

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 5 OF 5 FOR CURVE AND
LINE TABLE.

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 COPS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE IN US SURVEY FEET, 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.

CONTINENTAL HOMES OF TEXAS, L.P.,
PARCEL 2 REMAINING PORTION OF
159.420 ACRES
(DOC. NO. 20230156015 O.P.R.)

SEE DETAIL "A"
(SHEET 5 OF 5)

1% AC ULTIMATE
FLOODPLAIN PER FLOOD
STUDY PREPARED BY
PAPE-DAWSON
ENGINEERS, INC.

BOWIE MOUNTAIN
(50' ROW)

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 LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

SAWS IMPACT FEE:

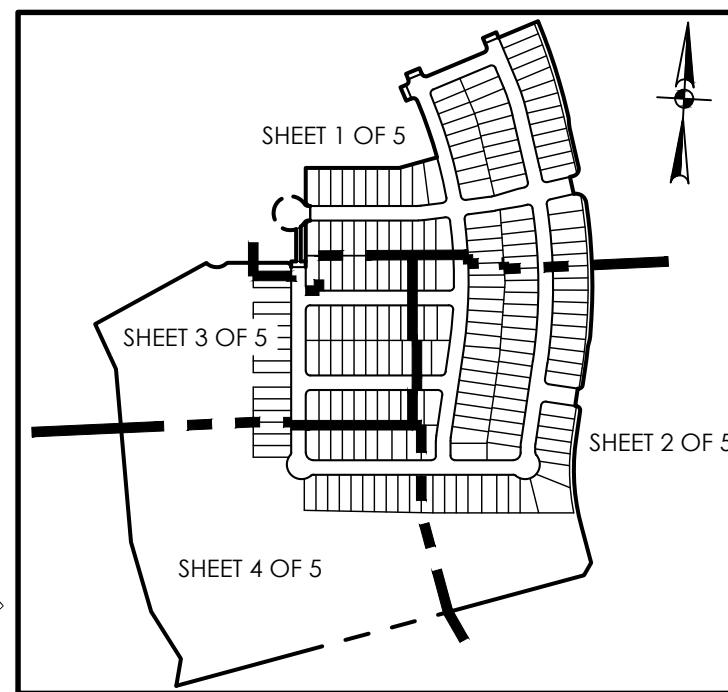
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 745 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.

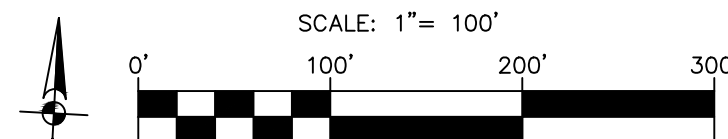


SHEET INDEX
NOT-TO-SCALE

PLAT NO. 23-11800290

SUBDIVISION PLAT OF STONEHILL UNIT 1 & 3A

BEING A 49.788 ACRE TRACT OF LAND, OUT OF 159.420 ACRES CALLED PARCEL 2
CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT
#20230156015, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT
OF THE JUANA MARTINEZ SURVEY 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016.



**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: March 25, 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: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
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 _____, A.D. 20____.

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 STONEHILL UNIT 1 & 3A 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

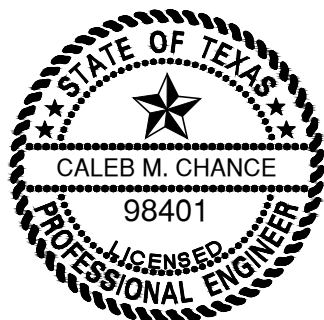
STATE OF TEXAS
COUNTY OF BEXAR

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.

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



LEGEND

- | | | | |
|--------|---|-----|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLK | ● | FOUND 1/2" IRON ROD |
| DOC | DOCUMENT NUMBER | ○ | (UNLESS NOTED OTHERWISE) |
| DPH | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD) |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | ○ | EASEMENT POINT OF INTERSECTION |
| --- | 1140' EXISTING CONTOURS | --- | 1140' PROPOSED CONTOURS |
| --- | CENTERLINE | --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| --- | ULTIMATE DEVELOPMENT FLOODPLAIN | --- | ULTIMATE DEVELOPMENT FLOODPLAIN |
| ① | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑪ | 10' BUILDING SETBACK |
| ② | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑫ | 5' WATER EASEMENT |
| ③ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) | ⑬ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| ④ | 16' SANITARY SEWER EASEMENT | | |

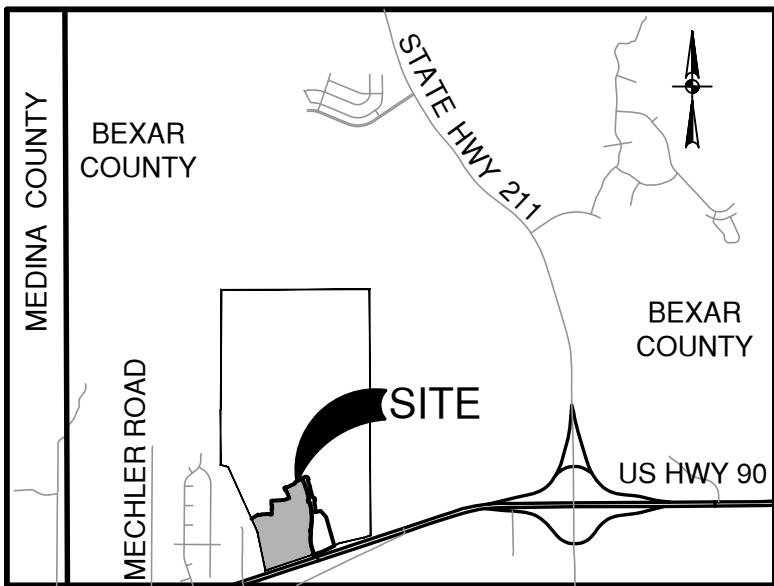
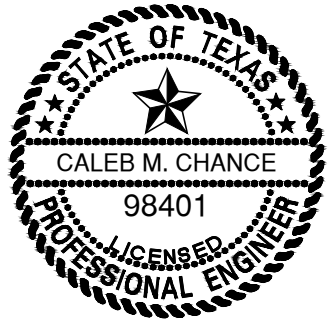
- ⑭ 50'x20' DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.069 AC. OFF-LOT)
- ⑮ 16' PUBLIC DRAINAGE EASEMENT
- ⑯ VARIABLE WIDTH DRAINAGE, ACCESS AND UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.256 AC. OFF-LOT, NON-PERMEABLE)
- ⑰ 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.042 AC. OFF-LOT) (NON-PERMEABLE)
- ⑱ 22.5' PUBLIC DRAINAGE EASEMENT (0.067 AC.)
- ⑲ VARIABLE WIDTH CLEAR VISION EASEMENT (0.007 AC. TOTAL)
- ⑳ 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ㉑ 60' TxDOT RESERVATION (1.734 AC.)

