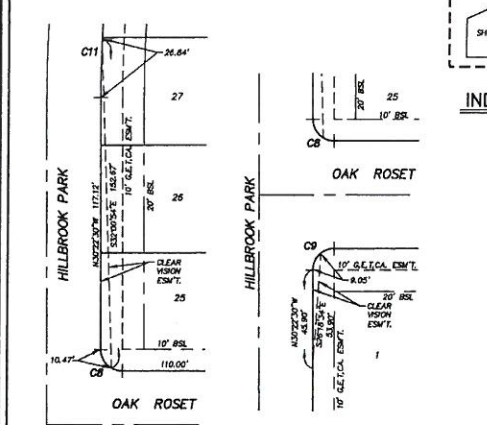


MAPSCO MAP GRID 484 E7
LOCATION MAP
NOT TO SCALE



DETAIL "B" SCALE 1" = 40'
DETAIL "C" SCALE 1" = 40'

NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATER-SHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

NOTE: IMPACT FEE PAYMENT DUE: WATER AND 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 DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1700 GPM @ 20 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

STATE OF TEXAS
COUNTY OF BEAR

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 Horvath*

MOOREY & ASSOCIATES, INC.
8th STEPHEN HORVATH, R.P.L.S.
Stephen Horvath 1-20-15
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

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.

MOOREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, P.E.
Stephen Horvath 1-20-15
LICENSED PROFESSIONAL ENGINEER

LEGEND

- SET 1/2" IRON ROD WITH CAP STAMPED "MOOREY PROP. COR."
- FOUND 1/2" IRON ROD WITH CAP STAMPED "MOOREY PROP. COR."
- D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
- D.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- TAD- EXISTING CONTIGUOUS
- TAD- PROPOSED CONTIGUOUS
- G.E.T.C. GAS, ELECTRIC, TELEPHONE AND CABLE TV BUILDING SETBACK LINE EASEMENT
- ESMT RIGHT OF WAY
- ESMT EXISTING
- VOL. VOLUME
- PG. PAGE
- C.V.E. CLEAR WISON ESMT
- BLK. BLOCK
- AC. ACRES
- BLK. BLOCK COUNTY BLOCK
- AC. ACRES
- PEB. PEDESTRIAN
- MOOREY HIGH-ACCESS ESMT
- H.A.E.
- * GEOLOGIC FEATURE 001



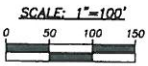
INDEX MAP
NOT TO SCALE

- ADDITIONAL NOTES:**
- THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE. NO STRUCTURES, FENCES, WALLS OR OTHER STRUCTURES THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. MODIFICATION OR OTHER TYPE OF MODIFICATIONS, WHICH ALTERS THE DIRECTION OR CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, UTILITY AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSIGNEE AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
 - LOT 801, BLOCK 33, LOT 802, BLOCK 32, AND LOT 801, BLOCK 33 ARE FORMERLY OPEN SPACE LOTS.
 - SEE SHEET 1 OF 2 FOR DRIVE AND UTILITY EASEMENTS.
 - LOCATION OF GEOLOGIC FEATURE 001 IS BASED ON A GEOLOGIC ADJUSTMENT PERFORMED BY JACKSON HARPER FOR ENVIRONMENTAL SERVICES, INC. (PROJECT NO. 13003, APRIL 2, 2013).
 - BE RESIDENTIAL LOTS, 3 OPEN SPACE LOTS.
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- 1/2" IRON ROD WITH MOOREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE HAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.
- SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 1, DESCRIBED IN VOLUME 8338, PAGES 199-202 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED AS "SERVICE EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "UTILITY EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'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 OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS METERING LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGE CHANGES OR GROUND ELEVATION ALTERATION, SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - THIS PLAT IS SUBJECT TO THE CITY OF SAN ANTONIO'S REGULATIONS FOR ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE APPROVED BY THE CITY OF SAN ANTONIO.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOT 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 EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PLAT NO. 140516
SUBDIVISION PLAT ESTABLISHING
THE OAKS AT FOX GROVE
SUBDIVISION UNIT 3 & 4

BEING A 23.04 ACRE TRACT OF LAND, SITUATED IN THE STATE OF TEXAS, COUNTY OF BEAR, BEING LOCATED IN THE E. ARNOLD SURVEY NO. 96, ABSTRACT 1167, COUNTY BLOCK 4018, BEING A PORTION OF A 100 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7233, PAGE 480 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS (D.P.R.C.1) AND ALSO BEING A PORTION OF A 303.21 ACRE TRACT DESCRIBED IN DEED TO EDWIN H. ACKERMAN AS RECORDED IN VOLUME 7453, PAGE 798 (D.P.R.C.1.)



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12840 County Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-5271
TYPE Firm Registration No.: 1-1-59
TPLS Firm Registration No.: 10004100

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATED TO THE USE OF THE PUBLIC, DEEPLY AWARES IDENTIFIED AS PRIVATE OR PART OF AN EXISTING 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:
KB Home Lone Star, Inc.,
By: Joseph C. Hernandez
Title Manager of Land
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

Joseph C. Hernandez
OWNER

VERONICA A. BOSQUEZ
Notary Public
My Commission Expires
December 09, 2017

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
JOSEPH C. HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED 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 22nd DAY OF January, A.D. 2015.

Veronica A. Bosquez
NOTARY PUBLIC BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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.

ON THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF THE OAKS AT FOX GROVE SUBDIVISION, UNIT 3 & 4, 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 THE STATE OF TEXAS LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

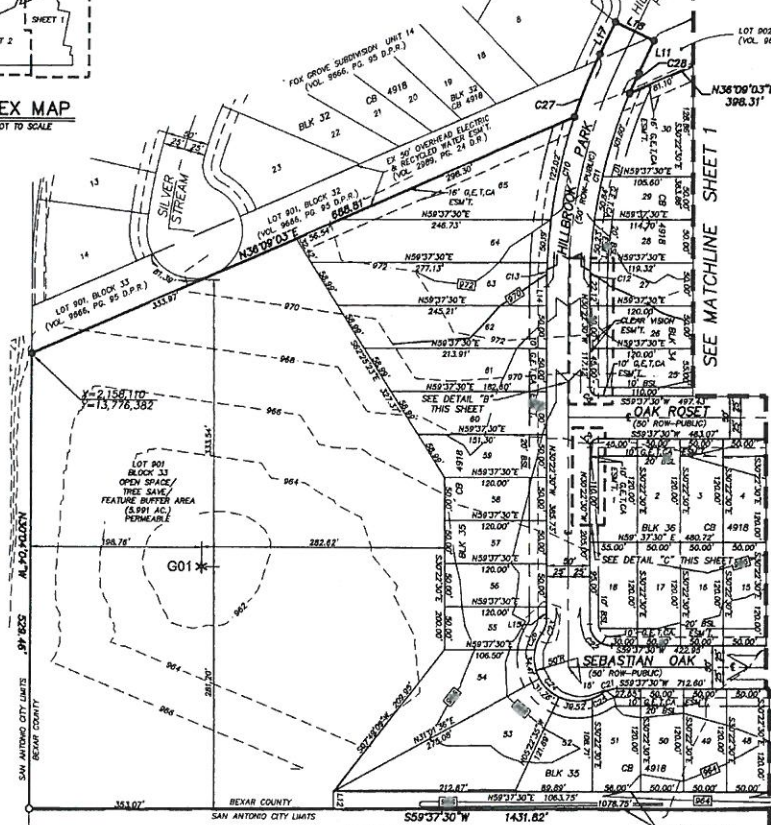
BY: _____ CHAIRMAN
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDS IN MY OFFICE, ON THE _____ DAY OF _____, A.D. _____, AT _____, AND DULY RECORDED THE _____ DAY OF _____, A.D. _____, IN THE RECORDS OF _____, IN THE RECORDS 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, BEAR COUNTY, TEXAS

BY: _____, DEPUTY



UNPLATTED
OWNER: EDWIN LUCKER
(VOL. 2183, PG. 407 O.P.R.)

UNPLATTED
OWNER: EDWIN LUCKER
(VOL. 2183, PG. 407 O.P.R.)

