

PLAT NO. 19-11800054

REPLAT ESTABLISHING
CORONADO SUBDIVISION UNIT 2 ENCLAVE

BEING A TOTAL OF 0.334 ACRES, ESTABLISHING LOTS 21 & 22, BLOCK 6, C.B. 4925, PREVIOUSLY PLATTED AS LOTS 11 & 12, BLOCK 6, C.B. 4925, CORONADO SUBDIVISION UNIT 2 ENCLAVE, WHICH IS RECORDED IN VOLUME 20001 PAGES 279-280 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



162 W Mill St. New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9087
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
H.T. STONE OAK LAND, LP
2200 ROSS AVENUE
SUITE 4200W
DALLAS, TX 75201
(972) 716-2900

STATE OF TEXAS
COUNTY OF DALLAS
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.

1) OWNER:
HT STONE OAK LAND LIMITED PARTNERSHIP
BY: HINES STONE OAK LAND ASSOCIATES LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: HINES STONE OAK LAND GP LLC, ITS GENERAL PARTNER
BY: HINES INTERESTS LIMITED PARTNERSHIP, ITS SOLE MEMBER
BY: HINES HOLDINGS, INC., ITS GENERAL PARTNER
BY: ROBERT W. WITTE, SENIOR MANAGING DIRECTOR

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
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 31 DAY OF July A.D. 2019
Joni Kurrus
NOTARY PUBLIC DALLAS COUNTY TEXAS



CERTIFICATE OF APPROVAL
THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

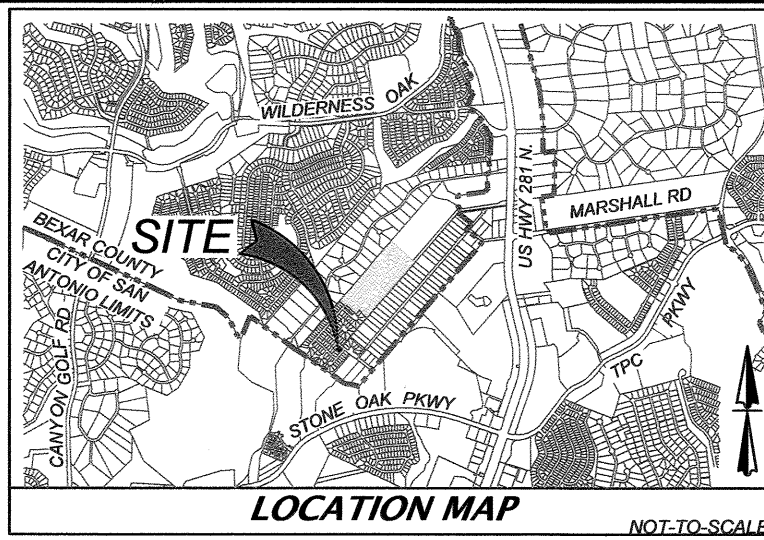
ON THIS DAY OF A.D. 20
BY DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, BEXAR COUNTY, TEXAS

THIS PLAT OF CORONADO SUBDIVISION UNIT 2 ENCLAVE 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.

BY CHAIRMAN
BY SECRETARY

DATE OF PREPARATION: JULY, 2019



NOTES:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

CPS/SAWS/COSA UTILITY

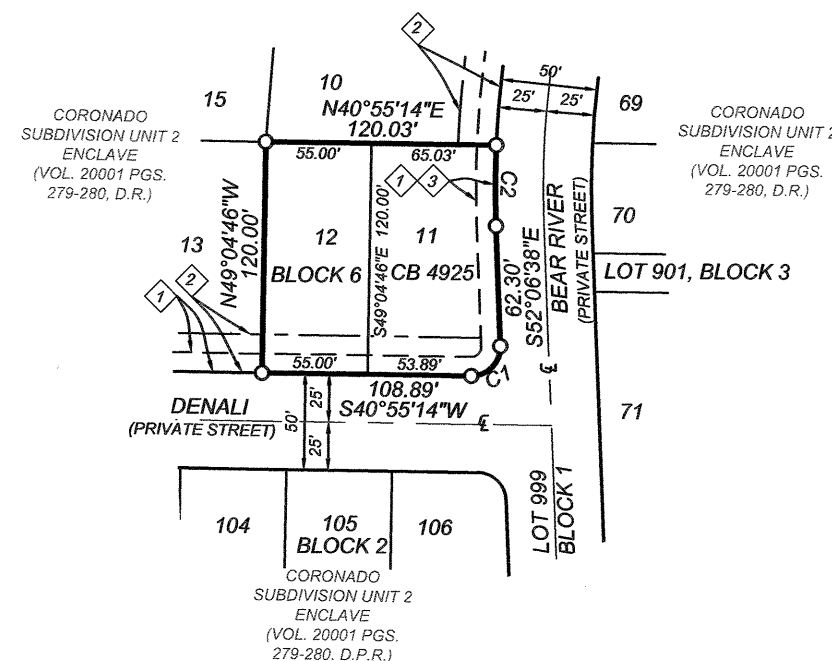
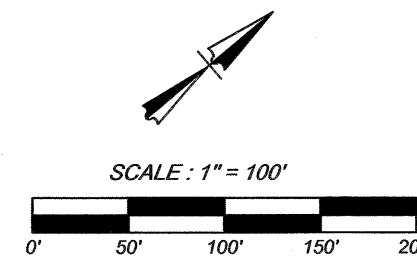
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD * IRON ROD
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
ESMT = EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT-OF-WAY
C.B. = CITY BLOCK
VOL. = VOLUME
PGS. = PAGES
873 = PROPOSED CONTOURS
= EXISTING CONTOURS
O = BOUNDARY LIMITS PIN
E = CENTER LINE
F.F. MIN. = FINISHED FLOOR MINIMUM ELEVATION REQUIRED FOR SANITARY SEWER

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 20001, PGS. 279-280 D.P.R.)
- 20' BUILDING SET BACK LINE (VOL. 20001, PGS. 279-280 D.P.R.)
- 10' BUILDING SET BACK LINE (VOL. 20001, PGS. 279-280 D.P.R.)



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 0.334 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 11 & 12, BLOCK 6, C.B. 4925, A 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT, A 20' BUILDING SETBACK LINE, AND A 10' BUILDING SETBACK LINE; ALL OUT OF THE CORONADO SUBDIVISION UNIT 2 ENCLAVE, WHICH IS RECORDED IN VOLUME 20001 PAGES 279-280 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 140122 (CORONADO SUBDIVISION UNIT 2 ENCLAVE) WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 279-280, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING DATE OF HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

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.

7/29/19
BURT P. WELLMANN
LICENSED PROFESSIONAL ENGINEER

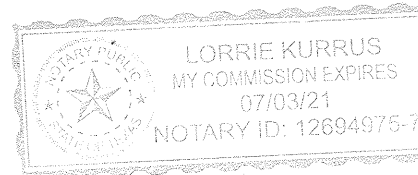
STATE OF TEXAS
COUNTY OF BEXAR

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:

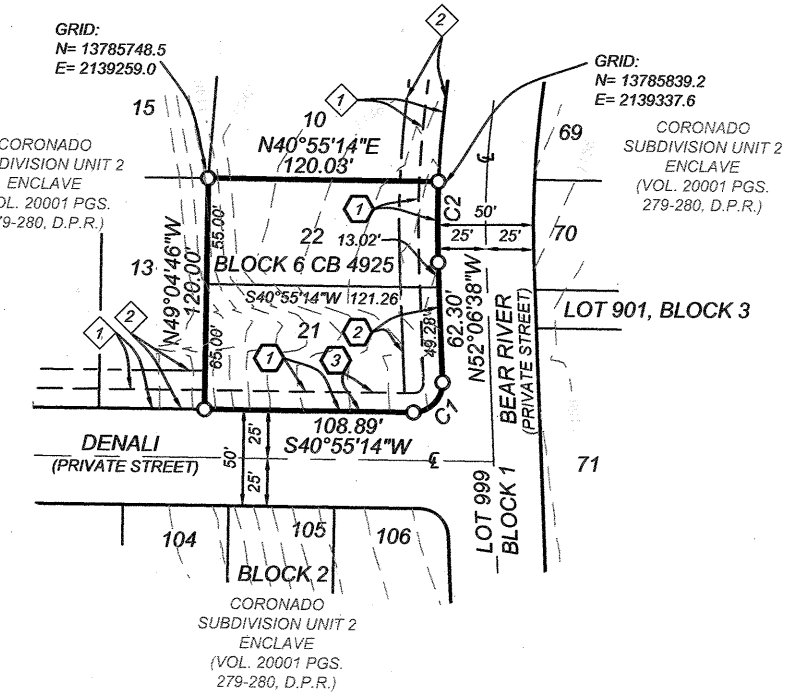
7/29/19
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

OWNER:
HT STONE OAK LAND LIMITED PARTNERSHIP
BY: HINES STONE OAK LAND ASSOCIATES LIMITED PARTNERSHIP, ITS GENERAL PARTNER
BY: HINES STONE OAK LAND GP LLC, ITS GENERAL PARTNER
BY: HINES INTERESTS LIMITED PARTNERSHIP, ITS SOLE MEMBER
BY: HINES HOLDINGS, INC., ITS GENERAL PARTNER

SWORN AND SUBSCRIBED BEFORE ME THIS
THE 31 DAY OF July, 2019
Joni Kurrus
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/3/21



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	24.36'	15.00'	15.82'	93°01'53"	21.77'	N5°35'42"W
C2	42.01'	525.00'	21.02'	4°35'05"	42.00'	S49°49'06"E



REPLAT