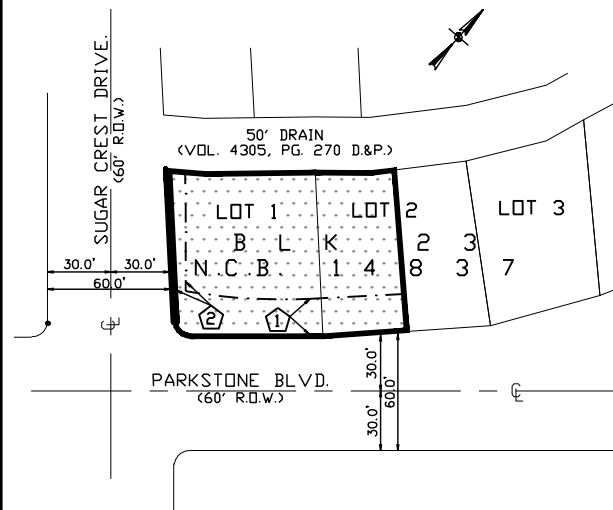


LOCATION MAP

N.T.S.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

N.T.S.

BEING A TOTAL OF 0.415 ACRES OUT OF LOT 1 AND THE REMAINING PORTION OF LOT 2, BLOCK 23, N.C.B. 14837, OF THE OAK HEAVEN HEIGHTS UNIT 3 AS RECORDED IN VOLUME 4305, PAGE 270, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

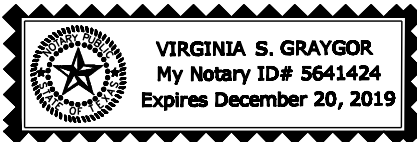
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (OAK HEAVEN HEIGHTS UNIT-3) WHICH IS RECORDED IN VOLUME 4305, PAGE 270, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

KEN ROBERTS

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

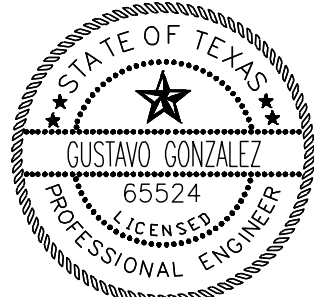
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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.

GUSTAVO GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 65524



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: GAYLORD E. REAVES, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 3501



DRAINAGE 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR 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 WITHIN SAID DRAINAGE EASEMENTS.

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.

IMPACT FEE PAYMENT DUE:
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.

DETENTION POND NOTES:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

LEGEND

— 701 — EXISTING CONTOURS
— 700 — PROPOSED CONTOURS

KEY NOTE:

- 30' BLDG. SETBACK (VOL. 4305, PG. 270 D.&P.)
- 5' BLDG. SETBACK (VOL. 4305, PG. 270 D.&P.)
- JOE K. TUBBS & LINDA MCCULLOUGH TUBBS OAK HEAVEN HEIGHTS UNIT 3 REMAINING PORTION OF LOT 2, BLOCK 23, N.C.B. 14837 (VOL. 7099, PG. 1052 D.R.)
- JOE K. TUBBS & LINDA MCCULLOUGH TUBBS OAK HEAVEN HEIGHTS UNIT 3 LOT 3, BLOCK 23, N.C.B. 14837 (VOL. 7099, PG. 1052 D.R.) (VOL. 4305, PG. 270 D.&P.)

NOTES:

- SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
- DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
- DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH R.O.W. LINE OF PARKSTONE BLVD. BEING S48°28'39"W.
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - EAST CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
- FIR = FOUND 1/2" IRON ROD
 - ESM'T. = EASEMENT
 - ELEC. = ELECTRIC
 - TELE. = TELEPHONE
 - CATV = CABLE TELEVISION
 - D.&P. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
 - D.R. = DEED RECORDS, BEXAR COUNTY, TEXAS
 - N.C.B. = NEW CITY BLOCK
 - VOL. = VOLUME
 - PG. = PAGE
 - R.O.W. = RIGHT OF WAY
 - N.T.S. = NOT TO SCALE
- OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r) (3).

LEGEND KEY

PLAT NUMBER 160219

REPLAT ESTABLISHING

ROBERTS SUBDIVISION

BEING A TOTAL OF 0.415 ACRES OF LAND ESTABLISHING LOT 22, BLOCK 23, N.C.B. 14837, SAN ANTONIO, BEXAR COUNTY, TEXAS OUT OF LOT 1 AND THE WEST 1/2 OF LOT 2, BLOCK 23, N.C.B. 14837, OF THE OAK HEAVEN HEIGHTS UNIT 3 AS RECORDED IN VOLUME 4305, PAGE 270, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE : 1" = 50'



GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, TX 78279-1793
(210) 490-4506 Fax 490-4812
Texas Registration F-1808

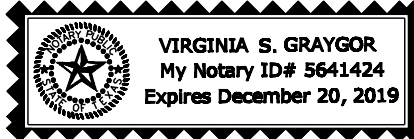
STATE OF TEXAS
COUNTY OF BEXAR

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: KEN ROBERTS
16418 CHASE OAK
SAN ANTONIO, TX 78232
(210) 386-6733

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____, 20____.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ROBERTS SUBDIVISION 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) HAVE BEEN GRANTED.

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

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 _____ DEED AND PLAT 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. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

GRE JOB NO.: 16-0031*
DATE: 06/27/16
SHEET: 1 OF 1

REPLAT