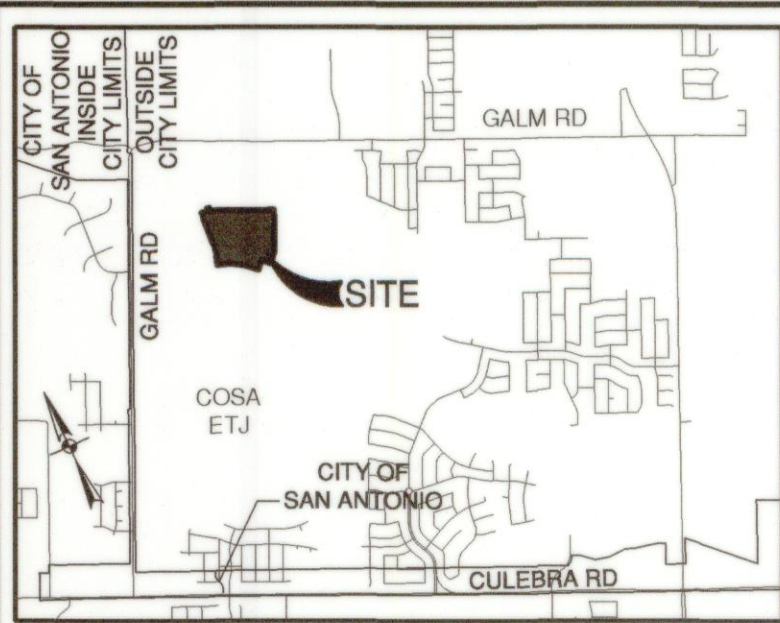




BY: _____ SECRETARY

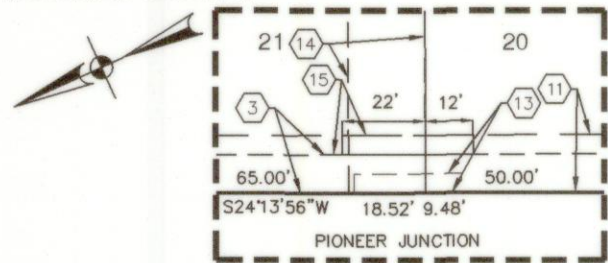


LOCATION MAP

NOT-TO-SCALE
LEGEND

- | | |
|---|--------------------------------------|
| AC ACRE(S) | VOL VOLUME |
| CB COUNTY BLOCK | PG PAGE(S) |
| D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS | ● FOUND 1/2" IRON ROD (SURVEYOR) |
| P.R. PLAT RECORDS OF BEAR COUNTY, TEXAS | ○ SET 1/2" IRON ROD (PD) |
| O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS | ○ SET 1/2" IRON ROD (PD)-ROW |
| | ○ REPETITIVE BEARING AND/OR DISTANCE |
-
- | | |
|----------|--|
| — 1140 — | EXISTING CONTOURS |
| — 1140 — | PROPOSED CONTOURS |
| — 1140 — | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| — 1140 — | 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN (ATLAS 14) CENTERLINE |

- | | |
|---|--|
| 2 12" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 3 16" OVERHEAD ELECTRIC EASEMENT (DOC NO. 20200179741, O.P.R.) |
| 3 10" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 4 12" OVERHEAD ELECTRIC EASEMENT (DOC NO. 20200179741 O.P.R.) |
| 4 5" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 5 VARIABLE WIDTH WATER, SEWER, DRAINAGE, GAS, ELECTRIC AND CABLE TV TO EXPIRE UPON INCORPORATION OF PLATTED STREET (BY SEPARATE INSTRUMENT) (DOC NO. 20210071378 O.P.R.) |
| 5 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | 6 TEMPORARY 10' GRADING EASEMENT TO EXPIRE UPON PLATTED RESIDENTIAL UNIT (BY SEPARATE INSTRUMENT) (DOC NO. 20210071378) |
| 11 15' BUILDING SETBACK LINE | 7 52" DRAINAGE EASEMENT (VOL 20001, PG 722-728, DPR) |
| 12 10' BUILDING SETBACK LINE | 8 5" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 20002, PG 507-509, OPR) |
| 13 5X28' WATER EASEMENT | 9 1" VEHICULAR NON-ACCESS EASEMENT (VOL 20002, PG 507-509, OPR) |
| 14 20' DRAINAGE EASEMENT | 10 VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. 20210227600, OPR) |
| 15 5X34' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 11 PUBLIC 35' SANITARY SEWER & WATER EASEMENT TO EXPIRE UPON INCORPORATION IN STREET ROW STILLWATER RANCH UNIT 24A (VOL 20002, PGS 507-509, OPR) |
| 16 5X28' WATER EASEMENT | 12 35' X 470' DRAINAGE EASEMENT (DOC NO. 20210227602, OPR) |
| 17 5X32' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | |
| 1 20' SEWER & WATER EASEMENT STILLWATER RANCH UNIT 24A TO EXPIRE UPON INCORPORATION OF PLATTED STREET (VOL 20002, PGS 507-509 P.R.) | |
| 2 25' EMERGENCY ACCESS EASEMENT STILLWATER RANCH UNIT 23 (VOL 9718, PGS 182-186, DPR) | |



DETAIL "D"
SCALE: 1" = 50'

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 3" 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 CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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 BEAR

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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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.

J. Buchanan 01/11/2022
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 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", "TRANSFER 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.

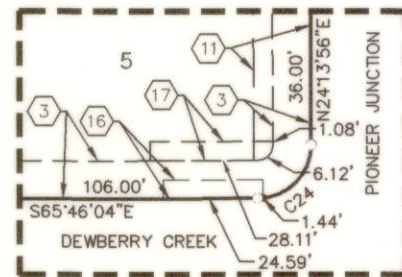
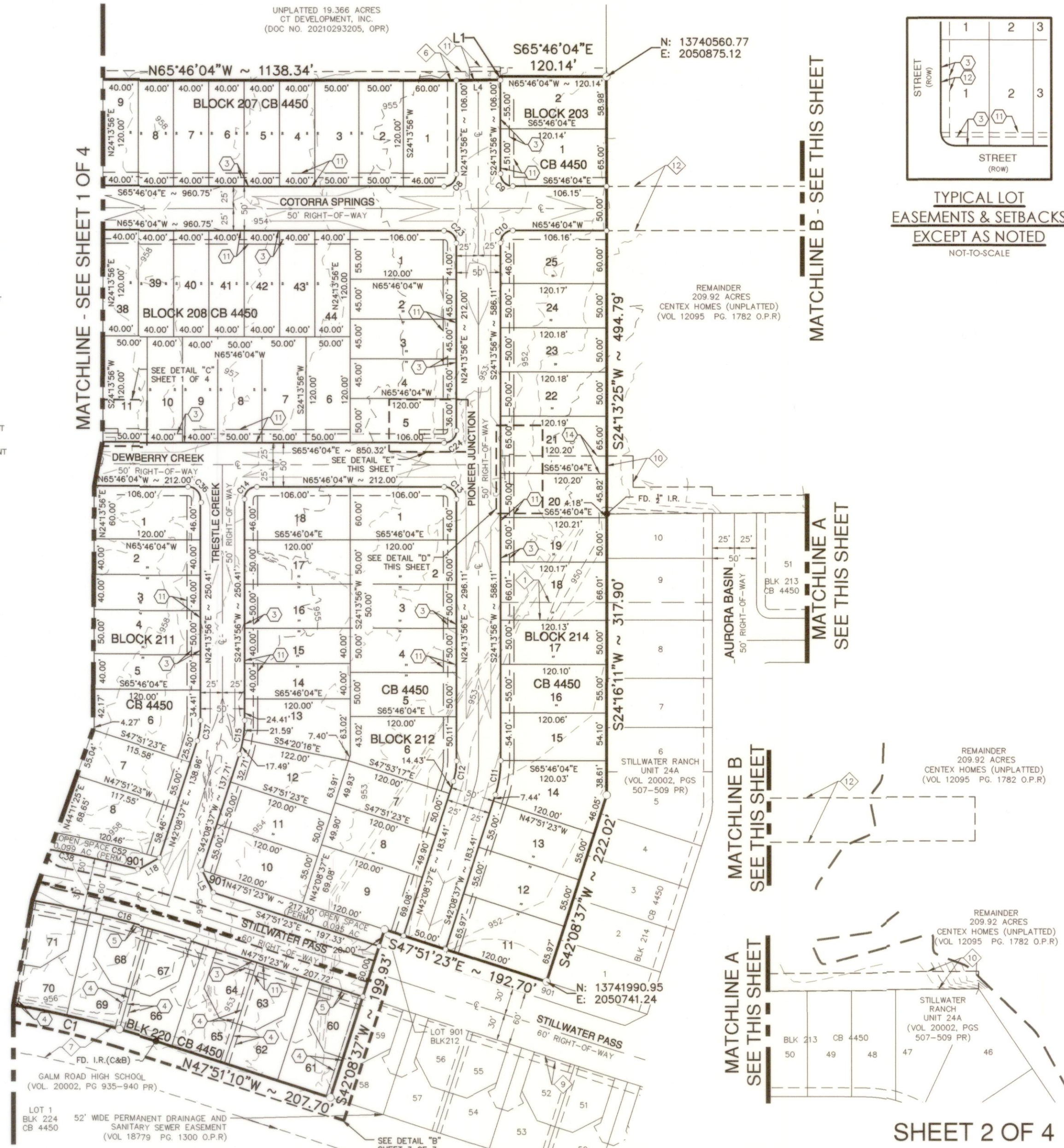
SAWS IMPACT FEE:

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.

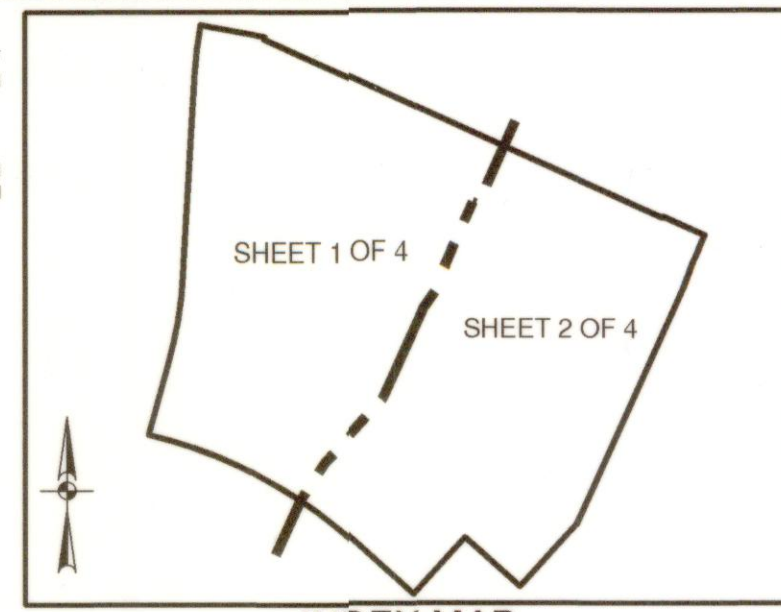
SAWS WASTEWATER EDU:

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

UNPLATTED 19.366 ACRES
CT DEVELOPMENT, INC.
(DOC NO. 20210293205, OPR)

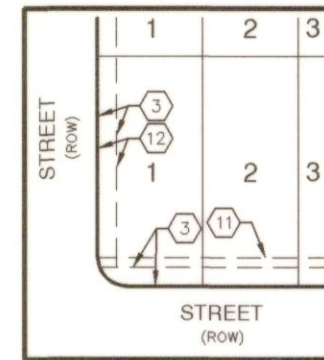


DETAIL "E"
SCALE: 1" = 50'



INDEX MAP

SCALE: 1" = 500'



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

MATCHLINE B - SEE THIS SHEET

MATCHLINE A
SEE THIS SHEET

MATCHLINE B
SEE THIS SHEET

MATCHLINE A
SEE THIS SHEET

SHEET 2 OF 4

PLAT NO. 21-11800007

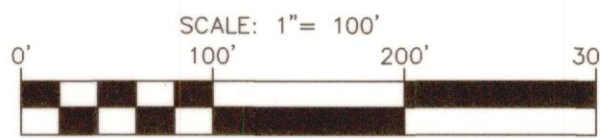
REPLAT & SUBDIVISION PLAT

ESTABLISHING

STILLWATER RANCH

UNIT 27/28

BEING A TOTAL OF 30.015 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-2 BLOCK 203, LOTS 1-25 BLOCK 207, LOTS 1-44 BLOCK 208, LOTS 1-21 AND 901 BLOCK 209, LOTS 1-16 AND 901 BLOCK 210, LOTS 1-16 AND 901 BLOCK 211, LOTS 1-16 AND 901 BLOCK 212, LOTS 1-25 BLOCK 214, LOTS 60-85 BLOCK 220, ALL OUT OF A 179.306 ACRE TRACT OF LAND RECORDED IN VOLUME 18256, PAGES 939 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, BEAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TOLPS FIRM REGISTRATION #10028800
DATE OF PREPARATION: January 11, 2022

STATE OF TEXAS
COUNTY OF HARRIS

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.

Bart Swider
OWNER/DEVELOPER: BART SWIDER
SWIFT WATER DEVELOPMENT, L.L.C.
450 GEARS ROAD
HOUSTON, TEXAS 77067
(281) 598-1111

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 11th DAY OF January, A.D. 2022.

Allyson Seipp Walters
NOTARY PUBLIC, BEAR COUNTY, TEXAS
Allyson Seipp Walters
Notary Public, State of Texas
Comm. Expires 04-13-2022
Notary ID 129531158

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOBS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 27/28 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 NO. 21-11800007

REPLAT & SUBDIVISION PLAT

ESTABLISHING
STILLWATER RANCH
UNIT 27/28

BEING A TOTAL OF 30.015 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-2 BLOCK 203, LOTS 1-25 BLOCK 207, LOTS 1-44 BLOCK 208, LOTS 1-21 AND 901 BLOCK 209, LOTS 1-16 AND 901 BLOCK 210, LOTS 1-16 AND 901 BLOCK 211, LOTS 1-18 AND 901 BLOCK 212, LOTS 11-25 BLOCK 214, LOTS 60-85 BLOCK 220, ALL OUT OF A 179.306 ACRE TRACT OF LAND RECORDED IN VOLUME 18256, PAGES 939 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'
0' 100' 200' 300'**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: January 11, 2022

STATE OF TEXAS
COUNTY OF HARRIS

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.

Bart Swider
OWNER/DEVELOPER: BART SWIDER
SWIFT WATER DEVELOPMENT, LLC.
450 GEARS ROAD
HOUSTON, TEXAS 77067
(281) 598-1111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER, 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 12th DAY OF January, A.D. 2022.

Allyson Seipp Walters
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Allyson Seipp Walters
Notary Public, State of Texas
Comm. Expires 04-13-2022
Notary ID: 129531158

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

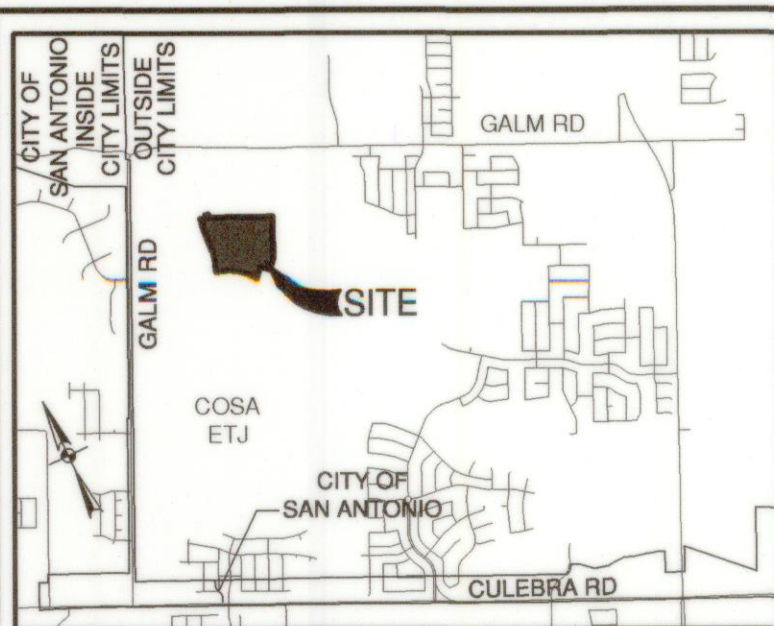
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 27/28 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

AC	ACRE(S)	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
P.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
O.P.R.	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		*	REPETITIVE BEARING AND/OR DISTANCE
---	EXISTING CONTOURS		
- - - -	PROPOSED CONTOURS		
- - - -	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
- - - -	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN (ATLAS 14) CENTERLINE		
②	12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	③	16' OVERHEAD ELECTRIC EASEMENT (DOC NO. 20200179741, O.P.R.)
③	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	④	12' OVERHEAD ELECTRIC EASEMENT (DOC NO. 20200179741 O.P.R.)
④	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	⑤	VARIABLE WIDTH WATER, SEWER, DRAINAGE, GAS, ELECTRIC AND CABLE TV TO EXPIRE UPON INCORPORATION OF PLATTED STREET (BY SEPARATE INSTRUMENT (DOC NO. 20210071378 O.P.R.))
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑥	TEMPORARY 10' GRADING EASEMENT TO EXPIRE UPON PLATTED RESIDENTIAL UNIT (BY SEPARATE INSTRUMENT) (DOC NO. 20210071379)
⑪	15' BUILDING SETBACK LINE	⑦	52' DRAINAGE EASEMENT (VOL. 20001, PG. 722-728, DPR)
⑫	10' BUILDING SETBACK LINE	⑧	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL. 20002, PG. 507-509, OPR)
⑬	5'X28' WATER EASEMENT	⑨	1' VEHICULAR NON-ACCESS EASEMENT (VOL. 20002, PG. 507-509, OPR)
⑭	20' DRAINAGE EASEMENT	⑩	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. 20210227800, OPR)
⑮	5'X34' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑪	PUBLIC 35' SANITARY SEWER & WATER EASEMENT TO EXPIRE UPON INCORPORATION IN STREET ROW STILLWATER RANCH UNIT 24A (VOL. 20002, PGS 507-509, OPR)
⑯	5'X26' WATER EASEMENT	⑫	35' X 470' DRAINAGE EASEMENT (DOC NO. 20210227802, OPR)
⑰	5'X32' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
⑱	20' SEWER & WATER EASEMENT STILLWATER RANCH UNIT 24A TO EXPIRE UPON INCORPORATION OF PLATTED STREET (VOL. 20002, PGS 507-509 P.R.)		
⑲	25' EMERGENCY ACCESS EASEMENT STILLWATER RANCH UNIT 23 (VOL. 9718, PGS 182-186, DPR)		

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 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.

Rick Wood
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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan 01/11/2022
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.

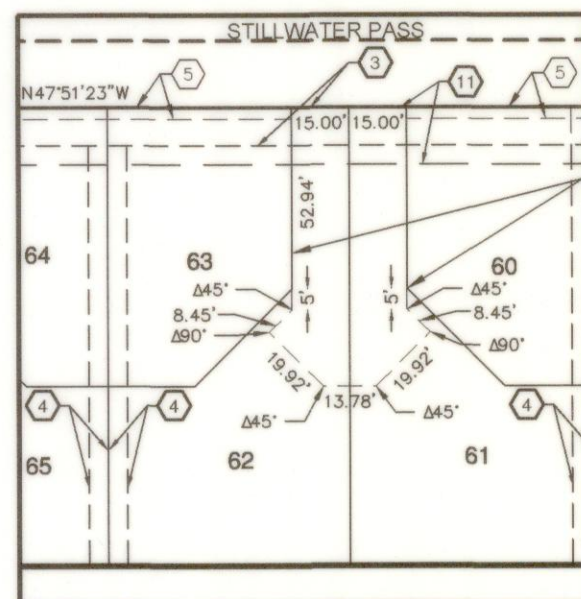
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

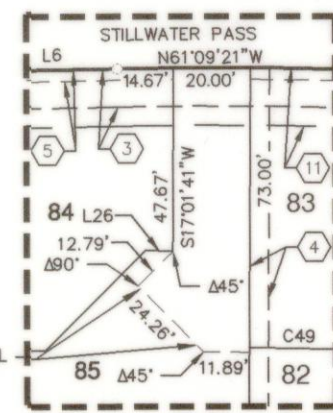
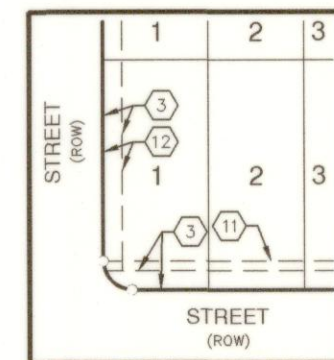
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

DETAIL "A"
TYPICAL LOT LAYOUT
FOR LOTS 60-83, BLK 220

SCALE 1" = 50'

DETAIL "F"
SCALE: 1" = 50'

PLAT NO. 21-11800007

REPLAT & SUBDIVISION PLAT

ESTABLISHING

STILLWATER RANCH**UNIT 27/28**

BEING A TOTAL OF 30.015 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-2 BLOCK 203, LOTS 1-25 BLOCK 207, LOTS 1-44 BLOCK 208, LOTS 1-21 AND 901 BLOCK 209, LOTS 1-16 AND 901 BLOCK 210, LOTS 1-16 AND 901 BLOCK 211, LOTS 1-18 AND 901 BLOCK 212, LOTS 11-25 BLOCK 214, LOTS 60-85 BLOCK 220, ALL OUT OF A 179.306 ACRE TRACT OF LAND RECORDED IN VOLUME 18256, PAGES 939 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M.M.Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 11, 2022

STATE OF TEXAS
COUNTY OF HARRIS

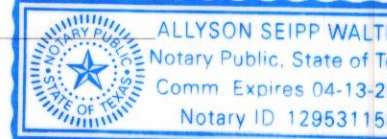
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: **BART SWIDER**
SWIFT WATER DEVELOPMENT, LLC.
450 GEARS ROAD
HOUSTON, TEXAS 77067
(281) 598-1111

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BART SWIDER** 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 12th DAY OF January, A.D. 2022.

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

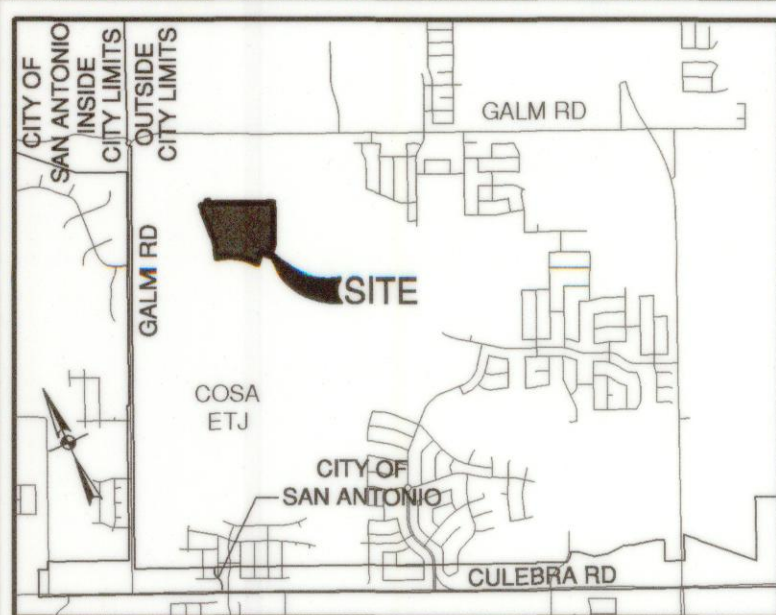
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH UNIT 27/28 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