- ②② 10' PRIVATE DRAINAGE EASEMENT
- ②③ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ②④ 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ②⑤ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ① STONEHILL MODEL PARK (CONCURRENT PLATTING) (PLAT #23-11800291)
- ② 378 STONEHILL INVESTMENTS, LTD. PARCEL 1 REMAINING PORTION OF 361.22 ACRES (DOCUMENT #20230156016, OPR)
- ③ 378 STONEHILL INVESTMENTS, LTD. PARCEL 2 (17.684 ACRES) (DOCUMENT #20230156016 OPR)
- ④ LOT 901, BLOCK 77, CB 4016 (PERMEABLE) (OPEN SPACE) (0.156 AC.)
- ⑤ LOT 902, BLOCK 78, CB 4016 (PERMEABLE) (OPEN SPACE) (0.195 AC.)

- ⑥ LOT 900, BLOCK 76, CB 4016 (PERMEABLE) (OPEN SPACE) (16.008 AC.)
- ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (PLAT NO. 23-11800291) (CONCURRENT PLATTING)
- ⑧ 40' SANITARY SEWER EASEMENT (DOC NO.20230192162 O.P.R.)
- ⑨ 12' WATER EASEMENT (DOCUMENT #20230204228 OPR)
- ⑩ 16' SANITARY SEWER EASEMENT (PLAT NO. 23-11800291) (CONCURRENT PLATTING)
- ⑪ 10' BUILDING SETBACK (PLAT NO. 23-11800291) (CONCURRENT PLATTING)
- ⑫ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 23-11800291) (CONCURRENT PLATTING)
- ⑬ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (CONCURRENT PLATTING)

- ⑭ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (PLAT NO. 23-11800291) (CONCURRENT PLATTING)
- ⑮ VARIABLE WIDTH TxDOT RESERVATION (PLAT NO. 23-11800291) (CONCURRENT PLATTING)
- ⑯ 40' SANITARY SEWER EASEMENT (DOC NO.20240005216 O.P.R.)
- ⑰ 97'x20' DRAINAGE, ACCESS AND UTILITY EASEMENT (PLAT NO. #23-11800291) (CONCURRENT PLATTING)
- ⑱ 60'x20' DRAINAGE, ACCESS AND UTILITY EASEMENT (PLAT NO. #23-11800291) (CONCURRENT PLATTING)
- ⑲ 30' WATER EASEMENT (DOC NO.20230190193 O.P.R.)

SHEET 1 OF 5



LOCATION MAP
NOT-TO-SCALE

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.

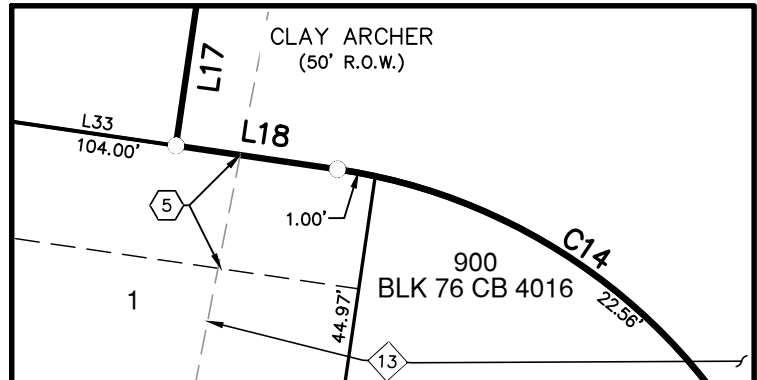
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

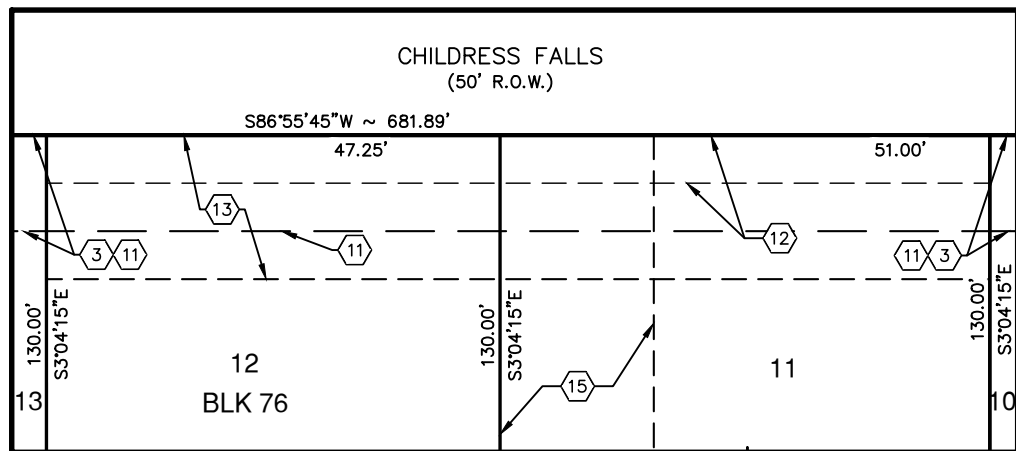
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SAWS WASTEWATER EDU:

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 "G"
SCALE: 1"=5'
SEE THIS SHEET



