

LOCATION MAP
NOT TO SCALE

LEGEND:

820	FINAL CONTOUR
ε	STREET CENTERLINE
o	PROPERTY PIN/CORNER
D.P.R.B.C.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
N.C.B.	NEW CITY BLOCK
ELEC.	ELECTRIC
TELE.	TELEPHONE
CATV	CABLE TELEVISION
MIN.	MINIMUM
SAN. SEWER	SANITARY SEWER
AC.	ACRES
EX.	EXISTING

SURVEYOR'S NOTES:

- IRON PINS (1/2") FOUND AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- ALL SET IRON PINS ARE 1/2" PINS WITH YELLOW CAP MARKED "FLORES & CO".
- COORDINATES HEREON SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), 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.

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: EMPLOYEE OF FLORES & COMPANY CONSULTING ENGINEERS UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

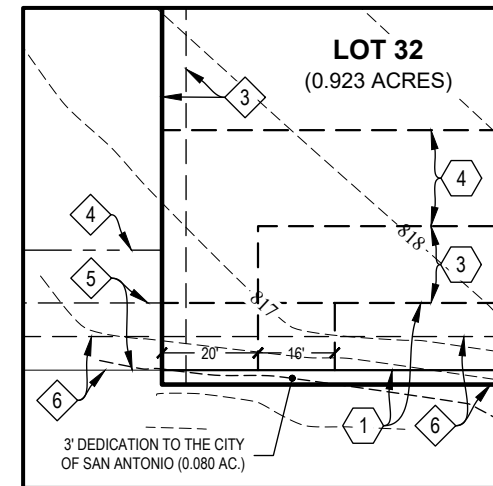
- GENERAL NOTES:**
- 1' VEHICULAR NON-ACCESS EASEMENTS ARE 125' FROM THE POINT OF CURVATURE OF THOUSAND OAKS DRIVE AND BOULDER OAKS.
 - THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION 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.
 - NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0260G, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
 - 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.
 - LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 2-7, BLOCK 12, N.C.B. 17830, IN ACCORDANCE WITH UDC 35-506(R)(3).

EASEMENT LEGEND:

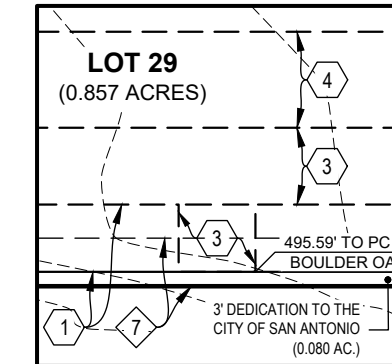
1	EX. 12' GAS, ELEC. TELE, CABLE TV ESMT VOLUME 9520, PAGE 129 D.P.R.B.C.
2	EX. 12' ELEC. GAS, TELE EASEMENT VOLUME 8600, PAGE 151 D.P.R.B.C.
3	EX. 5' ELECTRIC EASEMENT VOLUME 8600, PAGE 151 D.P.R.B.C.
4	EX. 25' BUILDING SETBACK LINE VOLUME 9538, PAGE 120 D.P.R.B.C.
5	EX. 14' GAS, ELEC., TELE., & CATV EASEMENT VOLUME 9538, PAGE 120 D.P.R.B.C.
6	EX. 10' TELEPHONE EASEMENT VOLUME 4517, PAGE 1270 O.P.R.B.C.
7	EX. 10' TELEPHONE EASEMENT VOLUME 4701, PAGE 578 O.P.R.B.C.
1	14' GAS, ELEC., TELE, & CATV EASEMENT
2	1' VEHICULAR NON-ACCESS EASEMENT (SEE GENERAL NOTE #1)
3	14' WATER EASEMENT
4	20' SANITARY SEWER EASEMENT
5	25 x25' TURN-AROUND SANITARY SEWER EASEMENT

- SAWS NOTES:**
- 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.

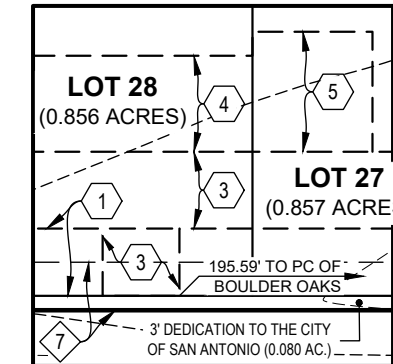
- CPS/SAWS/COSA Utility**
- The City of San Antonio as part of its electric, gas, water, and wastewater system - City Public Service Board (CPS Energy) and San Antonio Water System (SAWS) - is hereby dedicated easements and rights-of-way for utility, transmission and distribution infrastructure and service 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 easement, 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.



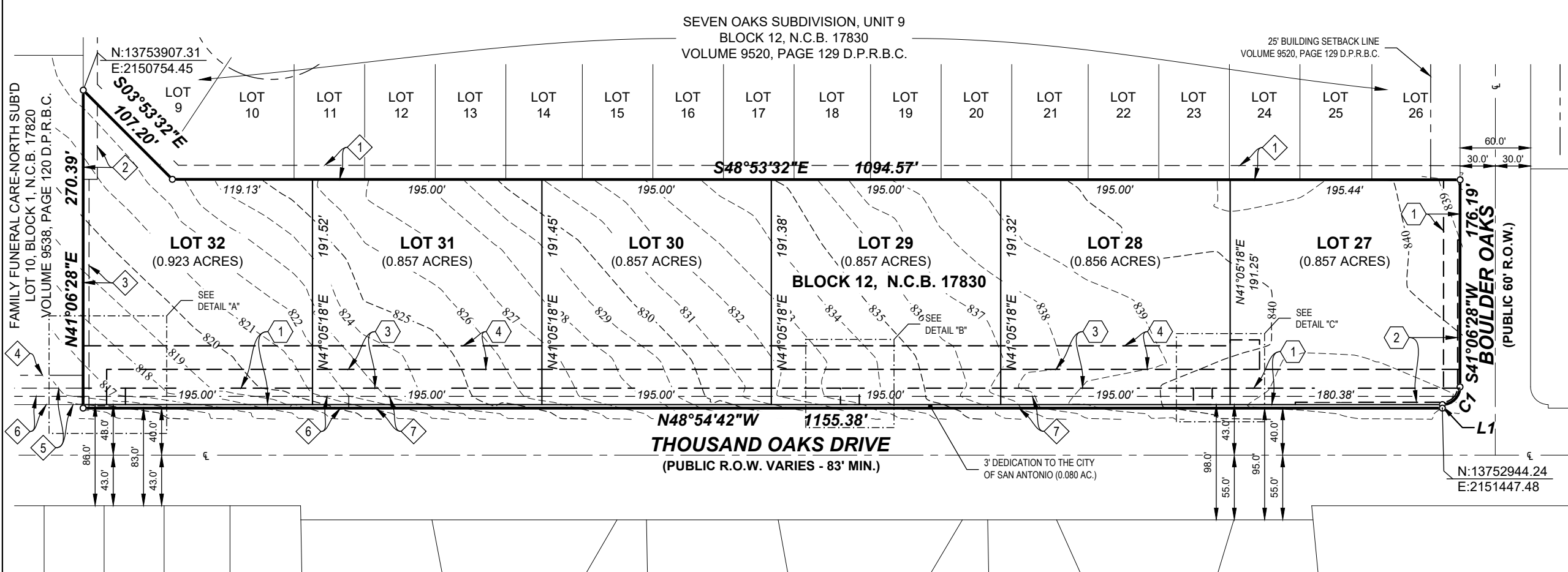
DETAIL "A"
SCALE: 1" = 40'-0"



DETAIL "B"
SCALE: 1" = 40'-0"



DETAIL "C"
SCALE: 1" = 40'-0"



LINE TABLE				
LINE #	BEARING	LENGTH		
L1	N41°05'18"E	3.00		

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	15.00	23.56	89°58'50"	14.99

PLAT NO. 22-11800771

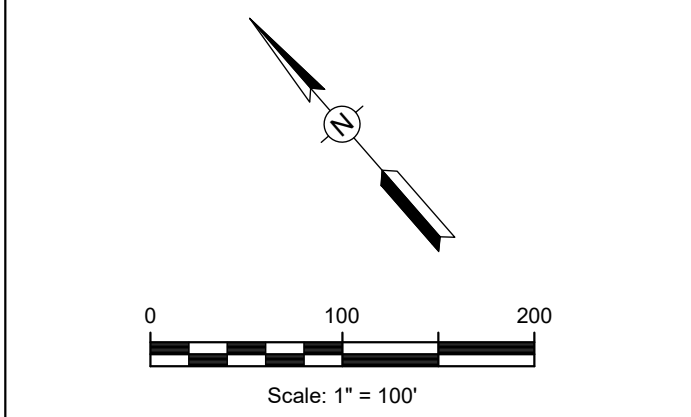
**SUBDIVISION PLAT OF
BOULDER OAKS
COMMERCIAL**

ESTABLISHING LOTS 13, 14, 15, 16, 17 AND 18, BLOCK 1, N.C.B. 17820, BEING A TOTAL OF 5.287 ACRE TRACT INCLUDING DEDICATED ACREAGE AND THE REMAINING PORTION OF A 8.841 ACRE TRACT, OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, N.C.B. 15679, SAN ANTONIO, BEXAR COUNTY, TEXAS, DEED RECORDED IN VOLUME 6549, PAGE 1054, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Flores & Company
Consulting Engineers, Inc.
Texas Registered Engineering Firm #F-1794

12915 Jones Maltzberger, Suite 401
San Antonio, Texas 78247

210.490.9963 Phone
210.490.0820 Fax



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 / DEVELOPER: J. DAVID OPPENHEIMER, PRESIDENT
GREENBRIER RC, LTD.
711 NAVARRO ST., STE 620
SAN ANTONIO, TEXAS 78205-1893
(210) 250-6145

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, J. DAVID OPPENHEIMER, 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 _____, A.D. ____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF BOULDER OAKS COMMERCIAL 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