

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
DPR	DEED AND PLAT RECORDS OF (SURVEYOR)	○	SET 1/2" IRON ROD (PD)
	BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	8	16' SANITARY SEWER & DRAINAGE EASEMENT (VOL 9583, PGS 38-39, DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	20' GAS, ELECTRIC, TELEPHONE, CABLE TV & ACCESS EASEMENT (VOL 9582, PGS 177-179, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9680, PGS 123-125, DPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	11	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9697, PGS 89-90, DPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	12	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9697, PGS 89-90, DPR)
11	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	13	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9697, PGS 93-95, DPR)
1	10' TELEPHONE EASEMENT (VOL 15173, PGS 2455-2464, OPR)	14	VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9697, PGS 93-95, DPR)
2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9680, PGS 123-125, DPR)	15	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9697, PGS 93-95, DPR)
3	50' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET ROW (VOL 9577, PGS 8-10, DPR)	16	29' GAS, ELECTRIC, TELEPHONE, CABLE TV & ACCESS EASEMENT (VOL 9582, PGS 177-179, DPR)
4	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9577, PGS 8-10, DPR)	17	12' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9582, PGS 177-179, DPR)
5	60' DRAINAGE EASEMENT (VOL 9577, PGS 8-10, DPR)	18	16' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9582, PGS 177-179, DPR)
6	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9577, PGS 8-10, DPR)	19	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9582, PGS 177-179, DPR)
7	20' GAS, ELECTRIC, TELEPHONE, CABLE TV, SANITARY SEWER, & DRAINAGE EASEMENT (VOL 9583, PGS 38-39, DPR)		

EDU NOTE:

THE 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.

IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

- 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, REPAIRING, 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 GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AREAS, 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 SAID LINES OR APPURTENANCES THEREOF; 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 ALTERATION.
- 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:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

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.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N38°00'33"W	35.23'
L2	N66°00'33"W	136.51'
L3	N40°42'57"W	50.00'
L4	N79°00'19"E	12.27'
L5	N38°41'50"E	55.93'
L6	N45°36'19"W	144.62'
L7	N41°40'57"W	50.00'
L8	N74°15'35"W	119.26'
L9	N54°15'56"W	109.27'
L10	S37°21'23"W	19.22'
L11	S23°54'34"W	101.36'
L12	N65°59'29"W	135.15'
L13	N24°00'31"E	5.72'
L14	N65°59'29"W	50.00'
L15	N44°54'14"W	77.41'
L16	N45°05'46"E	52.90'
L17	N23°53'48"E	142.12'
L18	N24°00'31"E	3.66'
L19	S23°54'34"W	17.50'
L20	N23°54'34"E	17.50'
L21	S24°00'31"W	3.66'
L22	N19°22'39"W	14.00'
L23	N69°19'25"E	18.00'
L24	S88°37'38"W	68.30'
L25	S69°10'16"W	68.72'
L26	N56°18'07"E	14.16'
L27	N43°30'51"E	72.23'
L28	N01°00'19"W	69.14'
L29	N56°46'05"W	207.11'

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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(h).

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STILLWATER RANCH UNIT 22 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE STILLWATER RANCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FEMA NOTE:

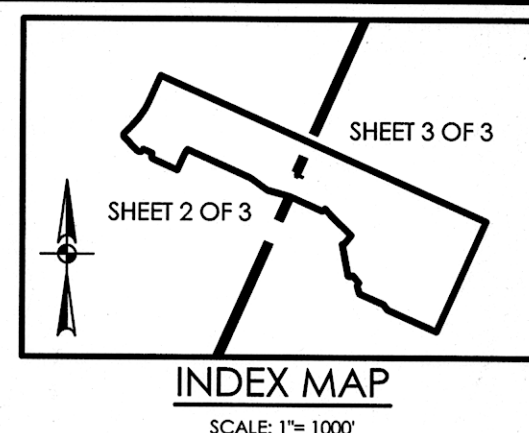
A PORTION OF LOT 98, BLOCK 180, CB 4450 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DEPICTED ON THE LOMR CASE NO. 12-06-1791P, DATED MAY 28, 2013. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY AND FEMA. BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 1% (100 YEAR) FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 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.

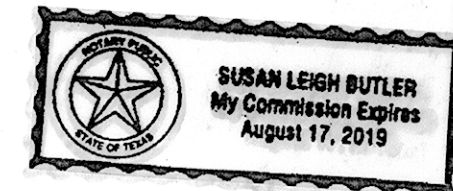
FINISHED FLOOR FOR FLOODPLAIN NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.



