

PLAT NUMBER 140564

SUBDIVISION PLAT

OF

STILLWATER RANCH UNIT 21

BEING A 10.78 ACRE TRACT OF LAND OUT OF A 553.6 ACRE TRACT OF LAND CONVEYED TO WS SAS DEVELOPMENT, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14942, PAGES 1221-1245 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. MUSQUÍ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**
TBPE, FIRM REGISTRATION # 470
TBPS, FIRM REGISTRATION # 10028800

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000

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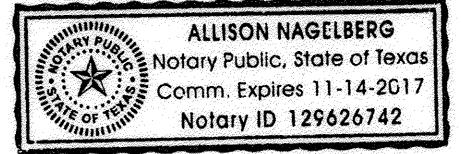
DATE OF PRINT: November 17, 2015

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, RESERVES 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.

Shannon Livingston
OWNER/DEVELOPER: SHANNON LIVINGSTON
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SHANNON LIVINGSTON, 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 17 DAY OF November, A.D. 2015.



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 17 DAY OF November, A.D. 2015

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
THIS PLAT OF STILLWATER RANCH UNIT 21 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 17 DAY OF November, A.D. 2015

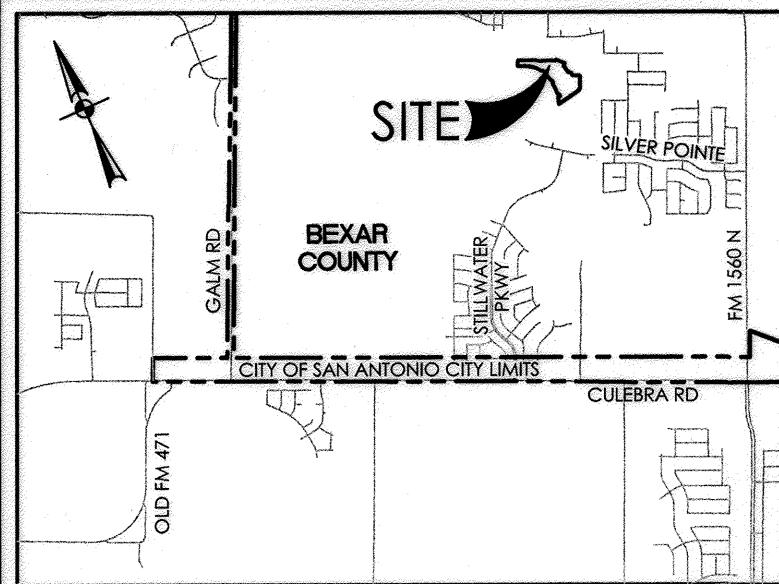
BY: Chairman
Chairman

BY: Secretary
Secretary

STATE OF TEXAS
COUNTY OF BEXAR
I, County Clerk of Bexar County, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 17 DAY OF November, A.D. 2015, AT 10:00 AM. AND DULY RECORDED THE 17 DAY OF November, A.D. 2015, AT 10:00 AM. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 14942 ON PAGE 1221 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 17 DAY OF November, A.D. 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
—	1140 — EXISTING CONTOURS		
—	1140 — PROPOSED CONTOURS		
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9681, PGS 81-83 DPR)
⑥	VARIABLE WIDTH CLEAR VISION EASEMENT	④	3' CLEAR VISION EASEMENT (VOL 9681, PGS 81-83 DPR)
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9680, PGS 123-125 DPR)	⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (STILLWATER RANCH UNIT 20 PLAT NO. 140566)
②	50' TURNAROUND, SEWER, & WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET (VOL 9680, PGS 123-125 DPR)	⑥	VARIABLE WIDTH CLEAR VISION EASEMENT (STILLWATER RANCH UNIT 20 PLAT NO. 140566)
⑦	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9680, PGS 123-125 DPR)	⑦	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9680, PGS 123-125 DPR)

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

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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE 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.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FIRE FLOW 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 FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1372620) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H).

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STILLWATER RANCH UNIT 21 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE STILLWATER RANCH UNIT 21 HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 183, CB 4450

OPEN SPACE NOTE:
LOT 901, BLK 183, CB 4450 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S54°15'56"E	109.27'
L2	S74°15'35"E	119.26'
L3	S45°36'19"E	144.62'
L4	S38°41'50"W	55.93'
L5	S79°00'19"W	12.27'
L6	S10°59'41"E	153.46'
L7	S42°14'38"E	50.00'
L8	S66°00'33"E	124.46'
L9	S36°00'33"E	35.23'
L10	S66°00'23"E	105.34'
L11	S23°59'37"W	20.00'
L12	N66°00'23"W	122.00'
L13	S56°32'25"W	60.34'
L14	N10°59'41"W	50.00'
L15	N01°31'15"W	149.32'
L16	N04°09'05"W	50.00'
L17	N28°14'33"W	50.00'
L18	N65°59'29"W	143.27'
L19	N23°54'34"E	101.36'
L20	N37°21'23"E	19.22'
L21	N61°45'27"E	28.33'
L22	S41°40'57"E	50.00'
L23	S61°45'27"W	28.33'
L24	N86°09'24"E	56.34'
L25	S40°42'57"E	50.00'
L26	S23°59'27"W	61.03'
L27	N23°59'27"E	61.03'
L28	S86°09'24"W	56.07'
L29	N36°00'33"W	22.18'
L30	N60°37'23"E	30.51'
L31	N53°34'53"E	44.36'
L32	N46°28'40"E	25.58'
L33	N00°42'26"W	17.84'
L34	S85°43'03"W	21.60'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	610°25"	N51°24'15"E	18.85'	18.86'
C2	50.00'	300°00'00"	S41°00'57"E	50.00'	261.80'
C3	160.00'	9°38'07"	S53°36'41"E	26.88'	26.91'
C4	375.00'	131°41"	N48°31'13"E	10.00'	10.00'
C5	425.00'	131°41"	S48°31'13"W	11.33'	11.33'
C6	425.00'	015°14"	S49°24'40"W	1.88'	1.88'
C7	20.00'	185°51"	N58°43'02"E	6.56'	6.59'
C8	20.00'	163°46"	S41°13'56"W	5.78'	5.80'
C9	630.00'	120°05'52"	N19°07'22"E	133.32'	133.57'
C10	20.00'	77°02'39"	N51°34'16"E	24.91'	26.89'
C11	150.00'	11°05'17"	N84°32'57"E	28.98'	29.03'
C12	100.00'	049°07"	S79°24'52"W	1.43'	1.43'
C13	20.00'	105°04'28"	N47°38'20"W	31.75'	36.68'
C14	630.00'	672°08"	N01°41'19"E	70.54'	70.58'
C15	20.00'	87°40'39"	N42°19'05"E	27.71'	30.61'
C16	20.00'	86°01'49"	N50°49'42"W	27.29'	30.03'
C17	630.00'	16°27'35"	N16°02'35"W	180.36'	180.98'
C18	20.00'	86°01'49"	N18°44'32"E	27.29'	30.03'
C19	20.00'	86°01'49"	N75°13'39"W	27.29'	30.03'
C20	630.00'	33°46'45"	N49°06'07"W	366.07'	371.42'
C21	150.00'	171°45"	N70°22'52"E	44.98'	

