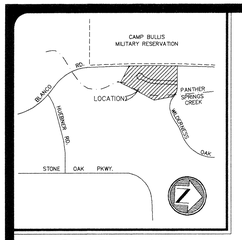
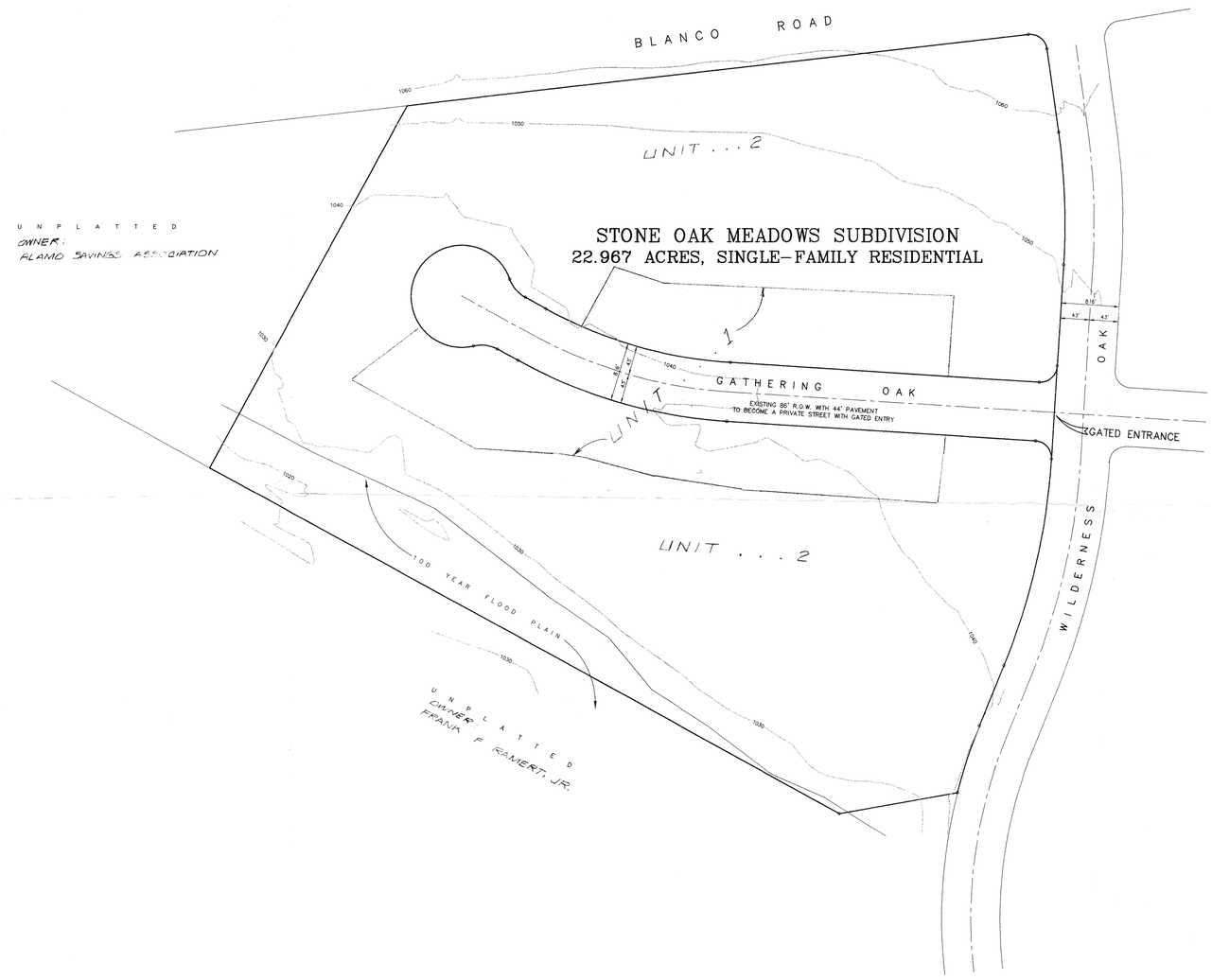


LOCATION MAP



GRAPHIC SCALE

1 inch = 100 ft.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: April 12, 1996
File # 890
Signed:

RECEIVED
96 APR -5 AM 11:11

P.O.A.D.P.
for
STONE OAK MEADOWS SUBDIVISION

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

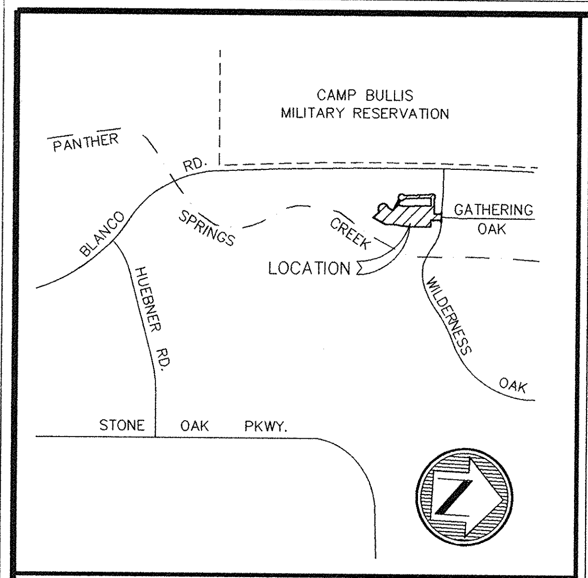
DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
8100 BROADWAY, SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 824-7804

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 46156.00
FILE:
DATE: 3/20/96
DESIGN:
DRAWN: L.R.
CHECKED:
SHEET 1 OF 1

\DRAW\S-MEADOW\SOW-POAD Thu Mar 21 10:36:29 1996 LUIS RAMONES



LOCATION MAP

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _______________ , 19___ .

ATTESTED

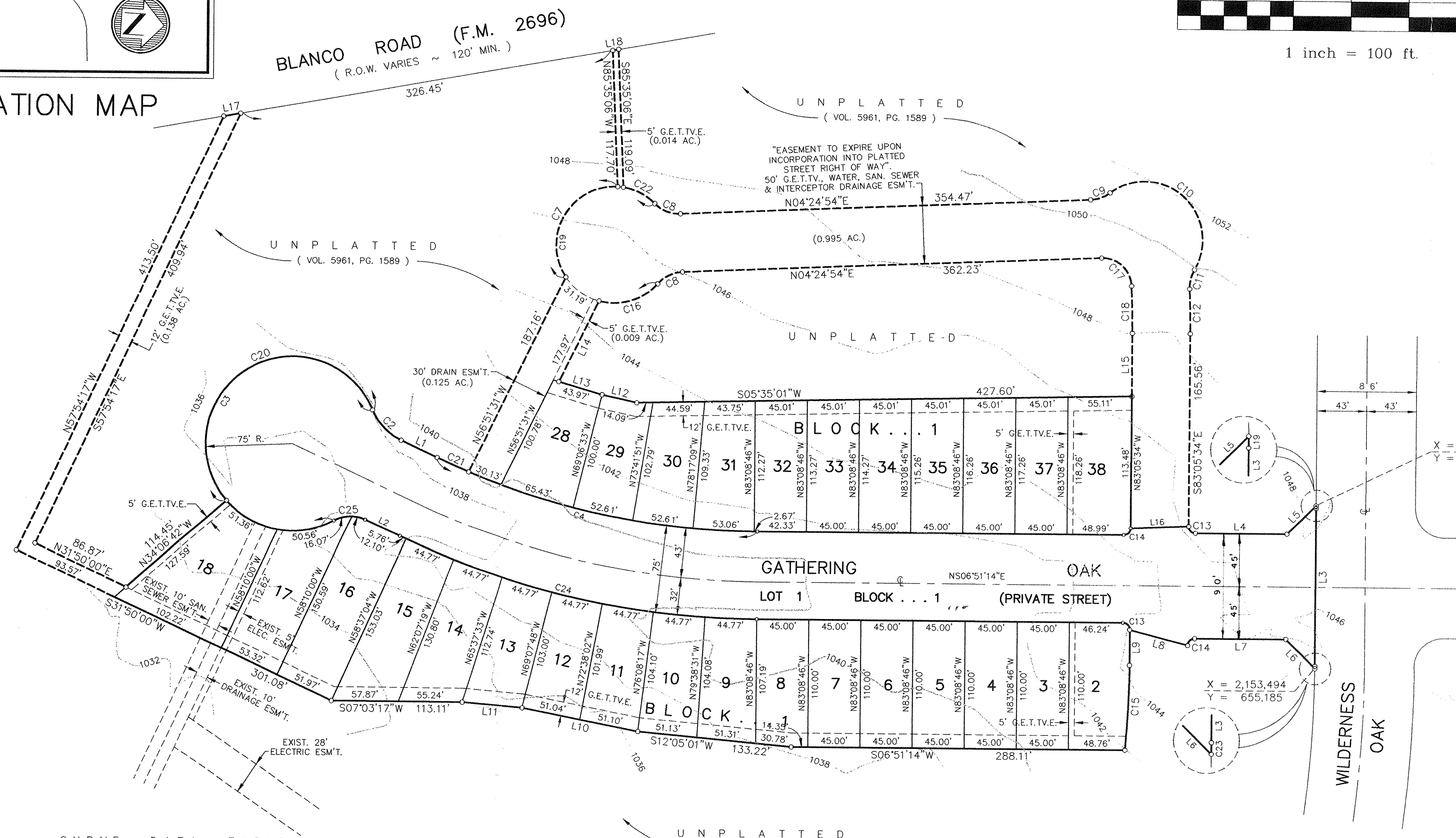
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	743.00'	323.93'	164.58'	321.37'	24°58'46"
C2	50.00'	36.59'	19.16'	35.78'	41°55'36"
C3	75.00'	345.38'	–	111.60'	263°51'12"
C4	657.00'	286.43'	145.53'	284.17'	24°58'46"
C5	25.00'	39.25'	24.98'	35.34'	89°56'48"
C6	25.00'	39.27'	25.00'	35.36'	90°00'28"
C7	50.00'	110.46'	99.36'	89.33'	126°34'23"
C8	30.00'	24.38'	12.91'	23.72'	46°34'03"
C9	30.00'	18.15'	9.36'	17.87'	34°39'21"
C10	50.00'	137.35'	250.16'	98.06'	157°23'39"
C11	30.00'	17.20'	8.84'	16.96'	32°50'47"
C12	847.10'	38.44'	19.23'	38.44'	02°36'01"
C13	6.00'	9.43'	6.01'	8.49'	90°03'12"
C14	6.00'	9.42'	5.99'	8.48'	89°56'48"
C15	797.00'	73.49'	36.77'	73.47'	05°17'00"
C16	50.00'	55.64'	31.10'	52.81'	63°45'25"
C17	25.00'	39.08'	24.82'	35.22'	89°34'31"
C18	797.10'	40.58'	20.30'	40.58'	02°55'01"
C19	50.00'	238.36'	–	68.75'	273°08'06"
C20	75.00'	259.01'	–	148.18'	197°52'18"
C21	657.00'	29.92'	14.96'	29.92'	02°36'34"
C22	50.00'	30.96'	15.99'	30.47'	35°28'37"
C23	957.00'	2.00'	1.00'	2.00'	00°07'11"
C24	732.00'	319.13'	162.14'	316.61'	24°58'46"
C25	30.00'	28.17'	15.22'	27.15'	53°48'33"
C26	75.00'	360.93'	–	100.63'	275°44'10"