INDEX MAP

SCALE: 1"= 1000'



PLAT NUMBER 150440

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 22

A TOTAL OF 17,937 ACRE TRACT OF LAND, BEING ALL OF THAT 17,937 ACRE TRACT OF LAND CONVEYED TO RSI COMMUNITIES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17958, PAGES 1188-1201 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN 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: September 6, 2016

STATE OF TEXAS
COUNTY OF WILLIAMSON

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: JAY BYLER
RSI COMMUNITIES, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY BYLER, 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 15th DAY OF September, A.D. 20 16.

Susan Leigh Butler
NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

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

THIS PLAT OF STILLWATER RANCH UNIT 22 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

STATE OF TEXAS
COUNTY OF BEXAR

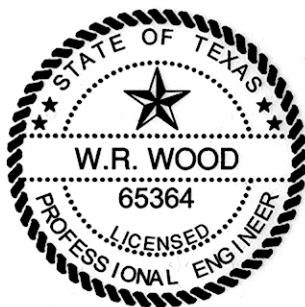
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

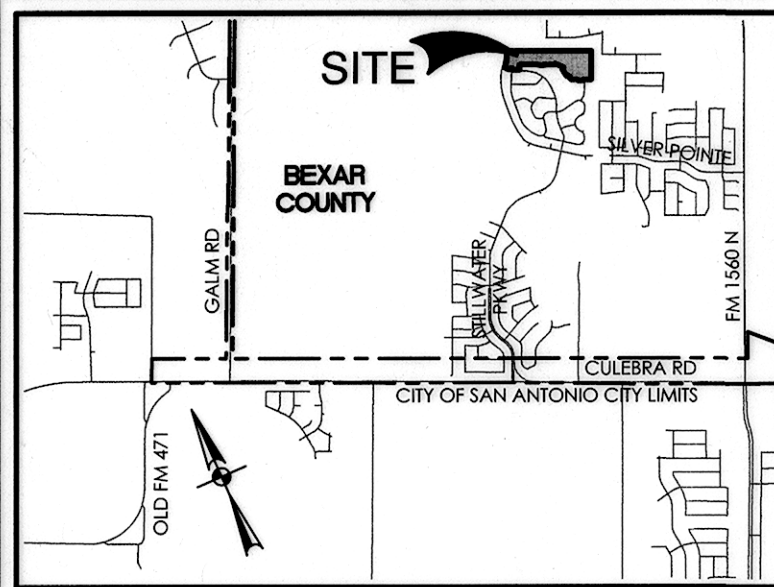
BY: _____, DEPUTY

OWNER/DEVELOPER:
JAY BYLER
RSI COMMUNITIES, LLC
810 HESTERS CROSSING RD, STE 235
ROUND ROCK, TX 78681
(512)953-4103

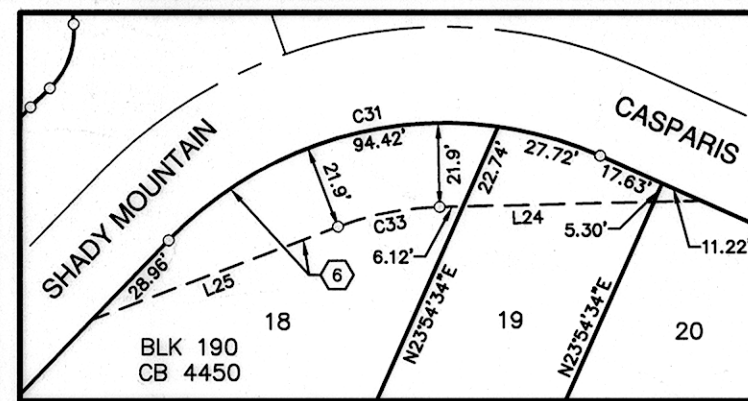
SHEET 1 OF 3



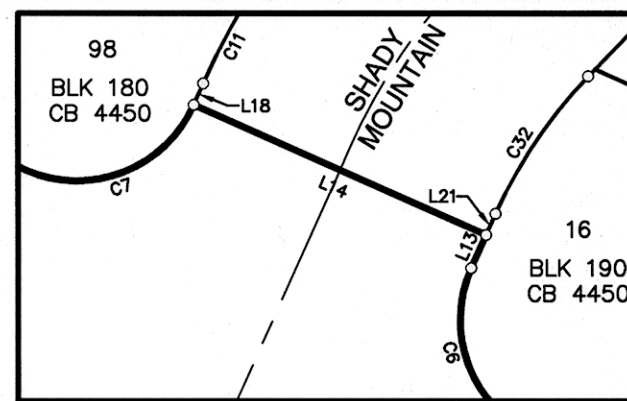
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND
AND CURVE AND LINE TABLE

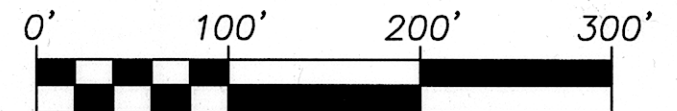
NOTE:
SEE SHEET 1 OF 3 FOR
ENGINEER, SURVEYOR
AND EXTRA NOTES.

PLAT NUMBER 150440

SUBDIVISION PLAT
OF
STILLWATER RANCH UNIT 22

A TOTAL OF 17.937 ACRE TRACT OF LAND, BEING ALL OF THAT 17.937 ACRE TRACT OF LAND CONVEYED TO RSI COMMUNITIES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17958, PAGES 1188-1201 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: September 6, 2016

STATE OF TEXAS
COUNTY OF WILLIAMSON

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: JAY BYLER
RSI COMMUNITIES, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY BYLER, 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 September, A.D. 2016.

Susan Leigh Butler
NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

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

THIS PLAT OF STILLWATER RANCH UNIT 22 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

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 _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

UNPLATTED
REMAINING PORTION OF
179.306 AC TRACT
RSI COMMUNITIES, LLC
(VOL 17958, PGS 848-860, OPR)

UNPLATTED
REMAINING PORTION OF 28.419 AC TRACT
RSI COMMUNITIES, LLC
(VOL 17958, PGS 861-876, OPR)

1% A.C. (100-YR)
FEMA FLOODPLAIN & 1%
A.C. (100-YR) FUTURE
CONDITIONS FLOODPLAIN
PER FLOOD STUDY
PREPARED BY
PAPE-DAWSON
ENGINEERS, INC.
(CASE #14-06-0525R)
APPROVED JULY 17, 2014

1% A.C. (100-YR)
FEMA DFIRM FLOODPLAIN
EFFECTIVE 5-28-13

EDU NOTE:

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IMPACT FEE NOTE:

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C.P.S. NOTES:

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 EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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W.R. Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

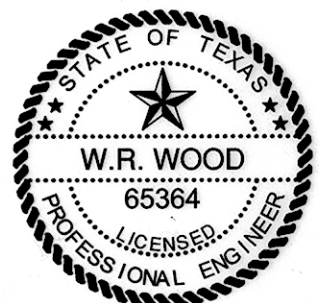
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

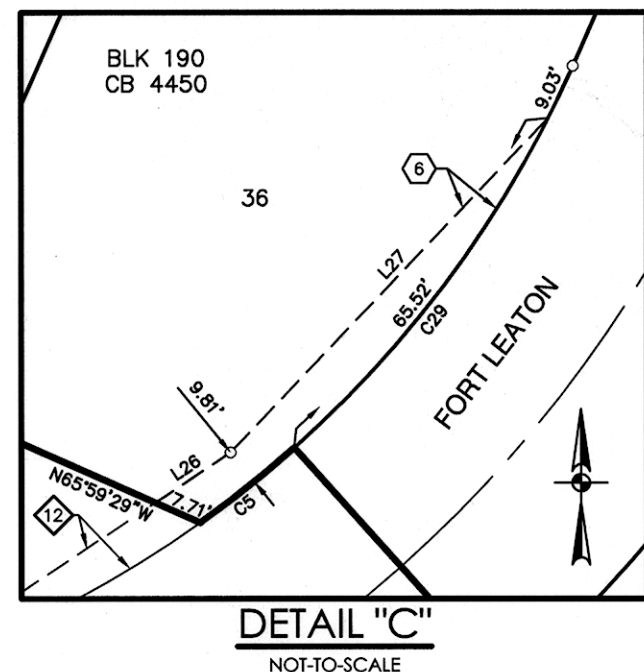
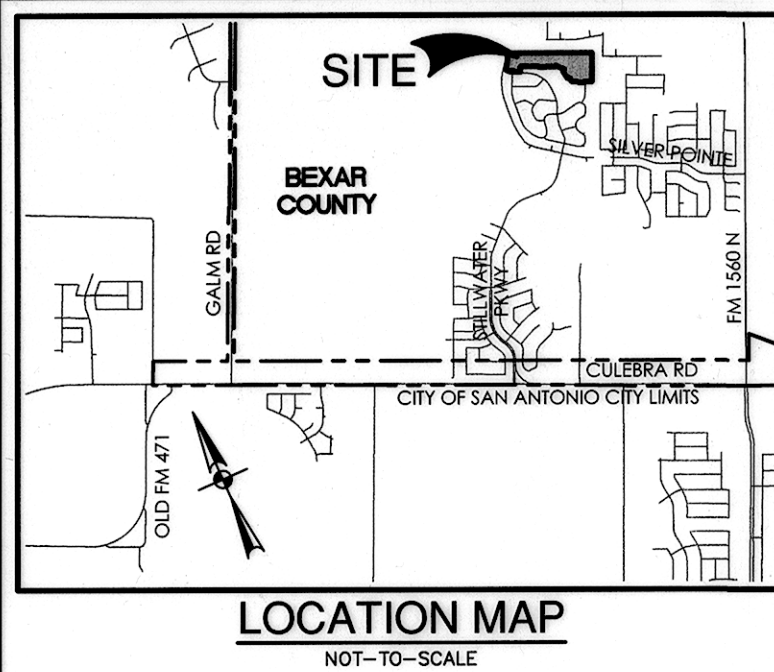
John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

OWNER/DEVELOPER:
JAY BYLER
RSI COMMUNITIES, LLC
810 HESTERS CROSSING RD, STE 235
ROUND ROCK, TX 78681
(512)953-4103

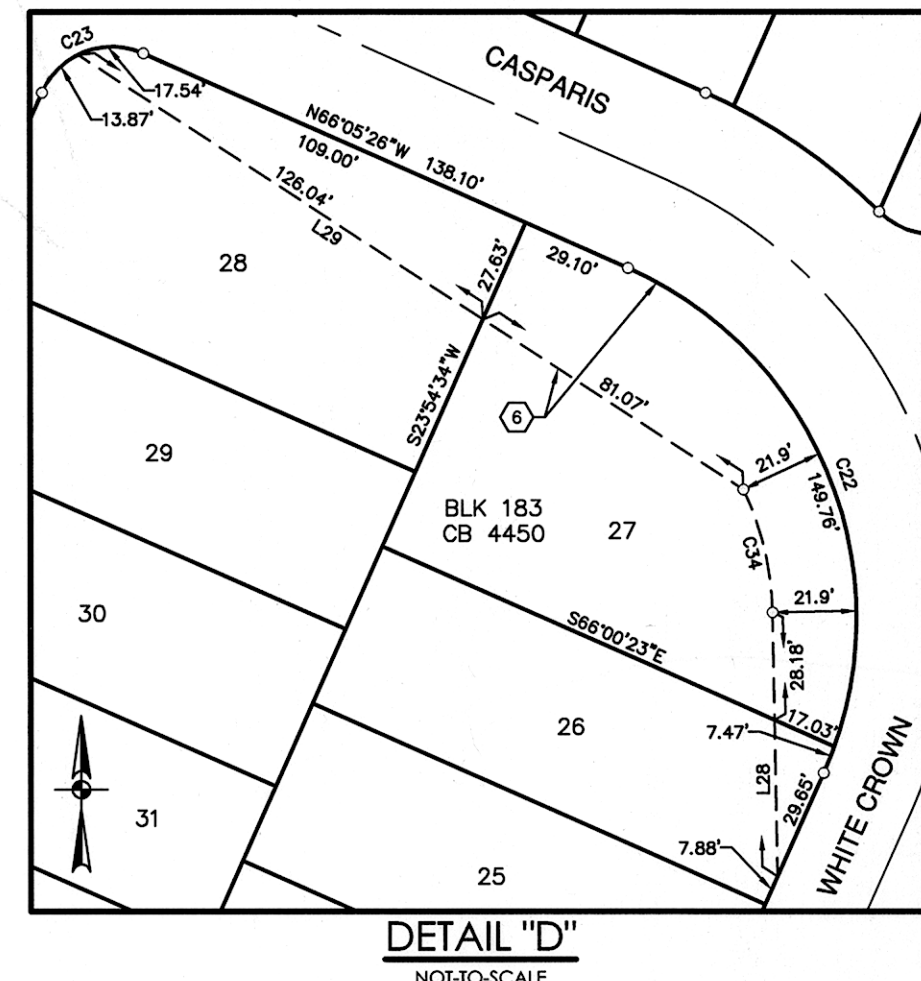
SHEET 2 OF 3





NOTE:
SEE SHEET 1 OF 3 FOR
ENGINEER, SURVEYOR
AND EXTRA NOTES.

NOTE:
SEE SHEET 1 OF 3 FOR LEGEND
AND CURVE AND LINE TABLE



PLAT NUMBER 150440

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 22

A TOTAL OF 17.937 ACRE TRACT OF LAND, BEING ALL OF THAT 17.937 ACRE TRACT OF LAND CONVEYED TO RSI COMMUNITIES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17958, PAGES 1188-1201 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE M. M. Y. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'
0' 100' 200' 300'



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

DATE OF PREPARATION: September 6, 2016

STATE OF TEXAS
COUNTY OF WILLIAMSON

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: JAY BYLER
RSI COMMUNITIES, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY BYLER, 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 September, A.D. 20 16.

Susan Leigh Butler
NOTARY PUBLIC, WILLIAMSON COUNTY, TEXAS

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

THIS PLAT OF STILLWATER RANCH UNIT 22 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

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 _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

EDU NOTE:
THE 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.

IMPACT FEE NOTE:
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