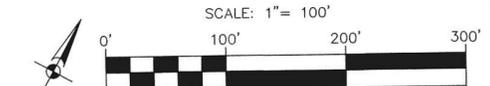


PLAT NO. 23-11800358

SUBDIVISION PLAT OF STONEHILL UNITS 3B & 5

BEING A TOTAL OF 33.193 ACRE TRACT OF LAND, WITH 33.131 ACRES OUT OF 159.420 ACRES CALLED PARCEL 2 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT #20230156015, WITH 0.062 ACRES OUT OF 361.222 ACRES CALLED PARCEL 1 CONVEYED TO 378 STONEHILL INVESTMENTS, LTD., RECORDED IN DOCUMENT #20230156016, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BOTH OUT OF THE JUANA MARTINEZ SURVEY 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, IN BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 1 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
CITECH 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 25 DAY OF March, A.D. 2024

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 UNITS 3B & 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____

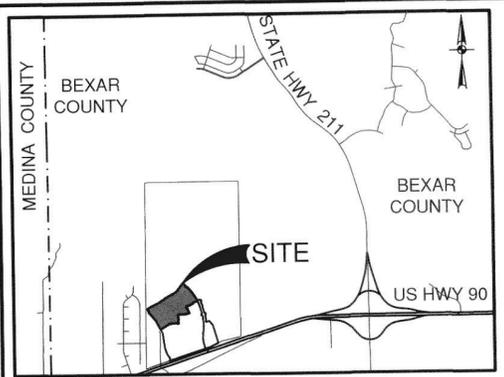
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE.

