

LOCATION MAP  
NOT TO SCALE

### LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		REPETITIVE BEARING
OPR	OFFICIAL PUBLIC RECORDS	GETCTV	GAS, ELECTRIC, TELEPHONE,
	(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		AND CABLE TV
LF	LINEAR FEET	ROW	RIGHT-OF-WAY
INT	INTERSECTION		
ESMT	EASEMENT		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY		
DR	DEED RECORDS OF BEXAR COUNTY		
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		
	1% ANNUAL CHANCE ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS		
	CENTERLINE		
1	14' GETCTV ESMT	1	ROW ESMT
2	10' GETCTV ESMT	2	JUDGEMENT CASE NO. 2002ED0022 PC1 (VOL 9409, PG 1205 OPR) (VOL 9428, PG 2015 OPR)
3	5' GETCTV ESMT	3	16' SANITARY SEWER ESMT (DOC# 20220144130 OPR)
4	1' VEHICULAR NON-ACCESS ESMT (NOT TO SCALE)	4	LOT 901 OPEN SPACE BLOCK 171 CB 4007 32.754 ACRES PERMEABLE
5	VAR WID CLEAR VISION ESMT	5	LOT 902 OPEN SPACE BLOCK 171 CB 4007 0.092 ACRES PERMEABLE
6	VAR WID DRAINAGE ESMT (7.989 ACRES)	6	LOT 901 OPEN SPACE BLOCK 172 CB 4007 0.116 ACRES PERMEABLE
7	16' SANITARY SEWER ESMT (0.044 ACRES TOTAL OFF-LOT) (PERMEABLE)	7	LOT 901 OPEN SPACE BLOCK 173 CB 4007 1.434 ACRES PERMEABLE
8	15' BUILDING SETBACK	8	LOT 901 OPEN SPACE BLOCK 177 CB 4007 2.695 ACRES PERMEABLE
9	10' GETCTV ESMT AND BUILDING SETBACK LINE	9	UNPLATTED REMAINING PORTION OF 289.64 ACRES DAVIS MCCRARY PROPERTY TRUST (VOL 5429, PG 878 OPR) DESCRIBED IN (VOL 3048, PG 708 OPR)
10	VAR WID SANITARY SEWER ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (1.083 ACRES TOTAL OFF-LOT)	10	UNPLATTED REMAINING PORTION OF 13.747 ACRES CITY PUBLIC SERVICE BOARD EDWARD R. BYRD (VOL 4571, PG 544 OPR)
11	13' PRIVATE DRAINAGE ESMT	11	
12	VAR WID GETCTV ESMT	12	
13	15' ROW DEDICATION (0.075 ACRES TOTAL)	13	
14	10' ROW DEDICATION (0.032 ACRES TOTAL)	14	
15	10' ROW DEDICATION (0.032 ACRES TOTAL)	15	
16	10' ROW DEDICATION (0.032 ACRES TOTAL)	16	
17	10' ROW DEDICATION (0.032 ACRES TOTAL)	17	
18	10' ROW DEDICATION (0.032 ACRES TOTAL)	18	
19	10' ROW DEDICATION (0.032 ACRES TOTAL)	19	
20	10' ROW DEDICATION (0.032 ACRES TOTAL)	20	
21	10' ROW DEDICATION (0.032 ACRES TOTAL)	21	
22	10' ROW DEDICATION (0.032 ACRES TOTAL)	22	
23	10' ROW DEDICATION (0.032 ACRES TOTAL)	23	

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

2-13-23  
REGISTERED PROFESSIONAL LAND SURVEYOR

### CPS/SAWS/COSA UTILITY:

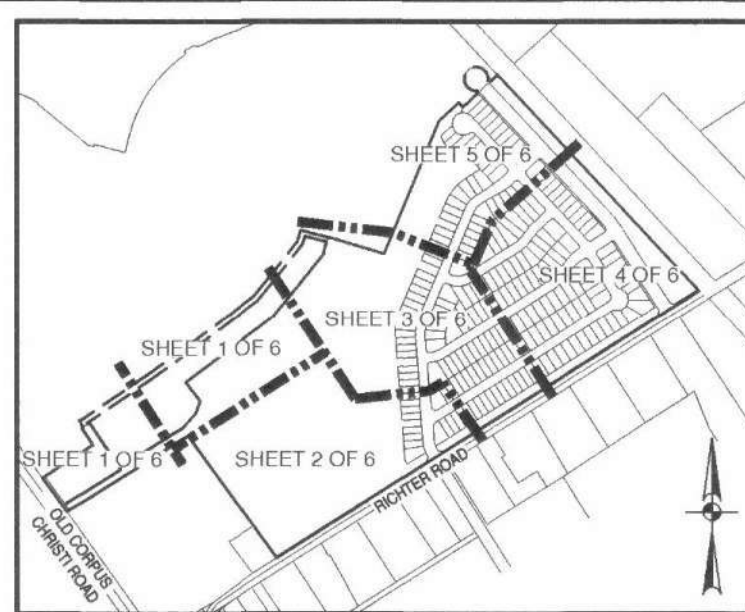
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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

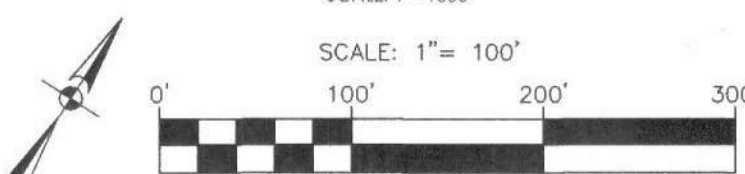
### SAWS WASTEWATER EDU:

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.