AC	ACRE(S)	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR)	FOUND 1/2" IRON ROD	(UNLESS NOTED OTHERWISE)
P.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○ SET 1/2" IRON ROD (PD)	
O.P.R.	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○ SET 1/2" IRON ROD (PD)-ROW	
		" REPETITIVE BEARING AND/OR DISTANCE	
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---		---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---		---	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN (ATLAS 14)
---		---	CENTERLINE

②	12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	⑨	16' OVERHEAD ELECTRIC EASEMENT (DOC NO. 20200179741, O.P.R.)
③	10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	④	12' OVERHEAD ELECTRIC EASEMENT (DOC NO. 20200179741 O.P.R.)
④	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	⑤	VARIABLE WIDTH WATER, SEWER, DRAINAGE, GAS, ELECTRIC AND CABLE TV TO EXPIRE UPON INCORPORATION OF PLATTED STREET (BY SEPARATE INSTRUMENT (DOC NO. 20210071378 O.P.R.))
⑤	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	⑥	TEMPORARY 10' GRADING EASEMENT TO EXPIRE UPON PLATTED RESIDENTIAL UNIT (BY SEPARATE INSTRUMENT) (DOC NO. 20210071378)
⑪	15' BUILDING SETBACK LINE	⑦	52' DRAINAGE EASEMENT (VOL 20001, PG 722-728, DPR)
⑫	10' BUILDING SETBACK LINE	⑧	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 20002, PG 507-509, OPR)
⑬	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	⑨	1' VEHICULAR NON-ACCESS EASEMENT (VOL 20002, PG 507-509, OPR)
⑭	20' DRAINAGE EASEMENT	⑩	VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO. 20210227600, OPR)
⑮	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	⑪	PUBLIC 36" SANITARY SEWER & WATER EASEMENT TO EXPIRE UPON INCORPORATION IN STREET ROW STILLWATER RANCH UNIT 24A (VOL 20002, PGS 507-509, OPR)
⑯	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	⑫	35' X 470' DRAINAGE EASEMENT (DOC NO. 20210227602, OPR)
⑰	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
⑱	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
⑲	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
⑳	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉑	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉒	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉓	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉔	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉕	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉖	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉗	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉘	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉙	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉚	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉛	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉜	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉝	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉞	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㉟	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊱	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊲	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊳	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊴	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊵	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊶	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊷	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊸	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊹	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT		
㊺	5' GAS, ELECTRIC, TELEPHONE, AND CABLE TV 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 $\frac{1}{2}$ " 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 CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- 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.

Rick Wood
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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G. Buchanan 01/11/2022
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," "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.
- 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 TABLE		
LINE #	BEARING	LENGTH
L1	N241°3'56"E	3.98'
L2	S79°24'12"E	50.00'
L3	S32°31'0"W	28.30'
L4	S65°46'04"E	50.00'
L5	S2°49'00"E	28.26'
L6	N74°27'18"W	32.46'
L7	N15°39'20"E	79.25'
L8	S74°27'18"E	32.33'
L9	N65°10'49"E	29.02'
L10	N201°0'49"E	22.48'
L11	N86°36'50"W	11.00'
L12	N86°36'50"W	11.00'
L13	N42°08'37"E	98.81'
L14	N29°06'23"E	7.65'
L15	N74°06'23"E	29.02'
L16	S24°49'11"E	29.02'
L17	S201°0'49"W	22.48'
L18	N84°45'48"E	28.50'
L19	S15°53'37"E	29.02'
L20	N29°06'23"E	7.65'
L21	S42°08'37"W	98.81'
L22	N141°12'10"E	20.00'
L23	S47°51'23"E	22.52'
L24	S47°51'23"E	22.52'
L25	N47°51'23"W	21.22'
L26	N72°58'19"W	7.14'
L27	S74°27'18"E	47.38'

