

MAINTENANCE NOTE

HE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STILLWATER RANCH UNIT 29 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE STILLWATER RANCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE BUT NOT LIMITED TO: (LOTS 901, 902 & 903, BLOCK 79, LOT 901, BLOCK 91, AND LOT 901, BLOCK 2191

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR 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 LOT 901, BLOCK 91, CB 4450 IS DESIGNATED AS OPEN SPACE AND AS A PEDESTRIAN, PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES GAS, ELECTRICAL, TELEPHONE, CABLE TV, MAINTENANCE ACCESS DRAINAGE ABOVE FINISHED ADJACENT GRADE.

LOODPLAIN FINISHED FLOOR 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.

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

SAWS HIGH PRESSURE NOTE:

SET 1/2" IRON ROD (PD)-ROW 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.

LINE TABLE				
INE #	BEARING	LENGTH		
L1	S04*15'49"E	65.47'		
L2	N85°44'11"E	17.44'		
L3	S04*15'49"E	60.00'		
L4	S46*27'58"E	51.85'		
L5	S01 ° 19'53"W	134.98'		
L6	S39*58'19"E	50.00'		
L7	N50°01'41"E	17.90'		
L8	S80°04'47"E	51.66'		
L9	S52 * 38'06"E	104.07'		
L10	S37•21'54"W	41.00'		
L11	N52*38'06"W	100.34'		
L12	S32 ' 09'29"W	105.46'		
L13	N73°07'03"W	156.30'		
L14	N82°36'54"W	164.12'		
L15	S08°50'09"W	47.23'		
L16	N81°09'51"W	49.63'		
L17	N08*50'09"E	57.03 '		
L18	S73°15'23"E	116.39'		
L19	N81°09'52"W	16.25'		
L20	N04 * 32'32"W	120.00'		
L21	N04°32'32"W	119.11'		
L22	N23*56'31"E	165.33'		
L23	N23*56'31"E	43.37'		
L24	N33°02'25"W	32.21'		
L25	N56*57'35"E	50.00'		
L26	S33°02'25"E	50.51'		
L27	S39*58'19"E	54.63'		
L28	N82 * 36'54"W	88.25'		
L29	N04 * 32'32"W	70.00'		
L30	S82°36'54"E	103.30'		
L31	N39*58'19"W	74.59 '		
L32	S50°01'41"W	96.00'		
L33	N50°01'41"E	27.59 '		
L34	N66°05'10"W	62.17'		
L35	S23*54'58"W	9.09'		
L36	N23*56'31"E	124.29'		
L37	S66*05'02"E	20.00'		
L38	S85*44'11"W	17.44'		
L39	S66°05'10"E	62.17'		
L40	S69*59'30"E	50.59'		

FIRE FLOW DEMAND NOTE

Setback note

ANTONIO

OPEN SPACE NOTE

EASEMENTS.

INGRESS/EGRESS SEWER:

EASEMENT(S) SHOWN ON THIS PLAT"

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.

TREE NOTE

35-477(b)(5)C.

		CUR	VE TABLE
CURVE #	RADIUS	DELTA	CHORD BEA
C1	230.00'	013*39'19"	N78 * 54'31'
C2	435.00'	040*33'55"	S18 ° 57'04'
C3	35.00'	089*15'43"	S05°23'50'
C4	30.00'	076•27'00"	N88*15'12'
C5	435.00'	026*33'29"	S66*48'02
C6	50.00'	073•44'23"	N41°24'44'
C7	111.00'	028•29'03"	N09*42'00
C8	50.00'	073*44'23"	N60*48'43
C9	20.00'	105 ° 06'23"	S28*36'40'
C10	250.00'	015*40'07"	S88*59'55'
C11	250.00'	047•01'33"	N47*25'45
C12	20.00'	090.00,00	S05*01'41"
C13	20.00'	039*13'37"	S59 * 35'07
C14	51.00'	142 ° 20'30"	S08°01'40'
C15	20.00'	039'13'37"	S43 * 31'46"
C16	20.00'	039*13'37"	S04 * 18'10"
C17	51.00'	151 * 55'21"	S60 * 39'02'
C18	20.00'	039•13'37"	N63 ° 00'06'
C19	325.00'	016•31'52"	N74 ° 20'58'
C20	75.00'	015*04'49"	N73 ' 37'27'
C21	75.00'	013*22'41"	N87 * 51'12'
C22	20.00'	090°00'00"	S49*32'32
C23	75.00'	028•29'03"	S09 ° 42'00'
C24	125.00'	013•22'41"	S87*51'12'
C25	125.00'	015*04'49"	\$73 * 37'27'
C26	275.00'	016•31'52"	S74 * 20'58'
C27	25.00'	073•28'08"	N60 ° 39'02
C28	25.00'	063*53'17"	N08°01'40'
C29	20.00'	090*00'00"	N84 * 58'19'
C30	51.00'	254*28'46"	N02 * 43'58'
C31	20.00'	074°28'41"	N87 ° 16'02
C32	20.00'	090°00'00"	N05°01'41'
C33	75.00'	026*06'51"	N53*01'44'
C34	20.00'	089*59'52"	S68 * 54'54'
C35	330.00'	074 ° 55'11"	S61*22'33'
C36	20.00'	074•53'37"	S61*23'20'
C37	230.00'	048'09'54"	N47*59'55
C38	170.00'	061•49'13"	S54 * 49'35'
C39	20.00'	090'00'08"	S21*05'06
C40	125.00'	026*06'51"	S53°01'44'
C41	20.00'	090*00'00"	S84 * 58'19'
			05 11 10 10 7

FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN

ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

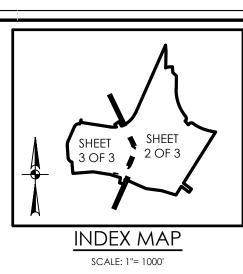
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

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

LOT 901, BLOCK 79, CB 4450 AND LOT 901, BLOCK 219, CB 4450 ARE DESIGNATED AS OPEN SPACE, DRAINAGE, GAS, ELECTRICAL, TELEPHONE AND CABLE TV EASEMENT. DRAINAGE EASEMENT. LOT 902, BLOCK 79, CB 4450 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, MAINTENANCE ACCESS DRAINAGE EASEMENTS. LOT 903, BLOCK 79, CB 4450 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, SEWER,

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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2105096) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES



PLAT NUMBER 160316

SUBDIVISION PLAT OF

STILLWATER RANCH UNIT 29

BEING A TOTAL OF 23.96 ACRE TRACT OF LAND COMPRISED OF 0.309 ACRES OUT OF A 29.177 ACRE TRACT AND 23.526 ACRES OUT OF A 179.306 ACRE TRACT OF LAND BOTH CONVEYED TO RSI STILLWATER, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 18256, PAGES 939-958 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE M. M. MUSQUIZ SURVEY NUMBER 80, ABSTRACT 467, COUNTY BLOCK 4450, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: April 6, 2017

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 STILLWATER, LLC 810 HESTERS CROSSING RD, STE 235 ROUND ROCK, TX 78681 (512)953-4103

STATE OF TEXAS COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS JAY BYLER 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 ___DAY OF ____ , A.D. <u>20</u>

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

DATED THIS

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. <u>20</u>	
	BY:				
					CHAIRMAN
	₽V•				
	DI				SECRETARY
STATE OF TEXAS					
COUNTY OF BEXAR					
l,		_, COUN	TY CLERK (OF BEXAR COUN	TY, DO HEREBI
CERTIFY THAT THIS PL	AT WAS FILED F	OR RECO	DRD IN MY	OFFICE, ON THE	DA\
OF	, A.C	. <u>20</u>	AT	M. AND DULY F	RECORDED THE
DAY OF		,	A.D. 20	AT	M. IN THE

OF	, A.D. <u>20</u>	AT	M. AND DULY	RECORDED THE
DAY OF		_, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT R	ECORDS OF BEXAR CO	unty, in boo	K/ VOLUME	ON
PAGE	IN TESTIMONY WHEREC	df, witness m	Y HAND AND C	OFFICIAL SEAL OF
OFFICE, THIS	DAY OF		, A.D. <u>20</u>	
		COUNTY	CLERK, BEXAR	COUNTY, TEXAS

0 Job No. 9130 Sur ٩ ۋ No.

LTA CHORD BEARING CHORD LENGTI 39'19" N78**°**54'31"E 54.69' 54.82' 33'55" S18**°**57'04"E 301.59**'** 307.98 15'43" S05°23'50"W 49.18' 54.53' 27'00" N88°15'12"E 37.13' 40.03' 33'29" S66*48'02"E 199.83' 201.63' 44'23" N41°24'44"W 60.00' 64.35' 29'03" N09**°**42'00"E 54.62' 55.18 44'23" N60*48'43"E 60.00' 64.35 06'23" S28*36'40"E 31.76' 36.69 40'07" S88*59'55"E 68.15' 68.37 01'33" N47°25'45"E 199.48' 205.19' 00'00" S05*01'41"W 28.28' 31.42' 13'37" S59*35'07"E 13.43' 13.69' 20'30" S08°01'40"E 96.54' 126.70 13'37" S43°31'46"W 13.43' 13.69 13'37" S04*****18'10"W 13.43' 13.69' 55'21" S60'39'02"W 98.95' 135.23' 13'37" N63'00'06"W 13.43' 13.69 31'52" N74**°**20'58"W 93.45' 93.77' 04'49" N73**°**37'27"W 19.68' 19.74' 22'41" N87*51'12"W 17.47' 17.51' 00'00" S49'32'32"E 28.28' 31.42' 29'03" S09°42'00"W 36.90' 37.29' 22'41" S87**'**51'12"E 29.12' 29.19' 04'49" S73**°**37'27"E 32.81' 32.90' 31'52" S74**°**20'58"E 79.07**'** 79.34' 28'08" N60'39'02"E 29.91' 32.06' 53'17" N08°01'40"W 26.45' 27.88 00'00" N84*****58'19"W 28.28' 31.42' 28'46" N02°43'58"W 81.20' 226.52 28'41" N87°16'02"E 24.21' 26.00' 00'00" N05°01'41"E 28.28' 31.42' 06'51" N53**°**01'44"W 33.89' 34.18' 59'52" S68*54'54"W 28.28' 31.42' 55'11" S61*22'33"W 401.42' 431.51 53'37" S61*23'20"W 24.32' 26.14 09'54" N47*****59'55"E 187.70**'** 193.35 49'13" S54**°**49'35"W 174.66' 183.42' 00'08" S21°05'06"E 28.28' 31.42' 06'51" 56.97' S53°01'44"E 56.48' 00'00" S84*58'19"E 28.28' 31.42' C42 150.34' 017'18'20" 45.24' 45.41' S54*40'07"W



SHEET 1 OF 3 BY: _____

DEPUTY