INDEX MAP  
SCALE: 1" = 100'

SCALE: 1" = 100'



STATE OF TEXAS  
COUNTY OF TRAVIS

THE UNDERSIGNED OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, THROUGH A DULY AUTHORIZED TRUSTEE, EXECUTES THIS PLAT SOLELY FOR THE PURPOSE TO DEDICATE TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, (I) HEXAGON 13 (A 1.083 ACRE SANITARY SEWER EASEMENT) AND (II) HEXAGON 22 (A 0.60 ACRE SANITARY SEWER EASEMENT) AS SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: DAVIS-MCCRARY PROPERTY TRUST

BY: *Merry Ann Southwell, Trustee*  
MERRY ANN SOUTHWELL, TRUSTEE

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 21th DAY OF February, A.D. 2023.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



LAND-PLAT-22-11800053

## SUBDIVISION PLAT OF STONE GARDEN - UNIT 1

BEING A TOTAL OF 73.160 ACRE TRACT OF LAND, INCLUSIVE OF A 0.469 ACRE RIGHT-OF-WAY DEDICATION, COMPRISED OF ALL OF A 72.017 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20220163212, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A 0.279 ACRE TEMPORARY TURNAROUND PERMEABLE SANITARY SEWER, DRAINAGE, ELECTRIC, GAS AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW, AND TWO 10' X 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT, BEING A TOTAL OF 0.004 ACRES, AND 1.143 ACRES OUT OF A 289.64 ACRE TRACT RECORDED IN VOLUME 5429, PAGE 878, DESCRIBED IN VOLUME 3048, PAGE 708, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 13, 2023

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: LENDAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 13th DAY OF February, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STONE GARDEN - UNIT 1 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

### 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

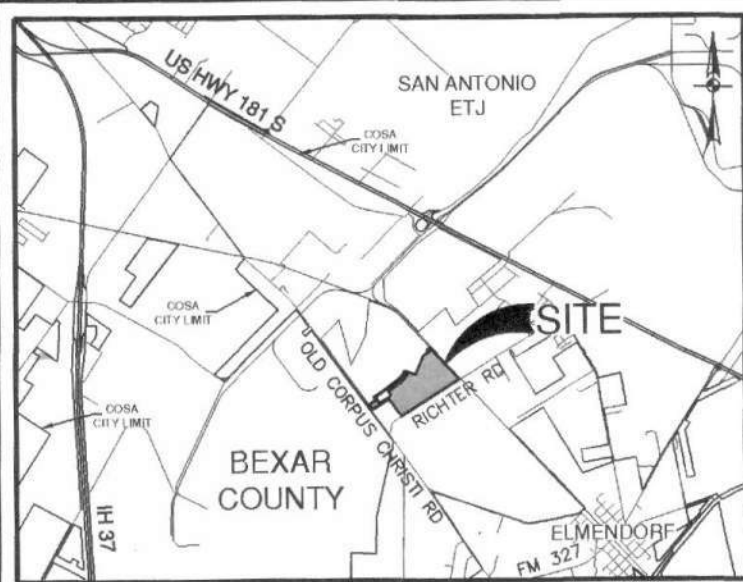
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 6

NOTE:  
FOR CURVE TABLE AND LINE TABLE,  
SEE SHEETS 6 OF 6







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.

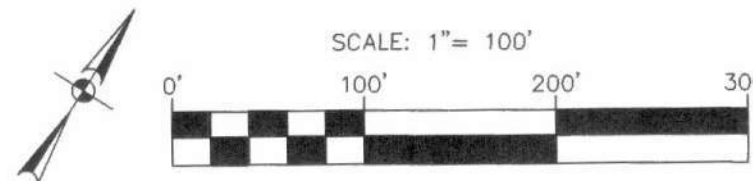
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

#### 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.



STATE OF TEXAS  
COUNTY OF TRAVIS

THE UNDERSIGNED OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, THROUGH A DULY AUTHORIZED TRUSTEE, EXECUTES THIS PLAT SOLELY FOR THE PURPOSE TO DEDICATE TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, (I) HEXAGON 13 (A 1.083 ACRE SANITARY SEWER EASEMENT) AND (II) HEXAGON 22 (A 0.80 ACRE SANITARY SEWER EASEMENT) AS SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: DAVIS-MCCRARY PROPERTY TRUST

BY: *Merry Ann Southwell*  
MERRY ANN SOUTHWELL, TRUSTEE

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 24th DAY OF February, A.D. 2023.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



LAND-PLAT-22-11800053

## SUBDIVISION PLAT OF STONE GARDEN - UNIT 1

BEING A TOTAL OF 73.160 ACRE TRACT OF LAND, INCLUSIVE OF A 0.469 ACRE RIGHT-OF-WAY DEDICATION, COMPRISED OF ALL OF A 72.017 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20220103212, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A 0.279 ACRE TEMPORARY TURNAROUND PERMEABLE SANITARY SEWER, DRAINAGE, ELECTRIC, GAS AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW, AND TWO 10' X 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT, BEING A TOTAL OF 0.004 ACRES, AND 1.143 ACRES OUT OF A 289.64 ACRE TRACT RECORDED IN VOLUME 5429, PAGE 878, DESCRIBED IN VOLUME 3048, PAGE 708, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 13, 2023

