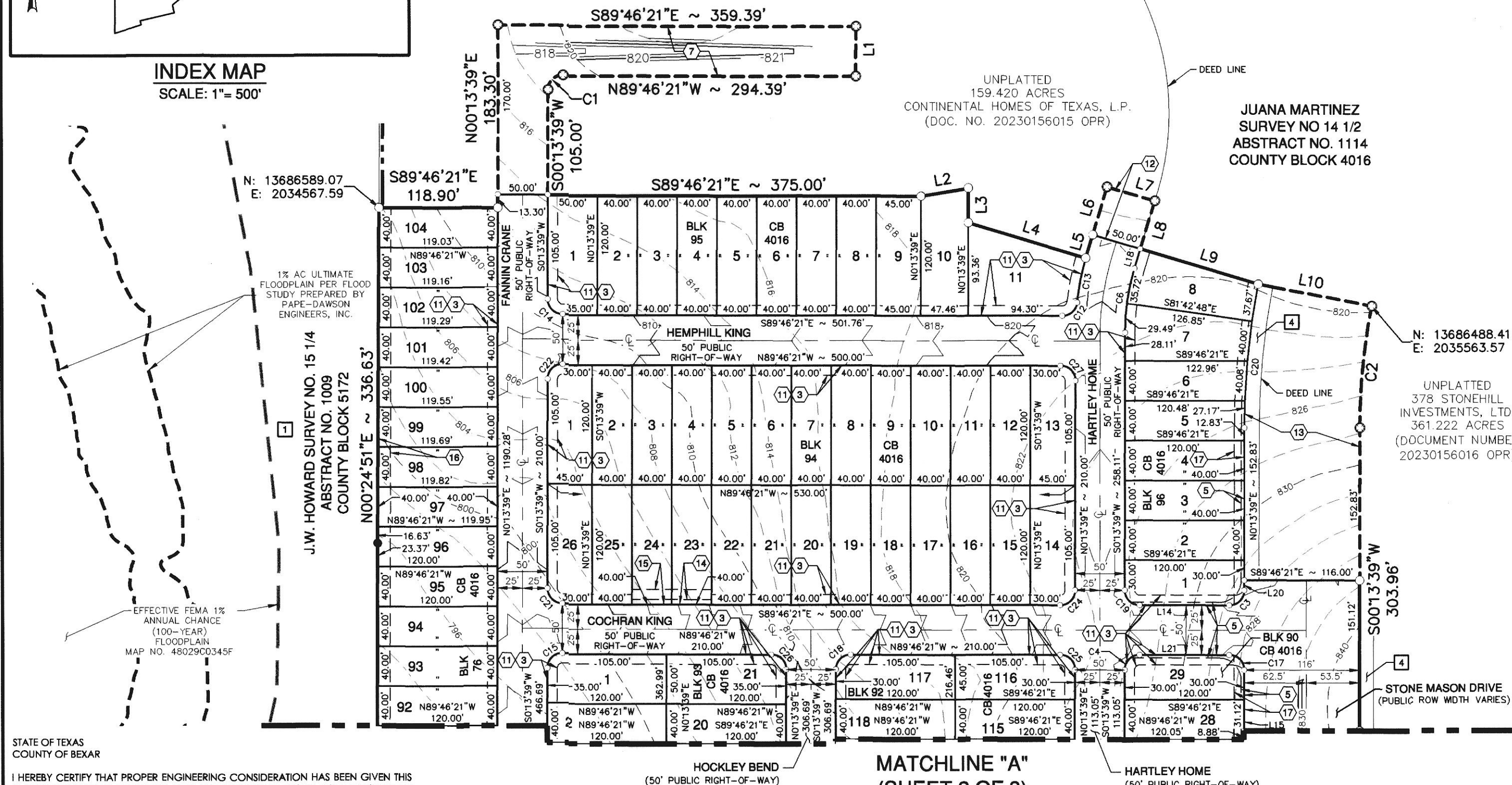
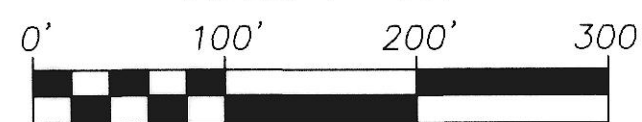
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

## SAWS WASTEWATER EDU:

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



SCALE: 1" = 100'

MATCHLINE "A"  
(SHEET 2 OF 3)PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLATCURVE AND LINE DATA  
ON SHEET 3 OF 3

SHEET 1 OF 3

STATE OF TEXAS  
COUNTY OF BEXAR

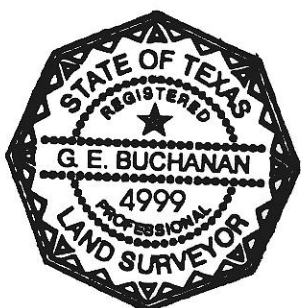
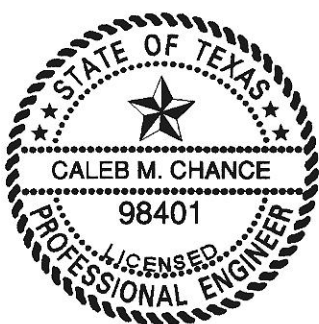
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Caleb M. Chance*  
LICENSED PROFESSIONAL ENGINEER

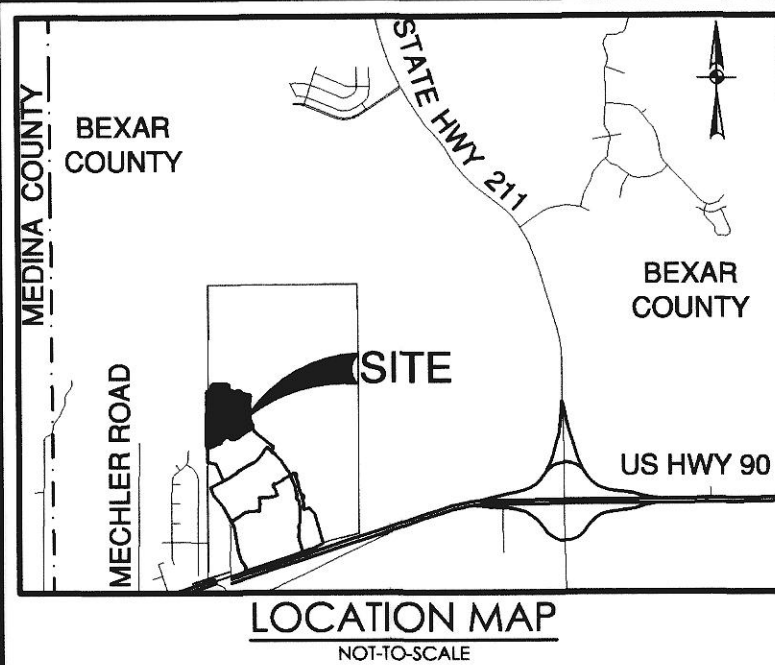
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*G.E. Buchanan* 11/22/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR

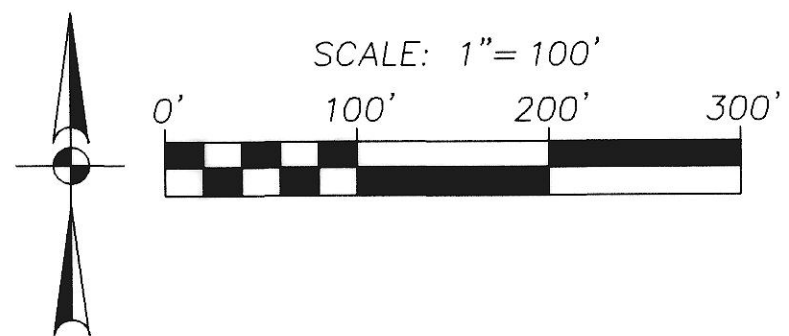




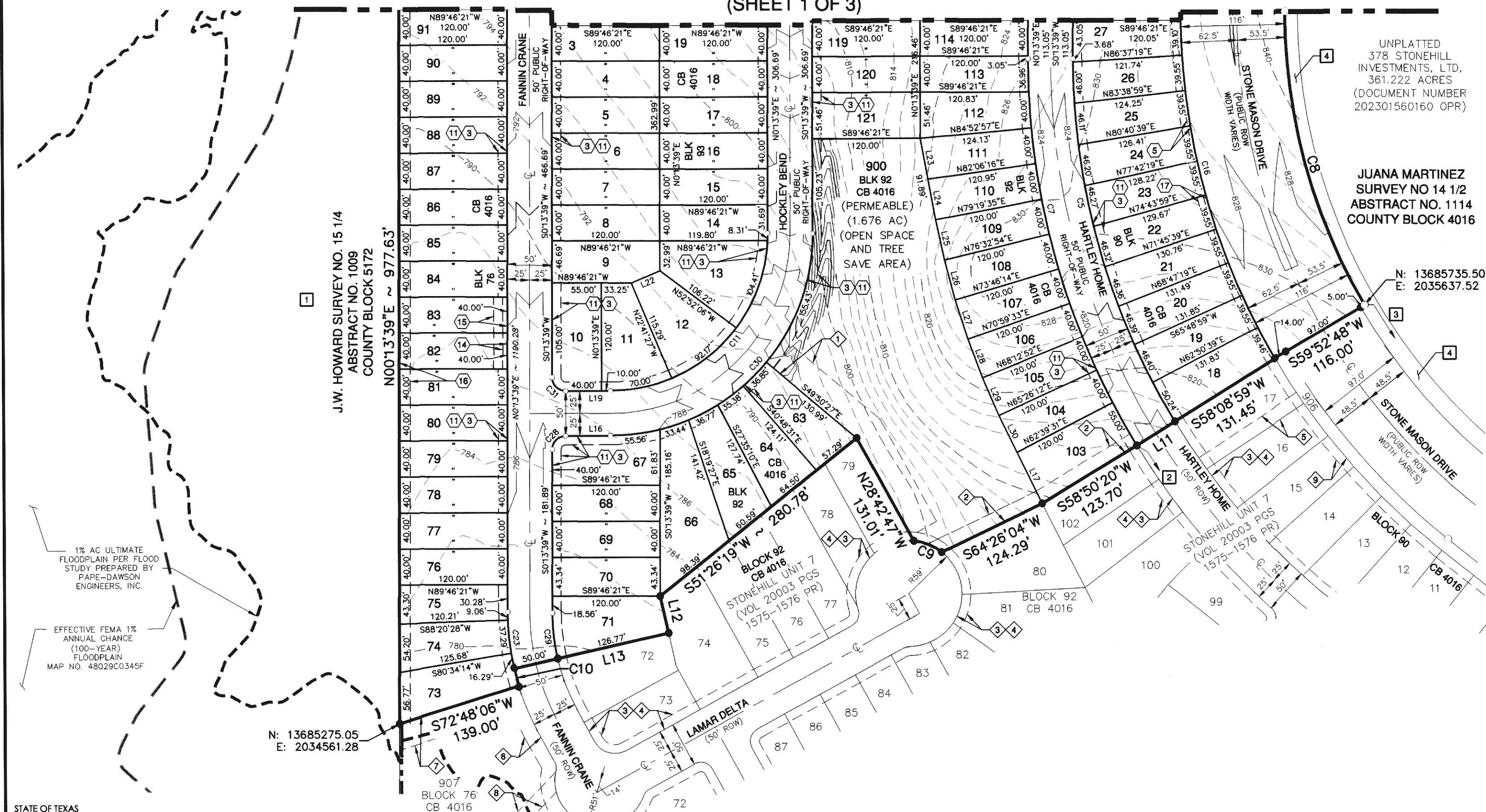


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**MATCHLINE "A"**  
(SHEET 1 OF 3)



STATE OF TEXAS  
COUNTY OF BEXAR

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11/22/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR

**PLAT NO. 24-11800057**  
**SUBDIVISION PLAT**  
**OF**  
**STONEHILL UNIT 9**

BEING A TOTAL OF 25.662 ACRE TRACT OF LAND, ESTABLISHING LOTS 73-104, BLOCK 76, LOTS 18-26, BLOCK 90, LOTS 83-71 & 103-121 & 900, BLOCK 92, LOTS 1-21, BLOCK 93, LOTS 1-26, BLOCK 94, LOTS 1-11, BLOCK 95, LOTS 1-8, BLOCK 96, AND 1372 ACRES OF OFF-SITE EASEMENTS, OF LAND OUT OF THAT 159.426-ACRE TRACT OF LAND RECORDED IN DOCUMENT #20230156015 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THAT 361.222-ACRE TRACT OF LAND RECORDED IN DOCUMENT #20230156016 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY NO. 14 1/2, ABSTRACT NO. 1114, COUNTY BLOCK 4016, BEXAR COUNTY, TEXAS

**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: November 22, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**OWNER:** CONTINENTAL HOMES OF TEXAS, LP,  
A TEXAS LIMITED PARTNERSHIP  
**BY:** CHIEF OF TEXAS, INC.,  
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
LESLIE OSTRANDER, ASSISTANT SECRETARY  
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247  
**OWNER:** 378 STONEHILL INVESTMENTS, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
**BY:** FW COMPANIES, LLC, A TEXAS LIMITED LIABILITY COMPANY  
LESLIE OSTRANDER, SIGNING AGENT  
5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE OSTRANDER 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 November 25, A.D. 2024.

**NOTARY PUBLIC, BEXAR COUNTY, TEXAS**  
TONI SIMS  
Notary Public, State of Texas  
Comm. Expires 11-10-2027  
Notary ID 128798220

THIS PLAT OF STONEHILL UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
CURVE AND LINE DATA  
ON SHEET 3 OF 3

SHEET 2 OF 3





PLAT NO. 24-11800057

SUBDIVISION PLAT  
OF  
STONEHILL UNIT 9

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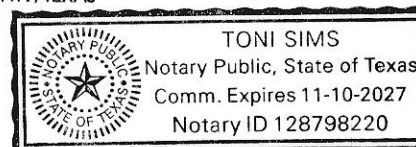
*Leslie Ostrander*

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A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER  
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*TONI SIMS*  
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BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

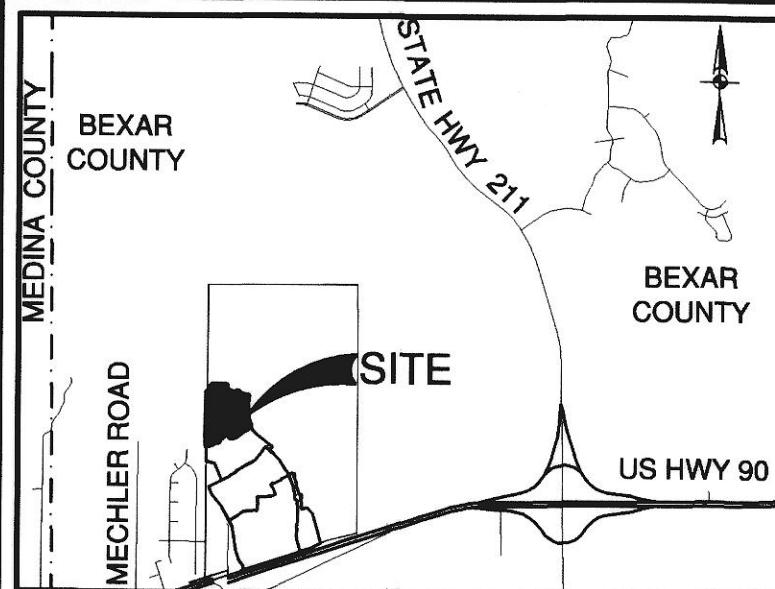
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

LOCATION MAP  
NOT-TO-SCALE

## LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		REPETITIVE BEARING AND/OR DISTANCE
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW
			EASEMENT POINT OF INTERSECTION

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	1% ANNUAL CHANCE (100-YR) ULTIMATE CONDITIONS FLOODPLAIN
---	CENTERLINE
---	ORIGINAL SURVEY LINE

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (OFF-LOT) (0.188 TOTAL AC.) (VOL 20003 PG 1575 - 1576 PR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	2	15' PUBLIC DRAINAGE EASEMENT (OFF-LOT) (0.087 TOTAL AC.) (VOL 20003 PG 1575 - 1576 PR)
7	VARIABLE WIDTH PUBLIC DRAINAGE, SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (OFF-LOT) (0.551 AC.)	3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003 PG 1575 - 1576 PR)
11	10' BUILDING SETBACK	4	10' BUILDING SETBACK (VOL 20003 PG 1575 - 1576 PR)
12	50'x50' DRAINAGE, SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (PERMEABLE) (OFF-LOT) (0.057 AC.)	5	15' PUBLIC DRAINAGE EASEMENT (VOL 20003 PG 1575 - 1576 PR)
13	VARIABLE WIDTH GRADING EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.764 AC. OFF-LOT, NON-PERMEABLE)	6	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003 PG 1575 - 1576 PR)
14	5' WATER EASEMENT	7	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20003 PG 1575 - 1576 PR)
15	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	8	16' SANITARY SEWER EASEMENT (VOL 20003 PG 1575 - 1576 PR)
16	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	10' WATER EASEMENT (VOL 20003 PG 1575 - 1576 PR)
17	10' WATER EASEMENT		

## SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN US SURVEY FEET, GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

## CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

## COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900 BLOCK 92, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

## SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

## SAWS WASTEWATER EDU:

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

## SAWS HIGH PRESSURE:

NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI.

## RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

## TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP22-38800245) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

## DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

## CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

## DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

## SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

## FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48029C0345F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## TREE SAVE:

LOT 900, BLOCK 92, CB 4016, (1.676 AC.) IS DESIGNATED AS TREE SAVE AREA.

## CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S45°13'39"W	21.21'	23.56'
C2	646.50'	10°53'24"	S5°40'21"W	122.69'	122.88'
C3	15.00'	90°00'00"	N45°13'39"E	21.21'	23.56'
C4	15.00'	90°00'00"	S45°13'39"W	21.21'	23.56'
C5	775.00'	31°20'39"	S15°26'41"E	418.70'	423.97'
C6	225.00'	16°36'20"	S8°31'49"W	64.98'	65.21'
C7	825.00'	31°23'19"	N15°28'01"W	446.33'	451.96'
C8	646.50'	30°20'54"	S14°56'48"E	338.45'	342.44'
C9	59.00'	32°53'07"	N6°7'51°07"W	33.40'	33.86'
C10	275.00'	4°22'27"	S15°00'40"E	20.99'	20.99'
C11	175.00'	90°00'00"	N45°13'39"E	247.49'	274.89'
C12	15.00'	83°41'14"	N48°23'02"E	20.01'	21.91'
C13	275.00'	9°31'18"	N11°18'04"E	45.65'	45.70'
C14	15.00'	90°00'00"	S44°46'21"E	21.21'	23.56'
C15	15.00'	90°00'00"	S45°13'39"W	21.21'	23.56'
C16	762.50'	30°20'54"	N14°56'48"W	399.17'	403.88'
C17	15.00'	90°00'00"	N44°46'21"W	21.21'	23.56'
C18	15.00'	90°00'00"	S45°13'39"W	21.21'	23.56'
C19	15.00'	90°00'00"	S44°46'21"E	21.21'	23.56'
C20	762.50'	10°53'24"	N5°40'21"E	144.71'	144.93'
C21	15.00'	90°00'00"	S44°46'21"E	21.21'	23.56'
C22	15.00'	90°00'00"	S45°13'39"W	21.21'	23.56'
C23	275.00'	13°03'06"	N6°17'54"W	62.51'	62.64'
C24	15.00'	90°00'00"	N45°13'39"E	21.21'	23.56'
C25	15.00'	90°00'00"	N44°46'21"W	21.21'	23.56'
C26	15.00'	90°00'00"	N44°46'21"W	21.21'	23.56'
C27	15.00'	90°00'00"	N44°46'21"W	21.21'	23.56'
C28	15.00'	90°00'00"	S45°13'39"W	21.21'	23.56'
C29	225.00'	13°03'06"	S6°17'54"E	51.14'	51.25'
C30	225.00'	90°00'00"	S45°13'39"W	318.20'	353.43'
C31	15.00'	90°00'00"	S44°46'21"E	21.21'	23.56'

## LINE TABLE

LINE #	BEARING	LENGTH
L1	S0°13'39"W	50.00'
L2	N80°43'23"E	48.12'
L3	S0°13'39"W	34.59'
L4	S73°09'20"E	123.11'
L5	N16°48'26"E	24.36'
L6	N16°49'53"E	50.00'
L7	S73°10'01"E	50.00'
L8	S16°49'59"W	50.00'
L9	S73°10'01"E	123.80'
L10	S78°52'57"E	116.00'
L11	S58°08'59"W	50.00'
L12	S12°38'08"E	41.79'
L13	S77°10'33"W	176.77'
L14	S89°46'21"E	90.00'
L15	N0°13'39"E	61.12'
L16	N89°46'21"W	50.00'
L17	S25°53'58"E	63.22'
L18	S16°49'59"W	20.66'
L19	S89°46'21"E	50.00'
L20	N0°13'39"E	10.00'
L21	N89°46'21"W	90.00'
L22	S66°53'13"W	34.58'
L23	S10°28'00"E	46.05'
L24	S10°28'00"E	45.85'
L25	S12°03'45"E	45.81'
L26	S14°50'26"E	45.81'
L27	S17°37'07"E	45.81'
L28	S20°23'47"E	45.81'
L29	S23°10'28"E	45.81'
L30	S25°57'09"E	45.61'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3