DETAIL "D"
SCALE: 1"=20'
SEE THIS SHEET

STATE OF TEXAS
COUNTY OF BEXAR

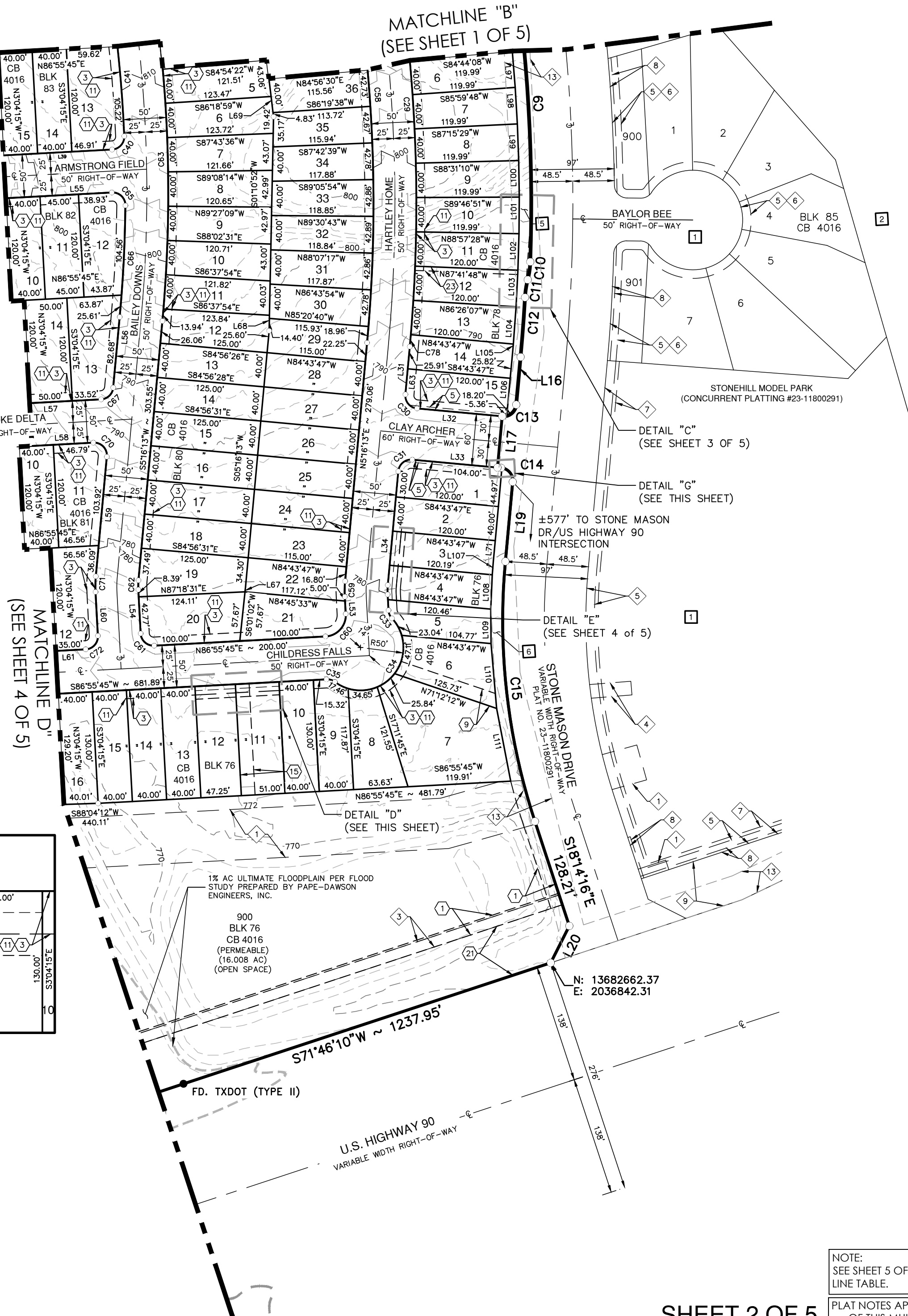
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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



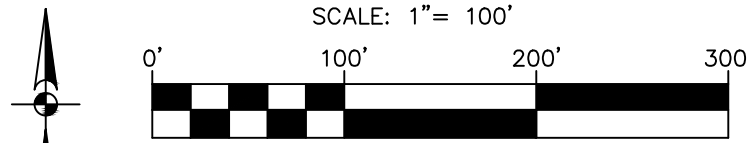
NOTE:
SEE SHEET 5 OF 5 FOR CURVE AND
LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NO. 23-11800290

SUBDIVISION PLAT
OF
STONEHILL UNIT 1 & 3A

BEING A 49.788 ACRE TRACT OF LAND, OUT OF 159.420 ACRES CALLED PARCEL 2
CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT
#20230156015, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT
OF THE JUANA MARTINEZ SURVEY 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016.



**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: March 25, 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: CONTINENTAL HOMES OF TEXAS, LP,
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
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 _____, A.D. 20 _____

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 STONEHILL UNIT 1 & 3A 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

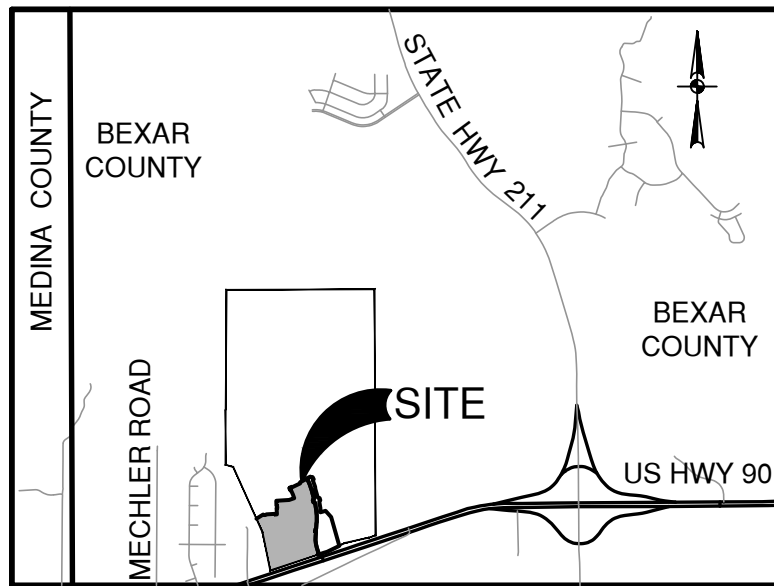
BY: _____ SECRETARY

SHEET 2 OF 5

STONEHILL, UNIT-1 & 3A

Civil Job No. 12456-05; Survey Job No. 12456-03

Date: Mar 25, 2024, 1:52pm User: ID: geosmartin
File: P:\12456\05\Design\Civil\Plat\1245605.dwg



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

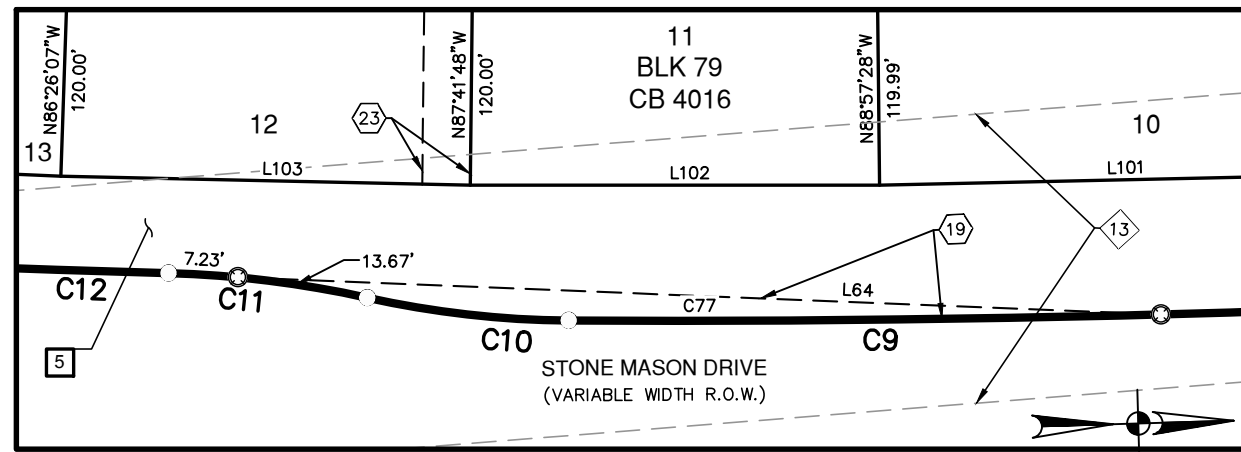
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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 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.

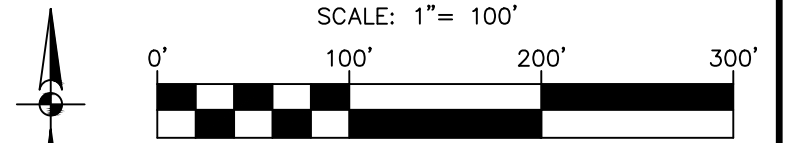


DETAIL "C"
SCALE: 1"=20'
SEE SHEET 2 OF 5

PLAT NO. 23-11800290

SUBDIVISION PLAT OF STONEHILL UNIT 1 & 3A

BEING A 49.788 ACRE TRACT OF LAND, OUT OF 159.420 ACRES CALLED PARCEL 2 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT #20230156015, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016.



**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: March 25, 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: CONTINENTAL HOMES OF TEXAS, LP.
A TEXAS LIMITED PARTNERSHIP
CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
LESLIE OSTRANDER, ASSISTANT SECRETARY
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 _____, A.D. 20_____.

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 STONEHILL UNIT 1 & 3A 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

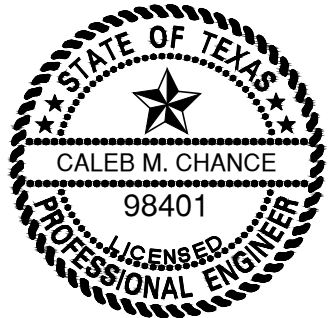
STATE OF TEXAS
COUNTY OF BEXAR

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.

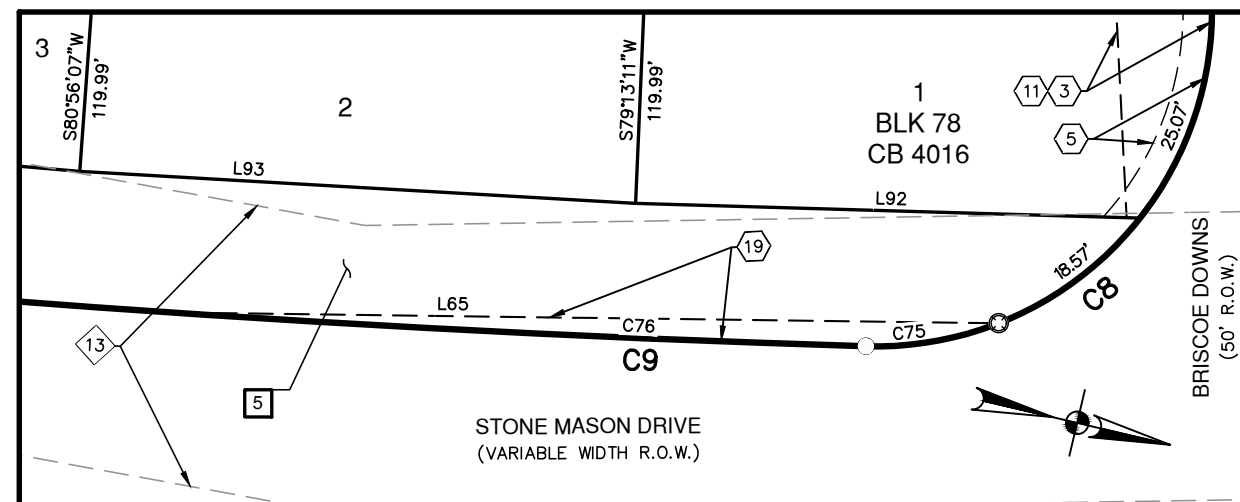
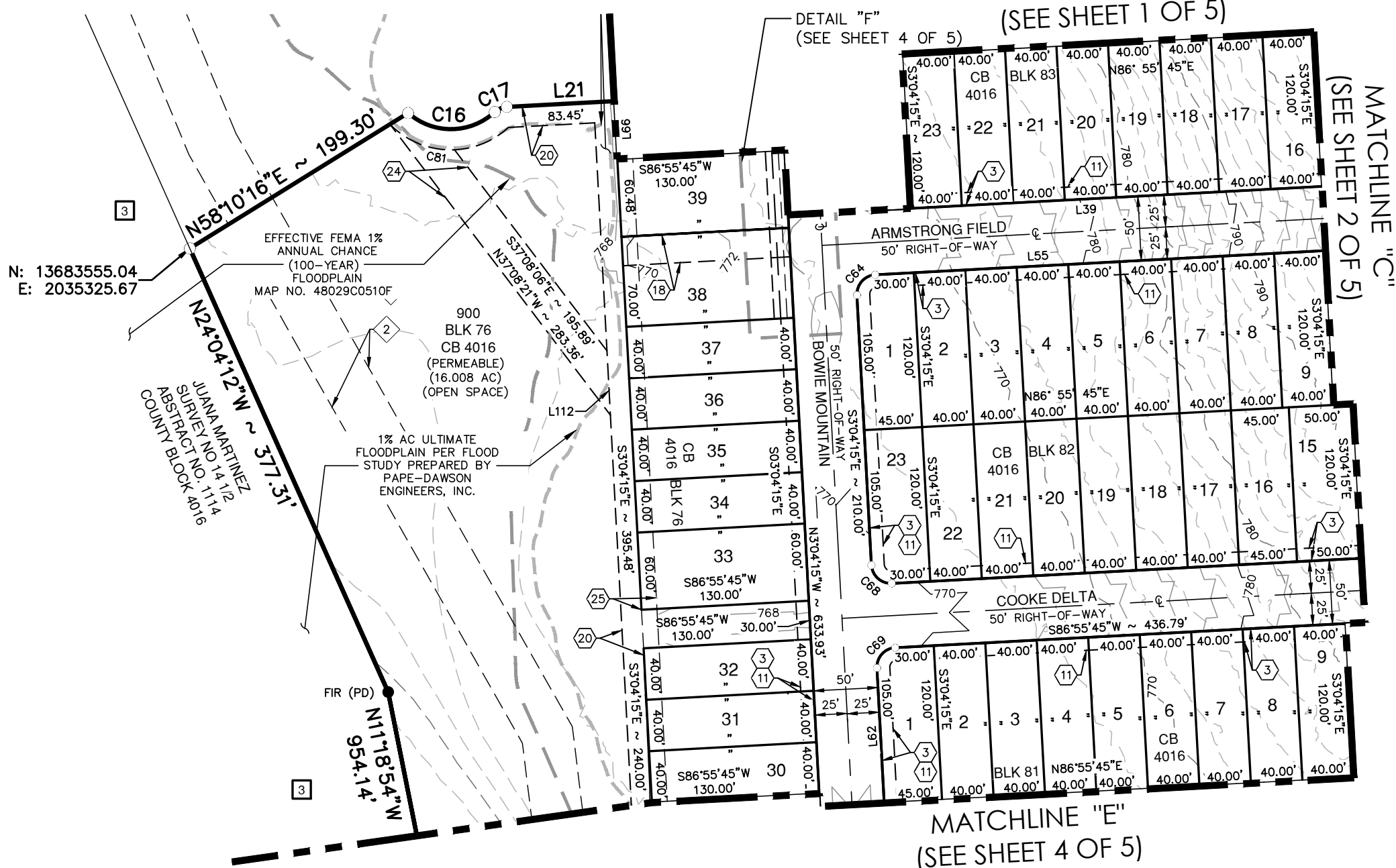
STATE OF TEXAS
COUNTY OF BEXAR

