

PLAT NUMBER 22-11800765

REPLAT AND SUBDIVISION PLAT ESTABLISHING LONE OAK SUBDIVISION, UNIT 1

BEING 23.91 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND OUT OF THE FRANCES MACKAY SURVEY NO. 216, ABSTRACT NO. 505, COUNTY BLOCK 4137 AND THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167 OUT OF A 218.433 ACRE TRACT OF LAND CONVEYED BRIGHT LAKES - LOAN OAK, LLC OF RECORD IN DOCUMENT NO. 20210312682, OF THE PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-33, 901, 902, BLOCK 24; LOTS 1-39, BLOCK 25; LOTS 1-17, 901, 902, BLOCK 26; LOTS 1-21, LOT 901, BLOCK 27; NCB 16628.

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: October 29, 2024

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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: VERSATERRA DEVELOPMENT, LLC
AGENT: PAUL BASALDUA
(210) 284-8870
3 WOLFWOOD, SAN ANTONIO, TX 78248

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, PAUL BASALDUA, 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 18 DAY OF November, A.D. 2024

NOTARY PUBLIC BEXAR COUNTY TEXAS

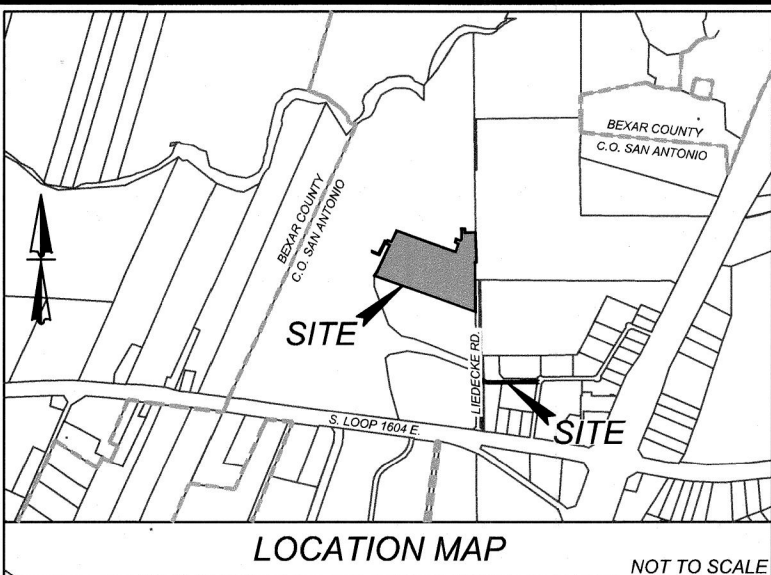
JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

THIS PLAT OF LONE OAK SUBDIVISION UNIT 1 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



SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).

NOTES:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 & 902, BLOCK 24, LOT 901 & 902, BLOCK 26, & LOT 901, BLOCK 27 CB OR NCB 16628, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION 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 BEXAR COUNTY.
- THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY COLLIER ENGINEERING & DESIGN AND APPROVED BY FEMA ON FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS. AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
- 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 IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT TO EXPIRE UPON CORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREAP-APP23-38891915) 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 OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
- LOT 902, BLOCK 24 AND LOT 901, BLOCK 27 ARE DESIGNATED AS OPEN SPACE, COMMON AREA, AND PRIVATE DRAINAGE EASEMENT. LOT 901, BLOCK 24, AND LOT 902, BLOCK 26 ARE DESIGNATED AS OPEN SPACE, LANDSCAPE, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND PRIVATE DRAINAGE EASEMENT. LOT 901, BLOCK 26 IS DESIGNATED AS OPEN SPACE, LANDSCAPE, ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:

- 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.
- 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.
- 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.
- 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.
- 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.

