

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
2" IRON PIPE FOUND
1/2" IRON ROD SET W/ "BROWN & GAY" CAP
MAG NAIL SET IN CONCRETE
FOUND "X" CUT IN CONCRETE
RECORD INFORMATION FROM VOL. 5233, PG. 1796 O.P.R.B.C.
CENTER LINE SYMBOL
DEED & PLAT RECORDS, BEXAR COUNTY, TX
NEW CITY BLOCK
NOT TO SCALE
O.P.R.B.C. OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TX
O.S./P.P.D.E. OPEN SPACE/PERMEABLE PUBLIC DRAINAGE EASEMENT
PG. PAGE
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
15' PUBLIC DRAINAGE EASEMENT
10' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
14' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
15' PRIVATE STORM SEWER EASEMENT
15' WASTEWATER EASEMENT
10' WATERLINE EASEMENT
DRAINAGE EASEMENT (VOL. 10332, PG. 576 O.P.R.B.C.)
DRAINAGE EASEMENT (VOL. 10332, PG. 572 O.P.R.B.C.)
16' ELECTRIC, GAS AND TELEPHONE EASEMENT (VOL. 9514, PG. 152 D.P.R.)
20' BUILDING SETBACK LINE (VOL. 9563, PG. 64 D.P.R.)
25' BUILDING SETBACK LINE (VOL. 9514, PG. 152 D.P.R.)
15' SANITARY SEWER EASEMENT (VOL. 9514, PG. 152 D.P.R.)
12' ELECTRIC EASEMENT (VOL. 9514, PG. 152 D.P.R.)
16' SANITARY SEWER, ELECTRIC, GAS AND TELEPHONE EASEMENT (VOL. 9514, PG. 152 D.P.R.)

- SURVEYOR'S NOTES:**
- ALL PROPERTY CORNERS WERE FOUND ON THE SUBJECT TRACT, AS SHOWN ON THE FACE OF THIS PLAT.
 - HORIZONTAL DATUM BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS SOUTH CENTRAL ZONE. THE COMBINED SCALE FACTOR IS 0.9998277863. DISTANCES SHOWN ARE SURFACE VALUES. COORDINATES SHOWN ARE GRID VALUES.
 - VERTICAL DATUM BASED ON NAVD 88.

- 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 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 THE 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.

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: BGE, INC.

Jonathan O. Nobles

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
7000 N. MOPAC EXPRESSWAY, SUITE 330
AUSTIN, TEXAS 78731

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.

Richard Walter Bard, Jr.

RICHARD WALTER BARD, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 116819
BGE, INC.
7330 SAN PEDRO, SUITE 202
SAN ANTONIO, TEXAS 78216

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR 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.

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 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.

STORM WATER NOTE:
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 (FEO) 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.

COSA AND BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, PRIVATE DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN NORTH OAK MEADOWS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE NORTH OAK MEADOWS 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: LOTS 901-903 AND LOTS 16-17, BLOCK 2 AND LOT 901, BLOCK 3.

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

SAWS DEDICATION NOTE:
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.

SAWS ACCESS NOTE:
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.

SETBACK NOTE:
BUILDING SETBACKS OF 10 FEET ALONG FRONT OF ALL RESIDENTIAL LOTS. 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.

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.

