PLAT NO. 23-11800029

PLAT ESTABLISHING

OAKHILL HEIGHTS SUBDIVISION

Being a 6.70 acre (291,721.16 SF), inclusive of a 0.053 acre r.o.w. dedication to the City of San Antonio, tract of land situated in San Antonio in Bexar County, Texas, comprised of approximately 3.59 acres out of E. Alexander Survey No. 149, Abstract No. 29, and approximately 3.11 acres out of F. W. Huesman Survey No. 71 1/2, Abstract No. 347, and being all of the 6.70 acre tract (called 6.69 acres) recorded in Volume 19033, Page 352 of the Official Public Records of Bexar County, Texas.

LOCATION MAP
NOT TO SCALE

LEGEND

11.30	EXISTING CONTOUR
11.30	PROPOSED CONTOUR
	IRON ROD FOUND
	IRON ROD SET
O.P.R. OFFICIAL PUBLIC RECORDS	P.U.E. PUBLIC UTILITY EASEMENT
B.C.R. BEXAR COUNTY RECORDS	CENTERLINE
R.O.W. RIGHT OF WAY	N.C.B NEW CITY BLOCK
B.L.K BLOCK	B.S.L. BUILDING SETBACK LINE

1. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
3. 20' PRIVATE DRAINAGE EASEMENT (0.337-ACRES, IMPERMEABLE)
4. NOT USED
5. VARIABLE WIDTH CLEAR VISION EASEMENT
6. 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
7. 10' WATER EASEMENT
8. 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

1. LOT 11, BLK. 1, NCB 16909 (0.991-ACRES)
2. DETENTION POND LOT 901, BLK. 1, NCB 16909 (0.338-ACRES)-PERMEABLE
3. LOT 12, BLK. 1, NCB 16909 (0.980-ACRES)
4. LOT 13, BLK. 1, NCB 16909 (0.712-ACRES)
5. LOT 14, BLK. 1, NCB 16909 (0.464-ACRES)
6. LOT 15, BLK. 1, NCB 16909 (0.348-ACRES)
7. LOT 16, BLK. 1, NCB 16909 (0.392-ACRES)
8. LOT 17, BLK. 1, NCB 16909 (0.350-ACRES)
9. LOT 18, BLK. 1, NCB 16909 (0.341-ACRES)
10. LOT 19, BLK. 1, NCB 16909 (0.316-ACRES)

SURVEYOR NOTES:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83

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, AND 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.

EVER GARZA
REGISTERED 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: FERNANDEZ, FRAZER, WHITE & ASSOC.

Donald L White
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
EVER GARZA III
127459
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
DONALD L. WHITE
3635
REGISTERED
LAND SURVEYOR

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 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 ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE (5) AND TEN (10) FOOT WIDE EASEMENTS.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2587085) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

STORMWATER/DETENTION NOTE:
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH N NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RES POSSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREEN BELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 EASEMENTS, 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 OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

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

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0390G, EFFECTIVE SEPTEMBER 29TH, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION MAINTENANCE NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

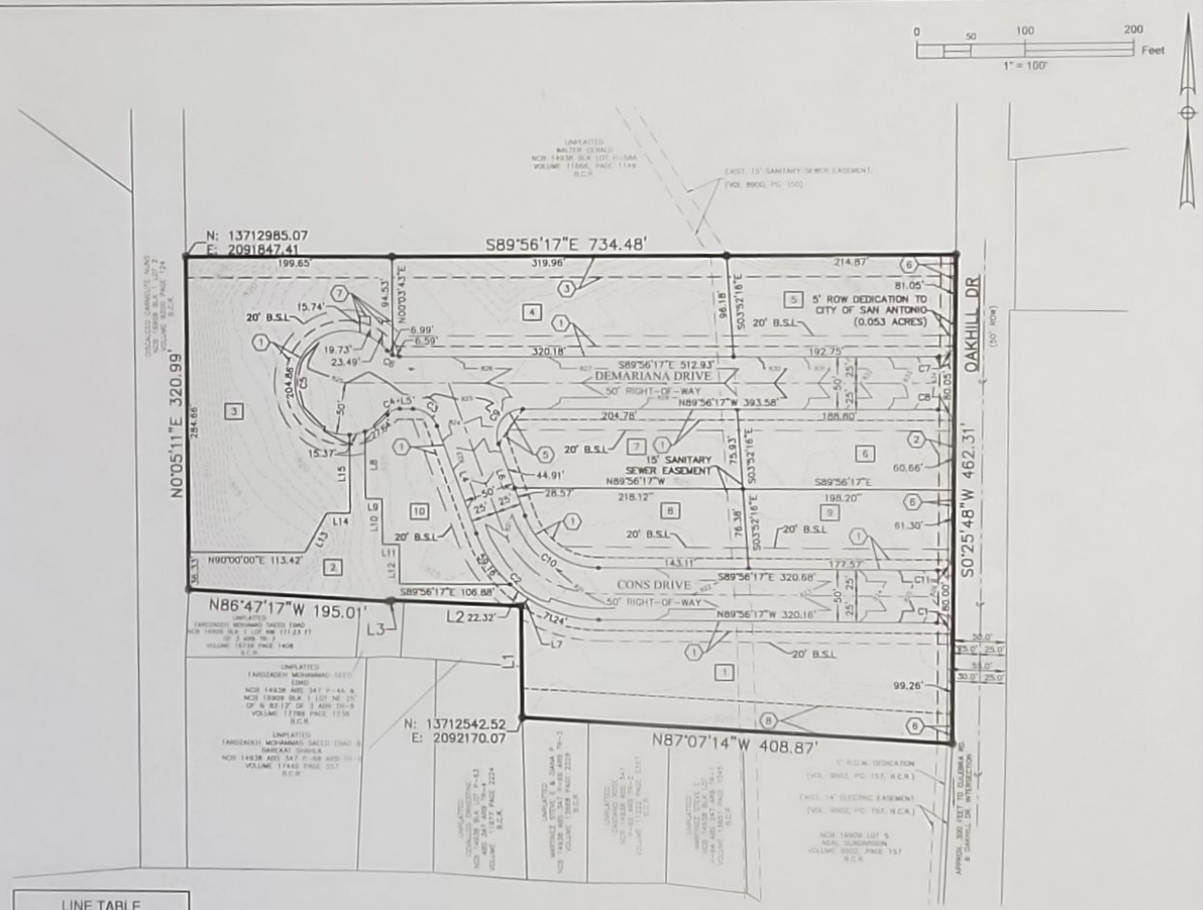
RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE REQUIREMENTS FOR THE INDIVIDUAL STRUCTURES WILL BE FLOW REQUIREMENTS PRIOR TO BUILDING PERMIT APPROVAL IN REVIEWED ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

SAWS DEDICATION NOTE:
THE OWNER 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 IMPACT FEE PAYMENT NOTE:
WATER AND 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.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 809 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°22'43"W	107.09'
L2	N87°48'09"W	125.12'
L3	S65°09'05"W	2.97'
L4	N19°56'17"W	109.93'
L5	S90°00'00"W	12.93'
L6	S19°56'17"E	73.48'
L7	N46°16'29"E	10.01'
L8	S00°00'00"E	64.68'
L9	N90°00'00"E	15.97'
L10	S00°00'00"E	44.02'
L11	N90°00'00"E	16.61'
L12	S00°00'00"E	37.99'
L13	N29°31'40"E	43.69'
L14	N90°00'00"E	22.59'
L15	N00°00'00"E	75.50'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	15.00'	090°22'06"	23.66'
C2	125.00'	070°00'00"	152.72'
C3	25.00'	068°34'58"	29.92'
C4	15.00'	052°01'12"	13.62'
C5	50.00'	284°02'25"	247.87'
C6	15.00'	051°51'11"	13.58'
C7	15.00'	089°37'51"	23.47'
C8	15.00'	090°22'06"	23.66'
C9	25.00'	110°00'02"	48.00'
C10	75.00'	070°00'00"	91.63'
C11	15.00'	089°37'56"	23.47'

ENGINEER:

EVER ENGINEERING, LLC
ADVANCED ENGINEERING SERVICES
3201 CHERRY RIDGE DR., STE. A-106
SAN ANTONIO, TX 78230
PHONE: 210.572.9340 FAX: 210.572.9344
TXBPE FIRM #19197
EVERENG.COM
DATE OF PREPARATION: 8/22/2024 11:24 AM

SURVEYOR:

FERNANDEZ FRAZER, WHITE AND ASSOCIATES, INC
CONSULTING ENGINEERS
LAND SURVEYORS
TBPELS No. 10194798 TBPE # F-595
6918 TESORO DR., SUITE 403
SAN ANTONIO, TEXAS 78217
210.842.7621 www.FernandezFrazer.com

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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: JULIO ZETINA
OAKHILL, LLC
19711 MESSINA
SAN ANTONIO, TX 78258
(210) 306-0755

OWNER: LUIS E. ZETINA
YAWEED, LLC
15900 LA CANTERA PARKWAY SUITE 20255
SAN ANTONIO, TX 78256
(210) 306-0755

OWNER: MARIANA CAMPOS
OAKHILL HEIGHTS 6, LLC
19711 MESSINA
SAN ANTONIO, TX 78258
(210) 306-0674

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Julio Zetina, Mariana Campos & Luis Zetina, KNOWN TO ME TO BE THE PERSONS 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 17th DAY OF September 2024

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MELISSA CLARICE THRONE
Notary Public, State of Texas
Comm. Expires 10-05-2024
Notary ID 132711582

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF OAKHILL HEIGHTS SUBDIVISION 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 EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D., 20___

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Dwg. Info: Z:\Projects\22\0327\DESIGN\CIVIL\PLAT\OAK HILL HEIGHTS PLAT.dwg - Tab: LAYOUT1 - Plotted: 8/22/2024 11:25 AM By: RICHIE MENDOZA