

LOCATION MAP
NOT-TO-SCALE

LEGEND

DOC	DOCUMENT NUMBER	AC	ACRE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	BLK	BLK
NCB	NEW CITY BLK	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
CB	COUNTY BLK	ROW	RIGHT OF WAY
ELEC	ELECTRIC	VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
TELE	TELEPHONE	⊙	SET 1/2" IRON ROD (PD)
		○	EASEMENT POINT OF INTERSECTION
---	1020	---	EXISTING CONTOURS
---	1020	---	PROPOSED CONTOURS
---	---	---	ORIGINAL SURVEY/COUNTY LINE
---	---	---	CENTERLINE
---	---	---	LAND TIE/HOOK

1	14' GAS, ELEC, TELE AND CABLE TV ESMT	5	SEWER AND WATER ESMT (DOC 20180159134 OPR) AND (DOC 20180183696 OPR)
7	VAR WID DRAINAGE ESMT	6	10' DRAINAGE, ELEC, TELE & CABLE TV ESMT (VOL 9508, PG 58-61 DPR)
11	10' GAS, ELEC, TELE AND CABLE TV ESMT	7	VAR WID SANITARY SEWER ESMT (VOL 18124, PG 1314 OPR)
12	VAR WID ACCESS, DRAINAGE, SEWER, PRIVATE WATER, GAS, ELEC, TELE, AND CABLE TV ESMT	8	100' C.P.S. ELEC. ESMT (VOL 2090, PG 617-620 OPR)
13	12' WATER ESMT	9	30' PRIVATE DRAINAGE ESMT (VOL 13805, PG 714 OPR)
14	BUFFER ESMT FOR AQUIFER SENSITIVE FEATURE	10	16' ELEC, TELE & CABLE TV ESMT (VOL 9724, PG 219 DPR)
15	5' ELECTRIC EASEMENT	11	PUBLIC VAR WID DRAINAGE ESMT (VOL 9724, PG 219 DPR)
1	LOT 1, BLK 58, NCB 19221 KNIGHTS CROSS ELEMENTARY SCHOOL (VOL 9624, PG 94 DPR)	12	20' SEWER ESMT (DOC 20160095321 OPR) (DOC 20230116993 OPR)
2	LOT 2, BLK 58, NCB 19221 VISTA RIDGE INTEGRATION (VOL 9724, PG 219 DPR)	13	DRAINAGE ESMT (VOL 9508, PG 58-61 DPR)
3	LOT 3, BLK 58, NCB 19221 VISTA RIDGE INTEGRATION (VOL 9724, PG 219 DPR)	14	170' SETBACK LINE (VOL 14218, PG 2492 OPR)
4	UNPLATTED REMAINING PORTION OF 150.256 AC DAGUE RANCH LIMITED PARTNERSHIP (VOL 14766, PG 1410 OPR)	15	12' GAS, ELEC, TELE, AND CABLE TV ESMT (VOL 9510, PG 22-24 DPR)
5	HILLS OF STONE OAK UNIT 2, BLK 4, NCB 19221 (VOL 9510, PG 22-24 DPR)	16	DRAINAGE AND SANITARY SEWER ROW (VOL 9510, PG 22-24, DPR)
6	HILLS OF STONE OAK UNIT 1, BLK 4, NCB 19221 (VOL 9508, PG 58-61 DPR)	17	18' GAS, ELEC, TELE, CABLE TV & SANITARY SEWER ESMT (VOL 9508, PG 58-61 DPR)
1	LIFT STATION ESMT (VOL 9508, PG 58-61 DPR)	18	16' SANITARY SEWER ESMT (VOL 9508, PG 58-61 DPR)
2	DRAINAGE ROW SEWER, TELE, CABLE TV & INGRESS - EGRESS ESMT (VOL 9508, PG 58-61 DPR)	19	10' DRAINAGE ESMT (VOL 9508, PG 58-61 DPR)
3	12' DRAINAGE ROW ELEC, GAS, TELE, AND CABLE TV ESMT (VOL 9508, PG 58-61 DPR)	20	10' TELE ESMT (VOL 9510, PG 22-24 DPR)
4	VAR WID DRAINAGE ESMT (VOL 9624, PG 94 DPR)	21	15' GAS, ELEC, TELE, & CABLE TV ESMT (VOL 9508, PG 58-61 DPR)
		22	1' NON ACCESS ESMT (VOL 9510, PG 22-24 DPR)

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.

Shauna L. Weaver
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.

Jon W. Cooper
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 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:

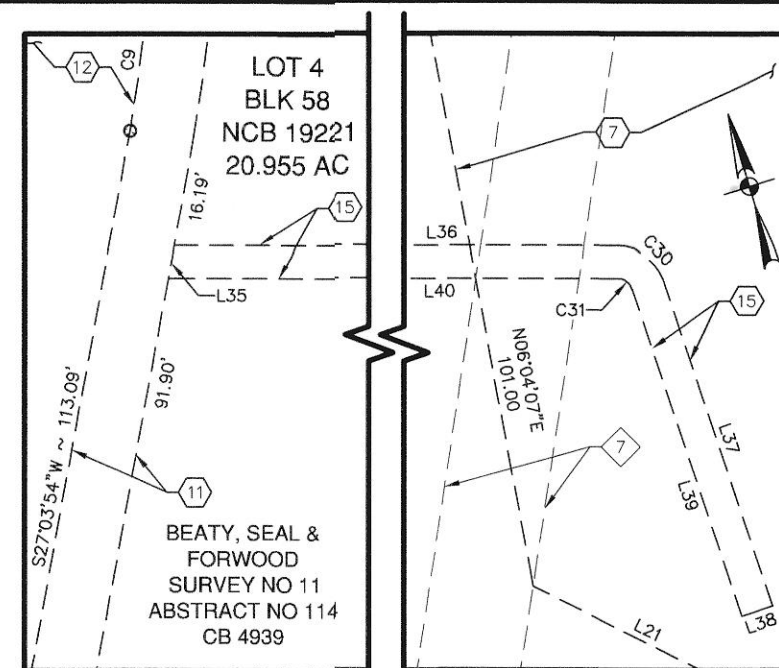
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

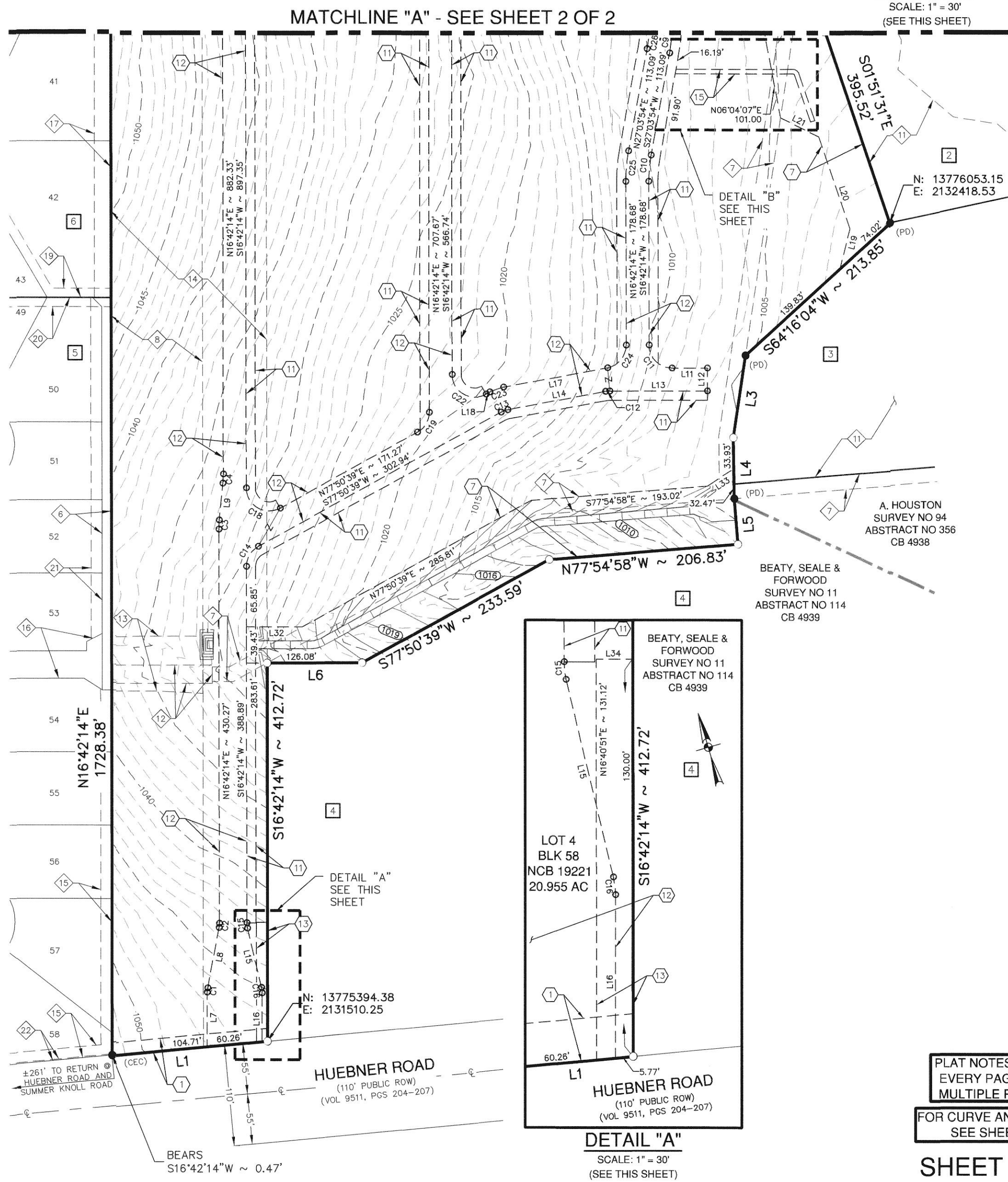
SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,110 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



