

AREA BEING REPLATTED

SCALE: 1"= 200'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A OFFSITE 10' PRIVATE SANITARY SEWER EASEMENT TO BE MAINTAINED BY OWNER OF LOT 78 AND A OFFSITE 10' PRIVATE DRAINAGE EASEMENT OF THE STONE CREEK VILLAGE UNIT 1 SUBDIVISION RECORDED IN VOLUME 9671, PAGES 174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT STONE CREEK VILLAGE UNIT 1, PLAT NO. 140185 WHICH IS RECORDED IN VOLUME 9671, PAGE 174,

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THANTWO (2) RESIDENTIAL UNITS PER LOT

SADAN PANT (FOR OFFSITE EASEMENTS) OWNER/DEVELOPER VASB GROUPS, LLC 5403 PASSION FLOWER

STATE OF TEXAS

A.D. 20 5

SAN ANTONIO, TEXAS 78523

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.



1. THE CITY OF SAN ANTONIO AS 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," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, 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 OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SAID LANGS ALL TIMES OF A PPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. 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 ALTERATION.

3. 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

ASEMENTS ARE DESCRIBED BELOW WASTEWATER EDU NOTE

HE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) 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.

FIRE DEPARTMENT ACCESS EASEMENT NOTE 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.

DEPARTMENT FIRE MARSHAL

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MAINTENANCE NOTE: THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STONE OAK EVANS SWC SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE STONE OAK EVANS SWC PROPERTY OWNERS OR 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: LOTS 79, 80, 81, 82 AND 83, BLOCK 6, NCB 19219.

WIDE DRAINAGE EASEMENT

LOT 81

BLOCK 6

NCB 19219

VARIABLE WIDTH PUBLIC

DRAINAGE EASEMENT

(0.225 ACRE)

(5.080 ACRES

13781587.70

VARIABLE WIDTH

(0.139 ACRE)

PRIVATE INTERCEPTOR

DRAINAGE EASEMENT

27' DRAINAGE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT

21' PRIVATE

DRAINAGE EASEMENT

LEGEND

E: 2132402.49

SAWS HIGH PRESSURE NOTE:

PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1110 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 THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IMPACT FEE PAYMENT 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.

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND

WASTEWATER EASEMENTS SHOWN ON THIS PLAT. SAWS DEDICATION NOTE: HE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAIN TO THE SAN

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. 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 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.

PRIVATE DRAINAGE EASEMENT NOTE:

LOT 80

BLOCK 6

NCB 19219

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PRIVATE 25' AND 35' DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE FOR THE BENEFIT OF LOTS 78, 79, 80, 82 AND 83, AND ARE TO BE MAINTAINED BY SAID LOTS

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2445.00'	8*06'35"	N84*53'45"E	345.78'	346.07
C2	2555.00'	4*08'44"	N86 ' 52'40"E	184.82	184.86
C3	2445.00'	1*58'13"	N81°49'34"E	84.07'	84.08'
C4	2445.00'	1°10'22"	N83*23'51"E	50.05'	50.05'
C5	2445.00'	3*33'57"	N85°46'01"E	152.14	152.16'
C6	2445.00'	1'24'03"	N88"15'01"E	59.77'	59.77
C7	2555.00'	4*08'44"	N86 ' 52'40"E	184.82	184.86
C9	50.00'	81"16'56"	S34*56'45"E	65.13'	70.93
C10	46.00'	11"26'12"	S03"27"20"E	9.17'	9.18'
C11	54.00'	11*26'12"	S03*27'20"E	10.76	10.78

ACCESS NOTE

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

STONE OAK PARKWAY (110' ROW) (VOL 9515, PGS 24-30, DPR)

LOT 79

BLOCK 6

NCB 19219

(1.330 ACRES)

20' ELECTRIC

TV EASEMENT

TELEPHONE AND CABLE

LOT 82

BLOCK 6

NCB 19219

(2.457 ACRES)

TELEPHONE, CABLE TV AND

SANITARY SEWER EASEMENT

(VOL 9546, PGS 188-190, DPR)

-S83°24'31"W

OFFSITE 10' PRIVATE DRAINAGE

(VOL 9671, PG 174, DPR)

(VOL 9671, PG 174, DPR)

1' VEHICULAR NON-ACCESS

EASEMENT

EASEMENT

FASEMENT AREA

FASEMENT (0.085 AC)

EASEMENT (0.164 AC)

UNPLATTED

(11.8705 ACRES)

OWNER: LVSA 1 LTD.

16' WIDE ELECTRIC, GAS,

16' SANITARY SEWER EASEMENT

(VOL 9546, PGS 188-190, DPR)

1, BLOCK 6, NCB 19219

LINE TABLE

INE # BEARING LENGTH

70.00

THE RIDGE AT STONE OAK, UNIT 1

GREEN SPACE AREA AND

DRAINAGE EASEMENT (VOL 9546, PGS 188-190, DPR)

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 REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LOT 83

BLOCK 6

NCB 19219

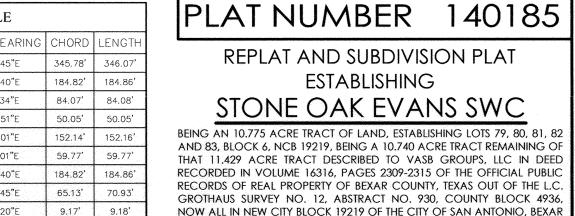
WIDE ELECTRIC & GAS EASEMENT

(VOL 9546, PGS 188-190, DPR)

12' ELECTRIC, GAS, TELEPHONE

(VOL 9546, PGS 188-190, DPF

AND CABLE TV EASEMENT



COUNTY, TEXAS CONVEYED TO VAQUERO EVANS PARTNERS, LP IN DEED RECORDED IN VOLUME 17018, PAGES 1375-1379 OF THE OFFICIAL PUBLIC

RECORDS OF BEXAR COUNTY, TEXAS.

N: 13781305.88

2133381.99

SCALE: 1"= 100' 200 300' PAPE-DAWSON TBPS, FIRM REGISTRATION # 10028800 2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010 DATE OF PRINT: December 21, 2015 STATE OF TEXAS COUNTY OF BEXAR

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

COUNTY, TEXAS AND AN OFFSITE EASEMENT LOCATED ON LOT 78, BLOCK 6

NEW CITY BLOCK 19219, OF THE STONE CREEK VILLAGE UNIT 1 RECORDED

IN VOLUME 9671, PAGE 174 IN THE DEED AND PLAT RECORDS 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.

7 News DIAN HUBER Notary Public. State of Texas My Commission Expires July 31 301 XAS

ESTHER NEUMAN MARCUSHAMER, MANAGER (FOR LOT 78) DIGBY PARTNERS, LLC A TEXAS LIMITED LIABILITY COMPANY 3105 OLD FLM WAY SAN ANTONIO, TEXAS 78230

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ESTHER NEUMAN MARCUSHAMER 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 DECEMBER , A.D. 20 15.

NOTARY PUBLIC, TARRANT COUNTY, TEXAS

STATE OF TEXAS

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SADAN PANT (OWNER OF LOT 79, 80, 81, 82 AND 83) VASR GROUPS LLC 5403 PASSION FLOWER SAN ANTONIO, TEXAS 78523

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS NANCY EC WILLAFEXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

Notary ID 10027188

Notary ID 10027188

Notary ID 10027188

STONE OAK EVANS SWC THIS PLAT OF 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

CHAIRMAI STATE OF TEXAS SECRETARY COUNTY OF BEXAR , COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

M. AND DULY RECORDED THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

__, A.D. <u>20</u>___ COUNTY CLERK, BEXAR COUNTY, TEXAS

___ DAY OF__

OFFICE, THIS

SHEET 1 OF 1 BY:

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL O

NANCY EC WILLAFORD Notary Public, State of Texa Comm. Expires 01-27-2020 Notary ID 10027188 MY COMMISSION EXPIRES: 27,2020 SURVEYOR'S NOTES "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

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 CORS NETWORK DIMENSIONS SHOWN ARE SURFACE.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

STATE OF TEXAS COUNTY OF BEXAR

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

ENSED PROFESSIONAL ENGINEER

25' INGRESS/EGRESS EASEMENT 7' PEDESTRIAN EASEMENT

> 16' PUBLIC WATER EASEMENT 25.5' PUBLIC WATER EASEMENT

AC ACRE(S)

VOL VOLUME

OPR

BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

- 1050 EXISTING CONTOURS

14' GAS, ELECTRIC, TELEPHONE

DRAINAGE EASEMENT

(0.288 AC)

EASEMENT

AND CABLE TV EASEMENT

VARIABLE WIDTH PRIVATE

16' SANITARY SEWER EASEMENT

TV AND PRIVATE DRAINAGE

(0.163 AC) (OFFSITE 0.039 AC)

NEW CITY BLOCK

PG PAGE(S) ROW RIGHT-OF-WAY DPR DEED AND PLAT RECORDS OF FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)

WIDE ELECTRIC, GAS, ELEPHONE, CABLE TV EASEMENT

SET 1/2" IRON ROD (PD) 25' ELECTRIC, TELEPHONE, CABLE TV AND PRIVATE DRAINAGE **EASEMENT**

25' PUBLIC SANITARY SEWER EASEMENT (0.332 AC) (OFFSITE 0.039 AC) 10' GAS FASEMENT

(0.133 AC) (OFFSITE 0.031 AC) 30'X20' PRIVATE UTILITY AND ACCESS EASEMENT FOR THE BENEFIT OF LOT

80 (0.0138 AC) 14' GAS, ELECTRIC, TELEPHONE 35' ELECTRIC, TELEPHONE, CABLE (1) AND CABLE TV EASEMENT (VOL 9571, PG 174, DPR) OFFSITE 14' GAS, ELECTRIC,

OFFSITE 14' GAS, ELECTRIC,
TELEPHONE AND CABLE TV EASEMENT (VOL 9571, PG 174, DPR) VARIABLE WIDTH DRAIN EASEMENT

(11978, PGS 2344-2350, OPR) (VOL 9546, PGS 188-190, DPR) LOT 78, BLOCK 6, NCB 19219 OFFSITE 10' PRIVATE SANITARY STONE CREEK VILLAGE UNIT 1 (VOL 9671, PG 74, DPR) SEWER EASEMENT (VOL 9671, PG 174, DPR)

L1 S51 53'12"W STARBUCKS PERMANENT L2 S80'49'33"W 68.75 S80°49'33"W (VOL 17017, PGS 2124-2156, OPR) VARIABLE WIDTH GAS & ELECTRIC L5 N80'49'33"E 56.00 L6 S51'53'12"W 15.63 (VOL 17285, PG 1888, OPR) N38'06'48"W 16.00' VARIABLE WIDTH GAS & ELECTRIC S51'53'12"W 13.78 (VOL 17285, PG 1876, OPR) L9 N65'06'23"E N51'53'12"E 1 LOT 24, BLOCK 6, NCB 19219 S38*06'48"E THE RIDGE AT STONE OAK, UNIT (VOL 9546, PGS 188-190, DPR) L12 S51.53'12"W LOT 78, BLOCK 6, NCB 19219 L13 S27'05'25"E STONE CREEK VILLAGE, UNIT 1 (VOL 9671, PG 174, DPR)

76.48 27.93 32.00 16.00 16.00 L14 S62*54'35"W 29.47 L15 N42'39'45"W 105.62 L16 N80'51'04"E

LINE TABLE INE # BEARING LENGTI L17 S42'45'57"E 98.31 L18 S84"19'43"E 16.00 N80'49'34"E L20 S09'10'26"E 59.12 S02'15'46"W 45.46

L22 S09'10'26"E 130.46'

DETAIL "A' NOT-TO-SCALE



ONAL.

MALTINE

