

**DRAINAGE EASEMENT 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 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 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.
- THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C01406, DATED SEPTEMBER 28, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LEGEND	
	PROPERTY LINE
	CONTOUR LINE
	FLOOD PLAIN LINE
	EASEMENT
	1/2" IRON ROD WITH "DAM" CAP SET
	1/2" IRON ROD FOUND (IRF) (UNLESS NOTED)
	CALCULATED POINT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
D.P.R.B.C.T.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
E.G.T.C.E.	ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
NCB	NEW CITY BLOCK
ROW	RIGHT-OF-WAY
ESM'T	EASEMENT
CL	CENTERLINE
VOL.	VOLUME
PG.	PAGE

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:

*Drew A. Mawyer*

DREW A. MAWYER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5348 - STATE OF TEXAS

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.

*Robert R. Delgado*

ROBERT R. DELGADO, P.E.  
LICENSED PROFESSIONAL ENGINEER  
NO. 95644 - STATE OF TEXAS

**NOTES:**

- SAWS 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 WASTEWATER SERVICE CONNECTION.
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.
- SAWS ACCESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER AND WATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THIS 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.
- 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.
- THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.

**CPS 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 AND 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 AREAS. 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 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. (NONE)

**WASTEWATER EDU NOTE:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) 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.

**BEARING BASIS:**

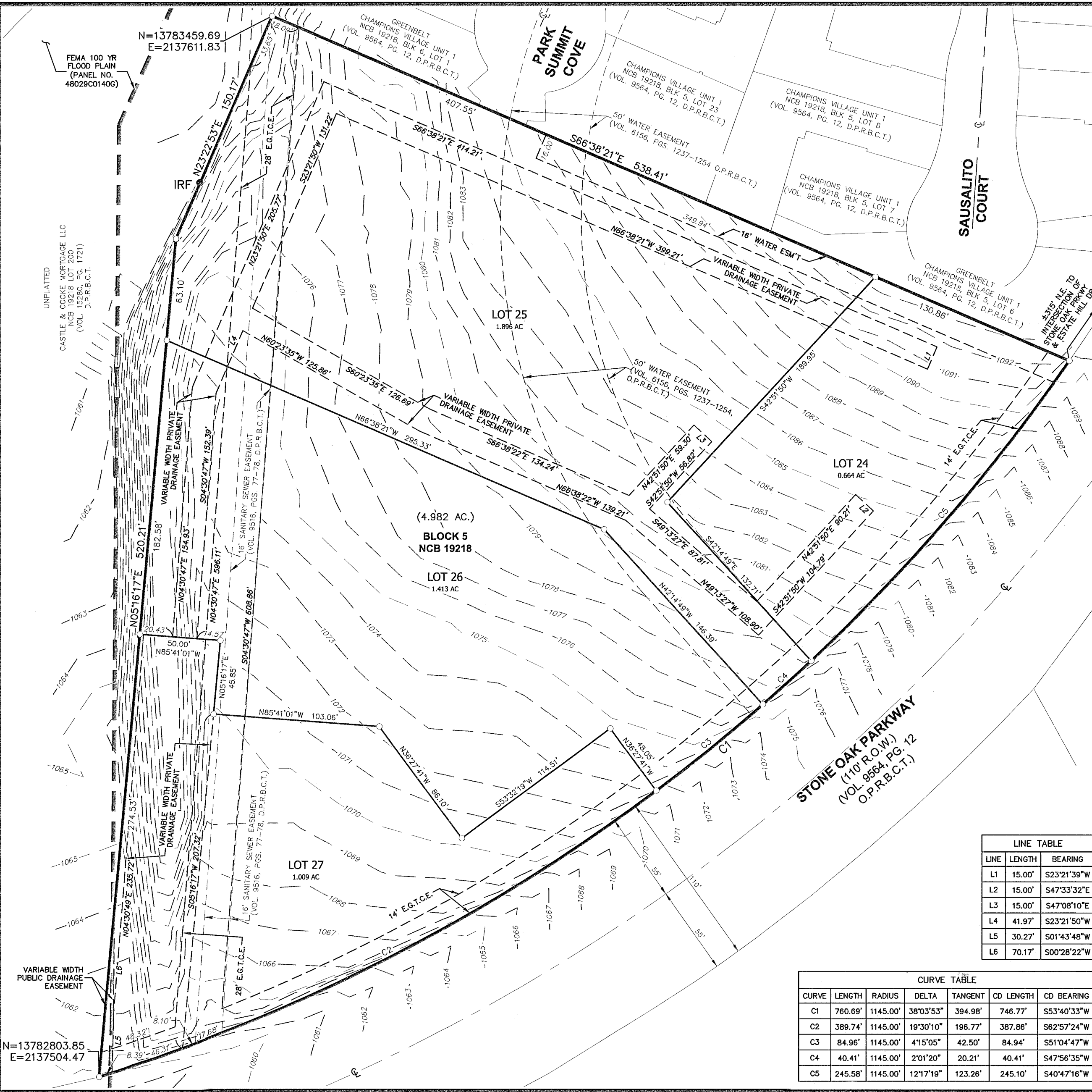
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, AND NAVD88. COORDINATES SHOWN ARE GRID COORDINATES.

**SURVEY CONTROL:**

ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A PLASTIC CAP STAMPED "DAM #5438 PROP. COR." UNLESS OTHERWISE NOTED.

**EDWARDS AQUIFER NOTES:**

THIS SUBDIVISION IS WITHIN THE EDWARDS 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.



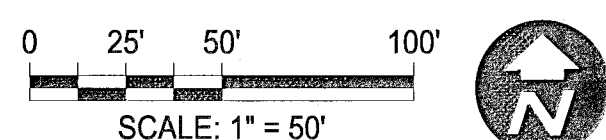
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S23°21'39"W
L2	15.00'	S47°33'32"E
L3	15.00'	S47°08'10"E
L4	41.97'	S23°21'50"W
L5	30.27'	S01°43'48"W
L6	70.17'	S00°28'22"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CD LENGTH	CD BEARING
C1	760.69'	1145.00'	38°03'53"	394.98'	746.77'	S53°40'33"W
C2	389.74'	1145.00'	19°30'10"	196.77'	387.86'	S62°57'24"W
C3	84.96'	1145.00'	4°15'05"	42.50'	84.94'	S51°04'47"W
C4	40.41'	1145.00'	2°01'20"	20.21'	40.41'	S47°56'35"W
C5	245.58'	1145.00'	12°17'19"	123.26'	245.10'	S40°47'16"W

PLAT NO. 160435

**PLAT ESTABLISHING  
STONE OAK STORAGE  
SUBDIVISION**

BEING A TOTAL OF 4.982 ACRES  
ESTABLISHING LOT 24, LOT 25, LOT 26, AND LOT  
27, BLOCK 5, NCB 19218 AND BEING OUT OF  
THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT 930,  
AND BEING A 4.935 ACRE TRACT OF LAND AS  
DESCRIBED IN VOLUME 12744, PAGE 1070 OF  
THE OFFICIAL PUBLIC RECORDS OF  
BEXAR COUNTY, TEXAS



5131 W SH-46  
NEW BRAUNFELS, TEXAS 78132  
(210) 325-0858, FAX NO. 10191500

210.860.9224 WWW.BIGREDDOG.COM



5710 W. HAUSMAN ROAD, SUITE 115  
SAN ANTONIO, TEXAS 78249 TEXAS REG. NO. F-11201

**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, DEDICATED BY SEPARATE INSTRUMENT, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
DAVIDUS THREE, L.P.  
11612 FM 2244, BUILDING 1, SUITE 140  
AUSTIN, TX. 78738

OWNER:  
CURTIS DAVIDSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CURTIS DAVIDSON, 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 5 DAY OF July, 2017.

*Frank D. Gule*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AMANDA SALDIVAR  
Notary Public, State of Texas  
My Commission Expires  
April 08, 2018

THIS PLAT OF STONE OAK STORAGE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**STATE 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 \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. AND 2017 RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017 AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

\_\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY