

PLAT NUMBER 140395

REPLAT ESTABLISHING SCATTERED OAKS UNIT - 3 REPLAT (P.U.D.)

BEING 5.428 ACRES, ESTABLISHING LOTS 10 - 12, BLOCK 1,
N.C.B. 16686, OUT OF THE SCATTERED OAKS UNIT - 3 P.U.D.
SUBDIVISION PLAT OF RECORD IN VOLUME 9543, PAGE 75 OF
THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

KFW

ENGINEERS + SURVEYING

14603 Huebner Rd. Bldg 40, San Antonio, TX 78230 • TBP# Firm #9513
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBP# Firm #10122300

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

OWNER / DEVELOPER:
LLOYD WALKER JARY
SCATTERED OAKS DEVELOPMENT
2900 SCATTERED OAKS DRIVE
SAN ANTONIO, TEXAS 78232

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LLOYD WALKER JARY, 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 11th DAY OF September A.D. 2015

NOTARY PUBLIC
BEXAR COUNTY TEXAS

THIS PLAT OF SCATTERED OAKS UNIT - 3 REPLAT (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 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

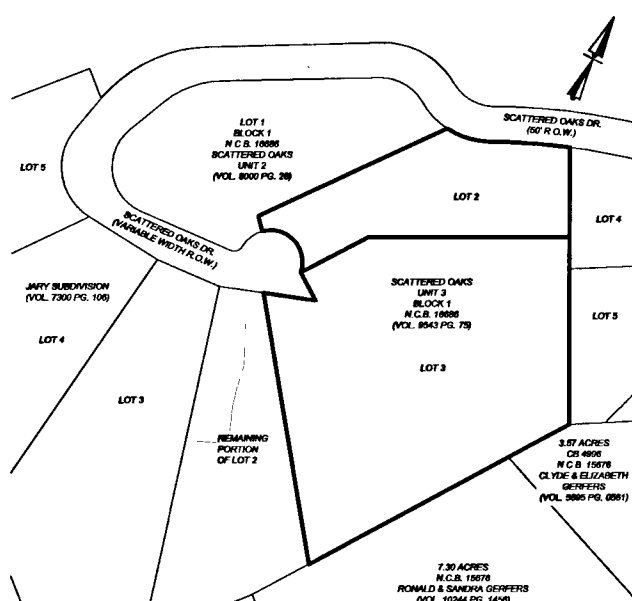
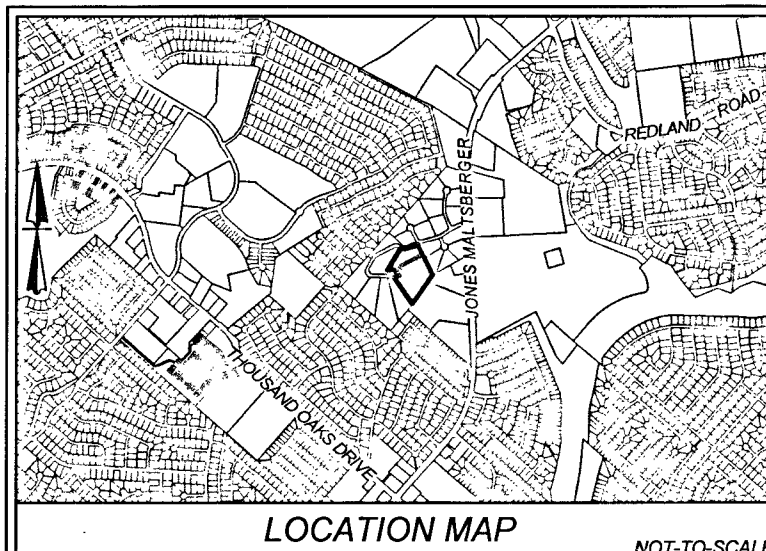
STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____
A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN
BOOK/VOL _____ ON PG. _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20 _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PG. 1 OF 1



SCALE: 1" = 300'
AREA BEING REPLATTED IS ALL OF LOTS 2 & 3, BLOCK 1, N.C.B. 16686,
BEING A TOTAL OF 5.428 ACRES, PREVIOUSLY PLATTED IN THE
SCATTERED OAKS UNIT - 3 P.U.D. SUBDIVISION PLAT, WHICH IS
RECORDED IN VOL. 9543, PG. 75, OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS.

LEGEND

FIR = FOUND 1/2" IRON ROD
SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
D.P.R. = DEED AND PLAT RECORDS
O.P.R. = OFFICE OF PUBLIC RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SCATTERED OAKS UNIT - 3
P.U.D., PLAT NO. 960216 WHICH IS RECORDED IN VOLUME 9543, PAGE 75, 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, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS
REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER
JUSTIN WARREN
Notary Public, State of Texas
My Commission Expires
April 01, 2018

SWORN AND SUBSCRIBED BEFORE ME THIS 11th DAY OF September 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 4-1-2018

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.

Craig P. Fletcher
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.

Kyle L. Pressler
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
KFW SURVEYING, LLC
FIRM LICENSE NO. 10122300
14603 HUEBNER ROAD, BLDG. 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

NOTES

1. 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 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. ALL
SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY
MAINTAINED BY PROPERTY OWNERS.

2. FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE
FINAL ADJACENT GRADE. (35-504)(E)(2) (p 5-40)

3. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND
COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT
LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION
FOR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD.
(NEED TO DESIGNATE SPECIFIC LOT AND BLOCK NUMBERS).

MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN
PERMEABLE SPACES SHOWN HERE ON SHALL BE THE RESPONSIBILITY OF THE
PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS
OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO
OR BEXAR COUNTY.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS
FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN
SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000
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 DEVELOPMENT SERVICES DEPARTMENT AND
THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

C.P.S. NOTES

1. THE CITY OF SAN ANTONIO AS 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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY
EASEMENT," "GAS 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 ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY
EQUIPMENT LOCATED WITHIN SAID EASEMENTS, 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 HEREON.

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.

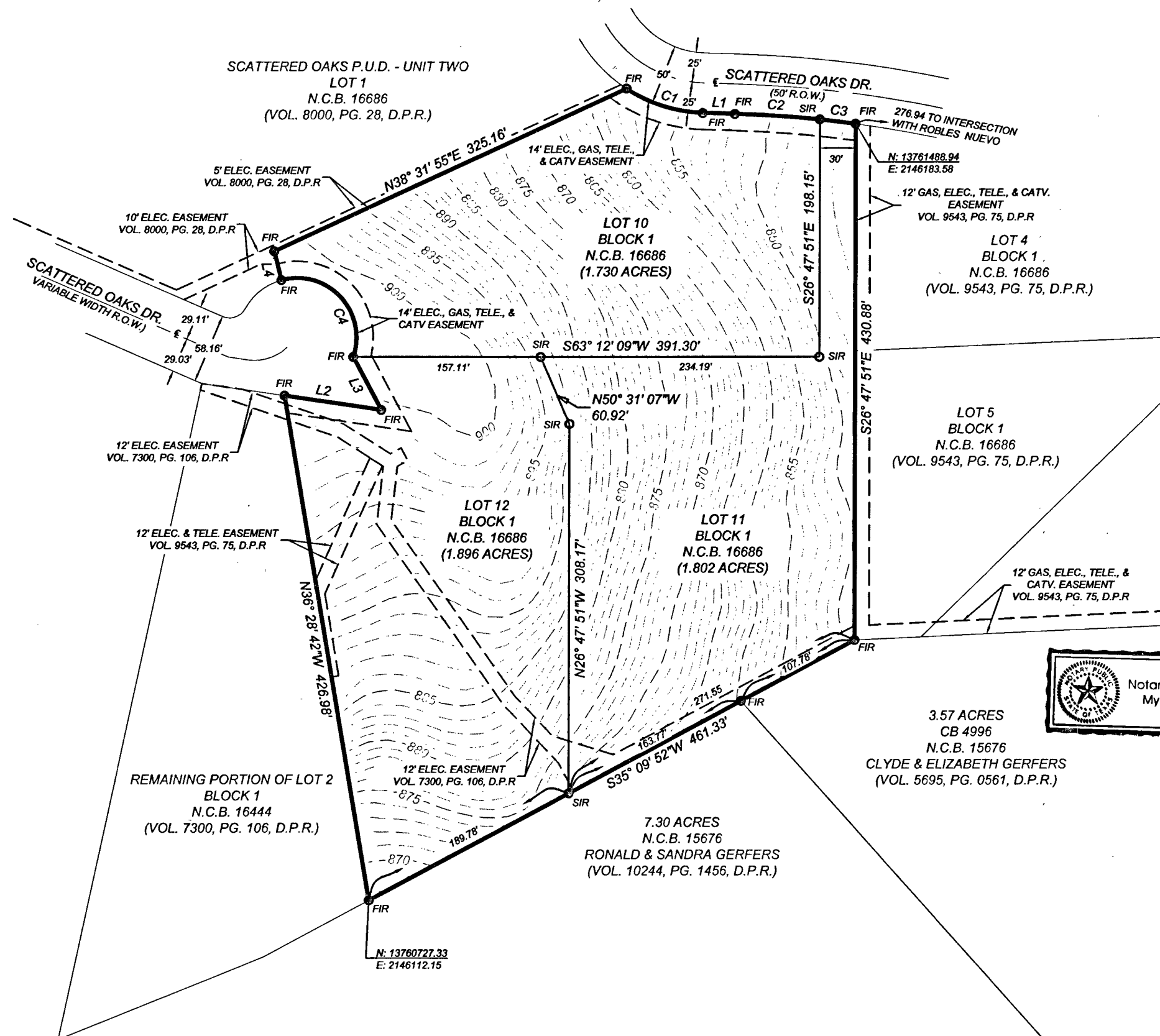
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND
CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V.
FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

Line #	Length	Direction
L1	27.08'	N64° 55' 01"E
L2	82.02'	N71° 33' 10"E
L3	50.00'	N54° 46' 34"W
L4	24.77'	N41° 09' 20"W

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing	Tangent
C1	68.50'	125.00'	31°23'53"	67.65'	N80° 36' 58"E	35.13'
C2	71.08'	975.00'	4°10'37"	71.06'	N67° 00' 20"E	35.56'
C3	30.21'	975.00'	1°46'32"	30.21'	N69° 58' 54"E	15.11'
C4	108.13'	50.00'	123°54'19"	88.26'	N70° 07' 46"W	83.85'

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.



JUSTIN WARREN
Notary Public, State of Texas
My Commission Expires
April 01, 2018

3.57 ACRES
CB 4996
N.C.B. 15676
CLYDE & ELIZABETH GERFERS
(VOL. 5695, PG. 0561, D.P.R.)

7.30 ACRES
N.C.B. 15676
RONALD & SANDRA GERFERS
(VOL. 10244, PG. 1456, D.P.R.)

JUSTIN WARREN
Notary Public, State of Texas
My Commission Expires
April 01, 2018

STATE OF TEXAS
F9513
CRAIG P. FLETCHER
90940
LICENSED PROFESSIONAL ENGINEER
9/4/2015

STATE OF TEXAS
REGISTERED
KYLE L. PRESSLER
6528
PROFESSIONAL LAND SURVEYOR
9/3/2015