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 985 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 25 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2105096) 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 ARBORISTS 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 LOT 901, BLOCK 209, LOT 901, BLOCK 210, LOT 901, BLOCK 211, AND LOT 901, BLOCK 212 ALL IN CB 4450, 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.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1220.00'	28°50'26"	N62°16'23"W	607.64'
C2	1150.00'	12°15'46"	N9°31'27"E	245.66'
C3	1050.00'	7°12'01"	N6°59'34"E	131.86'
C4	875.00'	0°26'06"	S10°19'56"W	6.64'
C5	875.00'	6°43'43"	S6°45'02"W	102.70'
C6	14.00'	94°32'20"	S43°53'00"E	20.57'
C7	125.00'	25°23'06"	S78°27'37"E	54.93'
C8	14.00'	90°00'00"	N69°13'56"E	19.80'
C9	14.00'	90°00'00"	S20°46'04"W	19.80'
C10	14.00'	90°00'00"	S69°13'56"W	19.80'
C11	125.00'	17°54'42"	S33°11'17"W	38.92'
C12	75.00'	17°54'42"	N33°11'17"E	23.35'
C13	14.00'	90°00'00"	N20°46'04"W	19.80'
C14	14.00'	90°00'00"	S69°13'56"W	19.80'
C15	125.00'	17°54'42"	S33°11'17"W	38.92'
C16	1340.00'	26°35'55"	N61°09'21"W	616.50'
C17	15.00'	89°53'20"	S60°35'59"W	21.19'
C18	15.00'	89°34'54"	S29°39'51"E	21.14'
C19	1400.00'	2°46'20"	S73°04'09"E	67.73'
C20	75.00'	16°47'39"	N11°47'00"E	21.90'
C21	925.00'	7°09'58"	N6°58'09"E	115.62'
C22	75.00'	20°50'46"	N76°11'27"W	27.14'
C23	14.00'	90°00'00"	N20°46'04"W	19.80'
C24	14.00'	90°00'00"	N69°13'56"E	19.80'
C25	125.00'	25°23'06"	S78°27'37"E	54.93'
C26	14.00'	94°32'20"	S43°53'00"E	20.57'
C27	14.00'	90°00'00"	S48°23'11"W	19.80'
C28	75.00'	20°50'46"	N76°11'27"W	27.14'
C29	14.00'	90°00'00"	N20°46'04"W	19.80'
C30	75.00'	17°54'42"	N33°11'17"E	23.35'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	125.00'	13°02'14"	N35°37'30"E	28.38'
C32	1400.00'	5°11'58"	S65°21'24"E	127.01'
C33	125.00'	16°47'39"	S11°47'00"W	36.51'
C34	14.00'	90°00'00"	S48°23'10"W	19.80'
C35	14.00'	90°00'00"	N69°13'56"E	19.80'
C36	14.00'	90°00'00"	S20°46'04"E	19.80'
C37	75.00'	17°54'42"	S33°11'17"W	23.35'
C38	1400.00'	7°56'38"	S55°03'30"E	193.95'
C39	75.00'	13°02'14"	S35°37'30"W	17.03'
C40	125.00'	17°54'42"	S33°11'17"W	38.92'
C41	1267.00'	1°02'04"	S49°21'59"E	22.88'
C42	1267.00'	1°01'31"	N50°23'46"W	22.67'
C43	1267.00'	1°01'30"	S55°08'36"E	22.67'
C44	1267.00'	1°01'24"	N56°10'03"W	22.63'
C45	1267.00'	1°01'29"	S60°54'57"E	22.66'
C46	1267.00'	1°01'23"	N61°56'23"W	22.62'
C47	1267.00'	1°01'29"	S66°41'17"E	22.66'
C48	1267.00'	1°01'23"	N67°42'43"W	22.62'
C49	1267.00'	1°01'23"	S72°27'40"E	22.62'
C50	1420.00'	3°37'36"	S72°38'30"E	89.87'
C51	1420.00'	6°54'31"	S65°21'24"E	171.11'
C52	1420.00'	9°37'25"	N55°04'23"W	238.23'