

SCALE: NTS

BEXAR COUNTY, TEXAS
MAPSCO GRID: 451-DE

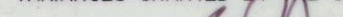
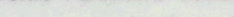
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET WITH YELLOW CAP
MARKED "BPI" (UNLESS NOTED)
- MONUMENT FOUND
- ▣ MONUMENT SET
- ⊕ BENCHMARK
- EXISTING CONTOURS
- 1% A.C. ULTIMATE FLOOD PLAIN
- ELEC. ELECTRIC
- TEL. TELEPHONE
- CA.T.V. CABLE TELEVISION
- ESM'T. EASEMENT
- B.S.L. BUILDING SETBACK LINE
- OPR OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- D&P DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS

- GENERAL NOTES:**
1. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY, INC.
 2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 3. NOT WITHSTANDING ANY OTHER STATEMENT HEREON, ANY PRIVATE EASEMENTS REFERENCED HEREON CREATED VIA A PRIVATE RECORDED INSTRUMENT ARE NOT DEDICATED TO THE PUBLIC VIA THIS INSTRUMENT BUT, RATHER, SHALL CONTINUE TO BE GOVERNED BY THE TERMS, CONDITIONS, AND PROVISIONS OF SUCH SEPARATE INSTRUMENT.
 4. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE DEDICATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.
 5. EXCEPT TO THE EXTENT SUCH ITEMS ARE SHOWN HEREON WITH RESTRICTIONS, EASEMENTS AND SETBACKS SET FORTH IN PRIOR SUBDIVISION PLATS COVERING PORTIONS OF WILDERNESS OAK TRACT IN THE CITY OF BURY, CALIFORNIA, THEREBY RELEASED AND SHALL BE OF NO FURTHER FORCE OF EFFECT.

1. THE CITY OF SAN ANTONIO AS A PARTY OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE IMPROVEMENTS AND GAS AND ELECTRIC GAS AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, TANGUARDS, 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, AND 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 UTILITIES AND IMPAIRING THE EFFECTING OF AGREEMENTS. IT IS UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY 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 PLAN 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 EASEMENTS.

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 GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

MARK R. JOHNSON, P.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 82680

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF FORT MONTE AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS OR IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WILDERNESS OAK CENTER PHASE IIA&III SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 1, BLOCK 45, COUNTY BLOCK 4926.

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

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 THE DEVELOPMENT SERVICES DEPARTMENT.

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS OR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

AT DATE OF PLAT APPROVAL, NO PORTION OF THE 100 YEAR FLOOD PLAIN EXISTS ON THIS SITE AS VERIFIED BY FEMA MAP PANEL: 48029C0140G, EFFECTIVE SEPTEMBER 29, 2010; THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

BEING A TOTAL OF 6.33 ACRES, ESTABLISHING LOT 1, BLOCK 45, COUNTY BLOCK 4926, SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF A 32.325 ACRE TRACT OF LAND BEING 26.395 ACRES SITUATED IN THE BEATY SEALE & FORWOOD SURVEY NO.1, ABSTRACT 113, COUNTY BLOCK 4926, BEXAR COUNTY, TEXAS, AND BEING THE SAME 26.38 ACRE TRACT CONVEYED TO JONIMIL, LLC, A TEXAS LIMITED COMPANY, DATED JULY 18, 2008, IN VOLUME 13601, PAGE 858 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 5.930 ACRES SITUATED IN THE BEATY SEALE & FORWOOD SURVEY NO.1, ABSTRACT 113, COUNTY BLOCK 4926, BEXAR COUNTY, TEXAS, AND BEING THE SAME 5.930 ACRE TRACT CONVEYED TO MICHAEL MORETTI, DATED DECEMBER 30, 2003, IN VOLUME 10499, PAGE 1502 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BURY

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San Antonio, TX 78216
Tel. (210) 525-9090 Fax (210) 525-0529
TBPE Registration Number F-1048
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DATE: May 20, 2015 JOB NO. R0100010-50332

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, WATERCOURSESE, DRAINS, EASEMENTS (EXCEPT THOSE EASEMENTS GRANTED BY SEPARATE INSTRUMENT OR INDICATED AS PRIVATE) AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HEB GROCERY COMPANY, LP.
A TEXAS LIMITED PARTNERSHIP
BY: TODD A. PILAND,
ITS: EXECUTIVE VICE PRESIDENT
646 SOUTH FLORES STREET
SAN ANTONIO, TEXAS 78204
(210) 938-8070

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD A. PILAND 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 27th DAY OF May, A.D. 2015

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS _____ DAY OF _____ A.D. 20 _____

BY _____
DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,
BEXAR COUNTY, TEXAS

THIS PLAT OF WILDERNESS OAK CENTER PHASE I&II HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 2nd DAY OF JUNE A.D. 20 1

BY: DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT.

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A.D. _____ 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. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	137.27'	630.00'	12°29'02"	137.00	S88° 04' 32"W
C2	460.30'	771.03'	34°12'19"	453.50	N78° 28' 42"E

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "BURY" UNLESS NOTED OTHERWISE:
2. DIMENSIONS SHOWN ARE SURFACE.
3. BEARINGS AND COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, UTILIZING THE WGS STATEWIDE VRS NETWORK.

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: BURY-SAN, INC.

HAL B LANE, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle features a five-pointed star at the top, followed by the name "MARK ROBERT JOHNSON", the license number "82680", and the word "LICENSED" at the bottom.

Date: May 21, 2015, 1:42pm User ID: cresponek
File: G:\100010\50332\CD PLAT\100010332PL1.dwg

SHEET 1 OF 1