

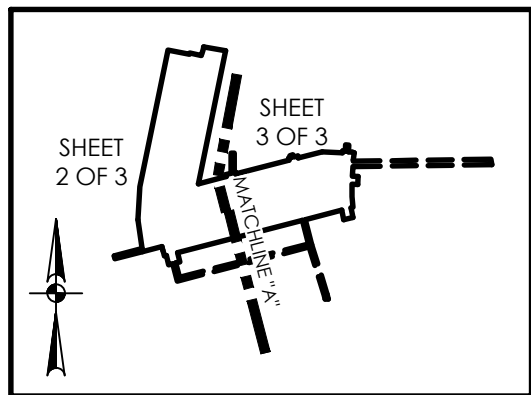
PLAT NUMBER 160433
SUBDIVISION PLAT
OF
HERITAGE OAKS UNIT 3A
MPCD

BEING A 14.43 ACRE TRACT OF LAND ESTABLISHING LOTS 2-23, BLOCK 16, LOTS 2-23, BLOCK 17, LOTS 1-6, BLOCK 20, LOTS 1-4, BLOCK 21, AND LOTS 1-18, BLOCK 22, OUT OF A 63.404 ACRE TRACT OF LAND RECORDED IN VOLUME 17743, PAGES 1435-1444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES W. TINSLEY SURVEY NUMBER 98, ABSTRACT 738, IN NEW CITY BLOCK 10916, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



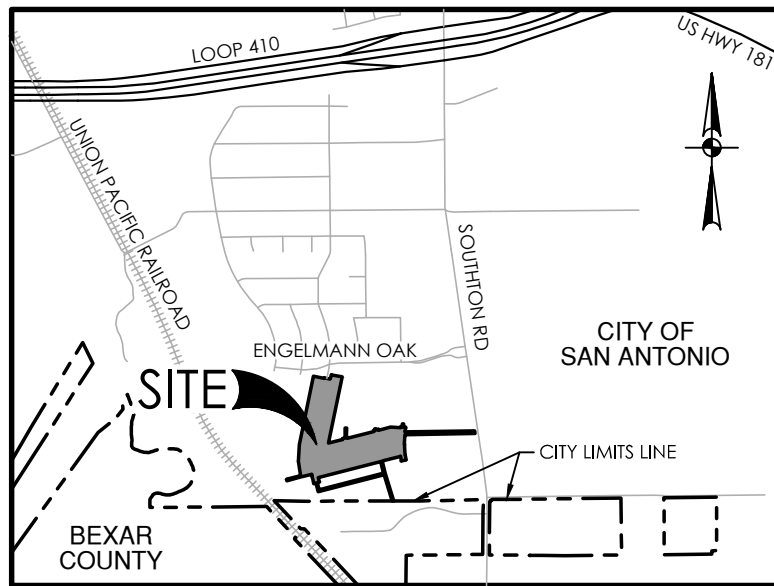
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 17, 2018



INDEX MAP

SCALE: 1"= 1000'



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CV	CLEAR VISION	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)-ROW
INT	INTERSECTION		
NCB	NEW CITY BLOCK		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---	---	---	CITY OF SAN ANTONIO LIMITS
---	---	---	CENTERLINE

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	13	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.469 ACRE OFF-LOT)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	14	42' PRIVATE DRAINAGE EASEMENT (0.039 ACRE OFF-LOT)
9	14' SANITARY SEWER EASEMENT (0.043 ACRE OFF-LOT)	15	14' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.458 ACRE OFF-LOT)
11	10' DRAINAGE, WATER, AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.089 ACRE OFF-LOT)	1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9566, PG 216, DPR)
12	50' DRAINAGE, WATER, AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (0.127 ACRE OFF-LOT)	2	50' GAS EASEMENT (VOL 3317, PGS 156-160, DR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 RIGHT-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 THEREOF. 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 EASEMENTS, 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, 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. 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
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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 IMPROVEMENT (TCI) OR 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.

(TCI) FINISHED FLOOR NOTE:

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

FIRE FLOW DEMAND 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN HERITAGE OAKS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HERITAGE OAKS HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 901, BLOCK 16 AND LOTS 901 & 902, BLOCK 22)

OPEN SPACE NOTE:

LOT 901, BLOCK 16, NCB 13602 AND LOT 901, BLOCK 22 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE AND SEWER EASEMENT. LOT 902, BLOCK 22, NCB 13602 IS DESIGNATED AS OPEN SPACE.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

INGRESS/EGRESS SEWER:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT A/P# 1116780 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).

CLEAR VISION NOTE:

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 THEREOF.

LINE #	BEARING	LENGTH
L1	S78°20'50"E	115.00'
L2	N11°39'10"E	7.06'
L3	S78°20'50"E	60.00'
L4	N11°39'10"E	4.54'
L5	S80°28'41"E	116.59'
L6	N75°31'37"E	149.74'
L7	N75°31'37"E	27.26'
L8	N00°21'36"E	104.67'
L9	S89°38'24"E	16.00'
L10	S00°21'36"W	100.43'
L11	N75°31'37"E	7.25'
L12	N75°31'37"E	10.70'
L13	N16°39'38"W	12.72'
L14	N73°20'22"E	16.00'
L15	S16°39'38"E	13.33'
L16	N75°31'37"E	23.43'
L17	N75°31'37"E	128.04'
L18	S87°11'08"E	105.28'
L19	S80°58'57"E	13.95'
L20	N02°48'52"E	33.21'
L21	S87°11'08"E	16.00'
L22	S02°48'52"W	34.95'
L23	S80°58'57"E	19.99'
L24	S78°53'55"E	10.00'
L25	S02°48'52"W	6.39'
L26	S08°23'09"E	28.24'
L27	S02°48'52"W	49.88'
L28	S87°11'08"E	30.00'
L29	S02°48'52"W	42.00'
L30	N87°11'08"W	30.00'
L31	S02°48'52"W	9.37'
L32	S75°31'37"W	10.06'
L33	S76°24'37"W	50.00'
L34	S75°31'37"W	195.98'
L35	S14°24'48"E	134.81'

LINE #	BEARING	LENGTH
L36	S14°28'23"E	26.20'
L37	S89°17'20"W	16.47'
L38	N14°28'24"W	21.89'
L39	N14°42'58"W	93.00'
L40	S75°31'37"W	22.00'
L41	N14°42'58"W	50.00'
L42	S75°31'37"W	10.00'
L43	N14°42'58"W	30.21'
L44	S75°31'37"W	105.13'
L45	S75°31'37"W	148.04'
L46	N14°28'23"W	16.00'
L47	N75°31'37"E	149.81'
L48	N08°08'45"W	151.53'
L49	N14°24'48"W	127.00'
L50	S14°42'58"E	77.00'
L51	S75°31'37"W	22.00'
L52	S14°42'58"E	50.00'
L53	N88°46'15"E	10.83'
L54	N14°28'23"W	44.30'
L55	N75°31'37"E	50.74'
L56	S14°28'23"E	44.30'
L57	N14°28'23"W	82.82'
L58	N75°31'37"E	50.04'
L59	S14°28'23"E	82.82'
L60	N75°31'37"E	47.18'
L61	S87°11'08"E	22.25'
L62	N02°48'52"E	59.88'
L63	S80°58'57"E	50.00'
L64	S75°31'37"W	50.25'
L65	N87°11'08"W	22.26'
L66	S88°46'15"W	10.83'
L67	S14°42'58"E	30.51'
L68	S75°31'37"W	60.00'
L69	N14°42'58"W	30.25'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	7°14'54"	N15°16'37"E	1.90'	1.90'
C2	483.85'	4°39'57"	N16°34'05"E	39.39'	39.40'
C3	325.00'	1°47'22"	N04°36'13"W	10.15'	10.15'
C4	275.00'	2°07'40"	S02°47'08"E	10.21'	10.21'
C5	325.00'	1°45'56"	N11°26'34"W	10.01'	10.01'
C6	275.00'	2°05'16"	S10°53'28"E	10.02'	10.02'
C7	325.00'	1°45'48"	N09°53'57"E	10.00'	10.00'
C8	265.00'	8°17'13"	S06°57'29"W	38.30'	38.33'
C9	565.00'	11°14'16"	S02°48'16"E	110.64'	110.82'
C10	575.00'	5°03'38"	S11°03'34"E	50.77'	50.79'
C11	625.00'	4°35'01"	N11°17'52"W	49.99'	50.00'
C12	770.00'	1°28'22"	N13°58'48"W	19.79'	19.79'
C13	700.00'	9°32'04"	S06°53'08"W	116.35'	116.49'
C14	15.00'	93°20'52"	S44°33'20"E	21.82'	24.44'
C15	75.00'	13°14'37"	N82°08'56"E	17.30'	17.34'
C16	15.00'	90°00'00"	N30°31'37"E	21.21'	23.56'
C17	325.00'	8°58'28"	N09°59'09"W	50.85'	50.91'
C18	275.00'	10°37'25"	S09°09'40"E	50.92'	50.99'
C19	15.00'	90°00'00"	S59°28'23"E	21.21'	23.56'
C20	15.00'	90°00'00"	N30°31'37"E	21.21'	23.56'
C21	325.00'	2°08'51"	N13°23'57"W	12.18'	12.18'
C22	275.00'	2°32'17"	S13°12'14"E	12.18'	12.18'
C23	15.00'	90°00'00"	S59°28'23"E	21.21'	23.56'
C24	325.00'	17°17'15"	N84°10'15"E	97.69'	98.06'
C25	15.00'	90°00'00"	N47°48'52"E	21.21'	23.56'
C26	325.00'	6°12'11"	N05°54'57"E	35.17'	35.19'
C27	275.00'	6°12'11"	S05°54'57"W	29.76'	29.77'
C28	575.00'	11°20'36"	S02°51'26"E	113.65'	113.84'
C29	625.00'	11°26'44"	N03°17'00"W	124.65'	124.85'
C30	15.00'	89°37'31"	N42°22'23"W	21.14'	23.46'
C31	275.00'	17°17'15"	S84°10'15"W	82.66'	82.97'
C32	125.00'	13°14'37"	S82°08'56"W	28.83'	28.89'
C33	15.00'	93°20'52"	S42°05'49"W	21.82'	24.44'
C34	700.00'	10°08'21"	S09°38'48"E	123.71'	123.87'
C35	760.00'	26°22'09"	N01°31'54"W	346.69'	349.77'
C36	275.00'	2°05'02"	S10°03'34"W	10.00'	10.00'
C37	935.00'	0°58'50"	S13°45'37"E	16.00'	16.00'

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: DAVID C. FRYE
SAN ANTONIO 2015, LLC
4058 N COLLEGE AVE, STE 300, BOX 9
FAYETTEVILLE, ARKANSAS 72703
(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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF _____ HERITAGE OAKS UNIT 3A MPCD _____ 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. 20____.

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

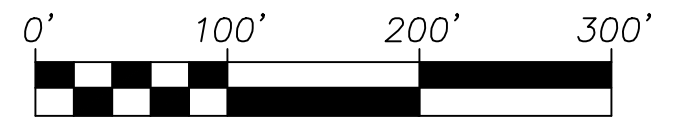
BY: _____, DEPUTY

PLAT NUMBER 160433

SUBDIVISION PLAT
OF
HERITAGE OAKS UNIT 3A
MPCD

BEING A 14.43 ACRE TRACT OF LAND ESTABLISHING LOTS 2-23, BLOCK 16, LOTS 2-23, BLOCK 17, LOTS 1-6, BLOCK 20, LOTS 1-4, BLOCK 21, AND LOTS 1-18, BLOCK 22, OUT OF A 63.404 ACRE TRACT OF LAND RECORDED IN VOLUME 17743, PAGES 1435-1444 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES W. TINSLEY SURVEY NUMBER 98, ABSTRACT 738, IN NEW CITY BLOCK 10916, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

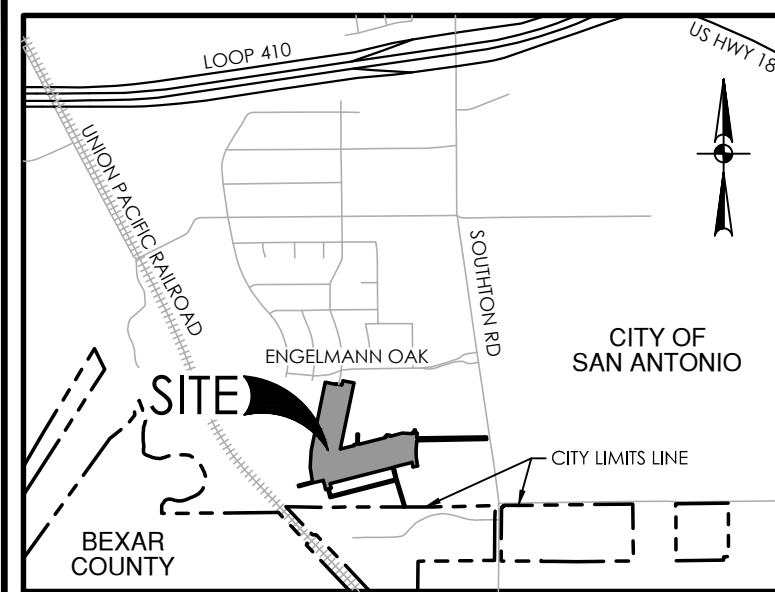
SCALE: 1"=100'



**PAPE-DAWSON
ENGINEERS**

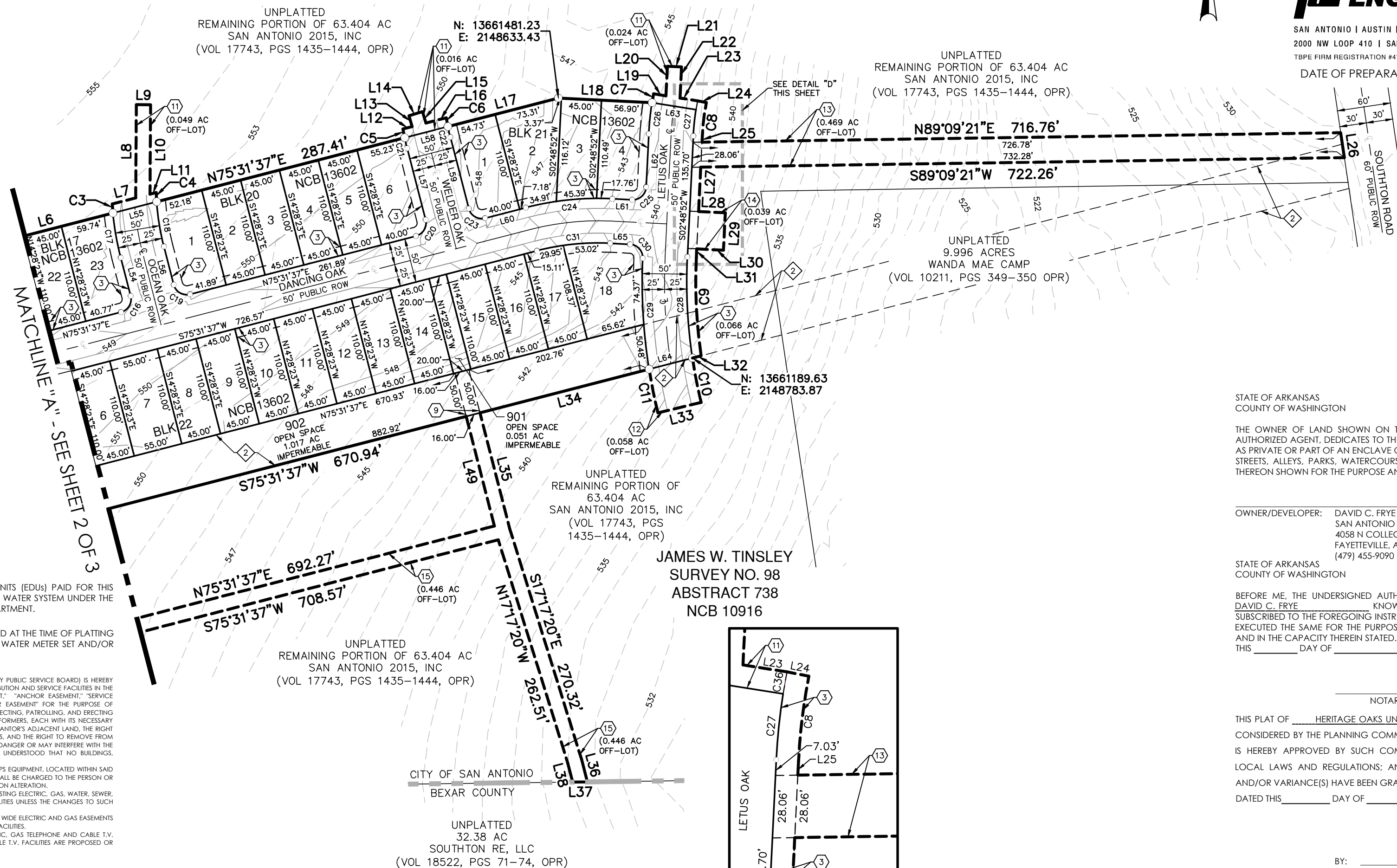
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 17, 2018



NOTE:
SEE SHEET 1 OF 3 FOR LEGEND.
AND CURVE AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 3 FOR
ENGINEER, SURVEYOR AND
EXTRA NOTES.



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.

IMPACT FEE NOTE:

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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
PRIOR TO THE WASTEWATER SERVICE CONNECTION.

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 RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENTS," "GAS EASEMENTS," "ELECTRIC AND GAS EASEMENTS," "ELECTRIC AND GAS UTILITY EASEMENTS," "UTILITY EASEMENTS," AND "PERFORMED EASEMENTS" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY ACCESSORIES, AND LOCATING AND LOCATING THE SAME, AND TO MAINTAIN, REPAIR, INSPECT, PATROLL, AND REMOVE THE SAME 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 PROPER LOCATION AND LOCATION OF SAID FACILITIES, AND TO MAINTAIN AND UNDERSTAND THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS RESPONSIBLE FOR SAID CHANGES.

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 SPECIFICALLY NOTED ON THIS PLAN.

4. CONCRETE DRAINAGE 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 TV EASEMENTS. ROOF OVERHANGS ARE NOT ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS, TELEPHONE AND CABLE TV 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. 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
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: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAN OF HERITAGE OAKS UNIT 3A MPCD 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. 20 .

BY: _____ CHAIRMAN

BY: _____ SECRETARY

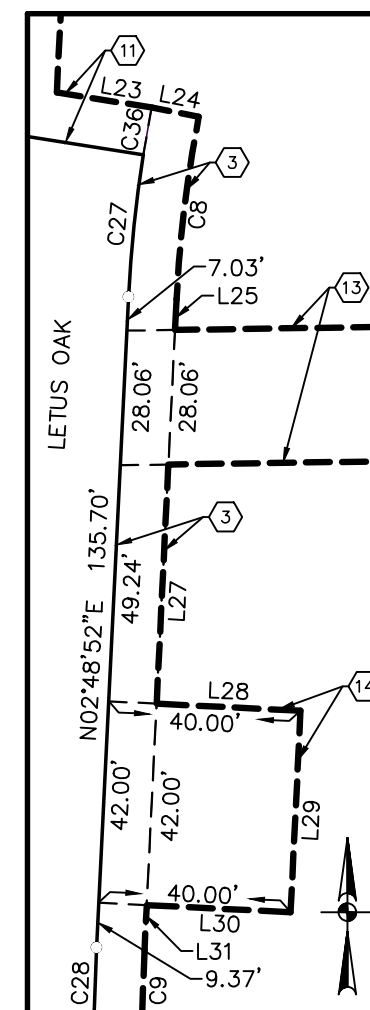
STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



DETAIL "D"

NOT-TO-SCALE