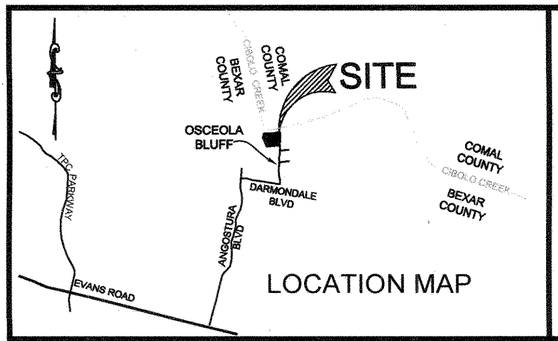


WASTEWATER EDU NOTE :
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

FIRE FLOW NOTE :
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500GPM AT 25 PSI RESIDENTIAL 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.

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

SAWS HIGH PRESSURE NOTE :
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

IMPACT FEE PAYMENT DUE :
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

MAINTENANCE NOTE :
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 108 AND 109, BLOCK 1, CB 4912, DRAINAGE EASEMENTS AND EASEMENTS OF OF ANY OTHER NATURE WITHIN THE 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 NOTE :
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FINISHED FLOOR NOTE :
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

FLOODPLAIN VERIFICATION NOTE :
NO PORTION OF THE FEMA 1 % ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0145G, DATED 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CPS NOTES:
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 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 AREAS.
2. 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.
3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISITNG WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
6. PRIVATE STREET, OSCEOLA BLUFF (LOT 516, BLOCK 1, 9.700 ACRES), IS DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER WATERLINE, AND DRAINAGE EASEMENT.

GENERAL NOTES:
1. ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NGVD 29.
2. "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.
3. LOT OWNER SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

DRAINAGE EASEMENT NOTE :
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.

PLAT I.D. : #170552

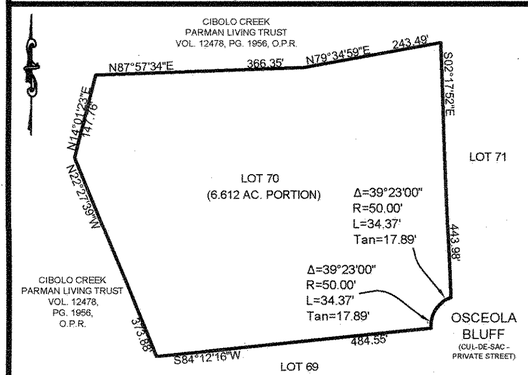
REPLAT ESTABLISHING:

A.S. OSCEOLA BLUFF P.U.D.

BEING 6.612 ACRES, ESTABLISHING
LOT 108, BLOCK 1, CB 4912, AND LOT 109, BLOCK 1, CB 4912,
PREVIOUSLY PLATTED AS LOT 70, BLOCK 1,
CENTURY OAKS ESTATES - UNIT 1 P.U.D.,
RECORDED IN VOLUME 9543, PAGES 109-115, OF THE
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1 IN = 60 FT
0 15 30 60

SGC
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-104
TBPLS # 10006400
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 * FAX:210/481-2150



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 70, BLOCK 1, CENTURY OAKS ESTATES - UNIT 1, P.U.D. RECORDED IN VOL. 9543, PGS. 109-115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- ○ = FND IRON ROD
- ◎ = SET IRON ROD
- ▣ = 2" METAL POST FOUND
- 2400 = CONTOUR LINE

N.T.S. = NOT TO SCALE
VOL. = VOLUME
PG. = PAGE
P = PARCEL
AC = ACRE
C.B. = COUNTY BLOCK

P.U.D. = PLANNED UNIT DEVELOPMENT
BLVD = BOULEVARD
R.O.W. = RIGHT OF WAY
O.P.R. = OFFICIAL PUBLIC RECORD
D.P.R. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE CENTURY OAKS ESTATES - UNIT 1 P.U.D. PLAT #960442 WHICH IS RECORDED IN VOLUME 9543, PAGES 109-115, 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 OF RESTRICTIONS.

OWNER/DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 26 DAY OF June, 20 19

ISABEL HERNANDEZ
MY COMMISSION EXPIRES
06/26/2021
NOTARY ID: 13118815-0

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 06/26/21

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.

STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEER NO. 83139

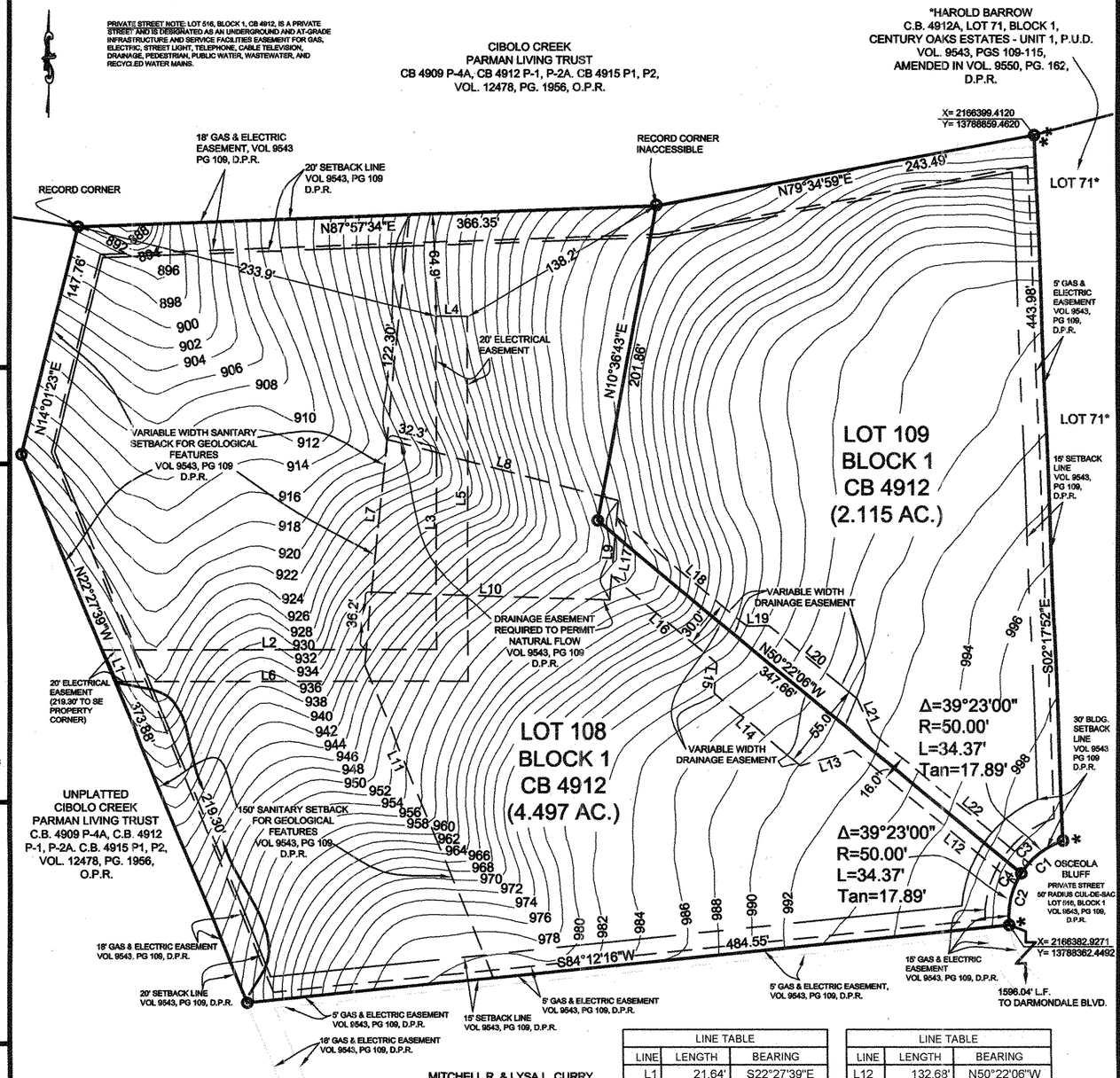
STATE OF TEXAS
STEPHEN GERARD COOK
83139
LICENSED
PROFESSIONAL ENGINEER

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:

STEPHEN G. COOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

STATE OF TEXAS
REGISTERED
STEPHEN G. COOK
5293
PROFESSIONAL
LAND SURVEYOR



MITCHELL R. & LYSA L. CURRY
C.B. 4912 A, BLOCK 1, LOT 69, CENTURY OAKS ESTATES - UNIT 1, P.U.D.
VOL. 9543, PGS. 109-115, D.P.R.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	34.37'	50.00'	39°23'00"	17.89'
C2	34.37'	50.00'	39°23'00"	17.89'
C3	8.20'	50.00'	9°23'44"	4.11'
C4	7.98'	50.00'	9°09'00"	4.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.64'	S22°27'39"E
L2	211.89'	N90°00'00"E
L3	209.39'	S00°00'00"E
L4	20.00'	N90°00'00"E
L5	229.39'	S00°00'00"E
L6	223.62'	N90°00'00"E
L7	96.41'	S05°44'38"W
L8	151.32'	N75°12'29"W
L9	62.36'	S04°47'22"W
L10	150.83'	S88°09'31"E
L11	213.82'	N22°27'39"W

LINE TABLE		
LINE	LENGTH	BEARING
L12	132.68'	N50°22'06"W
L13	34.82'	S73°42'50"W
L14	71.25'	N50°22'06"W
L15	19.14'	N05°32'57"E
L16	86.10'	N50°22'06"W
L17	36.55'	N04°47'22"E
L18	106.97'	S50°22'06"E
L19	13.80'	N88°06'55"E
L20	72.35'	S50°22'06"E
L21	23.32'	S24°32'39"E
L22	128.62'	S50°22'06"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER(S) 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: MR. ADAM SMITH
23535 OSCEOLA BLUFF
SAN ANTONIO, TEXAS 78261
(210) 663-2328

OWNER/DEVELOPER: MS. MANDY PILGRIM
23535 OSCEOLA BLUFF
SAN ANTONIO, TEXAS 78261
(210) 663-2326

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ AND _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY 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

26 DAY OF June, 20 19

ISABEL HERNANDEZ
MY COMMISSION EXPIRES
06/26/2021
NOTARY ID: 13118815-0

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF A.S. OSCEOLA BLUFF P.U.D. 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 SATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL:

THIS REPLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS _____ DAY OF _____ A.D. 20____.

BY: _____
DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER, BEXAR COUNTY, TEXAS