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



CONTINENTAL HOMES OF TEXAS, L.P.,
PARCEL 2 REMAINING PORTION OF
159.420 ACRES
(DOC. NO. 20230156015 O.P.R.)

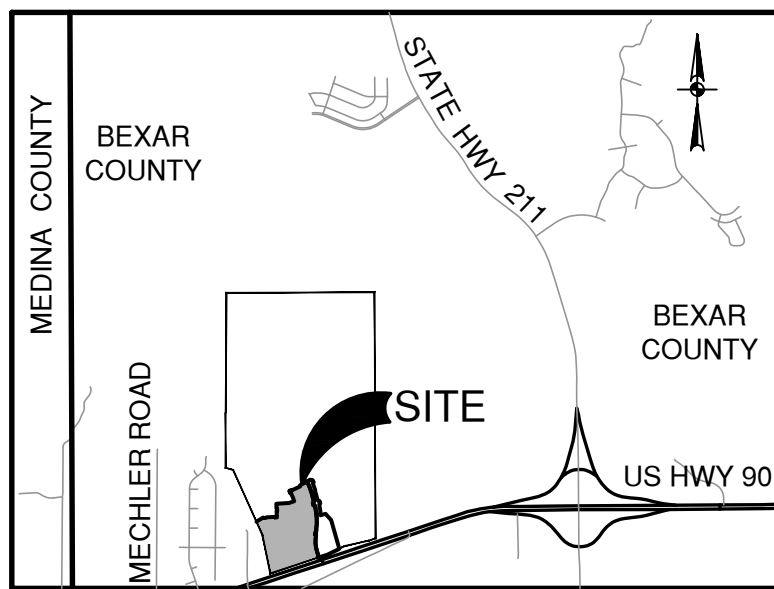


DETAIL "B"
SCALE: 1"=20'
SEE SHEET 1 OF 5

NOTE:
SEE SHEET 5 OF 5 FOR CURVE AND
LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 5



LOCATION MAP
NOT-TO-SCALE

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. PER UDC SEC. 35-514

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 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.

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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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-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 ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

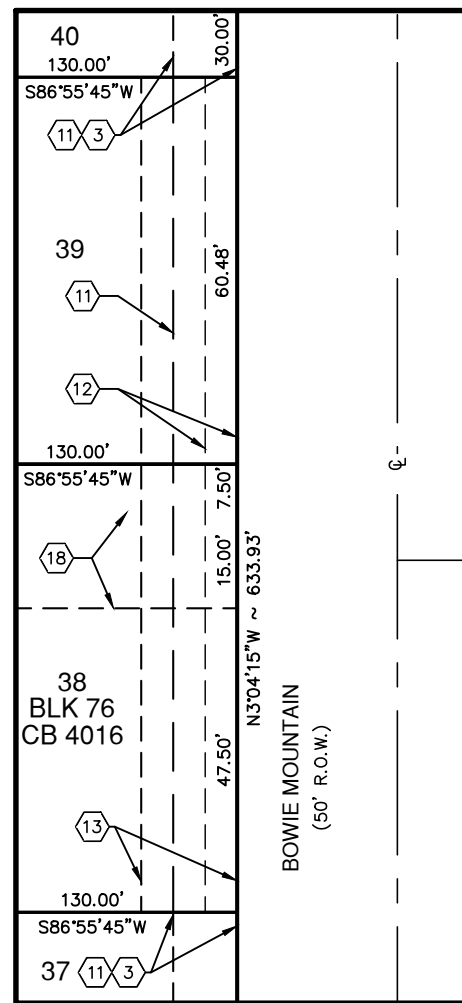
OPEN SPACE:

LOTS 900 BLOCK 76, 901 BLOCK 77 AND, 902 BLOCK 78, ARE DESIGNATED AS OPEN SPACE, COMMON AREAS, GAS, ELECTRIC, TELEPHONE AND CABLE TV, DRAINAGE EASEMENTS AND MAINTENANCE ACCESS EASEMENTS.

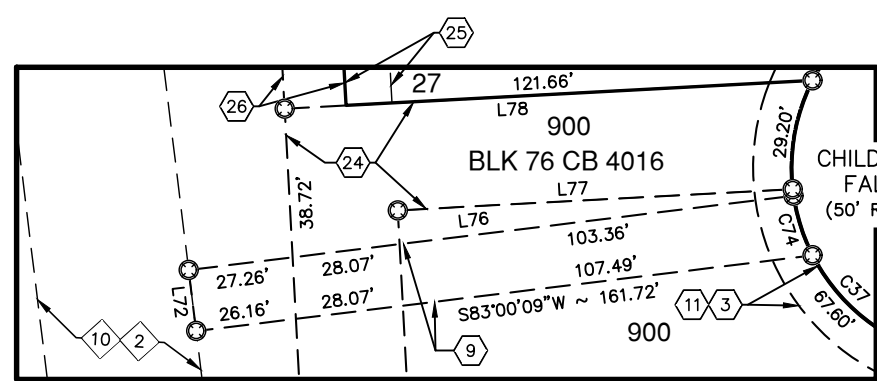
SETBACK:

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.

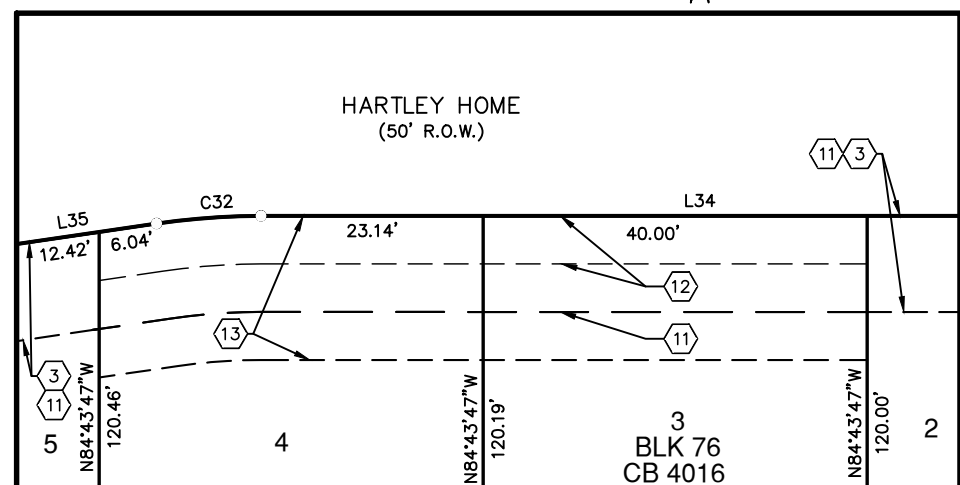
MATCHLINE "E" (SEE SHEET 3 OF 5)



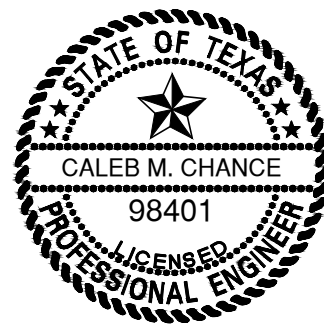
DETAIL "F"
SCALE: 1" = 30'
SEE SHEET 3 OF 5



DETAIL "H"
SCALE: 1" = 50'
SEE THIS SHEET



DETAIL "E"
SCALE: 1" = 20'
SEE SHEET 2 OF 5



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.

STATE OF TEXAS
COUNTY OF BEXAR

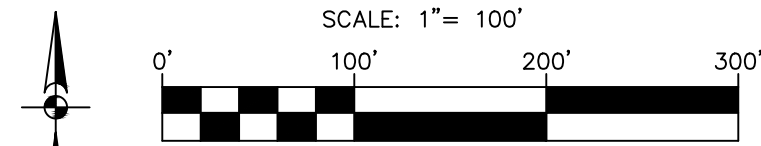
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NO. 23-11800290

SUBDIVISION PLAT OF STONEHILL UNIT 1 & 3A

BEING A 49.788 ACRE TRACT OF LAND, OUT OF 159.420 ACRES CALLED PARCEL 2 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT #20230156015, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUANA MARTINEZ SURVEY 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016.



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

DATE OF PREPARATION: March 25, 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: CONTINENTAL HOMES OF TEXAS, LP.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
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 _____, A.D. 20 ____.

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 STONEHILL UNIT 1 & 3A 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

NOTE:
SEE SHEET 5 OF 5 FOR CURVE AND
LINE TABLE.

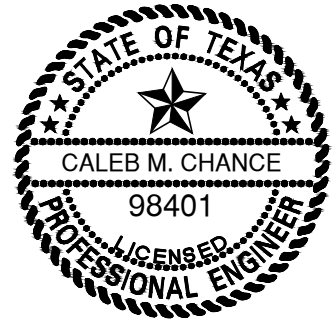
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 5

STONEHILL, UNIT-1 & 3A

Civil Job No. 12456-05; Survey Job No. 12456-03

Date: Mar 25, 2024, 1:52pm User: ID: geosmartin
File: P:\12456\05\Design\Civil\Plat\1245605.dwg



STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

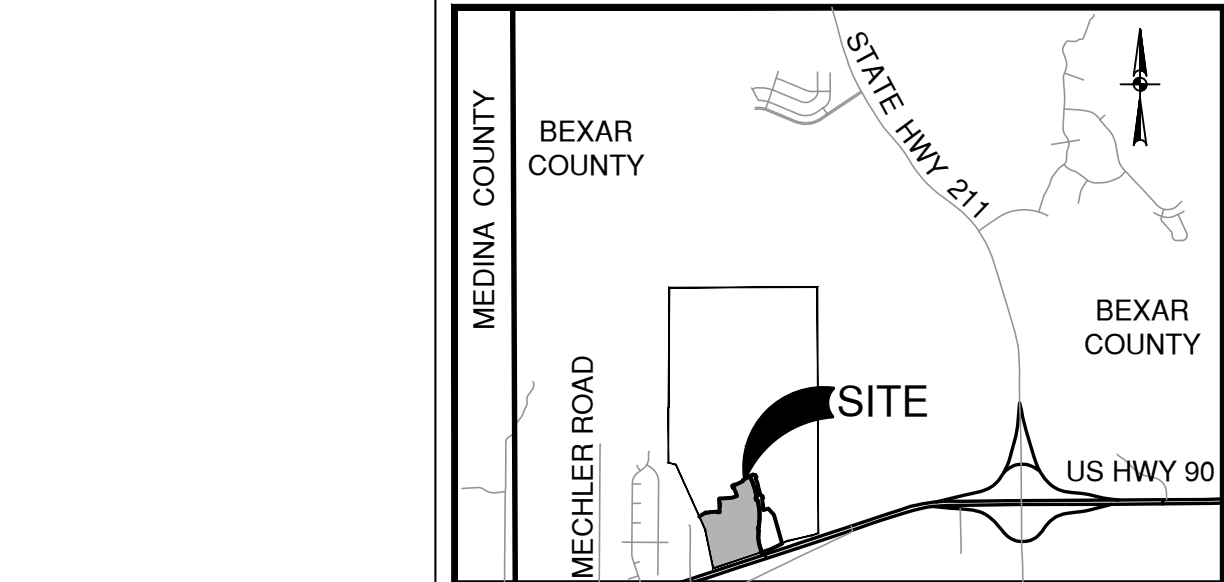
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STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL LAND SURVEYOR

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



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N3°04'15"W	115.00'	L53	N3°04'15"W	20.01'
L2	N18°40'11"W	24.49'	L54	S3°04'15"E	51.16'
L3	N21°01'58"W	80.00'	L55	S86°55'45"W	473.93'
L4	N24°14'21"W	83.00'	L56	N5°16'13"E	82.68'
L5	N65°26'37"E	129.40'	L57	N86°55'45"E	448.52'
L6	N25°43'43"W	105.41'	L58	S86°55'45"W	436.79'
L7	N64°16'17"E	50.00'	L59	N5°16'13"E	140.01'
L8	S25°43'43"E	20.00'	L60	N3°04'15"W	51.16'
L9	N25°43'43"W	35.65'	L61	N86°55'45"E	405.00'
L10	N64°16'17"E	50.00'	L62	S3°04'15"E	200.00'
L11	S25°43'43"E	20.00'	L63	N5°16'13"E	30.00'
L12	N64°16'17"E	145.22'	L64	S3°58'36"W	96.24'
L13	S16°00'50"E	105.34'	L65	S12°28'42"E	86.21'
L14	S73°54'50"W	11.60'	L66	S3°04'15"E	45.00'
L15	S16°05'10"E	60.00'	L67	S6°01'02"W	5.64'
L16	S5°16'13"W	55.82'	L68	S1°10'52"W	18.09'
L17	S5°16'13"W	60.00'	L69	S6°59'49"E	23.73'
L18	S84°43'47"E	4.25'	L70	S20°27'04"E	40.12'
L19	S5°16'13"W	93.11'	L71	S5°16'13"W	23.11'
L20	S26°45'44"W	48.16'	L72	S6°59'51"E	16.00'
L21	N86°55'45"E	198.45'	L73	S86°55'45"W	17.00'
L22	N3°04'15"W	20.00'	L74	S86°55'45"W	6.34'
L23	N86°55'45"E	17.00'	L75	N25°43'43"W	20.00'
L24	N86°55'45"E	6.34'	L76	N83°00'09"E	158.68'
L25	N3°04'15"W	50.00'	L77	S86°55'45"W	102.98'
L26	N79°32'07"E	75.28'	L78	S86°55'45"W	137.66'
L27	N64°16'17"E	50.00'	L79	N25°43'43"W	20.00'
L28	N64°16'17"E	50.00'	L80	S16°17'49"E	80.00'
L29	N73°54'50"E	78.37'	L81	S14°00'25"E	37.88'
L30	S73°54'50"W	82.71'	L82	S25°09'09"E	40.00'
L31	S5°16'13"W	55.91'	L83	S23°58'53"E	40.02'
L32	S84°43'47"E	99.75'	L84	S22°48'34"E	40.05'
L33	N84°43'47"W	99.75'	L85	S21°38'11"E	40.10'
L34	S5°16'13"W	133.14'	L86	S20°22'22"E	46.23'
L35	S3°04'15"E	18.46'	L87	S18°59'52"E	47.73'
L36	N3°04'15"W	633.93'	L88	S17°39'39"E	46.67'
L37	N86°55'45"E	50.00'	L89	S16°25'43"E	29.70'
L38	S3°04'15"E	65.48'	L90	S16°00'59"E	40.00'
L39	N86°55'45"E	476.91'	L91	S15°03'15"E	40.08'
L40	S79°32'07"W	77.45'	L92	N11°33'22"W	52.57'
L41	S64°16'17"W	210.00'	L93	N9°55'16"W	57.99'
L42	N25°43'43"W	73.25'	L94	N8°25'31"W	43.19'
L43	N16°00'50"W	194.46'	L95	N7°09'22"W	42.64'
L44	N73°54'50"E	23.02'	L96	N5°53'42"W	42.64'
L45	N70°20'15"E	80.16'	L97	N4°38'03"W	42.64'
L46	N73°54'50"E	12.49'	L98	N3°22'23"W	42.64'
L47	N79°32'07"E	82.42'	L99	N2°06'43"W	42.64'
L48	S25°43'43"E	10.43'	L100	N0°51'04"W	42.64'
L49	S79°32'07"W	80.35'	L101	N0°24'36"E	42.64'
L50	S73°54'50"W	12.49'	L102	N1°40'15"E	42.64'
L51	S77°29'24"W	80.16'	L103	N2°55'55"E	42.64'
L52	S73°54'50"W	18.49'	L104	N4°12'24"E	43.57'

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 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.

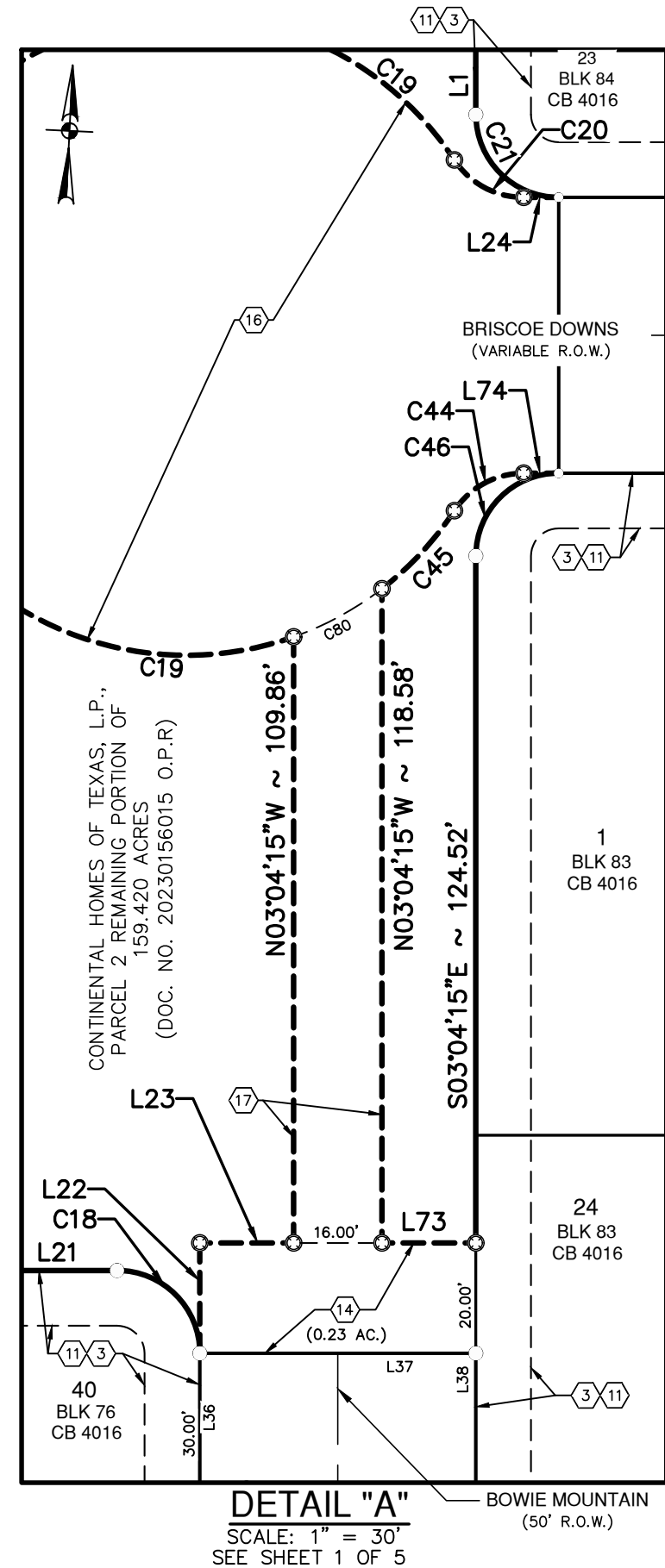
LINE TABLE		
LINE #	BEARING	LENGTH
L105	N5°03'38"E	14.18'
L106	N5°16'13"E	44.05'
L107	S4°38'08"W	16.89'
L108	S2°29'46"W	40.05'
L109	S0°31'09"E	40.21'
L110	S4°52'44"E	75.79'
L111	S10°58'32"E	86.40'
L112	S3°04'15"E	49.96'
L113	S71°46'10"W	29.01'

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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN A BUILDABLE AREA OF THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0510F, EFFECTIVE DATE SEPTEMBER 29, 2010. 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
C1	15.00'	90°00'00"	S70°43'43"E	21.21'	23.56'
C2	15.00'	90°00'00"	N19°16'17"E	21.21'	23.56'
C3	1951.50'	10°09'48"	S20°42'21"E	345.71'	346.16'
C4	99.00'	11°09'39"	S10°02'38"E	19.25'	19.28'
C5	108.75'	11°33'01"	S10°14'19"E	21.89'	21.92'
C6	1947.25'	0°55'03"	S15°33'18"E	31.18'	31.19'
C7	25.00'	89°00'36"	S29°24'32"W	35.05'	38.84'
C8	35.00'	94°35'07"	S58°47'37"E	51.44'	57.78'
C9	1951.50'	13°29'49"	S4°45'09"E	458.64'	459.71'
C10	99.00'	12°14'20"	S8°06'56"W	21.11'	21.15'
C11	108.75'	11°00'42"	S8°43'45"W	20.87'	20.90'
C12	1947.25'	2°02'49"	S4°14'49"W	69.56'	69.56'
C13	15.00'	90°00'00"	S50°16'13"W	21.21'	23.56'
C14	15.00'	90°00'00"	S39°43'47"E	21.21'	23.56'
C15	748.50'	23°30'29"	S6°29'01"E	304.95'	307.10'
C16	50.00'	84°31'10"	N89°20'07"E	67.25'	73.76'
C17	15.00'	39°51'13"	N67°00'08"E	10.22'	10.43'
C18	15.00'	90°00'00"	S48°04'15"E	21.21'	23.56'
C19	58.00'	256°19'09"	N15°32'36"E	91.21'	259.47'
C20	15.00'	56°46'26"	S64°41'02"E	14.26'	14.86'
C21	15.00'	90°00'00"	N48°04'15"W	21.21'	23.56'
C22	75.00'	7°23'37"	N83°13'56"E	9.67'	9.68'
C23	15.00'	93°01'25"	N33°01'25"E	21.77'	24.35'
C24	1575.00'	12°14'26"	N19°36'30"W	335.84'	336.48'
C25	625.00'	9°42'54"	S20°52'17"E	105.85'	105.97'
C26	1817.00'	1°16'34"	S15°22'33"E	40.47'	40.47'
C27	15.00'	91°20'55"	S60°24'43"E	21.46'	23.92'
C28	15.00'	85°49'59"	S30°59'50"W	20.43'	22.47'
C29	1817.00'	17°11'22"	S31°9'28"E	543.08'	545.13'
C30	15.00'	90°00'00"	S39°43'47"E	21.21'	23.56'
C31	15.00'	90°00'00"	S50°16'13"W	21.21'	23.56'
C32	75.00'	8°20'28"	S1°05'59"W	10.91'	10.92'
C33	15.00'	39°51'13"	S22°59'52"E	10.22'	10.43'
C34	50.00'	169°42'26"	S41°55'45"W	99.60'	148.10'
C35	15.00'	39°51'13"	N73°08'39"W	10.22'	10.43'
C36	15.00'	39°51'13"	S67°00'08"W	10.22'	10.43'
C37	50.00'	169°42'26"	N48°04'15"W	99.60'	148.10'
C38	15.00'	39°51'13"	N16°51'21"E	10.22'	10.43'
C39	15.00'	90°00'00"	S48°04'15"E	21.21'	23.56'
C40	15.00'	89°20'05"	N42°15'42"E	21.09'	23.39'
C41	1575.00'	8°08'35"	N6°28'37"W	223.65'	223.84'
C42	15.00'	89°54'58"	N55°30'24"W	21.20'	23.54'
C43	125.00'	7°23'37"	S83°13'56"W	16.12'	16.13'
C44	15.00'	56°46'26"	S58°32'32"W	14.26'	14.86'
C45	58.00'	19°09'16"	S39°43'57"W	19.30'	19.39'
C46	15.00'	90°00'00"	S41°55'45"W	21.21'	23.56'
C47	15.00'	90°00'00"	S19°16'17"W	21.21'	23.56'
C48	15.00'	90°00'00"	N70°43'43"W	21.21'	23.56'
C49	575.00'	9°42'54"	N20°52'17"W	97.38'	97.50'
C50	1767.00'	1°20'16"	N15°20'42"W	41.26'	41.26'
C51	15.00'	88°35'23"	N29°37'08"E	20.95'	23.19'
C52	75.00'	5°37'18"	N76°43'29"E	7.36'	7.36'
C53	15.00'	87°07'27"	S56°54'09"E	20.67'	22.81'
C54	1625.00'	12°23'17"	S19°32'05"E	350.66'	351.35'