

SUBDIVISION PLAT ESTABLISHING  
STAHL ROAD SUBDIVISION (PUD)

A 24.16 ACRE TRACT OF LAND INCLUDING A 0.06 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE JAMES WATSON SURVEY, SECTION NO. 323, ABSTRACT NO. 800, THE THOMAS JACKSON SURVEY, SECTION NO. 323, ABSTRACT 384, BOTH OF BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 24.5 ACRE TRACT, KNOWN AS TRACT 6, CONVEYED TO THE MEREDITH ANNE DUBOSE REVOCABLE TRUST, OF RECORD IN VOLUME 10844, PAGE 1607, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, MADE UP OF ALL OF THE 21.505 ACRE REMAINING PORTION OF A CALLED 65.033 ACRE TRACT, CONVEYED TO DUBOSE PROPERTIES, INC., OF RECORD IN VOLUME 5887, PAGE 336, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.127 ACRE TRACT, CONVEYED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 8748, PAGE 1222, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A CALLED 2.97 ACRE TRACT, KNOWN AS TRACT 3, CONVEYED TO THE MEREDITH ANNE DUBOSE REVOCABLE TRUST, OF RECORD IN VOLUME 10844, PAGE 1607, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.285 ACRE TRACT, CONVEYED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 8753, PAGE 1049, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



3421 Paisanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

OWNER: CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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.

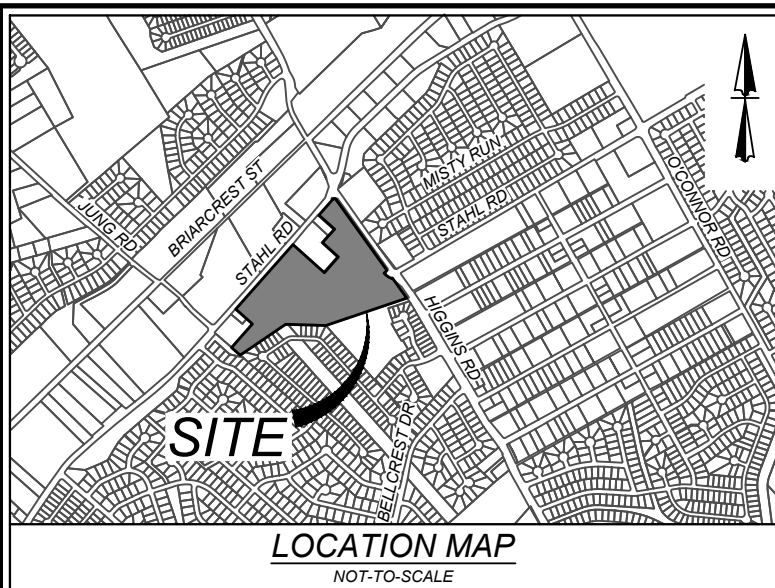
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ BEXAR COUNTY, TEXAS

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

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



- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
  - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
  - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 260 OF 785, COMMUNITY PANEL NO. 48029C0260G, DATED SEPTEMBER 29, 2010.
  - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

**CPS/SAWS/COSA UTILITY NOTE:**  
1. 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 THE 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 TO 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 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.

2. ANY CPS 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 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 HEREON.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) 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) 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.

**RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY NOTE:**  
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**SAWS DEDICATION NOTE:**  
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.

