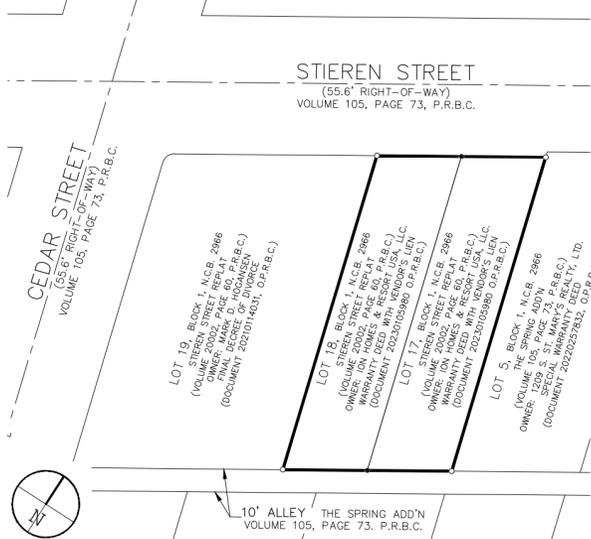


LOCATION MAP
SCALE: N.T.S.



AREA BEING REPLATED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION (SCALE: 1"=50')

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOTS 17 AND 18 OF THE STIEREN STREET REPLAT, AS RECORDED IN VOLUME 20002, PAGE 60, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "STIEREN STREET REPLAT", PLAT NUMBER 20-11800250 WHICH IS RECORDED IN VOLUME 20002, PAGE 60, DEED AND PLAT RECORD OF BEXAR COUNTY. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

OWNER: ION HOMES & RESORT USA, LLC., ATTN.: MS. IDOWU NTOKA, MANAGER
22906 US HIGHWAY 284 N., SUITE 106-203
SAN ANTONIO, TEXAS 78258
(T): 210.540.6000

OWNER'S DULY AUTHORIZED AGENT:

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 SAN ANTONIO PLANNING COMMISSION.

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: MDS LAND SURVEYING COMPANY, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY NOTES:

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 PURPOSES 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 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 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.

RESIDENTIAL FINISHED FLOOR NOTE:

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

RESIDENTIAL FIRE FLOW NOTE:

1. THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 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 FIRE DEPARTMENT FIRE MARSHALL.

FEMA FLOODPLAIN VERIFICATION NOTE:

1. NO PORTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL NO.: 48029C0415G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS WASTEWATER EDU NOTE:

1. 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 IMPACT FEE PAYMENT NOTE:

1. 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 THE WATER METER SET AND/OR TO THE WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:

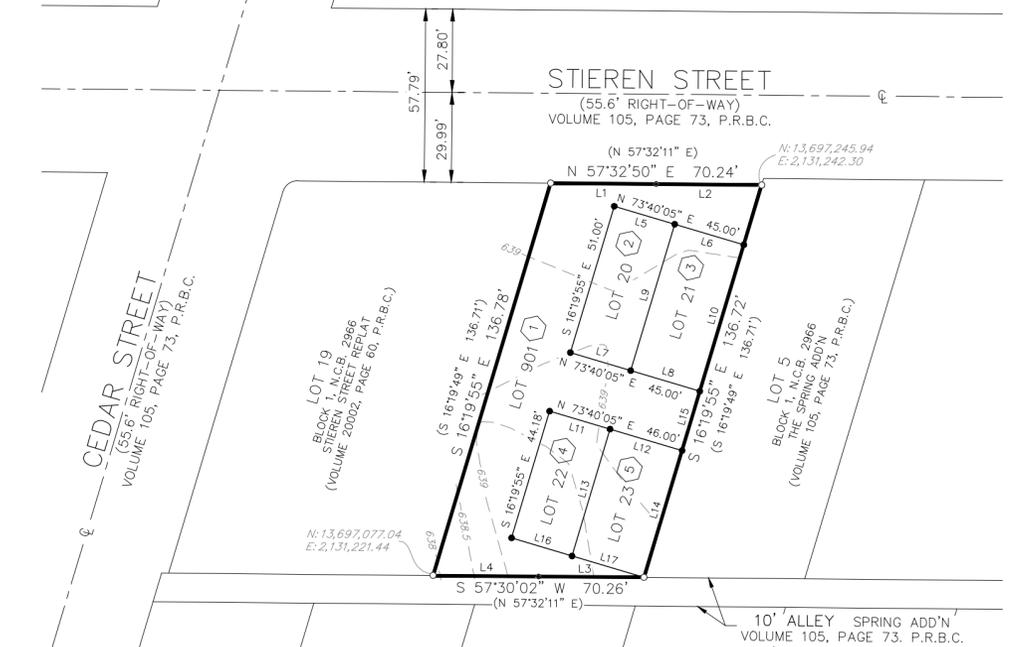
1. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE COSTUMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH PLUMBING CODE OF THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE NOTE:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 1, NCB 2966, 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.

KEYNOTES:

- 1 LOT 901, BLOCK 1, NEW CITY BLOCK 2966, AREA = 0.1125 AC. (4,901.57 S.F.), NON-PERMEABLE, UTILITY, PRIVATE DRAINAGE, & IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT.
- 2 LOT 20, BLOCK 1, NEW CITY BLOCK 2966, AREA = 0.0246 AC. (1,071.00 S.F.).
- 3 LOT 21, BLOCK 1, NEW CITY BLOCK 2966, AREA = 0.0281 AC. (1,224.00 S.F.).
- 4 LOT 22, BLOCK 1, NEW CITY BLOCK 2966, AREA = 0.0213 AC. (927.82 S.F.).
- 5 LOT 23, BLOCK 1, NEW CITY BLOCK 2966, AREA = 0.0254 AC. (1,104.55 S.F.).



LINE	BEARING	DISTANCE
L1	N 57°32'50" E	35.13'
L2	N 57°32'50" E	35.11'
L3	S 57°30'02" W	35.09'
L4	S 57°30'02" W	35.15'
L5	N 73°40'05" E	21.00'
L6	N 73°40'05" E	24.00'
L7	N 73°40'05" E	21.00'
L8	N 73°40'05" E	24.00'

LINE	BEARING	DISTANCE
L9	S 16°19'55" E	51.00'
L10	S 16°19'55" E	51.00'
L11	N 73°40'05" E	21.00'
L12	N 73°40'05" E	25.00'
L13	S 16°19'55" E	44.18'
L14	S 16°19'55" E	44.18'
L15	S 16°19'55" E	20.70'
L16	N 73°40'05" E	21.00'
L17	N 73°40'05" E	25.00'

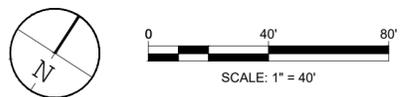
LEGEND & ABBREVIATIONS

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD WITH "DATAPOINT" CAP FOUND
- 1/2" IRON ROD WITH "MDS" CAP SET
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- 790 — EXISTING CONTOUR
- P.R.B.C. — PLAT RECORDS OF BEXAR COUNTY
- O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- (N 10°30'30" W 19.79') RECORD BEARING AND DISTANCE
- N.C.B. — NEW CITY BLOCK No. NUMBER
- N.T.S. — NOT TO SCALE AC. ACRE
- DOC. — DOCUMENT S.F. SQUARE FEET

PLAT NO. 23-11800412

REPLAT ESTABLISHING
ROYAL STIEREN IDZ SUBDIVISION

BEING A TOTAL 0.21 ACRES, BEING (LOTS 17 AND 18, BLOCK 1 OF THE STIEREN STREET REPLAT SUBDIVISION PREVIOUSLY RECORDED IN VOLUME 20002, PAGE 60 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 20 THRU 23 AND LOT 901, BLOCK 1, IN NEW CITY BLOCK 2966, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION:
JANUARY 24, 2024.

URBANE ENGINEER

ENGINEER:
URBANE ENGINEER, LLC.
TBPELS REGISTRATION NO. F-18361
84 NE LOOP 410, #129
SAN ANTONIO, TEXAS 78216
(W): URBANEENGINEER.COM
(T): 210.687.4180

SURVEYOR:
MDS LAND SURVEYING COMPANY, INC.
TBPELS REGISTRATION NO. F-10019600
874 HARPER RD, #104
KERRVILLE, TEXAS 78028
(W): MDS-SURVEYING.COM
(T): 830.816.1818

MDS LAND SURVEYING COMPANY, INC.

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ION HOMES & RESORT USA, LLC.
ATTN.: MS. IDOWU NTOKA, MANAGER
22906 US HIGHWAY 281 N., SUITE 106-203
SAN ANTONIO, TEXAS 78258
(T): 210.540.6000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IDOWU NTOKA, 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 _____, 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ROYAL STIEREN SUBDIVISION 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 WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 2024.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



C:\Users\emuno\Box Sync\UE\Projects\20230508 Royal Stieren Reflat.dwg CIVIL JOB NO.: 20230508 SURVEY JOB NO.: 23-264 ROYAL STIEREN IDZ SUBDIVISION