

PLAT NO. 160339

A SUBDIVISION
PLAT ESTABLISHING
OAK VALLEY
APARTMENTS

BEING A 10.057 ACRE TRACT OF LAND TO INCLUDE A 0.02 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 7 BLOCK 1, NCB 17106, OUT OF THE THOMAS BARWICK SURVEY NO. 324, A-57 AND LOCATED IN NEW CITY BLOCK 17106 CITY OF SAN ANTONIO, BEXAR COUNTY, SAME BEING ALL OF THE TRACT DESCRIBED TO ABILENE CHRISTIAN UNIVERSITY TRUSTEE OF MITTY WHITE CHARITABLE REMAINDER AND VOL. 15850, PG. 1369 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS



DATE: 2017/02/06 PROJECT NO. 116087

STATE OF TEXAS X
BEXAR COUNTY X

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR 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/AGENT:(10.057 ACRES)
KENT RIDEOUT,
AUTHORIZED REPRESENTATIVE OF:
ABILENE CHRISTIAN UNIVERSITY, TRUSTEE OF THE
MITTY WHITE CHARITABLE REMAINDER UNITRUST,
DATED NOVEMBER 19, 2012

ACU BOX 29139
ABILENE, TEXAS 79699
V:(325)674-2013

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 CONSIDERATION THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
___ DAY OF ___, A.D., 20___

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS X
BEXAR COUNTY X

THE OWNER OF THE 58' DRAINAGE RIGHT-OF-WAY SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER A 12' SANITARY SEWER EASEMENT THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:(OFFLOT 12' SANITARY SEWER ESMT)
SWLN/DELAWARE, INC.
SAM G. PARNES
V.P.
1919 OAKWELL FARMS PKWY #270
SAN ANTONIO, TX 78218
V:(210)822-3510

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 CONSIDERATION THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
___ DAY OF ___, A.D., 20___

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS PLAT OF OAK VALLEY APARTMENTS 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.

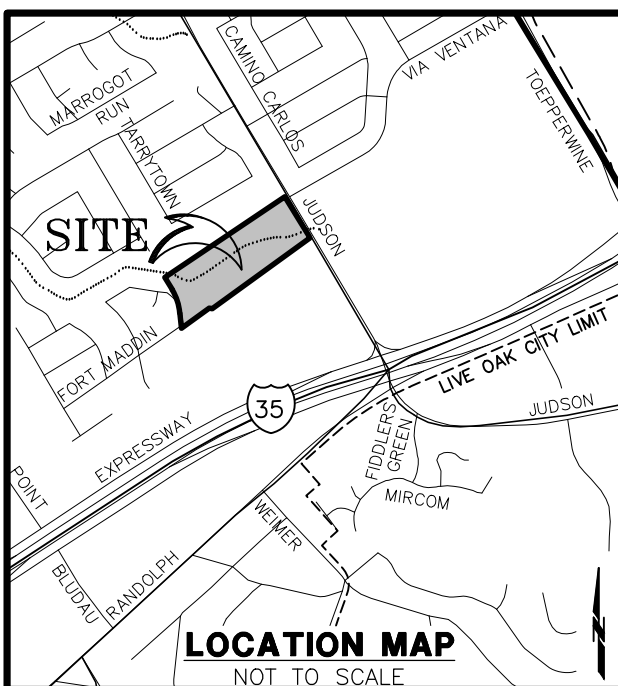
DATED THIS ___ DAY OF ___, A.D., 2017

BY: _____
CHAIRMAN
BY: _____
SECRETARY

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. 2017
AT ___ M. AND DULY RECORDED THE ___ DAY OF
___, 20___ A.D. AT ___ M. IN THE DEED AND PLATS
RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____
ON PAGE _____ IN TESTIMONY WHEREOF, MY HAND
AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF
___, 20___ A.D.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PAGE 1 OF 2



LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- NCB NEW CITY BLOCK
- BLK BLOCK
- R.O.W. RIGHT OF WAY
- VOL VOLUME
- PG PAGE
- AC ACRE
- TSA TREE SAVE AREA
- OS OPEN SPACE
- ESMT EASEMENT
- E.T.T.V.E. ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- OH OVERHEAD
- UG UNDERGROUND
- EASEMENT ANGLE POINT

BEARING BASIS: GRID NORTH TEXAS
COORDINATE SYSTEM OF 1983 SOUTH
CENTRAL ZONE, 2011 ADJUSTMENT
SURFACE DISTANCES AND COORDINATES
ARE SHOWN ON THIS PLAT.
SURFACE = GRID X 1.00017
UNITS = US SURVEY FEET

- 20' OVERHEAD ELEC. ESMT. VOL. 7300 PG 21 D.P.R.
- 4' OVERHEAD ELEC. ESMT. VOL. 7300 PG 21 D.P.R.
- VARIABLE WIDTH DRAINAGE ESMT. VOL. 7500 PG 103 D.P.R.
- 14' GAS, ELEC. CA. TV AND PHONE ESMT
- 12' ELEC., CA. TV. AND TELE. ESMT
- VARIABLE WIDTH PUBLIC DRAINAGE ESMT
- VARIABLE WIDTH PRIVATE DETENTION BASIN ESMT
- VARIABLE WIDTH DRAIN ACCESS ESMT
- 10' INTERCEPTOR DRAIN ESMT
- 16' OH ELEC. UG TELE. & GAS ESMT VOL. 7300 PG 21 D.P.R.
- 8' DRAINAGE ESMT. VOL. 7300 PG 21 D.P.R.
- 20' OH ELEC. UG TELE. & GAS ESMT VOL. 7500 PG 103 D.P.R.
- 12' UG ELEC. GAS, DRAINAGE & UG TELE ESMT VOL. 7500 PG 103 D.P.R.
- 14' GAS, ELEC. CA. TV AND PHONE ESMT VOL. 9696 PG 209 D.P.R.
- OFF LOT 12' SANITARY SEWER EASEMENT(0.31 AC OFF LOT)
- 14' ELECTRIC LINE RIGHT-OF-WAY AGREEMENT VOL. 17715 PG. 26 O.P.R.
- 26'x10' WATER METER EASEMENT
- SANITARY SEWER EASEMENT(12' MINIMUM)
- 4' OVERHEAD ELEC ESMT VOL. 7300, PG 248-249, D.P.R.
- 40' DRAINAGE ESMT VOL. 7300, PG 21, D.P.R.
- 16' WATER ESMT VOL. 8100, PG 249 D.P.R.
- 12' ELEC. GAS, TELE ESMT UNIT 13 VOL. 8100, PG 248-249, D.P.R.

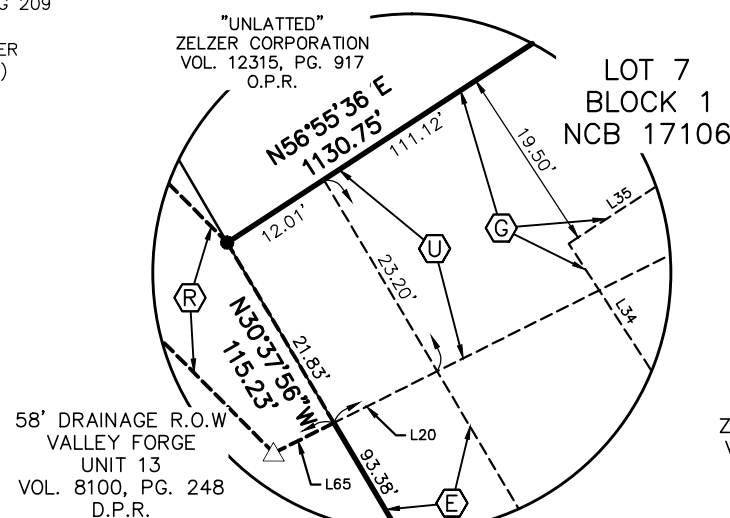
IMPACT FEE PAYMENT DUE
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.
ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 940 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.

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

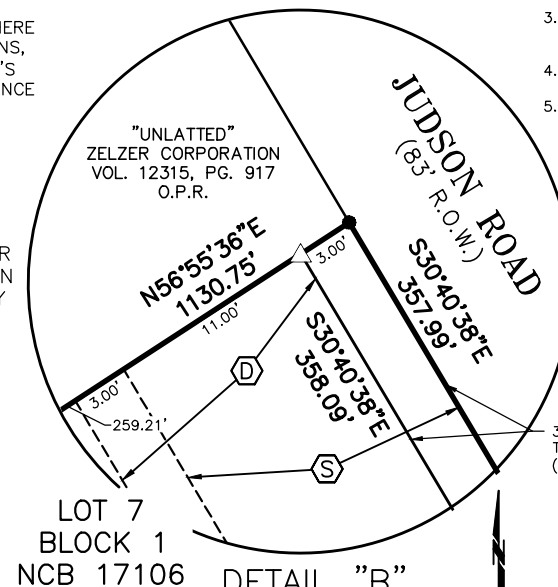
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2152209) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).



DETAIL "D"
SCALE: 1"=20'

- NOTES:
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE.

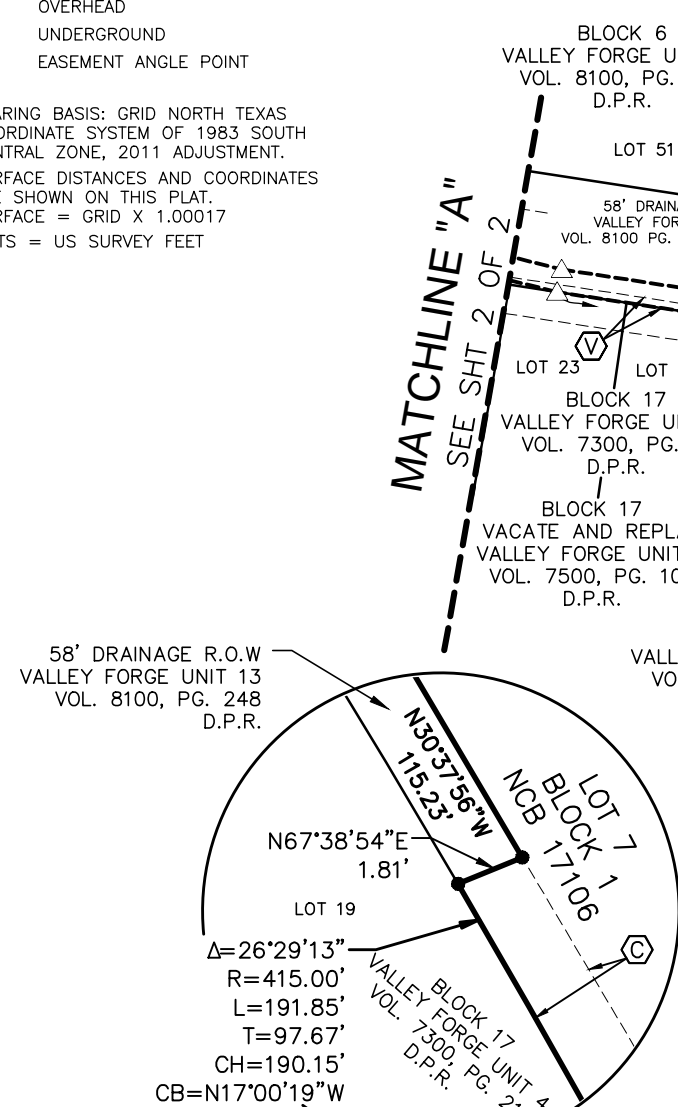
- C.P.S. NOTES:
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR 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 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 AREA.
 - 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.
 - 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.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITH THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



DETAIL "B"
SCALE: 1"=10'

"UNPLATTED"
9.02 AC
ZELZER CORPORATION
VOL. 12315, PG. 917
O.P.R.

"UNPLATTED"
1.72 AC
WILLIAM G. AND
PAMELA T. FIELDING
VOL. 14014, PG. 268
O.P.R.



DETAIL "A"
SCALE: 1"=5'

Δ=26°29'13"
R=415.00
L=191.85
T=97.67
CH=190.15
CB=N17°00'19"W

BLOCK 17
VACATE AND REPLAT
VALLEY FORGE UNIT 4
VOL. 7500, PG. 103
D.P.R.

BLOCK 17
VACATE AND REPLAT
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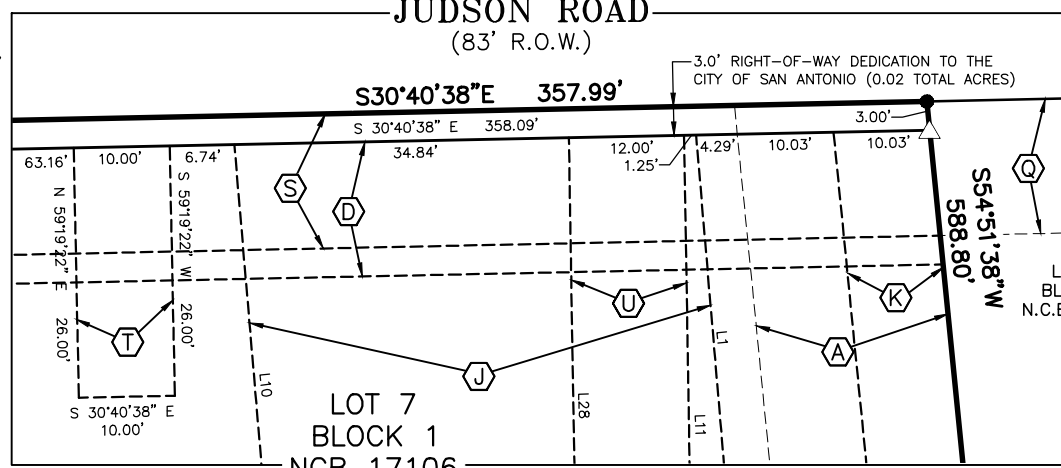
BLOCK 17
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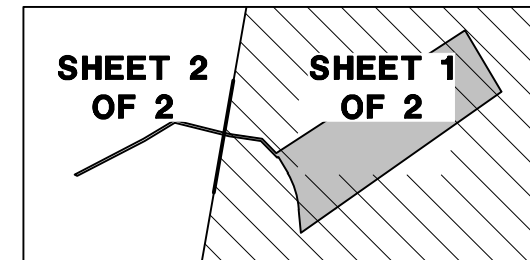
BLOCK 17
VACATE AND REPLAT
VALLEY FORGE UNIT 4
VOL. 7500, PG. 103
D.P.R.

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY."

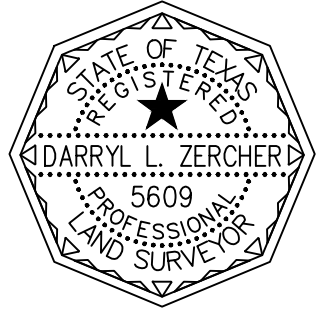
DETENTION POND NOTES:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE 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.



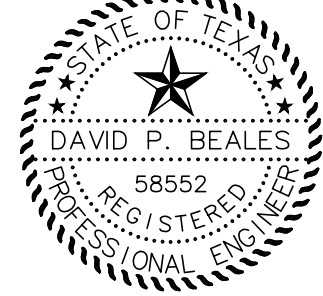
DETAIL "C"
SCALE: 1"=20'



SEE SHEET 2 OF 2
FOR EASEMENT LINE TABLE



CDS Muery F-1733



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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
BEXAR COUNTY X

DRAINAGE EASEMENT NOTES:
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 WITHIN SAID DRAINAGE EASEMENTS.

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.

PLAT NO. 160339

A SUBDIVISION
PLAT ESTABLISHING
OAK VALLEY
APARTMENTS

BEING A 10.057 ACRE TRACT OF LAND TO INCLUDE A 0.02 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOT 7 BLOCK 1, NCB 17106, OUT OF THE THOMAS BARWICK SURVEY NO. 324, A-57 AND LOCATED IN NEW CITY BLOCK 17106 CITY OF SAN ANTONIO, BEXAR COUNTY, SAME BEING ALL OF THE TRACT DESCRIBED TO ABILENE CHRISTIAN UNIVERSITY TRUSTEE OF MITTY WHITE CHARITABLE REMAINDER AND VOL. 15850, PG. 1369 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS



DATE: 2017/02/06 PROJECT NO. 116087
STATE OF TEXAS X
BEXAR COUNTY X

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR 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/AGENT:(10.057 ACRES)
KENT RIDEOUT,
AUTHORIZED REPRESENTATIVE OF:
ABILENE CHRISTIAN UNIVERSITY, TRUSTEE OF THE
MITTY WHITE CHARITABLE REMAINDER UNITRUST,
DATED NOVEMBER 19, 2012

ACU BOX 29139
ABILENE, TEXAS 79699
V:(325)674-2013

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 CONSIDERATION THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
___ DAY OF ___, A.D., 20___

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS X
BEXAR COUNTY X

THE OWNER OF THE 58' DRAINAGE RIGHT-OF-WAY SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER A 12' SANITARY SEWER EASEMENT THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/AGENT:(OFFLOT 12' SANITARY SEWER ESMT)
SWLN/DELAWARE, INC.
SAM G. PARNES
V.P.
1919 OAKWELL FARMS PKWY #270
SAN ANTONIO, TX 78218
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NOTARY PUBLIC
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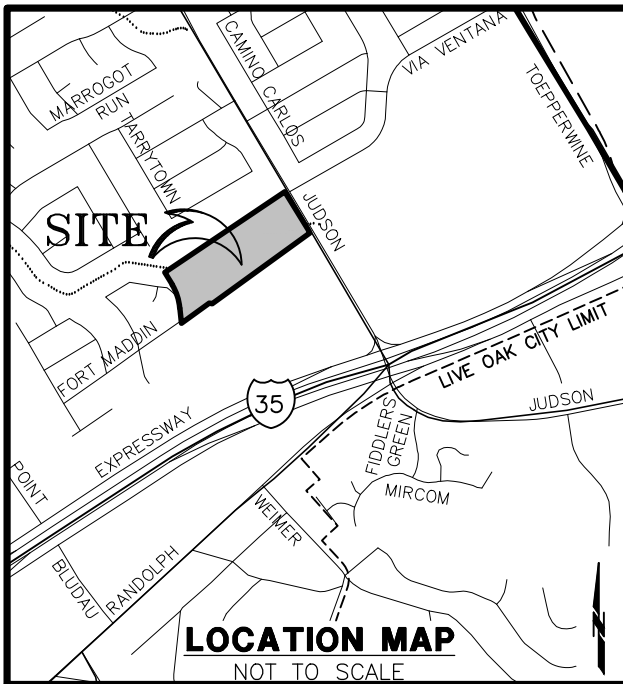
DATED THIS ___ DAY OF ___, A.D., 2017

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. 2017 AT ___ M. AND DULY RECORDED THE ___ DAY OF ___, 20___ A.D. AT ___ M. IN THE DEED AND PLATS RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____. ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___, 20___ A.D.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- NCB NEW CITY BLOCK
- BLK BLOCK
- R.O.W. RIGHT OF WAY
- VOL VOLUME
- PG PAGE
- AC ACRE
- TSA TREE SAVE AREA
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- OH OVERHEAD
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- EASEMENT ANGLE POINT

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SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
SURFACE = GRID X 1.00017
UNITS = US SURVEY FEET

- EASEMENT LEGEND
- 20' OVERHEAD ELEC. ESMT. VOL 7300 PG 21 D.P.R.
- 4' OVERHEAD ELEC. ESMT. VOL 7300 PG 21 D.P.R.
- VARIABLE WIDTH DRAINAGE ESMT. VOL 7500 PG 103 D.P.R.
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IMPACT FEE PAYMENT DUE WATER AND 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.

EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

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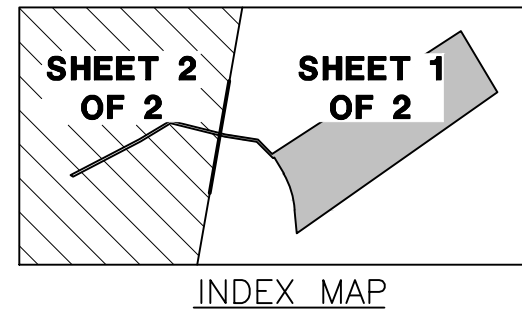
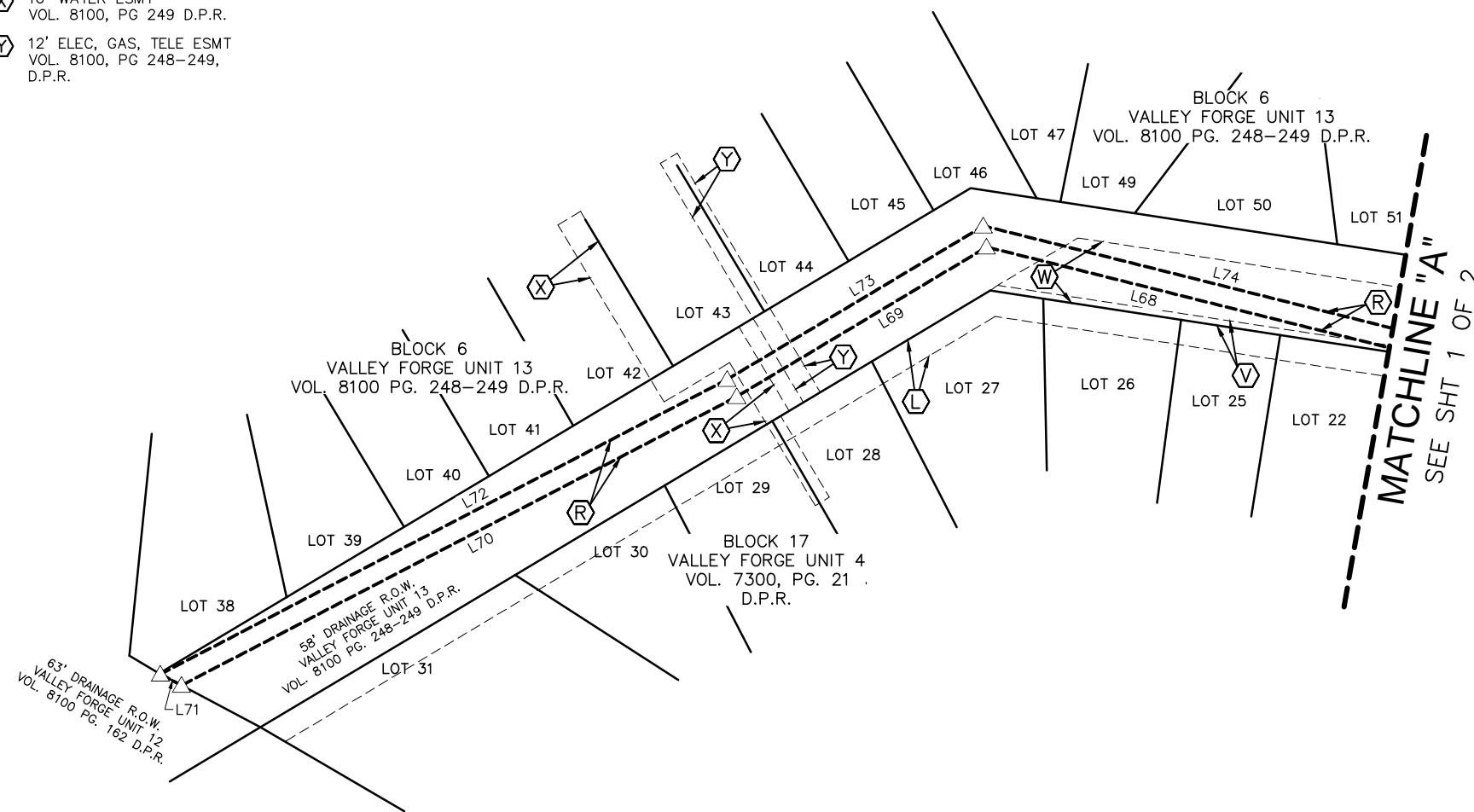
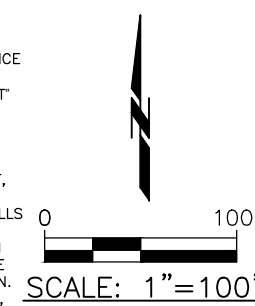
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2152209) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

- NOTES:
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(4)(5).
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE.

C.P.S. NOTES:

- 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 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 AREA.
- 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. 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITH THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



LINE #	DISTANCE	BEARING
L1	343.88	S55° 39' 23"W
L2	97.23	S81° 44' 11"W
L3	246.78	N33° 04' 24"W
L4	11.60	S56° 55' 36"W
L5	18.94	S11° 55' 52"W
L6	243.09	N33° 04' 24"W
L7	75.68	S81° 44' 11"W
L8	213.59	S55° 39' 23"W
L9	31.11	N10° 39' 23"E
L10	105.34	S55° 39' 23"W
L11	129.09	N59° 32' 32"E
L12	209.87	N55° 39' 23"E
L13	93.44	S81° 00' 00"W
L14	115.32	S65° 05' 50"E
L15	314.23	N56° 32' 18"E
L16	65.47	S12° 39' 31"W
L17	163.89	S71° 43' 56"W
L18	173.99	N32° 26' 46"W
L19	66.36	N56° 55' 36"E
L20	45.70	N63° 26' 38"E
L21	191.77	N32° 26' 46"W
L22	147.74	S71° 43' 56"W
L23	63.51	S12° 39' 31"W
L24	325.77	N56° 32' 18"E
L25	118.36	S65° 05' 50"E
L26	87.21	S81° 00' 00"W
L27	207.59	N55° 39' 23"E
L28	129.45	N59° 32' 32"E
L29	116.45	N17° 01' 12"W
L30	95.98	N22° 04' 28"W
L31	15.49	N01° 37' 02"E
L32	95.71	N25° 29' 38"W
L33	33.04	N43° 50' 01"W
L34	33.81	N33° 04' 24"W
L35	78.50	N56° 55' 36"E
L36	183.91	S32° 26' 46"E
L37	105.43	S03° 51' 56"W
L38	46.71	S57° 00' 02"W
L39	48.08	N78° 04' 24"W

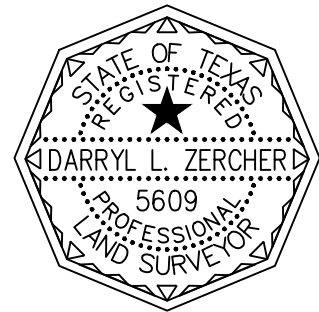
LINE #	DISTANCE	BEARING
L40	464.92	S56° 55' 36"W
L42	31.04	S11° 55' 52"W
L43	68.63	S56° 55' 52"W
L44	35.60	N57° 46' 22"W
L45	15.32	N72° 36' 00"W
L46	49.04	S72° 36' 00"E
L47	74.40	S88° 21' 45"E
L48	91.38	N83° 12' 04"E
L49	98.22	N75° 31' 15"E
L50	31.04	N40° 37' 05"E
L51	97.36	N67° 08' 08"E
L52	118.68	S88° 46' 06"E
L53	80.97	N81° 41' 39"E
L54	21.70	S33° 04' 08"E
L55	52.06	S05° 39' 44"W
L56	22.29	N33° 04' 24"W
L57	17.51	N11° 55' 52"E
L58	269.84	N56° 55' 36"E
L59	24.67	S33° 04' 24"E
L60	111.80	S56° 55' 36"W
L61	10.00	S33° 04' 24"E
L62	34.00	S33° 04' 24"E
L63	175.75	S56° 55' 36"W
L64	48.08	N78° 04' 24"W
L65	7.01	S63° 26' 38"W
L66	117.29	N44° 48' 29"W
L67	162.14	N81° 16' 45"W
L68	279.41	N75° 56' 33"W
L69	177.70	S59° 05' 31"W
L70	382.19	S62° 31' 06"W
L71	14.56	N61° 59' 34"W
L72	390.08	N62° 31' 06"E
L73	182.31	N59° 05' 31"E
L74	283.81	S75° 56' 32"E
L75	165.53	S81° 16' 45"E
L76	102.27	S44° 48' 29"E

DRAINAGE EASEMENT NOTES:
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 WITHIN SAID DRAINAGE EASEMENTS.

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.

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY."

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 (FLO) 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.



CDS Muery F-1733



STATE OF TEXAS X
BEXAR COUNTY X

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS X
BEXAR COUNTY X

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 THAT MAY HAVE BEEN GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER