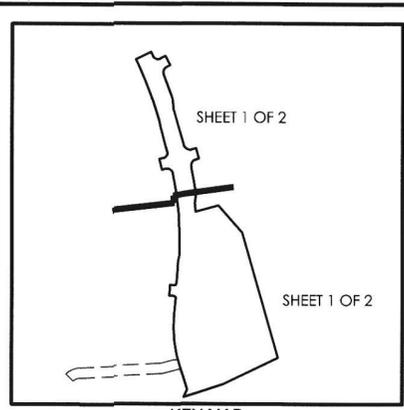


SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

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.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



PLAT NO. 23-11800291
 SUBDIVISION PLAT
 OF
STONEHILL MODEL PARK

BEING A TOTAL OF 13.557 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-8 AND 900 & 901, BLOCK 85 WITH 13.551 ACRES OUT OF 159.420 ACRES CALLED PARCEL 2 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT #20230156015, WITH 0.061 ACRES OUT OF 361.222 ACRES CALLED PARCEL 1 CONVEYED TO 378 STONEHILL INVESTMENTS, L.T.D., 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.



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

DATE OF PREPARATION: March 22, 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.

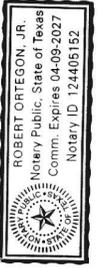
Leslie Ostrand
 OWNER

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 CHIEF OF TEXAS, INC.
 A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
 BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
 5419 N. LOOP 1604 E., SAN ANTONIO, TEXAS 78247

OWNER: 378 STONEHILL INVESTMENTS, L.T.D.
 A TEXAS LIMITED PARTNERSHIP
 BY: FW COMPANIES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
 ITS SOLE GENERAL PARTNER

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 March, A.D. 2024



Robert Ortega, 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, TEXAS 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, MODEL PARK 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 2 OF 2 FOR CURVE AND LINE TABLE.

SHEET 1 OF 2



STATE OF TEXAS
 COUNTY OF BEXAR

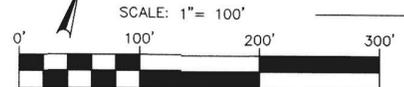
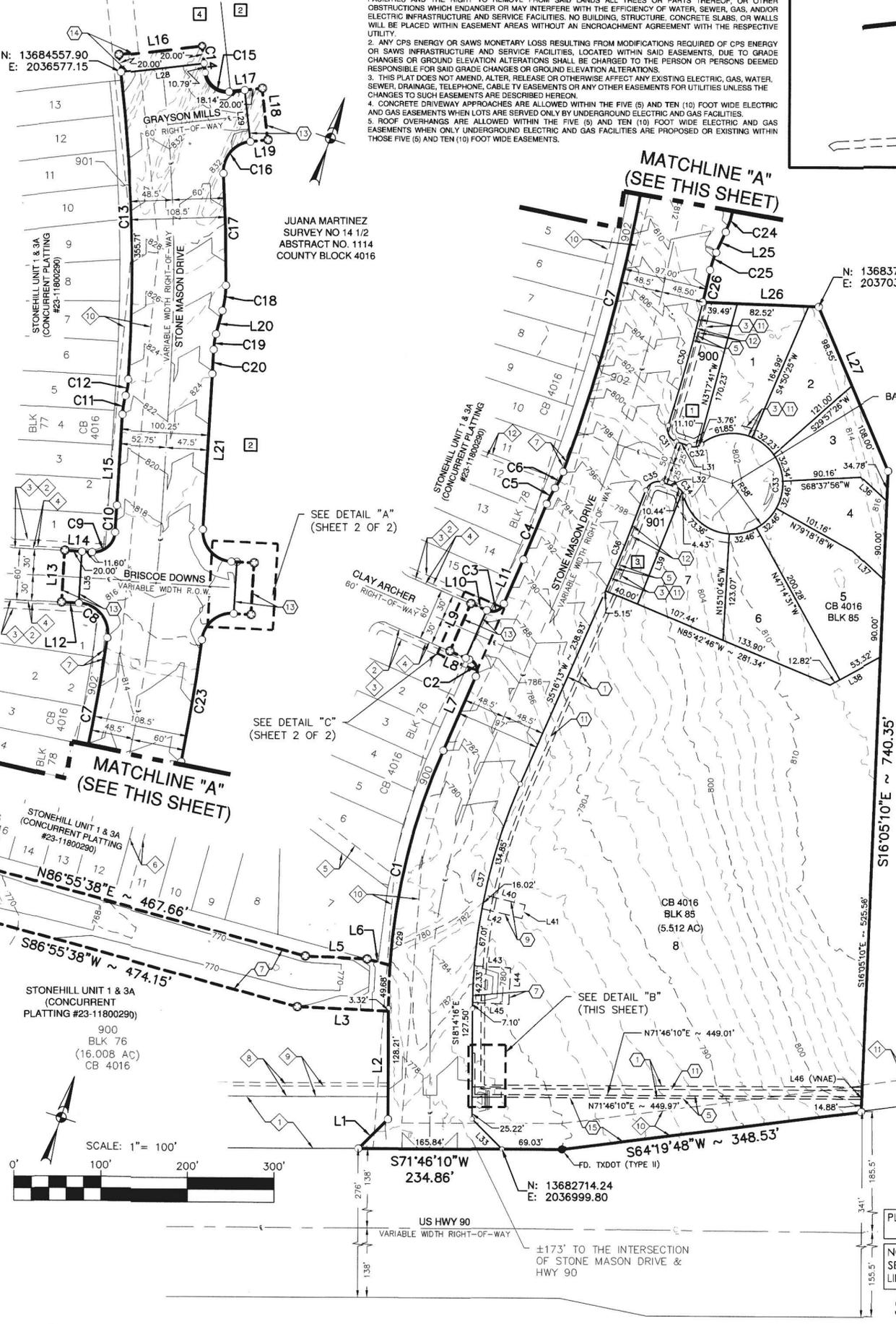
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Caleb M. Chance
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
 COUNTY OF BEXAR

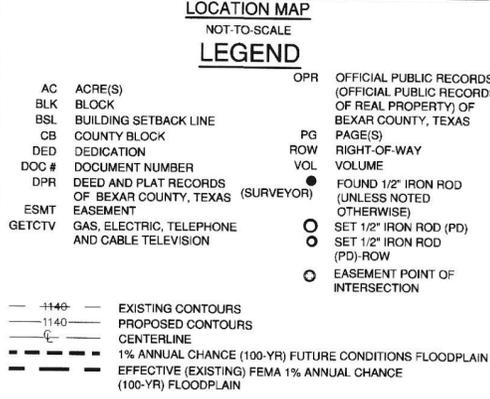
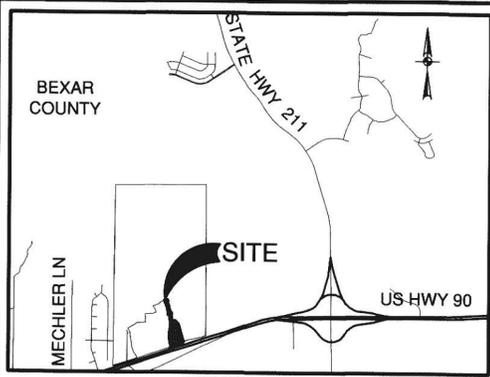
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

G.E. Buchanan
 REGISTERED PROFESSIONAL LAND SURVEYOR



STONEHILL MODEL PARK
 Civil Job No. 12456-10; Survey Job No. 12456-03

Date: Mar 22, 2024, 5:10pm User: bdc
 File: P:\12456\10\Design\Civil\Plot\Plat\23-11800291.dwg



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 CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE IN U.S. SURVEY FEET.
- 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.

- 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 3 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO SCALE)
- 7 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENTS (OFF-LOT) (PERMEABLE) (TOTAL AC - 0.961)
- 9 16" SANITARY SEWER EASEMENT (0.018 AC)
- 11 10" BUILDING SETBACK
- 12 5' WATER EASEMENT
- 13 60'X20' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.888 OF AN ACRE) (OFF-LOT) (PERMEABLE)
- 14 97'X20' DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (0.045 OF AN ACRE) (OFF-LOT) (PERMEABLE)
- 15 VARIABLE WIDTH TxDOT RESERVATION (0.426 AC)
- 1 LOT 900, BLOCK 85, CB 4016 (PERMEABLE) (0.145 AC) (OPEN SPACE)
- 2 UNPLATTED REMAINDER OF 361.222 ACRE PARCEL 1 378 STONEHILL INVESTMENTS, LTD (DOC # 20230156015 OPR)
- 3 LOT 901, BLOCK 85, CB 4016 (PERMEABLE) (0.122 AC) (OPEN SPACE)
- 4 UNPLATTED REMAINDER OF CONTINENTAL HOMES OF TEXAS, L.P., 189-453 TRACT (DOC # 20230156015 OPR)

- 1 VARIABLE WIDTH TxDOT RESERVATION (CONCURRENT PLATTING #23-11800290)
- 2 10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (CONCURRENT PLATTING #23-11800290)
- 3 10" BUILDING SETBACK (CONCURRENT PLATTING #23-11800290)
- 4 1" VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (CONCURRENT PLATTING #23-11800290)
- 5 16" SANITARY SEWER EASEMENT (CONCURRENT PLATTING #23-11800290)
- 6 16" DRAINAGE EASEMENT (CONCURRENT PLATTING #23-11800290)
- 7 VARIABLE WIDTH CLEAR VISION EASEMENT (CONCURRENT PLATTING #23-11800290)
- 8 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (CONCURRENT PLATTING #23-11800290)
- 9 12" WATER EASEMENT (DOC # 20230204228 OPR)
- 10 30" WATER EASEMENT (DOC # 20230190193 OPR)
- 11 30" WATER EASEMENT (DOC # 20230192159 OPR)
- 12 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (CONCURRENT PLATTING #23-11800290)

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 02/25/2024
 REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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.

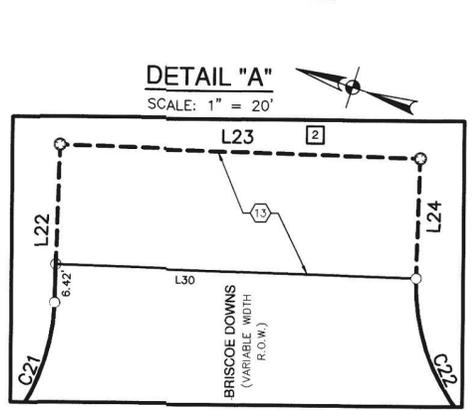
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 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 CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



WATER AND/OR WASTEWATER IMPACT FEES:

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.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900 & 901, BLOCK 85, 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.

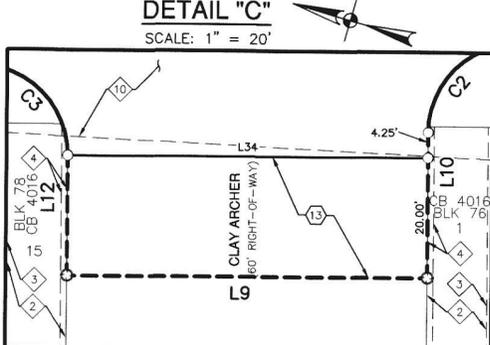
FLOODPLAIN VERIFICATION:

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: 480290045E, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 (EXISTING) ACCESS POINT(S) ALONG US HIGHWAY 90, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 583.98'. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	748.50'	19°42'18"	N4°34'56"W	258.15'	257.42'
C2	15.00'	90°00'00"	N39°43'47"W	21.21'	23.56'
C3	15.00'	90°00'00"	N50°16'13"E	21.21'	23.56'
C4	1947.25'	2°02'49"	N4°14'49"E	69.56'	69.56'
C5	108.75'	11°00'42"	N8°43'45"E	20.87'	20.90'
C6	99.00'	12°14'20"	N8°06'56"E	21.11'	21.15'
C7	1951.50'	13°29'49"	N4°45'09"W	458.64'	459.71'
C8	35.00'	94°35'07"	N58°47'37"W	51.44'	57.78'
C9	25.00'	89°00'36"	N29°24'32"E	35.05'	38.84'
C10	1947.25'	0°55'03"	N15°33'18"W	31.18'	31.19'
C11	108.75'	11°33'01"	N10°14'19"W	21.89'	21.92'
C12	99.00'	11°09'39"	N10°02'38"W	19.25'	19.28'
C13	1951.50'	11°01'51"	N21°08'23"W	375.13'	375.71'
C14	2048.50'	0°51'40"	S28°11'48"E	30.79'	30.79'
C15	25.00'	89°57'46"	S70°44'51"E	35.34'	39.25'
C16	35.00'	86°45'12"	S20°53'41"W	48.08'	52.99'
C17	2060.00'	3°36'20"	S20°40'46"E	129.61'	129.63'
C18	116.00'	14°31'24"	S11°36'54"E	29.32'	29.40'
C19	84.00'	12°26'53"	S10°34'38"E	18.21'	18.25'
C20	2048.00'	0°47'15"	S16°24'27"E	28.15'	28.15'
C21	35.00'	90°04'21"	S61°03'00"E	49.53'	55.02'
C22	35.00'	85°48'22"	S31°00'39"W	47.65'	52.42'
C23	2060.00'	3°58'30"	S9°54'17"E	142.89'	142.92'
C24	116.00'	14°31'24"	S0°39'21"E	29.32'	29.40'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C25	100.00'	12°27'43"	S0°22'30"W	21.71'	21.75'
C26	2048.50'	1°07'17"	S51°17'43"E	40.10'	40.10'
C27	54.00'	42°05'29"	S65°53'10"W	38.78'	39.67'
C28	113.00'	42°05'21"	N65°53'07"E	81.16'	83.01'
C29	748.50'	23°30'29"	N6°29'01"W	304.95'	307.10'
C30	2048.50'	5°15'44"	S31°32'29"E	188.07'	188.14'
C31	15.00'	88°53'23"	S45°02'18"E	21.01'	23.27'
C32	15.00'	56°46'26"	N62°07'48"E	14.26'	14.86'
C33	58.00'	29°32'52"	S0°31'01"W	63.56'	297.16'
C34	15.00'	56°46'26"	N61°05'46"W	14.26'	14.86'
C35	15.00'	88°53'21"	S46°04'20"W	21.01'	23.27'
C36	2048.50'	3°38'33"	S3°26'56"W	130.21'	130.23'
C37	651.50'	23°30'29"	N6°29'01"W	265.43'	267.30'

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N26°45'44"E	48.16'	L16	N63°55'55"E	97.00'	L31	N89°28'59"W	15.84'	L46	S16°05'10"E	1.00'
L2	N18°14'16"W	124.89'	L17	N64°16'17"E	38.14'	L32	N89°28'59"W	15.84'	L47	N71°45'44"E	33.75'
L3	S74°22'07"W	105.45'	L18	S25°43'43"E	60.00'	L33	S63°14'16"E	49.19'	L48	S18°14'16"E	11.74'
L4	N45°09'35"W	59.00'	L19	S64°16'17"W	20.00'	L34	N5°16'13"E	60.00'	L49	S71°46'10"W	33.75'
L5	N74°22'07"E	71.21'	L20	S42°11'12"E	27.94'	L35	N18°05'10"W	60.00'	L50	N18°14'16"W	11.73'
L6	N86°55'45"E	27.65'	L21	S16°00'50"E	180.11'	L36	S65°36'45"E	41.70'	L51	N71°45'44"E	1.00'
L7	N5°16'13"E	93.11'	L22	N73°54'50"E	26.42'	L37	N65°36'39"W	48.86'	L52	S18°14'16"E	49.59'
L8	N84°43'47"W	24.25'	L23	S16°05'10"E	60.00'	L38	S42°45'29"W	66.14'			
L9	N5°16'13"E	60.00'	L24	S73°54'50"W	20.00'	L39	S3°18'38"W	138.93'			
L10	S84°43'47"E	20.00'	L25	S6°36'21"W	23.88'	L40	N85°31'14"E	48.33'			
L11	N5°16'13"E	55.82'	L26	N73°54'50"E	133.69'	L41	S4°34'10"E	16.00'			
L12	S73°54'50"W	20.00'	L27	S41°16'37"E	206.57'	L42	S85°31'19"W	47.57'			
L13	N18°05'10"W	60.00'	L28	N63°55'56"E	97.00'	L43	S74°22'08"W	41.95'			
L14	N73°54'50"E	31.60'	L29	S25°43'43"E	60.00'	L44	N15°37'52"W	42.29'			
L15	N18°05'50"W	105.34'	L30	S16°05'10"E	60.00'	L45	N74°19'32"E	41.86'			

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L16	N63°55'55"E	97.00'	L31	N89°28'59"W	15.84'	L46	S16°05'10"E	1.00'			
L17	N64°16'17"E	38.14'	L32	N89°28'59"W	15.84'	L47	N71°45'44"E	33.75'			
L18	S25°43'43"E	60.00'	L33	S63°14'16"E	49.19'	L48	S18°14'16"E	11.74'			
L19	S64°16'17"W	20.00'	L34	N5°16'13"E	60.00'	L49	S71°46'10"W	33.75'			
L20	S42°11'12"E	27.94'	L35	N18°05'10"W	60.00'	L50	N18°14'16"W	11.73'			
L21	S16°00'50"E	180.11'	L36	S65°36'45"E	41.70'	L51	N71°45'44"E	1.00'			
L22	N73°54'50"E	26.42'	L37	N65°36'39"W	48.86'	L52	S18°14'16"E	49.59'			
L23	S16°05'10"E	60.00'	L38	S42°45'29"W	66.14'						
L24	S73°54'50"W	20.00'	L39	S3°18'38"W	138.93'						
L25	S6°36'21"W	23.88'	L40	N85°31'14"E	48.33'						
L26	N73°54'50"E	133.69'	L41	S4°34'10"E	16.00'						
L27	S41°16'37"E	206.57'	L42	S85°31'19"W	47.57'						
L28	N63°55'56"E	97.00'	L43	S74°22'08"W	41.95'						
L29	S25°43'43"E	60.00'	L44	N15°37'52"W	42.29'						
L30	S16°05'10"E	60.00'	L45	N74°19'32"E	41.86'						

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.

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.

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.

RESIDENTIAL FINISHED FLOOR:

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

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

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.

OPEN SPACE:

LOT 900 & 901, BLOCK 85 IS DESIGNATED AS OPEN SPACE, A COMMON AREA, A DRAINAGE EASEMENT AND A MAINTENANCE ACCESS EASEMENT.

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).

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.

PLAT NO. 23-11800291
 SUBDIVISION PLAT
 OF
STONEHILL MODEL PARK

BEING A TOTAL OF 13.557 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-8 AND 900 & 901, BLOCK 85 WITH 13.551 ACRES OUT OF 159.420 ACRES CALLED PARCEL 2 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT #20230156015, WITH 0.061 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.

DATE OF PREPARATION: March 22, 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 NO CONSIDERATION