

LOCATION MAP LEGEND

GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT

AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

SHEET 2

JEFF

18

RANCH

12

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTON OAKS SUBDIVISION UNIT 14 (PLAT No. 100342), WHICH IS RECORDED IN VOLUME 9652, PAGES 99-101, BEXAR COUNTY DEED AND PLAT RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5)

YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2)

SWORN AND SUBSCRIBED BEFORE ME THIS THE 27 DAY OF

ROLE LINE RAMES

6. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. —
7. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. —

13. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0'00'00".

MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND

ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR

15. BEARING REFERENCE SOURCE IS THE NORTH LINE OF REID RANCH AND SHOWN AS N89'03'52"E ON THE

PLAT OF WESTON OAKS COLLECTOR SUBDIVISION. RECORDED IN VOLUME 9621, PAGES 98-99, D.P.R.

INDEX MAP

CLEAR VISION EASEMENT

MATCH LINE "A"

STATE OF TEXAS

RESIDENTIAL UNITS PER LOT.

OWNER'S DULY AUTHORIZED AGENT

EXISTING CONTOUR -PROPOSED FINISHED CONTOUR 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. C.P.S. NOTES

BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE INSEED AREAS.

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.

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 EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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 EASEMENTS.

- G.E.T.TV.E.

O.P.R.

- D.P.R.

990-

- PAGE

SHEET 3

ROSA ELVIRA RAMIREZ
Notary Public, State of Texas
Comm. Expires 05–12–2018
Notary ID 1101507

Notary ID 1101597-4

OTHER NOTES: 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE

FINISHED ADJACENT GRADE.

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.

WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

4. IMPACT FEE 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.

5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

7. 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 PUBLIC WORKS. 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.

8. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS ON AND EASEMENTS OF ANY NATURE WITHIN THE WESTON OAKS UNIT 10 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNESS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 7 & LOT 901, BLOCK 8.

9. 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 1000 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

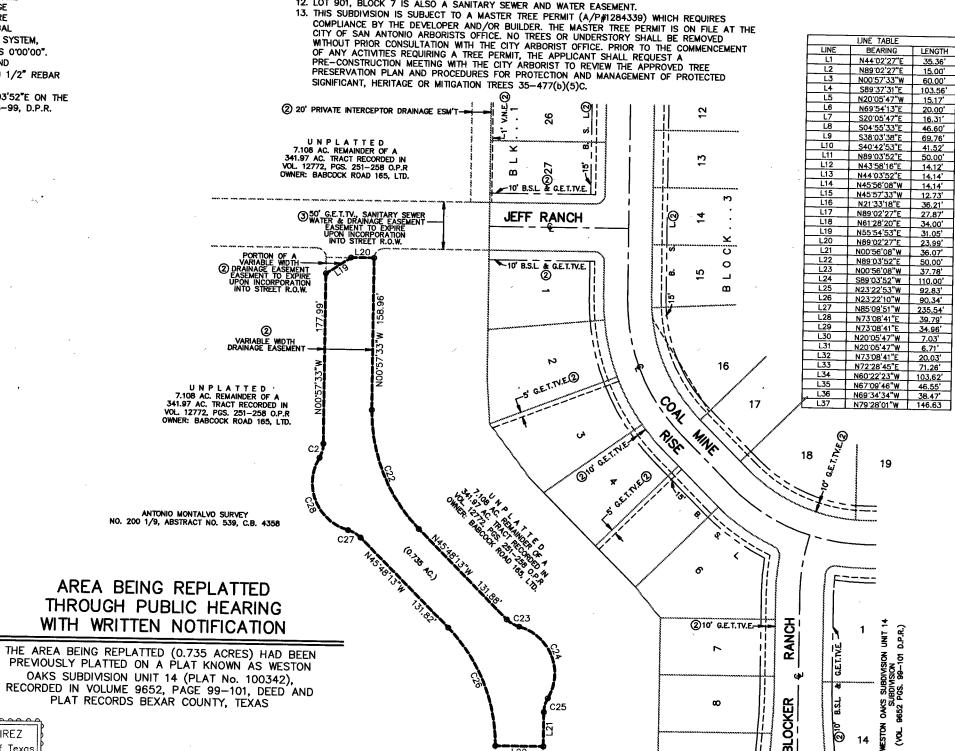
MARSHAL.

10. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

11. THE SAN ANTONIO WATER SYSTEM IS HERBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACCESS THE WATER AND AND ADDRESS CRANTED AND ADDRESS CRANTED TO AND ADDRESS CRANTED TO AND ADDRESS AND ACCESS THE WATER AND ADDRESS AND EGRESS

ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

12. LOT 901, BLOCK 7 IS ALSO A SANITARY SEWER AND WATER EASEMENT.



STATE OF TEXAS MY COMMISSION EXPIRES: 5/12/18 PAUL W. DENHAM 59456



STATE OF TEXAS COUNTY OF BEXAR

D

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 MATCHIO DI ANNIMA COLLINGION VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

LICENSED PROFESSIONAL ENGINEER PAUL W. DENHAM

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:

Grany of Neill REGISTERED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

		CURVE	CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHOR		
C1	34'27'36"	160.00'	49.62'	96.23'	94.79		
C2	3013'50"	29.00'	7.83'	15.30'	15.12		
C3	33'07'24"	175.00'	52.04'	101.17'	99.77		
C4	45'07'54"	415.00	172.461	326.89	318.51		
C5	44'50'41"	355.00	146.48'	277.85'	270.8		
C6	90.00,00,	10.00'	10.00'	15.71'	14,14		
C7	33'07'24"	125.00'	37.17'	72.26'	71.26		
C8	31'37'48"	240.00'	67,98'	132.49	130.82		
C9	1'21'23"	400.00	4.74'	9.47'	9.47		
C10	44'50'41"	165.00	68.08'	129.14	125.87		
C11	45'07'54"	225.00'	93.50'	177.23'	172.69		
C12	44'52'06"	175.00'	72.25'	137.04	133.57		
C13	1716'34"	225,00'	34.18'	67.84	67.59		
C14	81 59'46"	20.00'	17.38'	28.62'	26.24		
C15	261'59'46"	59.00'	67.88	269,79'	89.06		
C16	1716'34"	175.00'	26.58'	52.77	52.57		
C17	44 52 06"	225.00'	92.90'	176,20'	171.73		
C18	45'07'54"	275.00'	114.28'	216.62	211.06		
C19	44'50'41"	215.00'	88.71	168.28'	164.02		
C20	1'20'01"	400.00'	4.66'	9.31'	9.31		
C21	45'07'54"	395.00'	164.15'	311,14'	303.16		
C22	44'50'41"	175.00'	72,21'	136,97'	133.50		
C23	3012'30"	29.00'	7.83'	15.29'	15.11		
C24	105'17'05"	51.00'	66.81'	93.72'	81.08		
C25	3012'30"	29.00'	7.83'	15,29'	15,11		
C26	44'52'06"	175.00'	72.25'	137.04	133.57		
C27	3013'50"	29.00'	7.83'	15.30'	15.12		
C28	105'18'21"	51,00'	66.83'	93.73'	81.09		

2 G.E.T.TV.E. OZONA RANCH ~15'B.S.L. ② I+8⊗ 1 BLK...5 F1' V.N.E.2 LOT 902@ (GREENBELT) REID RANCH WESTON OAKS COLLECTOR (1) (VOL. 9621 PGS. 98-99 D.P.R.) ① LOT 901-BLOCK 19

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 DEVELOPMENT SERVICES DEPARTMENT.

BUILDING SETBACK NOTE: 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.

CLEAR VISION EASEMENT "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. REVISION THEREOF.

	PLAT REFERENCE
①	WESTON OAKS COLLECTOR SUBDIVISION VOL. 9621 PGS. 98-99 D.P.R.
2	WESTON OAKS SUBDIVISION UNIT 14 VOL. 9652 PGS. 99-101 D.P.R.
3	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619 PGS. 223-225 D.P.R.

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN

= 1/2" IRON ROD FOUND W/D-R E CAP

O = 1/2" IRON ROD SET W/D-R E CAP

PLAT No. 160020 SHEET 1 OF 3

37 LOTS REPLAT & SUBDIVISION PLAT **ESTABLISHING**

WESTON OAKS

SUBDIVISION UNIT 10

BEING A TOTAL OF 0.735 ACRES OF LAND OUT OF THE WESTON OAKS SUBDIVISION UNIT 14, PREVIOUSLY RECORDED IN VOLUME 9652, PAGES 99-101, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A SUBDIVISION PLAT OF 10.852 ACRES TOTAL OF LAND OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE

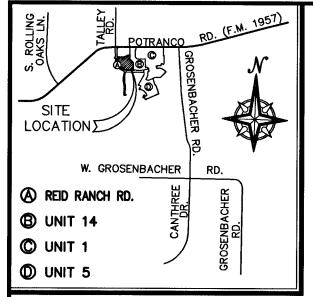
DUNTY OF BEXAR COUNTY CLERK OF SAID COUNTY HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF, A.DATM, AND DULY RECORDED TH	BABCOCK ROAD 165, LTD. BIOH HAUDAY HILL MIDLAND, TEXAS 79707 PHONE: (323) 687–1777 STATE OF TEXAS. ON MITTONIO, TO 78216 FIRM RESIDENTIA NAME IS EARLY FOR THE PUBLIC, EXCEPT AREAS IDENTRIED AS PRIVATE OR PART OF DEDICATES OF THE BUBIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDER THEREON ENGRESSED. DULY AUTHORIZED AGENT: STATE OF TEXAS. COUNTY OF WEBB BEFORE ME, THE UNDERSICNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTHUR ZUNIGA MOSE MAME S DIRECTRISED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDED TO ME THE PERSONAL STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS. PROPERTY OF WEBB COMM. EXAMINEZ ROSA ELWIRA RAMIREZ NOTORY IDENTITY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIONS OFFICER OF THE COMMISSIONERS COUNT OF BEXAR COUNTY, TO THE SAD COMMISSIONERS COUNT OF BEXAR COUNTY, TO THE SAD COMMISSIONERS COUNT OF BEXAR COUNTY, TEXAS AND PRESION OFFICE THIS SAD COMMISSIONERS COUNT OF BEXAR COUNTY, TEXAS AND PRESION OF BEXAR COUNTY, TEXAS AND PRESION OFFICE THE SAD COMMISSIONERS COUNT OF BEXAR COUNTY, TEXAS AND PRESION OF BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS COUNTY OF BEXAR C			(IN F. 1 inch =		
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BY:	BY:			-	A.C)., 2017.
BY: SECRETARY ATE OF TEXAS BUNTY OF BEXAR COUNTY CLERK OF SAID COUNTY HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF ,A.D. AT M, AND DULY RECORDED TH	BY:		BY:			
SECRETARY ATE OF TEXAS BUNTY OF BEXAR COUNTY CLERK OF SAID COUNTY HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF, A.DATM, AND DULY RECORDED THE	SECRETARY ATE OF TEXAS DUNTY OF BEXAR ———————————————————————————————————			CHAIRM	AN	'
ATE OF TEXAS UNITY OF BEXAR COUNTY CLERK OF SAID COUNTY HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF	ATE OF TEXAS UNITY OF BEXAR COUNTY CLERK OF SAID COU HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF, A.DATM, AND DULY RECORD		BY:			
DAY OF, A.DATM, AND DULY RECORDED THE	DAY OF, A.DATM, AND DULY RECORD			SECRETA	RY	
DAY OF,A.DATM, AND DULY RECORDED TH	DAY OF,A.DATM, AND DULY RECOR	HEREBY CERTIFY TH	AT THIS PLAT WAS FILED	FOR RECORD IN	INTY CLERK OF SAID	COUNTY
						CORDED TH
	A.U AT M IN THE PEODRO					

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_, DEPUTY

OF______,A.D. ____ COUNTY CLERK, BEXAR COUNTY, TEXAS





LOCATION MAP

BUILDING SETBACK LINE -

CLEAR VISION EASEMENT -

9. PROPOSED FINISHED CONTOUR -

8. EXISTING CONTOUR .

VEHICULAR NON-ACCESS EASEMENT -

GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT

AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

LEGEND

13. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0'00'00".

ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR

15. BEARING REFERENCE SOURCE IS THE NORTH LINE OF REID RANCH AND SHOWN AS N89'03'52"E ON THE PLAT OF WESTON OAKS COLLECTOR SUBDIVISION. RECORDED IN VOLUME 9621, PAGES 98-99, D.P.R.

L26-1

14. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. -

C.P.S. NOTES

LIFE 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 BIGHT OF INGERSS AND EXCEPT OF AND EXCEPT TO A PROPERTY OF THE BIGHT TO IRANSFORMERS, EACH WITH ITS NECESSARY APPURIENANCES; 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 APPURITENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT ARFAS.

AREAS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ANY CPS MOVE TARY 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 EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.Y. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS FIVE (5) FOOT WIDE EASEMENTS.

- D.P.R.

VOLUME

PAGE

ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

10. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

11. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER FACEMENT'S SLICHMEN ON THIS DID AT

12. LOT 901, BLOCK / IS ALSO A SANITARY SEWER AND WATER EASEMENT.

13. THIS SUBDIMSION IS SUBJECT TO A MASTER TREE PERMIT (A/P#1284339) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. 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. 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 SICKIBLICANT, HERITAGE OR MITCATION TREES 35—477(5/S)C

OTHER NOTES:

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

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 IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

WATER SYSTEM.

4. IMPACT FEE 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.

5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

7. 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 PUBLIC WORKS. 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.

8. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE WESTON OAKS UNIT 10 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 7 & LOT 901, BLOCK 8.

9. 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 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING TH

EASEMENT(S) SHOWN ON THIS PLAT.

12. LOT 901, BLOCK 7 IS ALSO A SANITARY SEWER AND WATER EASEMENT.

SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)C.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU₈) 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.

BUILDING SETBACK NOTE: 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.

CLEAR VISION EASEMENT

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT—OF—WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST

	PLAT REFERENCE
0	WESTON OAKS COLLECTOR SUBDIVISION VOL. 9621 PGS. 98-99 D.P.R.
2	WESTON OAKS SUBDIVISION UNIT 14 VOL. 9652 PGS. 99-101 D.P.R.
③	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619 PGS. 223-225 D.P.R.

MONUMENT NOTE:

= 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN ■ 1/2" IRON ROD FOUND W/D-R E CAP

T= 1/2" IRON ROD SET W/D-R E CAP

RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.

SHEET 3 OF 3

37 LOTS

REPLAT & SUBDIVISION PLAT

ESTABLISHING

WESTON OAKS

SUBDIVISION UNIT 10

BEING A TOTAL OF 0.735 ACRES OF LAND OUT OF THE WESTON OAKS

SUBDIVISION UNIT 14, PREVIOUSLY RECORDED IN VOLUME 9652, PAGES 99-101, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A SUBDIVISION PLAT OF 10.852 ACRES TOTAL OF LAND OUT OF THE 341.97 ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC

OWNER/DEVELOPER: BABCOCK ROAD 165, LTD. 6101 HOLIDAY HILL Denham-Ramones Engineering MIDLAND, TEXAS 79707 PHONE: (432) 687-1777 FAX: (432) 687-2509

PLAT No. 160020

415 ARCH BLUFF (210) 495-3100 OFFICE SAN ANTONIO, TX. 78216
FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00

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



DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR WELL

STATE OF TEXAS COUNTY OF WEBB

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 CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY O



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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DAILD	IHIS	 DAT	OF	A.D.	20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

YTV	CLERK.	REYAR	COLINTY	TEXAS	

THIS PLAT OF WESTON OAKS SUBD. UNIT 10

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 WESTON OAKS SUBD. UNIT 10 VARIANCE(S) HAVE BEEN GRANTED,

TED THIS	DAY	OF	A.D., 2017.
	BY:	CHAIF	DMAN
		CHAIR	MAN

STATE OF TEXAS

	C	OUNTY CLERK OF SAID COUNTY
		IN MY OFFICE, ON THE

_M, AND DULY RECORDED THE

OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_DAY OF______,A.D.____ COUNTY CLERK, BEXAR COUNTY, TEXAS



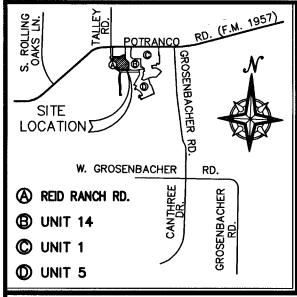
MDTH C.V.E.-DETAIL "F" NOT TO SCALE €9` N=13,705,149.38 E= 2,049,977.54 N89'03'52"E (2)10° G.E.T.TV.E.-**OZONA RANCH** -10' B.S.L. & G.E.T.TV.E. ____ **OZONA** RANCH BLK...5 N=13,704,775.31 E= 2,050,033.65 WESTON OAKS COLLECTOR (1) SUBDIVISION (VOL. 9621 PGS. 98-99 D.P.R.) RANCH STATE OF TEXAS COUNTY 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 LOT 9021)
BLOCK 19
(GREENBELT, G.E.T.TV.E., & TREE SAVE AREA) ①LOT 901~ BLOCK 19

REID RANCH

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY

CURVE AND LINE DATA ON SHEET 1 OF 3



LOCATION MAP

5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT

AND D-R E PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

7. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. -

VEHICULAR NON-ACCESS EASEMENT

PROPOSED FINISHED CONTOUR -

1. BUILDING SETBACK LINE -

5. CLEAR VISION EASEMENT -

LEGEND

13. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0'00'00".

14. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND

ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR

15. BEARING REFERENCE SOURCE IS THE NORTH LINE OF REID RANCH AND SHOWN AS N89'03'52"E ON THE

REGISTERED PROFESSIONAL LAND SURVEYOR

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", "ITUILITY 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 APPEAS

C.P.S. NOTES

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.

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DESCRIBED BELOW:

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.

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 DATE (5) FOOT WIDE EASEMENTS. FIVE (5) FOOT WIDE EASEMENTS.

- G.E.T.TV.E.

C. V.E.

D.P.R.

VOLUME

OTHER NOTES: ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE

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IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

WAIER STSIEM.

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ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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 PUBLIC WORKS. 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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE DROPOGER DECEMENT.

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 PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

10. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 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.

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EASEMENT(S) SHOWN ON THIS PLAT.

12. LOT 901, BLOCK 7 IS ALSO A SANITARY SEWER AND WATER EASEMENT.

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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 DEVELOPMENT SERVICES DEPARTMENT.

BUILDING SETBACK NOTE: 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.

CLEAR VISION EASEMENT

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PLAT REFERENCE							
0	WESTON OAKS COLLECTOR SUBDIVISION VOL. 9621 PGS. 98-99 D.P.R.						
2	WESTON OAKS SUBDIVISION UNIT 14 VOL. 9652 PGS. 99-101 D.P.R.						
3	WESTON OAKS SUBDIVISION UNIT 1 VOL. 9619 PGS. 223-225 D.P.R.						

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN = 1/2" IRON ROD FOUND W/D-R E CAP

"= 1/2" IRON ROD SET W/D-R E CAP

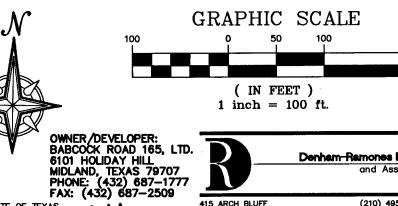
PLAT No. 160020 SHEET 2 OF 3

37 LOTS

REPLAT & SUBDIVISION PLAT **ESTABLISHING**

WESTON OAKS SUBDIVISION UNIT 10

BEING A TOTAL OF 0.735 ACRES OF LAND OUT OF THE WESTON OAKS SUBDIVISION UNIT 14, PREVIOUSLY RECORDED IN VOLUME 9652, PAGES 99-101, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING A SUBDIVISION PLAT OF 10.852 ACRES TOTAL OF LAND OUT OF THE 341.97
ACRE TRACT RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



(210) 495-3100 OFFICE SAN ANTONIO, TX. 78216

Denham-Ramones Engineering

STATE OF TEXAS COUNTY OF BEXAR WELL FIRM REGISTRATION NUMBER: T.B.P.E. F-5161 & T.B.P.L.S. 100237.00 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

115 ARCH BLUFF



DULY AUTHORIZED AGENT:

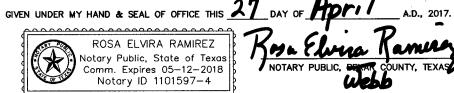
ARTHUR ZUNIGA

STATE OF TEXAS

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.



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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT....

Static,	7410	11110 1 041	WAD AT	ILOTED	٠	 COMMISSIONENS	0001112	
DATED	THIS		DAY	OF		 	A.D.	20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS ___

WESTON OAKS SUBD. UNIT 10 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

	DV-				
	D1		CHAIR		
•	BY:				
			SECRE	ΓARY	
E OF TEXAS ITY OF BEXAR	,				
			CC	DUNTY CLERK OF SA	ID COUNTY
EREBY CERTIFY	THAT THIS PLA	T WAS FILED	FOR RECORD	IN MY OFFICE, ON T	HE
DAY OF_		, A .D	AT	M, AND DULY	RECORDED T
DAY OF_		,A.D	AT	M, IN THE RE	CORDS OF

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_DAY OF _____, A.D. ____,
COUNTY CLERK, BEXAR COUNTY, TEXAS

OF SAID COUNTY, IN BOOK VOLUME