DETAIL "B"

SCALE: 1" = 30'
(SEE THIS SHEET)



DETAIL "A"

SCALE: 1" = 30'
(SEE THIS SHEET)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

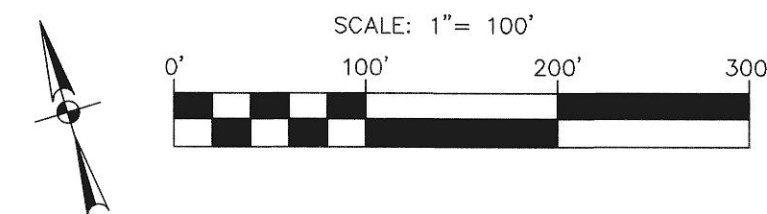
FOR CURVE AND LINE TABLE SEE SHEET 2 OF 2

SHEET 1 OF 2

PLAT NO. 23-11800320

SUBDIVISION PLAT OF STEUBING UNIT 14

BEING A TOTAL OF 20.955 ACRE TRACT OF LAND, ESTABLISHING LOT 4, BLOCK 58, NCB 19221, BEING COMPRISED OF THAT 20.385 ACRE TRACT AND THAT 0.570 ACRE TRACT, BOTH BEING CONVEYED TO CHESMAR HOMES LLC IN DEED RECORDED IN DOCUMENT NUMBER 20230128045 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEAL AND FORWOOD SURVEY NUMBER 11, ABSTRACT 114, COUNTY BLOCK 4939, AND OUT OF THE A. HOUSTON SURVEY NUMBER 94, ABSTRACT 356, COUNTY BLOCK 4938, NOW ALL IN NEW CITY BLOCK 19221, IN THE CITY OF SAN ANTONIO, 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: April 24, 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/DEVELOPER: CARSON TRAINER
CHESMAR HOMES
1846 NORTH LOOP 1604, SUITE 200
SAN ANTONIO, TEXAS 78248

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARSON TRAINER 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 PRESENCE OF ME, I, THE NOTARY PUBLIC, HAVE AFFIXED MY SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



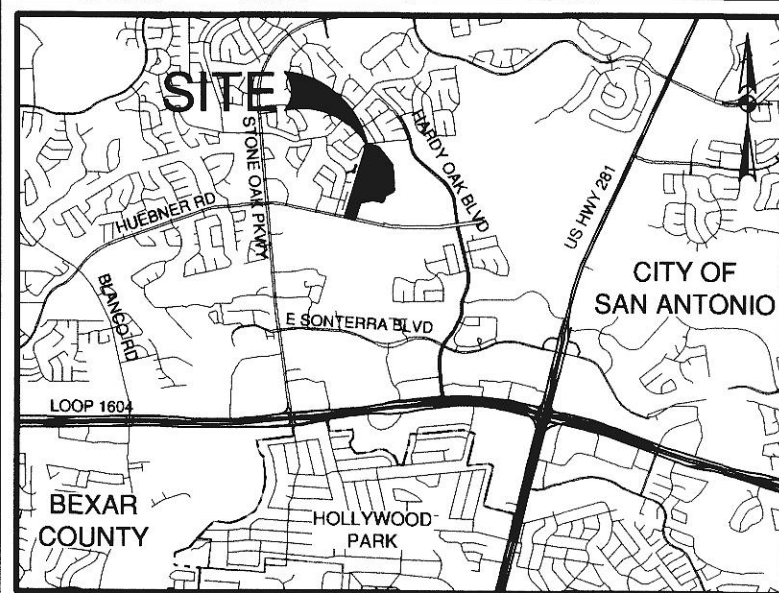
THIS PLAT OF STEUBING UNIT 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT TO SCALE

LEGEND

DOC	DOCUMENT NUMBER	AC	ACRE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	BLK	BLK
NCB	NEW CITY BLK	VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
CB	COUNTY BLK	ROW	RIGHT OF WAY
ELEC	ELECTRIC	VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
TELE	TELEPHONE	⊙	SET 1/2" IRON ROD (PD)
		○	EASEMENT POINT OF INTERSECTION

---	1020	EXISTING CONTOURS
---	1020	PROPOSED CONTOURS
---	---	ORIGINAL SURVEY/COUNTY LINE
---	---	CENTERLINE
---	---	LAND TIE/HOOK

1	14' GAS, ELEC, TELE AND CABLE TV ESMT	5	SEWER AND WATER ESMT (DOC 20180159134 OPR) AND (DOC 20180183696 OPR)
7	VAR WID DRAINAGE ESMT	6	10' DRAINAGE, ELEC, TELE & CABLE TV ESMT (VOL 9508, PG 58-61 DPR)
11	10' GAS, ELEC, TELE AND CABLE TV ESMT	7	VAR WID SANITARY SEWER ESMT (VOL 18124, PG 1314 OPR)
12	VAR WID ACCESS, DRAINAGE, SEWER, PRIVATE WATER, GAS, ELEC, TELE, AND CABLE TV ESMT	8	100' C.P.S. ELEC. ESMT (VOL 2090, PG 617-620 OPR)
13	12' WATER ESMT	9	30' PRIVATE DRAINAGE ESMT (VOL 13805, PG 714 OPR)
14	BUFFER ESMT FOR AQUIFER SENSITIVE FEATURE	10	16' ELEC, TELE & CABLE TV ESMT (VOL 9724, PG 219 DPR)
15	5' ELECTRIC EASEMENT	11	PUBLIC VAR WID DRAINAGE ESMT (VOL 9724, PG 219 DPR)
1	LOT 1, BLK 57, NCB 19221 KNIGHTS CROSS ELEMENTARY SCHOOL (VOL 9624, PG 94 DPR)	12	20' SEWER ESMT (DOC 20180095321 OPR) (DOC 20230118993 OPR)
2	LOT 2, BLK 58, NCB 19221 VISTA RIDGE INTEGRATION (VOL 9724, PG 219 DPR)	13	DRAINAGE ESMT (VOL 9508, PG 58-61 DPR)
3	LOT 3, BLK 58, NCB 19221 VISTA RIDGE INTEGRATION (VOL 9724, PG 219 DPR)	14	170' SETBACK LINE (VOL 14218, PG 2492 OPR)
4	UNPLATTED REMAINING PORTION OF 150.256 AC DAGUE RANCH LIMITED PARTNERSHIP (VOL 14766, PG 1410 OPR)	15	12' GAS, ELEC, TELE, AND CABLE TV ESMT (VOL 9510, PG 22-24 DPR)
5	HILLS OF STONE OAK UNIT 2, BLK 4, NCB 19221 (VOL 9510, PG 22-24 DPR)	16	DRAINAGE AND SANITARY SEWER ROW (VOL 9510, PG 22-24 DPR)
6	HILLS OF STONE OAK UNIT 1, BLK 4, NCB 19221 (VOL 9508, PG 58-61 DPR)	17	18' GAS, ELEC, TELE, CABLE TV & SANITARY SEWER ESMT (VOL 9508, PG 58-61 DPR)
7	LIFT STATION ESMT (VOL 9508, PG 58-61 DPR)	18	16' SANITARY SEWER ESMT (VOL 9508, PG 58-61 DPR)
8	DRAINAGE ROW	19	10' DRAINAGE ESMT (VOL 9508, PG 58-61 DPR)
9	SEWER, TELE, CABLE TV & INGRESS - EGRESS ESMT (VOL 9508, PG 58-61 DPR)	20	10' TELE ESMT (VOL 9510, PG 22-24 DPR)
10	12' DRAINAGE ROW	21	15' GAS, ELEC, TELE, & CABLE TV ESMT (VOL 9508, PG 58-61 DPR)
11	ELEC, GAS, TELE, AND CABLE TV ESMT (VOL 9508, PG 58-61 DPR)	22	1' NON ACCESS ESMT (VOL 9510, PG 22-24 DPR)
12	VAR WID DRAINAGE ESMT (VOL 9624, PG 94 DPR)		

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNER WORK.
- DIMENSIONS SHOWN ARE SURFACE ADJUSTMENT FACTOR: 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.

Shauna L. Weaver
REGISTERED 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.

Jon W. Cooper
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

- 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," "TRANSMISSION 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 STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.
- 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.
- 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.
- 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.

LINE #	BEARING	LENGTH
L1	N78°39'57"W	170.75'
L2	S77°19'14"E	235.75'
L3	S25°11'10"W	90.52'
L4	S16°03'57"W	66.40'
L5	S12°05'02"W	50.00'
L6	N73°17'33"W	103.58'
L7	N16°42'11"E	59.72'
L8	N27°22'38"E	66.87'
L9	N22°25'43"E	40.12'
L10	S16°43'23"W	24.65'
L11	S73°17'33"E	38.61'
L12	S16°42'27"W	25.00'
L13	N73°17'33"W	106.58'
L14	N83°59'16"W	108.60'
L15	S3°18'08"W	66.39'
L16	S16°42'11"W	53.48'
L17	S83°59'16"E	115.60'
L18	N77°50'39"E	4.70'
L19	N30°54'07"E	45.31'
L20	N1°54'51"W	105.81'
L21	N46°42'26"W	46.78'
L22	N73°16'37"W	16.58'

LINE #	BEARING	LENGTH
L23	N16°43'23"E	56.00'
L24	N14°05'54"E	28.03'
L25	N3°18'48"E	28.78'
L26	N1°51'31"W	30.30'
L27	N56°29'50"W	34.47'
L28	N73°16'37"W	16.58'
L29	N73°18'00"W	34.49'
L30	N11°53'25"E	61.38'
L31	N85°03'12"E	53.80'
L32	S73°17'46"E	60.90'
L33	N73°37'23"E	34.40'
L34	S73°17'46"E	12.00'
L35	N27°03'54"E	5.08'
L36	S73°16'37"E	127.33'
L37	S1°54'59"E	53.73'
L38	S88°05'01"W	5.00'
L39	N1°54'59"W	53.73'
L40	N73°16'37"W	128.24'

