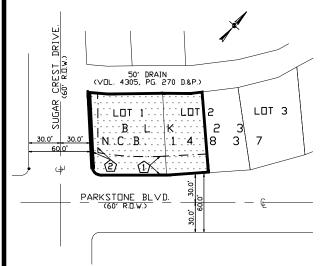


LOCATION MAP N.T.S.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 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.

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

FINISHED FLOOR ELEVATION NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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.

	LINE TABLE					
LINE	BEARING	LENGTH				
L1	S48°28′39″W	45.00′				
L2	S48°28′39″W	31.44′				

CURVE TABLE							
33/11/2 11/222							
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH		
C1	481.49′	05°40′13″	47.65′	S51°18′45″W	47.63′		
C2	15.00′	81°33′03″	21.35′	N85°04′36″W	19.59′		

<u>DRAINAGE NOTE:</u>
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.

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.

— 701 — EXISTING CONTOURS **——700**— PROPOSED CONTOURS

LEGEND

# (#) KEY NOTE:

N59°26′14″E

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.)

50′ DRAIN (V□L. 4305, PG. 270 D.&P.)

FDT 55

BLK 23

N.C.B. 14837

(0.415 AC.)

FIR N48°28'26"E~89.13' FIR

900一

- 1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED. 2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
- 3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES. 4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH R.O.W. LINE OF PARKSTONE BLVD. BEING \$48'28'39"W.
- 5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES EAST CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).

### LEGEND KEY

● 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 = DEED RECORDS, BEXAR COUNTY, TEXAS

N.C.B. = NEW CITY BLOCK VOL. = VOLUME PG. = PAGE

PG. = PAGE R.O.W = RIGHT OF WAY

N.T.S. = NOT TO SCALE

N 13,765,029.02 2,140,341.52

4

3

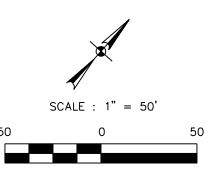
7.) OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r) (3).

# 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.





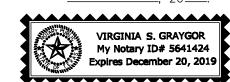
STATE OF TEXAS COUNTY OF BEXAR

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



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF <u>ROBERTS</u> <u>SUBDIVISION</u> 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.

ATED THIS	DAY OF		A.D., 20
	BY:	CHAIRMAN	
	BY:	SECRETARY	
TATE OF TEXAS			

l,		, COUNT	Y CLE	RK OF	SAID	COUNTY	OO HE	REBY CE	RTIFY
THAT THIS	PLAT WAS	S FILED FOR	RECO	RD IN	MY C	OFFICE, (	ON THE_		DAY
OF	_ A.D	AT	М.	AND	DULY	RECORD	ED THE.		DAY
OF	_,A.D	AT	М.	IN TH	E	DEED A	AND PLA	TRE	CORDS
OF SAID (	COUNTY, IN	BOOK VOLU	JME			ON F	PAGE		
IN TESTIM	ONY WHER	EOF, WITNES:	S MY I	HAND A	AND	OFFICIAL	SEAL O	F OFFICE	THIS
DAY OF _		A.D	. 20						

COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

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

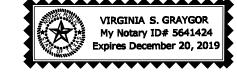
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (OAK HAVEN HEIGHTS UNIT-3) WHICH IS RECORDED IN VOLUME 4305, PAGE 270, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(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

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

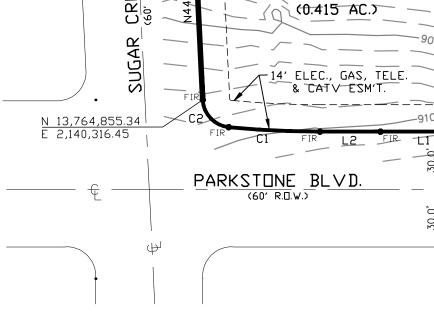
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: <u>GAYLORD E. REAVES, R.P.L.S.</u>





GUSTAVO GONZALE

65524 CENSES



DRIV

S

REPLAT

REGISTERED PROFESSIONAL LAND SURVEYOR No. 3501

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