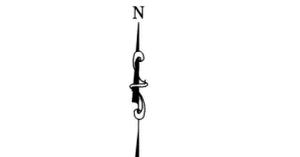


REPLAT & SUBDIVISION ESTABLISHING

BOTANICA OAKLAND ESTATES ENCLAVE

BEING A TOTAL OF 3.07 ACRES OF LAND, BEING LOT 4, BLOCK 5, NEW CITY BLOCK 14705, OAKLAND ESTATES SUBDIVISION, RECORDED IN VOLUME 980, PAGE 281, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-17, BLOCK 8, NEW CITY BLOCK 14705, BEING SITUATED WITHIN LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE IN FEET SCALE: 1" = 60'



ISRO ENGINEERING SERVICES, P.L.L.C. TBPE REGISTRATION NO. : F-14466 9010 F.M. 1976, BLDG. 3, STE. 301 CONVERSE, TEXAS 78109 PHONE (210) 793-8136 MOBILE (956) 236-5615 WWW.ISROGROUP-US.COM

GUERRA ENGINEERING & SURVEYING CO.

TBPE FIRM REGISTRATION NO. F-9484 TBPLS FIRM REGISTRATION NO. 100173-00 Laredo, TX, 78041 P. 956.718.2600 Email: fred\_ges@bcbglobal.net

DATE OF PREPARATION: NOVEMBER 03, 2023

STATE OF TEXAS COUNTY OF HARRIS:

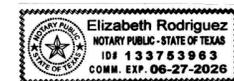
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED LAND DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER: UGRO-P4 OAKLAND ESTATES, LLC JONATHAN BURSEY - VICE PRESIDENT 5951 SAN FELPE, SUITE 230 HOUSTON, TEXAS 77057

STATE OF TEXAS COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONATHAN BURSEY, 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 16th DAY OF NOV, 2023.



Signature of Elizabeth Rodriguez, Notary Public, Harris County, Texas.

THIS PLAT OF THE BOTANICA OAKLAND ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2023.

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

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

DRAINAGE NOTES:

- 1. NO STRUCTURES, 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.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE (SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-504(E)(5)).

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 16 THROUGH 33, LOT 901 & LOT 902, BLOCK 2, N.C.B. 14705, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

CPS/SAWS/COSA UTILITY NOTES:

- 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 AREA 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, REPAIRING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS AND SAWS 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 EASEMENT.

SURVEYOR'S NOTES:

- 1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/93, SOUTH CENTRAL ZONE.
2. ELEVATIONS ARE BASED ON NAVD 88.
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE, COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD 83).
4. DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE FACTOR IS 0.999830028895.

FIRE FLOW DEMAND 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 1,000 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 PROCEDURE SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND 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 AT THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE PAYMENT DUE NOTE:

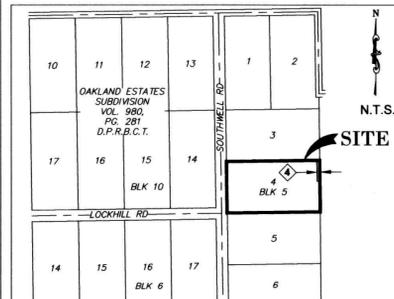
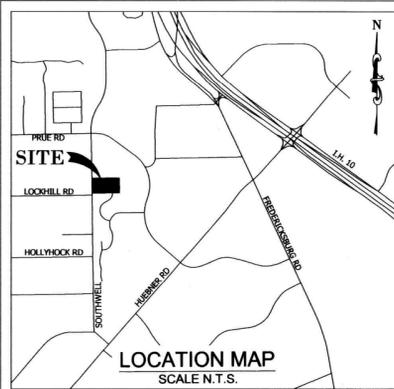
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WATER AND SANITARY SEWER NOTE:

- 1. THE DEVELOPER DEDICATES THE WATER AND SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
2. LOT 999, BLOCK 8, NCB 14705 IS A PRIVATE STREET AND IS DESIGNED AS AN UNDERGROUND PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480290240G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



THE AREA BEING REPLATTED IS LOT 4, BLOCK 5, N.C.B. 14705, OF THE OAKLAND ESTATES SUBDIVISION, A PLAT DATED APRIL 16, 1931, RECORDED IN VOLUME 980, 281, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

- SET IRON ROD
CONTOUR LINE
CENTER LINE
G.E.T.V. = GAS, ELEC, TEL, TV
ELEC = ELECTRIC
TEL = TELEPHONE
TV = TELEVISION
ESMT = EASEMENT
U.E. = UTILITY EASEMENT
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY OF TEXAS
R.O.W. = RIGHT-OF-WAY
N.C.B. = NEW CITY BLOCK
N.T.S. = NOT TO SCALE
VOL. = VOLUME
PG. = PAGE
B.S. = BUILDING SETBACK
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY OF TEXAS

- EXISTING 14' G.E.T.V. EASEMENT (VOL. 9590, PG. 215, D.P.R.)
EXISTING PRIVATE DRAINAGE EASEMENT (VOL. 9690, PG. 215, D.P.R.)
EXISTING VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (DOC. #20190072105, D.P.R.)
EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 13481, PG. 1785-1802, O.P.R.)
EXISTING 10' G.E.T.V. EASEMENT (VOL. 9695, PG. 81, D.P.R.)
EXISTING VARIABLE WIDTH FIRE ACCESS EASEMENT (VOL. 9695, PG. 81, D.P.R.)
EXISTING 9' G.E.T.V. EASEMENT (VOL. 9695, PG. 81, D.P.R.)
EXISTING 5' OFF-LOT G.E.T.V. EASEMENT (VOL. 9695, PG. 81, D.P.R.)
EXISTING VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9695, PG. 81, D.P.R.)
EXISTING 5' PRIVATE DRAINAGE EASEMENT (VOL. 9695, PG. 81, D.P.R.)
EXISTING 9' PRIVATE DRAINAGE EASEMENT (VOL. 9695, PG. 81, D.P.R.)
10' G.E.T.V. EASEMENT
11.06' G.E.T.V. EASEMENT
14' G.E.T.V. EASEMENT
VARIABLE WIDTH G.E.T.V. EASEMENT
5' PRIVATE IRRIGATION EASEMENT

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926.20 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.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-22-38800088) 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).

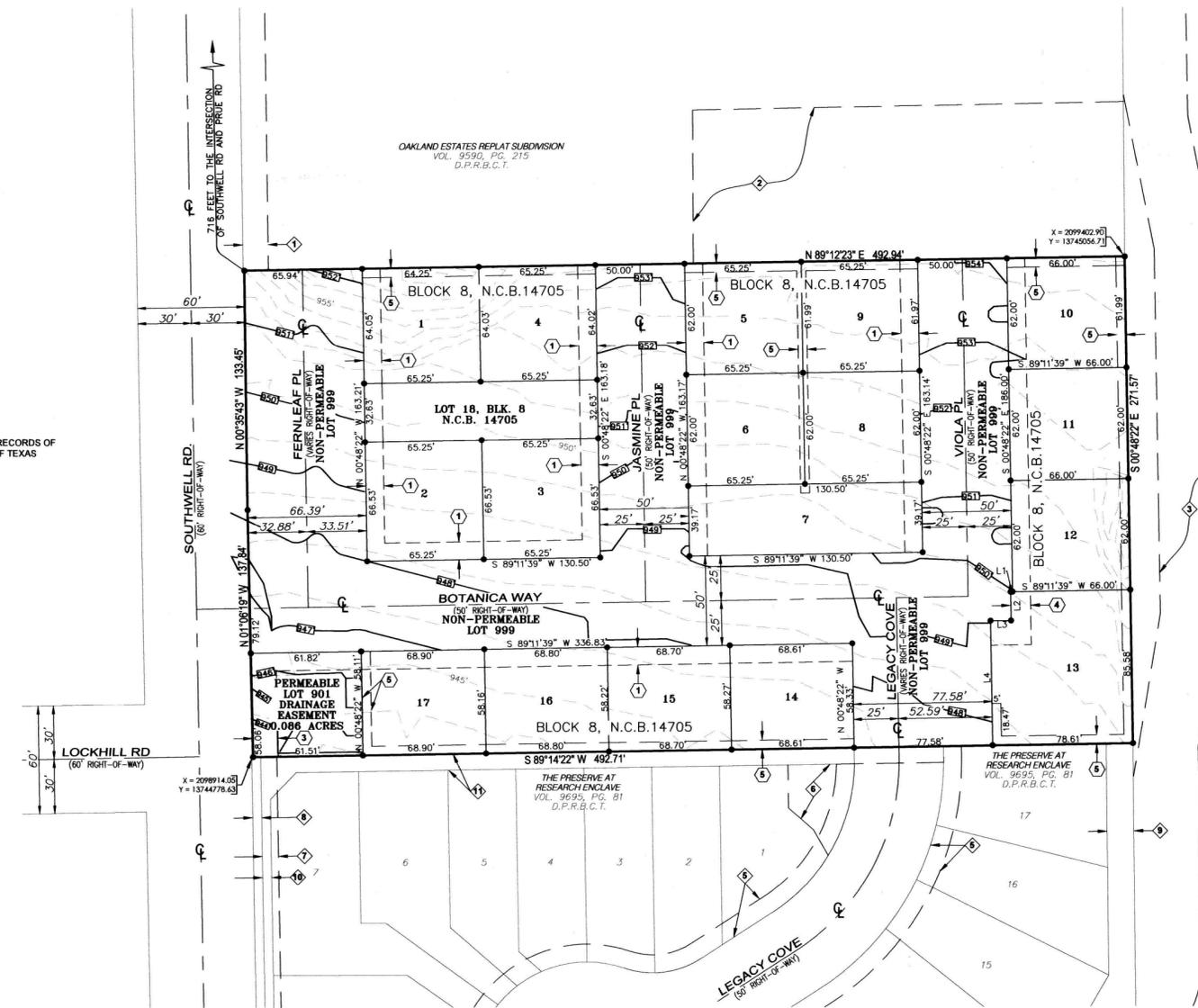
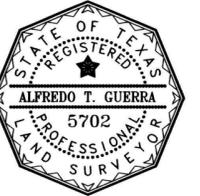
STATE OF TEXAS COUNTY OF BEXAR: I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JUAN G. RODRIGUEZ, P.E. 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:

Signature of Alfredo T. Guerra, Registered Professional Land Surveyor.



GENERAL NOTES:

- 1. FINISHED CONTOURS SHOWN ON THIS MAP ARE FOR GRAPHICAL PURPOSES ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED ON THIS MAP DUE TO THE SCALE OF THE PLAT.
2. A 5-FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES.
3. 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 MARSHAL.
4. 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.
5. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D)(5).
6. SIDEWALK SHALL BE CONSTRUCTED WITHIN THE 14-FOOT WIDE G.E.C.T.V. AND PEDESTRIAN EASEMENT SHOWN ON THIS SHEET.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 8, NCB 14705, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

SHARED AND CROSS ACCESS:

IN ACCORDANCE WITH THE AGREEMENT CONCERNING THE GRANTING OF RECIPROCAL EASEMENTS FOR ACCESS AS RECORDED ON MAY 11, 2007 IN THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND CURRENT PROPERTY DEED AND THE PRESERVE AT RESEARCH ENCLAVE SUBDIVISION, PLAT NO. 140514 AS RECORDED ON VOLUME 9695, PAGES 81-82, A 50-FT VEHICULAR ACCESS, PEDESTRIAN AND DRAINAGE EASEMENT WAS ESTABLISHED TO PROVIDE AN IRREVOCABLE INGRESS / EGRESS ACCESS THROUGH THE MENTIONED PRESERVE AT RESEARCH ENCLAVE SUBDIVISION FROM THE BOTANICA OAKLAND ESTATES ENCLAVE SUBDIVISION. LOT OWNER(S) OF SAID SUBDIVISION SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-17, BLOCK 8, NCB 14705, IN ACCORDANCE WITH CURRENT PROPERTY DEED AND PLAT REQUIREMENTS.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows: L1 (S 89°11'39" W, 1.06), L2 (S 00°48'22" E, 16.00), L3 (S 89°48'27" W, 11.55), L4 (S 00°48'22" E, 69.52)