



**LOCATION MAP**  
NOT TO SCALE

**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 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**DEDICATION OF THE SANITARY SEWER MAINS:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**DEDICATION OF THE WATER MAINS:**  
THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

**TXDOT NOTE:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (1) ACCESS POINT(S) ALONG SOUTHEAST LOOP 410 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,244.47 FT.  
3. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG LP 410 AND SP 117 (S.W. WHITE) BASED ON THE UDC 35-506, DIVISION 2 - INFRASTRUCTURE STANDARDS.

**NOTES:**  
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 EASEMENT, 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 TO 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 TO SAID DRAINAGE EASEMENTS.  
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.  
3. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMITS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY TO INCLUDE, BUT NOT LIMITED TO, LOTS 902 AND 903 BLOCK 7 AND LOTS 903 AND 904 BLOCK 10.

**SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):**  
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 843 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 843 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV" IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

**WASTE WATER EDU 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.

**FINISHED FLOOR NOTE:**  
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**INGRESS & EGRESS (WATER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

**INGRESS & EGRESS (SEWER):**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

**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 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 LAND 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.  
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 AND STEPS 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

**PLAT BOUNDARY:**  
LOT 902 OPEN SPACE (0.12 ACRES)  
BLOCK 10 N.C.B. 10847  
LOT 903  
LOT 904  
LOT 905  
LOT 906  
LOT 907  
LOT 908  
LOT 909  
LOT 910  
LOT 911  
LOT 912  
LOT 913  
LOT 914  
LOT 915  
LOT 916  
LOT 917  
LOT 918  
LOT 919  
LOT 920  
LOT 921  
LOT 922  
LOT 923  
LOT 924  
LOT 925  
LOT 926  
LOT 927  
LOT 928  
LOT 929  
LOT 930  
LOT 931  
LOT 932  
LOT 933  
LOT 934  
LOT 935  
LOT 936  
LOT 937  
LOT 938  
LOT 939  
LOT 940  
LOT 941  
LOT 942  
LOT 943  
LOT 944  
LOT 945  
LOT 946  
LOT 947  
LOT 948  
LOT 949  
LOT 950  
LOT 951  
LOT 952  
LOT 953  
LOT 954  
LOT 955  
LOT 956  
LOT 957  
LOT 958  
LOT 959  
LOT 960  
LOT 961  
LOT 962  
LOT 963  
LOT 964  
LOT 965  
LOT 966  
LOT 967  
LOT 968  
LOT 969  
LOT 970  
LOT 971  
LOT 972  
LOT 973  
LOT 974  
LOT 975  
LOT 976  
LOT 977  
LOT 978  
LOT 979  
LOT 980  
LOT 981  
LOT 982  
LOT 983  
LOT 984  
LOT 985  
LOT 986  
LOT 987  
LOT 988  
LOT 989  
LOT 990  
LOT 991  
LOT 992  
LOT 993  
LOT 994  
LOT 995  
LOT 996  
LOT 997  
LOT 998  
LOT 999  
LOT 1000

**UNPLATTED REMAINDER OF A 205.996 AC. TRACT:**  
REILLY, EDWIN T JR ET AL  
(VOL. 16670, PG. 282 D.P.R.)

**LEGEND:**  
F.I.R. = FOUND 1/2" IRON ROD  
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"  
C.M. = CONCRETE MONUMENT  
Δ = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW EASEMENT"  
ESMT = EASEMENT  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY TEXAS  
D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY TEXAS  
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT  
— 564 — = PROPOSED CONTOURS  
— 560 — = EXISTING CONTOURS  
= EXISTING MINOR CONTOURS  
○ = BOUNDARY LIMITS PIN  
VOL = VOLUME  
PG = PAGE  
NCB = NEW CITY BLOCK  
ROW = RIGHT OF WAY

**KEY NOTES:**  
1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT  
2. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT  
3. VARIABLE WIDTH CLEAR VISION EASEMENT  
4. 10' WATER EASEMENT  
5. VARIABLE WIDTH WATER EASEMENT  
6. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT  
7. 1' VEHICULAR NON-ACCESS EASEMENT  
8. EXISTING 16" SEWER EASEMENT (VOL. 16683, PG. 184, O.P.R.)  
9. EXISTING 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9661, PG. 142-143, D.P.R.)  
10. EXISTING VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9661, PG. 142-145 D.P.R.)  
11. EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9661, PG. 142-145 D.P.R.)

