

LOCATION MAP  
NOT-TO-SCALE

LEGEND

DOC	DOCUMENT NUMBER	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
NCB	NEW CITY BLOCK	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CB	COUNTY BLOCK	○	SET 1/2" IRON ROD (PD)
ROW	RIGHT OF WAY	○	EASEMENT PI

— 800' —	EXISTING CONTOURS
— C —	CENTERLINE
— Z —	LAND TIE/HOOK

- |    |  |    |  |
|----|--|----|--|
| 1  | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 1  | 12' GAS, ELECTRIC AND TELEPHONE EASEMENT (VOL. 8500, PG 75-78 DPR)         |
| 3  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 2  | 10' SANITARY SEWER EASEMENT (VOL. 8500, PG 75-78 DPR)                      |
| 11 | 16' PRIVATE DRAINAGE EASEMENT  | 3  | 14' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)                       |
| 12 | VARIABLE WIDTH ACCESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT | 4  | 28' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)                       |
| 13 | 20' PRIVATE DRAINAGE EASEMENT  | 5  | 18' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)                       |
| 14 | 5' WATER EASEMENT  | 6  | 25' BUILDING SETBACK LINE (VOL. 9525, PG 73 DPR)                           |
| 15 | VARIABLE WIDTH SANITARY SEWER EASEMENT   | 7  | 14' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)                       |
| 16 | 36' SANITARY SEWER EASEMENT (0.102 ACRES OFF LOT)  | 8  | VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC 20240199715)                   |
| 17 | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT   | 9  | VARIABLE WIDTH DRAINAGE EASEMENT (DOC 20240176184)                         |
| 18 | 10' OVERHANG ELECTRIC EASEMENT   | 10 | 14' ELECTRIC AND GAS EASEMENT (VOL. 9545, PG 131 DPR)                      |
| 19 | 14' OVERHANG ELECTRIC EASEMENT   | 11 | 14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9545, PG 131 DPR) |
| 20 | 28' WATER EASEMENT   | 12 | 28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9545, PG 131 DPR) |
| 1  | LOT 1, BLOCK 1, CB 4392E, BLAZING STAR RV RESORT (VOL. 9545, PG 131 DPR)                       | 13 | 25' BUILDING SETBACK LINE (VOL. 9545, PG 131 DPR)                          |
| 2  | OAKCREEK UNIT-3, BLOCK 4, NCB 4400 (VOL. 8600, PG 24 DPR)                                      | 14 | 13' ELECTRIC, TELEPHONE AND GAS EASEMENT (VOL. 8600, PG 24 DPR)            |
| 3  | LOT 99, CB 4392, CALVARY HILLS BAPTIST CHURCH (VOL. 9525, PG 73 DPR)                           |    |  |
| 4  | DRAINAGE ROW, OAKCREEK UNIT-3, BLOCK 4, NCB 4400 (VOL. 8600, PG 24 DPR)                        |    |  |

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.

*Shauna L. Weaver*  
SHAUNA L. WEAVER  
89512  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Eric J. Snell*  
ERIC J. SNELL  
6527  
REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS IMPACT FEE:

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:

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.

CPS/SAWS/COSA UTILITY:

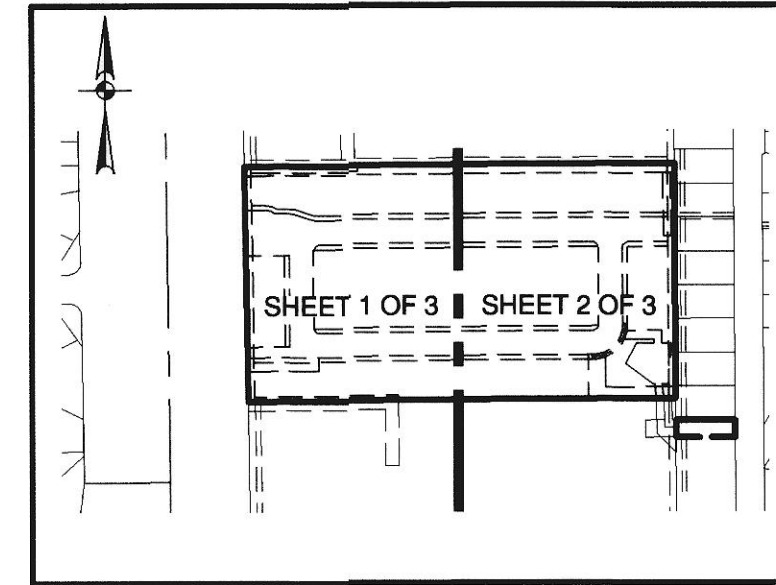
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF 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.

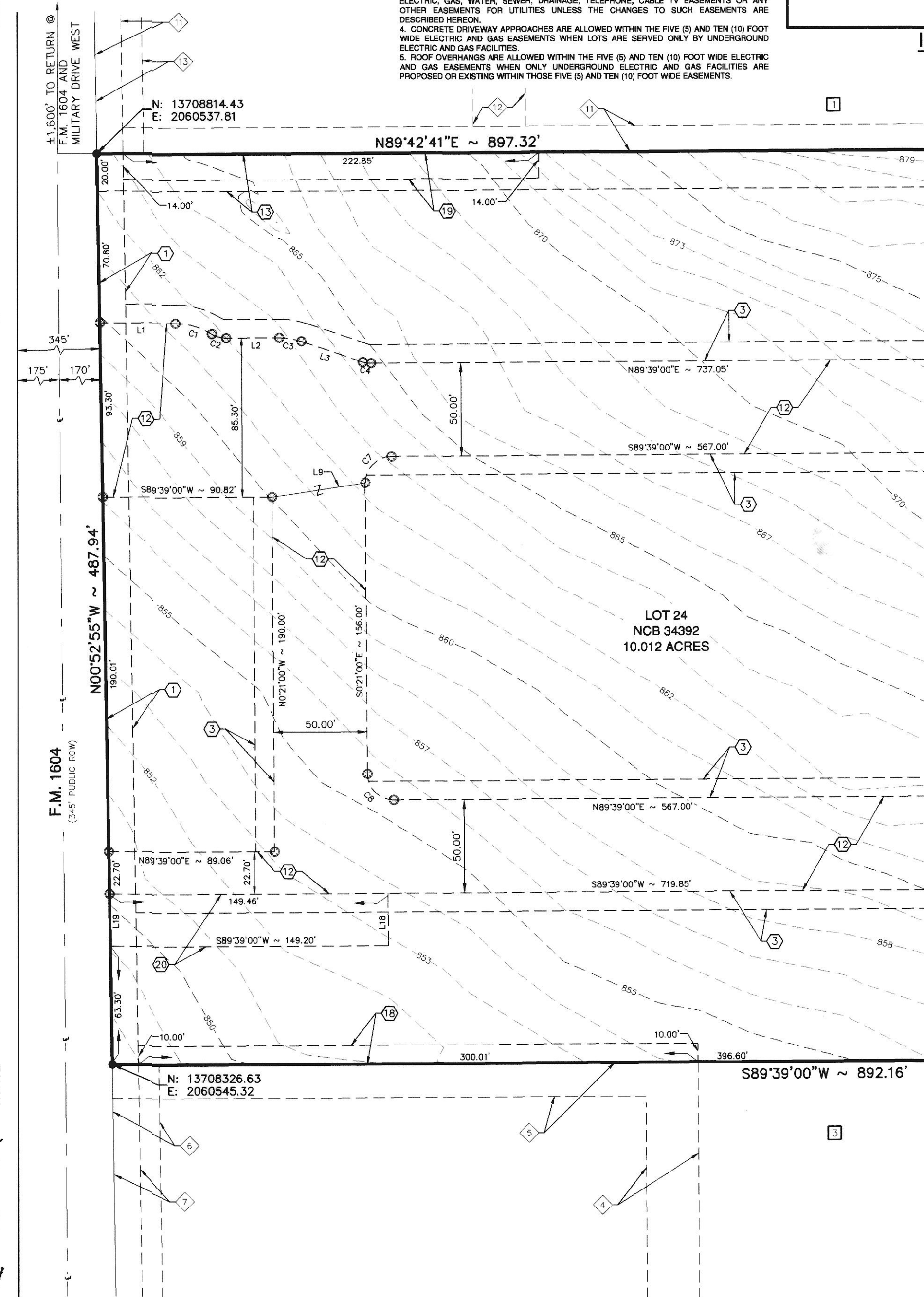
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



INDEX MAP  
SCALE: 1" = 400'



MATCHLINE "A"  
SEE SHEET 2 OF 3

FOR CURVE AND  
LINE TABLE  
SEE SHEET 3 OF 3

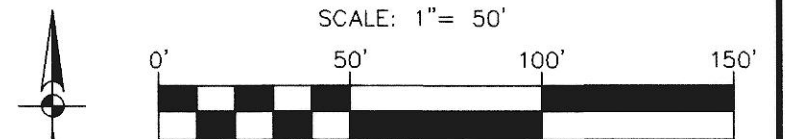
PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT

SHEET 1 OF 3

PLAT NO. 23-11800527

SUBDIVISION PLAT  
OF  
MEADOWS AT OAK CREEK

BEING A TOTAL OF 10.114 ACRE TRACT OF LAND, ESTABLISHING LOT 24, NCB 34392, AND BEING ALL OF A 10.012 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240092388 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.102 ACRE OFF LOT EASEMENT OUT OF THE DRAINAGE RIGHT OF WAY RECORDED IN VOLUME 8600, PAGE 24 OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE HUBERTUS MEURER SURVEY NUMBER 359, ABSTRACT 520, COUNTY BLOCK 4392, IN NEW CITY BLOCK 34392, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

DATE OF PREPARATION: November 04, 2024

STATE OF GEORGIA  
COUNTY OF FULTON  
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: BRANDON JONES  
BC MEADOWS AT OAK CREEK, LLC  
3460 PRESTON RIDGE RD, SUITE 525  
ALPHARETTA, GEORGIA 30005

STATE OF GEORGIA  
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRANDON JONES 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 11 DAY OF November, 2024.

NOTARY PUBLIC, FULTON COUNTY, GEORGIA

THIS PLAT OF MEADOWS AT OAK CREEK HAS BEEN PREPARED BY 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.

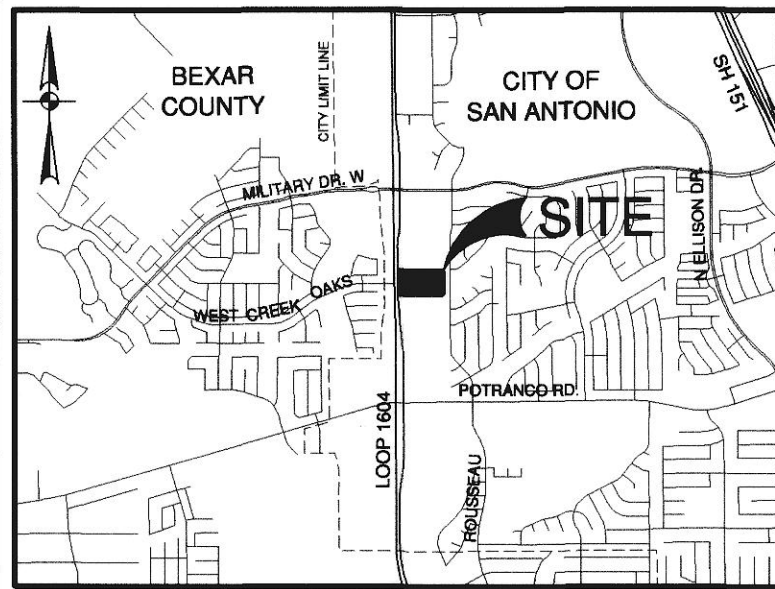
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY







LOCATION MAP  
NOT-TO-SCALE

LEGEND

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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.

Shauna L. Weaver  
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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

11-4-24  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:  
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," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 GRANTORS 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF 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.

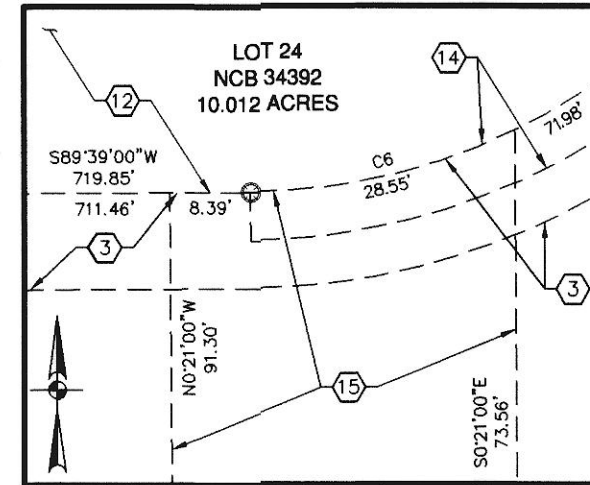
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:  
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.

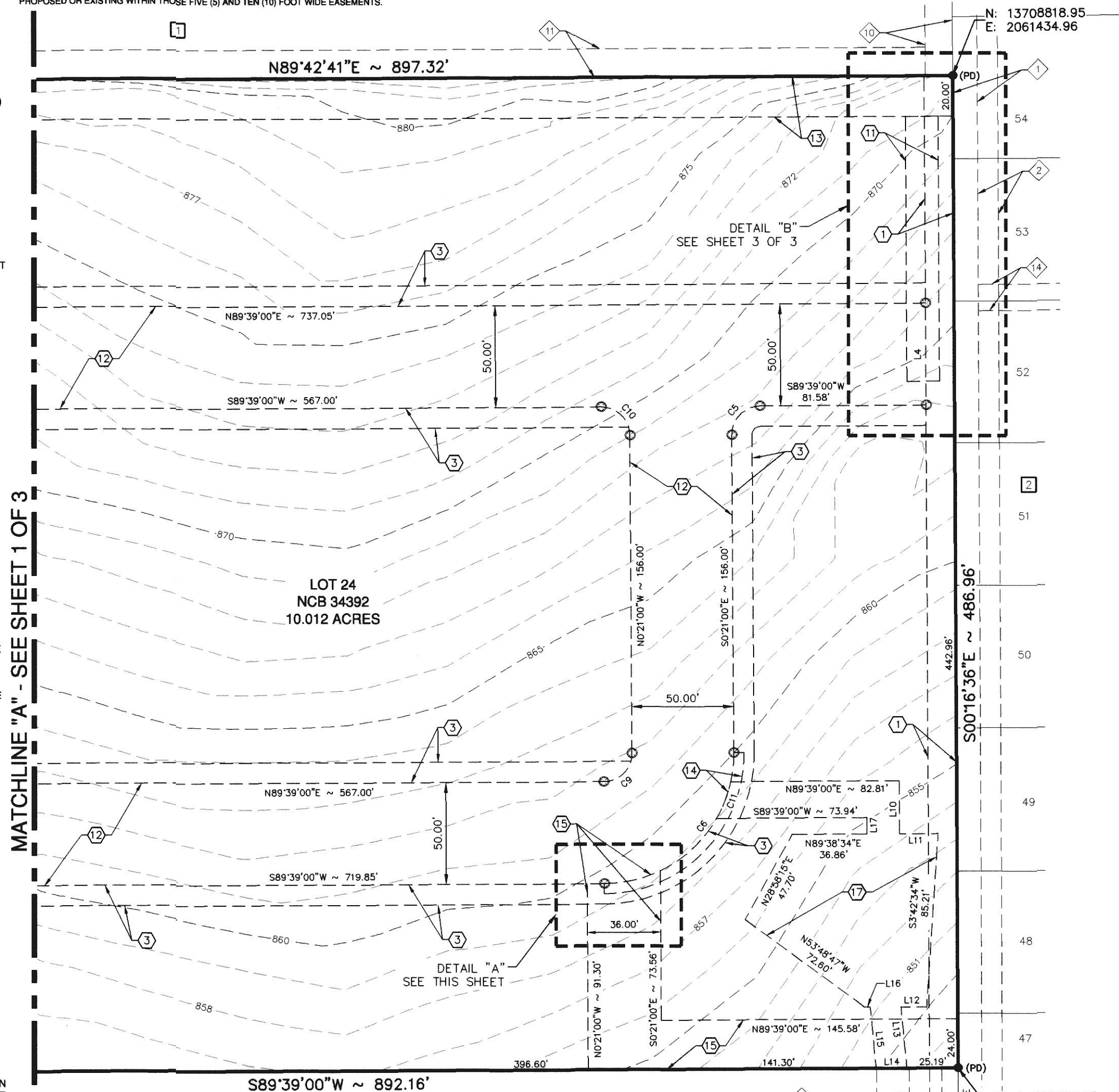
WASTEWATER EDU:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

MATCHLINE "B"  
SEE THIS SHEET

ROUSSEAU ST  
60' ROW  
(VOL 8600, PG 24 DPR)



DETAIL "A"  
SCALE: 1" = 20'



MATCHLINE "A" - SEE SHEET 1 OF 3

S89°39'00"W ~ 892.16'

FOR CURVE AND  
LINE TABLE  
SEE SHEET 3 OF 3

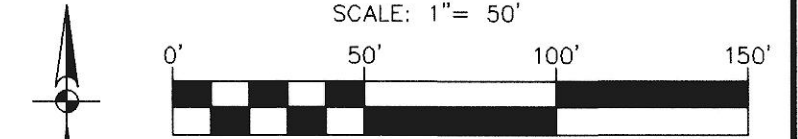
PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT

MATCHLINE "B"  
SEE THIS SHEET

SHEET 2 OF 3

PLAT NO. 23-11800527  
SUBDIVISION PLAT  
OF  
MEADOWS AT OAK CREEK

BEING A TOTAL OF 10.114 ACRE TRACT OF LAND, ESTABLISHING LOT 24, NCB 34392, AND BEING ALL OF A 10.012 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240092388 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.102 ACRE OFF LOT EASEMENT OUT OF THE DRAINAGE RIGHT OF WAY RECORDED IN VOLUME 8600, PAGE 24 OF DEEDS AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE HUBERTUS MEURER SURVEY NUMBER 359, ABSTRACT 520, COUNTY BLOCK 4392, IN NEW CITY BLOCK 34392, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON  
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: November 04, 2024

STATE OF GEORGIA  
COUNTY OF FULTON

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: BRANDON JONES  
BC MEADOWS AT OAK CREEK, LLC  
3460 PRESTON RIDGE RD, SUITE 525  
ALPHARETTA, GEORGIA 30005

STATE OF GEORGIA  
COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRANDON JONES 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 11 DAY OF November, A.D. 2024.

NOTARY PUBLIC, FULTON COUNTY, GEORGIA  
COBB

THIS PLAT OF MEADOWS AT OAK CREEK HAS BEEN REVIEWED 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

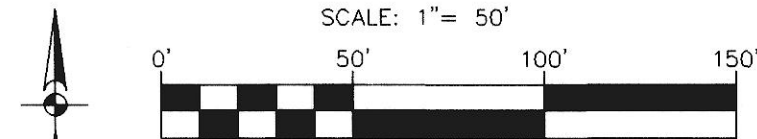




PLAT NO. 23-11800527

SUBDIVISION PLAT  
OF  
MEADOWS AT OAK CREEK

BEING A TOTAL OF 10.114 ACRE TRACT OF LAND, ESTABLISHING LOT 24, NCB 34392, AND BEING ALL OF A 10.012 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 20240092388 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A 0.102 ACRE OFF LOT EASEMENT OUT OF THE DRAINAGE RIGHT OF WAY RECORDED IN VOLUME 8600, PAGE 24 OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE HUBERTUS MEURER SURVEY NUMBER 359, ABSTRACT 520, COUNTY BLOCK 4392, IN NEW CITY BLOCK 34392, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

DATE OF PREPARATION: November 04, 2024

STATE OF GEORGIA  
COUNTY OF FULTON  
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: BRANDON JONES  
BC MEADOWS AT OAK CREEK, LLC  
3460 PRESTON RIDGE RD, SUITE 525  
ALPHARETTA, GEORGIA 30005

STATE OF GEORGIA  
COUNTY OF FULTON

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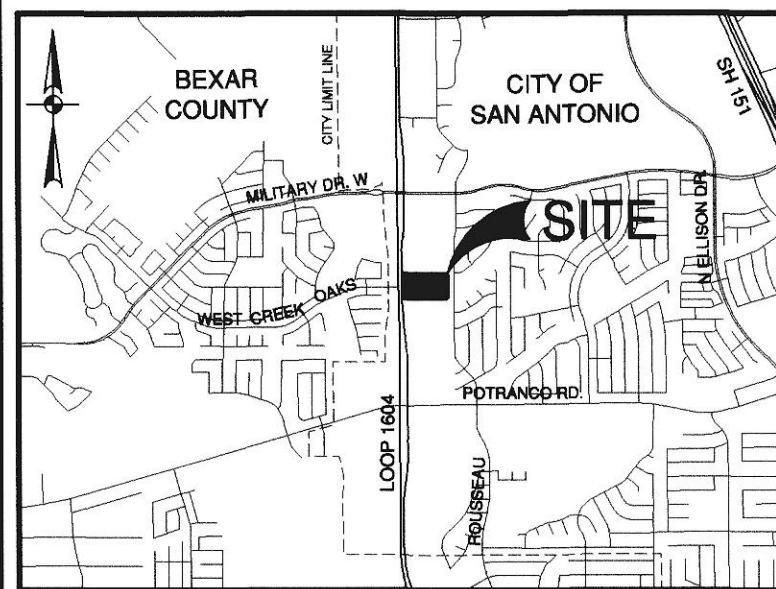
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

LOCATION MAP  
NOT-TO-SCALE

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CB	COUNTY BLOCK		SET 1/2" IRON ROD (PD)
ROW	RIGHT OF WAY		EASEMENT PI

---	-800-	---	EXISTING CONTOURS
---	---	---	CENTERLINE
---	---	---	LAND TIE/HOOK

①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	12' GAS, ELECTRIC AND TELEPHONE EASEMENT (VOL. 8500, PG 75-78 DPR)
③	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	10' SANITARY SEWER EASEMENT (VOL. 8500, PG 75-78 DPR)
⑪	16' PRIVATE DRAINAGE EASEMENT	③	14' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)
⑫	VARIABLE WIDTH ACCESS, DRAINAGE, SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT	④	28' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)
⑬	20' PRIVATE DRAINAGE EASEMENT	⑤	18' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)
⑭	5' WATER EASEMENT	⑥	25' BUILDING SETBACK LINE (VOL. 9525, PG 73 DPR)
⑮	VARIABLE WIDTH SANITARY SEWER EASEMENT	⑦	14' ELECTRIC AND GAS EASEMENT (VOL. 9525, PG 73 DPR)
⑯	36' SANITARY SEWER EASEMENT (0.102 ACRES OFF LOT)	⑧	VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC 20240199715)
⑰	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT	⑨	VARIABLE WIDTH DRAINAGE EASEMENT (DOC 20240176184)
⑱	10' OVERHANG ELECTRIC EASEMENT	⑩	14' ELECTRIC AND GAS EASEMENT (VOL. 9545, PG 131 DPR)
⑲	14' OVERHANG ELECTRIC EASEMENT	⑪	14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9545, PG 131 DPR)
⑳	28' WATER EASEMENT	⑫	28' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL. 9545, PG 131 DPR)
1	LOT 1, BLOCK 1, CB 4392E BLAZING STAR RV RESORT (VOL. 9545, PG 131 DPR)	⑬	25' BUILDING SETBACK LINE (VOL. 9545, PG 131 DPR)
2	OAKCREEK UNIT-3 BLOCK 4, NCB 4400 (VOL. 8600, PG 24 DPR)	⑭	13' ELECTRIC, TELEPHONE AND GAS EASEMENT (VOL. 8600, PG 24 DPR)
3	LOT 99, CB 4392 CALVARY HILLS BAPTIST CHURCH (VOL. 9525, PG 73 DPR)		
4	DRAINAGE ROW OAKCREEK UNIT-3 BLOCK 4, NCB 4400 (VOL. 8600, PG 24 DPR)		

## SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION 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 U.S. SURVEY FEET GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE ADJUSTMENT FACTOR: 1.00017.
- 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.

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.

*Shauna L. Weaver*STATE OF TEXAS  
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Eric J. Snell* 11-4-24  
REGISTERED PROFESSIONAL LAND SURVEYOR

## CPS/SAWS/COSA UTILITY:

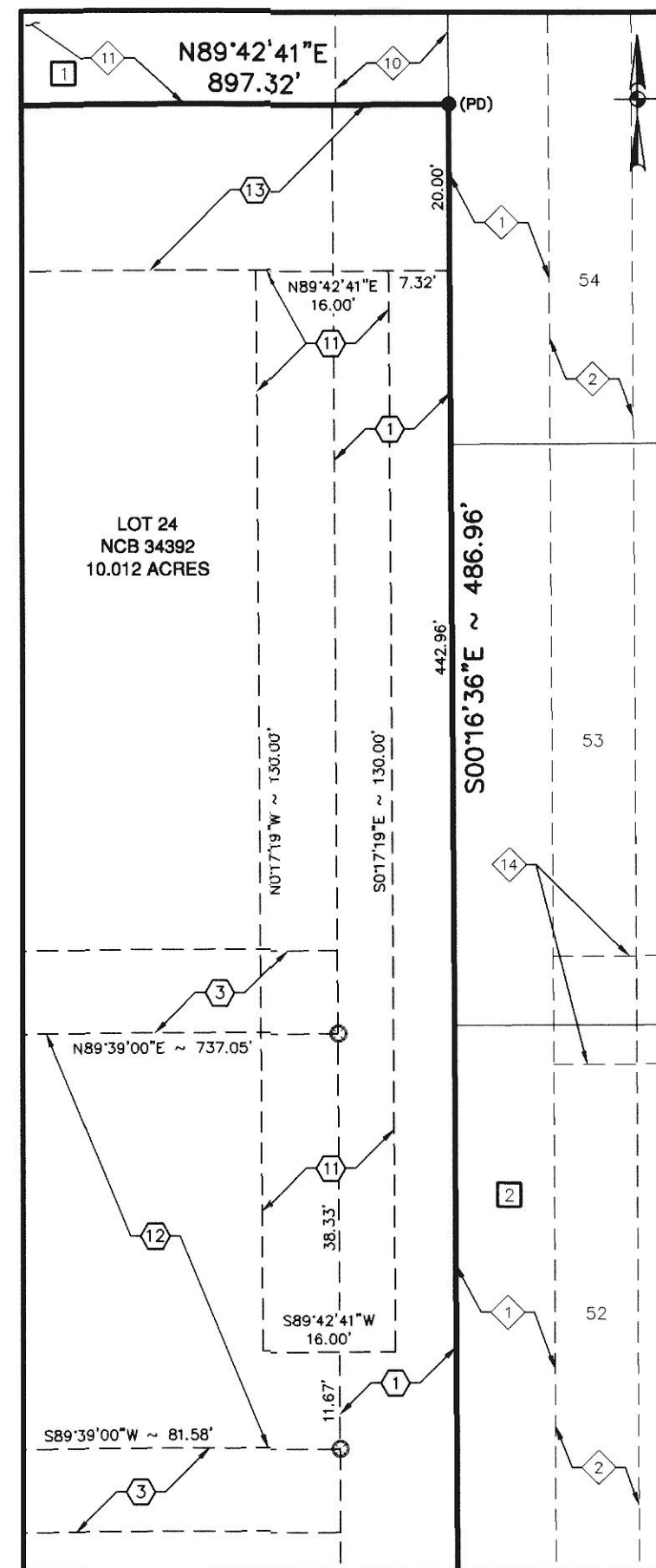
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF 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 EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



DETAIL "B"

SCALE: 1" = 20'

## SAWS IMPACT FEE:

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:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

## DRAINAGE EASEMENT ENCROACHMENTS:

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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

## FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0355G, EFFECTIVE DATE 03/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## RESIDENTIAL FINISHED FLOOR

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

## PUBLIC WORKS DETENTION &amp; MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH 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 (FLO) 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 RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

## LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°39'00"E	40.46'
L2	N89°39'00"E	28.63'
L3	S71°22'24"E	34.70'
L4	S01°16'36"E	50.00'
L5	N0°20'06"W	36.00'
L6	N89°42'42"E	123.04'
L7	S01°17'18"E	36.00'
L8	S89°42'42"W	123.01'
L9	N81°20'37"E	50.53'
L10	S0°21'00"E	26.06'
L11	N89°38'34"E	18.81'
L12	S89°58'22"W	12.66'
L13	S5°25'25"E	30.14'
L14	S89°39'00"W	15.06'
L15	N5°25'25"W	30.23'
L16	S89°58'22"W	2.93'
L17	N0°21'00"W	8.06'
L18	S0°21'00"E	28.00'

## CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	36.00'	32°51'36"	S73°55'12"E	20.36'	20.65'
C2	14.00'	32°51'36"	S73°55'12"E	7.92'	8.03'
C3	36.00'	18°58'36"	S80°51'42"E	11.87'	11.92'
C4	14.00'	18°58'36"	S80°51'42"E	4.62'	4.64'
C5	14.00'	90°00'00"	S44°39'00"W	19.80'	21.99'
C6	64.00'	90°00'00"	S44°39'00"W	90.51'	100.53'
C7	14.00'	90°00'00"	S44°39'00"W	19.80'	21.99'
C8	14.00'	90°00'00"	S45°21'00"E	19.80'	21.99'
C9	14.00'	90°00'00"	N44°39'00"E	19.80'	21.99'
C10	14.00'	90°00'00"	N45°21'00"W	19.80'	21.99'
C11	64.00'	17°23'58"	N21°15'38"E	19.36'	19.44'

PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT

SHEET 3 OF 3

