

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

SOLEA STONE OAK

BEING 7.515 ACRES OF LAND ESTABLISHING LOT 41, BLOCK 39, NCB 19217, SITUATED IN THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, C.B. 4934 AND BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, C.B. 4933 SAN ANTONIO, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 7.208 ACRES OF LAND CONVEYED TO GENE TOSCANO, INC., AS DESCRIBED IN VOLUME 13283, PAGE 636, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 0.204 ACRES OF LAND CONVEYED TO FAIR OAKS MOSAIC TBY, LLC, AS DESCRIBED IN VOLUME 16813, PAGE 2478, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, TOGETHER WITH THAT CERTAIN CALLED 0.512 ACRES OF LAND CONVEYED TO GENE TOSCANO, INC., AS DESCRIBED IN VOLUME 16813, PAGE 2482, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

MAY 16, 2017

Kimley»Horn

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JAMES W. RUSSELL, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TBPE FIRM REGISTRATION NO. 928
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: NICHOLAS HOLSCHER, P.E.

FIRE DEPARTMENT ACCESS EASEMENT NOTE

1. 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 OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.



GRAPHIC SCALE IN FEET

0 50 100 200

1" = 100'

OWNER:

GENE TOSCANO, INC.
864 CULEBRA RD., SUITE 104
SAN ANTONIO, TX 78201
PH: (210) 764-6091
CONTACT: GENE TOSCANO

DEVELOPER:

STREAM REALTY PARTNERS -
CENTRAL TEXAS, L.P.
515 CONGRESS AVE.,
SUITE 1300
AUSTIN, TX 78701
PH: (512) 481-3089
CONTACT: LUKE BOURLON

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

SAWS HIGH PRESSURE NOTE

1. A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

PUBLIC WORKS STORM WATER NOTES

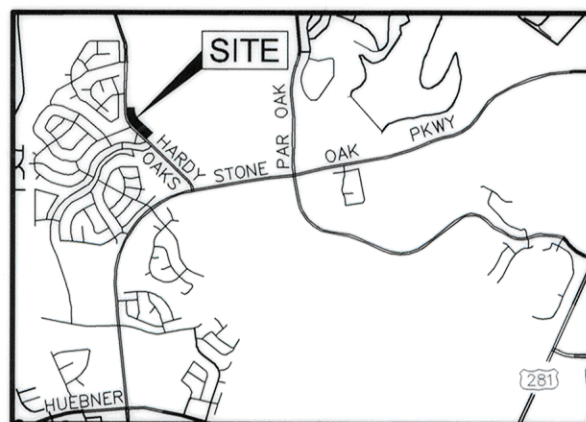
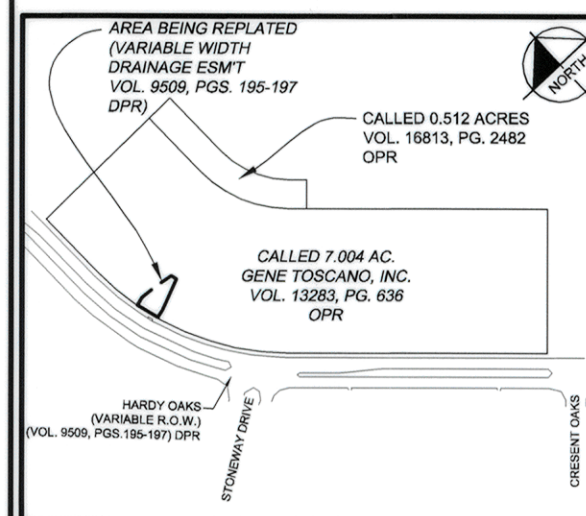
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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.
- PERMEABLE AREA NOTE: ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 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.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE, AS VERIFIED BY FEMA MAP PANEL: 48029C0140G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SOLEA STONE OAK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 41, BLOCK 39, N.C.B. 19217.

CPS ENERGY NOTES

- 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", "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 THEREON. 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.

SAWS UTILITY NOTES

- 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.
- 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.
- 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.
- 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 EASEMENT(S) SHOWN ON THIS PLAT.

LOCATION MAP
NOT TO SCALEAREA BEING REPLATTED THROUGH
PUBLIC HEARING
1" = 400'

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT OUT OF STONE OAK SUBDIVISION, UNIT 6, AS RECORDED IN VOLUME 9509, PAGES 195-197, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

LEGEND	
1/2" IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
PKF	PK NAIL FOUND
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
ESMT	EASEMENT
ROW	RIGHT OF WAY
N.C.B.	NEW CITY BLOCK
VOL.	VOLUME
PG.	PAGE(S)
ROW	RIGHT OF WAY
---	EXISTING CONTOURS

SURVEYOR'S NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2 INCH IRON RODS WITH RED KHA CAP.
- 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 CORS NETWORK.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- DIMENSIONS SHOWN ARE SURFACE.

STATE OF TEXAS
COUNTY OF BEXAR

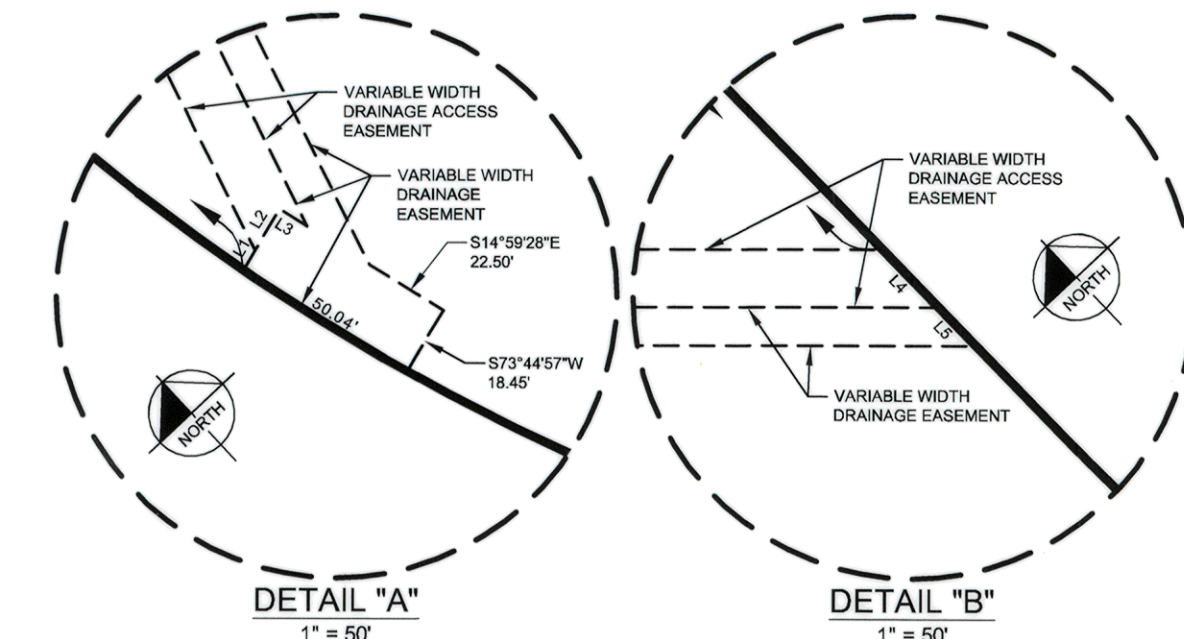
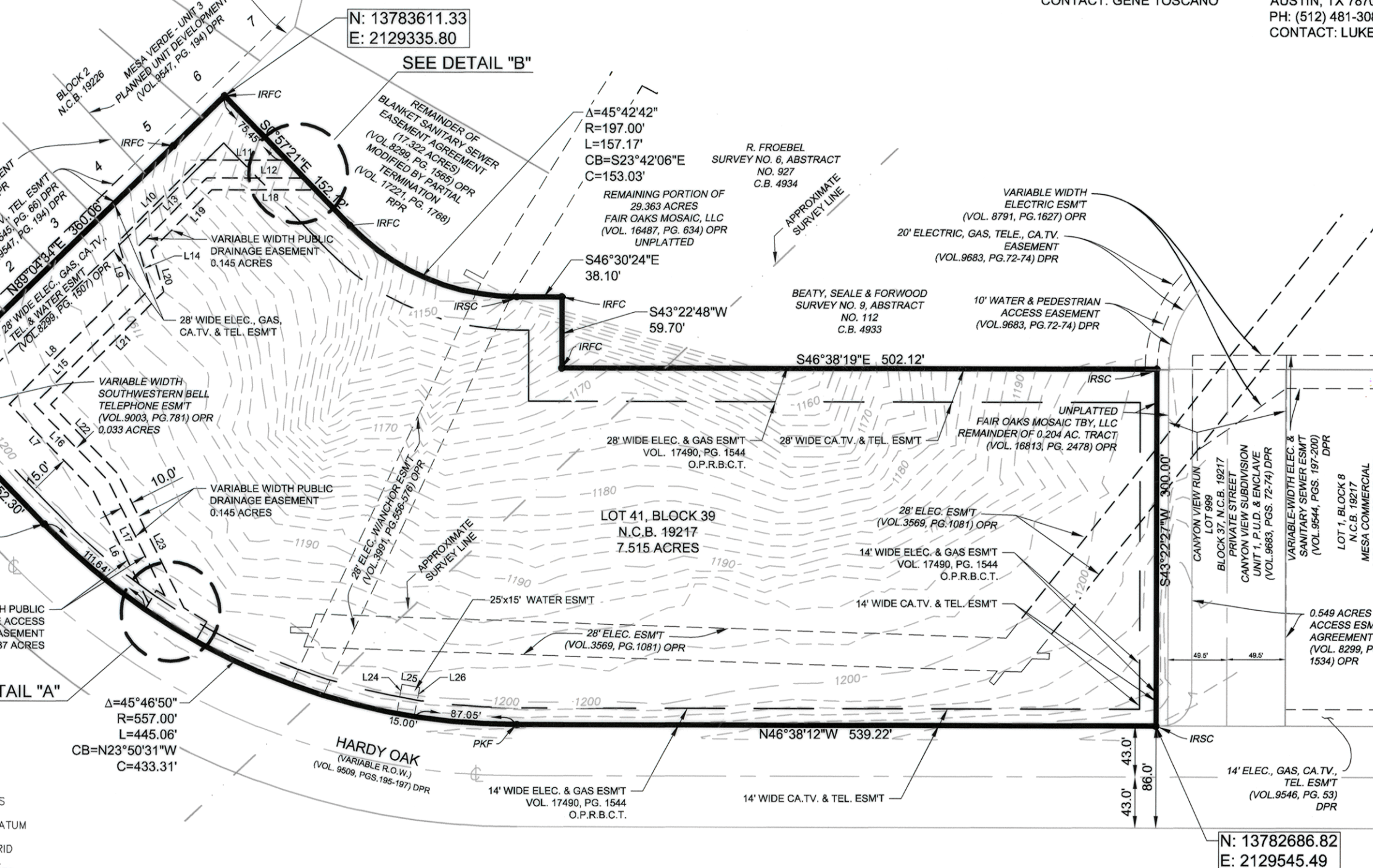
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

