

LOCATION MAP
NOT-TO-SCALE

LEGEND

- | | | | |
|--------|---|-----|--|
| AC | ACRE(S) | PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| A.C. | ANNUAL CHANGE | ROW | RIGHT-OF-WAY |
| BLK | BLOCK | | REPETITIVE BEARING AND/OR DISTANCE |
| BSL | BUILDING SETBACK LINE | | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| CB | COUNTY BLOCK | | SET 1/2" IRON ROD (PD) |
| DOC | DOCUMENT NUMBER | | EASEMENT POINT OF INTERSECTION |
| DPR | DEED AND PLAT RECORDS (SURVEYOR) | | MINIMUM FINISHED FLOOR ELEVATION |
| | OF BEXAR COUNTY, TEXAS | | SEE "COUNTY FINISHED FLOOR ELEVATION" NOTE |
| ESMT | EASEMENT | | |
| ETJ | EXTRATERRITORIAL JURISDICTION | | |
| O.P.R. | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | | |
| --- | 1146 EXISTING CONTOURS | | |
| --- | 1140 PROPOSED CONTOURS | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN | | |
| --- | 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT (ATLAS 14) FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS CENTERLINE | | |
| ⊕ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⊕ | 15' SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.030 AC OFF-LOT, NON-PERMEABLE) |
| ⊕ | 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⊕ | 15' SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.004 AC OFF-LOT, NON-PERMEABLE) |
| ⊕ | 10' BUILDING SETBACK LINE | ⊕ | 15' SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.043 AC OFF-LOT, NON-PERMEABLE) |
| ⊕ | 15' BUILDING SETBACK LINE | ⊕ | 5' X 35' WATER EASEMENT |
| ⊕ | 60' X 25' WATER, SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.034 AC OFF-LOT, NON-PERMEABLE) | ⊕ | 5' X 48' WATER EASEMENT |
| ⊕ | VARIABLE WIDTH WATER, SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.029 AC OFF-LOT, NON-PERMEABLE) | ⊕ | 5' X 38' WATER EASEMENT |
| ⊕ | VARIABLE WIDTH WATER, SEWER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.030 AC OFF-LOT, NON-PERMEABLE) | ⊕ | 5' X 23' WATER EASEMENT |
| ⊕ | 16' PERMANENT SANITARY SEWER EASEMENT (0.020 AC OFF-LOT, 0.019 AC PERMEABLE) | ⊕ | 5' X 55' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⊕ | 30' PERMANENT SANITARY SEWER EASEMENT (DOC NO. 20190023278, O.P.R.) | ⊕ | 5' X 65' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⊕ | 30' PERMANENT SANITARY SEWER EASEMENT (DOC NO. 20200034275 O.P.R.) | ⊕ | 5' X 40' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ⊕ | VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20002, PG. 2411 PR) | ⊕ | VARIABLE WIDTH DRAINAGE EASEMENT (0.021 AC OFF-LOT, 0.015 AC PERMEABLE) |
| ⊕ | 12' WATER EASEMENT (VOL. 20002, PG. 2411 PR) | ⊕ | VARIABLE WIDTH DRAINAGE EASEMENT (0.048 AC OFF-LOT, 0.045 AC PERMEABLE) |
| ⊕ | | ⊕ | VARIABLE WIDTH DRAINAGE EASEMENT (0.149 AC OFF-LOT, 0.144 AC PERMEABLE) |
| ⊕ | | ⊕ | 16' DRAINAGE EASEMENT |

NOTE:
SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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.

Jon D. Adame 1/23/23
LICENSSED 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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

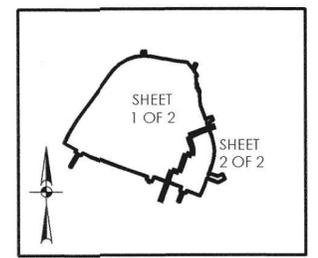
G.E. Buchanan 01/10/2023
REGISTERED PROFESSIONAL LAND SURVEYOR

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 DEDICATING EASEMENTS AND SERVICE FACILITIES WITHIN EASEMENT 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 GRANTOR'S 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.

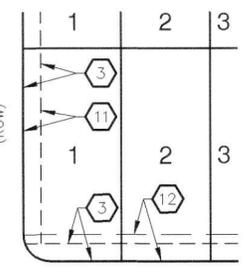
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE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



INDEX MAP
SCALE: 1"=1000'



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED
NOT-TO-SCALE

CAROL MAYSONET
Notary Public, State of Texas
Comm. Expires 10-11-2023
Notary ID 132207388

NOTARY PUBLIC, 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 WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STOLTE RANCH UNIT 5 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



DETAIL "A"
SCALE: 1"=30'

DETAIL "B"
SCALE: 1"=30'

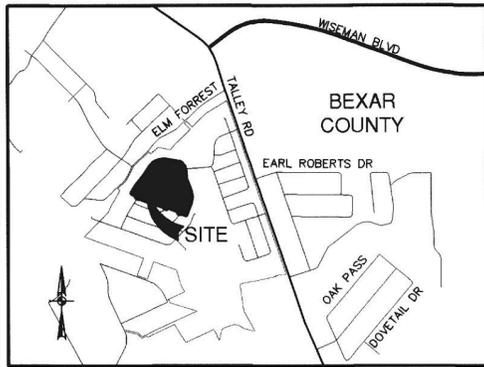
DETAIL "C"
SCALE: 1"=30'

SHEET 1 OF 2



STOLTE RANCH UNIT 5
Civil Job No. 11910-07; Survey Job No. 11910-00

Doc: Jan. 12, 2023, 4:32 PM - User: G. Rogers
File: P:\11910-07\Design\Civil\Plot\Plat\1191007.dwg



LOCATION MAP
NOT-TO-SCALE

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN BUILDABLE LOTS OF THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0335F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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 (AP # 2625657) 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).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 & 902 BLK 16, LOT 901 BLK 21, ALL IN CB 4377, 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.

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.

OPEN SPACE:

LOTS 901 & 902 BLK 16, CB 4377, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE EASEMENT. LOT 901 BLK 21, CB 4377, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A SEWER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT.

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 GRANTOR'S 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.

COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT, CB 4377, STOLTE RANCH UNIT 1A, (PLAT #20-11800215 CONCURRENT PLATTING).

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 GRID VALUES DERIVED FROM THE NGS COOPERATIVE COBS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A SURFACE ADJUSTMENT FACTOR 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

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STATE OF TEXAS
COUNTY OF BEXAR

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- 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	355.00'	39°57'47"	S0°03'28"W	242.62'	247.61'
C2	175.00'	9°45'20"	S24°55'01"W	29.76'	29.80'
C3	125.00'	11°27'33"	N28°02'28"E	24.96'	25.00'
C4	270.00'	14°38'45"	S86°11'02"E	68.83'	69.02'
C5	330.00'	1°46'53"	S87°23'02"W	10.26'	10.26'
C6	15.00'	82°42'09"	S46°55'24"W	19.82'	21.65'
C7	415.00'	25°29'45"	S71°0'33"E	183.15'	184.67'
C8	235.00'	39°57'47"	S0°03'28"W	160.61'	163.91'
C9	10.00'	88°07'26"	N25°55'09"W	13.91'	15.38'
C10	5.00'	89°58'47"	S65°01'45"W	7.07'	7.85'
C11	175.00'	1°37'01"	S20°50'52"W	4.94'	4.94'
C12	125.00'	2°16'20"	N21°10'31"E	4.96'	4.96'
C13	5.00'	90°01'13"	N24°58'15"W	7.07'	7.86'
C14	125.00'	10°53'26"	N84°32'09"W	23.72'	23.76'
C15	10.00'	90°00'00"	S75°54'34"W	14.14'	15.71'
C16	530.00'	5°22'07"	N33°35'38"E	49.64'	49.66'
C17	230.00'	64°51'40"	N68°42'31"E	246.69'	260.37'
C18	170.00'	64°51'40"	S68°42'31"W	182.33'	192.45'
C19	15.00'	84°29'58"	N36°38'40"W	20.16'	22.10'
C20	475.00'	25°29'45"	N71°0'33"W	209.63'	211.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S38°15'53"E	71.19'
L2	N21°38'42"E	50.55'
L3	S68°21'18"E	16.00'
L4	S21°38'42"W	59.82'
L5	S38°15'53"E	42.36'
L6	S3°30'24"E	9.48'
L7	S86°29'36"W	11.79'
L8	S3°30'24"E	60.00'
L9	N86°29'36"E	2.53'
L10	S19°55'26"E	130.06'
L11	N51°38'28"E	12.65'
L12	N70°04'34"E	45.58'
L13	S19°55'26"E	30.50'
L14	S55°49'39"W	47.03'
L15	N75°59'16"W	14.46'
L16	S19°55'26"E	116.76'
L17	S20°02'21"W	84.71'
L18	N71°54'16"E	26.34'
L19	S69°57'39"E	59.23'
L20	N64°25'22"E	45.07'
L21	S25°34'38"E	46.00'
L22	S64°25'22"W	64.79'
L23	N69°57'39"W	99.04'
L24	S20°02'21"W	52.86'
L25	S21°54'16"W	104.39'
L26	N68°05'44"W	120.00'
L27	S21°54'16"W	25.00'
L28	N68°05'44"W	21.55'
L29	S21°07'49"W	88.10'
L30	N68°52'11"W	15.00'
L31	N21°07'49"E	88.31'
L32	N68°05'44"W	15.25'
L33	N18°08'34"E	36.31'
L34	S20°02'21"W	10.06'
L35	N69°58'52"W	14.97'
L36	S20°02'21"W	12.79'

LINE TABLE		
LINE #	BEARING	LENGTH
L37	N69°57'39"W	15.00'
L38	N20°02'21"E	12.78'
L39	N69°58'52"W	21.07'
L40	N60°08'19"W	67.69'
L41	S30°54'34"W	27.38'
L42	N59°05'26"W	22.50'
L43	S30°54'34"W	125.12'
L44	N59°05'26"W	15.00'
L45	N30°54'34"E	125.12'
L46	N59°05'26"W	22.50'
L47	N30°54'34"E	25.00'
L48	N59°05'26"W	120.00'
L49	N30°54'34"E	150.00'
L50	N32°35'10"E	58.33'
L51	N36°07'07"E	52.90'
L52	N38°38'18"E	61.08'
L53	N48°09'47"E	70.26'
L54	N59°19'34"E	70.19'
L55	N71°13'56"E	70.24'
L56	N83°10'46"E	65.67'
L57	N0°47'37"W	10.94'
L58	N30°47'37"W	12.50'
L59	N0°47'37"W	15.00'
L60	N89°12'23"E	30.00'
L61	S0°47'37"E	22.98'
L62	S29°12'23"W	15.50'
L63	S84°41'12"E	65.70'
L64	S78°55'04"E	50.00'
L65	S78°51'39"E	150.00'
L66	S82°46'29"E	95.22'
L67	S86°29'36"W	77.71'
L68	S5°34'19"W	19.14'
L69	S21°54'16"W	102.44'
L70	N68°05'44"W	53.45'
L71	N18°08'34"E	106.63'
L72	S20°02'21"W	110.06'

LINE TABLE		
LINE #	BEARING	LENGTH
L73	N69°58'52"W	50.03'
L74	N20°02'21"E	110.04'
L75	N59°05'26"W	27.89'
L76	S30°54'34"W	112.38'
L77	N59°05'26"W	60.00'
L78	S64°36'09"W	31.42'
L79	N86°29'36"E	77.71'
L80	N5°34'19"E	19.21'
L81	N70°04'34"E	39.62'
L82	S81°26'12"E	50.05'
L83	N16°42'41"E	45.09'
L84	S69°58'52"E	44.41'
L85	S70°04'34"W	39.62'
L86	N19°55'26"W	105.55'
L87	N20°02'21"E	90.02'
L88	S59°05'26"E	27.40'
L89	S3°30'24"E	27.73'
L90	S28°30'18"E	42.41'
L91	S3°30'24"E	113.68'
L92	N26°17'28"W	30.08'
L93	N86°29'36"E	11.65'

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.

SAWS DEDICATION:

THE OWNER 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.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

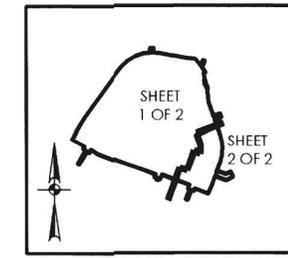
RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 20 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

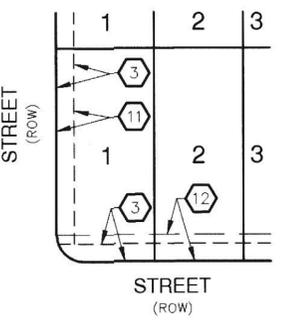
CLOMRS PENDING FEMA APPROVAL:

LOT 4, BLOCK 16, CB OR NCB 4377, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0335F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 21-06-1290R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

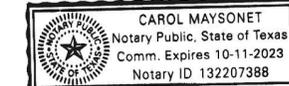
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	10.00'	90°00'00"	N25°04'34"E	14.14'	15.71'
C22	75.00'	39°58'34"	S89°57'09"E	51.23'	52.28'
C23	20.00'	106°15'33"	S16°51'05"E	32.00'	37.09'
C24	10.00'	73°44'27"	S73°08'55"W	12.00'	12.87'
C25	125.00'	39°58'34"	N89°57'09"W	85.39'	87.14'
C26	10.00'	90°00'00"	N64°55'26"W	14.14'	15.71'
C27	175.00'	39°57'47"	N0°03'28"E	119.60'	122.06'
C28	10.00'	89°58'47"	N65°01'45"E	14.14'	15.70'
C29	75.00'	10°53'26"	S84°32'09"E	14.23'	14.26'
C30	10.00'	92°38'03"	S12°46'24"E	14.46'	16.17'
C31	470.00'	2°44'04"	S34°54'39"W	22.43'	22.43'



INDEX MAP
SCALE: 1" = 1000'



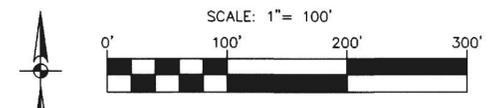
TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE



PLAT NO. 21-11800158

**SUBDIVISION PLAT
OF
STOLTE RANCH UNIT 5**

BEING A TOTAL OF 21.771 ACRE TRACT OF LAND, OUT OF A 238.215 ACRE TRACT DESCRIBED IN DEED TO FORESTAR (USA) REAL ESTATE GROUP INC. RECORDED IN DOC. #20200033306 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONDSON SURVEY NO. 203, ABSTRACT 229, COUNTY BLOCK 4384, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 18, 2023
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: EMILIANO Z. GUERRERO
FORESTAR (USA) REAL ESTATE GROUP INC.
10700 PECAN PARK BLVD. SUITE 150
AUSTIN, TEXAS 78750
(512) 433-6231

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMILIANO Z. GUERRERO 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 25 DAY OF January, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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

THIS PLAT OF STOLTE RANCH UNIT 5 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____