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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802900140G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	10°40'27"	N22°02'25"E	4.65'	4.66'
C2	25.00'	10°40'25"	N22°02'26"E	4.65'	4.66'
C3	100.00'	5°43'29"	N19°33'58"E	9.99'	9.99'
C4	100.00'	5°43'29"	N19°33'58"E	9.99'	9.99'
C5	50.00'	125°30'18"	N79°27'23"E	88.90'	109.52'
C6	50.00'	54°30'51"	S10°32'02"E	45.80'	47.57'
C7	25.00'	90°00'00"	S28°16'37"E	35.36'	39.27'
C8	50.00'	80°15'50"	S33°08'42"E	64.45'	70.04'
C9	213.00'	20°04'41"	S17°01'33"W	74.26'	74.64'
C10	160.00'	10°21'40"	S21°53'04"W	28.89'	28.93'
C11	25.00'	89°59'47"	S28°17'40"E	35.35'	39.27'
C12	25.00'	10°41'43"	N78°38'24"W	4.66'	4.67'
C13	25.00'	18°10'05"	S86°55'42"W	7.89'	7.93'
C14	25.00'	61°08'26"	S47°16'27"W	25.43'	26.68'
C15	25.00'	13°24'05"	S10°00'11"W	5.83'	5.85'
C16	25.00'	13°24'03"	S10°00'10"W	5.83'	5.85'
C17	25.00'	125°30'18"	S79°27'23"W	44.45'	54.76'
C18	25.00'	118°51'34"	S42°43'33"E	43.05'	51.86'
C19	25.00'	61°08'26"	N47°16'27"E	25.43'	26.68'
C20	25.00'	54°29'42"	N10°32'37"W	22.89'	23.78'
C21	25.00'	90°01'09"	S61°42'48"W	35.36'	39.28'
C22	25.00'	118°51'34"	S42°43'33"E	43.05'	51.86'
C23	50.00'	18°10'05"	N86°55'42"E	15.79'	15.85'
C24	25.00'	79°18'30"	N56°21'29"E	31.91'	34.60'
C25	185.00'	10°21'40"	N21°53'04"E	33.41'	33.45'
C26	188.00'	20°04'42"	N17°01'33"E	65.54'	65.88'
C27	25.00'	80°15'50"	N33°08'42"W	32.23'	35.02'
C28	202.50'	54°11'49"	N26°31'22"E	184.49'	191.55'
C29	50.00'	126°40'13"	N70°09'41"W	89.36'	110.54'
C30	7.50'	71°21'38"	S37°35'48"E	8.75'	9.34'
C31	2.50'	71°21'38"	N37°35'48"W	2.92'	3.11'

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 (TRE-APP-APP23-38802132) 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).

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 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. 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.

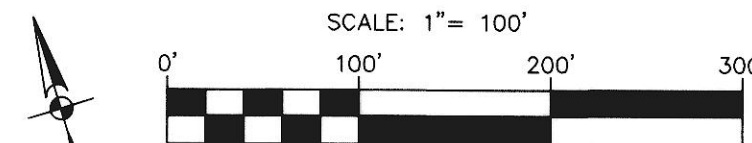
AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PLAT NO. 23-11800320

SUBDIVISION PLAT OF STEUBING UNIT 14

BEING A TOTAL OF 20.955 ACRE TRACT OF LAND, ESTABLISHING LOT 4, BLOCK 58, NCB 19221, BEING COMPRISED OF THAT 20.955 ACRE TRACT AND THAT 0.570 ACRE TRACT, BOTH BEING CONVEYED TO CHESMAR HOMES LLC IN DEED RECORDED IN DOCUMENT NUMBER 20230128045 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEALE AND FORWOOD SURVEY NUMBER 11, ABSTRACT 114, COUNTY BLOCK 4938, AND OUT OF THE A. HOUSTON SURVEY NUMBER 94, ABSTRACT 356, COUNTY BLOCK 4938, NOW ALL IN NEW CITY BLOCK 19221, IN THE CITY OF SAN ANTONIO, 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: April 24, 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/DEVELOPER: CARSON TRAINER
CHESMAR HOMES
1846 NORTH LOOP 1604, SUITE 200
SAN ANTONIO, TEXAS 78248

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARSON TRAINER 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 24 DAY OF April, A.D. 2024.

MEGHAN JANE GRACE
NOTARY PUBLIC, STATE OF TEXAS
Comm. Expires 01-07-2025
Notary ID 12081891



THIS PLAT OF STEUBING UNIT 14 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

PLAT NOTES APPLY TO
EVERY PAGE OF THIS
MULTIPLE PAGE PLAT

MATCHLINE "A" - SEE SHEET 1 OF 2

SHEET 2 OF 2

