

PLAT NUMBER 160321

SUBDIVISION PLAT
OF
STILLWATER RANCH UNIT 23

BEING A 28.23 ACRE TRACT OF LAND COMPRISED OF 27.289 ACRES OUT OF A 179.306 ACRE TRACT 2 OF LAND 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, 0.211 ACRES OUT OF A 29.177 ACRE TRACT 5 AND 0.736 ACRES OUT OF 28.419 ACRE TRACT 4 OF LAND CONVEYED TO RSI STILLWATER, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 18256, PAGES 939-958, OUT 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 | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 1 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 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 _____ DAY OF _____, A.D. 20____.

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 23 _____ 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

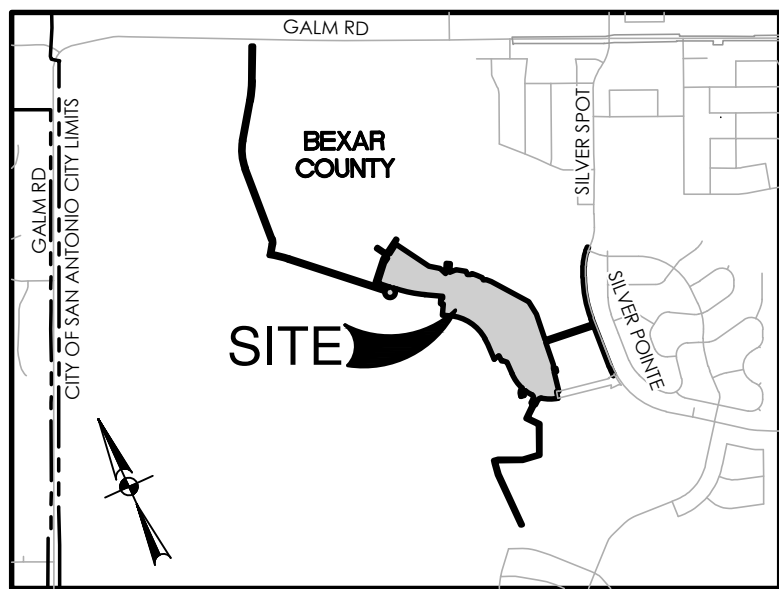
BY: _____ SECRETARY

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



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	INT	INTERSECTION
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW
		1234.56	FINISHED FLOOR ELEVATION
---	1140		EXISTING CONTOURS
---	1140		PROPOSED CONTOURS
---			EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---			1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	16	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT [0.798 AC OFF-LOT]
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	17	25' EMERGENCY ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET ROW (2.028 AC OFF-LOT)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	1	UTILITY EASEMENT (VOL 12840, PGS 1695-1701, OPR)
7	PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT [0.074 AC OFF-LOT]	2	25' SANITARY SEWER EASEMENT (VOL 11191, PGS 335-349, OPR)
9	16' SANITARY SEWER EASEMENT [0.262 AC OFF-LOT]	3	26' DRAINAGE EASEMENT (VOL 9681, PGS 81-83, DPR)
11	12' SANITARY SEWER EASEMENT	4	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9697, PGS 93-95, OPR)
12	PUBLIC 42' DRAINAGE EASEMENT [0.097 AC OFF-LOT]	5	5' GAS EASEMENT (VOL 9697, PGS 93-95, DPR)
13	PUBLIC 34' DRAINAGE EASEMENT [0.020 AC OFF-LOT]	6	14' GAS, ELECTRIC, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT
14	PUBLIC 13' DRAINAGE AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET ROW [0.153 AC OFF-LOT]	7	STILLWATER RANCH NORTH BRIDGE (PLAT NO. 160067)
15	16' SANITARY SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW [0.471 AC OFF-LOT]		15' GAS EASEMENT (VOL 17968, PGS 2148-2153, OPR)

WASTEWATER 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.

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.

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 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, 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.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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.
- 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 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

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.

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.

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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE AND 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 FOR THE SOUTH CENTRAL ZONE.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN STILLWATER RANCH UNIT 23 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 BUT NOT LIMITED TO: LOTS 901, 902, 903 & 904 BLOCK 213, LOT 901, BLOCK 217, LOTS 901 & 902, BLOCK 218 AND LOTS 901 & 902, BLOCK 220

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 PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FLOODPLAIN 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.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE 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.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1254.00'	020°48'38"	N13°29'29"E	452.97'	455.47'
C2	454.00'	021°11'58"	N34°29'47"E	167.02'	167.98'
C3	440.00'	021°11'58"	S34°29'47"W	161.87'	162.80'
C4	1240.00'	020°48'38"	S13°29'29"W	447.91'	450.39'
C5	820.00'	006°47'54"	S00°18'47"E	97.24'	97.29'
C6	834.00'	007°33'03"	N00°41'22"W	109.83'	109.91'
C7	365.00'	003°08'24"	N78°30'35"W	20.00'	20.00'
C8	435.00'	023°25'05"	N65°13'51"W	176.56'	177.79'
C9	30.00'	076°27'00"	S88°15'12"W	37.13'	40.03'
C10	35.00'	089°15'43"	N05°23'50"E	49.18'	54.53'
C11	435.00'	010°18'56"	N34°04'33"W	78.21'	78.32'
C12	49.07'	056°43'35"	S34°41'42"W	46.62'	48.58'
C13	75.66'	072°10'13"	N30°57'44"E	89.13'	95.30'
C14	435.00'	024°17'03"	N10°48'38"W	182.99'	184.37'
C15	230.00'	013°39'19"	S78°54'31"W	54.69'	54.82'
C16	470.00'	056°51'34"	N32°41'23"W	447.51'	466.42'
C17	1330.00'	013°16'00"	N54°29'23"W	307.27'	307.96'
C18	21.00'	036°40'20"	S03°07'40"W	13.21'	13.44'
C19	55.00'	231°10'08"	N79°37'27"W	99.21'	221.91'
C20	1357.50'	006°37'59"	N51°10'22"W	157.07'	157.15'
C21	52.50'	088°22'25"	N10°18'09"W	73.19'	80.98'
C22	92.50'	030°29'45"	N18°38'14"E	48.65'	49.23'
C23	572.50'	030°59'28"	N18°53'05"E	305.90'	309.66'
C24	1287.50'	009°19'45"	N29°42'57"E	209.41'	209.64'
C25	1312.50'	009°19'45"	S29°42'57"W	213.47'	213.71'
C26	547.50'	030°59'28"	S18°53'05"W	292.54'	296.14'
C27	117.50'	030°29'45"	S18°38'14"W	61.80'	62.54'
C28	27.50'	088°22'28"	S10°18'08"E	38.34'	42.42'
C29	1382.50'	006°37'59"	S51°10'22"E	159.96'	160.05'
C30	55.00'	037°03'30"	N80°58'00"E	34.96'	35.57'
C31	21.00'	036°40'19"	N81°09'36"E	13.21'	13.44'
C32	75.00'	028°55'55"	S46°39'26"E	37.47'	37.87'
C33	845.00'	023°49'08"	S49°12'49"E	348.76'	351.28'
C34	325.00'	042°58'20"	S15°49'04"E	238.08'	243.75'
C35	20.00'	081°59'46"	S35°19'47"E	26.24'	28.62'
C36	59.00'	261°59'46"	S54°40'13"W	89.06'	269.79'
C37	20.00'	090°00'00"	N39°19'54"W	28.28'	31.42'
C38	70.00'	009°55'55"	N89°17'52"W	12.12'	12.13'
C39	345.00'	081°24'40"	S39°22'27"E	450.00'	490.21'
C40	598.00'	062°27'16"	N29°53'45"W	620.05'	651.84'
C41	20.00'	090°00'00"	N16°07'23"W	28.28'	31.42'
C42	125.00'	028°55'55"	N46°39'26"W	62.45'	63.12'
C43	20.00'	090°00'00"	N77°11'28"W	28.28'	31.42'
C44	75.00'	015°39'54"	S49°58'35"W	20.44'	20.51'
C45	125.00'	015°39'54"	N49°58'35"E	34.07'	34.18'
C46	20.00'	090°00'00"	N12°48'32"E	28.28'	31.42'
C47	795.00'	023°25'59"	N49°01'14"W	322.88'	325.14'
C48	275.00'	042°58'20"	N15°49'04"W	201.45'	206.25'
C49	20.00'	090°00'00"	N50°40'06"E	28.28'	31.42'
C50	130.00'	009°55'55"	N89°17'52"W	22.51'	22.53'
C51	658.00'	061°32'38"	S29°26'26"E	673.29'	706.79'
C52	20.00'	090°23'10"	S74°04'12"W	28.38'	31.55'
C53	678.00'	062°27'16"	N29°53'45"W	703.00'	739.04'

FIRE FLOW DEMAND 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.

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.

INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

FINISHED FLOOR NOTE:

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

TREE NOTE:

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 35-477(b)(5)C.

OPEN SPACE NOTE:

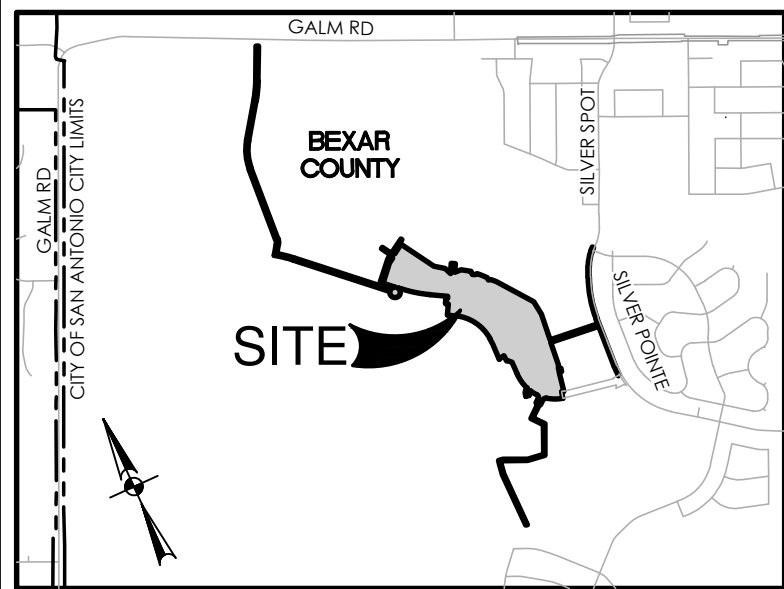
LOT 901, BLOCK 217, CB 4450, LOT 901, BLOCK 218, CB 4450, AND LOT 901, BLOCK 220, CB 4450 ARE DESIGNATED AS OPEN SPACE AND AS A PEDESTRIAN, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT. LOTS 902 & 903, BLOCK 213 ARE DESIGNATED AS OPEN SPACE, DRAINAGE, MAINTENANCE ACCESS, DRAINAGE EASEMENTS. LOT 902, BLOCK 218, CB 4450 AND LOT 902, BLOCK 220, CB 4450 ARE DESIGNATED AS OPEN SPACE. LOT 904, BLOCK 213, CB 4450 IS DESIGNATED AS AN OPEN SPACE AND ELECTRIC EASEMENT.

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.

LINE TABLE

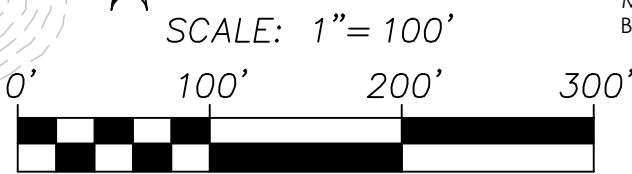
LINE #	BEARING	LENGTH
L1	N57°48'32"E	61.17'
L2	N32°11'28"W	8.52'
L3	N32°11'28"W	10.00'
L4	N57°48'32"E	17.00'
L5	N32°11'28"W	8.50'
L6	S57°48'32"W	50.32'
L7	S42°08'37"W	261.11'
L8	N47°51'23"W	13.00'
L9	N57°48'32"E	52.11'
L10	N32°11'28"W	115.77'
L11	N57°48'32"E	16.00'
L12	S32°11'28"E	115.77'
L13	N57°48'32"E	183.82'
L14	S32°11'28"E	13.00'
L15	S57°48'32"W	183.82'
L16	S32°11'28"E	8.50'
L17	N57°48'32"E	17.00'
L18	S32°11'28"E	10.00'
L19	N57°48'32"E	121.82'
L20	S09°44'20"E	4.75'
L21	S54°03'50"E	119.09'
L22	S23°07'46"E	79.48'
L23	N28°52'37"E	110.07'
L24	S61°07'23"E	42.00'
L25	S28°52'37"W	90.65'
L26	S85°56'21"E	72.23'
L27	S56°45'00"E	106.34'
L28	S01°13'13"E	34.83'
L29	S64°06'32"E	38.60'
L30	N78°11'14"E	16.63'
L31	S46°33'34"E	55.59'
L32	S40°17'44"E	60.26'
L33	S05°48'50"E	24.66'
L34	S71°30'57"E	30.30'
L35	S44°49'24"E	55.80'
L36	N03°05'10"E	54.50'
L37	N23°53'48"E	112.64'
L38	N45°05'46"E	45.03'
L39	S45°54'14"E	14.00'
L40	S45°05'46"W	45.03'
L41	S23°53'48"W	112.64'
L42	S48°06'15"W	17.72'
L43	S25°25'25"W	29.19'
L44	S13°44'44"W	12.39'
L45	S76°15'16"E	26.24'
L46	S13°44'44"W	34.00'
L47	N76°15'16"W	26.24'
L48	S13°44'44"W	24.31'
L49	N80°04'47"W	5.06'
L50	S13°03'37"W	70.00'



LOCATION MAP
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 5 FOR
LEGEND AND CURVE
AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 5 FOR
ENGINEER, SURVEYOR
AND EXTRA NOTES.



PLAT NUMBER 160321

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 23

BEING A 28.23 ACRE TRACT OF LAND COMPRISED OF 27.289 ACRES OUT OF A 179.306 ACRE TRACT 2 OF LAND 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, 0.211 ACRES OUT OF A 29.177 ACRE TRACT 5 AND 0.736 ACRES OUT OF 28.419 ACRE TRACT 4 OF LAND CONVEYED TO RSI STILLWATER, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 18256, PAGES 939-958, OUT OF THE M. 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 | TBPFS 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 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 _____ DAY OF _____, A.D. 20_____.

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 23 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

WASTEWATER 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.

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 RIGHT-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 GRANTORS 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.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 EASEMENTS ARE DESCRIBED BELOW.
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

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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED
REMAINING PORTION OF 325.56 ACRES
GEORGE ALLEN WEIMER
(VOL 7842, PGS 418-423 OPR)

10' WATER AND
DRAINAGE ESMT
TO EXPIRE UPON
INCORPORATION INTO
PLATTED PUBLIC ROW
(0.014 AC OFF-LOT)

UNPLATTED
REMAINING PORTION
OF 179.306 AC TRACT
RSI STILLWATER, LLC
(VOL 18256, PGS
939-958, OPR)

45' WATER, SEWER, DRAINAGE
AND GRADING ESMT TO EXPIRE
UPON INCORPORATION INTO
PLATTED PUBLIC ROW (0.052
AC OFF-LOT)

UNPLATTED
REMAINING PORTION
OF 179.306 AC TRACT
RSI STILLWATER, LLC
(VOL 18256, PGS
939-958, OPR)

UNPLATTED
REMAINING PORTION
OF 179.306 AC TRACT
RSI STILLWATER, LLC
(VOL 18256, PGS
939-958, OPR)

1% A.C. (100-YR) FUTURE
CONDITIONS FEMA FLOODPLAIN
(CASE #16-06-2426P)
EFFECTIVE DEC 27, 2016

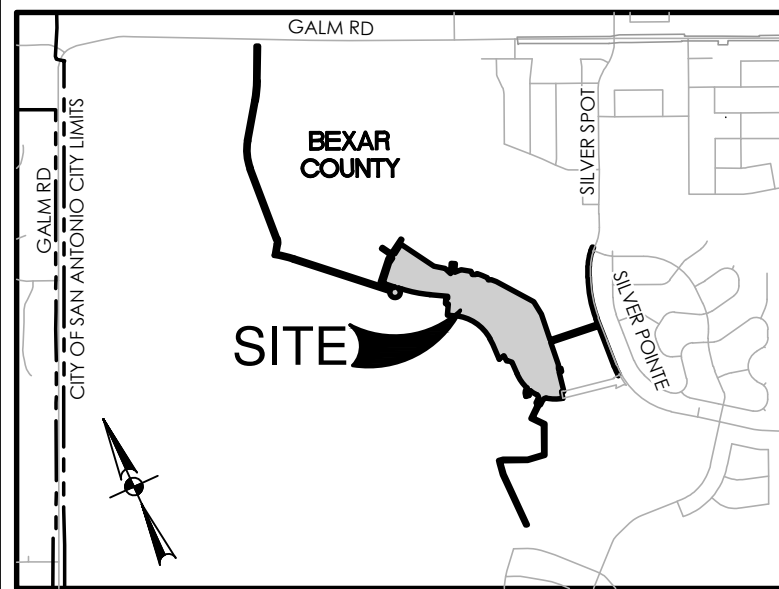
1% A.C. (100-YR)
FEMA FLOODPLAIN
(CASE #16-06-2426P)
EFFECTIVE DEC 27, 2016

UNPLATTED
REMAINING PORTION OF
28.419 AC TRACT
RSI STILLWATER, LLC
(VOL 18256 PGS
939-958, OPR)

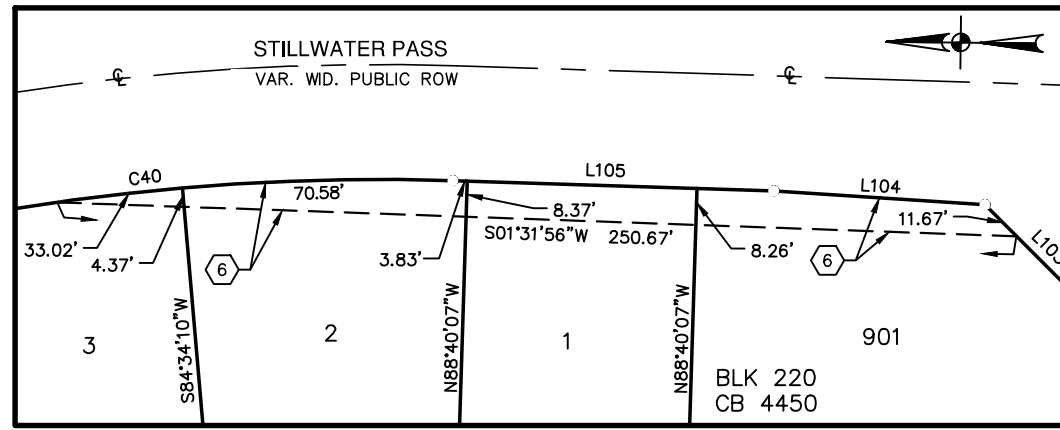
UNPLATTED
REMAINING PORTION
OF 179.306 AC TRACT
RSI STILLWATER, LLC
(VOL 18256, PGS
939-958, OPR)

UNPLATTED
REMAINING PORTION OF
28.419 AC TRACT
RSI COMMUNITIES, LLC
(VOL 18256, PGS
939-958, OPR)

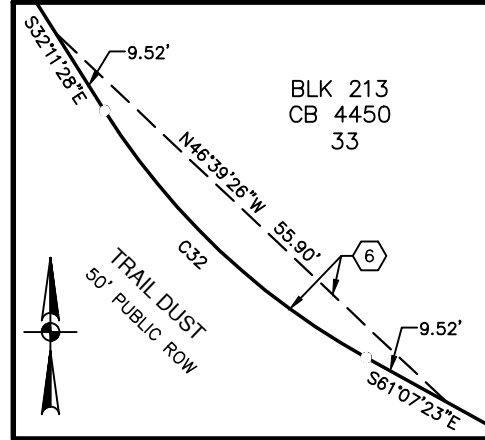
UNPLATTED
REMAINING PORTION OF
29.177 AC TRACT
RSI STILLWATER, LLC
(VOL 18256, PGS
939-958, OPR)



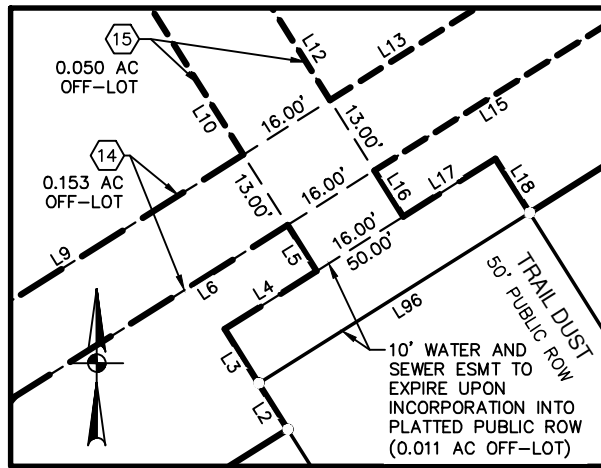
LOCATION MAP
NOT-TO-SCALE



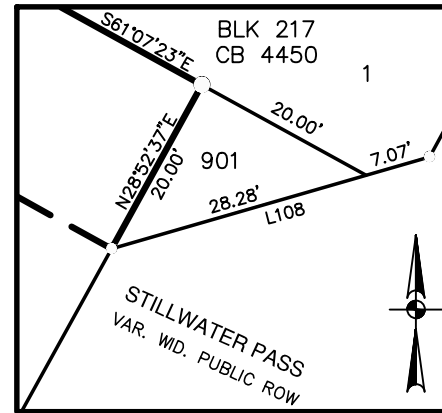
DETAIL "E"
NOT-TO-SCALE



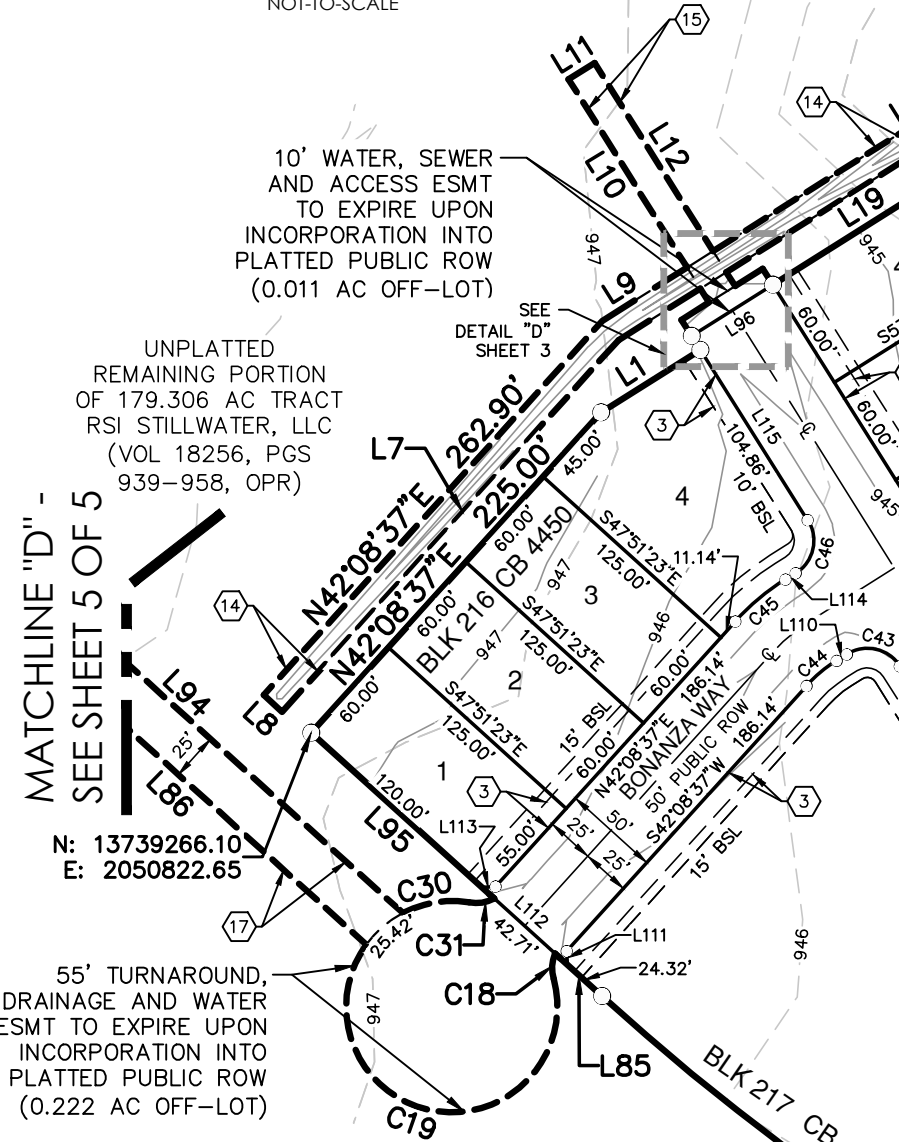
DETAIL "C"
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE



DETAIL "F"
NOT-TO-SCALE



WASTEWATER EDU NOTE:
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DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
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C.P.S. NOTES:
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2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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.
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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 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.

LICENSED PROFESSIONAL ENGINEER

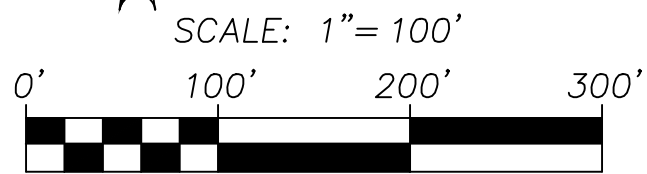
STATE OF TEXAS
COUNTY OF BEXAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

UNPLATTED
REMAINING PORTION OF
179.306 AC TRACT
RSI STILLWATER, LLC
(VOL 18256, PGS 939-958, OPR)

UNPLATTED
REMAINING PORTION OF 325.56 ACRES
GEORGE ALLEN WEIMER
(VOL 7842, PGS 418-423 OPR)



NOTE:
SEE SHEET 1 OF 5
FOR LEGEND AND
CURVE AND LINE
TABLE.

NOTE:
SEE SHEET 1 OF 5
FOR ENGINEER,
SURVEYOR AND
EXTRA NOTES.

PLAT NUMBER 160321

SUBDIVISION PLAT OF STILLWATER RANCH UNIT 23

BEING A 28.23 ACRE TRACT OF LAND COMPRISED OF 27.289 ACRES OUT OF A 179.306 ACRE TRACT 2 OF LAND 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, 0.211 ACRES OUT OF A 29.177 ACRE TRACT 5 AND 0.736 ACRES OUT OF 28.419 ACRE TRACT 4 OF LAND CONVEYED TO RSI STILLWATER, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 18256, PAGES 939-958, OUT 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.

**PAPE-DAWSON
ENGINEERS**

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: 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 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 _____ DAY OF _____, A.D. 20_____.

