LOCATION MAP NOT TO SCALE



1" = 400' THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE FASEMENT OUT OF STONE OAK SUBDIVISION, UNIT 6, AS RECORDED IN VOLUME 9509, PAGES 195-197, DEED

LEGEND

PK NAIL FOUND

EASEMENT

VOLUME

PAGE(S)

RIGHT OF WAY

RIGHT OF WAY

DIMENSIONS SHOWN ARE SURFACE.

COUNTY OF BEXAR

SURVEYOR NO. 4230

STATE OF TEXAS COUNTY OF BEXAR

ICHOLAS F. HOLSCHER

EXISTING CONTOURS

PROPERTY CORNERS ARE MONUMENTED WITH 1 INCH IRON RODS

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

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO

AMES W. RUSSELL, TEXAS REG. PROFESSIONAL LAND

CTUAL SURVEY MADE ON THE GROUND BY:

HEREBY CERTIFY THAT PROPER ENGINEERING

LICENSED PROFESSIONAL ENGINEER NO. 107398

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

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 PRIANCES CRANTED BY THE SAN ANTONIO

5/16/17

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM

NEW CITY BLOCK

D.P.R.

ESMT

ROW

N.C.B.

SURVEYOR'S NOTES:

1/2" IRON ROD W/ "KHA" CAP SE

1/2" IRON ROD FOUND W/ CAP

DEED AND PLAT RECORDS OF

OFFICIAL PUBLIC RECORDS

BEXAR COUNTY, TEXAS

OF REAL PROPERTY

AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

14' WIDE ELEC.

& GAS ESM'T

L. 17490, PG. 1544 O.P.R.B.C.T. 1/2" IRF

VARIABLE WIDTH PUBLIC DRAINAGE ACCESS

SEE DETAIL "A"

EASEMENT 0.187 ACRES

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 THERETO. 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 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

SAWS UTILITY NOTES:

SUCH EASEMENTS ARE DESCRIBED BELOW.

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.

VARIABLE WIDTH PUBL

VARIABLE WIDTH PUBLIC

DRAINAGE EASEMEN

- 28' WIDE ELEC., GAS

VARIABLE WIDTH

Δ=45°46'50"

R=557.00'

L=445.06

C=433.31'

1" = 50'

CB=N23°50'31"W

0.033 ACRES

SOUTHWESTERN BELL TELEPHONE ESM'T

(VOL.9003, PG.781) OPR

10.0

N: 13783611.33

E: 2129335.80

SEE DETAIL "B"

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:

-∆=45°42'42"

CB=S23°42'06"E

REMAINING PORTION OF

29.363 ACRES

FAIR OAKS MOSAIC, LLC (VOL. 16487, PG. 634) OPR

UNPLATTED

59.70

28' WIDE ELEC. & GAS ESM'T-

LOT 41, BLOCK 39

N.C.B. 19217

7.515 ACRES

28' ELEC. ESM'T

(VOL.3569, PG.1081) OPR

VOL. 17490, PG. 1544

O.P.R.B.C.T

·S43°22'48"W ^

R=197.00' L=157.17

C=153.03'

S46°30'24"E

38.10

25'x15' WATER ESM'T

14' WIDE ELEC. & GAS ESM'T -

1" = 50'

VOL. 17490, PG, 1544

O.P.R.B.C.T

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, BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC 3. 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

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.

R. FROEBEL

SURVEY NO. 6, ABSTRACT NO. 927

C.B. 4934

BEATY, SEALE & FORWOOD

SURVEY NO. 9, ABSTRACT

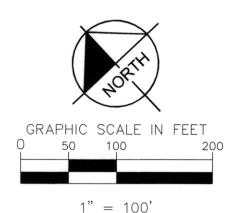
S46°38'19"E 502.12'

28' WIDE CA.TV. & TEL. ESM'T

14' WIDE CA.TV. & TEL. ESM'T -

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



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

VARIABLE WIDTH

(VOL. 8791, PG.1627) OPR

EASEMENT

10' WATER & PEDESTRIAN

ACCESS EASEMENT (VOL.9683, PG.72-74) DPR

FAIR OAKS MOSAIC TBY, LLC

(VOL. 16813, PG. 2478) OPR

REMAINDER OF 0.204 AC. TRACT

UNPLATTED -

20' ELECTRIC, GAS, TELE., CA.TV.

28' ELEC. ESM'T

VOL. 17490, PG. 1544 O.P.R.B.C.T.

(VOL.3569, PG.1081) OPF

14' WIDE ELEC. & GAS ESM'T

14' WIDE CA.TV. & TEL. ESM'T

(VOL.9683, PG.72-74) DPR

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

0.549 ACRES

ACCESS ESM'

(VOL. 8299, PG.

AGREEMENT

14' ELEC., GAS, CA.TV.,

N: 13782686.82

E: 2129545.49

(VOL.9546, PG. 53)

PLAT NUMBER 150515

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

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

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.

STATE OF TEXAS COUNTY 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.

GENE TOSCONO, OWNER GENE TOSCONO, INC.

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GENE TOSCONO 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN HINDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF JUNE, 2017

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS) COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT STONE OAK SUBDIVISION, UNIT 6, WHICH IS RECORDED IN VOLUME 9509, PAGES 195-197, COUNTY PLAT AND DEED RECORDS.

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 THAN TWO (2) RESIDENTIAL UNITS PER LOT

OWNER'S DULY AUTHORIZED AGENT SWORN AND SUBSCRIBED BEFORE ME THIS THE

rethe M. Rodrige MY COMMISSION EXPIRES: July 30, 2020

LORETTA M. RODRIGUEZ Comm. Expires 07-30-2020 Notary ID 129070510

COUNTY CLERK OF SAID

LORETTA M. RODRIGUEZ

Comm. Expires 07-30-2020

Notary ID 129070510

Notary Public, State of Tex

CERTIFICATE OF APPROVAL

THIS PLAT OF <u>SOLEA STONE OAK</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF ______, 20___.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ____ SECRETARY

COUNTY OF BEXAR

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 _____

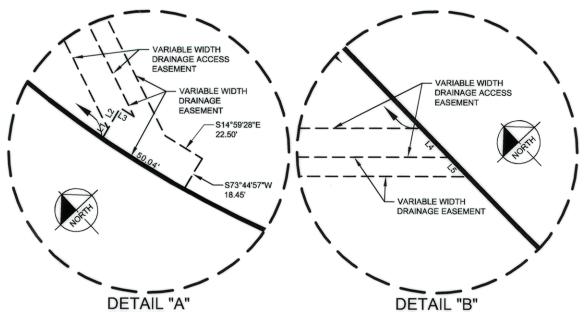
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

_, DEPUTY PAGE 1 OF







HARDY OAK

_		LINE TABLE			LINE TABLE			LINE TABLE		
<		NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
VARIABLE WIDTH DRAINAGE ACCESS		L1	N73°44'57"E	5.93'	L13	N88°21'48"E	81.99'	L25	S37°02'32"E	15.00'
EASEMENT FASEMENT		L2	N73°44'57"E	12.53'	L14	N26°53'38"E	36.61'	L26	S53°45'56"W	25.00'
VARIABLE WIDTH DRAINAGE	VARIABLE WIDTH DRAINAGE ACCESS EASEMENT	L3	S14°59'28"E	8.53'	L15	N88°21'48"E	138.33'			
EASEMENT		L4	N00°57'21"W	20.97'	L16	N00°58'01"W	89.41'			
		L5	S00°57'21"E	13.98'	L17	N16°46'52"E	108.06'			
50.04.	1 X	L6	S16°46'52"W	105.29'	L18	N46°38'12"W	87.66'			
S73°44'57''' 18.45'		L7	S00°58'01"E	101.89'	L19	S88°21'48"W	71.91'			
	VARIABLE WIDTH DRAINAGE EASEMENT	L8	S88°21'48"W	144.23'	L20	S26°53'38"W	36.61'			
` <u> </u>		L9	S26°53'38"W	36.61'	L21	S88°21'48"W	134.39'			
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	L10	S88°21'48"W	97.13'	L22	S00°58'01"E	81.08'			
\/		L11	N46°38'12"W	73.61'	L23	S16°46'52"W	125.76'			
DETAIL "A"	DETAIL "B"	L12	S46°38'12"E	82.04'	L24	N53°45'56"E	25.00'			

