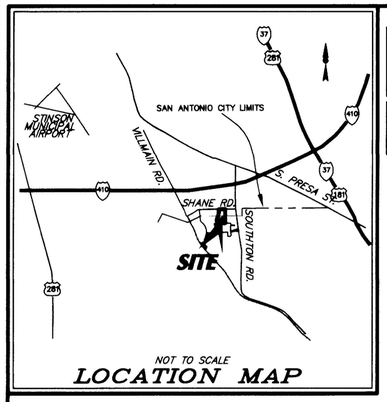
PLAT NUMBER 160326

SUBDIVISION PLAT ESTABLISHING

HERITAGE OAKS UNIT 5A

MASTER PLANNED COMMUNITY DISTRICT

BEING 10.03 ACRES OUT OF A CALLED 10.08 ACRES AS RECORDED IN VOLUME 12610, PAGE 636 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF A 24.95 ACRES TRACT RECORDED IN VOLUME 7246, PAGE 1776 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND ALSO OUT OF THE REMAINING PORTION OF 113.92 ACRES OUT OF THE JAMES W. TINSLEY SURVEY NO. 98, ABSTRACT NO. 738, N.C.B. 10916 AS RECORDED IN VOLUME 8318, PAGE 1219 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 10' ROAD DEDICATION AS RECORDED IN VOLUME 14933, PAGE 1704 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

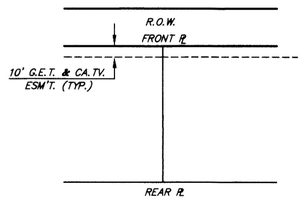


NOT TO SCALE

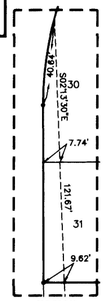
LOCATION MAP

WASTEWATER 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

OPEN SPACE NOTE:
LOTS 901 & 903, BLOCK 24 ARE DESIGNATED AS OPEN SPACE. LOT 902, BLOCK 24 IS DEISGNATED AS OPEN SPACE AND DRAINAGE EASEMENT.



TYPICAL UTILITY EASEMENT DETAIL



DETAIL
VARIABLE WIDTH CLEAR VISION EASEMENT
SCALE: 1" = 50'

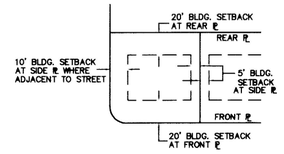
IMPACT FEE PAYMENT DUE :
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINSHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEASE ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

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 1500 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1095549) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H).

DRAINAGE EASEMENT 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENTS (TCI). THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.



TYPICAL
BUILDING SETBACK LINES

* SETBACKS ALONG THE FRONT OF CUL-DE-SAC LOTS SHALL BE 15'.

SETBACKS :
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.

SCALE: 1" = 100'

0' 100' 200' 300'

ACES

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
TEXAS FIRM REGISTRATION NUMBER
TBPE F-4480 & TBPLS 100076-00

4365 EAST EVANS RD., SAN ANTONIO, TEXAS, 78261
PHONE : 828-0691 FAX : 481-0832
PREPARED: 02/24/2016 JOB NO.:101752

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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

STORM WATER NOTE:
STORM WATER DETENTION IS REQUIRED OF THIS 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 LEIU 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.

NOTES:

1. THIS SUBDIVISION IS NOT OVER THE EDWARDS RECHARGE ZONE . BASED ON THE SCHERTZ U.S.G.S EARZ MAP, 1986.
2. THE CONTOURS SHOWN ON THIS PLAT ARE FROM THE SAN ANTONIO RIVER AUTHORITY LIDAR WEBSITE.
3. U.D.C. STREETSCAPE PLANTING STANDARDS SHALL BE COMPLIED WITH DURING THE BUILDING STAGE PROCESS.
4. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEROF.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "ACES" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS1996) FROM THE TEXAS COORDINATES SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON PLAT.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HERITAGE OAKS UNIT 5A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPOERTY OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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 , AND 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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
PAUL A. SCHROEDER
57564
REGISTERED 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 BY : ALAMO CONSULTING ENGINEERING AND SURVEYING, INC..

REGISTERED PROFESSIONAL LAND SURVEYOR 5160

STATE OF TEXAS
REGISTERED
PAUL A. SCHROEDER
5160
PROFESSIONAL LAND SURVEYOR

Dec 12, 2016, 9:53am ACESSOA
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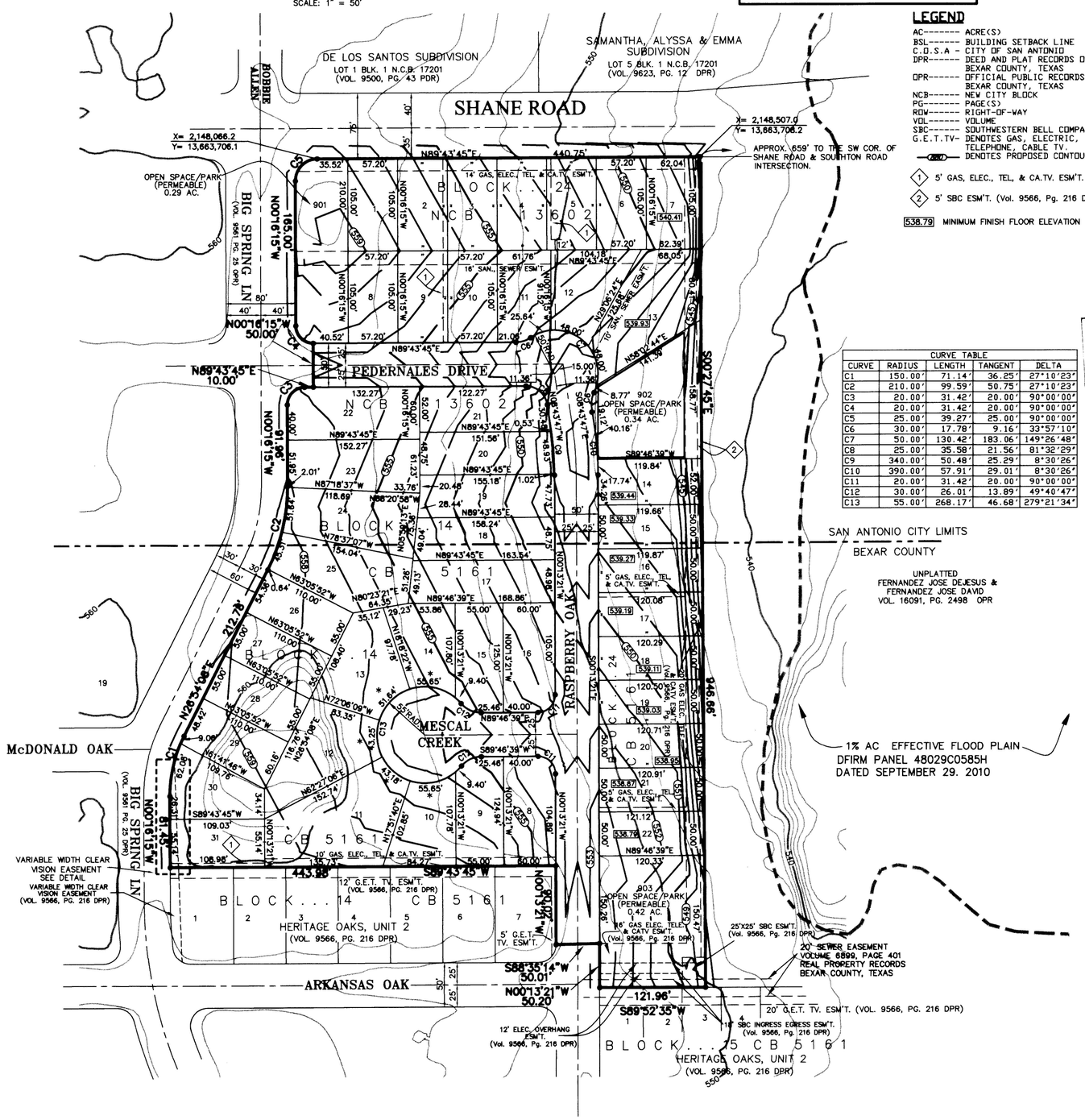

LEGEND

AC------- ACRE(S)
BSL------ BUILDING SETBACK LINE
C.O.S.A - CITY OF SAN ANTONIO
DPR------ DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR------ OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
NCB------ NEW CITY BLOCK
PG-------- PAGE(S)
ROW------ RIGHT-OF-WAY
VOL------- VOLUME
SBC------ SOUTHWESTERN BELL COMPANY
G.E.T.TV- DENOTES GAS, ELECTRIC, TELEPHONE, CABLE TV.
(560) DENOTES PROPOSED CONTOUR
(1) 5' GAS, ELEC., TEL, & CA.TV. ESM'T.
(2) 5' SBC ESM'T. (Vol. 9566, Pg. 216 DPR)
538.79 MINIMUM FINISH FLOOR ELEVATION

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	150.00'	71.14'	36.25'	27°10'23"
C2	210.00'	99.59'	50.75'	27°10'23"
C3	20.00'	31.42'	20.00'	90°00'00"
C4	20.00'	31.42'	20.00'	90°00'00"
C5	25.00'	39.27'	25.00'	90°00'00"
C6	30.00'	17.78'	9.16'	33°57'10"
C7	50.00'	130.42'	183.06'	149°26'48"
C8	25.00'	35.58'	21.56'	81°32'29"
C9	340.00'	50.48'	25.29'	8°30'26"
C10	390.00'	57.91'	29.01'	8°30'26"
C11	20.00'	31.42'	20.00'	90°00'00"
C12	30.00'	26.01'	13.89'	49°40'47"
C13	55.00'	268.17'	46.68'	279°21'34"

STATE OF ARKANSAS

COUNTY OF WASHINGTON

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: SAN ANTONIO 2015, LLC
BY: DAVID C. FRYE, MANAGER
4058 N. COLLEGE AVE, SUITE 300
FAYETTEVILLE, ARKANSAS 72758
479-455-9090

STATE OF ARKANSAS

COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID C. FRYE 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 14th DAY OF December A.D., 2016.

Kristy Payne
Notary Public
Washington County, Arkansas
Comm. No. 12390934
Comm. Exp. 11-17-22

NOTARY PUBLIC WASHINGTON COUNTY, ARKANSAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND EQULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS_____ DAY OF_____ 20___

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HERITAGE OAKS UNIT 5A 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 EXCEPTIONS(S) AND/OR VARIANCES(S) HAVE BEEN GRANTED.

DATED THIS_____DAY OF_____ A.D., 2016

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/ 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