

LOCATION MAP  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	ROW	RIGHT-OF-WAY
BLK	BLOCK		REPETITIVE BEARING
BSL	BUILDING SETBACK LINE		AND/OR DISTANCE
CB	COUNTY BLOCK		
DOC	DOCUMENT NUMBER	(SURVEYOR)	
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---	---	---	1% ANNUAL CHANCE ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS
---	---	---	CENTERLINE

- |    |   |   |   |
|----|---|---|---|
| 1  | 14' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT   | 1 | 30' PERMANENT<br>SANITARY SEWER EASEMENT<br>(DOC. NO. 20190023276 O.P.R.)   |
| 3  | 10' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT   | 2 | 16' SANITARY SEWER EASEMENT<br>TO EXPIRE UPON<br>INCORPORATION INTO PLATTED<br>PUBLIC STREET ROW (PLAT NO.<br>2011800215 CONCURRENT<br>PLATTING)          |
| 5  | 1' VEHICULAR NON-ACCESS<br>EASEMENT (NOT-TO-SCALE)  | 3 | 10' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT<br>(PLAT NO. 2011800215<br>CONCURRENT PLATTING)   |
| 6  | VARIABLE WIDTH CLEAR VISION<br>EASEMENT (0.012 AC OFF-LOT)  | 4 | 50' X 50' WATER, SEWER AND<br>DRAINAGE EASEMENT TO<br>EXPIRE UPON INCORPORATION<br>INTO PLATTED PUBLIC STREET<br>ROW (0.034 AC OFF-LOT,<br>NON-PERMEABLE) |
| 11 | 12' SANITARY SEWER<br>EASEMENT TO EXPIRE UPON<br>INCORPORATION INTO PLATTED<br>PUBLIC STREET ROW (0.14 AC<br>OFF-LOT, NON-PERMEABLE)                      | 5 | 1' VEHICULAR NON-ACCESS<br>EASEMENT (NOT-TO-SCALE)<br>(PLAT NO. 2011800215<br>CONCURRENT PLATTING)  |
| 12 | 60' X 25' WATER, SEWER AND<br>DRAINAGE EASEMENT TO<br>EXPIRE UPON INCORPORATION<br>INTO PLATTED PUBLIC STREET<br>ROW (0.034 AC OFF-LOT,<br>NON-PERMEABLE) | 6 | 14' GAS, ELECTRIC, TELEPHONE<br>AND CABLE TV EASEMENT<br>(PLAT NO. 2011800215<br>CONCURRENT PLATTING)   |
| 13 | 50' X 50' WATER, SEWER AND<br>DRAINAGE EASEMENT TO<br>EXPIRE UPON INCORPORATION<br>INTO PLATTED PUBLIC STREET<br>ROW (0.057 AC OFF-LOT,<br>NON-PERMEABLE) | 7 | VARIABLE WIDTH PERMANENT<br>DRAINAGE EASEMENT (PLAT NO.<br>2011800215 CONCURRENT<br>PLATTING)   |
| 14 | 5' X 30' WATER EASEMENT (0.003<br>AC OFF-LOT, NON-PERMEABLE)  | 8 | VARIABLE WIDTH CLEAR VISION<br>EASEMENT (PLAT NO. 2011800215<br>CONCURRENT PLATTING)  |
| 15 | 10' WATERLINE EASEMENT (0.003<br>AC OFF-LOT, NON-PERMEABLE)<br>TO EXPIRE UPON INCORPORATION<br>INTO PLATTED STREET ROW                                    | 9 | VARIABLE WIDTH DRAINAGE<br>EASEMENT (PLAT NO. 2011800215<br>CONCURRENT PLATTING)  |
| 16 | 10' WATERLINE EASEMENT  |   |   |
| 17 | 10' BUILDING SETBACK LINE   |   |   |
| 18 | 15' BUILDING SETBACK LINE   |   |   |
| 19 | VARIABLE WIDTH CLEAR<br>VISION EASEMENT<br>(0.046 AC OFF-LOT)   |   |   |

CPS/SAWS/COSA UTILITY:

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 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT 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.

3. 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.

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

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 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.

1% A.C. (100-YR)  
FEMA DFIRM FLOODPLAIN  
EFFECTIVE 9-29-10  
PANEL NO. 48029C0335F

1% A.C. ULTIMATE  
FLOODPLAIN PER FLOOD  
STUDY PREPARED BY  
PAPE-DAWSON ENGINEERS

FORESTAR (USA)  
REAL ESTATE GROUP, INC.  
238.215 AC. (UNPLATTED)  
(DOC. #20200033306 OPR)

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238.215 AC. (UNPLATTED)  
(DOC. #20200033306 OPR)

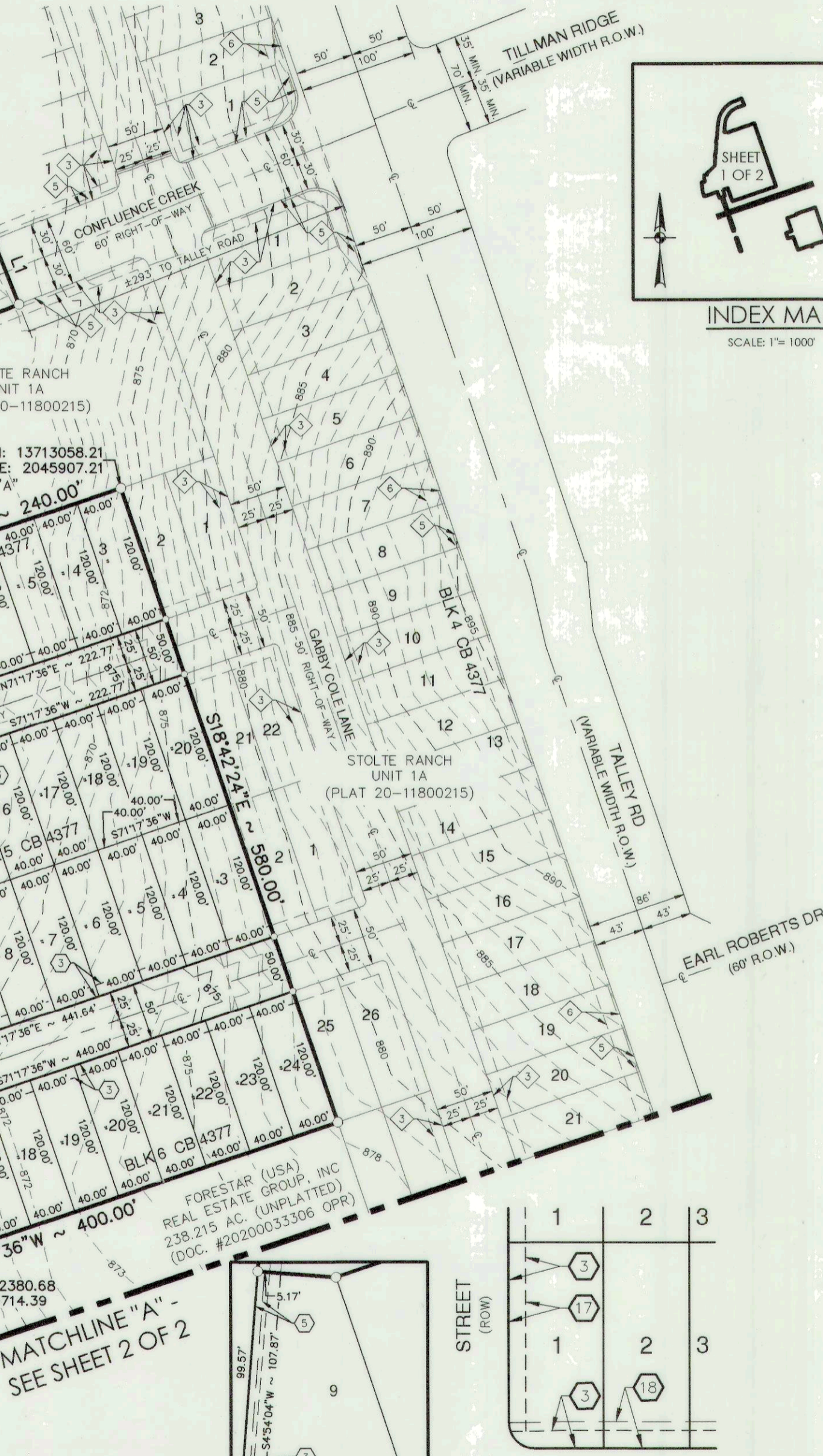
FORESTAR (USA)  
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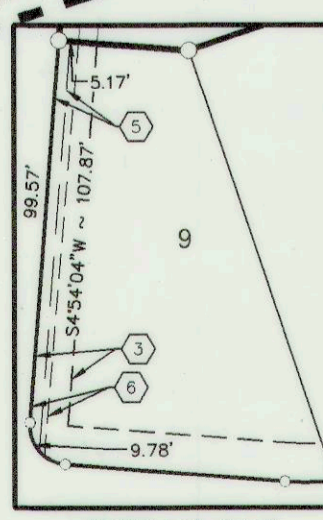
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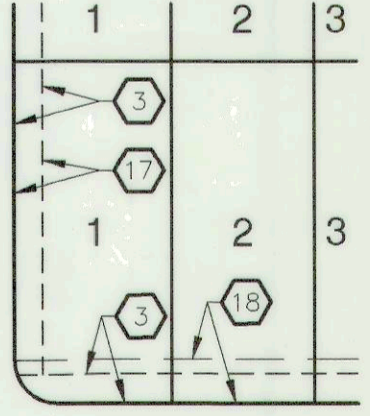