**OWNER/DEVELOPER:**  
VELMA DEVELOPMENT, LLC.  
1202 W. BITTERS, BLDG 1, STE. 1200  
SAN ANTONIO, TX 78216  
210-490-1798

**STATE OF TEXAS**  
COUNTY OF BEAR

**DULY AUTHORIZED AGENT**  
STATE OF TEXAS  
COUNTY OF BEAR

**BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED**  
**Edwin T. Jr. Reilly** 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 14 DAY OF January, A.D. 2016  
**Jaime L. Johnson**  
NOTARY PUBLIC  
BEAR COUNTY TEXAS

**THIS PLAT OF** REPUBLIC OAKS UNIT 5 **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 BEAR**  
I, \_\_\_\_\_ **COUNTY CLERK OF BEAR 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 BEAR COUNTY IN BOOK VOLUME \_\_\_\_\_**  
**ON PAGE \_\_\_\_\_**  
**IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,**  
**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_**  
**COUNTY CLERK, BEAR COUNTY, TEXAS**  
**BY: \_\_\_\_\_, DEPUTY**

**DETAIL "A"**  
SCALE: 1"=30'

**DETAIL "B"**  
SCALE: 1"=50'

**DETAIL "C"**  
SCALE: 1"=20'

**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 BY.

**TERESA A. SEIDEL**  
LICENSED PROFESSIONAL ENGINEER

**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.

**TERESA A. SEIDEL**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
14803 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
L1	24.53'	N45°30'14"E	C1	13.82'	225.00'	6.91'	3°31'10"	13.82'
L2	60.00'	N69°42'01"E	C2	49.22'	175.00'	24.77'	16°06'51"	49.06'
L3	61.53'	S15°16'41"W	C3	33.84'	75.00'	17.21'	25°51'01"	33.55'
L4	74.32'	S82°15'52"E	C4	9.73'	15.00'	5.04'	37°09'34"	9.56'
L5	96.20'	S74°12'48"E	C5	131.37'	50.00'	190.20'	150°32'32"	96.71'
L6	95.72'	N74°12'48"W	C6	9.73'	15.00'	5.04'	37°09'34"	9.56'
L7	83.62'	N62°15'52"W	C7	73.18'	575.00'	36.64'	7°17'32"	73.13'
L8	67.79'	S06°39'59"W	C8	51.25'	525.00'	25.65'	5°35'36"	51.23'
L9	84.35'	S11°27'29"W	C9	22.64'	15.00'	14.10'	86°28'23"	20.55'
L10	10.00'	N15°16'28"E	C10	23.56'	15.00'	15.00'	90°00'00"	21.21'
L11	32.43'	S74°43'32"E	C11	14.44'	15.00'	7.83'	55°09'00"	13.89'
L12	25.76'	N44°29'00"E	C12	278.67'	55.00'	38.30'	290°18'01"	62.86'
L13	8.37'	N29°09'59"E	C13	14.44'	15.00'	7.83'	55°09'00"	13.89'
L14	31.93'	N06°39'59"E	C14	75.61'	475.00'	37.98'	9°07'13"	75.53'
L15	10.33'	N38°20'01"W	C15	79.55'	625.00'	39.83'	7°17'32"	79.49'
L16	9.54'	N29°09'59"E	C16	33.26'	25.00'	19.61'	76°13'23"	30.86'
L17	38.07'	N06°39'59"E	C17	56.40'	125.00'	28.69'	25°51'01"	55.92'
L18	24.06'	N38°20'01"W	C18	49.46'	225.00'	24.83'	12°35'41"	49.36'
			C19	45.94'	55.00'	24.41'	47°51'43"	44.62'
			C20	6.81'	15.00'	3.46'	26°00'13"	6.75'

