

LEGEND

- AC ACRES
BLK BLOCK
BUILDING SETBACK LINE
CV COUNTY BLOCK
CV CLEAR VISION
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
EMT EASEMENT
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
1-140 EXISTING CONTOURS
1-140 PROPOSED CONTOURS
PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN
CENTERLINE

- 10 GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT
1 VEHICULAR NON-ACCESS VARIABLE WIDTH CLEAR VISION EASEMENT
PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
10 WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW
(0.055 AC OFF-LOT)
MAINTENANCE ACCESS AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW
(0.180 AC OFF-LOT)
50 DRAINAGE AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW
(2.467 AC OFF-LOT)
10 GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT
PUBLIC 18 DRAINAGE AND ACCESS INCORPORATION INTO STREET ROW (VOL. 9718, PGS. 182-184, DRR)
PUBLIC 18 DRAINAGE AND ACCESS INCORPORATION INTO STREET ROW (VOL. 9718, PGS. 182-184, DRR)

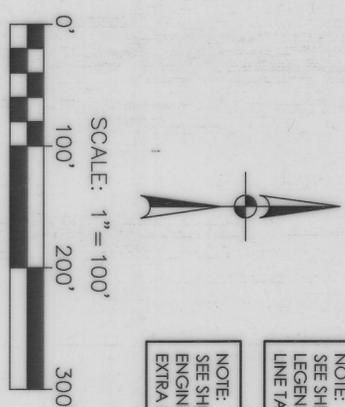
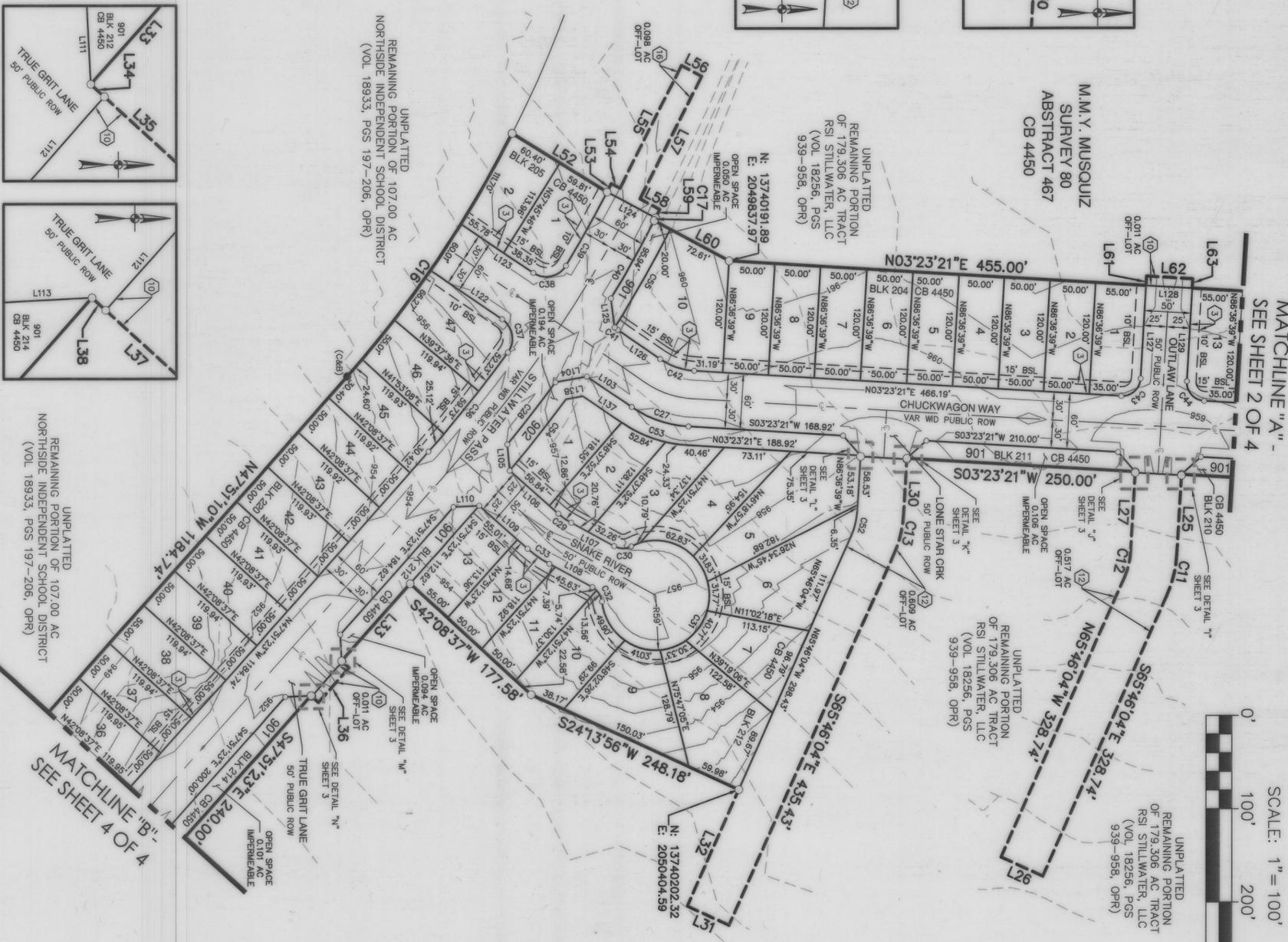
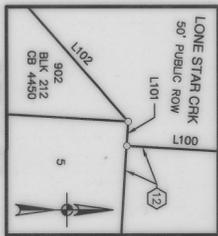
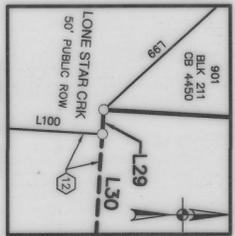
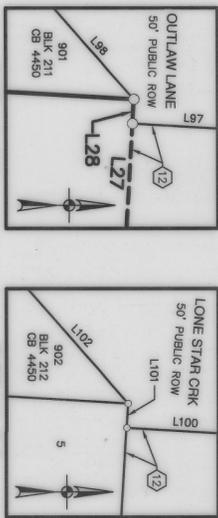
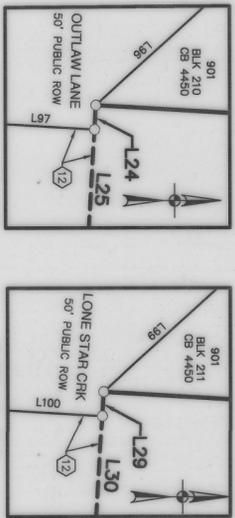
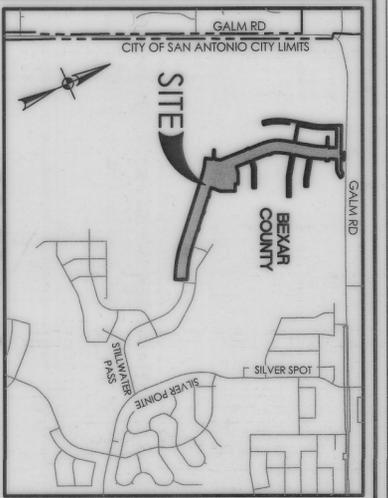
SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DSK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE ORIGINATED IN GRID VALUES DERIVED FROM THE SOUTH CENTRAL ZONE NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. NOTES:
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (G.M. SERVICE BOARD) IS HEREIN GRANTING TO THE DEVELOPER THE RIGHT OF EGRESS AND ACCESS TO THE SAN ANTONIO ELECTRIC AND GAS SYSTEM (G.M. SERVICE BOARD) FOR THE PURPOSE OF INSTALLING AND MAINTAINING THE SAN ANTONIO ELECTRIC AND GAS SYSTEM (G.M. SERVICE BOARD) ON THE PLAT AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE SAN ANTONIO ELECTRIC AND GAS SYSTEM (G.M. SERVICE BOARD) ON THE PLAT AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE SAN ANTONIO ELECTRIC AND GAS SYSTEM (G.M. SERVICE BOARD) ON THE PLAT AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE SAN ANTONIO ELECTRIC AND GAS SYSTEM (G.M. SERVICE BOARD) ON THE PLAT AS SHOWN ON THIS PLAT.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ENGINEERS, INC. ACTUAL SURVEY MADE ON THE GROUND BY: PAPER-DAWSON ENGINEERS, INC.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING PRIOR TO THE WASTEWATER SERVICE CONNECTION.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STILLWATER RANCH UNIT 24 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE STILLWATER RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. (SEE 2002 BEAR COUNTY ORDINANCE 100.001, 100.002, 100.003, 100.004, 100.005, 100.006, 100.007, 100.008, 100.009, 100.010, 100.011, 100.012, 100.013, 100.014, 100.015, 100.016, 100.017, 100.018, 100.019, 100.020, 100.021, 100.022, 100.023, 100.024, 100.025, 100.026, 100.027, 100.028, 100.029, 100.030, 100.031, 100.032, 100.033, 100.034, 100.035, 100.036, 100.037, 100.038, 100.039, 100.040, 100.041, 100.042, 100.043, 100.044, 100.045, 100.046, 100.047, 100.048, 100.049, 100.050, 100.051, 100.052, 100.053, 100.054, 100.055, 100.056, 100.057, 100.058, 100.059, 100.060, 100.061, 100.062, 100.063, 100.064, 100.065, 100.066, 100.067, 100.068, 100.069, 100.070, 100.071, 100.072, 100.073, 100.074, 100.075, 100.076, 100.077, 100.078, 100.079, 100.080, 100.081, 100.082, 100.083, 100.084, 100.085, 100.086, 100.087, 100.088, 100.089, 100.090, 100.091, 100.092, 100.093, 100.094, 100.095, 100.096, 100.097, 100.098, 100.099, 100.100, 100.101, 100.102, 100.103, 100.104, 100.105, 100.106, 100.107, 100.108, 100.109, 100.110, 100.111, 100.112, 100.113, 100.114, 100.115, 100.116, 100.117, 100.118, 100.119, 100.120, 100.121, 100.122, 100.123, 100.124, 100.125, 100.126, 100.127, 100.128, 100.129, 100.130, 100.131, 100.132, 100.133, 100.134, 100.135, 100.136, 100.137, 100.138, 100.139, 100.140, 100.141, 100.142, 100.143, 100.144, 100.145, 100.146, 100.147, 100.148, 100.149, 100.150, 100.151, 100.152, 100.153, 100.154, 100.155, 100.156, 100.157, 100.158, 100.159, 100.160, 100.161, 100.162, 100.163, 100.164, 100.165, 100.166, 100.167, 100.168, 100.169, 100.170, 100.171, 100.172, 100.173, 100.174, 100.175, 100.176, 100.177, 100.178, 100.179, 100.180, 100.181, 100.182, 100.183, 100.184, 100.185, 100.186, 100.187, 100.188, 100.189, 100.190, 100.191, 100.192, 100.193, 100.194, 100.195, 100.196, 100.197, 100.198, 100.199, 100.200, 100.201, 100.202, 100.203, 100.204, 100.205, 100.206, 100.207, 100.208, 100.209, 100.210, 100.211, 100.212, 100.213, 100.214, 100.215, 100.216, 100.217, 100.218, 100.219, 100.220, 100.221, 100.222, 100.223, 100.224, 100.225, 100.226, 100.227, 100.228, 100.229, 100.230, 100.231, 100.232, 100.233, 100.234, 100.235, 100.236, 100.237, 100.238, 100.239, 100.240, 100.241, 100.242, 100.243, 100.244, 100.245, 100.246, 100.247, 100.248, 100.249, 100.250, 100.251, 100.252, 100.253, 100.254, 100.255, 100.256, 100.257, 100.258, 100.259, 100.260, 100.261, 100.262, 100.263, 100.264, 100.265, 100.266, 100.267, 100.268, 100.269, 100.270, 100.271, 100.272, 100.273, 100.274, 100.275, 100.276, 100.277, 100.278, 100.279, 100.280, 100.281, 100.282, 100.283, 100.284, 100.285, 100.286, 100.287, 100.288, 100.289, 100.290, 100.291, 100.292, 100.293, 100.294, 100.295, 100.296, 100.297, 100.298, 100.299, 100.300, 100.301, 100.302, 100.303, 100.304, 100.305, 100.306, 100.307, 100.308, 100.309, 100.310, 100.311, 100.312, 100.313, 100.314, 100.315, 100.316, 100.317, 100.318, 100.319, 100.320, 100.321, 100.322, 100.323, 100.324, 100.325, 100.326, 100.327, 100.328, 100.329, 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100.441, 100.442, 100.443, 100.444, 100.445, 100.446, 100.447, 100.448, 100.449, 100.450, 100.451, 100.452, 100.453, 100.454, 100.455, 100.456, 100.457, 100.458, 100.459, 100.460, 100.461, 100.462, 100.463, 100.464, 100.465, 100.466, 100.467, 100.468, 100.469, 100.470, 100.471, 100.472, 100.473, 100.474, 100.475, 100.476, 100.477, 100.478, 100.479, 100.480, 100.481, 100.482, 100.483, 100.484, 100.485, 100.486, 100.487, 100.488, 100.489, 100.490, 100.491, 100.492, 100.493, 100.494, 100.495, 100.496, 100.497, 100.498, 100.499, 100.500, 100.501, 100.502, 100.503, 100.504, 100.505, 100.506, 100.507, 100.508, 100.509, 100.510, 100.511, 100.512, 100.513, 100.514, 100.515, 100.516, 100.517, 100.518, 100.519, 100.520, 100.521, 100.522, 100.523, 100.524, 100.525, 100.526, 100.527, 100.528, 100.529, 100.530, 100.531, 100.532, 100.533, 100.534, 100.535, 100.536, 100.537, 100.538, 100.539, 100.540, 100.541, 100.542, 100.543, 100.544, 100.545, 100.546, 100.547, 100.548, 100.549, 100.550, 100.551, 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100.885, 100.886, 100.887, 100.888, 100.889, 100.890, 100.891, 100.892, 100.893, 100.894, 100.895, 100.896, 100.897, 100.898, 100.899, 100.900, 100.901, 100.902, 100.903, 100.904, 100.905, 100.906, 100.907, 100.908, 100.909, 100.910, 100.911, 100.912, 100.913, 100.914, 100.915, 100.916, 100.917, 100.918, 100.919, 100.920, 100.921, 100.922, 100.923, 100.924, 100.925, 100.926, 100.927, 100.928, 100.929, 100.930, 100.931, 100.932, 100.933, 100.934, 100.935, 100.936, 100.937, 100.938, 100.939, 100.940, 100.941, 100.942, 100.943, 100.944, 100.945, 100.946, 100.947, 100.948, 100.949, 100.950, 100.951, 100.952, 100.953, 100.954, 100.955, 100.956, 100.957, 100.958, 100.959, 100.960, 100.961, 100.962, 100.963, 100.964, 100.965, 100.966, 100.967, 100.968, 100.969, 100.970, 100.971, 100.972, 100.973, 100.974, 100.975, 100.976, 100.977, 100.978, 100.979, 100.980, 100.981, 100.982, 100.983, 100.984, 100.985, 100.986, 100.987, 100.988, 100.989, 100.990, 100.991, 100.992, 100.993, 100.994, 100.995, 100.996, 100.997, 100.998, 100.999, 100.1000)

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
COUNTRY 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 REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
FIRE FLOW DEMAND NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FLOW DEMAND OF 1,500 GPM AT 20 PSI RESIDUAL PRESSURE. THE FLOW DEMAND REQUIREMENT IS BASED ON THE FLOODPLAIN REGULATIONS SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
OPEN SPACE NOTE:
LOT 90, BLOCK 208, CG 4450, LOT 90, BLOCK 207, CG 4450, LOT 90, BLOCK 211, LOT 90, BLOCK 212, CG 4450, LOT 90, BLOCK 214, CG 4450, LOT 90, BLOCK 215, CG 4450, LOT 90, BLOCK 216, CG 4450, LOT 90, BLOCK 217, CG 4450, LOT 90, BLOCK 218, CG 4450, LOT 90, BLOCK 219, CG 4450, LOT 90, BLOCK 220, CG 4450, LOT 90, BLOCK 221, CG 4450, LOT 90, BLOCK 222, CG 4450, LOT 90, BLOCK 223, CG 4450, LOT 90, BLOCK 224, CG 4450, LOT 90, BLOCK 225, CG 4450, LOT 90, BLOCK 226, CG 4450, LOT 90, BLOCK 227, CG 4450, LOT 90, BLOCK 228, CG 4450, LOT 90, BLOCK 229, CG 4450, LOT 90, BLOCK 230, CG 4450, LOT 90, BLOCK 231, CG 4450, LOT 90, BLOCK 232, CG 4450, LOT 90, BLOCK 233, CG 4450, LOT 90, BLOCK 234, CG 4450, LOT 90, BLOCK 235, CG 4450, LOT 90, BLOCK 236, CG 4450, LOT 90, BLOCK 237, CG 4450, LOT 90, BLOCK 238, CG 4450, LOT 90, BLOCK 239, CG 4450, LOT 90, BLOCK 240, CG 4450, LOT 90, BLOCK 241, CG 4450, LOT 90, BLOCK 242, CG 4450, LOT 90, BLOCK 243, CG 4450, LOT 90, BLOCK 244, CG 4450, LOT 90, BLOCK 245, CG 4450, LOT 90, BLOCK 246, CG 4450, LOT 90, BLOCK 247, CG 4450, LOT 90, BLOCK 248, CG 4450, LOT 90, BLOCK 249, CG 4450, LOT 90, BLOCK 250, CG 4450, LOT 90, BLOCK 251, CG 4450, LOT 90, BLOCK 252, CG 4450, LOT 90, BLOCK 253, CG 4450, LOT 90, BLOCK 254, CG 4450, LOT 90, BLOCK 255, CG 4450, LOT 90, BLOCK 256, CG 4450, LOT 90, BLOCK 257, CG 4450, LOT 90, BLOCK 258, CG 4450, LOT 90, BLOCK 259, CG 4450, LOT 90, BLOCK 260, CG 4450, LOT 90, BLOCK 261, CG 4450, LOT 90, BLOCK 262, CG 4450, LOT 90, BLOCK 263, CG 4450, LOT 90, BLOCK 264, CG 4450, LOT 90, BLOCK 265, CG 4450, LOT 90, BLOCK 266, CG 4450, LOT 90, BLOCK 267, CG 4450, LOT 90, BLOCK 268, CG 4450, LOT 90, BLOCK 269, CG 4450, LOT 90, BLOCK 270, CG 4450, LOT 90, BLOCK 271, CG 4450, LOT 90, BLOCK 272, CG 4450, LOT 90, BLOCK 273, CG 4450, LOT 90, BLOCK 274, CG 4450, LOT 90, BLOCK 275, CG 4450, LOT 90, BLOCK 276, CG 4450, LOT 90, BLOCK 277, CG 4450, LOT 90, BLOCK 278, CG 4450, LOT 90, BLOCK 279, CG 4450, LOT 90, BLOCK 280, CG 4450, LOT 90, BLOCK 281, CG 4450, LOT 90, BLOCK 282, CG 4450, LOT 90, BLOCK 283, CG 4450, LOT 90, BLOCK 284, CG 4450, LOT 90, BLOCK 285, CG 4450, LOT 90, BLOCK 286, CG 4450, LOT 90, BLOCK 287, CG 4450, LOT 90, BLOCK 288, CG 4450, LOT 90, BLOCK 289, CG 4450, LOT 90, BLOCK 290, CG 4450, LOT 90, BLOCK 291, CG 4450, LOT 90, BLOCK 292, CG 4450, LOT 90, BLOCK 293, CG 4450, LOT 90, BLOCK 294, CG 4450, LOT 90, BLOCK 295, CG 4450, LOT 90, BLOCK 296, CG 4450, LOT 90, BLOCK 297, CG 4450, LOT 90, BLOCK 298, CG 4450, LOT 90, BLOCK 299, CG 4450, LOT 90, BLOCK 300,



NOTE:
SEE SHEET 1 OF 4 FOR
LEGEND AND CURVE AND
LINE TABLE.

NOTE:
SEE SHEET 1 OF 4 FOR
ENGINEER, SURVEYOR AND
EXTRA NOTES.

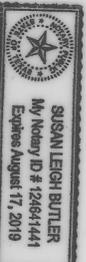
PLAT NUMBER 170274
SUBDIVISION PLAT
OF
STILLWATER RANCH UNIT 24



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.575.8000
THE FIRM REGISTRATION NO. 1, TEXAS FIRM REGISTRATION #10292899
DATE OF PREPARATION: December 28, 2018

STATE OF TEXAS
COUNTY OF WILLAMSON
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AS OTHERWISE 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:
RYAN MATTOX
810 HESTERS CROSSING RD. STE 235
ROUND ROCK, TX 78681
(512)933-4103



SUSAN LEIGH BUTLER
My Notary ID # 1246444
Expires August 17, 2019

THIS PLAT OF STILLWATER RANCH UNIT 24, 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

COUNTY CLERK, BEJAR COUNTY, TEXAS

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.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

W.R. Wood
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES:
THE EXISTING AND PROPOSED ELECTRIC AND GAS SYSTEMS, INCLUDING SERVICE MANSIONS, ARE HEREBY DEDICATED TO THE PUBLIC AS PART OF THE PLAT. THE EXISTING AND PROPOSED SERVICE MANSIONS ARE HEREBY DEDICATED TO THE PUBLIC AS PART OF THE PLAT. THE EXISTING AND PROPOSED SERVICE MANSIONS ARE HEREBY DEDICATED TO THE PUBLIC AS PART OF THE PLAT. THE EXISTING AND PROPOSED SERVICE MANSIONS ARE HEREBY DEDICATED TO THE PUBLIC AS PART OF THE PLAT.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:
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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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.

W.R. Wood
REGISTERED PROFESSIONAL LAND SURVEYOR