MATCHLINE "A"  
SEE SHEET 2 OF 2

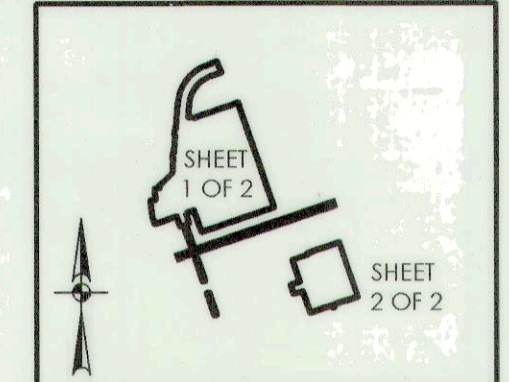
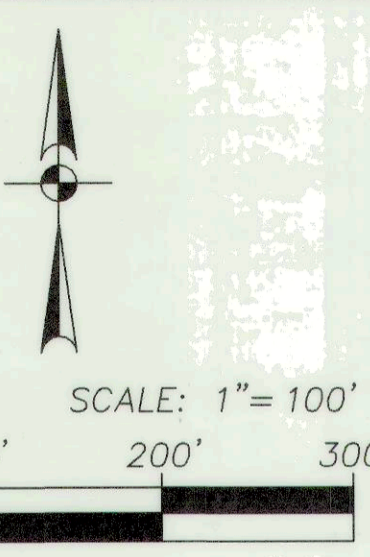
1% A.C. ULTIMATE  
FLOODPLAIN PER FLOOD  
STUDY PREPARED BY  
PAPE-DAWSON ENGINEERS



DETAIL "A"  
SCALE: 1"=50'



TYPICAL LOT  
EASEMENTS & SETBACKS  
EXCEPT AS NOTED  
NOT-TO-SCALE



INDEX MAP  
SCALE: 1"=1000'

PLAT NO. 20-11800216

SUBDIVISION PLAT  
OF  
STOLTE RANCH UNIT 1B

BEING A TOTAL OF 8.75 ACRE TRACT OF LAND, OUT OF A 238.215 ACRE TRACT DESCRIBED IN DEED TO FORESTAR (USA) REAL ESTATE GROUP INC. RECORDED IN DOC. #20200033306 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONDSON SURVEY NO. 203, ABSTRACT 229, COUNTY BLOCK 4384, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.575.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900

DATE OF PREPARATION: April 08, 2021

STATE OF TEXAS  
COUNTY OF TRAVIS

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.

*John Maberry*

OWNER/DEVELOPER: JOHN MABERRY  
FORESTAR (USA) REAL ESTATE GROUP INC.  
10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TEXAS 78750  
(512) 433-5231

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN MABERRY, 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 13 DAY OF APRIL, A.D. 2021.

*Theresa Tran*  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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 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 COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STOLTE RANCH UNIT 1B 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

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.

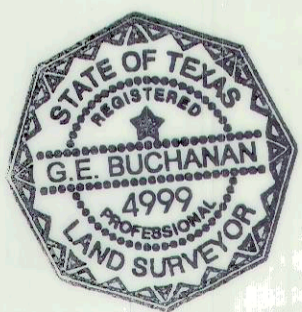
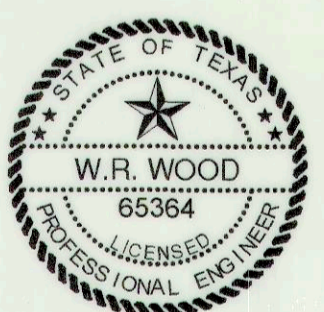
*W.R. Wood*  
LICENSED PROFESSIONAL ENGINEER

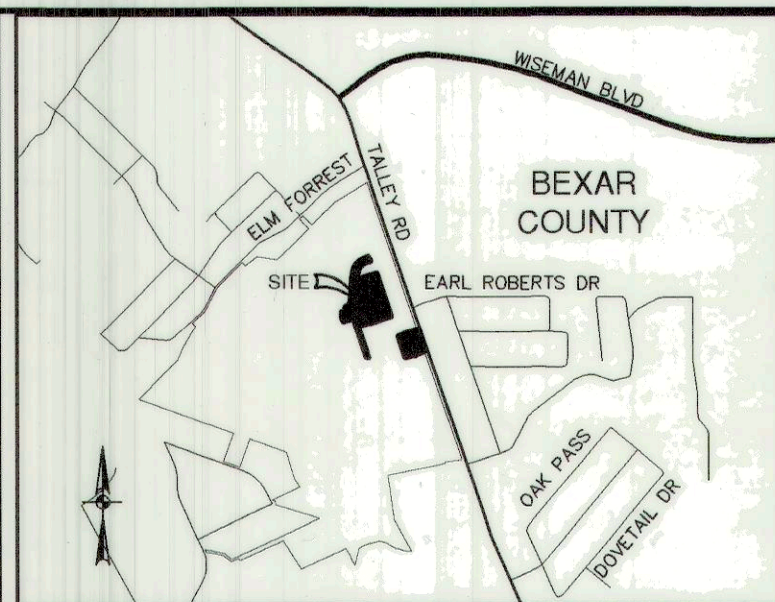
STATE OF TEXAS  
COUNTY OF BEXAR

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: PAPE-DAWSON ENGINEERS, INC.

*G.E. Buchanan*  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT





LOCATION MAP  
NOT-TO-SCALE

#### FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN (BUILDABLE LOTS OF) THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### RESIDENTIAL FINISHED FLOOR

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

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2625657) 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).

#### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, LOT 901, BLK 8, ALL IN CB 4377, 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.

#### SETBACK:

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.

#### OPEN SPACE:

LOT 901, BLOCK 8, CB 4377, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

#### DRAINAGE EASEMENT ENCROACHMENTS:

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 EASEMENTS.

#### COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

#### DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN A VARIABLE WIDTH PERMANENT DRAINAGE EASEMENT, CB 4377, STOLTE RANCH UNIT 1A, (PLAT #20-11800215 CONCURRENT PLATTING).

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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: PAPE-DAWSON ENGINEERS, INC.

*G. Buchanan* 04/09/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

#### CPS/SAWS/COSA UTILITY:

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 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT 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.

3. 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 HEREIN.

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

#### 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 WASTEWATER EDU:

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 DEDICATION:

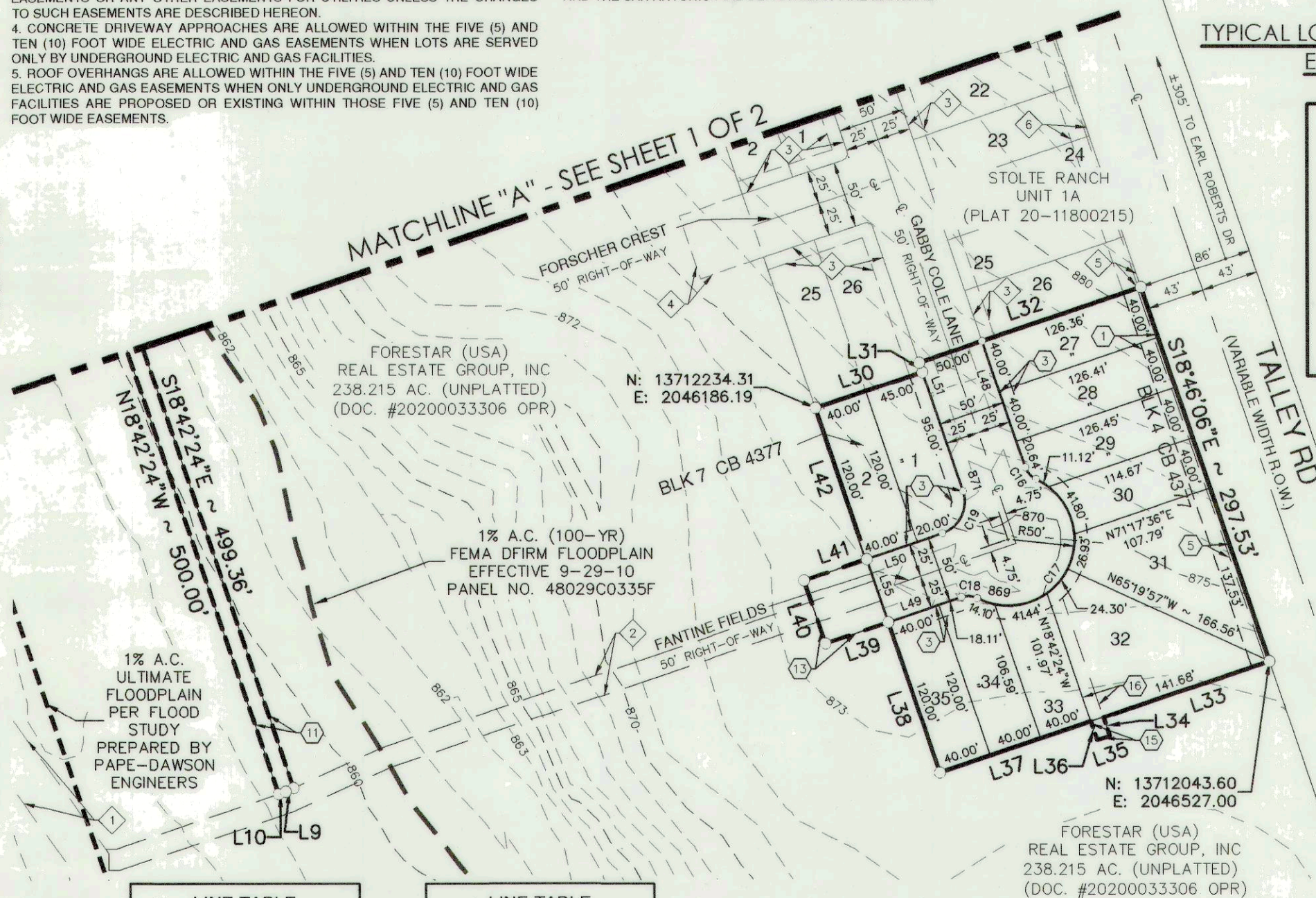
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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 ANTONIO.

#### RESIDENTIAL FIRE FLOW:

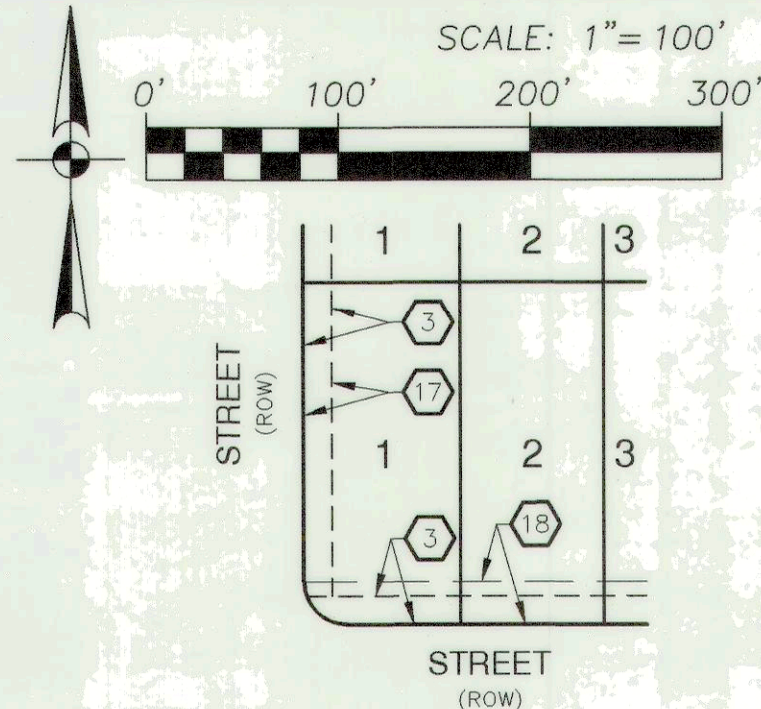
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT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



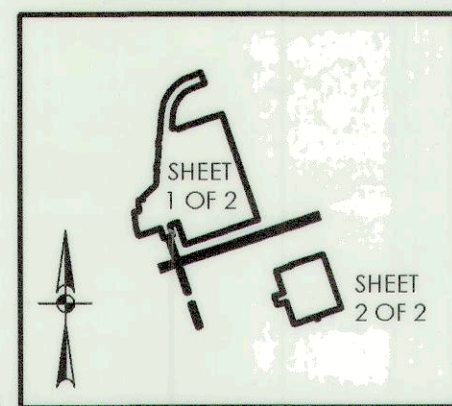
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S21°36'15"E	60.00'
L2	S68°23'45"W	66.01'
L3	S4°30'02"W	64.87'
L4	S85°29'58"E	33.84'
L5	N18°42'24"W	120.00'
L6	S71°17'36"W	40.00'
L7	S18°42'24"E	50.00'
L8	S71°17'36"W	19.00'
L9	S65°34'57"W	6.43'
L10	S71°17'36"W	5.60'
L11	S71°17'36"W	19.00'
L12	N18°42'24"W	55.00'
L13	S71°17'36"W	120.00'
L14	N19°00'29"W	40.00'
L15	N8°10'55"W	40.68'
L16	N51°20'00"W	46.47'
L17	N86°29'36"E	25.87'
L18	N3°30'24"W	60.00'
L19	N86°29'36"E	11.19'
L20	N4°30'02"E	74.96'
L21	N85°29'58"W	5.00'
L22	N4°30'02"E	30.00'
L23	S85°29'58"E	5.00'
L24	N4°30'02"E	98.81'
L25	N85°29'58"W	5.00'
L26	N4°30'02"E	30.00'
L27	S85°29'58"E	5.00'
L28	N4°30'02"E	129.77'

LINE TABLE		
LINE #	BEARING	LENGTH
L29	N68°23'45"E	66.01'
L30	N71°17'36"E	85.00'
L31	N18°42'24"W	7.53'
L32	N71°17'36"E	176.36'
L33	S71°17'36"W	131.68'
L34	S18°42'24"E	15.00'
L35	S71°17'36"W	10.00'
L36	N18°42'24"W	15.00'
L37	S71°17'36"W	120.00'
L38	N18°42'24"W	120.00'
L39	S71°17'36"W	50.00'
L40	N18°42'24"W	50.00'
L41	N71°17'36"E	50.00'
L42	N18°42'24"W	120.00'
L43	S85°29'58"E	57.41'
L44	N85°29'58"W	57.41'
L45	S31°33'59"E	49.75'
L46	N18°42'24"W	39.39'
L47	N31°33'59"W	49.75'
L48	S18°42'24"E	100.64'
L49	S71°17'36"W	58.11'
L50	N71°17'36"E	60.00'
L51	N18°42'24"W	102.53'
L52	S71°17'36"W	50.00'
L53	S71°17'36"W	12.00'
L54	N3°30'24"W	60.00'
L55	N18°42'24"W	50.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	170.00'	63°53'44"	S36°26'53"W	179.91'	189.58'
C2	5.00'	90°00'00"	S26°17'36"W	7.07'	7.85'
C3	70.00'	81°59'34"	N45°29'49"E	91.84'	100.17'
C4	230.00'	63°53'44"	N36°26'53"E	243.41'	256.49'
C5	10.00'	90°00'00"	S40°29'58"E	14.14'	15.71'
C6	75.00'	23°12'26"	N82°53'49"E	30.17'	30.38'
C7	125.00'	23°12'26"	S82°53'49"W	50.28'	50.63'
C8	10.00'	90°00'00"	S49°30'02"W	14.14'	15.71'
C9	130.00'	39°27'20"	S24°13'42"W	87.76'	89.52'
C10	10.00'	75°31'21"	S61°14'11"W	12.25'	13.18'
C11	125.00'	3°44'10"	S29°41'54"E	8.15'	8.15'
C12	5.00'	80°52'35"	S68°16'07"E	6.49'	7.06'
C13	75.00'	12°51'35"	N25°08'12"W	16.80'	16.83'
C14	10.00'	75°31'21"	N69°19'40"W	12.25'	13.18'
C15	130.00'	13°34'56"	S79°42'08"W	30.74'	30.82'
C16	15.00'	46°29'48"	S41°57'18"E	11.84'	12.17'
C17	50.00'	182°59'39"	S26°17'37"W	99.97'	159.69'
C18	15.00'	46°29'51"	N85°27'29"W	11.84'	12.17'
C19	25.00'	90°00'00"	N26°17'36"E	35.36'	39.27'



TYPICAL LOT EASEMENTS & SETBACKS  
EXCEPT AS NOTED  
NOT-TO-SCALE



INDEX MAP  
SCALE: 1"=1000'

PLAT NO. 20-11800216

SUBDIVISION PLAT

OF

STOLTE RANCH UNIT 1B

BEING A TOTAL OF 8.75 ACRE TRACT OF LAND, OUT OF A 238.215 ACRE TRACT DESCRIBED IN DEED TO FORESTAR (USA) REAL ESTATE GROUP INC. RECORDED IN DOC. #20200033306 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONDSON SURVEY NO. 203, ABSTRACT 229, COUNTY BLOCK 4384, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TYPE FIRM REGISTRATION #470 | TBP'S FIRM REGISTRATION #1028800  
DATE OF PREPARATION: April 08, 2021

STATE OF TEXAS  
COUNTY OF TRAVIS

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: JOHN MABERRY  
FORESTAR (USA) REAL ESTATE GROUP INC.  
10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TEXAS 78750  
(512) 433-5231

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN MABERRY, 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 13 DAY OF APRIL, A.D. 2021.

CERTIFICATE OF APPROVAL

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 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 COURT.

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

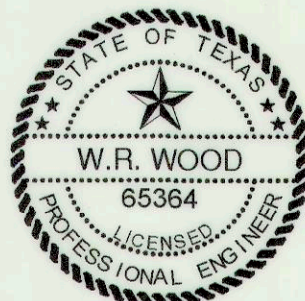
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF STOLTE RANCH UNIT 1B 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



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

STOLTE RANCH UNIT 1B

Civil Job No. 11910-03; Survey Job No. 11910-03

Date: Apr 08, 2021, 4:16pm User: G. BUREZ  
File: P:\11910\03 Design\Civil\Plat\Plat-1191003.dwg