

NOT TO SCALE

CPS/SAWS/CoSA UTILITY NOTES:

- . THE CITY OF SAN ANTONIO AS A 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 LAND 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 SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 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
- POOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND CAS WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR

IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS

MATCHLINE "A" - SEE SHEET 2 OF 3

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1%-ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. LOTS 75 THRU 94 AND LOT 99, BLOCK 50, C.B. 4341, LIE WITHIN THE FEMA 1% ANNUAL CHANCE

(100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C036SF, DATED SEPTEMBER 22, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-0189R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT

TO THE FLOODPLAIN (LOTS 75 THRU 99, BLOCK 50, C.B. 4341) SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION

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

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING (LOT 903, BLOCK 50), DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2405281) 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 35-477(h).

S NOTES: WASTEWATER EDU NOTE:

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. 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.
- WASTEWATER SERVICE CONTRECTION.
 THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE OWNER AND ACCEPTANCE BY THE SAN ANTONIO WATER
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REDUIREMENTS FOR THE DESIGNATION OF THE PERSONNEL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAI SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
- A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE OWNER 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 SAI

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93). 1/2" IRON RODS WITH PLASTIC CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS

SCALE: 1"=100' TBPE FIRM #455

PLAT NUMBER: 18-900105

SUBDIVISION PLAT

ESTABLISHING

STONEY CREEK SUBDIVISION, UNIT 3

BEING 20.907 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT NO. 422,

COUNTY BLOCK 4341, BEXAR COUNTY, TEXAS, BEING A PORTION OF AN 84.853 ACRE TRACT OF LAN

DESCRIBED BY WARRANTY DEED RECORDED AS DOCUMENT NO. 20180171354, BEING A PORTION OF A

O OO4 ACRE TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1903

PAGE 2173, AND BEING A PORTION OF A 109.964 ACRE TRACT OF LAND DESCRIBED BY SPECIAL

WARRANTY DEED RECORDED IN VOLUME 18946, PAGE 2188, ALL BEING OF THE OFFICIAL PUBLIC

RECORDS OF BEXAR COUNTY, TEXAS.

200



4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPELS FIRM # 10048500 MWC: PATRICK MURPHY, P.E. 1 PRJ. NO.: 03056.0

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 PRINTED 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/ DEVELOPER CONTINENTAL HOMES OF TEXAS, L.P.,

A TEXAS LIMITED PARTNERSHIP BY: CHTEX OF TEXAS, INC. A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER

5419 N. LOOP 1604 EAST SAN ANTONIO, TX. 78247

ASSISTANT SECRETARY

TEL: (210) 496-2668 CONTACT PERSON: LESLIE K. OSTRANDER

DULY AUTHORIZED AGENT

STATE OF TEXAS

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 SE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN T

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS A.D. 2020

JENNIFER GABRIELLE MARZANI

Notary Public, State of Texa Comm. Expires 10-12-2020 Notary ID 130860380

DAY OF OUN

DATED THIS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES. RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS

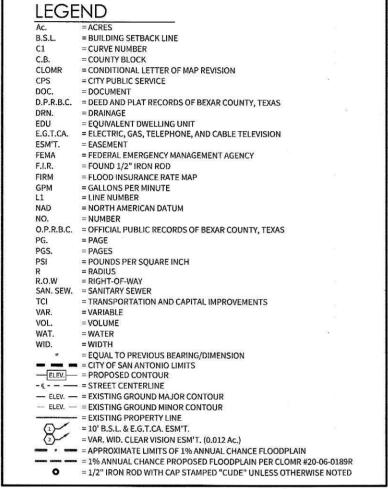
COUNTY JUDGE, BEXAR COUNTY, TEXAS

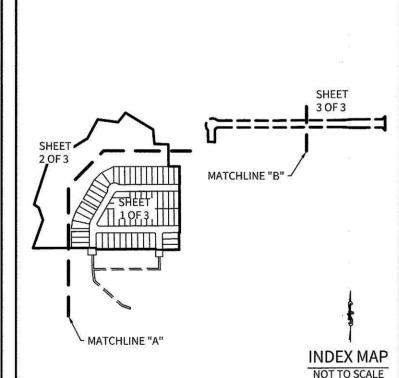
COUNTY CLERK, BEXAR COUNTY, TEXAS

STONEY CREEK SUBDIVISION LINIT 3 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.