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: LEMNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 14th DAY OF February, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - UNIT 1 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

CERTIFICATE OF APPROVAL

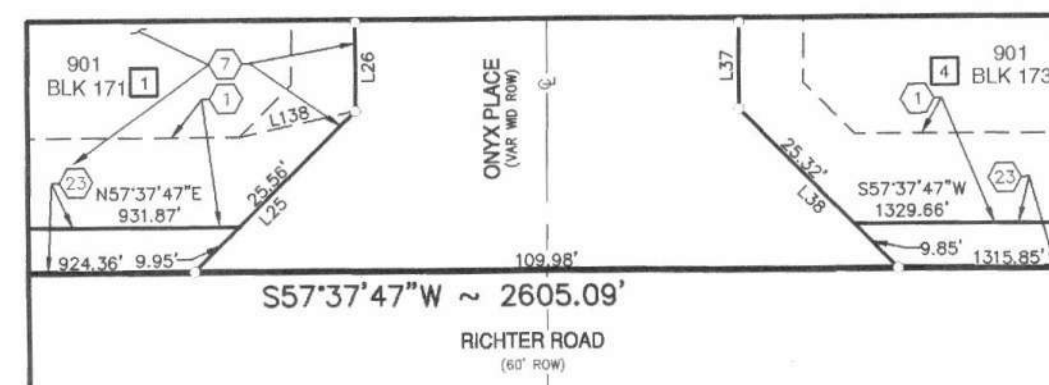
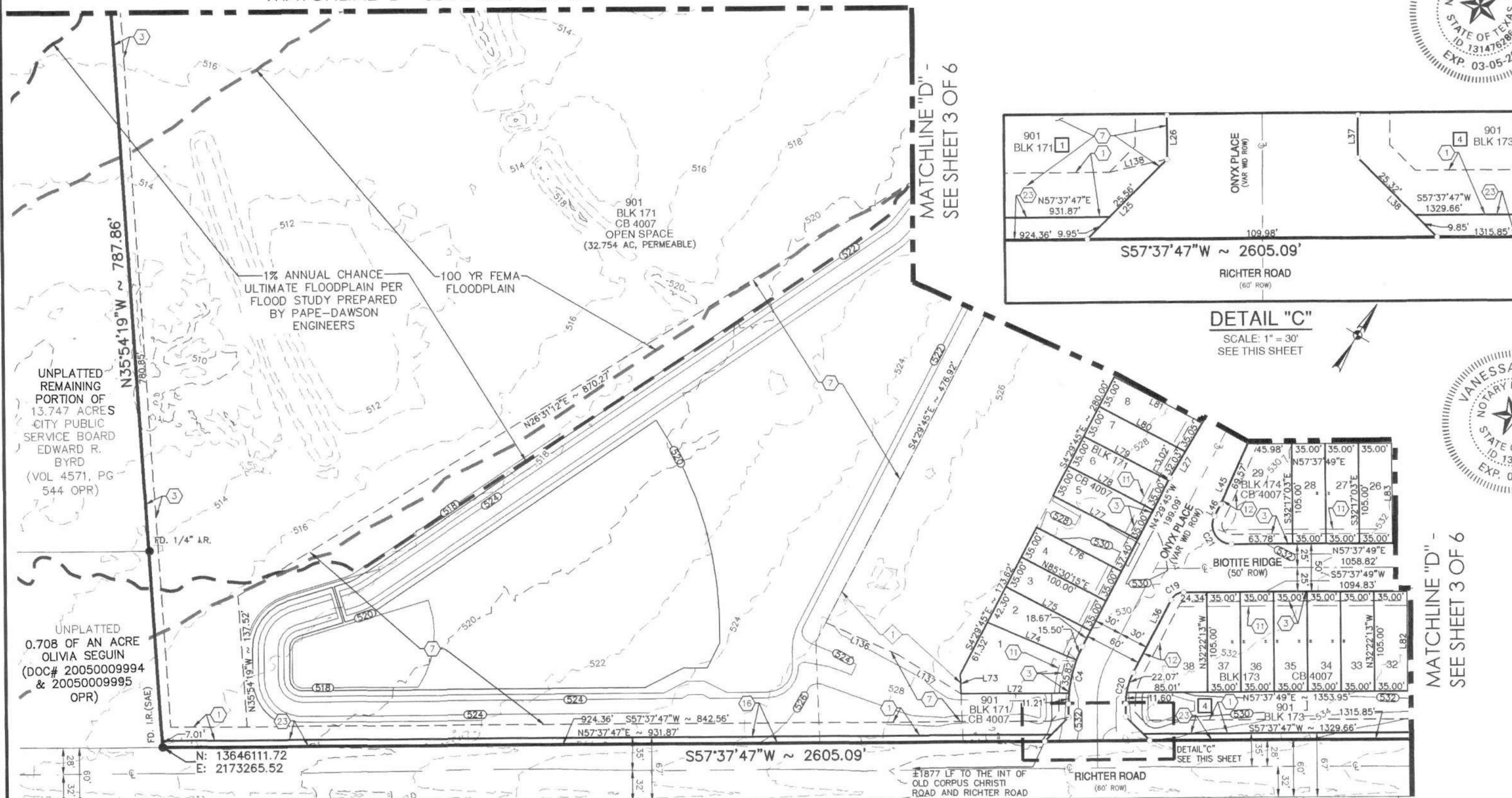
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY 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