SHEET 1 OF 3



LOCATION MAP NOT-TO-SCALE

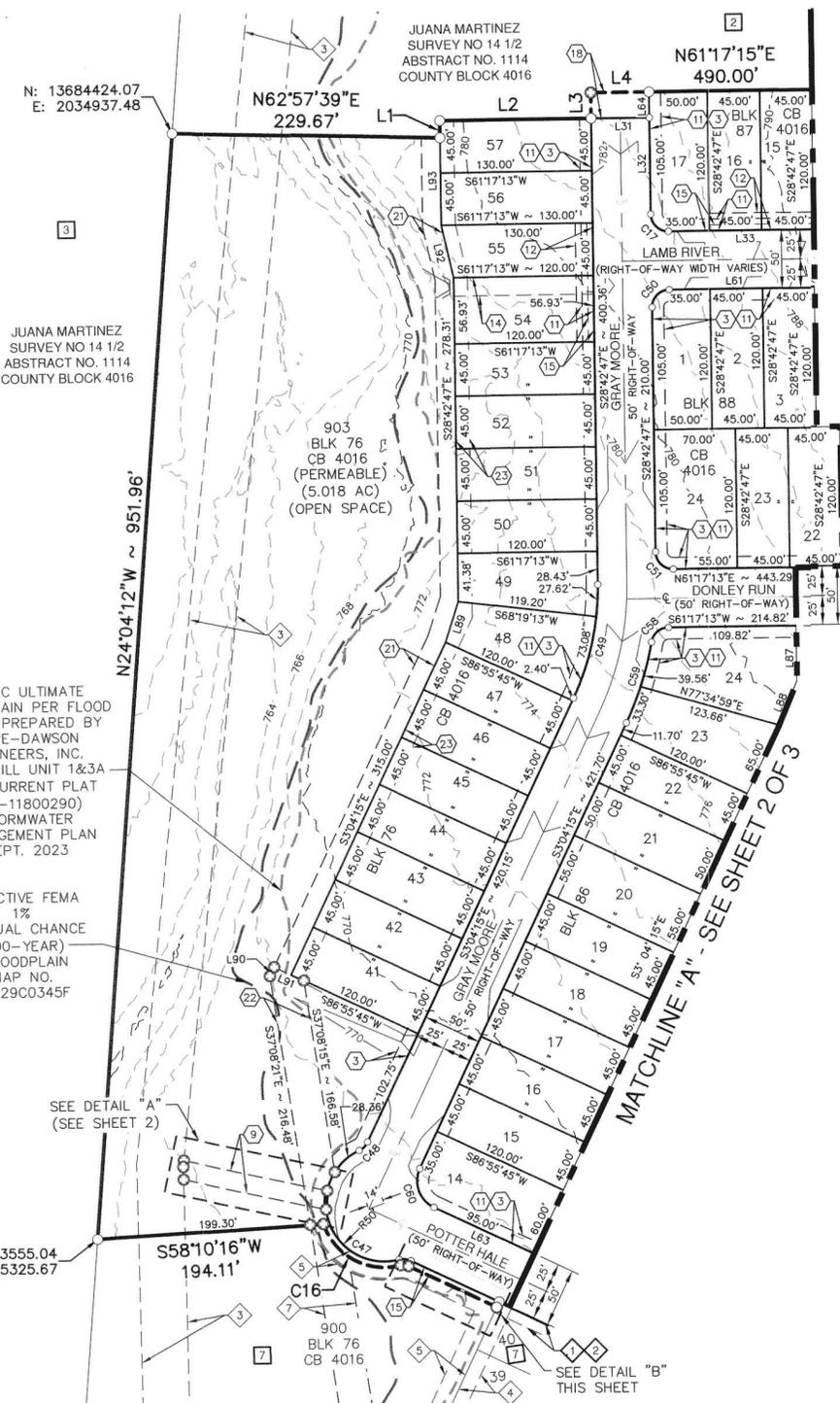
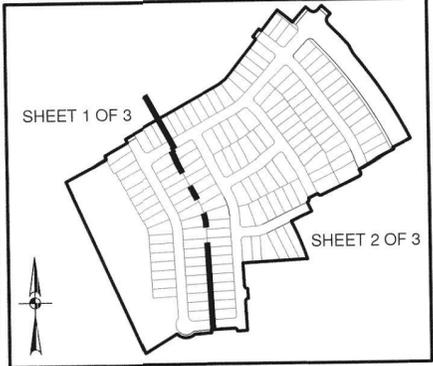
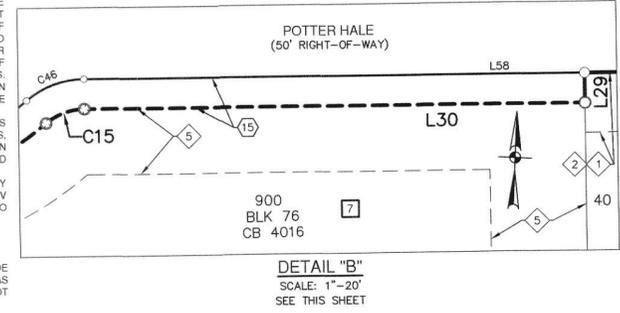
LEGEND

