

REPLAT OF
**OAKLAND ESTATES HEIGHTS
 SUBDIVISION**
 BEING A TOTAL OF 3.218 ACRES TO
 ESTABLISH LOTS 52, 53, & 54, BLOCK 3, N.C.B. 14703
 PREVIOUSLY RECORDED IN VOLUME 9300, PAGE 6 OF
 THE DEED AND PLAT RECORDS OF
 BEXAR COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973
 Tel. No. (210) 541-9166 www.kimley-horn.com
 Scale 1" = 100' Drawn by NZL Checked by JGM Date AUG. 2018 Project No. 068708300 Sheet No. 1 OF 1

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 TBPLS FIRM REGISTRATION NO. 10193973
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: JOHN G. MOSIER, R.P.L.S.

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 TBPE FIRM REGISTRATION NO. 928
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: AARON K. PARENICA, P.E.

OWNER/DEVELOPER:
 CATHERINE WANG LEE
 9327 WIND TALKER
 SAN ANTONIO TEXAS 78251

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 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.

Catherine Wang Lee
 OWNER/DEVELOPER: CATHERINE WANG LEE
 9327 WIND TALKER
 SAN ANTONIO, TEXAS 78251

STATE OF TEXAS \$
 COUNTY OF BEXAR \$

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Catherine Wang Lee 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
 28th DAY OF August, A.D. 2018

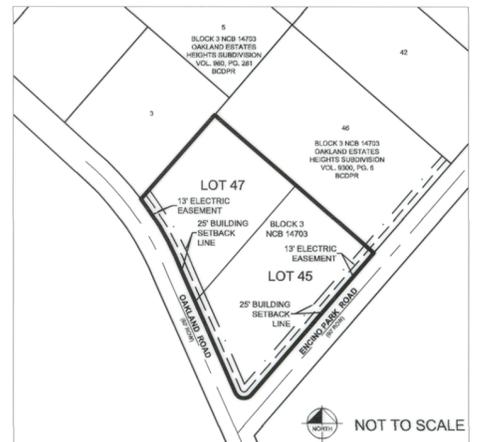
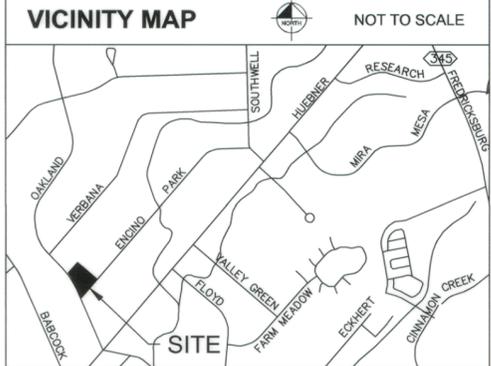
LORETTA M. RODRIGUEZ
 Notary Public, State of Texas
 Comm. Expires 07-30-2020
 Notary ID 129070510

Loretta M Rodriguez
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF OAKLAND ESTATES HEIGHTS SUBDIVISION, 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



**AREA BEING REPLATTED
 THROUGH PUBLIC HEARING
 WITH WRITTEN NOTIFICATION:
 3.218 ACRES**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 45 AND LOT 47, A 25-FT BSL, AND A 13-FT ELECTRIC EASEMENT; ALL OF OAKLAND ESTATES HEIGHTS SUBDIVISION, AS RECORDED IN VOLUME 9300, PAGE 6 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS \$
 COUNTY OF BEXAR \$

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF OAKLAND ESTATES HEIGHTS SUBDIVISION, WHICH IS RECORDED IN VOLUME 9300, PAGE 6, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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.

Catherine Wang Lee
 OWNER

OWNER'S DULY AUTHORIZED AGENT
 SWORN AND SUBSCRIBED BEFORE ME THIS THE 28th DAY OF August, 2018.

Loretta M Rodriguez
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 7-30-2020

LORETTA M. RODRIGUEZ
 Notary Public, State of Texas
 Comm. Expires 07-30-2020
 Notary ID 129070510

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:

John G. Mosier 8-28-2018
 JOHN G. MOSIER
 TEXAS REG. PROFESSIONAL LAND SURVEYOR NO. 6330

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.

Aaron K. Parenica 8-28-2018
 AARON K. PARENICA
 LICENSED PROFESSIONAL ENGINEER NO. 99323

- CPS ENERGY NOTES:**
- 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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 OR 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 AREA.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

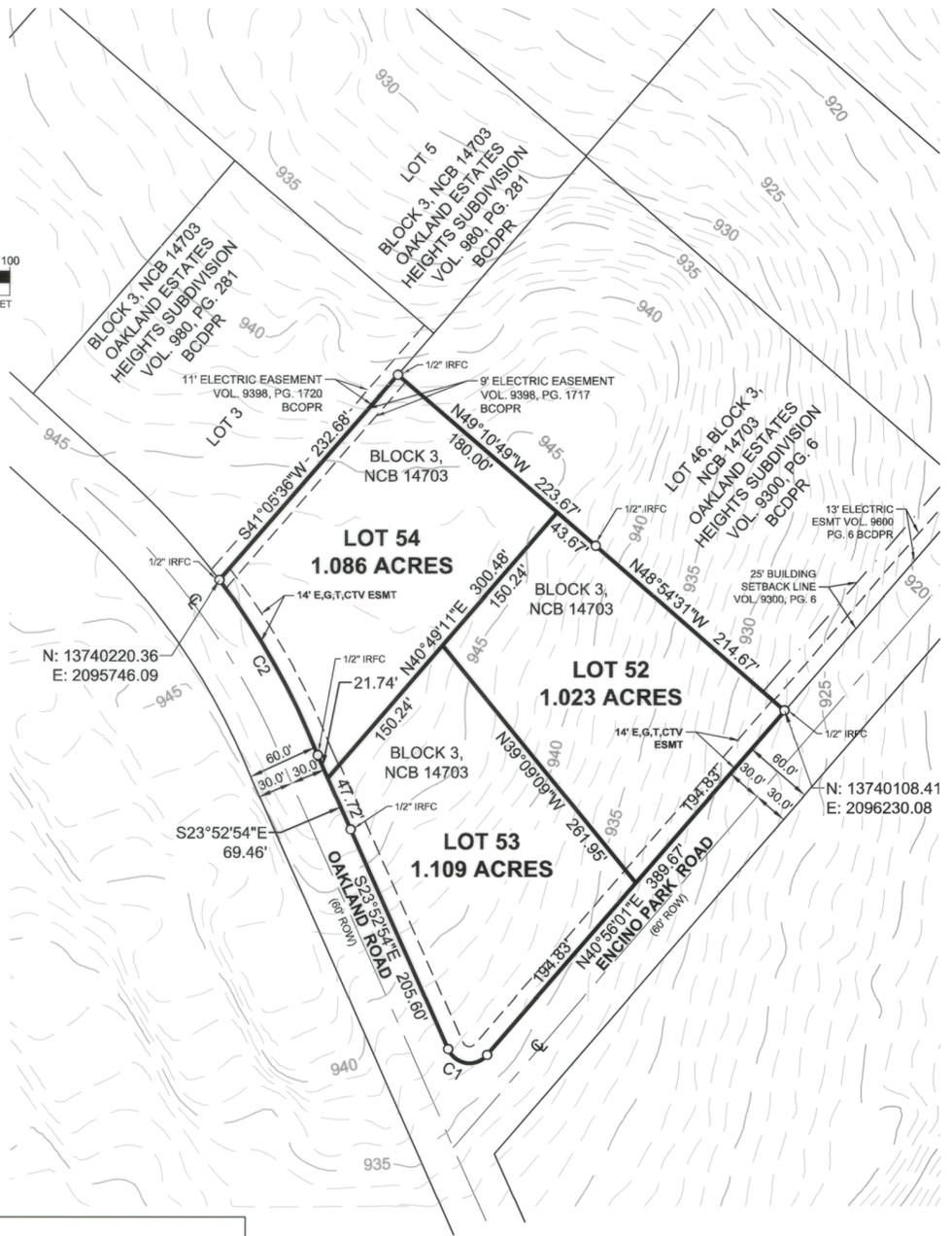
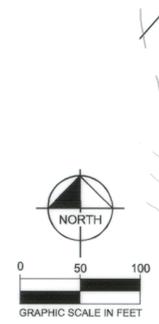
- SAWS UTILITY NOTES:**
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
 - IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL LOTS, THE EXISTING PUBLIC WATER MAIN SYSTEM IS EXPECTED TO PERFORM AT A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- GENERAL NOTES:**
- THE BEARINGS SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204 - NAD83). THE DISTANCES SHOWN HEREON ARE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
 - ALL EXTERIOR BOUNDARY CORNERS OF THIS SUBDIVISION ARE MONUMENTED ON THE GROUND WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88).
 - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE OAKLAND ESTATES HEIGHTS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 1, 2, & 3 BLK 3.

DRAINAGE NOTES:
 RESIDENTIAL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

LEGEND

IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/ PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/ PLASTIC CAP STAMPED "KHA" SET
ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK
VOL	VOLUME
PG.	PAGE
BCDPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
BCOPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
C	ROAD CENTER LINE
935	EXISTING CONTOUR
---	BUILDING SETBACK LINE
---	EASEMENT LINE



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	115°11'05"	20.00'	40.21'	S81°28'26"E	33.77'
C2	15°34'30"	633.68'	172.26'	S29°15'39"E	171.73'



DWG NAME: K:\SNA_SURVEY\1065708300-ENGINO RD - OAKLAND REPLAT\DWG\PLATTING\ENGINO-OAKLAND REPLAT.DWG PLOTTED BY: STENDAHL, ABEI 8/28/2018 1:50 PM LAST SAVED 8/28/2018 1:50 PM