

AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 400'

16.376 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS FATHER FLANAGAN'S BOY'S HOME SUBDIVISION PLAT, AS RECORDED IN VOLUME 9519, PAGE 172 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THIS REPLAT ALSO REMOVES THE 20' LESSEE ACCESS EASEMENT FROM STADIUM POINTE P.U.D. UNIT 1 PLAT, AS RECORDED IN VOLUME 20001, PAGE 1951 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN N.C.B. 14616 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FATHER FLANAGAN'S BOY'S HOME SUBDIVISION WHICH IS RECORDED IN VOLUME 9519, PAGE(S) 172, 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. (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/DEVELOPER: SKYHAWK VILLA DE SAN ANOTNIO, LLC. 8117 SUTHERLAND LAN PLANO, TEXAS 75025 RODRIGUEZ STATE OF TEXAS SWORN AND SUBSCRIBED BEFORE ME THIS THE 26 th DAY OF February A.D. 20 2/ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Arthur Lee Wright My Commission Expires 05/29/2022 ID No. 4880276

SURVEYOR'S NOTES:

1. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF COSMUERY TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" IRON RODS WITH A ORANGE CAP STAMPED "MMES 6490" UPON COMPLETION OF CONSTRUCTION.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (4204) DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK;

3. DIMENSIONS SHOWN ARE SURFACE; AND

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (4204).

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: PAUL L. MYERS

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 THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

SAWS IMPACT FEE:
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.

SAWS HIGH PRESSURE NOTE:
A POTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE
WILL NORMALLY EXCEED 80 PS. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT
EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN
CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000CPM 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 FIRE MARSHAL.

SAWS WASTEWATER EDU:
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.

SAWS NOTE:
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.

SAWS AQUIFER:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE EASEMENT ENCROCACHMENTS:

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED
MTHIN 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 TO GR DIRECTOR OF
PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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.

----- EXISTIN

LOT 901

RUNNER RIDGE

54

23

22

21

20

19

5

. 5

4

5

RUNNER CV

LOT 902

BLK 13

6

LOT 9, BLOCK 6 NCB 14616 STINSON MIDDLE SCHOOL FIELDS— VOLUME 9574, PAGE 21 DPR

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY					CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD	
	ANTONIO SYSTEM.		incedit cit fills floor fritter 51			C1	7.78'	5.00'	089'07'42"	7.02'	N44'05'4
		END				C2	7.93'	5.00'	090°49'45"	7.12'	N45'53'(
7.5			Largering	· · · · · · · · · · · · · · · · · · ·	_	C3	7.78'	5.00'	08970'15"	7.02'	N44'06'S
BLK	ACRE(S) BLOCK	ROW VAR WID	RIGHT-OF-WAY VARIABLE WIDTH		\	C4	18.72'	29.00'	036'59'23"	18.40	S18*57'5
BSL	BUILDING SETBACK LINE CABLE TELEVISION	NVAE	NON VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	Property of the second	. \	C5	145.96	51.00	163'58'46"	101.00	N44'31'5
NCB	NEM CONNIA BROCK	Œ.	STREET CENTERLINE			. C6	18.72'	29.00'	036 59'23"	18.40'	N71°58'2
DOC	DOCUMENT NUMBER DEED AND PLAT RECORDS OF	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS			C7	21.99'	14.00	090'00'00"	19.80'	S44*31'5
DEK	BEXAR COUNTY, TEXAS		OF REAL PROPERTY) OF			C8	18.68'	29.00'	036*54'01*	18.36'	S18'55'0
ESMT	EASEMENT ->		BEXAR COUNTY, TEXAS		. 54	C9	145.03'	51.00'	162'55'45"	100.87	N44'05'4
PG	PAGE(S)		CAP STAMPED			C10	18.68'	29.00	036*54'01"	18.36'	N72'53'2
			"CDS/MUERY-SA TX" (UNLESS OTHERWISE NOTED.)		1.3	C11	7.93'	5.00'	090*52'18"	7.12'	N45'54'1
	- FROFOSED COMIOURS	(SURVEYOR)	FOUND 1/2" RON ROD			C12	7.78'	5.00'	08970'15"	7.02'	N44'06'5
		(SURVETUR)	(UNLESS NOTED OTHERWISE)		1 2	C13	7.93'	5.00'	090*49'45"	7.12'	S45°53'0

LOT 5, BLOCK 6

NCB 14616 MONTECITO APARTMENTS SUBDIVISION

VOLUME 9552, PAGE 137 DPR

× 14

RUNNER RIDGE

564.58 _____64.43 f

2.12 8N.C.B.2. 14616 2

N89'31'52"E

69.50

69.50

8

N89'31'52"E

N89 31'52"E

RUNNER CV

8 39 8 8 38

N89'31'52"E N89'31'52"E

N89'31'52"E\

9

N89'31'52"E

N89'31'52"E

REMAINING PORTION OF LOT 2, BLOCK 6 NCB 14616 N.I.S.D. /HAUSMAN ROAD SUBDIVISION VOLUME 9524, PAGE 24 DPR

08.50, 13

12

F 8 960

69.50

N89'31'52"E

20.00

S 6

18 C.B. 69 1616

N89'31'52"E

N89'31'52"E

CY 1 89 64.58'

5

69.50

25' 25'

5

MAINTENANCE NOTE:
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 THE CITY OF SAN ANTONIO OR
BEXAR COUNTY. 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 EASEMENTS AND RIGHTS—OF—WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC 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," "UTILITY EASEMENT," "GAS EASEMENT," THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 WITH THE RIGHT TO INGRESS AND GERESS 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 ENCROCHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. 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. THELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS ARE DESCRIBED HEREON.

CPS/SAWS/CPSA UTILITY (RESIDENTIAL):

DETENTION POND NOTE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSTE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPER OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CI OF SAN ANTONIO OR BEXAR COUNTY.

KANPA PARAMENTAL AND STATE OF BUILDING

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF
THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE
RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & 903, BLK. 13, N.C.B. 14616, LOT 901, BLK. 10, N.C.B. 14616, LOT 901, BLK. 11, N.C.B. 14616 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. ADJACENT GRADE
PRIVATE STREET DESIGNATION:
LOT 999, BLOCK 7, NGB 14616, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND
AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT,
TELEPHONE CABLE TELEMSION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED
WATER MAINS.
FLOODPLAIN VERTFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100—YEAR) FLOODPLAIN EXISTS
WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0210G, EFFECTIVE
09—29—2010, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF
FUTURE FEMA MAP REVISIONS AND JOR AMENDMENTS.

FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

16 \ B B 17

2000

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1 :	7.78'	5.00'	089'07'42"	7.02'	N44'05'43"E
C2	7.93'	5.00'	090'49'45"	7.12'	N45'53'01"W
C3	7.78'	5.00'	08970'15"	7.02'	N44*06'59"E
C4	18.72'	29.00'	036 59'23"	18.40	S18*57'50*E
C5	145.96'	51.00'	163'58'46"	101.00'	N44'31'52"E
. C6	18.72'	29.00'	036'59'23"	18.40'	N71*58'27"W
C7	21.99'	14.00	090'00'00"	19.80'	S44*31'52*W
СВ	18.68'	29.00'	036'54'01"	18.36'	S18*55'09*E
C9	145.03'	51.00'	162'55'45"	100.87	N44'05'43"E
C10	18.68'	29.00'	036'54'01"	18.36'	N72'53'25"W
C11	7.93'	5.00'	090'52'18"	7.12'	N45°54'17"W
C12	7.78'	5.00'	08970'15"	7.02	N44'06'59"E
C13	7.93'	5.00'	090*49'45"	7.12'	S45'53'01"E

25' DRAINAGE EASEMEN

-- VOLUME 9552, PAGE 137 DPR

යි යි 18

S88'42'07"W

64.58'

N89'31'52"E

N89°31′52″E

10

N89'31'52"E

0

(4.763 AC.)

36

68.50

N89'31'52"E 25' 25'

23

N89'31'52"E

69.50

22

N89*31'52"E

N89'31'52"E

19 1461

N89'31'52"E

9

15

N89'31'52"E 69.50'

,05.89 ,05.89

E 8 860

N89'31'52"E

N89'31'52"E

10

N89'31'52"E
ZETA COVE
(PRIVATE STREET) 9. 90'

PRIVATE STREET)

_N88'42'07"E

N89'31'52"E

N89'31'52"E/

69.50

N89'31'52"E

N89*31'52"E

16

N89*31'52"E

N89'31'52"E|

N89'31'52"E

N89'31'52"E

ARIABLE WIDTH DRAINAGE EASEMENT N=13,753,028.65 VOLUME 9574, PAGE 24 DPR E= 2,080,379.16

LOT 9. BLOCK 6

NCB 14616 STINSON MIDDLE SCHOOL FIELDS VOLUME 9574, PAGE 21 DPR

9

(4.763 AC.)

CURVE TABLE

LINE # LENGTH DIRECTION CURVE # LENGTH RADIUS DELTA CHORD CHORD BEARING C14 7.78' 5.00' 089'07'42" 7.02' \$44'05'43"W C15 7.93' 5.00' 090'52'18" 7.12' \$45'54'17"E C16 7.78' 5.00' 08970'15" 7.02' \$44'06'59"W C17 7.93' 5.00' 090'49'45" 7.12' N45'53'01"W C18 38.89' 25.00' 089'07'42" 35.09' N44'05'43"E C19 21.99' 14.00' 090'00'00" 19.80' \$45'28'08"E C20 7.78' 5.00' 08970'15" 7.02' \$44'06'59"W C21 7.93' 5.00' 090'49'45" 7.12' N45'53'01"W C22 39.27' 25.00' 090'00'00" 35.36' N44'31'52"E C23 37.08' 60.00' 035'24'42" 36.50' S38'31'34"E C24 60.80' 50.00' 069'40'03" 57.12' S55'39'15"E C25 85.12' 70.00' 069'40'03" 79.97' N55'39'15"W C26 | 25.64' | 40.00' | 036'43'34" | 25.20' | N39'11'00"W LOT 23, BLOCK 6

NCB 14616

HAUSMAN GROVE SUBDIVISION

VOLUME 9726, PAGE 1 DPR

OWNER: FARM HOUSE DEVELOPMENT, LLC.

4. 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.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2395594) WHICH REQUIRES COMPULANCE 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).

23

N89'31'52"E

69,86

IN89'31'52"E

N89'31'52"E 69.85'

26

N89'31'52"F

69,85

**** 69.84'

N89'31'52"E

69.84'

N89'31'52"E

69.83

69,83

69.82

69.82

N89:31'52"E

954

952

32

WIDTH 9570,

CURVE TABLE

UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

L1 42.58' N88'39'34"E L2 59.00' N01"20'26"W L3 69.50' N89*31'52"E L4 69.50' S89'31'52"W L5 59.00' N0147'53"W L6 40.77' S88'42'07"W L7 34.18' N00°28'08"W L8 91.97' N89'31'52"E L9 36.77' N89*31'52"E L10 106.50' S20'49'13"E L11 11.04' N89*30'44"E L12 20.00' S00"29'16"E L13 11.04' S89'30'44"W L14 106.50' N20'49'13"W L15 29.49' N57'32'47"W L16 65.01' N88'39'34"E L17 65.01' N00°27'47"W

LINE TABLE

EASEMENT KEYNOTES

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

20' ACCESS EASEMENT (3) 20' PUD PERIMETER SETBACK

(4) 10' PUD PERIMETER SETBACK

5 16' SANITARY SEWER EASEMENT 15' WATER QUALITY EASEMENT (VOL 12955, PG 2038-2048, OPR) 0.097 AC LEASE EASEMENT

(VOL 12955, PG 2038, OPR)

20' PUD PERIMETER SETBACK

(VOL 20001, PG. 1951 DPR)

16' WIDE UTILITY EASEMENT 3 (VOL 12955, PG 2038, OPR)
VAR WID ACCESS & AERIAL
CABLE EASEMENT

(VOL 13353, PG 2080, OPR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG. 1951 DPR)

MEALS*MYERS

ENGINEERS | SURVEYORS

PLAT-19-11800164

STADIUM POINTE P.U.D.

UNIT 2 & 3

REMAINING PORTION OF LOT 1, BLOCK 6, NCB 14616, FATHER

FLANAGAN'S BOYS HOME SUBDIVISION, VOLUME 9519, PAGE 172, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY,

TEXAS AS RECORDED IN DOCUMENT # 20180058874 OF THE

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND

BLOCK 12 AND LOTS 10-39, 42-45, 901 & 903 BLOCK 13; NCB

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216

(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

CDS MUERY JOB 118008.04

DATE OF PREPARATION: February 25, 2021

ESTABLISHING LOT 999 BLOCK 7; LOTS 12-21 BLOCK 9; LOTS

1-24, 901 BLOCK 10; LOTS 1-24, 901 BLOCK 11, LOTS 1-20

14616 SAN ANTONIO, BEXAR COUNTY, TEXAS.

BEING A REPLAT OF 16.376 ACRES OF LAND OUT OF

REPLAT AND SUBDIVISION ESTABLISHING

TBPLS #10194291 TBPE #18576 10906 LAUREATE DR., SUITE 101 SAN ANTONIO, TX 78249 (210)236-7382

STATE OF TEXAS COUNTY OF BEXAR

OWNER / DEVELOPER:

PLANO, TEXAS 75025

8117 SUTHERLAND LANE

SKYHAWK VILLA DE SAN ANTONIO, LLC

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: SKYHAWK VILLA DE SAN ANTONIO, LLC 8117 SUTHERLAND LANE PLANO, TEXAS 75025

STATE OF TEXAS

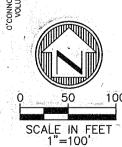
COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANDREW RODRIGUEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY

DAY OF February , A.D. 20 21

Arthur Lee Wright My Commission Expires 05/29/2022 ID No. 4880276

THIS PLAT OF STADIUM POINTE P.U.D. UNIT 2 & 3 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____ CHAIRMAN SECRETARY



112 RESIDENTIAL LOTS



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