James W. Russell 5/16/17
JAMES W. RUSSELL, TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 4230

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Nicholas F. Holscher 5/16/17
NICHOLAS F. HOLSCHER
LICENSED PROFESSIONAL ENGINEER NO. 107398



LINE TABLE		
NO.	BEARING	LENGTH
L1	N73°44'57"E	5.93'
L2	N73°44'57"E	12.53'
L3	S14°59'28"E	8.53'
L4	N00°57'21"W	20.97'
L5	S00°57'21"E	13.98'
L6	S16°46'52"W	105.29'
L7	S00°58'01"E	101.89'
L8	S88°21'48"W	144.23'
L9	S26°53'38"W	36.61'
L10	S88°21'48"W	97.13'
L11	N46°38'12"W	73.61'
L12	S46°38'12"E	82.04'

LINE TABLE		
NO.	BEARING	LENGTH
L13	N88°21'48"E	81.99'
L14	N26°53'38"E	36.61'
L15	N88°21'48"E	138.33'
L16	N00°58'01"W	89.41'
L17	N16°46'52"E	108.06'
L18	N46°38'12"W	87.66'
L19	S88°21'48"W	71.91'
L20	S26°53'38"W	36.61'
L21	S88°21'48"W	134.39'
L22	S00°58'01"E	81.08'
L23	S16°46'52"W	125.76'
L24	N53°45'56"E	25.00'

LINE TABLE		
NO.	BEARING	LENGTH
L25	S37°02'32"E	15.00'
L26	S53°45'56"W	25.00'

BY: _____
CHAIRMANBY: _____
SECRETARYSTATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID

COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE ____ DAY OF _____, 20__ AT ____ M., AND DULY RECORDED

THE ____ DAY OF _____, 20__ AT ____ M., IN THE RECORDS OF

____ OF SAID COUNTY, IN BOOK VOLUME _____ ON

PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____

DAY OF _____, 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY