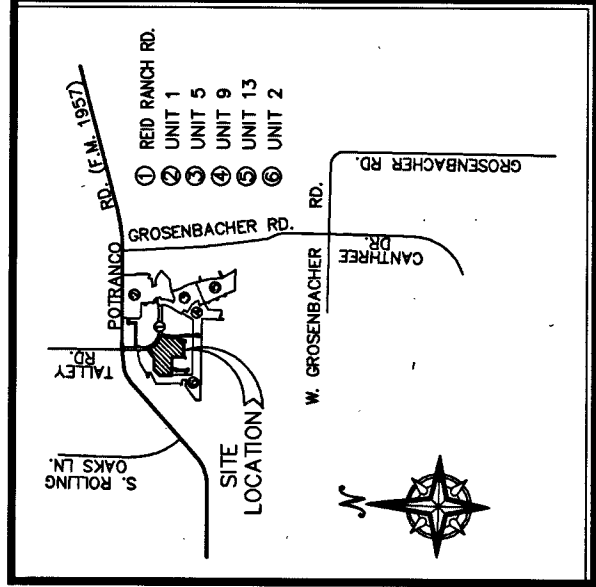




- "C.P.S. NOTES"**
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, CONSTRUCTION, OPERATION, AND USE OF ALL UTILITIES SYSTEMS. THE EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF SAN ANTONIO AND SHALL REMAIN IN FULL FORCE AND EFFECT FOR THE USE OF THE CITY OF SAN ANTONIO AND ITS SUCCESSORS AND ASSIGNEES.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER UTILITY SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER UTILITY SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY SYSTEM.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER UTILITY SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER UTILITY SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY 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. WASTEWATER SERVICE CONNECTION: CONSERVATION, GREENERY, LANDSCAPE AND OPEN SPACE ARE REQUIRED FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY SYSTEM.
6. SHOW HEREON ARE FENCED AREAS UNLESS OTHERWISE NOTED. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY SYSTEM.
7. PAVEMENT ARE NOT NOTED DUE TO THE SCALE OF THE PLAT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY SYSTEM.
8. 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 CITY OF SAN ANTONIO. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY SYSTEM.
9. RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO RELOCATE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE WESTON OAKS UNIT 6 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.
10. 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 DEPARTMENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY SYSTEM.
11. 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 DEPARTMENT.
12. SANITARY 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 CITY OF SAN ANTONIO WATER UTILITY SYSTEM.
13. 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 EASEMENTS(S) SHOWN ON THIS PLAT. PRIVATE STREET AND IS DESIGNATED AS A DRAINAGE AND UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.
14. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME 5' FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES.

WASTEWATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER UTILITY SYSTEM. THE EDU NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

BUILDING SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE CITY OF SAN ANTONIO 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. TREES, BUSHES, FENCES, ETC., THAT WOULD OBSCURE THE VIEW OF THE STREET FROM THE CLEAR VISION LINE. THE CLEAR VISION LINE SHALL BE A MINIMUM OF 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.

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#204130) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS KEPT ON FILE AT THE SAN ANTONIO WATER UTILITY SYSTEM. THE DEVELOPER OR BUILDER SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE SANITARY SEWER AND/OR WATER MAINS UNTIL THEY ARE ACCEPTED BY THE SAN ANTONIO WATER UTILITY SYSTEM.

MONUMENT NOTE:

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

PLAT No. 160021

SHEET 4 OF 4

[81 LOTS]

SUBDIVISION

ESTABLISHING

ZERO LOT LINE SUBDIVISION

WESTON OAKS

SUBD. UNIT 6 (ENCLAVE)

BEING 19.089 ACRES OF LAND IN THE ANTONIO MONTALVO SURVEY No. 200 1/9 ABSTRACT No. 539, C.B. 4358, AND BEING 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

100 0 50 100 200

(IN FEET)

1 Inch = 100 ft.

OWNER/DEVELOPER:

BABCOCK ROAD 185, LTD.

6101 HOLIDAY HILL

MIDLAND, TEXAS 79707

PHONE: (432) 687-1777

FAX: (432) 687-2508

415 Arch Buitt

SAN ANTONIO, TX 78216

PM REGISTRATION NUMBER: T&PE F-591 & T&PLS 100237.00

OWNER:

DUTY AUTHORIZED AGENT:

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ARTHUR ZUNIGA

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 & SEAL OF OFFICE THIS 21st DAY OF JULY A.D. 2017.

NOTARY PUBLIC, State of Texas

Commission Expires: 07/07/2017

Notary ID: 124446640

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 COUNTY CLERK OF BEXAR COUNTY, TEXAS AND THAT THE SAME IS IN CONFORMANCE WITH THE LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) WITH STATE OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 2017.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ WESTON OAKS SUBD. UNIT 6 (ENCLAVE) WAS HEREBY APPROVED BY THE COMMISSIONERS COURT 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) WITH STATE OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 2017.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS

COUNTY OF BEAR

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 RECORDS OF _____ 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

BY: _____ DEPUTY

