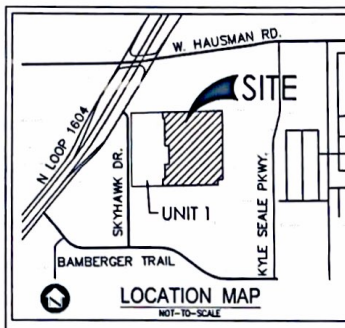
PLAT-19-11800164
REPLAT AND SUBDIVISION ESTABLISHING
STADIUM POINTE P.U.D.
UNIT 2 & 3

BEING A REPLAT OF 16.376 ACRES OF LAND OUT OF REMAINING PORTION OF LOT 1, BLOCK 6, NCB 14616, FATHER FLANAGAN'S BOYS' HOME SUBDIVISION, VOLUME 9519, PAGE 172, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS RECORDED IN DOCUMENT # 20180058874 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ESTABLISHING LOT 999 BLOCK 7, LOTS 12-21 BLOCK 9; LOTS 1-24, 901 BLOCK 10; LOTS 1-24, 901 BLOCK 11, LOTS 1-20 BLOCK 12, AND LOTS 10-39, 42-45, 901 & 903 BLOCK 13; NCB 14616 SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

SKY HAWK DRIVE

STADIUM POINTE P.U.D. UNIT 1 (PLAT NO. 19-10002)

LOT 1, BLK. 6, N.C.B. 14616

20' LESSEE ACCESS EMNT

AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1" = 400'

16.376 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS FATHER FLANAGAN'S BOY'S HOME SUBDIVISION PLAT AS RECORDED IN VOLUME 9519, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. THIS REPLAT ALSO REMOVES THE 20' LESSEE ACCESS EASEMENT FROM STADIUM POINTE P.U.D. UNIT 1 PLAT, AS RECORDED IN VOLUME 20001, PAGE 1951 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN N.C.B. 14616 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FATHER FLANAGAN'S BOY'S HOME SUBDIVISION WHICH IS RECORDED IN VOLUME 9519, PAGE(S) 172, COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: SKYHAWK VILLA DE SAN ANOTNIO, LLC.
8117 SUTHERLAND LAN
PLANO, TEXAS 75025

DULY AUTHORIZED AGENT ANDREW RODRIGUEZ

STATE OF TEXAS
COUNTY OF BEXAR
SWORN AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF February
A.D. 20 21

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Arthur Lee Wright
My Commission Expires
05/29/2022
ID No. 4980276

SURVEYOR'S NOTES:
1. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CDSMUERY TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" IRON RODS WITH A ORANGE CAP STAMPED "MNES 6490" UPON COMPLETION OF CONSTRUCTION.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (4204) DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE, AND
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (4204).

STATE OF TEXAS
REGISTERED
PAUL L. MYERS
6490
PROFESSIONAL LAND SURVEYOR

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.
BY: PAUL L. MYERS

2/26/21
REGISTERED PROFESSIONAL LAND SURVEYOR

CDS Muery F-1733

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 THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

02/25/2021
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
BRIAN A. CROWELL
82619
PROFESSIONAL ENGINEER

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 VALID METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 800 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS 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 1000GPM AT 20 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE ESTIMATED 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.

SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE NOT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

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

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 MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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 SYSTEM.

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OVERALL DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE DISPLAY AREAS, INCLUDING LOT 901 & 903, BLK. 13, N.C.B. 14616, LOT 901, BLK. 10, N.C.B. 14616, LOT 901, BLK. 11, N.C.B. 14616 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.

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

PRIVATE STREET DESIGNATION:
LOT 999, BLOCK 7, NCB 14616, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WALKS, WASTEWATER, AND RECYCLED WATER MAINS.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL, 48029C0335G, EFFECTIVE 09-29-2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS/SAWS/CPSA UTILITY (RESIDENTIAL):
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," "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 DIRECTING 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 EXERCISING SAID 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS SECRETARY 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 WHICH LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. BUILT 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A UNITED TREE PLAN (#P2020098) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT (HOMEBUILDERS, 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. TREE PRESERVATION ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERBRUSH SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES REFERENCED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

LEGEND

AC	ACRES(S)	ROW	RIGHT-OF-WAY
BLK	BLOCK	VAR WID	VARIABLE WIDTH
BSL	BUILDING SETBACK LINE	NVAE	NON VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE)
CATV	CABLE TELEVISION	℄	STREET CENTERLINE
NCB	NEW COUNTY BLOCK	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DOC	DOCUMENT NUMBER		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS		
ESMT	EASEMENT		
VOL	VOLUME		
PG	PAGE(S)		
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		

(SURVEYOR)

1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY SA TX" (UNLESS OTHERWISE NOTED.)

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

CURVE TABLE

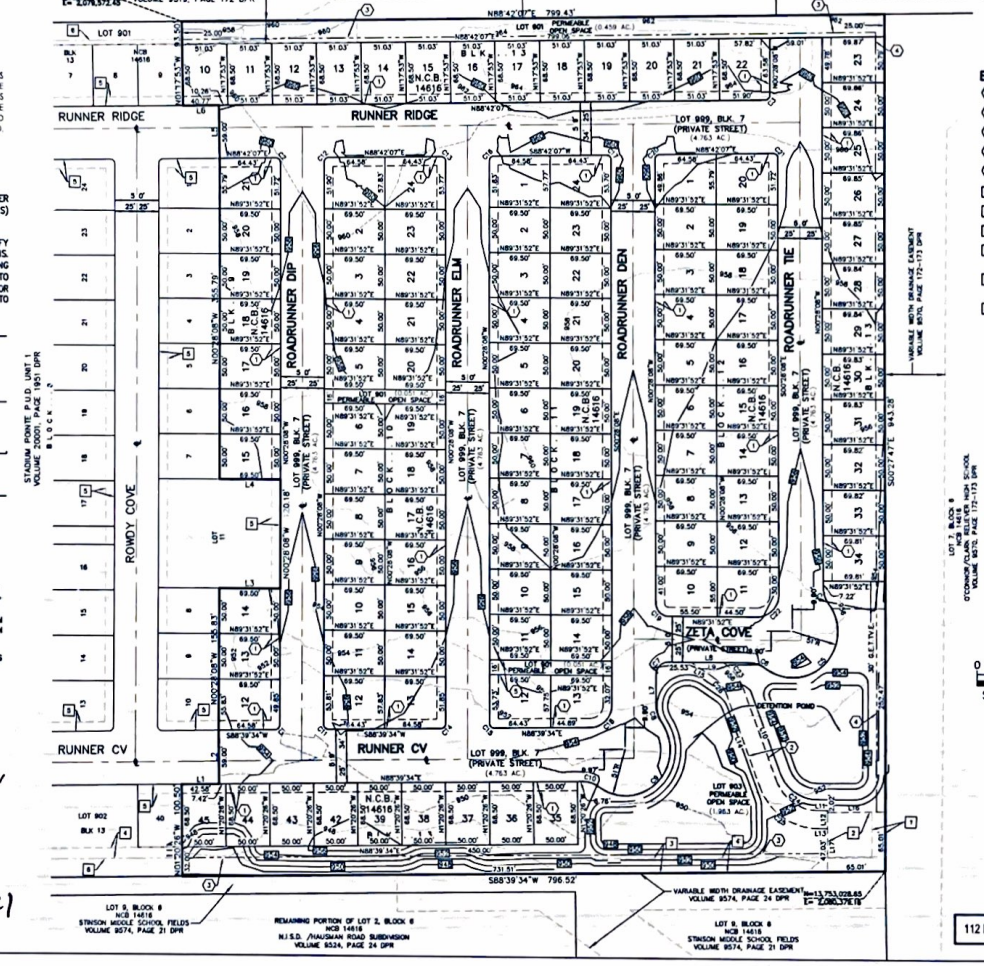
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	7.78'	5.00'	089°07'42"	7.02'	N44°08'43"E
C2	7.83'	5.00'	090°00'48"	7.12'	N45°31'01"W
C3	7.78'	5.00'	089°10'15"	7.02'	N44°08'38"E
C4	18.72'	29.00'	036°38'23"	18.40'	S18°37'30"E
C5	145.98'	51.00'	163°56'46"	101.00'	N44°31'32"E
C6	18.72'	29.00'	036°38'23"	18.40'	N71°58'27"W
C7	21.99'	14.00'	090°00'00"	19.80'	S44°31'32"W
C8	18.68'	29.00'	036°54'01"	18.36'	S18°55'08"E
C9	145.03'	51.00'	162°35'45"	100.87'	N44°05'43"E
C10	18.68'	29.00'	036°54'01"	18.36'	N72°52'25"W
C11	7.83'	5.00'	090°32'18"	7.12'	N45°34'17"W
C12	7.78'	5.00'	089°10'15"	7.02'	N44°08'38"E
C13	7.83'	5.00'	090°49'45"	7.12'	S45°53'01"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	7.78'	5.00'	089°07'42"	7.02'	S44°08'43"W
C15	7.83'	5.00'	090°52'18"	7.12'	S45°54'17"E
C16	7.78'	5.00'	089°10'15"	7.02'	S44°08'38"W
C17	7.83'	5.00'	090°49'45"	7.12'	N45°53'01"W
C18	38.86'	25.00'	089°07'42"	35.08'	S44°08'43"E
C19	21.99'	14.00'	090°00'00"	19.80'	S45°28'08"E
C20	7.78'	5.00'	089°10'15"	7.02'	S44°08'38"W
C21	7.83'	5.00'	090°49'45"	7.12'	N45°53'01"W
C22	39.27'	25.00'	090°00'00"	35.36'	N44°31'52"E
C23	37.08'	60.00'	035°24'42"	36.50'	S38°31'34"E
C24	60.80'	30.00'	069°40'03"	57.12'	S33°39'15"E
C25	83.12'	70.00'	068°40'03"	78.97'	N33°39'15"W
C26	25.64'	40.00'	036°43'34"	25.20'	N38°11'00"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	42.58'	N88°38'34"E
L2	28.00'	N01°20'26"W
L3	69.50'	N89°31'52"E
L4	69.50'	S89°31'52"W
L5	58.00'	N01°17'52"W
L6	40.77'	S88°42'07"W
L7	34.18'	N00°28'08"W
L8	81.5'	N89°31'52"E
L9	38.77'	N89°31'52"E
L10	106.50'	S20°48'13"E
L11	11.04'	N89°30'44"E
L12	20.00'	S00°29'16"E
L13	11.04'	S89°30'44"W
L14	106.50'	N20°48'13"W
L15	28.40'	N57°32'47"W
L16	83.01'	N89°39'34"E
L17	85.01'	N00°27'47"W



EASEMENT KEYNOTES

1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2. 20' ACCESS EASEMENT
3. 20' PUD PERIMETER SETBACK
4. 10' PUD PERIMETER SETBACK
5. 16' SANITARY SEWER EASEMENT
6. 15' WATER QUALITY EASEMENT (VOL 13053, PG 2038-2046, OPR) 0.097 AC LEASE EASEMENT (VOL 12955, PG 2038, OPR)
7. 16' WIDE UTILITY EASEMENT (VOL 12955, PG 2038, OPR) VAR WID ACCESS & AERIAL CABLE EASEMENT (VOL 13353, PG 2080, OPR)
8. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG. 1951 DPR)
9. 20' PUD PERIMETER SETBACK (VOL 20001, PG. 1951 DPR)

0 50 100
SCALE IN FEET
1"=100'

112 RESIDENTIAL LOTS

DATE OF PREPARATION: February 25, 2021
CDS MUERY JOB 118008.04

OWNER / DEVELOPER
SKYHAWK VILLA DE SAN ANTONIO, LLC
8117 SUTHERLAND LANE
PLANO, TEXAS 75025

MEALS★MYERS
ENGINEERING & SURVEYING LLC

TBPLS #10194291
TBPE #18576
10806 LAUREATE DR., SUITE 101
SAN ANTONIO, TX 78249
(210)238-7382

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: SKYHAWK VILLA DE SAN ANTONIO, LLC
8117 SUTHERLAND LANE
PLANO, TEXAS 75025

DULY AUTHORIZED AGENT ANDREW RODRIGUEZ

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW RODRIGUEZ 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 26th DAY OF February, A.D. 20 21

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Arthur Lee Wright
My Commission Expires
05/29/2022
ID No. 4980276

THIS PLAT OF STADIUM POINTE P.U.D. UNIT 2 & 3, 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 24th DAY OF MARCH A.D. 20 21

BY: _____ CHAIRMAN

BY: _____ SECRETARY