NOTE:

ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.

LOT 1, BLOCK 1 INCLUDES ALL PRIVATE STREETS (1.915 AC.)

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

NOTES:

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT, W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.

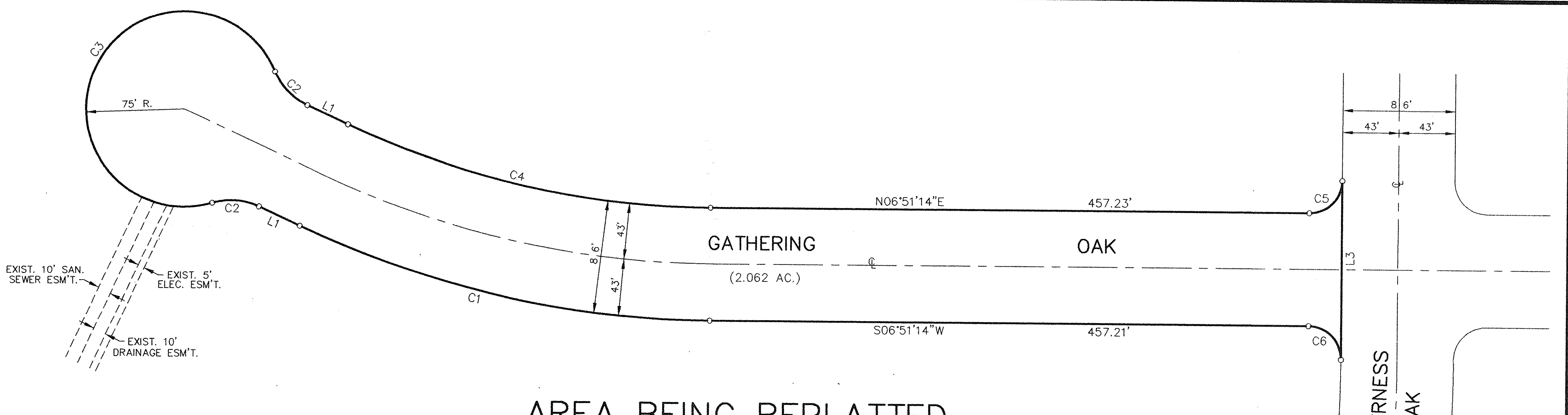
2.) MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF W.F. CASTELLA & ASSOCIATES INC.

3.) "SITE CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE B.S.L. AND THE STREET RIGHT-OF-WAY LINE): NO LANDSCAPE, SHRUBS OR PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, INCLUDING FENCES, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT."

4.) ALL EXISTING EASEMENTS RECORDED IN VOLUME 9518, PAGES 1-6, BEXAR COUNTY DEED & PLAT RECORDS.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N31°50'00"E	34.44'
L2	N31°50'00"E	33.22'
L3	S83°08'11"E	135.98'
L4	N06°51'14"E	78.91'
L5	N38°08'38"W	35.36'
L6	S51°32'56"W	35.55'
L7	S06°51'14"W	78.71'
L8	S21°25'10"W	51.65'
L9	S83°05'34"E	30.61'
L10	S17°59'03"W	102.14'
L11	S11°53'06"W	52.27'
L12	S19°18'33"W	30.75'
L13	S23°09'11"W	38.89'
L14	N56°51'31"W	77.07'
L15	S83°05'34"E	54.14'
L16	N04°33'02"E	50.04'
L17	N03°11'45"W	14.70'
L18	N03°11'45"W	5.04'
L19	S83°05'34"E	2.02'



AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS THE BUSINESS PARK AT STONE OAK UNIT 1 RECORDED IN VOLUME 9518, PAGES 1-6, BEXAR COUNTY DEED & PLAT RECORDS.

W.F.CASTELLA & ASSOCIATES,INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

DRAWN BY: A.R.
JOB ORDER NO. 46156.00

"A PLANNED UNIT DEVELOPMENT"

960196

REPLAT & SUBDIVISION PLAT
ESTABLISHING

STONE OAK MEADOWS SUBDIVISION UNIT 1

BEING A REPLAT OF A PORTION OF STREET R.O.W. (GATHERING OAK (2.062 AC.)) AND A SUBDIVISION PLAT OF 4.693 ACRES OF LAND OUT OF THE SEINEGAS IRR. & AGR. CO. SURVEY NO. 13, ABSTRACT NO. 725, C.B. 4832, THE L.C. GROTHAUS SURVEY NO. 10, ABSTRACT NO. 931, C.B. 4940 & THE AUGUST REUSS SURVEY NO. 920, ABSTRACT NO. 888, C.B. 4941, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 6.755 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

ARTHUR LEE WRIGHT
Notary Public, State of Texas
My Comm. Exp. 11/08/97

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ______ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ___ DAY OF ______ A.D.,1996.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
STEVEN E. HANAN
38245
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

96 JUL 26 PM 2:21
RECEIVED

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ______ A.D.,1996.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public, State of Texas
My Comm. Exp. 11/08/97

STATE OF TEXAS
REGISTERED
STEVEN E. HANAN
1850
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ______ A.D.,1996.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public, State of Texas
My Comm. Exp. 11/08/97

"NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3.) BUILDING SETBACK LINE ---------- B.S.L.

4.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.TV.E.

5.) ELECTRIC & CABLE TELEVISION EASEMENT ---------- E.TV.E.

6.) TELEPHONE & CABLE TELEVISION EASEMENT ---------- T.TV.E.

7.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.

8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

"A PLANNED UNIT DEVELOPMENT"

THIS PLAT OF STONE OAK MEADOWS SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______________ A.D., 1996
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ______________
CHAIRMAN

BY: ______________
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, ______________ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF ______________,A.D._____AT_______ M, AND DULY RECORDED THE

_____ DAY OF ______________,A.D._____AT_______ M, IN THE RECORDS OF

______________ OF SAID COUNTY, IN BOOK VOLUME ______

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF ______________,A.D. ________
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

: \DRAW\HARTMAN\S-MEADOW\UNIT-1\SOM-U1 Fri Jul 19 12:01:03 1996 Luis Ramones

#500

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: 3/20/96

Name of POADP: STONE OAK MEADOWS

Owner/Agent: GORDON V. HARTMAN **Phone:** 8247804

Address: 8100 BROADWAY ST 200 **Zip code:** 78209

Engineer/Surveyor: W.F. CASTELLA & ASSOC. **Phone:** 7345351

Address: 1039 W. HILDEBRAND **Zip code:** 78201

Existing zoning: NA **Proposed zoning:** NA

Texas State Plane Coordinates: X 2153 379 Y 655 233
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☐ No ☑
Edwards Aquifer Recharge Zone? Yes ☑ No ☐

RECEIVED 96 MAR 21 AM 11:13 DIVISION OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	98	14.359
Non-Single Family (NSF)	3 (PRIVATE STREETS)	3.94
Commercial & other OPEN SPACE	–	4.671
TOTAL =	101	22.97

Print Name: LEE WRIGHT **Signature:** Lee Wright

Date: 3/20/96 **Tel:** 7345351 **Fax:** 734 5363

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff wil contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

*** Note: This application must be completed fully, and typed or printed legibly, for acceptance.**

file

CITY OF SAN ANTONIO

April 12, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: Stone Oak Meadow POADP # 500

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed your Stone Oak Meadow Subdivision Preliminary Overall Area Development Plan #500. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

2. A Gate Study be submitted to Amer Gilani, in Public Works.

3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441