S.A.W.S. NOTES:

- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 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.
- 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.
- 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 965 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED WITH THE REPLAT ESTABLISHING IH 37/FM LOOP 1604 COMMERCIAL RECORDED IN VOLUME 9650, PAGES 40-43 OF THE DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: VT LIEDECKE LTD
3 WOLFWOOD
SAN ANTONIO, TEXAS 78248

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS

THE 18 DAY OF November, 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-19-25

Parcel Line Table		
Line #	Length	Direction
L1	60.00'	N88° 58' 07"E
L2	60.00'	S01° 02' 23"E
L3	15.84'	S86° 25' 03"W
L4	60.00'	N19° 35' 05"E
L5	50.00'	N70° 24' 55"W
L6	17.00'	N19° 35' 05"E
L7	20.67'	N70° 24' 55"W
L8	103.66'	N64° 23' 15"W
L9	17.75'	N00° 03' 27"W
L10	95.35'	S64° 23' 15"E
L11	35.07'	S70° 24' 55"E
L12	17.00'	N19° 35' 05"E
L13	55.29'	S70° 24' 55"E
L14	50.00'	N19° 35' 05"E
L15	120.00'	N19° 35' 05"E
L16	52.30'	N70° 24' 55"W
L17	50.00'	N19° 35' 05"E
L18	50.00'	S70° 24' 55"E
L19	74.95'	N70° 24' 55"W
L20	17.16'	S89° 31' 36"E

Parcel Line Table		
Line #	Length	Direction
L21	18.42'	N47° 54' 14"E
L22	33.33'	N01° 02' 23"W
L23	36.96'	N70° 24' 55"W
L24	7.50'	S70° 24' 55"E
L25	50.00'	N19° 35' 05"E
L26	62.90'	N37° 02' 40"E
L27	60.33'	S25° 36' 45"W
L28	50.00'	N19° 35' 05"E
L29	50.28'	S25° 36' 45"W
L30	5.88'	N60° 26' 48"E
L31	50.00'	N19° 35' 05"E
L32	60.00'	N88° 58' 07"E
L33	83.32'	N01° 02' 23"W
L34	60.01'	N01° 02' 23"W
L35	38.10'	S65° 43' 28"E
L36	33.08'	S00° 37' 53"E
L37	52.03'	N65° 43' 28"W
L38	82.76'	N89° 31' 23"E
L39	30.29'	N07° 30' 37"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	38.37'	19.87'	110°37'28"	32.68'	N53°43'47"E
C2	48.13'	230.00'	11°59'26"	48.05'	S04°57'20"W
C3	34.37'	170.00'	11°35'06"	34.31'	S05°09'30"W
C4	21.61'	15.00'	82°32'21"	19.79'	S41°54'13"E
C5	22.14'	170.00'	7°27'39"	22.12'	S86°54'13"E
C6	80.42'	227.89'	20°13'07"	80.00'	N80°26'11"W
C7	10.89'	15.00'	41°35'14"	10.65'	S88°47'28"W
C8	159.52'	51.00'	179°12'41"	102.00'	N22°23'49"W
C9	10.89'	15.00'	41°35'14"	10.65'	N46°24'55"E
C10	25.14'	15.00'	96°02'13"	22.30'	N22°23'49"W
C11	39.65'	20.00'	113°35'56"	33.47'	N52°47'07"E
C12	60.07'	230.00'	14°57'54"	59.90'	N03°28'06"E
C13	35.58'	170.00'	11°59'26"	35.51'	N04°57'20"E
C14	18.16'	15.00'	69°22'32"	17.07'	N35°43'39"W
C15	18.27'	15.00'	69°46'53"	17.16'	N35°31'29"W
C16	38.47'	20.00'	110°13'07"	32.81'	N54°28'31"E
C17	41.90'	25.00'	96°02'13"	37.17'	S22°23'49"E
C18	21.98'	15.00'	83°57'47"	20.07'	S67°36'11"W
C19	36.72'	85.00'	24°45'09"	36.44'	N78°06'03"W
C20	8.86'	52.00'	9°45'33"	8.85'	N24°11'45"W
C21	13.29'	15.00'	50°45'58"	12.86'	N03°41'33"W
C22	9.65'	128.49'	4°18'10"	9.65'	N19°34'51"E
C23	49.68'	115.00'	24°45'09"	49.30'	S78°06'03"E

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS 0.3611 ACRES BEING BLOCK 1, C.B. 4136 LOTS 901 AND 20 PREVIOUSLY PLATTED WITH THE REPLAT ESTABLISHING IH 37/FM LOOP 1604 COMMERCIAL RECORDED IN VOLUME 9650, PAGES 40-43 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

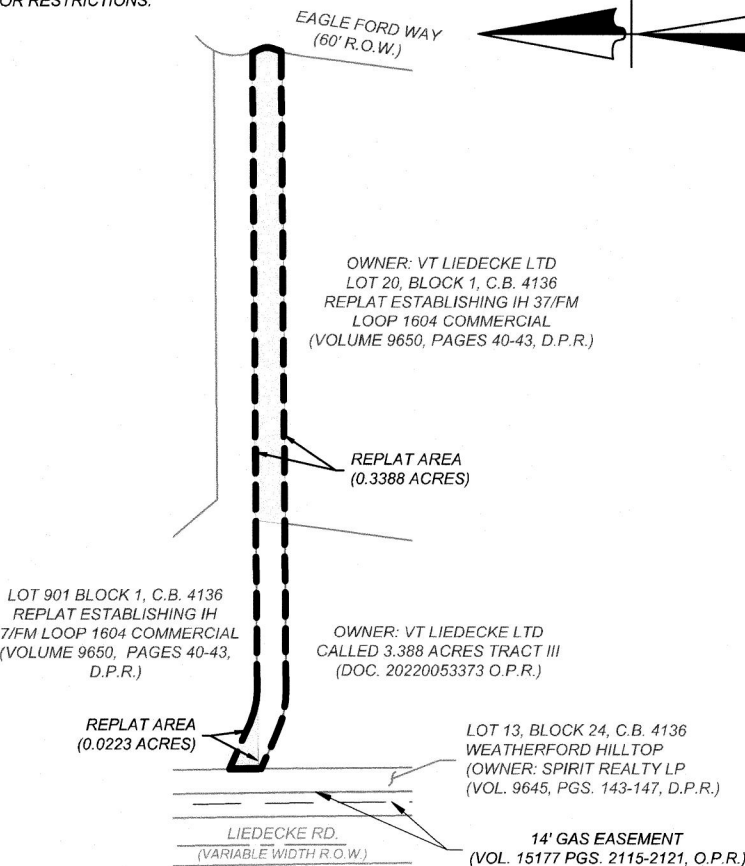
TOTAL RESIDENTIAL LOTS = 111
SEE THIS PAGE FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SCALE: 1"=200'
0' 200' 600'
400'



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.

Clayton J. Linney
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:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

DRAWN BY: OM

Date: Nov 18, 2024, 10:25am User ID: belseth
File: C:\Users\belseth\AppData\Local\Microsoft\Windows\NetCache\Content.Outlook\W3CUJAAA\PL8230702 (CC EDIT).dwg

PLAT NUMBER 22-11800765

REPLAT AND SUBDIVISION PLAT ESTABLISHING LONE OAK SUBDIVISION, UNIT 1

BEING 23.91 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND OUT OF THE FRANCES MACKAY SURVEY NO. 216, ABSTRACT NO. 505, COUNTY BLOCK 4137 AND THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167 OUT OF A 218.433 ACRE TRACT OF LAND CONVEYED BRIGHT LAKES - LOAN OAK, LLC OF RECORD IN DOCUMENT NO. 20210312682, OF THE PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-33, 901, 902, BLOCK 24; LOTS 1-39, BLOCK 25; LOTS 1-17, 901, 902, BLOCK 26; LOTS 1-21, LOT 901, BLOCK 27; NCB 16628.

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: October 29, 2024

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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
VERSAMERA DEVELOPMENT, LLC
AGENT: PAUL BASALDUA
(210) 284-8870
3 WOLFWOOD, SAN ANTONIO, TX 78248
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL BASALDUA, 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 18 DAY OF November A.D. 2024

NOTARY PUBLIC BEXAR COUNTY TEXAS

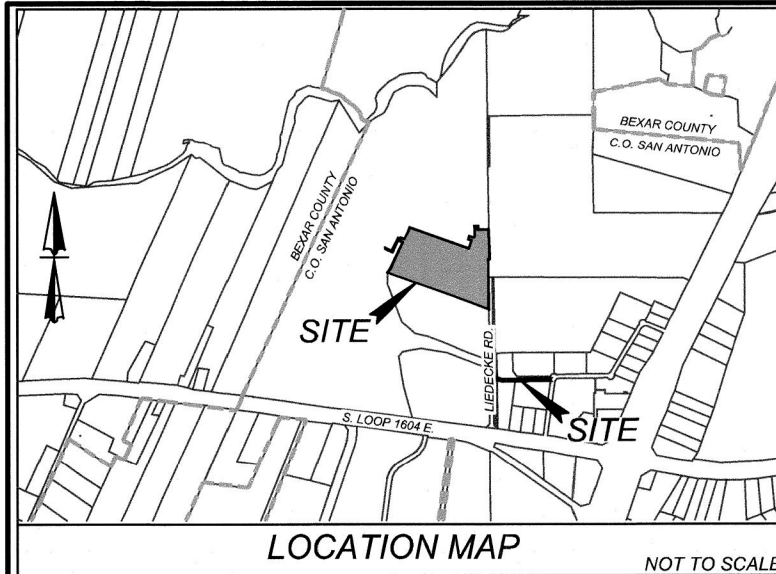
JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



KEYNOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.1175 A.C. PERMEABLE).
- OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.)
- OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.)
- SECONDARY UNFLOODED ACCESS EASEMENT TO BENEFIT LONE OAK SUBDIVISION, UNIT 1 (PLAT #22-11800765)
- EXISTING 10' SANITARY SEWER EASEMENT (VOL. 9877, PG. 1420, O.P.R.)
- EXISTING 16' SANITARY SEWER EASEMENT (DOC#202202086927, O.P.R.)
- EXISTING 24' SANITARY SEWER EASEMENT (DOC#202202086927, O.P.R.)
- EXISTING VARIABLE WIDTH ELECTRIC ACCESS EASEMENT (DOC#202202290899 O.P.R.)

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:

- 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.
- 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.
- 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.
- 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.
- 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.

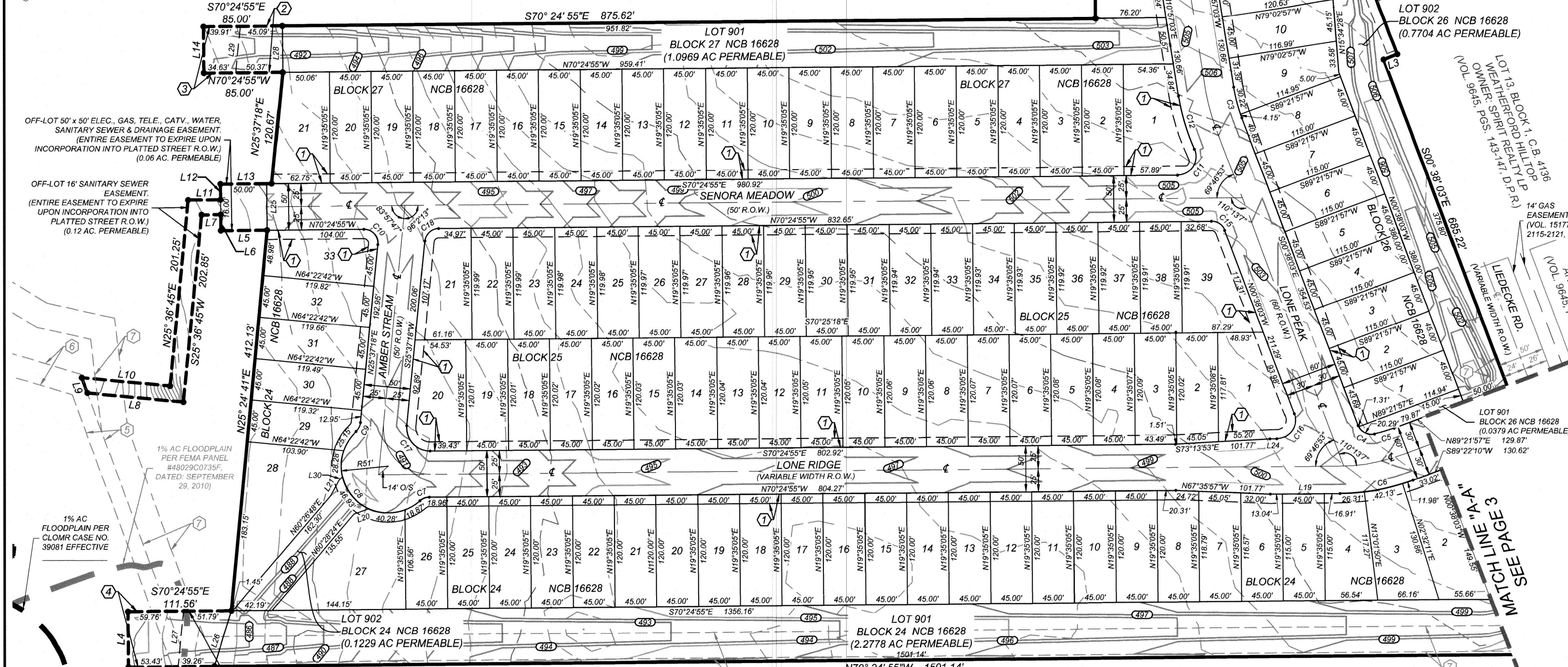
S.A.W.S. NOTES:

- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 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.
- 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.
- 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.
- A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 254 OF 900, COMMUNITY PANEL NO. 48029C0234 F, DATED JANUARY 4, 2002.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).

REMAINING UNPLATTED 198.24 AC. TRACT
VT - LOAN OAK, LTD
(DOC. NO. 20220100251)



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.

CLAYTON J. LINNEY
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:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

21.035 ACRES
20005 LIEDECKE ROAD LLC
(DOC. NO. 20210360377)

TOTAL RESIDENTIAL LOTS = 111
SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

DRAWN BY: OM

Date: Nov 18, 2024, 10:28am User ID: belseth
File: C:\Users\belseth\AppData\Local\Microsoft\Windows\I\NetCache\Content.Outlook\W3CUJAAA\PL8230702 (CC EDIT).dwg

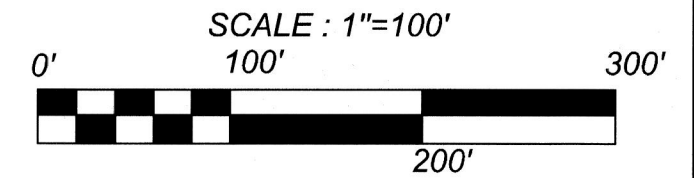
REPLAT AND SUBDIVISION PLAT ESTABLISHING
LONE OAK SUBDIVISION, UNIT 1

BEING 23.91 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND OUT OF THE FRANCES MACKAY SURVEY NO. 216, ABSTRACT NO. 505, COUNTY BLOCK 4137 AND THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167 OUT OF A 218.433 ACRE TRACT OF LAND CONVEYED BRIGHT LAKES - LOAN OAK, LLC OF RECORD IN DOCUMENT NO. 20210312682, OF THE PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 1-33, 901, 902, BLOCK 24; LOTS 1-39, BLOCK 25; LOTS 1-17, 901, 902, BLOCK 26; LOTS 1-21, LOT 901, BLOCK 27; NCB 16628.

LEGEND

- CL = CENTERLINE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DOC. NO. = DOCUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- N.C.B. = NEW CITY BLOCK
- E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT

- 1% AC ULTIMATE FLOODPLAIN
- 1% AC FLOODPLAIN



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: October 29, 2024

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 PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: VETATERRA DEVELOPMENT, LLC
AGENT: PAUL BASALDUA
(210) 284-8870
3 WOLFWOOD, SAN ANTONIO, TX 78248

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL BASALDUA, 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 November, A.D. 20 24

NOTARY PUBLIC
BEXAR COUNTY TEXAS

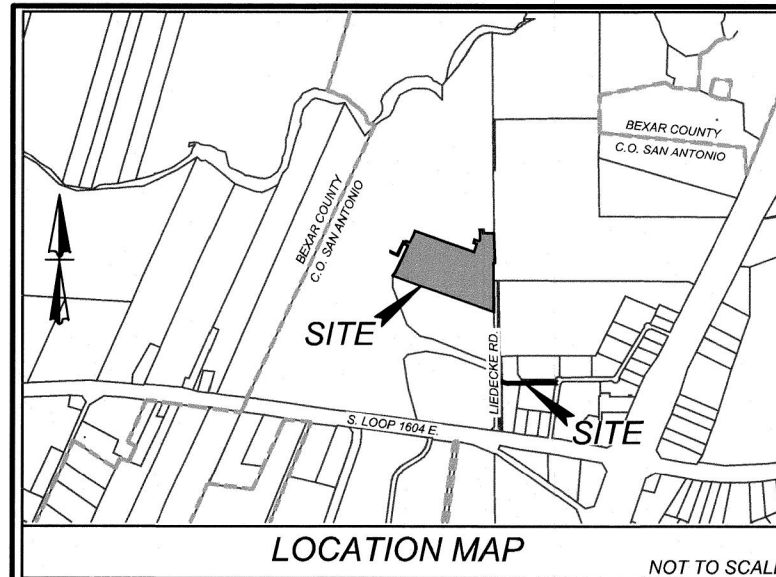
JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

THIS PLAT OF LONE OAK SUBDIVISION UNIT 1 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



KEYNOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.1175 A.C. PERMEABLE).
3. OFF-LOT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.)
4. OFF-LOT VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT, (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W.)
5. SECONDARY UNFLOODED ACCESS EASEMENT TO BENEFIT LONE OAK SUBDIVISION, UNIT 1 (PLAT #22-11800765)
6. EXISTING 10' SANITARY SEWER EASEMENT (VOL. 9877, PG. 1420, O.P.R.)
7. EXISTING 16' SANITARY SEWER EASEMENT (DOC#20220086927, O.P.R.)
8. EXISTING 24' SANITARY SEWER EASEMENT (DOC#20220086927, O.P.R.)
9. EXISTING VARIABLE WIDTH ELECTRIC ACCESS EASEMENT (DOC#2022029089 O.P.R.)

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTE:

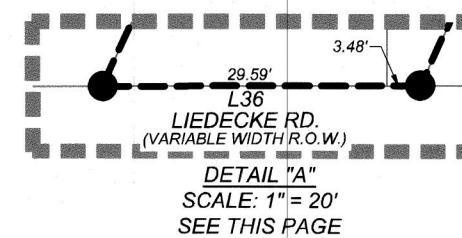
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5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).



OWNER: VT LIEDECKE LTD
LOT 21, BLOCK 1, C.B. 4136
REPLAT ESTABLISHING IH 37/FM
LOOP 1604 COMMERCIAL
(VOLUME 9650, PAGES 40-43, D.P.R.)

OWNER: VT LIEDECKE LTD
LOT 20, BLOCK 1, C.B. 4136
REPLAT ESTABLISHING IH 37/FM
LOOP 1604 COMMERCIAL
(VOLUME 9650, PAGES 40-43, D.P.R.)

VARIABLE WIDTH GRADING
AND ACCESS EASEMENT

LOT 901 BLOCK 1, C.B. 4136
REPLAT ESTABLISHING IH 37/FM
LOOP 1604 COMMERCIAL
(VOLUME 9650, PAGES 40-43, D.P.R.)

OWNER: VT LIEDECKE LTD
CALLED 3.388 ACRES
TRACT III
(DOC. 20220053373 O.P.R.)

LOT 13, BLOCK 24, C.B. 4136
WEATHERFORD HILLTOP
(OWNER: SPIRIT REALTY LP
(VOL. 9645, PGS. 143-147, D.P.R.)

LOT 14, BLOCK 1, C.B. 4136
WEATHERFORD HILL TOP
OWNER: WATHERFORD
ARTIFICIAL LIFT SYS. INC.
(VOL. 9645, PGS. 143-147, D.P.R.)

OWNER: 20005 LIEDECKE ROAD LLC % ALAN STALCUP
LOT 2, BLOCK 1, C.B. 4137
LIEDECKE ROAD APARTMENTS SUBDIVISION
(VOLUME 9672, PAGE 1, D.P.R.)

OWNER: SOUTHSIDE I S D
LOT 1, BLOCK 1, C.B. 4137
SOUTHSIDE I.S.D. FREEDOM
ELEMENTARY SCHOOL SUBDIVISION
(VOLUME 9558, PAGE 102, D.P.R.)

MATCH LINE "A-A"
SEE PAGE 2

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.

Clayton J. Linney
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-9441

TOTAL RESIDENTIAL LOTS = 111
SEE PAGE 1 OF 2 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT