

PLAT NO. 22-11800713

REPLAT AND SUBDIVISION
PLAT ESTABLISHING
OAK HOLLOW PLAT

BEING A TOTAL OF 7.802 ACRES OF LAND, BEING A PORTION OF LOT 38, BLOCK 9 OF THE RESUBDIVISION OF OAKLAND ESTATES SUBDIVISION, RECORDED IN VOLUME 6700, PAGE 191 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, ESTABLISHING LOTS 72 & 73, BLOCK 1, IN NEW CITY BLOCK 14709, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

RED & BLACK ENGINEERING GROUP
TYPE F-18934
PREPARATION DATE: SEPTEMBER 25, 2024

SCALE: 1" = 100'

CLEAR VISION: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE MEASUREMENTS.
4. BEAR COUNTY PLAT 22-11800713 IS THE SOUTH CENTRAL ZONE ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

FLOODPLAIN VERIFICATION: FLOODPLAIN VERIFICATION (100-YEAR FLOODPLAIN) EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP NO. PORTION OF THE FEMA 1% ANNUAL CHANCE FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING LOT 72 & 73, BLOCK 1, IN NEW CITY BLOCK 14709, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

CROSS ACCESS NOTE: LOT OWNERS SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 72 & 73, BLOCK 9, CB OR NCB 14709, IN ACCORDANCE WITH UDC 35-506(R)(3).

FIRE ACCESS NOTE: ALL ADJACENT LOTS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SEE DETAIL "A"
SCALE 1" = 20'



OWNER/DEVELOPER: MADHAVI BEERAM
MITRA PRUE LP
1823 TERRA ROCK
SAN ANTONIO, TX 78255

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
MADHAVI BEERAM
KNOWN TO ME TO BE THE PERSON
WHO HAS REQUESTED THE FOREGOING
AND WHO HAS REQUESTED THAT I
MEET THE 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 25th DAY OF September
A.D. 2024
NOTARY PUBLIC
BEAR COUNTY, TEXAS

OAK HOLLOW PLAT
THIS PLAT OF THE COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED
APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND
REGULATION, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES(S)
HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF
BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS
IN ACCORDANCE WITH THE LAWS AND CONSTITUTION OF THE STATE OF TEXAS
AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

- CPS/SAWS/COSA UTILITY: LAND AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING 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, OPERATING, AND/OR USING SUCH UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES 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 INTERFERE WITH THE INSTALLATION, OPERATION, MAINTENANCE, OR REPAIR OF SUCH UTILITY, TRANSMISSION AND DISTRIBUTION 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.
- 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 COMPENSATED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 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.
- 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.
- SAWS 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.

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

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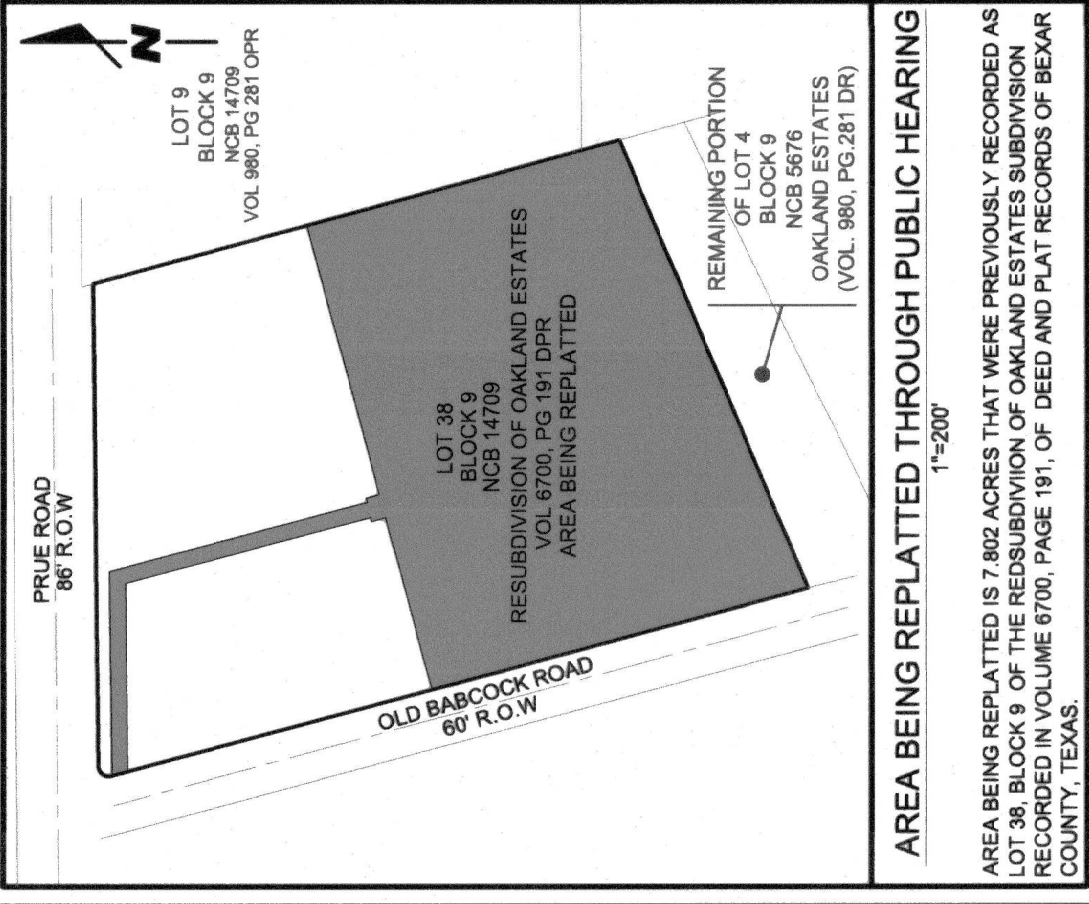
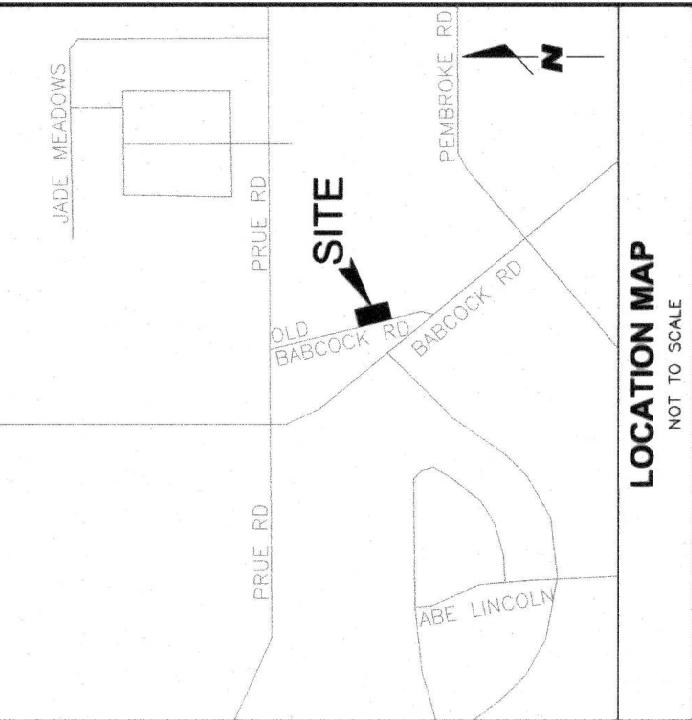
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AREA BEING REPLATTED THROUGH PUBLIC HEARING
1"=200'

AREA BEING REPLATTED IS 7.802 ACRES THAT WERE PREVIOUSLY RECORDED AS LOT 38, BLOCK 9 OF THE RESUBDIVISION OF OAKLAND ESTATES SUBDIVISION RECORDED IN VOLUME 6700, PAGE 191, OF DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OAKLAND ESTATES SUBDIVISION WHICH IS RECORDED IN VOLUME 6700, PAGE 191, OF DEED AND PLAT RECORDS OF BEAR COUNTY.

(WEL) THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THE REPLAT DOES NOT VIOLATE ANY CITY, COUNTY, STATE, OR FEDERAL LAWS, ORDINANCES, RULES, REGULATIONS, OR DECREES, AND WAS DESIGNED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTION APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: MADHAVI BEERAM
MITRA PRUE LP
1823 TERRA ROCK
SAN ANTONIO, TX 78255

STATE OF TEXAS
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 25th DAY OF September
A.D. 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/29/2025

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "DATEPOINT 1014688" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEAR

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 DATEPOINT SURVEYING AND MAPPING II IN AUGUST 2024.

DATE: 25 Sept 2024

TIM PAPPAS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5843
STATE OF TEXAS
COUNTY OF BEAR

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.

JOSE M. CANTU, PE
LICENSED PROFESSIONAL ENGINEER NO. 103446



Date: Sep 25, 2024, 3:09pm User: jrcantu
File: G:\My Drive\Red & Black Projects\1033 DHR\10 - Oak Hollow\Plat\Drawing\Oak Hollow Plat.dwg