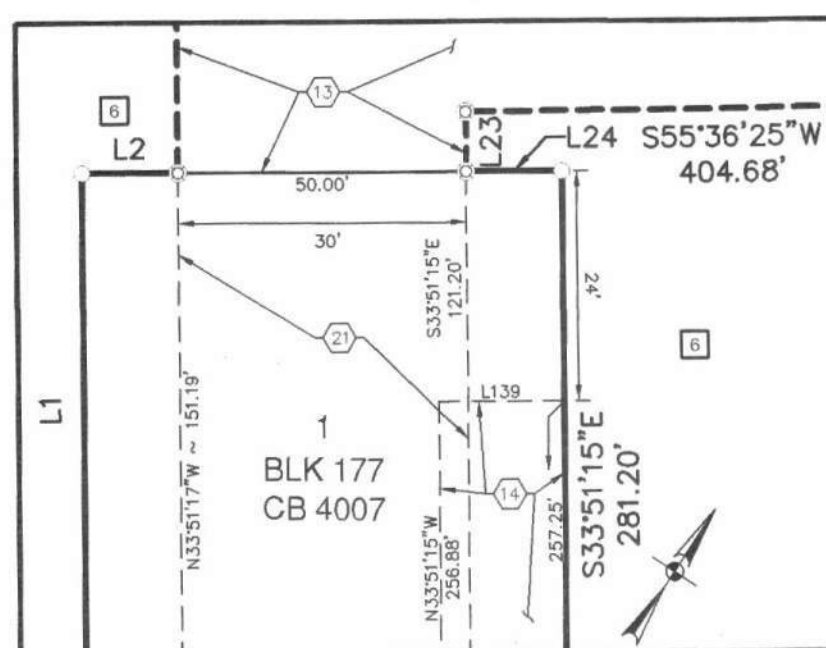
COUNTY CLERK, BEXAR COUNTY, TEXAS

MATCHLINE "B" - SEE SHEET 1 OF 6



#### DETAIL "C"

SCALE: 1" = 30'  
SEE THIS SHEET



#### DETAIL "A"

SCALE: 1" = 20'  
SEE SHEET 1 OF 6

NOTE:  
FOR CURVE TABLE AND LINE TABLE,  
SEE SHEETS 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 6



STATE OF TEXAS  
COUNTY OF BEXAR

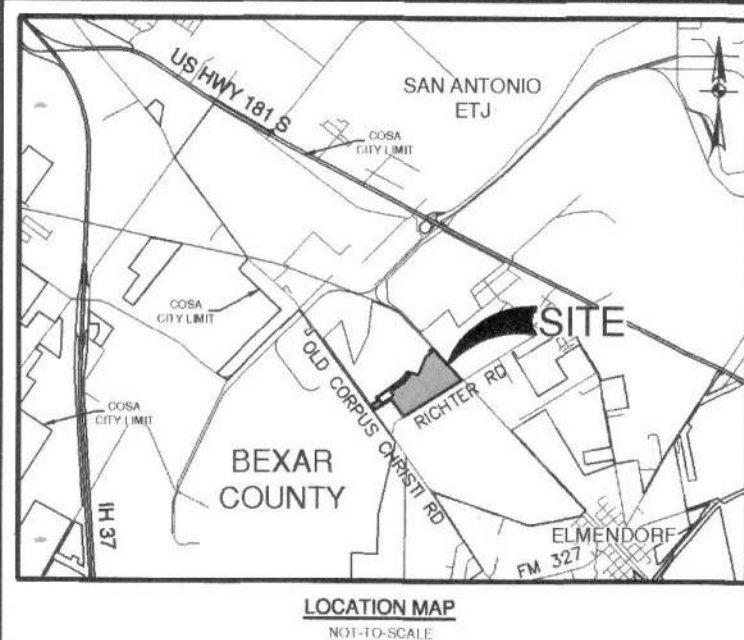
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*[Signature]*  
2-13-23  
REGISTERED PROFESSIONAL LAND SURVEYOR





#### CPS/SAWS/COSA UTILITY:

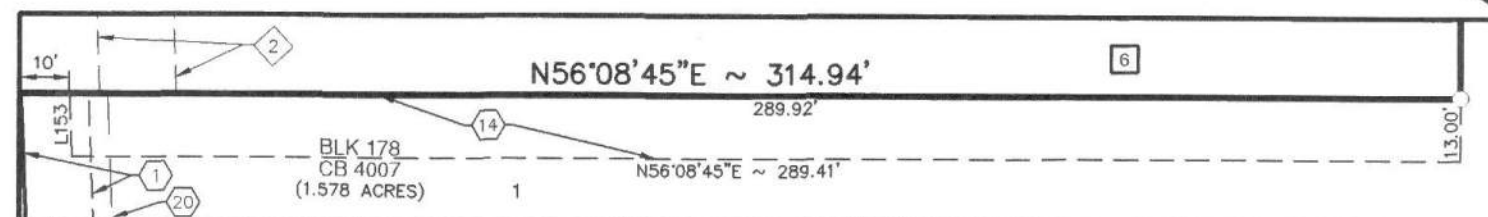
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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

SCALE: 1" = 40'  
SEE SHEET 1 OF 6

STATE OF TEXAS  
COUNTY OF BEJAR

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 BEJAR

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: PAPE-DAWSON ENGINEERS, INC.

*[Signature]* 2-13-23  
REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED  
REMAINING PORTION OF 289.64 ACRES  
DAVIS MCCRARY PROPERTY TRUST  
(VOL 5429, PG 878 OPR)  
DESCRIBED IN (VOL 3048, PG 708 OPR)

MATCHLINE "C" - SEE SHEET 1 OF 6

MATCHLINE "D" -  
SEE SHEET 2 OF 6

MATCHLINE "D" -  
SEE SHEET 2 OF 6

MATCHLINE "F" - SEE SHEET 4 OF 6

STATE OF TEXAS  
COUNTY OF TRAVIS

THE UNDERSIGNED OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, THROUGH A DULY AUTHORIZED TRUSTEE, EXECUTES THIS PLAT SOLELY FOR THE PURPOSE TO DEDICATE TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, (I) HEXAGON 13 (A 1.083 ACRE SANITARY SEWER EASEMENT) AND (II) HEXAGON 22 (A 0.60 ACRE SANITARY SEWER EASEMENT) AS SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: DAVIS-MCCRARY PROPERTY TRUST

BY: *[Signature]*  
MERRY ANN SOUTHWELL, TRUSTEE

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 23rd DAY OF February, A.D. 2023.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



## LAND-PLAT-22-11800053

### SUBDIVISION PLAT OF STONE GARDEN - UNIT 1

BEING A TOTAL OF 73.160 ACRE TRACT OF LAND, INCLUSIVE OF A 0.469 ACRE RIGHT-OF-WAY DEDICATION, COMPRISED OF ALL OF A 72.017 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20220163212, OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, INCLUSIVE OF A 0.279 ACRE TEMPORARY TURNAROUND PERMEABLE SANITARY SEWER, DRAINAGE, ELECTRIC, GAS AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW, AND TWO 10' X 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT, BEING A TOTAL OF 0.004 ACRES, AND 1.143 ACRES OUT OF A 289.64 ACRE TRACT RECORDED IN VOLUME 5429, PAGE 878, DESCRIBED IN VOLUME 3048, PAGE 708, OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS, OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEJAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 13, 2023

STATE OF TEXAS  
COUNTY OF BEJAR

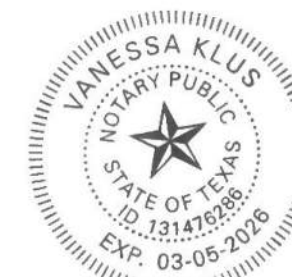
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER  
RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 14th DAY OF February, A.D. 2023.

NOTARY PUBLIC, BEJAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - UNIT 1, 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

#### CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR 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, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

NOTE:  
FOR CURVE TABLE AND LINE TABLE.  
SEE SHEETS 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

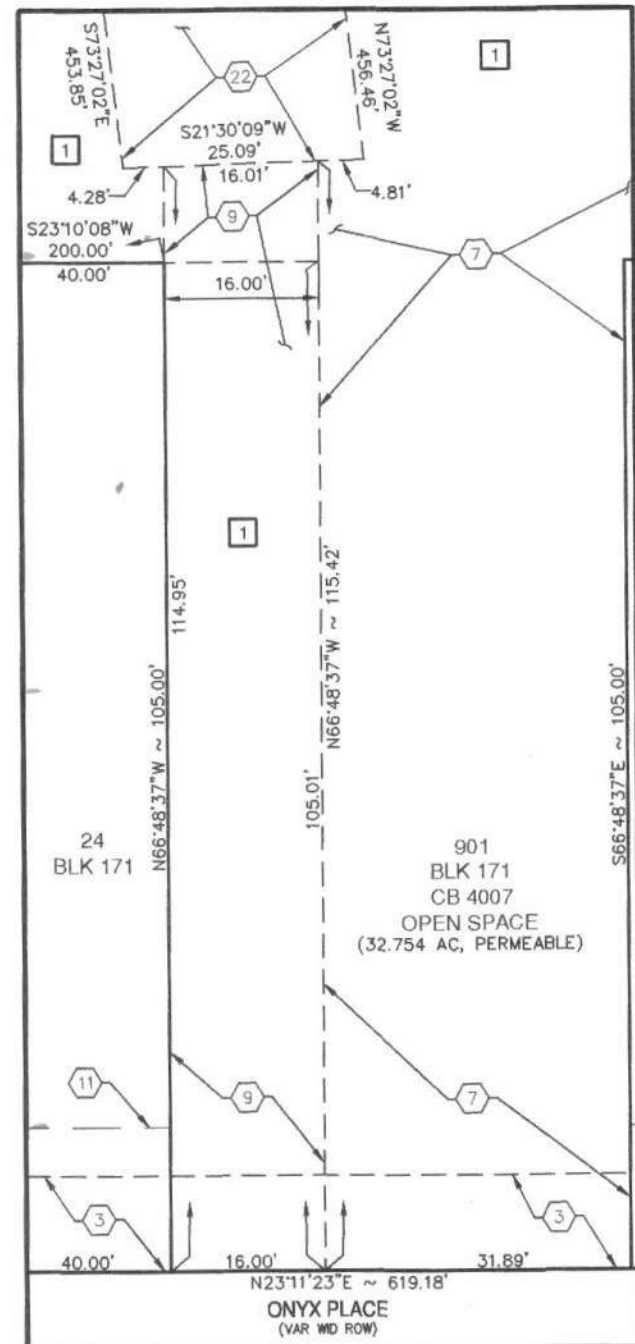
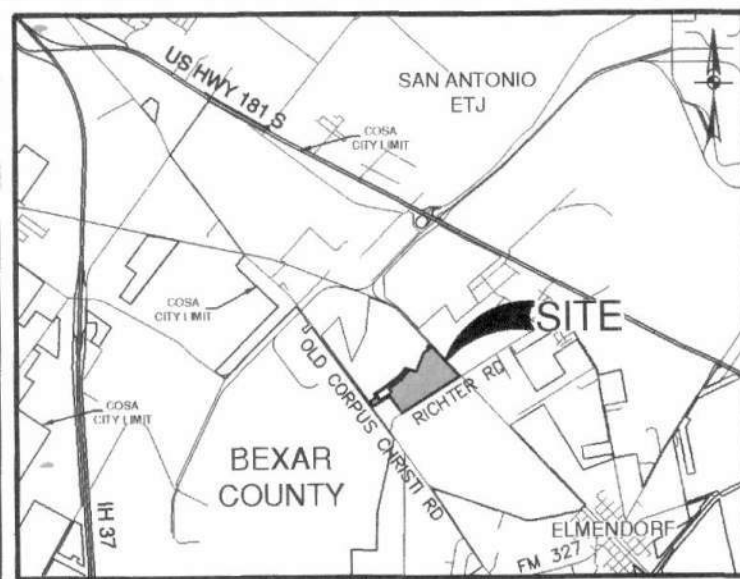
SHEET 3 OF 6











DETAIL "D"  
SCALE: 1" = 20'  
SEE SHEET 3 OF 6

#### 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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



STATE OF TEXAS  
COUNTY OF TRAVIS

THE UNDERSIGNED OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, THROUGH A DULY AUTHORIZED TRUSTEE, EXECUTES THIS PLAT SOLELY FOR THE PURPOSE TO DEDICATE TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER, (I) HEXAGON 13 (A 1.083 ACRE SANITARY SEWER EASEMENT) AND (II) HEXAGON 22 (A 0.80 ACRE SANITARY SEWER EASEMENT) AS SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

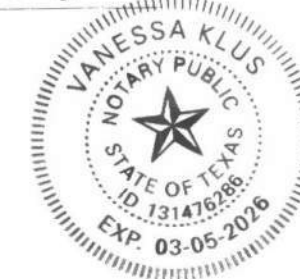
OWNER: DAVIS-MCCRARY PROPERTY TRUST

BY: *Merry Ann Southwell, Trustee*  
MERRY ANN SOUTHWELL, TRUSTEE

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MERRY ANN SOUTHWELL, 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 21th DAY OF February, A.D. 2023.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS



## LAND-PLAT-22-11800053

### SUBDIVISION PLAT OF STONE GARDEN - UNIT 1

BEING A TOTAL OF 73.160 ACRE TRACT OF LAND, INCLUSIVE OF A 0.469 ACRE RIGHT-OF-WAY DEDICATION, COMPRISED OF ALL OF A 72.017 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20220163212, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUSIVE OF A 0.279 ACRE TEMPORARY TURNAROUND PERMEABLE SANITARY SEWER, DRAINAGE, ELECTRIC, GAS AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW, AND TWO 10' X 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT, BEING A TOTAL OF 0.004 ACRES, AND 1.143 ACRES OUT OF A 289.64 ACRE TRACT RECORDED IN VOLUME 5429, PAGE 878, DESCRIBED IN VOLUME 3048, PAGE 708, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JUAN MONTES GRANT, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TBPIS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 13, 2023

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: U.S. HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION FROM U.S. HOME CORPORATION, A DELAWARE CORPORATION) ITS GENERAL PARTNER RICHARD MOTT, AUTHORIZED AGENT  
100 NE LOOP 410, SUITE 1155  
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 14th DAY OF February, A.D. 2023.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF STONE GARDEN - UNIT 1 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

#### 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

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Eric J. Snell* 2-13-23  
REGISTERED PROFESSIONAL LAND SURVEYOR



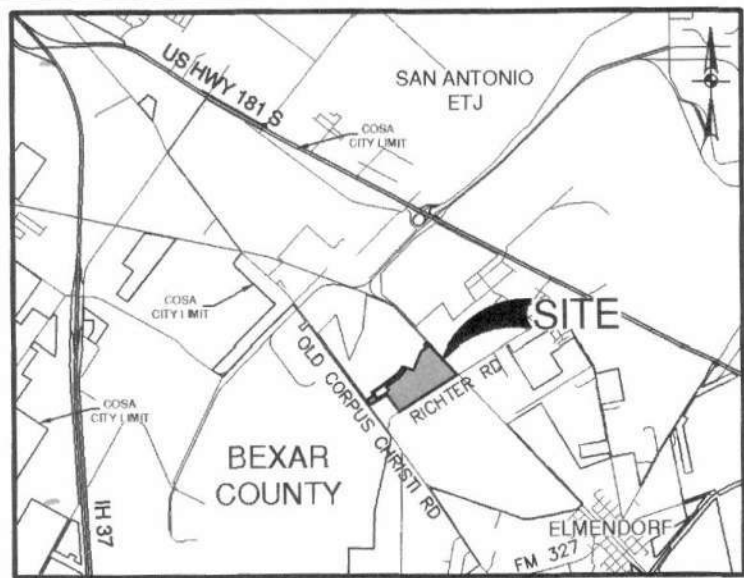
NOTE:  
FOR CURVE TABLE AND LINE TABLE.  
SEE SHEETS 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT  
SHEET 5 OF 6

Civil Job No. 12482-03; Survey Job No. 12482-01

Drawn: Feb. 13, 2023, 2:48pm User: ID: C02223  
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LOCATION MAP  
NOT TO SCALE

#### DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

#### TCI DETENTION & MAINTENANCE:

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 (FEO) IF OFFSITE 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.

#### TREE SAVE:

PORTION OF LOT 901, BLOCK 171, (32.817 AC), LOT 901, BLOCK 173, (1.434 AC) AND PORTION OF LOT 901, BLOCK 177, (2.695 AC) CB 4007 ARE DESIGNATED AS TREE SAVE AREA. REFER TO APPROVED TREE PLAN FOR TREE SAVE AREA.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P #2238800641) 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 PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREE OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

#### FINISHED FLOOR NOTE:

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

#### FIRE FLOW DEMAND NOTE:

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 PROPOSED RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

#### SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

#### MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, BLOCK 171, LOT 901, BLOCK 172, LOT 901, BLOCK 173, AND LOT 901, BLOCK 177, CB 4007, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

#### SAWS ACCESS NOTE:

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

#### DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

#### 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 5" 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. SCALE FACTOR 0.99983.
- 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.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

2-13-23  
REGISTERED PROFESSIONAL LAND SURVEYOR

#### 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, RECONSTRUCTING, 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.
- ANY CPS ENERGY OR SAWS INFRASTRUCTURE 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.

#### COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN):

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 1-46, BLOCK 171)

#### CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1, BLOCK 177, CB 4007, IN ACCORDANCE WITH UDC 35-506(R)(3).

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N33°51'15"W	105.00'
L2	N56°08'45"E	10.00'
L3	N33°51'17"W	36.19'
L4	N17°32'56"E	61.47'
L5	S75°30'23"E	30.22'
L6	N46°56'50"E	142.35'
L7	S43°03'10"E	32.08'
L8	N46°56'52"E	105.00'
L9	N43°03'10"W	10.00'
L10	N46°57'27"E	7.13'
L11	N46°56'50"E	7.17'
L12	S43°03'10"E	10.00'
L13	N46°56'50"E	50.00'
L14	S57°45'42"W	745.72'
L15	N42°28'26"E	98.27'
L16	N20°09'58"E	71.15'
L17	N37°23'04"W	124.05'
L18	N53°58'02"E	35.00'
L19	N38°51'49"E	35.76'
L20	N14°29'42"E	68.74'
L21	N75°30'23"W	115.65'
L22	S17°32'56"W	43.53'
L23	S33°51'15"E	6.20'
L24	N56°08'45"E	10.00'
L25	N12°56'37"E	35.52'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N32°03'23"W	13.83'
L27	N1°16'58"W	90.14'
L28	N57°37'47"E	53.53'
L29	N54°26'59"E	90.14'
L30	N57°37'47"E	10.00'
L31	N46°56'50"E	43.13'
L32	N46°56'50"E	85.00'
L33	S77°50'21"E	35.53'
L34	N12°09'39"E	35.18'
L35	S57°37'47"W	85.29'
L36	S42°29'45"E	86.21'
L37	S32°03'23"E	13.48'
L38	S77°03'23"E	35.16'
L39	S57°37'47"W	12.43'
L40	S60°38'50"W	17.98'
L41	S42°47'09"W	41.19'
L42	S39°01'10"W	83.14'
L43	S85°30'15"W	12.50'
L44	S42°29'45"E	113.59'
L45	S7°40'32"E	90.14'
L46	S42°29'45"E	14.08'
L47	N85°30'15"E	12.50'
L48	N39°01'10"E	83.14'
L49	N38°15'07"E	46.68'
L50	N51°23'30"E	23.76'

LINE TABLE		
LINE #	BEARING	LENGTH
L51	N57°37'47"E	10.00'
L52	S46°56'50"W	87.59'
L53	S38°28'35"W	82.28'
L54	S57°37'49"W	310.39'
L55	N66°48'37"W	10.34'
L56	S42°29'45"E	72.79'
L57	S66°48'37"E	10.34'
L58	N57°37'49"E	310.39'
L59	N38°28'35"E	82.28'
L60	N46°56'50"E	87.59'
L61	N43°03'10"W	191.95'
L62	S46°56'50"W	43.13'
L63	S57°37'47"W	10.00'
L64	S60°48'34"W	90.14'
L65	S57°37'47"W	53.53'
L66	S23°11'23"W	335.74'
L67	S43°03'10"E	460.96'
L68	N57°37'47"E	83.61'
L69	N43°03'10"W	421.19'
L70	S46°56'50"W	85.00'
L71	S57°37'47"W	143.17'
L72	S57°37'47"W	112.98'
L73	N34°02'00"W	20.54'
L74	N80°52'41"E	101.25'
L75	N85°30'15"E	100.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L76	N85°30'15"E	100.00'
L77	S85°30'15"W	100.00'
L78	N85°30'15"E	100.00'
L79	N85°30'15"E	100.00'
L80	N85°30'15"E	101.78'
L81	N85°30'15"E	103.72'
L82	S32°22'13"E	105.00'
L83	S32°17'03"E	105.00'
L84	S85°30'15"W	105.00'
L85	N85°30'15"E	105.00'
L86	S42°29'45"E	150.93'
L87	S11°02'22"W	48.12'
L88	S16°22'14"W	55.41'
L89	S23°01'51"W	40.00'
L90	S14°29'37"W	95.34'
L91	S36°51'49"W	35.77'
L92	S66°48'37"E	105.00'
L93	S66°48'37"E	105.00'
L94	S32°17'02"E	105.00'
L95	S32°17'04"E	105.00'
L96	S32°22'11"E	105.00'
L97	S32°22'11"E	105.00'
L98	N85°26'37"W	107.14'
L99	N66°48'37"W	105.00'
L100	N42°29'45"W	56.64'

LINE TABLE		
LINE #	BEARING	LENGTH
L101	N9°20'49"E	33.50'
L102	S23°11'23"W	36.43'
L103	S66°48'37"E	105.00'
L104	N66°48'37"W	105.00'
L105	S66°48'37"E	105.00'
L106	S25°32'02"W	54.14'
L107	S39°18'33"W	63.84'
L108	S53°19'46"W	54.12'
L109	S57°37'47"W	87.80'
L110	N43°03'10"W	103.35'
L111	S43°03'10"E	40.00'
L112	S37°12'20"E	40.21'
L113	S24°05'27"E	42.30'
L114	S46°56'50"W	67.93'
L115	S77°08'39"W	10.00'
L116	S16°40'03"W	30.63'
L117	S43°03'10"E	404.14'
L118	N43°03'10"W	435.52'
L119	N46°56'50"E	105.00'
L120	S46°56'50"W	105.00'
L121	S43°03'10"E	100.00'
L122	S50°36'57"W	52.34'
L123	S66°48'37"E	105.00'
L124	S46°56'50"W	45.00'
L125	S50°36'57"W	40.08'

LINE TABLE		
LINE #	BEARING	LENGTH
L126	S57°37'08"W	19.86'
L127	N32°17'03"W	105.00'
L128	N32°50'21"W	409.19'
L129	S32°22'13"E	40.29'
L130	N57°37'47"E	50.92'
L131	N24°19'13"E	38.01'
L132	N24°01'03"E	190.41'
L133	S57°45'42"W	13.01'
L134	S63°44'12"W	80.28'
L135	N47°03'04"E	138.83'
L136	N81°52'02"E	83.02'
L137	S89°56'51"E	77.52'
L138	S45°13'09"W	18.61'
L139	N56°08'45"E	13.00'
L140	S56°08'45"W	30.00'
L141	S32°22'13"E	105.00'
L142	N32°26'59"E	117.78'
L143	S32°14'18"E	12.00'
L144	S36°06'16"E	54.48'
L145	S53°53'44"W	50.00'
L146	N36°06'16"W	57.86'
L147	N53°58'02"E	35.00'
L148	N37°23'04"W	111.19'
L149	N20°09'58"E	92.05'
L150	N14°29'37"E	25.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	12.00'	10°08'50"	N88°34'40"W	2.12'	2.13'
C2	62.00'	281°08'24"	N46°55'07"E	78.76'	304.22'
C3	12.00'	10°23'38"	S21°7'30"W	2.17'	2.18'
C4	130.00'	27°33'38"	N18°16'34"W	61.93'	62.53'
C5	225.00'	27°41'08"	N9°20'49"E	107.67'	108.72'
C6	125.00'	34°26'23"	N40°24'35"E	74.01'	75.14'
C7	70.00'	10°40'56"	N52°17'18"E	13.03'	13.05'
C8	15.00'	90°00'00"	N1°56'50"E	21.21'	23.56'
C9	15.00'	85°20'57"	N85°43'39"W	20.34'	22.34'
C10	59.00'	265°20'57"	N4°16'21"E	86.76'	273.24'
C11	15.00'	90°00'00"	S88°03'10"E	21.21'	23.56'
C12	15.00'	90°00'00"	N1°56'50"E	21.21'	23.56'
C13	735.00'	10°12'49"	S37°56'46"E	130.85'	131.02'
C14	15.00'	89°31'52"	N77°36'17"W	21.13'	23.44'
C15	15.00'	89°54'50"	S12°40'22"W	21.20'	23.54'
C16	15.00'	47°35'32"	S56°04'49"E	12.10'	12.46'
C17	59.00'	185°06'16"	S12°40'32"W	117.88'	190.61'
C18	15.00'	47°35'52"	S81°25'45"W	12.11'	12.46'
C19	15.00'	62°07'34"	S26°34'02"W	15.48'	16.26'
C20	70.00'	27°33'38"	S18°16'34"E	33.35'	33.67'
C21	20.00'	117°52'26"	S63°25'58"E	34.26'	41.15'
C22	25.00'	89°54'52"	N12°40'23"E	35.33'	39.23'
C23	15.00'	90°05'10"	N77°19'38"W	21.23'	23.58'
C24	72.50'	17°51'41"	S51°42'59"W	22.51'	22.60'
C25	125.00'	18°36'38"	S48°19'30"W	40.42'	40.60'
C26	125.00'	27°52'26"	S71°34'02"W	60.21'	60.81'
C27	15.00'	90°00'00"	S40°30'15"W	21.21'	23.56'
C28	15.00'	90°00'00"	S49°29'45"E	21.21'	23.56'

#### 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 565 FEET WHERE THE STATIC PRESSURE WOULD NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS THE OWNER OF THE 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.

#### OPEN SPACE NOTE:

LOTS 901, 902, BLOCK 171, LOT 901, BLOCK 172, LOT 901, BLOCK 173, AND LOT 901, BLOCK 177 ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, DRAINAGE, ACCESS, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

#### 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.