- | | | | |
|--------|-------------------------------------------------------------------------------------------|-----|----------------------------------------------|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLK | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC | DOC. NO. | ○ | SET 1/2" IRON ROD (PD) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | SET 1/2" IRON ROD (PD)-ROW |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ | EASEMENT POINT OF INTERSECTION |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | | |
-
- | | | | |
|-----|-------------------|-----|-----------------------------------------------------------------------|
| --- | EXISTING CONTOURS | --- | 100-YR UD FLOODPLAIN PREPARED BY PAPE-DAWSON ENGINEERS DATED 19, 2020 |
| --- | PROPOSED CONTOURS | | |
| --- | CENTERLINE | | |
-
- | | | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------------------------|
| ③ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ④ | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (STONEHILL UNITS 1 & 3A CONCURRENT PLAT #23-11800290) |
| ⑤ | 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) | ⑤ | 10' BUILDING SETBACK (STONEHILL UNITS 1 & 3A CONCURRENT PLAT #23-11800290) |
| ⑥ | 16' SANITARY SEWER EASEMENT | ⑥ | 40' SANITARY SEWER EASEMENT (DOC NO. 20230192162 O.P.R.) |
| ⑦ | 10' BUILDING SETBACK | ⑦ | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (STONEHILL UNITS 1 & 3A CONCURRENT PLAT #23-11800290) |
| ⑧ | 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑧ | 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (STONEHILL UNITS 1 & 3A CONCURRENT PLAT #23-11800290) |
| ⑨ | 50' X 20' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT OF WAY (OFF-LOT) | ⑨ | 10' PRIVATE DRAINAGE EASEMENT (STONEHILL UNITS 1 & 3A CONCURRENT PLAT #23-11800290) |
| ⑩ | 16' PUBLIC DRAINAGE EASEMENT (STONEHILL UNITS 1 & 3A CONCURRENT PLAT #23-11800290) | ⑩ | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (STONEHILL UNITS 1 & 3A CONCURRENT PLAT #23-11800290) |
| ⑪ | 5' WATER EASEMENT(OFF-LOT) (TOTAL 0.020 OF AN ACRE) (PERMEABLE) | ⑪ | 30' WATER EASEMENT (DOC # 20230190193 OPR) (OFF-LOT)(PERMEABLE) |
| ⑫ | VARIABLE WIDTH DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.047 OF AN ACRE) (OFF-LOT)(PERMEABLE) | ⑫ | UNPLATTED 378 STONEHILL INVESTMENTS, LTD. PARCEL 1 (REMAINING PORTION 361.222 ACRES) (DOC. NO. 20230156016 OPR) |
| ⑬ | 50' X 22' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.025 OF AN ACRE) | ⑬ | UNPLATTED CONTINENTAL HOMES OF TEXAS, L.P. PARCEL 2 (REMAINING PORTION 159.420 ACRES) (DOC. NO. 20230156015 OPR) |
| ⑭ | 60' X 20' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE PUBLIC STREET RIGHT OF WAY (OFF-LOT) (0.028 OF AN ACRE) | ⑭ | UNPLATTED 378 STONEHILL INVESTMENTS, LTD. PARCEL 2 (17.684 ACRES) (DOC. NO. 20230156016 OPR) |
| ⑮ | 13' PRIVATE DRAINAGE EASEMENT | ⑮ | LOT 904, BLOCK 77, CB 4016 (PERMEABLE) (OPEN SPACE) (0.223 AC.) |
| ⑯ | 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑯ | LOT 901, BLOCK 77, CB 4016 (STONEHILL UNITS 1 & 3A) (CONCURRENT PLAT #23-11800290) |
| ⑰ | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑰ | LOT 905, BLOCK 90, CB 4016 (PERMEABLE) (OPEN SPACE) (0.043 AC.) |
| ⑱ | 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | ⑱ | STONEHILL UNITS 1 & 3A (CONCURRENT PLAT # 23-11800290) |
| | | ⑲ | STONEHILL MODEL PARK (CONCURRENT PLAT # 23-11800291) |

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.



STATE OF TEXAS
COUNTY OF BEXAR

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

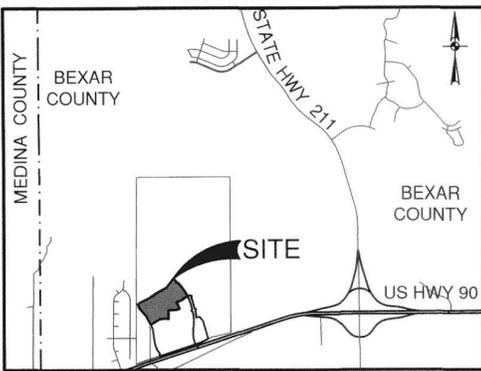
Caleb M. Chance
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

G. E. Buchanan
03/25/2024
REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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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.

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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.

JUANA MARTINEZ
SURVEY NO 14 1/2
ABSTRACT NO. 1114
COUNTY BLOCK 4016



STATE OF TEXAS
COUNTY OF BEXAR

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

Caleb M. Chance
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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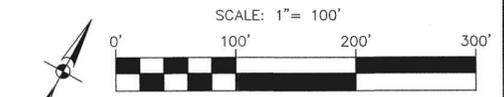
G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"
SCALE: 1"=50'
SEE SHEET 1 OF 3

PLAT NO. 23-11800358
SUBDIVISION PLAT
OF
STONEHILL UNITS 3B & 5

BEING A TOTAL OF 33.193 ACRE TRACT OF LAND, WITH 33.131 ACRES OUT OF 159.420 ACRES CALLED PARCEL 2 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT #20220156015, WITH 0.062 ACRES OUT OF 361.222 ACRES CALLED PARCEL 1 CONVEYED TO 378 STONEHILL INVESTMENTS, LTD. RECORDED IN DOCUMENT #20230156016, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BOTH OUT OF THE JUANA MARTINEZ SURVEY 14 1/2, ABSTRACT 1114, COUNTY BLOCK 4016, IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

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.

Leslie Ostrander

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, L.P.
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 25 DAY OF March, A.D. 2024



Robert Ortegon, Jr.
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 UNITS 3B & 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____

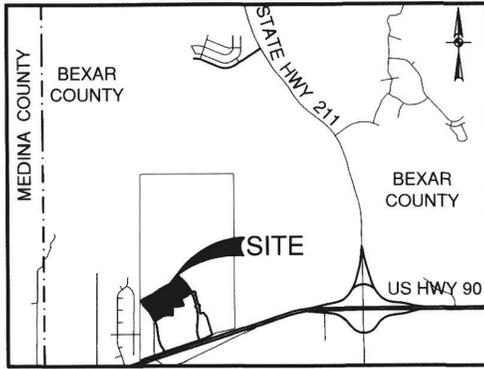
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE: SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE.





LOCATION MAP NOT-TO-SCALE

RESIDENTIAL FINISHED FLOOR

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

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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

CLEAR VISION:

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

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TOI 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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 904, BLOCK 77, LOT 903, BLOCK 76, LOT 905, BLOCK 90, CB 4016 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:

LOT 904, BLOCK 77, LOT 903, BLOCK 76, LOT 905, BLOCK 90, CB 4016 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE ACCESS EASEMENT. LOT 904, BLOCK 77 AND LOT 905, BLOCK 90, CB 4016 ARE DESIGNATED AS A WATER EASEMENT.

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.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL: 48029C0345F & 48029C0510F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION

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. LOTS 41-57, BLOCK 76 WILL HAVE A FINISHED FLOOR ELEVATION.

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.



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," "GAS EASEMENT," "SEWER EASEMENT," "WATER 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 AND/OR REPAIRING AND/OR 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 (EDUs) 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.

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N28°42'47"W	14.71'	L48	S42°51'25"W	92.48'
L2	N61°17'31"E	130.00'	L49	S47°08'35"E	20.76'
L3	N28°42'47"W	22.00'	L50	S25°43'43"E	121.00'
L4	N61°17'42"E	50.00'	L51	N36°23'22"W	81.45'
L5	N52°21'43"E	41.08'	L52	S28°42'47"E	47.48'
L6	N51°20'18"W	20.00'	L53	N86°55'45"E	114.27'
L7	N38°39'42"E	50.00'	L54	N64°16'17"E	6.04'
L8	S51°20'18"E	15.79'	L55	S25°43'43"E	45.00'
L9	N38°39'42"E	129.75'	L56	S65°26'37"W	6.06'
L10	S51°20'18"E	39.95'	L57	S86°55'45"W	142.90'
L11	N40°13'28"E	101.25'	L58	S86°55'45"W	198.45'
L12	N42°51'25"E	41.94'	L59	N36°23'22"W	140.07'
L13	S47°08'35"E	60.00'	L60	N47°08'35"W	23.60'
L14	S42°51'25"W	20.00'	L61	S61°17'13"W	472.89'
L15	S27°48'13"E	29.86'	L62	S28°42'47"E	47.48'
L16	S63°55'56"W	97.00'	L63	S86°55'45"W	200.00'
L17	S64°16'17"W	195.22'	L64	S28°42'47"E	21.99'
L18	S25°43'43"E	15.65'	L65	S29°32'15"E	10.87'
L19	S64°16'17"W	50.00'	L66	S22°28'39"E	5.46'
L20	S25°43'43"E	85.41'	L67	S51°20'18"E	45.00'
L21	S65°26'37"W	129.40'	L68	N50°30'32"W	45.00'
L22	S24°14'21"E	83.00'	L69	N49°02'26"W	50.20'
L23	S18°40'11"E	24.49'	L70	S45°28'25"E	54.79'
L24	S30°41'5"E	115.00'	L71	S43°56'00"E	49.37'
L25	S30°41'5"E	50.00'	L72	N42°28'16"W	49.52'
L26	S30°41'5"E	144.52'	L73	N41°02'12"W	47.49'
L27	S86°55'45"W	50.00'	L74	N39°35'38"W	45.07'
L28	S86°55'45"W	115.00'	L75	N38°11'16"W	45.02'
L29	S30°41'5"E	5.00'	L76	N36°51'24"W	45.00'
L30	S86°55'45"W	83.45'	L77	N35°31'33"W	45.01'
L31	N61°17'13"E	50.00'	L78	N34°11'40"W	45.03'
L32	S28°42'47"E	83.01'	L79	N32°47'31"W	49.82'
L33	N61°17'13"E	472.89'	L80	N31°15'08"W	56.60'
L34	N42°51'25"E	132.02'	L81	N29°28'52"W	58.74'
L35	N39°59'41"E	100.12'	L82	N27°55'55"W	48.19'
L36	N42°51'25"E	19.78'	L83	N26°30'13"W	48.40'
L37	N51°20'18"W	90.14'	L84	S47°08'35"E	49.52'
L38	N38°39'42"E	50.00'	L85	N77°15'36"E	47.61'
L39	N51°20'18"W	90.14'	L86	S36°23'22"E	55.56'
L40	N42°51'25"E	77.63'	L87	S28°42'47"E	47.53'
L41	N40°47'50"E	101.25'	L88	S5°55'46"E	40.89'
L42	S47°08'35"E	60.00'	L89	S10°31'53"E	36.47'
L43	S42°51'25"W	92.44'	L90	S30°41'5"E	8.58'
L44	S25°43'43"E	99.75'	L91	S86°55'45"W	28.00'
L45	N25°43'43"W	99.75'	L92	S41°14'31"E	46.10'
L46	S42°51'25"W	19.78'	L93	S28°42'47"E	75.29'
L47	S45°43'10"W	100.12'			

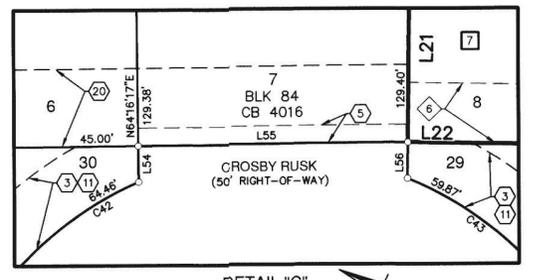
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1947.25'	1°33'46"	S50°33'25"E	53.11'	53.11'
C2	2048.50'	1°00'41"	S49°16'12"E	36.16'	36.16'
C3	25.00'	88°13'46"	N86°58'18"E	34.80'	38.50'
C4	35.00'	88°18'55"	S11°8'02"E	48.76'	53.95'
C5	2060.50'	3°26'44"	S43°44'41"E	123.89'	123.91'
C6	100.00'	141°3'06"	S34°54'46"E	24.75'	24.82'
C7	100.00'	12°08'28"	S33°52'27"E	21.15'	21.19'
C8	2048.50'	1°35'23"	S33°00'23"E	494.93'	496.14'
C9	1951.50'	0°16'50"	S25°55'40"E	9.55'	9.55'
C10	15.00'	90°00'00"	S19°16'17"W	21.21'	23.56'
C11	15.00'	90°00'00"	N70°43'43"W	21.21'	23.56'
C12	15.00'	90°00'00"	S48°04'15"E	21.21'	23.56'
C13	15.00'	90°00'00"	S41°55'45"W	21.21'	23.56'
C14	15.00'	90°00'00"	N48°04'15"W	21.21'	23.56'
C15	10.00'	39°51'13"	S67°00'08"W	6.82'	6.96'
C16	55.00'	86°03'50"	N89°53'33"W	75.06'	82.62'
C17	15.00'	90°00'00"	S73°42'47"E	21.21'	23.56'
C18	225.00'	18°25'48"	N52°04'19"E	72.06'	72.37'
C19	15.00'	92°41'12"	N3°29'11"W	21.70'	24.27'
C20	975.00'	1°30'31"	N50°35'02"W	25.67'	25.67'
C21	1025.00'	1°42'56"	S50°28'50"E	30.69'	30.69'
C22	15.00'	87°31'12"	N86°37'01"E	20.75'	22.91'
C23	35.00'	92°03'37"	N31°02'22"W	50.38'	56.24'
C24	1951.50'	19°33'00"	N35°50'34"W	662.65'	665.87'
C25	25.00'	91°31'30"	S88°37'10"W	35.82'	39.94'
C26	15.00'	87°31'12"	S0°54'11"E	20.75'	22.91'
C27	1025.00'	8°16'25"	S40°31'35"E	147.88'	148.01'
C28	625.00'	10°39'39"	S31°03'33"E	116.12'	116.29'
C29	575.00'	10°39'39"	N31°03'33"W	106.83'	106.99'
C30	975.00'	8°04'00"	N40°25'22"W	137.16'	137.27'
C31	15.00'	92°41'12"	S89°12'01"W	21.70'	24.27'
C32	15.00'	90°00'00"	S20°38'55"E	21.21'	23.56'
C33	275.00'	10°45'12"	S41°45'59"E	51.54'	51.61'
C34	275.00'	10°39'39"	S31°03'33"E	51.09'	51.17'
C35	225.00'	10°39'39"	N31°03'33"W	41.80'	41.86'
C36	15.00'	90°00'00"	N81°23'22"W	21.21'	23.56'
C37	125.00'	7°40'35"	S57°26'55"W	16.74'	16.75'
C38	15.00'	90°00'00"	S16°17'13"W	21.21'	23.56'
C39	125.00'	25°38'32"	S15°53'31"E	55.48'	55.94'
C40	15.00'	90°00'00"	S48°04'15"E	21.21'	23.56'
C41	15.00'	74°05'57"	N49°52'46"E	18.08'	19.40'
C42	58.00'	118°42'38"	N72°11'06"E	99.80'	120.17'
C43	58.00'	124°35'34"	S59°21'20"W	102.70'	126.12'
C44	15.00'	34°43'22"	N75°42'34"W	8.95'	9.09'
C45	15.00'	90°00'00"	S41°55'45"W	21.21'	23.56'
C46	15.00'	39°51'13"	S67°00'08"W	10.22'	10.43'
C47	50.00'	169°42'26"	S48°04'15"E	99.60'	148.10'
C48	15.00'	39°51'13"	N16°51'21"E	10.22'	10.43'
C49	225.00'	25°38'32"	N15°53'31"W	99.86'	100.70'
C50	15.00'	90°00'00"	S16°17'13"W	21.21'	23.56'
C51	15.00'	90°00'00"	S73°42'47"E	21.21'	23.56'
C52	75.00'	7°40'35"	N57°26'55"E	10.04'	10.05'
C53	15.00'	90°00'00"	N8°36'38"E	21.21'	23.56'
C54	225.00'	10°45'12"	N41°45'59"W	42.17'	42.23'
C55	15.00'	81°58'49"	N88°07'59"W	19.68'	21.46'
C56	275.00'	10°24'37"	S56°04'55"W	49.90'	49.97'
C57	15.00'	90°00'00"	S73°42'47"E	21.21'	23.56'
C58	15.00'	79°32'21"	N21°31'03"E	19.19'	20.82'
C59	275.00'	15°10'52"	N10°39'41"W	72.65'	72.86'
C60	25.00'	90°00'00"	N48°04'15"W	35.36'	39.27'
C61	15.00'	90°00'00"	S41°55'45"W	21.21'	23.56'
C62	75.00'	25°38'32"	S15°53'31"E	33.29'	33.57'
C63	1947.25'	2°08'08"	S50°16'14"E	72.58'	72.58'
C64	1951.50'	19°33'00"	S35°50'34"E	662.65'	665.87'

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

TREE SAVE AREA NOTE:
PORTIONS OF LOT 903, BLOCK 76, CB 4016 (5.018 AC.) IS DESIGNATED AS A TREE SAVE AREA.

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 3/4" 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 U.S. SURVEY FEET DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR 1.00017.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



DETAIL "C"
SCALE: 1"=20'
SEE SHEET 2 OF 3

PLAT NO. 23-11800358
SUBDIVISION PLAT
OF
STONEHILL UNITS 3B & 5

BEING A TOTAL OF 33.193 ACRE TRACT OF LAND, WITH 33.131 ACRES OUT OF 15