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 23 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

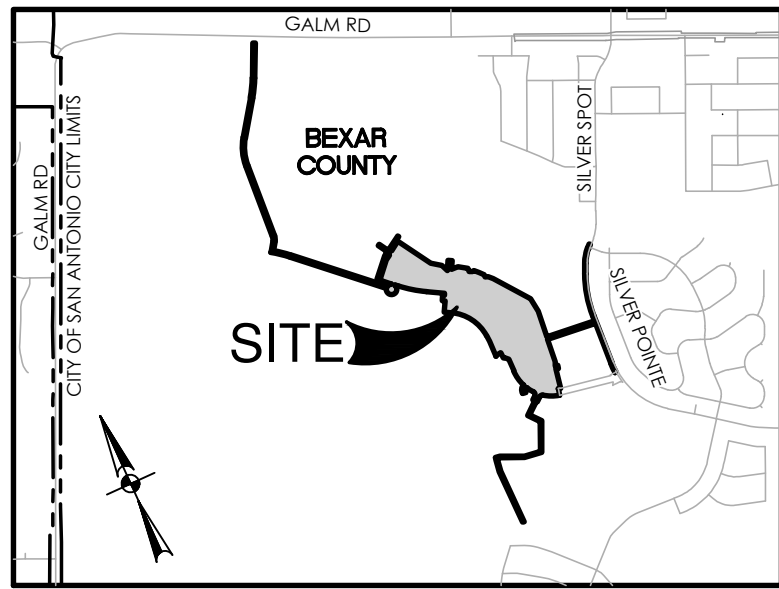
STATE OF TEXAS
COUNTY OF BEXAR

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

SHEET 3 OF 5



LOCATION MAP
NOT-TO-SCALE

WASTEWATER EDU NOTE:
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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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE "F" -
SEE THIS SHEET

MATCHLINE "G" -
SEE THIS SHEET

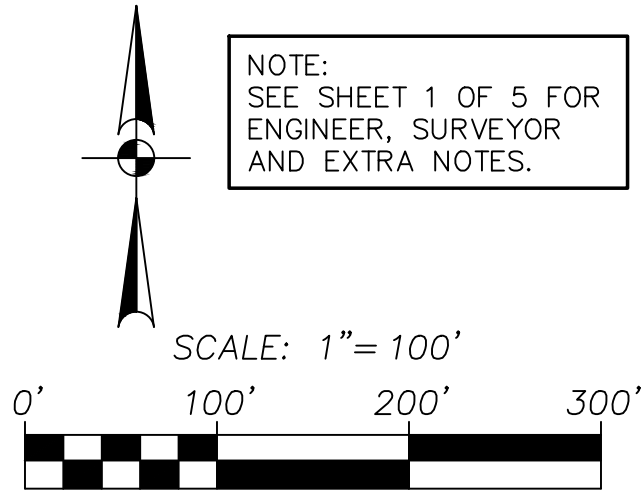
MATCHLINE "F" -
SEE THIS SHEET

MATCHLINE "G" -
SEE THIS SHEET

MATCHLINE "D" -
SEE SHEET 3 OF 5

NOTE:
SEE SHEET 1 OF 5 FOR
LEGEND AND CURVE
AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 5 FOR
ENGINEER, SURVEYOR
AND EXTRA NOTES.



PLAT NUMBER 160321

SUBDIVISION PLAT
OF
STILLWATER RANCH UNIT 23

BEING A 28.23 ACRE TRACT OF LAND COMPRISED OF 27.289 ACRES OUT OF A 179.306 ACRE TRACT 2 OF LAND 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, 0.211 ACRES OUT OF A 29.177 ACRE TRACT 5 AND 0.736 ACRES OUT OF 28.419 ACRE TRACT 4 OF LAND CONVEYED TO RSI STILLWATER, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 18256, PAGES 939-958, OUT 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.

**PAPE-DAWSON
ENGINEERS**

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TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028900

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 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 _____ DAY OF _____, A.D. 20____.

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 23 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

SHEET 5 OF 5

STILLWATER RANCH UNIT 23

Civil Job No. 7741-88; Survey Job No. 9130-16

DATE: 4/5/2017 2:55 PM USER ID: Surfer
FILE: P:\7741-88\Design\Civil\Plat\774188.dwg