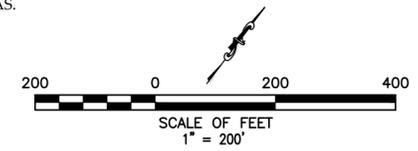


PLAT No. 22-1180016

**SUBDIVISION PLAT
ESTABLISHING
THE OAKS AT PRIEST ROAD**

A TRACT OF LAND CONTAINING 30.66 ACRES CALLED 35.056, LYING IN THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, COUNTY BLOCK 4010, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 198.42 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2011, PAGE 454 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



830.281.4060 515 W OAKLAWN RD SUITE A | PLEASANTON, TX 78064

DATE: NOVEMBER 2023

STATE OF TEXAS
COUNTY OF UVALDE

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: CHAD FOSTER, JR.
DOS MAVERICKS, LLC
106 N. EAST STREET
UVALDE, TEXAS 78801
(830)-776-3605

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD FOSTER, JR. 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. 20____

NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION PLAT OF THE OAKS AT PRIEST ROAD 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

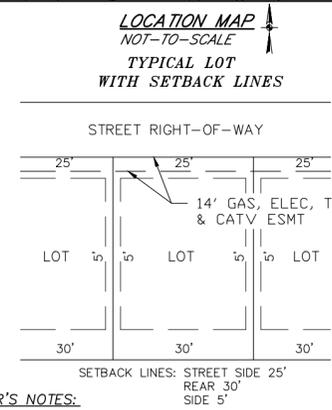
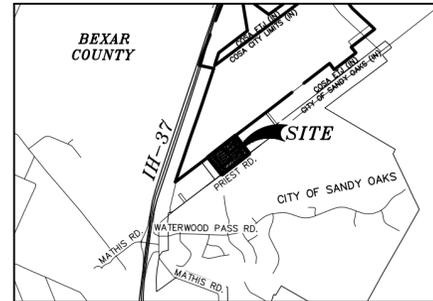
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



SURVEYOR'S NOTES:

- 5/8" STEEL ROD MONUMENT WITH PLASTIC CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE.

IMPACT FEE NOTE:

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 DEDICATION NOTE:

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.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CPS/SAWS/COSA UTILITY NOTES:

- 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 AREA, 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.

STATE OF TEXAS
COUNTY OF ATASCOSA

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 ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND

- AC ACRE(S)
- BC BEXAR COUNTY
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CATV CABLE TELEVISION
- CB COUNTY BLOCK
- COSA CITY OF SAN ANTONIO
- DOC DOCUMENT
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ELEC ELECTRIC
- ESMT EASEMENT
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VAR WID VARIABLE WIDTH
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- TELE TELEPHONE
- = FOUND STEEL ROD MONUMENT
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING AND SURVEYING
- ① PROPOSED ESMT
- ② EXISTING ESMT
- ③ LOT NUMBER, TOTAL LOT ACREAGE (NET LOT ACREAGE)

- C — = CENTERLINE
- - - 671 - - - = EXISTING 1' CONTOUR
- - - 671 - - - = PROPOSED 1' CONTOUR

- ① 1' VEHICULAR NON-ACCESS EASEMENT (EXAGGERATED FOR CLARITY)
- ② 14' GAS, ELEC, TELE, & CATV ESMT
- ③ 25' BSL
- ④ 12' PRIVATE DRAINAGE ESMT (PERMEABLE)
- ⑤ 16' PRIVATE DRAINAGE ESMT (PERMEABLE)
- ⑥ VARIABLE WIDTH PRIVATE DRAINAGE ESMT (NON-PERMEABLE)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEETS 2-4 FOR LINE AND CURVE TABLES

ADJACENT PROPERTY OWNERS

- ① RUBEN H. TORRES
PROPERTY I.D. 160438
VOL. 5114, PG. 0674, O.P.R.
- ② LAMM & 37 DEVELOPMENT PARTNERS
PROPERTY I.D. 1012560
- ③ I&S ENTERPRISES
PROPERTY I.D. 1145497

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 18; LOT 902, BLOCK 17, CB 4010, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 OF 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.

RESIDENTIAL FIRE FLOW:

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.

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

TCI DETENTION & 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0735F, DATED SEPTEMBER 22, 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.

OPEN SPACE NOTE:

LOT 901, BLOCK 18, CB 4010; AND LOT 902, BLOCK 17, CB 4010 ARE DESIGNATED AS OPEN SPACE.

SETBACK NOTE:

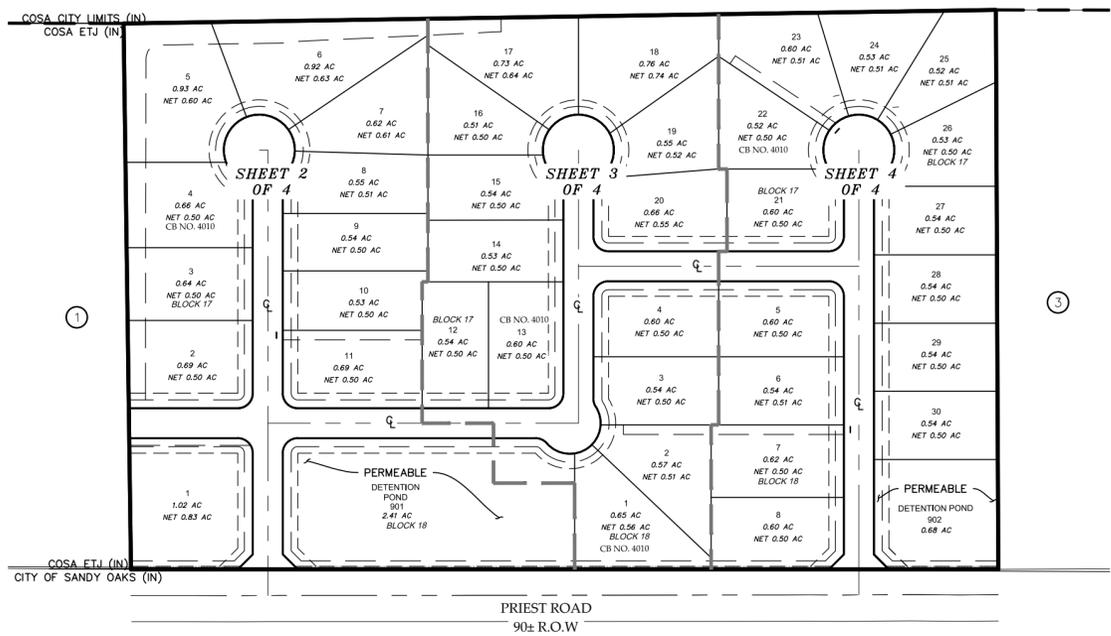
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CLEAR VISION:

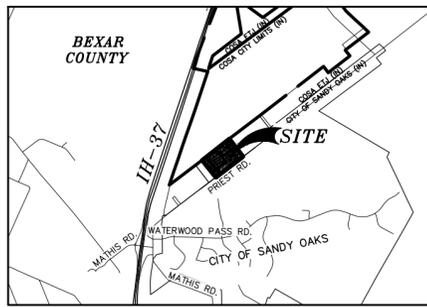
CLEAR VISION AREA MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

TREE NOTE:

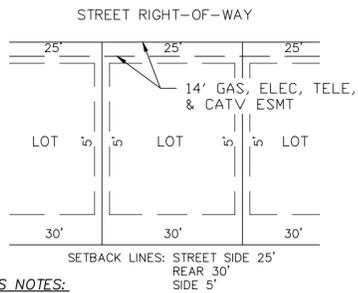
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA #TRE-APP-APP23-3880978) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED 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)



INDEX MAP
1"=200'



LOCATION MAP
NOT-TO-SCALE
TYPICAL LOT
WITH SETBACK LINES



SURVEYOR'S NOTES:

- 5/8" STEEL ROD MONUMENT WITH PLASTIC CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
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SAWS DEDICATION NOTE:

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STATE OF TEXAS
COUNTY OF ATASCOSA

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF ATASCOSA

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REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

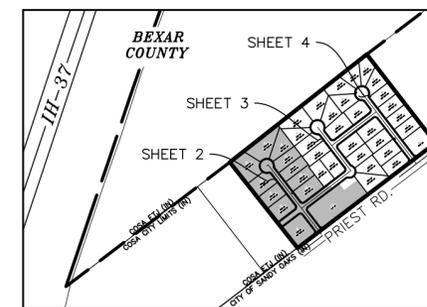
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- ③ LOT NUMBER, TOTAL LOT ACREAGE (NET LOT ACREAGE)

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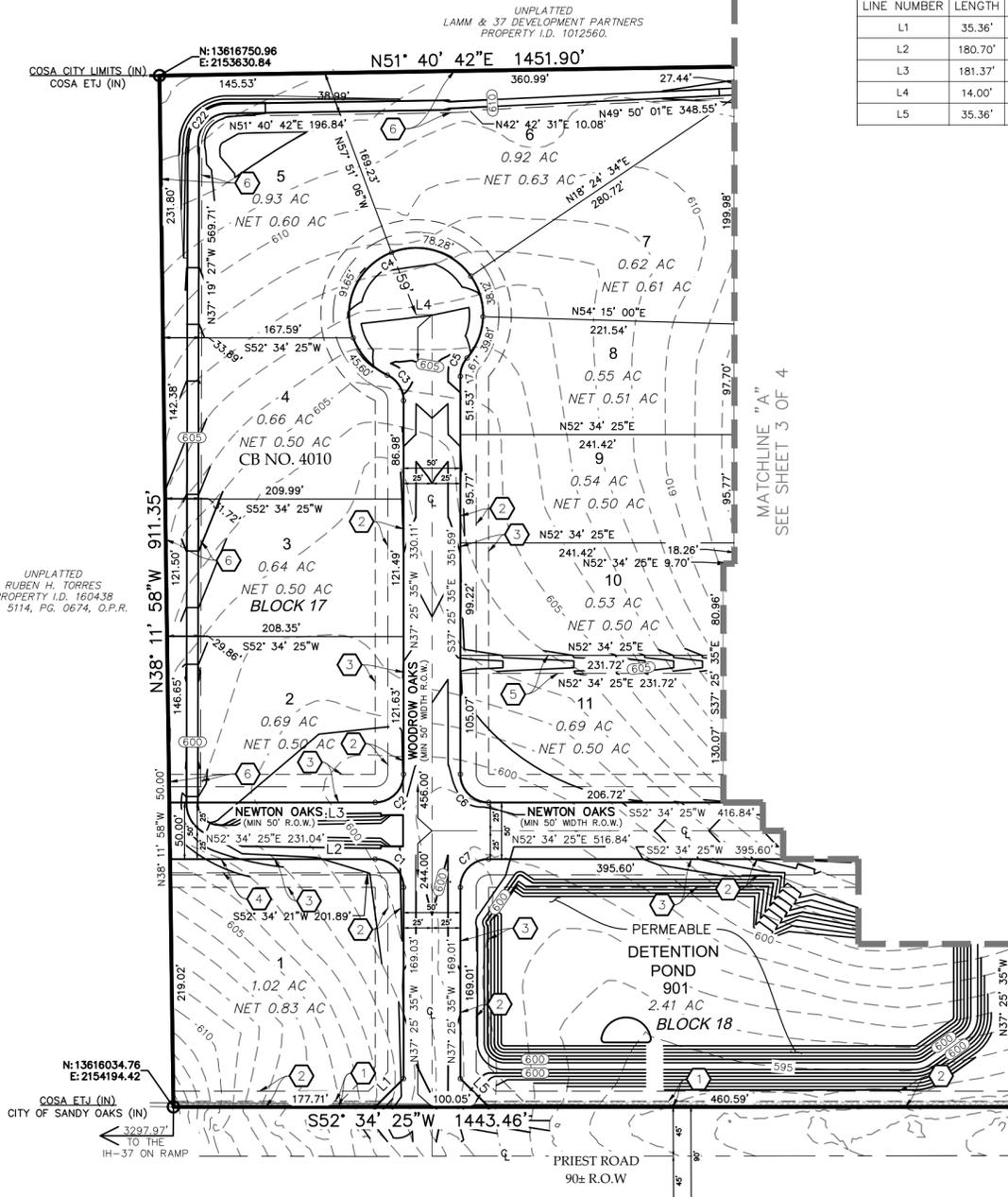
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.01'	089°58'34"	N82°25'52"W	35.36'	39.27'
C2	25.01'	089°58'50"	N07°34'40"E	35.36'	39.27'
C3	25.00'	064°37'25"	S69°44'16"E	26.73'	28.20'
C4	59.00'	284°59'26"	N40°28'45"E	71.84'	293.47'
C5	25.00'	040°22'03"	N17°14'33"W	17.25'	17.61'
C6	25.00'	090°00'00"	N82°25'35"W	35.36'	39.27'
C7	25.00'	090°00'04"	N07°34'23"E	35.36'	39.27'
C22	23.25'	055°04'29"	N24°08'27"E	21.50'	22.35'

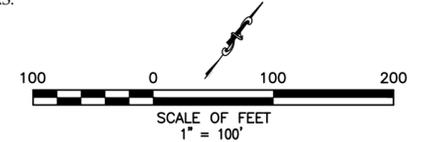
LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	35.36'	S07°38'36"W
L2	180.70'	S52°34'25"W
L3	181.37'	N52°34'25"E
L4	14.00'	S52°34'25"W
L5	35.36'	N82°28'12"W



PLAT No. 22-11800016

**SUBDIVISION PLAT
ESTABLISHING
THE OAKS AT PRIEST ROAD**

A TRACT OF LAND CONTAINING 30.66 ACRES CALLED 35.056, LYING IN THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, COUNTY BLOCK 4010, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 198.42 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2011, PAGE 454 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



830.281.4060 515 W OAKLAWN RD SUITE A | PLEASANTON, TX 78064

DATE: NOVEMBER 2023

STATE OF TEXAS
COUNTY OF UVALDE

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: CHAD FOSTER, JR.
DOS MAVERICKS, LLC
106 N. EAST STREET
UVALDE, TEXAS 78801
(830)-776-3605

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD FOSTER, JR. 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. 20____

NOTARY PUBLIC, STATE OF TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

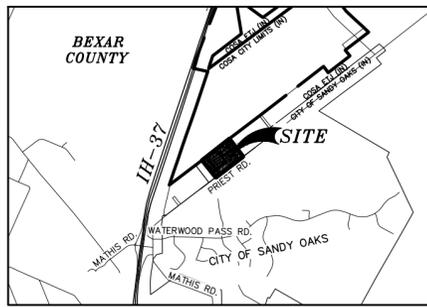
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

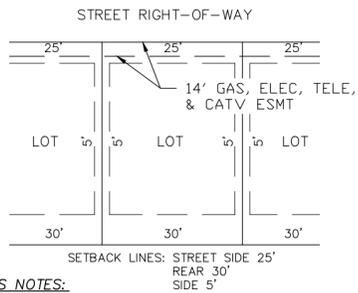
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





LOCATION MAP
NOT-TO-SCALE
TYPICAL LOT
WITH SETBACK LINES



SURVEYOR'S NOTES:

- 5/8" STEEL ROD MONUMENT WITH PLASTIC CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE.

IMPACT FEE NOTE:

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 DEDICATION NOTE:

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.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CPS/SAWS/COSA UTILITY NOTES:

- 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 AREA, 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.

STATE OF TEXAS
COUNTY OF ATASCOSA

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 ATASCOSA

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 RAKOWITZ ENGINEERING AND SURVEYING.

REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- AC ACRE(S)
- BC BEXAR COUNTY
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CATV CABLE TELEVISION
- CB COUNTY BLOCK
- COSA CITY OF SAN ANTONIO
- DOC DOCUMENT
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ELEC ELECTRIC
- ESMT EASEMENT
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

VAR WID VARIABLE WIDTH

VOL VOLUME

PG PAGE(S)

ROW RIGHT-OF-WAY

TELE TELEPHONE

○ = FOUND STEEL ROD MONUMENT

● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING AND SURVEYING

① PROPOSED ESMT

② EXISTING ESMT

③ LOT NUMBER, TOTAL LOT ACREAGE

0.66 AC (NET LOT ACREAGE)

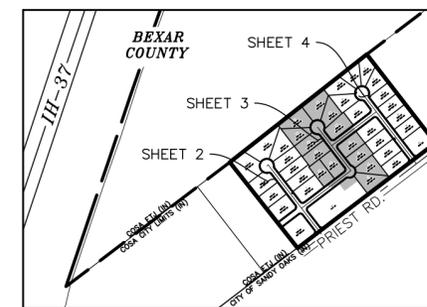
0.57 AC (NET LOT ACREAGE)

- C — = CENTERLINE
- - - 671 - - - = EXISTING 1' CONTOUR
- 671 — = PROPOSED 1' CONTOUR

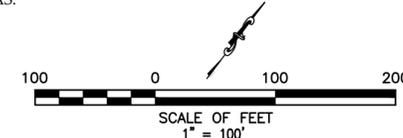
- ① 1' VEHICULAR NON-ACCESS EASEMENT (EXAGGERATED FOR CLARITY)
- ② 14' GAS, ELEC, TELE, & CATV ESMT
- ③ 25' BSL
- ④ 12' PRIVATE DRAINAGE ESMT (PERMEABLE)
- ⑤ 16' PRIVATE DRAINAGE ESMT (PERMEABLE)
- ⑥ VARIABLE WIDTH PRIVATE DRAINAGE ESMT (NON-PERMEABLE)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE THIS SHEET FOR LINE AND CURVE TABLES



CURVE TABLE					
C8	25.00'	048°51'38"	N77°00'14"E	20.68'	21.32'
C9	51.00'	171°29'51"	N15°41'07"E	101.72'	152.65'
C10	25.00'	032°38'13"	N53°44'41"W	14.05'	14.24'
C11	25.00'	090°00'00"	S07°34'25"W	35.36'	39.27'
C12	25.00'	053°28'13"	S64°09'42"E	22.49'	23.33'
C13	59.00'	286°56'27"	N52°34'25"E	70.24'	295.48'
C14	25.00'	053°28'04"	N10°41'24"W	22.49'	23.33'
C15	25.00'	090°00'00"	N82°25'35"W	35.36'	39.27'
C16	25.00'	090°00'00"	N07°34'25"E	35.36'	39.27'



830.281.4060 515 W OAKLAWN RD SUITE A | PLEASANTON, TX 78064

DATE: NOVEMBER 2023

STATE OF TEXAS
COUNTY OF UVALDE

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: CHAD FOSTER, JR.
DOS MAVERICKS, LLC
106 N. EAST STREET
UVALDE, TEXAS 78801
(830)-776-3605

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHAD FOSTER, JR. 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. 20____

NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION PLAT OF THE OAKS AT PRIEST ROAD 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

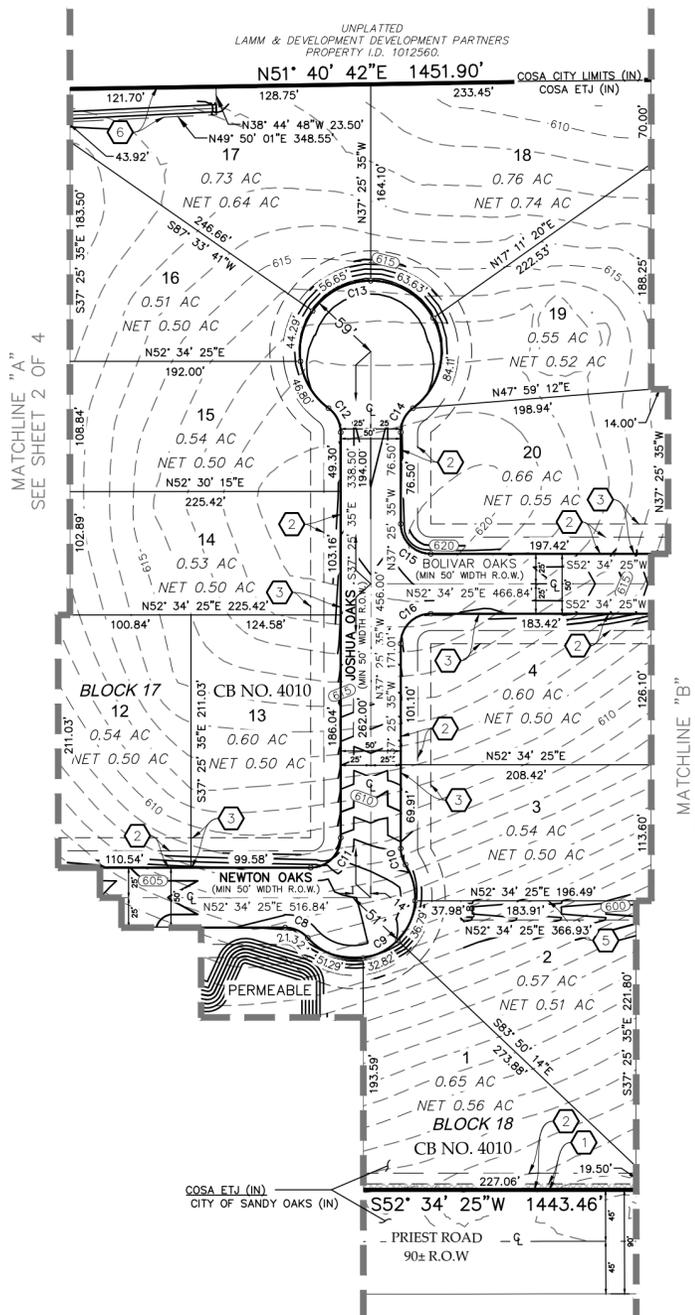
CERTIFICATE OF APPROVAL

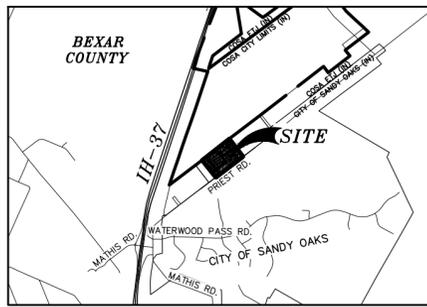
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DATED THIS _____ DAY OF _____, A.D. 20____

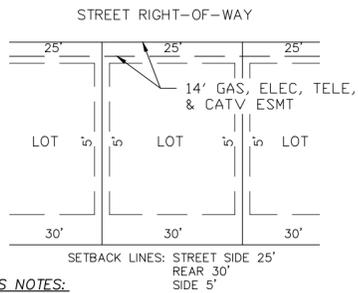
COUNTY JUDGE, BEXAR COUNTY, TEXAS

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LOCATION MAP
NOT-TO-SCALE
TYPICAL LOT
WITH SETBACK LINES



SURVEYOR'S NOTES:

- 5/8" STEEL ROD MONUMENT WITH PLASTIC CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
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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.

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STATE OF TEXAS
COUNTY OF ATASCOSA

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LICENSED PROFESSIONAL ENGINEER

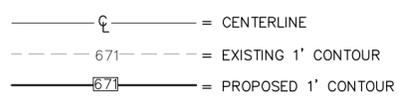
STATE OF TEXAS
COUNTY OF ATASCOSA

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REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- AC ACRE(S)
- BC BEXAR COUNTY
- BLK BLOCK
- BSL BUILDING SETBACK LINE
- CATV CABLE TELEVISION
- CB COUNTY BLOCK
- COSA CITY OF SAN ANTONIO
- DOC DOCUMENT
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ELEC ELECTRIC
- ESMT EASEMENT
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- VAR WID VARIABLE WIDTH
- VOL VOLUME
- PG PAGE(S)
- ROW RIGHT-OF-WAY
- TELE TELEPHONE
- = FOUND STEEL ROD MONUMENT
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING AND SURVEYING
- ① PROPOSED ESMT
- ② EXISTING ESMT
- ③ LOT NUMBER, TOTAL LOT ACREAGE
- ④ 0.66 AC (NET LOT ACREAGE)
- ⑤ 0.57 AC (NET LOT ACREAGE)



- ① 1' VEHICULAR NON-ACCESS EASEMENT (EXAGGERATED FOR CLARITY)
- ② 14' GAS, ELEC, TELE, & CATV ESMT
- ③ 25' BSL
- ④ 12' PRIVATE DRAINAGE ESMT (PERMEABLE)
- ⑤ 16' PRIVATE DRAINAGE ESMT (PERMEABLE)
- ⑥ VARIABLE WIDTH PRIVATE DRAINAGE ESMT (NON-PERMEABLE)

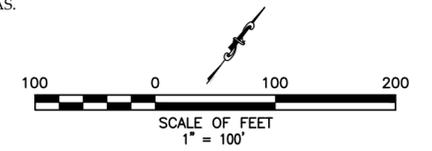
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE THIS SHEET FOR LINE AND CURVE TABLES

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L6	35.36'	S07° 38' 10"W
L7	35.36'	N82° 27' 56"W

CURVE TABLE					
C17	25.00'	090°00'00"	S82°25'35"E	35.36'	39.27'
C18	25.00'	090°00'00"	S07°34'25"W	35.36'	39.27'
C19	25.00'	053°28'13"	S64°09'42"E	22.49'	23.33'
C20	59.00'	286°56'27"	N52°34'25"E	70.24'	295.48'
C21	25.00'	037°03'38"	N02°29'11"W	15.89'	16.17'

PLAT No. 22-11800016
SUBDIVISION PLAT
ESTABLISHING
THE OAKS AT PRIEST ROAD

A TRACT OF LAND CONTAINING 30.66 ACRES CALLED 35.056, LYING IN THE FRANCISCO FARIAS SURVEY NO. 15, ABSTRACT NO. 2, COUNTY BLOCK 4010, BEXAR COUNTY, TEXAS, SAID TRACT OF LAND BEING A PORTION OF A 198.42 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2011, PAGE 454 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



830.281.4060 515 W OAKLAWN RD SUITE A | PLEASANTON, TX 78064

DATE: NOVEMBER 2023

STATE OF TEXAS
COUNTY OF UVALDE

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OWNER/DEVELOPER: CHAD FOSTER, JR.
DOS MAVERICKS, LLC
106 N. EAST STREET
UVALDE, TEXAS 78801
(830)-776-3605

STATE OF TEXAS
COUNTY OF _____

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NOTARY PUBLIC, STATE OF TEXAS

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