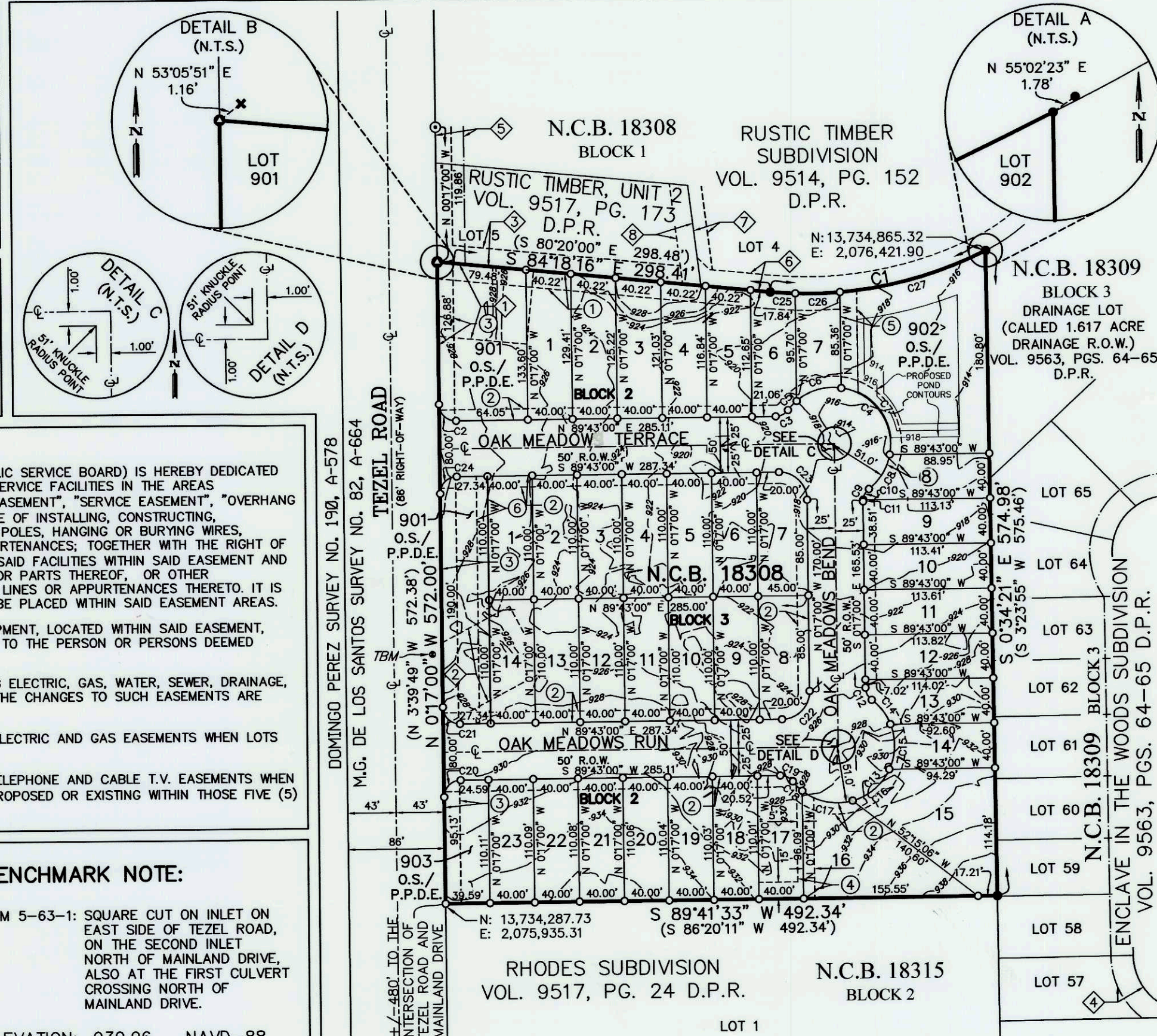
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

FIRE FLOW 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 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 MARSHALL.

CLEAR VISION EASEMENT 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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P #2246565) 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.



BENCHMARK NOTE:

TBM 5-63-1: SQUARE CUT ON INLET ON EAST SIDE OF TEZEL ROAD, ON THE SECOND INLET NORTH OF MAINLAND DRIVE, ALSO AT THE FIRST CULVERT CROSSING NORTH OF MAINLAND DRIVE.

ELEVATION: 930.96 NAVD-88

CURVE DATA				
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	353.43'	32°08'27"	198.26'	N 79°38'01" E
C2	15.00'	90°00'00"	23.56'	S 45°17'00" E
C3	14.00'	52°01'12"	12.71'	N 63°42'24" E
C4	51.00'	194°02'25"	172.72'	S 45°17'00" E
C5	51.00'	12°43'40"	11.33'	N 44°03'37" E
C6	51.00'	47°58'46"	42.71'	N 74°24'50" E
C7	51.00'	92°19'42"	82.18'	S 35°25'56" E
C8	51.00'	41°00'18"	36.50'	S 31°14'03" W

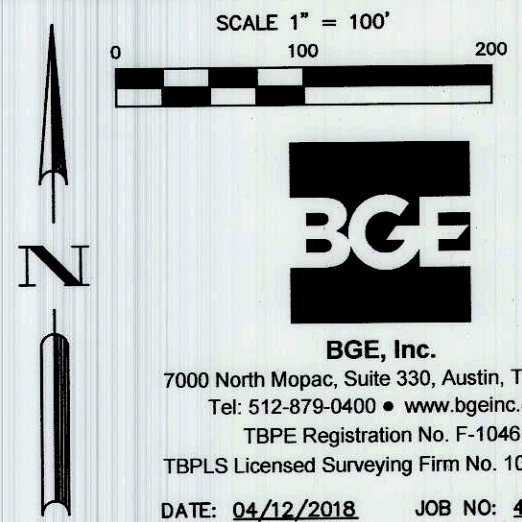
CURVE DATA				
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C9	14.00'	52°01'12"	12.71'	S 25°43'36" W
C10	14.00'	45°54'34"	11.22'	S 28°48'56" W
C11	14.00'	8°06'39"	1.49'	S 2°46'19" W
C12	14.00'	52°01'12"	12.71'	S 26°17'36" E
C13	51.00'	194°02'25"	172.72'	S 44°43'00" W
C14	51.00'	31°02'44"	27.63'	S 36°46'50" E
C15	51.00'	46°12'41"	41.13'	S 1°50'52" W
C16	51.00'	49°56'35"	44.46'	S 49°55'30" W
C17	51.00'	53°20'01"	47.47'	N 78°26'12" W

CURVE DATA				
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C18	51.00'	13°30'24"	12.02'	N 45°00'59" W
C19	14.00'	52°01'12"	12.71'	N 64°16'24" W
C20	15.00'	89°59'34"	23.56'	S 44°43'13" W
C21	15.00'	89°59'18"	23.55'	S 45°16'47" E
C22	25.00'	90°00'00"	39.27'	N 44°43'00" E
C23	25.00'	90°00'00"	39.27'	N 45°17'00" W
C24	15.00'	89°59'55"	23.56'	S 44°43'00" W
C25	353.43'	3°37'06"	22.32'	S 86°06'19" E
C26	353.43'	6°29'20"	40.03'	N 88°50'28" E
C27	353.43'	22°02'01"	135.92'	N 74°34'48" E

PLAT NO. 170237

SUBDIVISION PLAT ESTABLISHING NORTH OAK MEADOWS

BEING A TOTAL 6.236 ACRES, ESTABLISHING LOTS 1-23, 901-903, BLOCK 2, AND LOTS 1-14 & 901, BLOCK 3, NEW CITY BLOCK 18308, AS CONVEYED TO CALATLANTIC HOMES OF TEXAS, INC. OF RECORD IN VOLUME 18517, PAGE 1121 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE M.G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664.



STATE OF TEXAS §
COUNTY OF BEXAR §

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 AREAS THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CALATLANTIC HOMES OF TEXAS, INC.
607 E. SONTERA BOULEVARD
SAN ANTONIO, TEXAS 78258

BY: *Brian Barron*
VICE PRESIDENT OF CALATLANTIC HOMES OF TEXAS, INC.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN BARRON, VICE PRESIDENT OF CALATLANTIC HOMES OF TEXAS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME 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 12th DAY OF April, 2018. A.D. 2018. RENESE COLLIER
Notary Public, State of Texas
Comm. Expires 05-15-2021
Notary ID 125299461

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/15/21

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS PLAT OF NORTH OAK MEADOWS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12th DAY OF April, A.D., 2018.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 12th DAY OF April, A.D. 2018 AT _____ M. AND _____ P.M. IN RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12th DAY OF April, A.D., 2018.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY