

LEGEND

= PROPOSED BOUNDARY

= EXISTING BOUNDARY

- - = CENTERLINE

■ = 1/2" IRON ROD FOUND

IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)

O = 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET

A = CALCULATED POINT

E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

D.P.R.B.C.T. = DEED AND PLAT RECORDS BEXAR COUNTY TEXAS

--- 1160 -- = EXISTING CONTOUR

---- = PROPOSED EASEMENT

---- = EXISTING EASEMENT

 VARIABLE WIDTH ACCESS, SANITARY SEWER, PRIVATE DRAINAGE, WATER & UTILITY EASEMENT (VOL. 9598, PG. 5, D.P.R.B.C.T.)

(2) = 28'x16' E.G.T.C. (VOL. 9598, PG. 5, D.P.R.B.C.T.)

= 40' DRAINAGE, SANITARY SEWER & UTILITY EASEMENT

(VOL. 9598, PG. 5, D.P.R.B.C.T.) = VARIABLE WIDTH DRAINAGE ESMT.

(VOL. 9598, PG. 5, D.P.R.B.C.T.)

(6) VARIABLE WIDTH ACCESS EASEMENT

= 1' VEHICLE NON-ACCESS EASEMENT

7 (8) = 16' SANITARY SEWER EASEMENT

9 = VARIABLE WIDTH PRIVATE DRAINAGE

10 = VARIABLE WIDTH WATER EASEMENT

= 14' ELECTRIC, GAS, TELEPHONE &

CABLE TV EASEMENT

ACCESS EASEMENT DESIGNATION NOTE: LOT 901, BLOCK 27, N.C.B. 17600 IS A VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS ACCESS EASEMENT AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR DRAINAGE UTILITIES.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT THE WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

STATE OF TEXAS COUNTY OF BEXAR

3

4

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 PERSONS UNDER MY SUPERVISION:

JASON WARD, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5811

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 ANTON BLANDING COMMISSION.



LINE TABLE

BEARING

N49°50'47"W

N04°50'47"W

S00'16'16"E

N13"18'08"E

S00°00'45"W

S17'49'24"W

N17'49'24"E

N00'00'45"E

S13°18'08"V

S00'16'16"E

S04'50'47"E

S40°09'13"W

S00°15'49"E

S89°02'17"W

N89'02'17"E

N01'32'43"W

N00'00'08"E

S89'02'17"W

N00°15'49"W

N89'02'17"E

S17'49'24"W

N00°15'49"W

N90'00'00"E

S44*59'52"E

N44°59'52"W

N90°00'00"W

N72'26'22"W

S01'32'43"E

S01°32'43"E

N01'32'43"W

LENGTH

372.32'

38.53'

23.47

54.58

31.32'

89.47

55.64

227.22

CURVE TABLE

DELTA

28'15'18'

4"34'30"

11'12'28'

56'51'16'

89'44'14"

6'47'22"

4"13'22"

17°14'36"

CHORD

368.56

38.52

23.44

52.36

28.22

89.41

55.62

226.36

LINE | LENGTH

14.58

122.56

65.40

49.82

201.08

154.58

159.14

202.29

49.89

152.12

80.55

14.58

20.00

218.91

12.49'

32.47

323.31

187.18

16.00

235.53

51.20'

20.00

152.39

76.75

49.13

144.01

218.88

107.55

192.01

169.07

L1

L2

L3

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L23

L23

L24

L26

L27

L28

L29

L30

CURVE | RADIUS |

755.00

482.50

120.00'

55.00'

20.00

755.00'

754.87

755.00

C1

C2

C3

C4

C5

C6

C7

C8

NOTES:

1. NO STRUCTURES, 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL APPROVED, SHALL BE ALLOWED WITHOUT THE OPENION'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS. HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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.

SAWS 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 WASTEWATER SERVICE CONNECTION.

THE MAINTENANCE OF PRIVATE 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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OF BURTING WIRES, CABLES, CONDUITS, PIPELINES OF TRANSPORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE

SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: (NONE)

SAWS NOTE;

1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER

LINE TABLE

BEARING

S01°32'43"E

S88*27'17"W

N01°32'43"W

N72"10'36"W

N17°49'24"E

S72'10'36"E

S37°45'13"W

S71°55'40"E

N19'19'06"E

N72'04'52"W

S19'16'49"W

CHORD BEARING

N79'55'37"E

N2'33'32"W

N21'11'20"W

N44°00'44"W

S62'41'31"W

N89'20'25"W

S85'09'14"W

S74°25'16"W

SCALE: 1" = 30'

LINE LENGTH

9.91

16.00

10.27

20.52

20.00

27.77

21.27

20.00

19.95

19.99

20.00

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

L41

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000173190974.

SURVEY CONTROL:

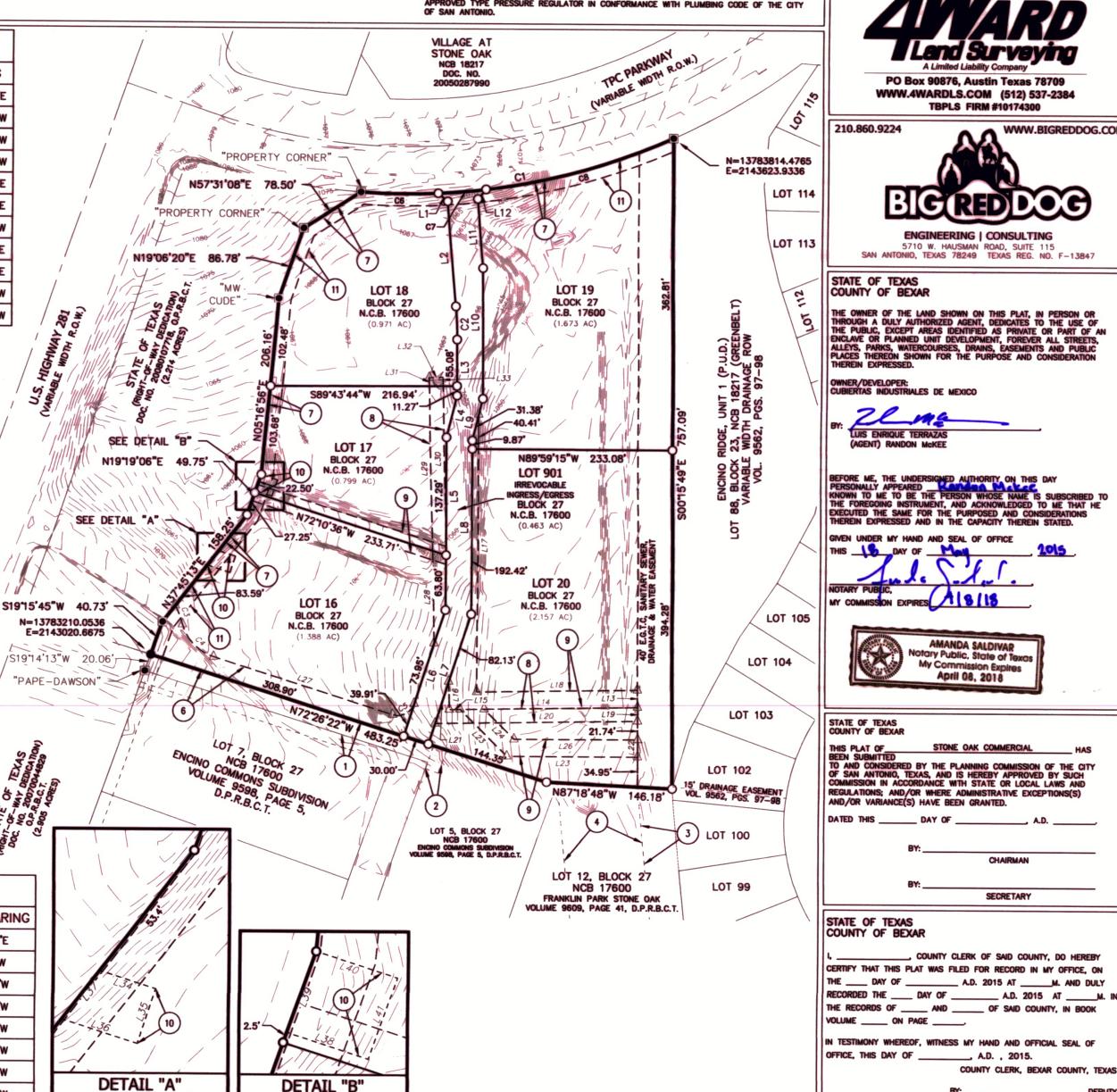
STATE PLANE GRID CONTROL FOR THIS SURVEY BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 29, 2014. 4WARD CONTROL POINT WAS CHECKED TO TXDOT MONUMENT S0150189AZ, HAVING A PUBLISHED GRID COORDINATE & NAVID 88 ELECATION OF N 13,766,902.492, E 2,163,936.303, ELEV. 985.979'.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ADEQUATE SET—BACK AND/OR SOUND ABATEMENT MEASURES

MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THE PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL", THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG US HIGHWAY 281, BASED ON THE OVERALL

PRESSURE REDUCING VALVE (PRV) NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,073 FEET WHERE THE
STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH PLUMBING CODE OF THE CITY



DETAIL "B"

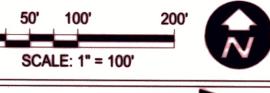
SCALE: 1" = 20'

PLAT NO. 140503

SUBDIVISION PLAT ESTABLISHING

STONE OAK COMMERCIAL

BEING 7.4512 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 18218 AS DESCRIBED BY DEED RECORDED IN DOC. NO. 20130077805 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE WILLIAM BRISBIN SURVEY NO. 396 1/2, ABSTRACT NO. 55, C.B. 4923 AND THE WILLIAMS BRISBIN SURVEY NO. 89 ½, ABSTRACT NO. 54, C.B. 4900, BEXAR COUNTY, TEXAS.





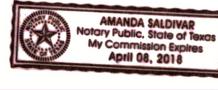
PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300



THE OWNER OF THE 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.



BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.



TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S)
AND/OR VARIANCE(S) HAVE BEEN GRANTED.

ED	THIS DAY OF	A.D
	BY:	
		CHAIRMAN
	BY:	
		SECRETARY

COUNTY CLERK OF SAID COUNTY, DO HEREBY
ERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
HE DAY OF A.D. 2015 ATM. AND DULY
ECORDED THE DAY OF A.D. 2015 ATM. IN
HE RECORDS OF AND OF SAID COUNTY, IN BOOK
OLUME ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF , A.D. , 2015.

DEPUTY

PAGE 1 OF 1

