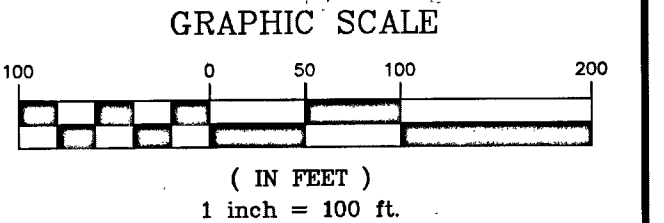


# SUBDIVISION PLAT ESTABLISHING SILVER OAKS SUBDIVISION UNIT 12A

BEING A TOTAL OF 1.644 ACRES OF LAND OUT OF A 209.92 ACRE TRACT  
RECORDED IN VOL. 12095, PGS. 1782-1791 OF THE REAL PROPERTY RECORDS  
OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80,  
ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.



DEVELOPER/OWNER:  
CENTEX HOMES  
1718 DRY CREEK WAY, SUITE 120  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 496-1985

**Denham-Ramones Engineering**  
and Associates, Inc.  
1580 PANTHEON WAY, SUITE 290 (210) 495-3100 OFFICE  
SAN ANTONIO, TX 78232 (210) 495-3122 FAX  
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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 DEVELOPED, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,  
DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION  
THEREIN EXPRESSED.

OWNER/DEVELOPER: CENTEX HOMES  
A NEVADA GENERAL PARTNERSHIP  
BY: CENTEX REAL ESTATE CORPORATION,  
A NEVADA CORPORATION  
ITS MANAGING GENERAL PARTNER  
BY: *Laurin Darnell*  
LAURIN DARNELL  
DIVISION PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
LAURIN DARNELL 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 & SEAL OF OFFICE THIS 21 DAY OF August A.D., 2015.  
*Denham-Ramones Engineering*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

## CERTIFICATE OF APPROVAL

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SILVER OAKS SUBDIVISION UNIT 12A  
THIS PLAT OF  
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO, TEXAS AND 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., 2015.

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

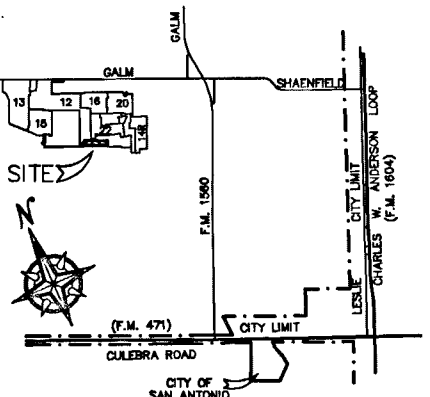
\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF

\_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_

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

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT TO SCALE

## LEGEND

- 1) BUILDING SETBACK LINE \_\_\_\_\_ B.S.L.
- 2) CLEAR VISION EASEMENT \_\_\_\_\_ C.V.E.
- 3) ELECTRIC & CABLE TELEVISION EASEMENT \_\_\_\_\_ E.T.V.E.
- 4) TELEPHONE & CABLE TELEVISION EASEMENT \_\_\_\_\_ T.T.V.E.
- 5) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT \_\_\_\_\_ G.E.T.T.V.E.
- 6) VEHICULAR NON-ACCESS EASEMENT \_\_\_\_\_ V.N.A.E.
- 7) MINIMUM FINISHED FLOOR ELEVATION \_\_\_\_\_ 930.00FF
- 8) O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- 9) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 10) PROPOSED FINISHED CONTOUR \_\_\_\_\_ [310]
- 11) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/2011, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00016. ROTATION GRID TO PLAT IS 0°18'24"
- 12) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-R-E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- 13) BEARING REFERENCE SOURCE IS THE LINE BETWEEN THE FOUND MONUMENTS SHOWN ON THE SOUTHWEST RIGHT OF WAY LINE OF AMBER VISTA (50' R.O.W.) AND SHOWN AS S85°46'24"E ON THE PLAT OF SILVER OAKS UNIT 12, RECORDED IN VOLUME 9577, PAGES 8-10, D.P.R.

## "C.P.S. NOTES"

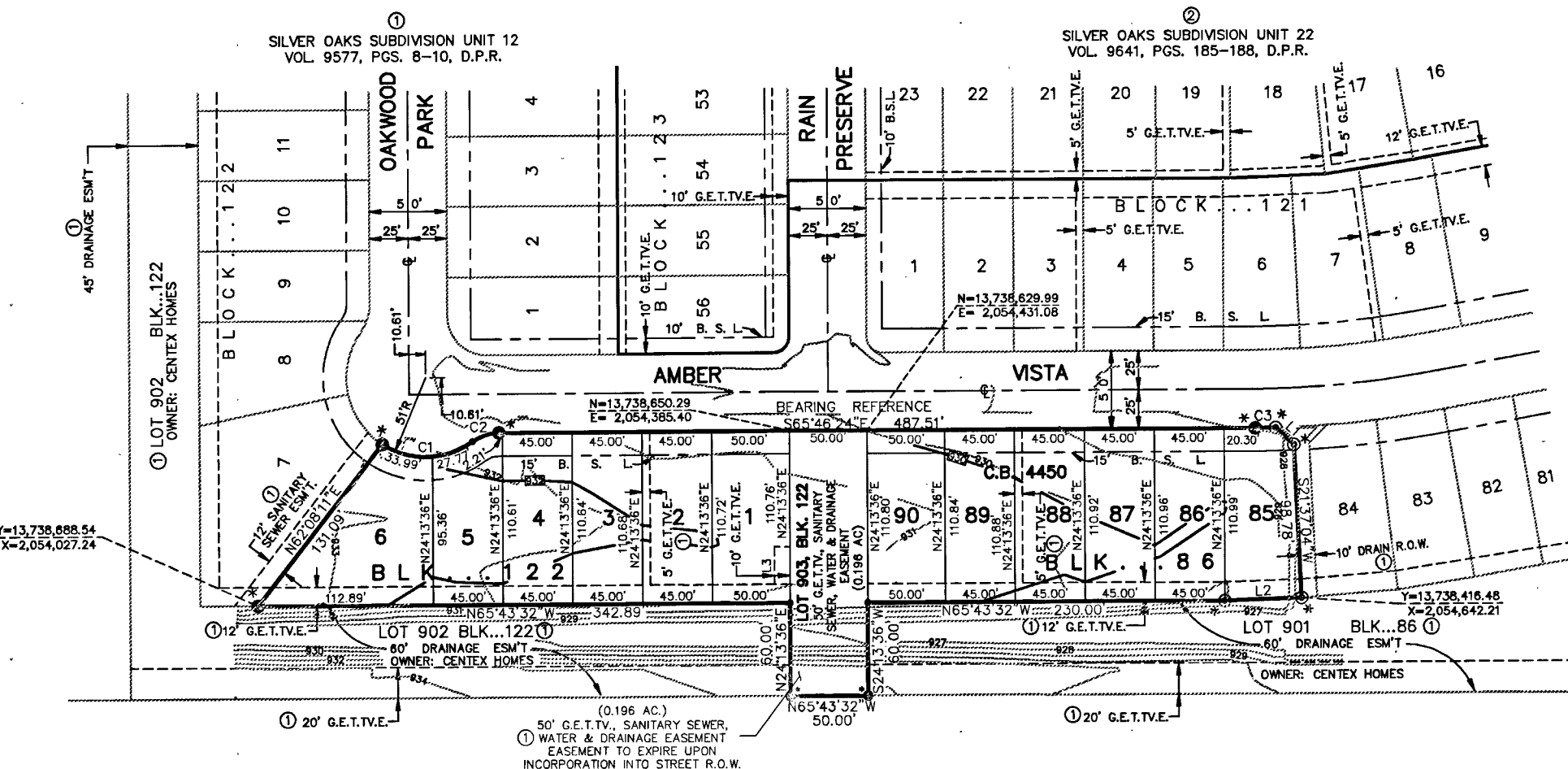
- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "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 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 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 THE 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 EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

## OTHER NOTES:

- 1) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 2) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- 3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
- 4) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
- 5) IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO WASTEWATER SERVICE CONNECTION.
- 6) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- 7) 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 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 MARSHAL.
- 8) NO STRUCTURES, 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 MODIFICATION, 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 GRANTOR'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.
- 9) STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 51, SILVER OAKS SUBDIVISION UNIT 9, RECORDED IN VOLUME 9582, PAGE 177-179, D.P.R. (COSA PLAT 060502) WHICH WAS DESIGNED TO ACCOMMODATE 150 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
- 10) THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER AND/OR WATER EASEMENT(S) SHOWN ON THIS PLAT.
- 11) SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

## BUILDING SETBACK NOTE

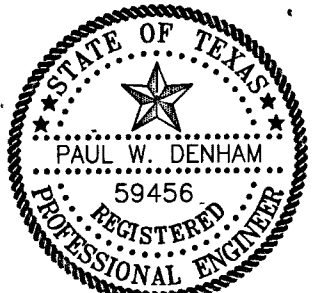
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



UNPLATTED  
OWNER: WS SAS DEVELOPMENT LLC  
REMAINDER OF 553.6 ACRE TRACT  
VOL. 14942, PGS. 1221, D.P.R.

LINE TABLE			
LINE	BEARING	RADIUS	DISTANCE
L1	S23°22'56"E	18.13'	
L2	N67°34'49"W	49.70'	
L3	N24°13'36"E	24.00'	

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	69°23'00"	51.00'	35.30'	61.76'
C2	36°08'23"	29.00'	9.46'	18.29'
C3	1°09'06"	645.00'	6.48'	12.96'



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

*Paul W. Denham*  
REGISTERED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

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.

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.