

**AREA BEING REPLATTED THROUGH PUBLIC HEARING**

SCALE: 1"= 500'  
 1.975 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 3, COUNTY BLOCK 19218, A 14' WATER, ELEC., GAS, TELE., CABLE T.V. EASEMENT, A 16' SANITARY SEWER EASEMENT AND A VARIABLE WIDTH SEWER EASEMENT OF THE STONE OAK TRACT VIII SUBDIVISION RECORDED IN VOLUME 9571, PAGE 208 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**LEGEND**

PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
VOL	VOLUME	AC	ACRE(S)
PG	PAGE(S)	BLK	BLOCK
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TV
NCB	NEW CITY BLOCK		
○	SET 1/2" IRON ROD (PD)	---	EXISTING CONTOURS
●	FOUND TxDOT MONUMENTATION (TYPE I, II OR III)	---	PROPOSED CONTOURS
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)	--- </td <td>CITY OF SAN ANTONIO LIMITS</td>	CITY OF SAN ANTONIO LIMITS
○	EASEMENT POINT OF INTERSECTION	--- </td <td>CENTERLINE</td>	CENTERLINE
---	1% AC FLOODPLAIN PER FEMA 48029C0140G EFFECTIVE 09/29/2010	--- </td <td>1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC.</td>	1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC.

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION 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 US SURVEY FEET, GRID VALUES DERIVED FROM THE NGS COOPERATIVE COORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.000XX
- 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.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**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.

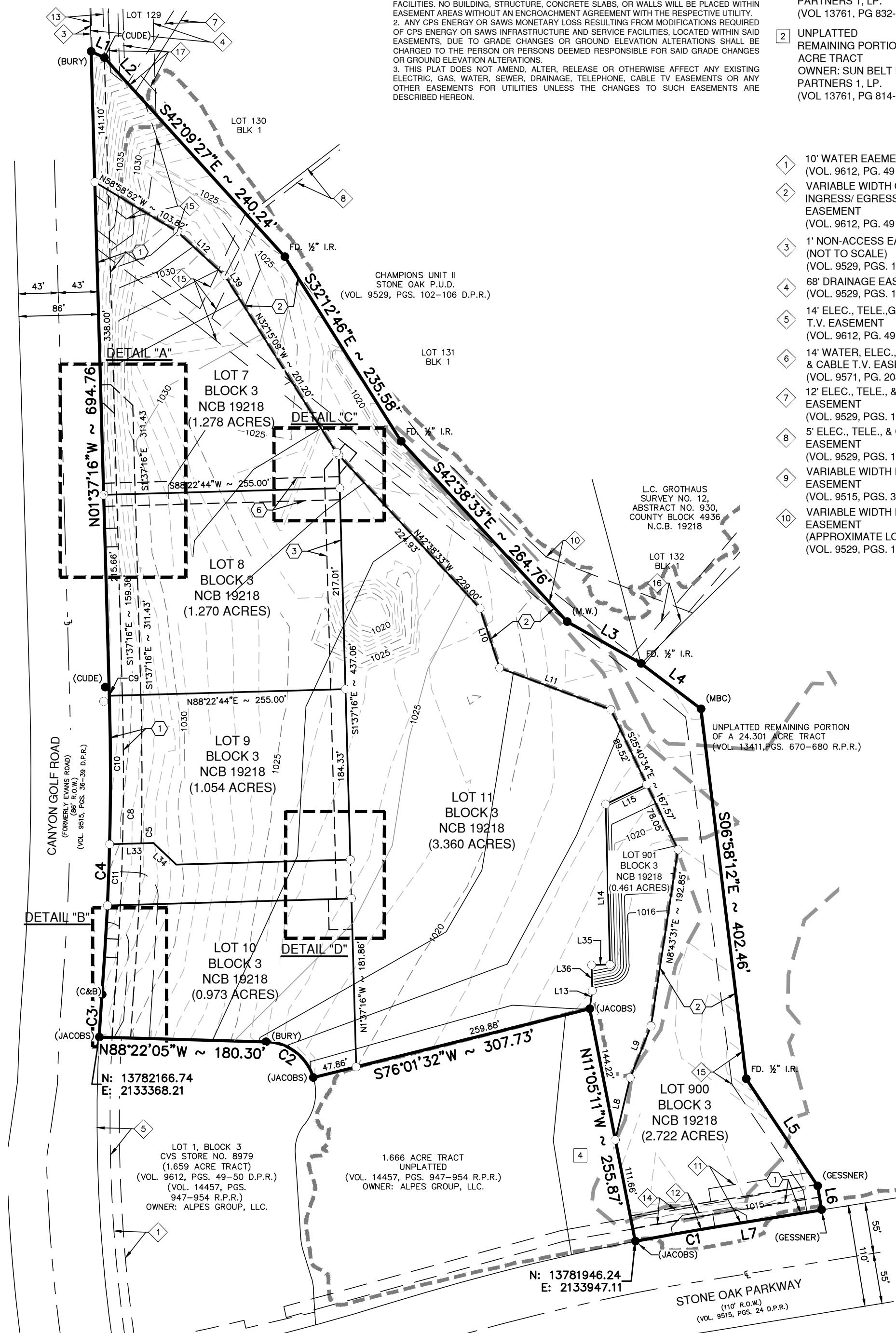
**CPS/SAWS/COSA UTILITY:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND 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.

**KEY NOTES LEGEND**

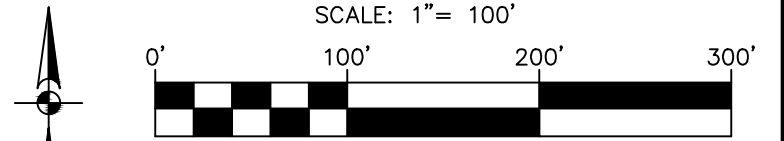
- |  |   |
|--|---|
| ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ④ VARIABLE WIDTH ACCESS EASEMENT  |
| ② VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT  | ⑤ 20' WATER EASEMENT  |
| ③ VARIABLE WIDTH SANITARY SEWER EASEMENT   | ⑥ 25' ACCESS EASEMENT   |
| ① UNPLATTED 6.128 ACRES<br>OWNER: SUN BELT INVESTMENT PARTNERS 1, LP.<br>(VOL. 13761, PG 832-840, RPR)                             | ③ UNPLATTED REMAINING PORTION OF A 2.534 ACRE TRACT<br>OWNER: SUN BELT INVESTMENT OF STONE OAK TRACT VIII SUBDIVISION RECORDED IN VOLUME 9571, PARTNERS 1, LP.<br>(VOL. 13761, PG 862-870, RPR) |
| ② UNPLATTED REMAINING PORTION OF A 6.143 ACRE TRACT<br>OWNER: SUN BELT INVESTMENT PARTNERS 1, LP.<br>(VOL. 13761, PG 814-822, RPR) | ④ UNPLATTED REMAINING PORTION OF A 0.339 ACRE TRACT<br>OWNER: ALPES GROUP, LLC.<br>(VOL. 14457, PG 947-954, RPR)  |
| ① 10' WATER EASEMENT (VOL. 9612, PG. 49 PR)  | ⑪ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 1371, PG. 871 OPR)   |
| ② VARIABLE WIDTH OFFSITE INGRESS/ EGRESS ACCESS EASEMENT (VOL. 9612, PG. 49 PR)  | ⑫ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9515, PG. 24-30 PR) (APPROXIMATE LOCATION)   |
| ③ 1' NON-ACCESS EASEMENT (NOT TO SCALE) (VOL. 9529, PGS. 102-106 PR)   | ⑬ 14' ELECTRIC EASEMENT (VOL. 9529, PGS. 102-106 PR)  |
| ④ 68' DRAINAGE EASEMENT (VOL. 9529, PGS. 102-106 PR)   | ⑭ 12' SANITARY SEWER EASEMENT (VOL. 9612, PG. 49 PR)  |
| ⑤ 14' ELEC., TELE., GAS, & CABLE T.V. EASEMENT (VOL. 9612, PG. 49 PR)  | ⑮ 16' SANITARY SEWER EASEMENT (VOL. 9518, PG. 209-213 PR)   |
| ⑥ 14' WATER, ELEC., GAS, TELE., & CABLE T.V. EASEMENT (VOL. 9571, PG. 208 PR)  | ⑯ 16' SANITARY SEWER EASEMENT (VOL. 9529, PGS. 102-106 PR)  |
| ⑦ 12' ELEC., TELE., & CABLE T.V. EASEMENT (VOL. 9529, PGS. 102-106 PG)   | ⑰ 16' SANITARY SEWER EASEMENT (VOL. 9571, PGS. 208 PR)  |
| ⑧ 5' ELEC., TELE., & CA T.V. EASEMENT (VOL. 9529, PGS. 102-108 PR)   | ⑱ VARIABLE WIDTH SEWER EASEMENT (VOL. 9571, PGS. 208 PR)  |
| ⑨ VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9515, PGS. 36-39 PR)  |   |
| ⑩ VARIABLE WIDTH DRAINAGE EASEMENT (APPROXIMATE LOCATION) (VOL. 9529, PGS. 102-106 PR)   |   |



**PLAT NO. 25-11800090**

**REPLAT & SUBDIVISION PLAT ESTABLISHING CANYON GOLF RETAIL**

BEING A TOTAL OF 11.118 ACRES, ESTABLISHING LOTS 7-11, 900-901 & BLOCK 3, IN NEW CITY BLOCK 19218, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 1, BLOCK 3, COUNTY BLOCK 19218 OF STONE OAK TRACT VIII SUBDIVISION RECORDED IN VOLUME 9571, PAGE 208 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE L.C. GROTHAUS SURVEY NUMBER 12, ABSTRACT 930, COUNTY BLOCK 19219, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
 DATE OF PREPARATION: August 06, 2025

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: STONE OAK 11 ACRES LLC.  
 BY: MIGUEL SERRA,  
 15555 TRADESMAN DR SUITE 400,  
 SAN ANTONIO, TX, 78249

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIGUEL SERRA 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 CANYON GOLF RETAIL 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

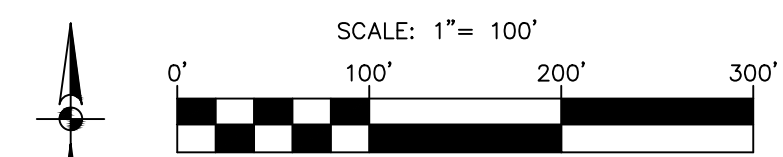
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CANYON GOLF RETAIL  
 Civil Job No. 7328-21; Survey Job No. 7328-21