**RESIDENTIAL FIRE FLOW NOTE:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL.

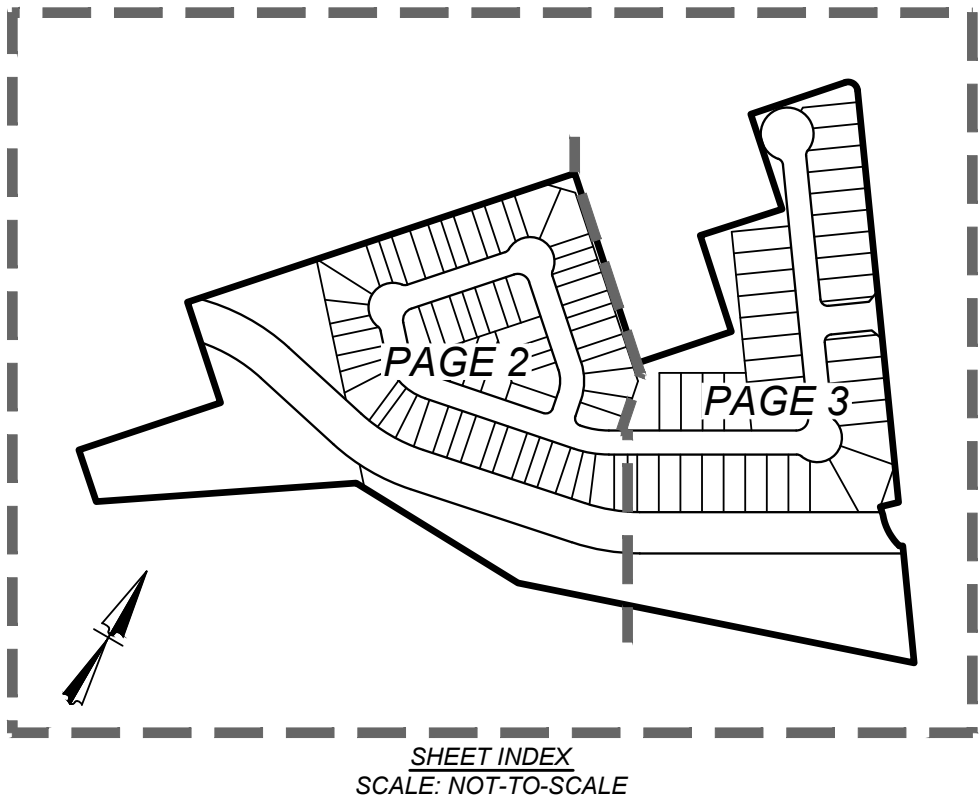
**SAWS HIGH PRESSURE NOTE:**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 825 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**INGRESS AND EGRESS (SEWER) NOTE:**  
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.

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

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P # 2532976 ) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(TT).

**LEGAL INSTRUMENT:**  
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	74.66'	114.27'	37°26'07"	73.34'	S57°52'59"E
C2	35.82'	20.00'	102°37'18"	31.22'	S86°46'10"E
C3	23.56'	15.00'	90°00'00"	21.21'	N09°16'41"E
C4	10.67'	15.00'	40°44'57"	10.44'	S56°05'47"E
C5	157.71'	51.00'	177°11'00"	101.97'	S12°07'14"W
C6	10.67'	15.00'	40°44'57"	10.44'	S80°20'16"W
C7	73.43'	225.00'	18°41'53"	73.10'	S69°18'44"W
C8	129.63'	125.00'	59°25'01"	123.90'	N71°37'48"W
C9	10.51'	15.00'	40°09'10"	10.30'	N61°59'53"W
C10	145.80'	51.00'	163°47'42"	100.98'	N00°10'37"W
C11	10.51'	15.00'	40°09'10"	10.30'	N61°38'39"E
C12	10.67'	15.00'	40°44'57"	10.44'	N21°11'36"E
C13	152.65'	51.00'	171°29'53"	101.72'	N86°34'04"E
C14	10.67'	15.00'	40°44'57"	10.44'	S28°03'28"E
C15	80.93'	125.00'	37°05'37"	79.52'	S29°53'08"E
C16	23.56'	15.00'	90°00'00"	21.21'	S56°20'19"E
C17	57.11'	175.00'	18°41'53"	56.86'	N69°18'44"E
C18	41.75'	25.00'	95°41'07"	37.07'	N12°07'14"E
C19	16.92'	15.00'	64°37'23"	16.04'	N68°02'01"W
C20	277.46'	55.00'	289°02'18"	63.85'	N44°10'27"E
C21	11.63'	15.00'	44°24'55"	11.34'	S13°30'52"E
C22	23.56'	15.00'	90°00'00"	21.21'	S80°43'19"E
C23	48.56'	75.00'	37°05'37"	47.71'	S29°53'08"E
C24	23.56'	15.00'	90°00'00"	21.21'	S33°39'41"W
C25	77.78'	75.00'	59°25'01"	74.34'	N71°37'48"W
C26	36.43'	25.00'	83°29'22"	33.29'	N00°10'37"W
C27	39.27'	25.00'	90°00'00"	35.36'	N86°34'04"E
C28	144.38'	443.00'	18°40'24"	143.74'	S69°18'00"W
C29	187.10'	443.00'	24°11'54"	185.71'	N89°44'08"W
C30	146.64'	357.00'	23°32'04"	145.61'	N89°24'13"W
C31	216.33'	443.00'	27°58'44"	214.18'	N88°22'27"E
C32	150.78'	357.00'	24°11'54"	149.66'	S89°44'08"E
C33	116.69'	357.00'	18°43'38"	116.17'	N69°19'37"E
C34	22.23'	125.00'	10°11'24"	22.20'	N75°50'46"W
C35	20.02'	357.00'	3°12'48"	20.02'	N62°26'01"E
C36	22.01'	357.00'	3°31'54"	22.00'	S82°53'27"E

Line Table		
Line #	Length	Direction
L1	39.34'	S46°22'45"W
L2	17.50'	S49°01'27"E
L3	7.21'	N60°35'47"E
L4	113.50'	N48°38'02"W
L5	28.28'	N80°43'19"W
L6	85.00'	N54°16'41"E
L7	48.69'	N41°55'18"W
L8	35.56'	S11°20'19"E
L9	4.45'	N78°39'41"E
L10	85.00'	N54°16'41"E
L11	28.28'	N09°16'41"E
L12	35.56'	S11°20'19"E
L13	55.95'	N41°55'18"W
L14	9.05'	N00°44'31"E
L15	40.93'	S11°20'19"E
L16	62.85'	N75°53'58"E
L17	103.42'	S06°25'24"W
L18	100.69'	S06°25'24"W
L19	119.10'	N30°02'12"W
L20	20.00'	S59°57'48"W
L21	119.96'	S30°02'12"E
L22	50.16'	S41°55'18"E
L23	24.03'	N48°36'28"W
L24	21.50'	S48°36'28"E

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

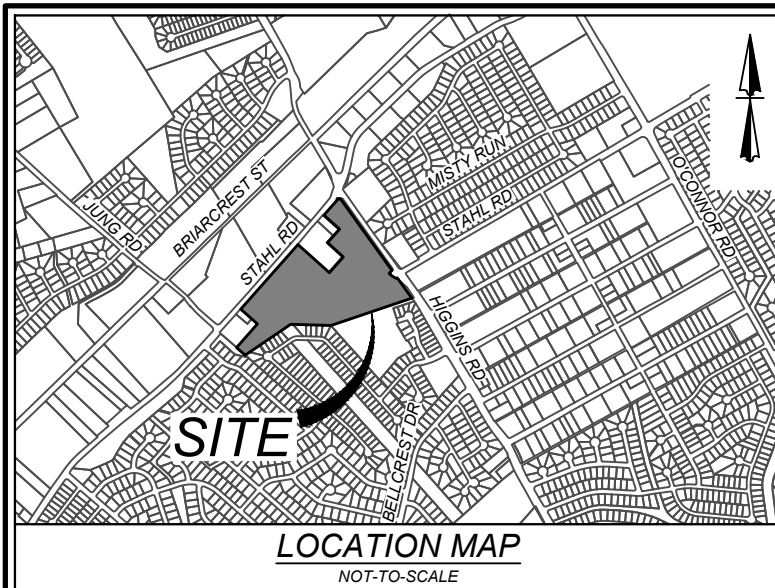
STATE OF TEXAS  
COUNTY OF BEXAR

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:

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







### KEYNOTES

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 4 10' WATER EASEMENT
- 5 22' PRIVATE DRAINAGE & SANITARY SEWER EASEMENT (0.04 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
- 6 20' PRIVATE DRAINAGE EASEMENT (0.04 ACRE PERMEABLE) (0.01 ACRE NON-PERMEABLE)
- 7 5' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 8 3' ROW DEDICATION TO CITY OF SAN ANTONIO (0.06 ACRE)
- 9 14' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT
- 10 10' WATER EASEMENT

- 12 12' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT (VOLUME 9524, PAGES 196-197 D.P.R.)
- 2 10' SANITARY SEWER EASEMENT (VOLUME 9524, PAGES 196-197 D.P.R.)
- 3 VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 9524, PAGES 196-197 D.P.R.)
- 4 16' SANITARY SEWER EASEMENT (VOLUME 9524, PAGES 196-197 D.P.R.)
- 5 10' DRAIN ROW (VOLUME 9524, PAGES 196-197 D.P.R.)
- 6 16' PERMANENT SANITARY SEWER EASEMENT (VOLUME 1227, PAGES 921-923 O.P.R.)
- 7 135' ELECTRIC DISTRIBUTION & TRANSMISSION LINE EASEMENT (VOLUME 5951, PAGES 163-170 O.P.R.)

- 8 VARIABLE WIDTH PERMANENT SEWER EASEMENT (VOLUME 18932, PAGES 865-872 O.P.R.)
- 9 16' PERMANENT SANITARY SEWER EASEMENT (VOLUME 2079, PAGES 81-84 O.P.R.)
- 10 VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 8748, PAGES 1218 O.P.R.)
- 11 VARIABLE WIDTH PARKLAND & DRAINAGE EASEMENT (VOLUME 9714, PAGES 136-154 O.P.R.)
- 12 16' SANITARY SEWER EASEMENT (VOLUME 9400, PAGE 195 D.P.R.)
- 13 14' CPS EASEMENT (VOLUME 9400, PAGE 195 D.P.R.)
- 14 20' BUILDING SETBACK LINE EASEMENT (VOLUME 9400, PAGE 195 D.P.R.)

**SAWS WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SAWS 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 THE WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**CPS/SAWS/COSA UTILITY NOTE:**  
1. 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 THE 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 TO 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 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.

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4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) 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) 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.

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LICENSED PROFESSIONAL ENGINEER

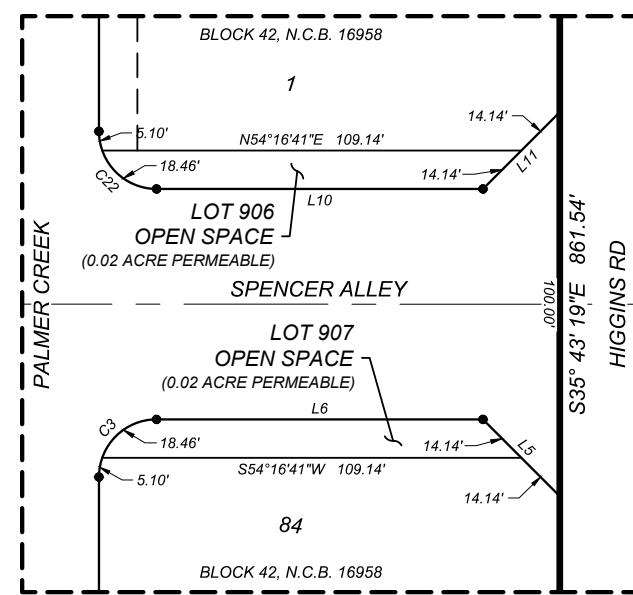
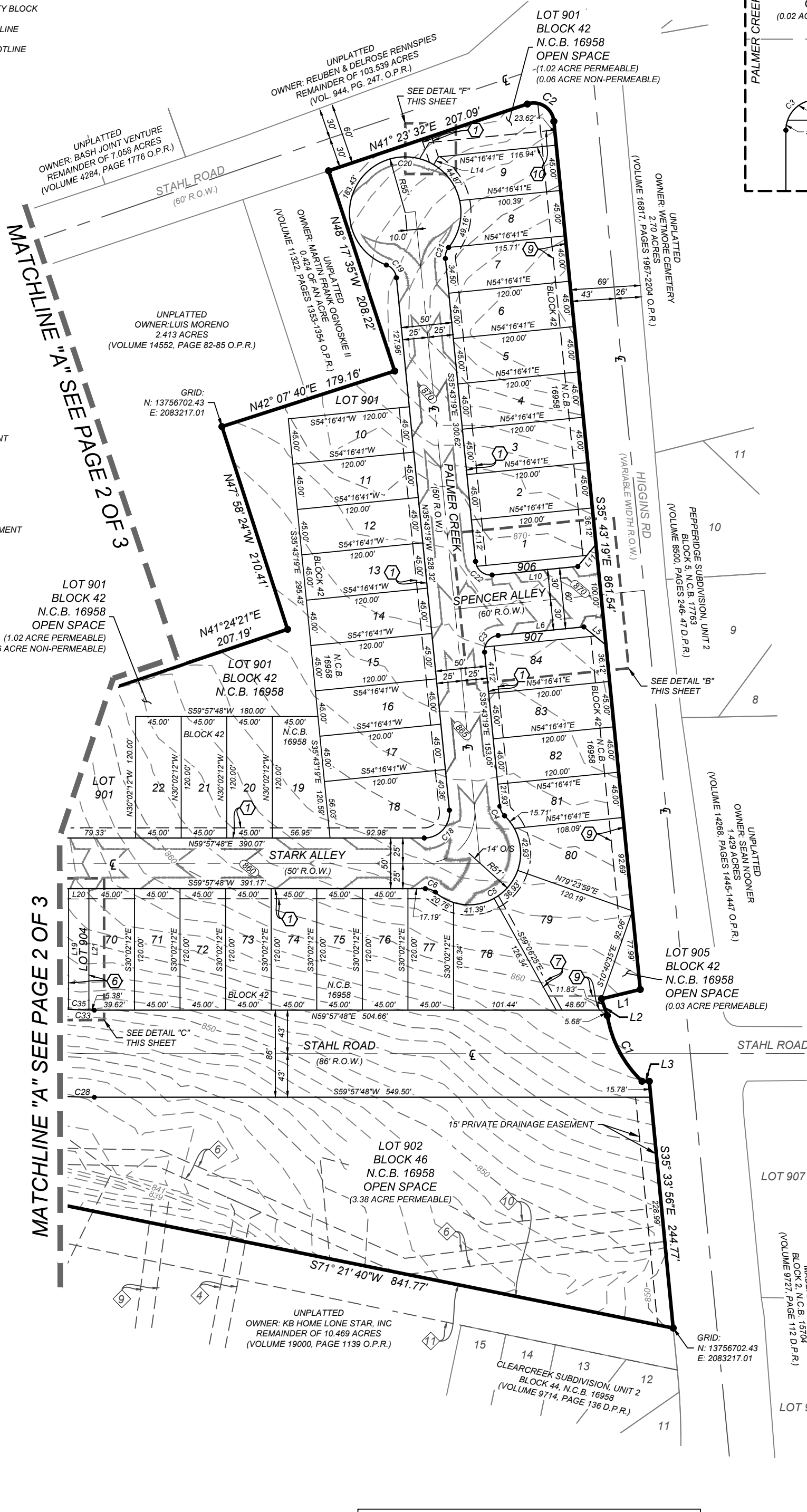
STATE OF TEXAS  
COUNTY OF BEXAR

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:

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

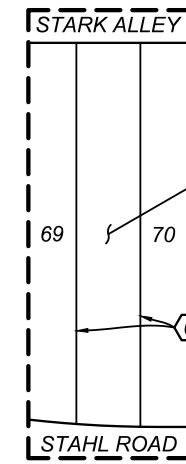
### LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- ℄ = CENTERLINE
- = ZERO LOTLINE



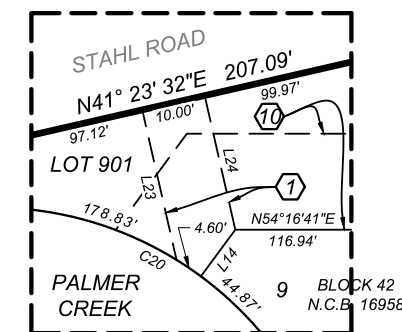
DETAIL "B"

SCALE: 1" = 50'



DETAIL "C"

SCALE: 1" = 60'



DETAIL "F"

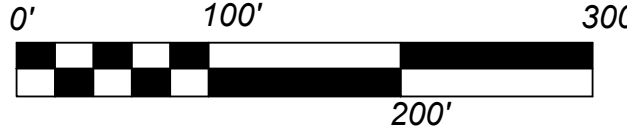
SCALE: 1" = 30'

## PLAT NUMBER 19-11800336

### SUBDIVISION PLAT ESTABLISHING STAHL ROAD SUBDIVISION (PUD)

A 24.16 ACRE TRACT OF LAND INCLUDING A 0.06 ACRE R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE JAMES WATSON SURVEY, SECTION NO. 320, ABSTRACT NO. 800, THE THOMAS JACKSON SURVEY, SECTION NO. 323, ABSTRACT 384, BOTH OF BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 24.5 ACRE TRACT, KNOWN AS TRACT 8, CONVEYED TO THE MEREDITH ANNE DUBOSE REVOCABLE TRUST, OF RECORD IN VOLUME 10844, PAGE 1607, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, MADE UP OF ALL OF THE 21.505 ACRE REMAINING PORTION OF A CALLED 65.033 ACRE TRACT, CONVEYED TO DUBOSE PROPERTIES, INC., OF RECORD IN VOLUME 9887, PAGE 338, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.127 ACRE TRACT, CONVEYED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 8748, PAGE 1222, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A CALLED 2.97 ACRE TRACT, KNOWN AS TRACT 3, CONVEYED TO THE MEREDITH ANNE DUBOSE REVOCABLE TRUST, OF RECORD IN VOLUME 10844, PAGE 1607, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.285 ACRE TRACT, CONVEYED TO THE CITY OF SAN ANTONIO, OF RECORD IN VOLUME 8753, PAGE 1049, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



# KFW

**ENGINEERS + SURVEYING**  
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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.

OWNER: CHESMAR HOMES  
1846 N. LOOP 1604 WEST, SUITE 200  
SAN ANTONIO, TEXAS 78248

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO ME A PERSON 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 BEXAR COUNTY, TEXAS

THIS PLAT OF STAHL ROAD SUBDIVISION (PUD) 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