SECRETARY

JULY 2020 SHEET 1 OF 3





STATE OF TEXAS

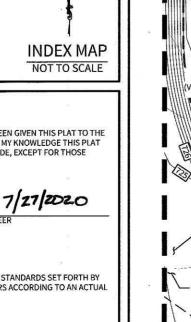
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE RIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

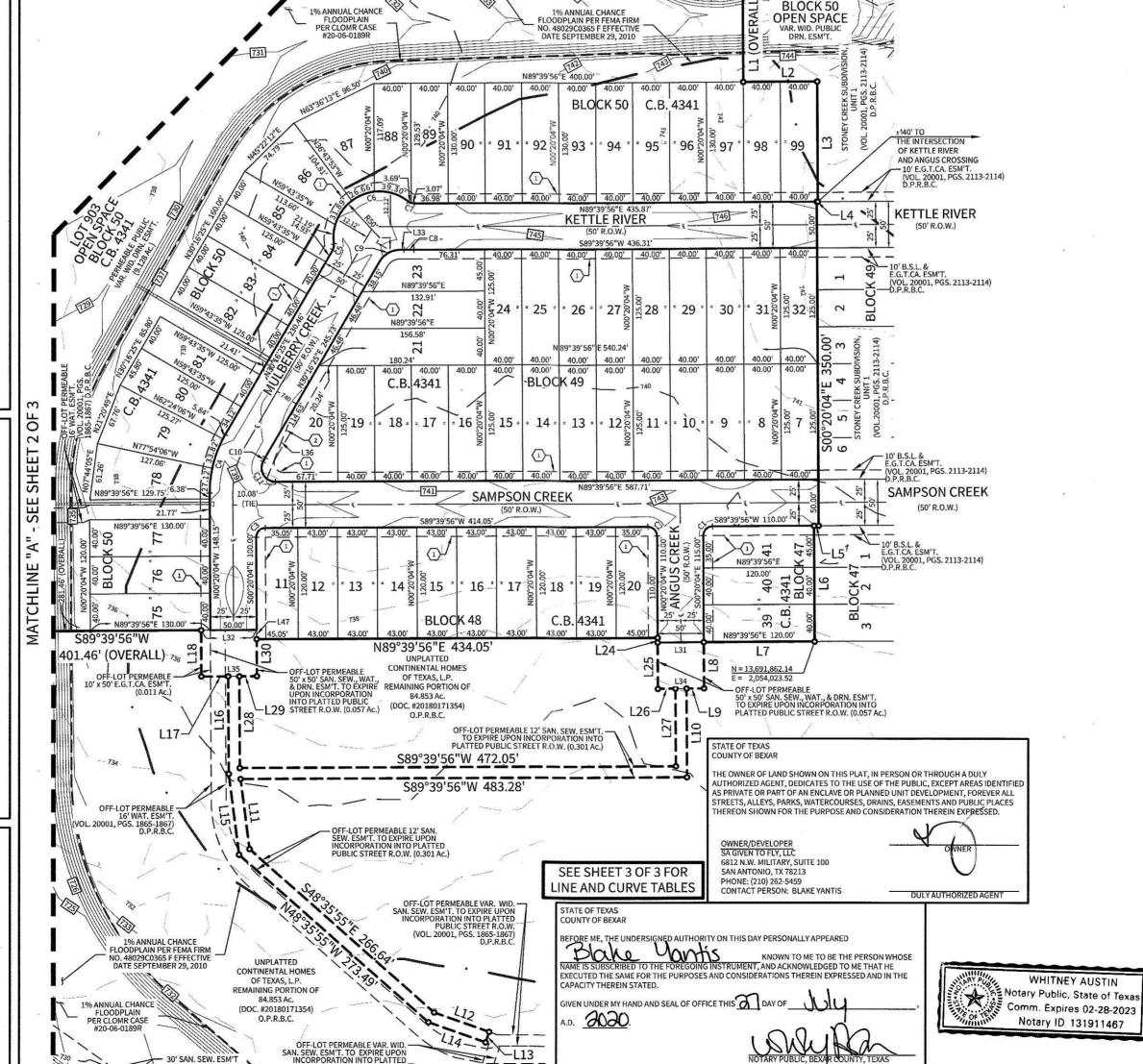
M.W. CUDE ENGINEERS, L.L.C. V. PATRICK MURPHY, P.E.

STATE OF TEXAS

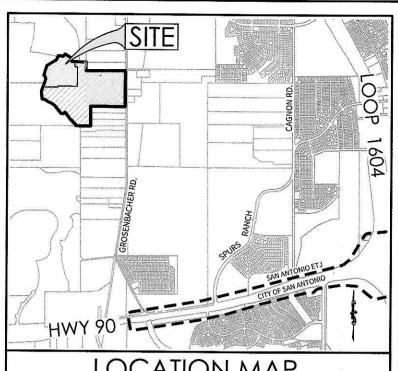
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL

M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S.









LOCATION MAP

LEGEND

B.S.L.

= ACRES

= BUILDING SETBACK LINE = CURVE NUMBER

NOT TO SCALE

CPS/SAWS/CoSA UTILITY NOTES:

.. THE CITY OF SAN ANTONIO AS A 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 LAND 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 SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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.

UNPLATTED

EQUITABLE LAND HOLDINGS, LLC

(VOL 15980, PG. 1091) O.P.R.B.C

1% ANNUAL CHANCE ODPLAIN PER FEMA FIRE

NO. 48029C0365 F EFFECTIN DATE SEPTEMBER 29, 2010

DRAINAGE NOTES:

1. 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 TOPS OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS

TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 496 ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. LOTS 75 THRU 94 AND LOT 99, BLOCK 50, C.B. 4341, LIE WITHIN THE FEMA 1% ANNUAL CHANCE 100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR

COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C0365F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-0189R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE

AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (LOTS 75 THRU 99, BLOCK 50, C.B. 4341) SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

OF SAN ANTONIO OR BEXAR COUNTY.

UNPLATTED

EQUITABLE LAND HOLDINGS, LLC

53.26 Ac.

(VOL. 15598, PG. 2196) O.P.R.B.C.

OPEN SPACE

BLOCK 50

C.B. 4341 PERMEABLE PUBLIC

(9.128 Ac.)

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.

MISCELLANEOUS NOTES:

1. ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT

SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING (LOT 903, BLOCK 50), DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2405281) 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 35-477(h).

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

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

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE OWNER AND ACCEPTANCE BY THE SAN ANTONIO WATER

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE OWNER 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

SURVEYOR'S NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE

COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NADBS (93).

1/2" RON RODS WITH PLASTIC CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS

UNPLATTED

EQUITABLE LAND HOLDINGS, LLC 53.26 Ac.

(VOL. 15598, PG. 2196) O.P.R.B.C.

LOT 904

BLOCK 50

OPEN SPACE

DRN, ESM'T

L1 (OVERALL)

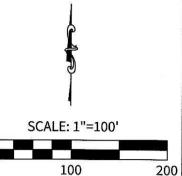
MATCHLINE "A" - SEE SHEET 1 OF 3

PLAT NUMBER: 18-900105

SUBDIVISION PLAT **ESTABLISHING**

STONEY CREEK SUBDIVISION, UNIT 3

BEING 20,907 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT NO. 422, COUNTY BLOCK 4341, BEXAR COUNTY, TEXAS, BEING A PORTION OF AN 84.853 ACRE TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED AS DOCUMENT NO. 20180171354, BEING A PORTION OF A 20.004 ACRE TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 19032 PAGE 2173, AND BEING A PORTION OF A 109.964 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 18946, PAGE 2188, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C.

4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 T:210.681.2951 • F:210.523.711 WWW.CUDEENGINEERS.COM TBPE FIRM #455 TBPELS FIRM # 10048500

MWC: PATRICK MURPHY, 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.

OWNER/ DEVELOPER CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION ITS SOLE GENERAL PARTNER

5419 N. LOOP 1604 EAST SAN ANTONIO, TX, 78247

TEL: (210) 496-2668 CONTACT PERSON ASSISTANT SECRETARY

DULY AUTHORIZED AGENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

LESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOS NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SH EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

A.D. 2020

DATED THIS

JENNIFER GABRIELLE MARZANO Notary Public, State of Texas Comm. Expires 10-12-2020 Notary ID 130860380

GIVEN UNDER MY HAND AND SEAL OF OFFICE T



THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS

COUNTY CLERK, BEXAR COUNTY, TEXA

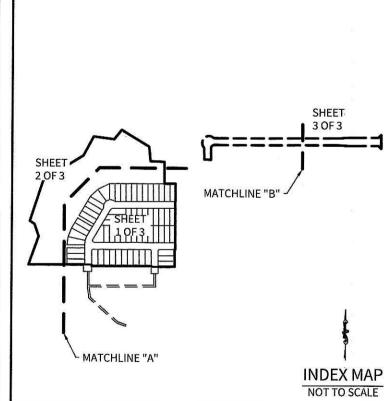
	THIS PLAT OF	STONEY CREEK SUBDIVISION, UNIT 3	HAS BEEN SUBMITTED TO AND
Î	CONSIDERED BY T	HE PLANNING COMMISSION OF THE CITY OF SA	IN ANTONIO, TEXAS, AND IS HEREBY
	APPROVED BY SUC	H COMMISSION IN ACCORDANCE WITH STATE	OR LOCAL LAWS AND REGULATIONS
	AND/OR WHERE A	DMINISTRATIVE EXCEPTION(S) AND/OR VARIAN	ICE(S) HAVE BEEN GRANTED.

JULY 2020 SHEET 2 OF 3

SECRETARY

C.B. = COUNTY BLOCK CLOMR = CONDITIONAL LETTER OF MAP REVISION CPS = CITY PUBLIC SERVICE = DOCUMENT D.P.R.B.C. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS = EQUIVALENT DWELLING UNIT = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION E.G.T.CA. ESM'T. = EASEMENT **FEMA** = FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R. = FOUND 1/2" IRON ROD FIRM = FLOOD INSURANCE RATE MAP **GPM** = GALLONS PER MINUTE = LINE NUMBER = NORTH AMERICAN DATUM = NUMBER O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS PG. PGS. = PAGES = POUNDS PER SQUARE INCH = RADIUS R.O.W SAN. SEW. = SANITARY SEWER = TRANSPORTATION AND CAPITAL IMPROVEMENTS VAR. = VARIABLE VOL. =VOLUME = WATER WID. = EOUAL TO PREVIOUS BEARING/DIMENSION = CITY OF SAN ANTONIO

ELEV. = PROPOSED CONTOUR = CITY OF SAN ANTONIO LIMITS - - - - = STREET CENTERLINE --- ELEV. --- = EXISTING GROUND MAJOR CONTOUR ELEV. --- = EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE = 10' B.S.L. & E.G.T.CA. ESM'T. = VAR. WID. CLEAR VISION ESM'T. (0.012 Ac.) = APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN = 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR #20-06-0189R = 1/2" IRON ROD WITH CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED



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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

M.W. CUDE ENGINEERS, L.L.C. W. PATRICK MURPHY, P.E.

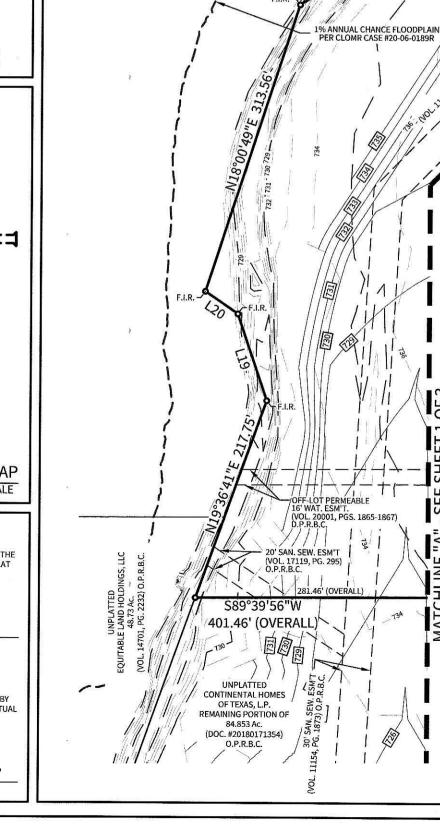
COUNTY OF BEXAR

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

A.W. CUDE ENGINEERS, L.L.C. AMES W. RUSSELL, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

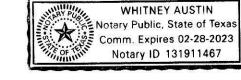
7/27/2020



STATE OF TEXAS COUNTY OF BEXAF 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 OFF-LOT PERMEABLE
16' WAT. ESM'T.
(VOL. 20001, PGS. 1865-1867)
D.P.R.B.C. DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATI OWNER/DEVELOPER
SA GIVEN TO FLY, LLC 20' SAN, SEW, ESM'T (VOL. 17119, PG. 295) O.P.R.B.C. SAN ANTONIO, TX 78213 CONTACT PERSON: BLAKE YANTIS DULY AUTHORIZED AGEN STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

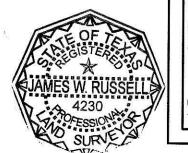
KNOWN TO ME TO BE THE PERSON WHO
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED AND IN THE KNOWN TO ME TO BE THE PERSON WHOSE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE APACITY THEREIN STATED.

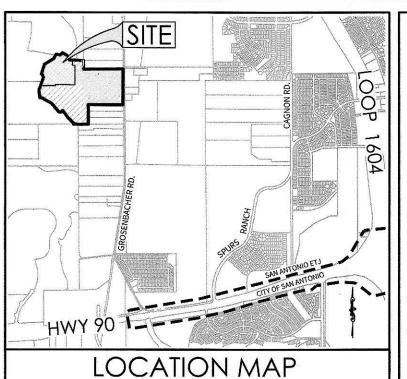
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ATDAY OF USE · 3030



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES







LEGEND

CPS

ESM'T.

= BUILDING SETBACK LINE

= CONDITIONAL LETTER OF MAP REVISION

D.P.R.B.C. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION

FEDERAL EMERGENCY MANAGEMENT AGENCY

EQUIVALENT DWELLING UNIT

= CURVE NUMBER

= DOCUMENT

= DRAINAGE

= EASEMENT

COUNTY BLOCK

= CITY PUBLIC SERVICE

NOT TO SCAL

CPS/SAWS/CoSA UTILITY NOTES:

CURVE | RADIUS | DELTA

90°00'00'

90°00'00"

90°00'00"

30°36'29"

38°14'30"

136°23'33'

38°45'31"

0°36'29"

60°00'00"

4°01'52"

116°34'37'

6°11'14"

6°11'14"

90°09'52"

41°34'30"

73°18'52"

41°34'30"

6°11'14"

6°11'14"

/ SA GIVEN TO FLY, L.L.C. 20.004 Ac.

(VOL. 19032, PG. 2173) O.P.R.B.C.

10.00

10.00

10.00'

125.00

10.00'

50.00'

10.00

1025.00

25.00'

75.00'

15.00'

415.00

420.00'

25.00"

10.00'

50.00'

10.00'

420.00

415.00'

C1

C2

C3

C4

C5

C6

C.7

C8

C9

C10

C11

C12

C14

C15

C16

C17

C18

C19

. THE CITY OF SAN ANTONIO AS A 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 MATTER EASEMENT, WALER EASEMENT, SANTIART SEWER EASEMENT, AND/OR RECTCLE
WATTER 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, LAND 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 SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENT, DUF TO GRADE 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.

CURVE TABLE

15.71

15.71'

15.71'

66.78

6.67

119.02'

6.76

10.88

26.18

5.28'

30.52

44.82'

45.36'

39.34

7.26

151.25

7.26

45.36'

44.82

10.00

10.00

10.00

34.21

3.47'

124.99

3.52'

5.44'

14.43

2.64

24.28

22.43

22.70

25.07

3.80

856.05"

3.80

22.70

22.43

TANGENT | LENGTH | CHORD | CHORD BEARING

14.14

14.14'

14.14'

65.98'

6.55'

92.85

6.64

10.88'

25.00

5.28'

25.52'

44.79

45.33'

35.41

7.10

99.83'

7.10

45.33'

44.79'

SECONDARY ACCESS ESM'T. TO

INTO PLATTED PUBLIC STREET

UNPLATTED

20.004 Ac

S44°39'56"W

N45°20'04"W

S44°39'56"W

N14°58'11"E

N11°09'10"E

N60°13'41"E

S70°57'18"E

S89°58'11"W

S60°16'25"W

S28°15'29"W

S32°02'45"E

N87°04'23"W

N87°04'23"W

S44°45'04"W

N21°07'07"W

N44°45'04"E

S69°22'45"E

N86°44'23"E

N86°44'23"E

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

BOOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE FLECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

DRAINAGE NOTES:

1. 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR

IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0365F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LOTS 75 THRU 94 AND LOT 99, BLOCK 50, C.B. 4341, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, OFIRM PANEL NUMBER 48029C0365F, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-0189R) IS PENDING APPROVAL BY FEMA, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN (LOTS 75 THRU 99, BLOCK 50, C.B. 4341) SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE

FINISHED ADJACENT GRADE THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS,

INCLUDING (LOT 903, BLOCK 50), DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2405281) 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 35-477(h)

SAWS NOTES: 1. WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM. 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.
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE OWNER AND ACCEPTANCE BY THE SAN ANTONIO WATER

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1.000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE OWNER 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

STATE OF TEXAS

Blake

SURVEYOR'S NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD83 (93)

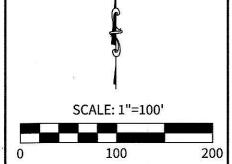
ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE

Yantis

LINE TABLE

1/2" IRON RODS WITH PLASTIC CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

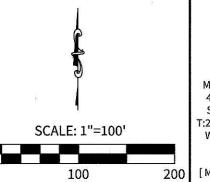


SUBDIVISION PLAT **ESTABLISHING**

PLAT NUMBER: 18-900105

STONEY CREEK SUBDIVISION, UNIT 3

BEING 20.907 ACRES OF LAND LOCATED IN THE ROBERT LEWIS SURVEY NO. 63, ABSTRACT NO. 422, COUNTY BLOCK 4341, BEXAR COUNTY, TEXAS, BEING A PORTION OF AN 84.853 ACRE TRACT OF LAN DESCRIBED BY WARRANTY DEED RECORDED AS DOCUMENT NO. 20180171354, BEING A PORTION OF A 0.004 ACRE TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED RECORDED IN VOLUME 19032 PAGE 2173, AND BEING A PORTION OF A 109.964 ACRE TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 18946, PAGE 2188, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



GINEER M.W. CUDE ENGINEERS, L.L.C 4122 POND HILL RD. • S-101 SAN ANTONIO, TEXAS 78231 F:210.681.2951 • F:210.523.711

WWW.CUDEENGINEERS.COM TBPE FIRM #455 TBPELS FIRM # 10048500 [MWC: PATRICK MURPHY, P.E. PRJ. NO.: 03056.00

STATE OF TEXAS

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, WATERCOURSE: RAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CONTINENTAL HOMES OF TEXAS, L.P., TEXAS LIMITED PARTNERSHIP

RY- CHTEX OF TEXAS, INC. A DELAWARE CORPORATION TS SOLE GENERAL PARTNER

5419 N. LOOP 1604 EAST

TEL; (210) 496-2668 ONTACT PERSON: LESLIE K. OSTRANDER ASSISTANT SECRETARY

DULY AUTHORIZED AGENT

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOS NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SH EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN TI

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

JENNIFER GABRIELLE MARZANO Notary Public, State of Texas Comm. Expires 10-12-2020

Notary ID 130860380

DATED THIS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES. RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS

COUNTY CLERK, BEXAR COUNTY, TEXA

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STONEY CREEK SUBDIVISION LINIT 3 CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY PPROVED 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.

SECRETARY

JULY 2020 SHEET 3 OF 3

STATE OF TEXAS

HE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIE AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
SA GIVEN TO FLY, LLC 6812 N.W. MILITARY, SUITE 100 SAN ANTONIO, TX 78213

PHONE: (210) 262-5459 CONTACT PERSON: BLAKE YANTIS DULY AUTHORIZED AGENT

IVEN UNDER MY HAND AND SEAL OF OFFICE THIS STORY OF UUL 0<u>606</u> a.d.

LINE TABLE

WHITNEY AUSTIN Notary Public, State of Texas LINE LENGTH BEARING Comm. Expires 02-28-2023 Notary ID 131911467

L1	159.13'	S00°20'04"E	
L2	80.00'	N89°39'56"E	
L3	130.00'	S00°20'04"E	
L4	1.10'	S89°39'56"W	
L5	5.00'	\$89°39'56"W	
L6	125.00'	S00°20'04"E	
L7	120.00'	S89°39'56"W	
L8	50.00'	S00°20'04"E	
L9	19.00'	S89°39'56"W	
L10	96.00'	S00°20'04"E	
L11	76.43'	S07°17'02"E	
L12	63.27	S70°33'26"E	
L13	12.00'	S18°51'35"W	
L14	65.72'	N70°33'26"W	
L15	88.09"	N07°17'02"W	
L16	105.37'	N00°20'04"W	

LINE	LENGTH	BEARING
L17	29.00'	S89°39'56"W
L18	50.00'	N00°20'04"W
L19	95.16'	N18°43'58"W
L20	41.05'	N55°52'28"W
L21	86.84'	N38°18'40"E
L22	106.00	S05°23'40"E
L23	101.61'	S87°44'04"E
L24	5.00'	S00°20'04"E
L25	50.00'	S00°20'04"E
L26	19.00'	N89°39'56"E
L27	84.00'	S00°20'04"E
L28	99.00'	N00°20'04"W
L29	19.00'	N89°39'56"E
L30	40.00'	N00°20'04"W
L31	50.00'	S89°39'56"W
L32	60.00'	N89°39'56"E

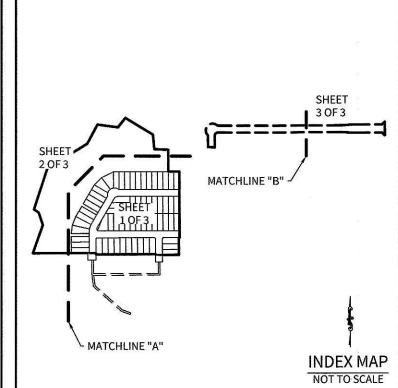
LINE	LENGTH	BEARING
L33	4.52'	N89°43'35"V
L34	12.00'	N89°39'56"E
L35	12.00'	N89°39'56"E
L36	85.41'	S21°27'32"W
L37	100.12'	S00°20'51"E
L38	28.44'	N45°10'00"V
L39	141.98'	S89°50'00"W
L40	69.80'	S89°56'42"W
L41	82.61'	S00°19'52"E
L42	50.05'	N87°44'04"W
L43	80.75'	N00°19'52"W
L44	69.80'	N89°43'18"E
L45	141.76'	N89°50'00"E
L46	28.30'	N44°50'00"E
L47	10.00'	S00°20'04"E

KNOWN TO ME TO BE THE PERSON WHOSE

LINE TABLE

INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

F.I.R. = FOUND 1/2" IRON ROD FIRM = FLOOD INSURANCE RATE MAP = GALLONS PER MINUTE = LINE NUMBER = NORTH AMERICAN DATUM O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS = POUNDS PER SOUARE INCH R.O.W = RIGHT-OF-WAY = SANITARY SEWER = TRANSPORTATION AND CAPITAL IMPROVEMENTS = VARIABLE = WATER WID. = WIDTH = EQUAL TO PREVIOUS BEARING/DIMENSION = = CITY OF SAN ANTONIO LIMITS - & - - - STREET CENTERLINE - ELEV. - = EXISTING GROUND MAJOR CONTOUR ELEV. — = EXISTING GROUND MINOR CONTOUR = EXISTING PROPERTY LINE = 10' B.S.L. & E.G.T.CA. ESM'T. = VAR. WID. CLEAR VISION ESM'T. (0.012 Ac.) = APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN = 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR #20-06-0189R = 1/2" IRON ROD WITH CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED





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 ARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C. W. PATRICK MURPHY, P.E.

7/27/2020

STATE OF TEXAS

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUA

M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S.