**PLAT NO. 25-11800090**

**REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
CANYON GOLF RETAIL**

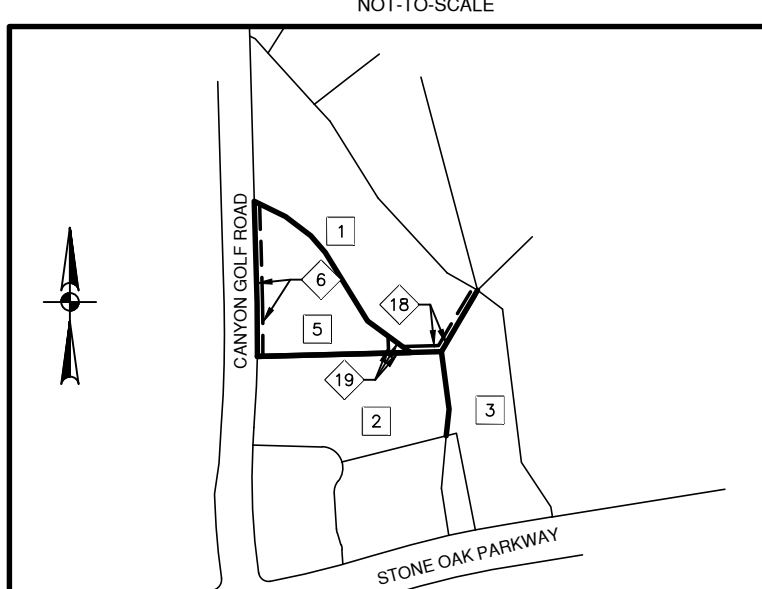
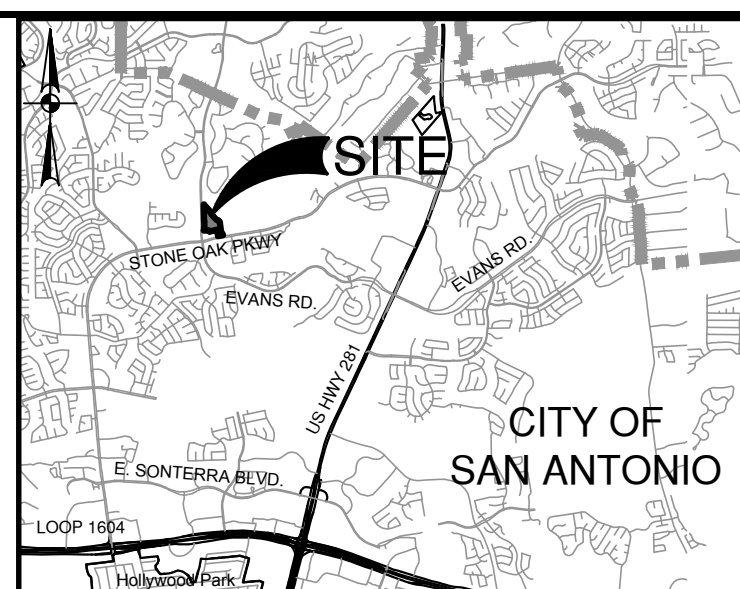
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**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 06, 2025



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THROUGH PUBLIC HEARING**

SCALE: 1" = 500'

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**LEGEND**

- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- VOL VOLUME
- PG PAGE(S)
- DOC DOCUMENT NUMBER
- CB COUNTY BLOCK
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- AC ACRE(S)
- BLK BLOCK
- ROW RIGHT-OF-WAY
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- SET 1/2" IRON ROD (PD)
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- EASEMENT POINT OF INTERSECTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
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- CENTERLINE
- 1% AC FLOODPLAIN PER FEMA 48029C0140G EFFECTIVE 09/29/2010
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC.

**SURVEYOR'S NOTES:**

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
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REGISTERED PROFESSIONAL LAND SURVEYOR

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LINE #	BEARING	LENGTH
L1	S64°52'07"E	15.66'
L2	S42°13'34"E	50.02'
L3	S60°28'33"E	91.68'
L4	S52°53'41"E	81.06'
L5	S33°44'42"E	139.12'
L6	S9°11'29"E	26.37'
L7	S80°52'04"W	116.71'
L8	N13°21'15"E	69.02'
L9	N21°57'44"E	60.04'
L10	N18°14'00"W	67.76'
L11	N69°24'15"W	128.29'
L12	N47°14'31"W	70.12'
L13	N8°11'17"E	19.73'
L14	N1°37'16"W	173.13'
L15	N64°19'26"E	49.32'
L16	N51°16'53"W	16.00'
L17	N38°54'07"E	29.46'
L18	S3°43'50"W	44.62'
L20	S88°22'44"W	25.00'
L21	N1°37'16"W	33.00'

LINE #	BEARING	LENGTH
L22	N38°54'07"E	35.31'
L23	N88°22'44"E	10.97'
L24	S46°37'16"E	32.57'
L25	S3°43'50"W	45.49'
L27	N87°02'14"W	14.00'
L28	N87°02'14"W	14.00'
L29	N88°22'44"E	14.00'
L30	N88°22'44"E	14.00'
L31	S1°37'16"E	123.79'
L32	S46°37'16"E	16.00'
L33	N88°22'44"E	47.31'
L34	S46°37'16"E	33.94'
L35	N88°22'44"E	20.00'
L36	N1°37'16"W	27.76'
L38	N88°22'44"E	2.69'
L39	N31°51'59"W	24.37'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2555.00'	1°57'30"	S79°53'27"W	87.32'	87.33'
C2	55.00'	71°03'24"	N52°50'10"W	63.92'	68.21'
C3	1730.42'	1°31'35"	N3°43'50"E	46.10'	46.10'
C4	3037.98'	6°06'54"	N1°26'11"E	324.08'	324.23'
C5	3071.98'	6°06'38"	N1°26'03"E	327.48'	327.63'
C6	3051.98'	0°45'57"	N4°06'33"E	40.80'	40.80'
C7	3037.98'	0°22'38"	N3°32'28"E	20.00'	20.00'
C8	3051.98'	4°58'18"	N0°51'53"E	264.75'	264.83'
C9	3037.98'	0°01'32"	N1°36'30"W	1.35'	1.35'
C10	3037.98'	3°01'31"	N0°04'59"W	160.39'	160.41'
C11	3037.98'	1°14'50"	N2°03'12"E	66.14'	66.14'
C12	3037.98'	1°49'01"	N3°35'07"E	96.33'	96.33'

**CROSS ACCESS:**

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 7-12, BLOCK 3, NCB 19218, IN ACCORDANCE WITH UDC 35-506(R)(3).

**CLEAR VISION:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF, PER UDC SEC. 35-514

**EASEMENTS FOR FLOODPLAINS:**

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 48029C0140G, 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.

**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 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.

**NON-RESIDENTIAL FINISHED FLOOR ELEVATION** - CITY ONLY FINISHED FLOOR ELEVATIONS FOR NON-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. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE. IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**CPS NOTE:**

PLAT CONTAINS ELECTRIC EASEMENTS THAT ARE RECORDED

**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:**

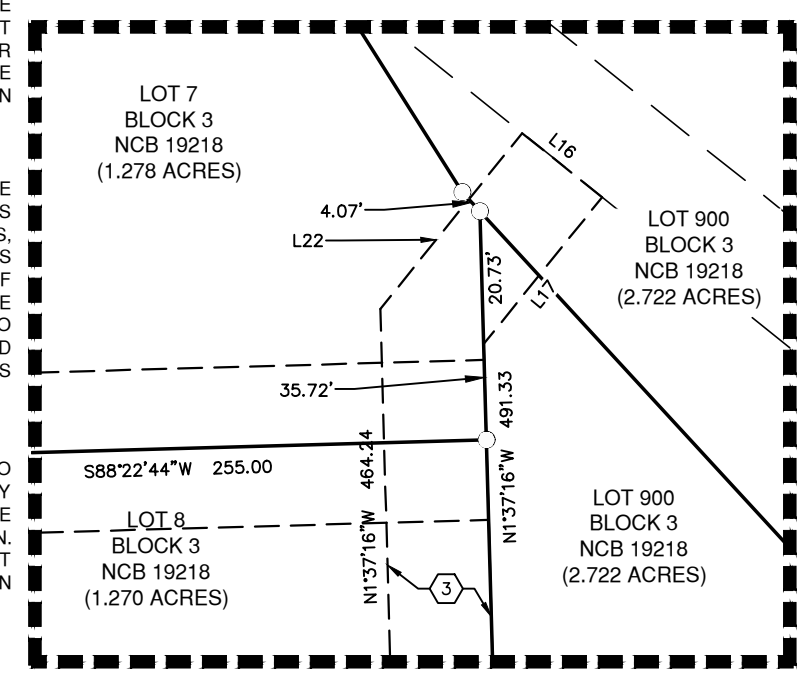
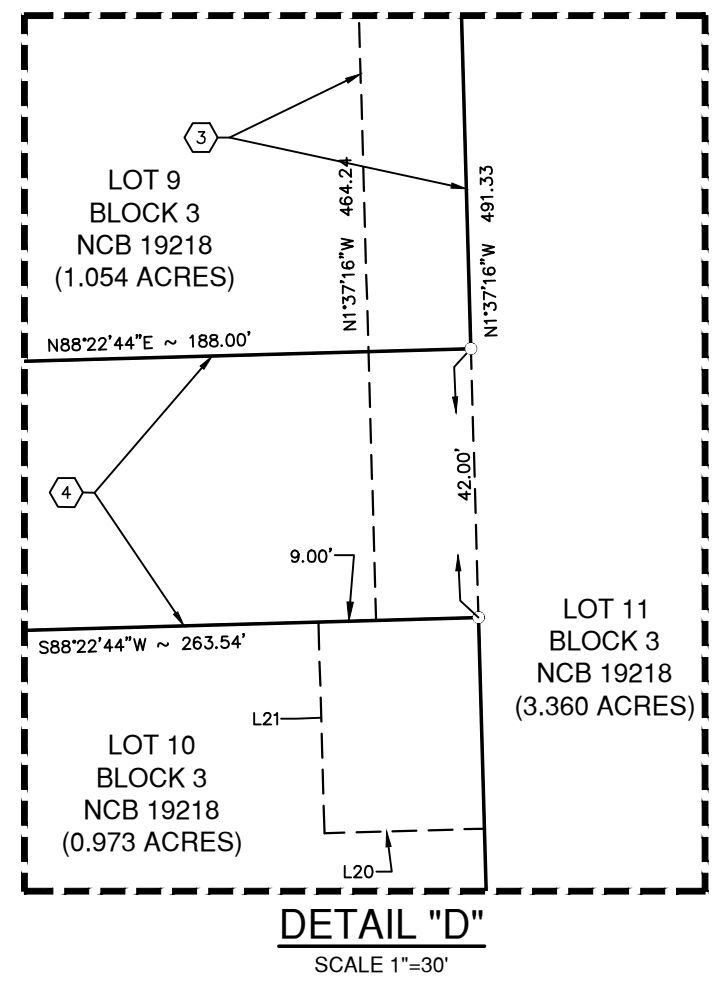
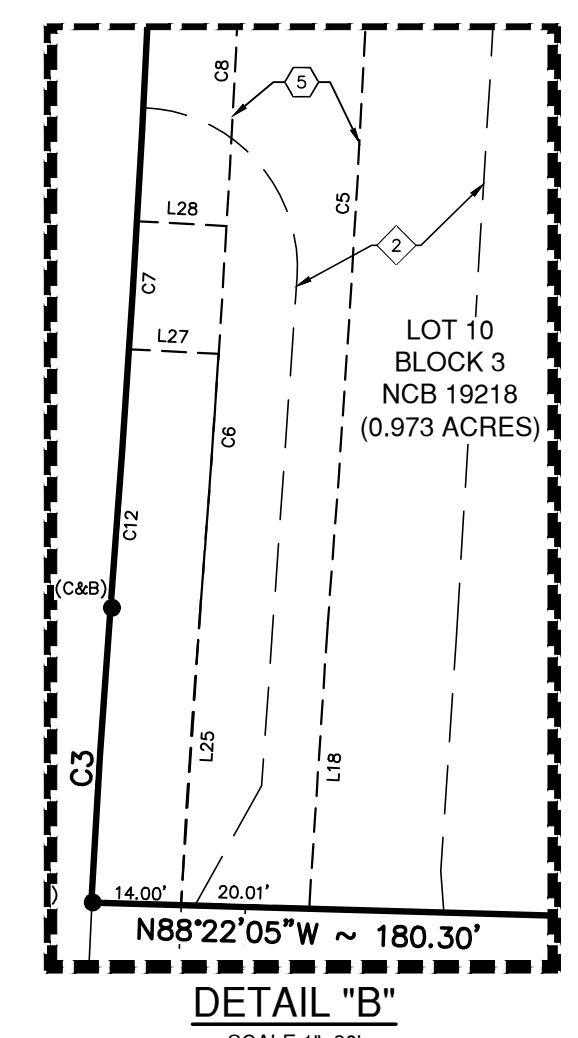
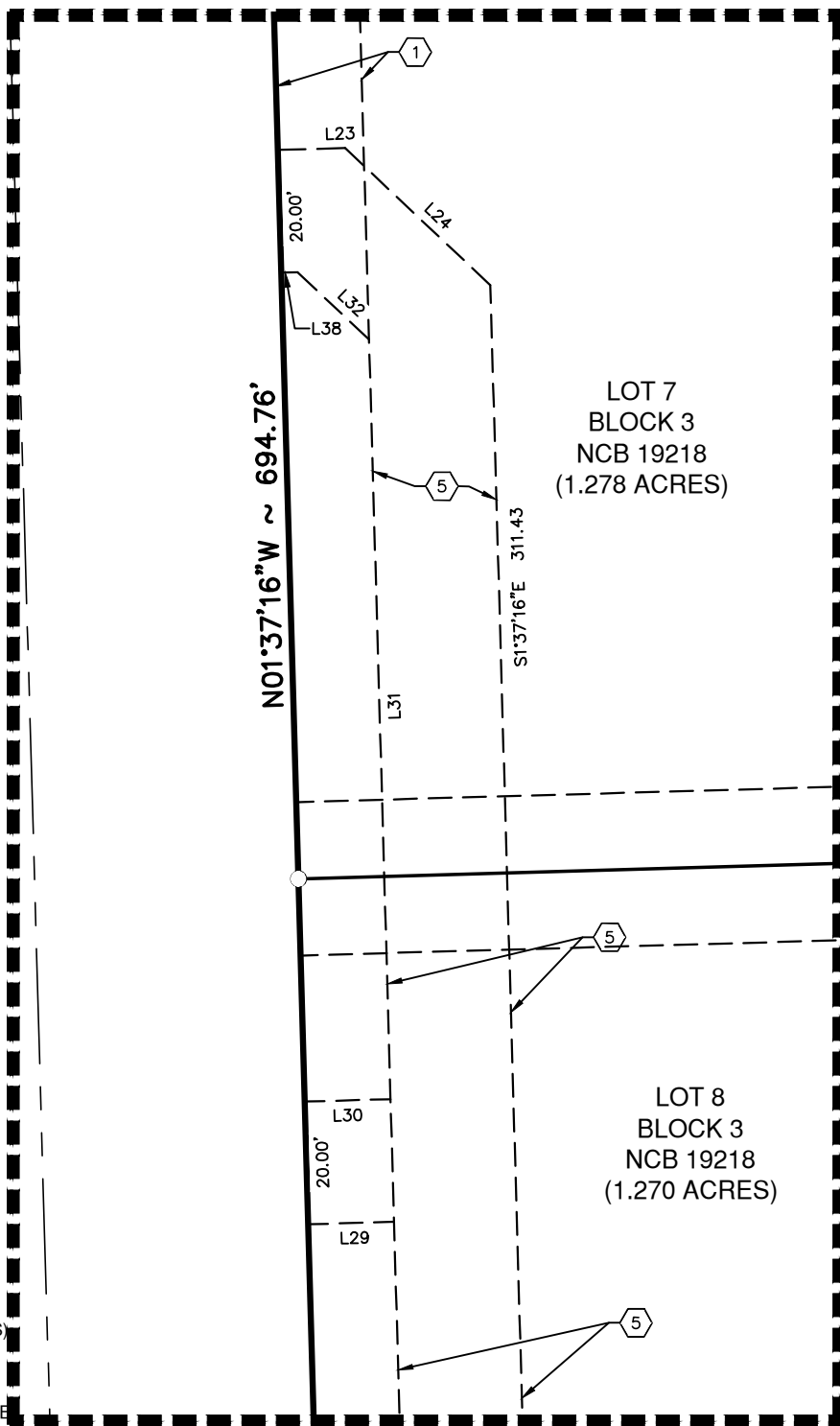
THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

**COMMON AREA MAINTENANCE:**

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



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: STONE OAK 11 ACRES LLC.  
BY: MIGUEL SERRA,  
15555 TRADESMAN DR SUITE 400,  
SAN ANTONIO, TX, 78249

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIGUEL SERRA 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 CANYON GOLF RETAIL 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