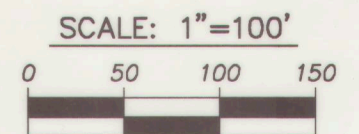
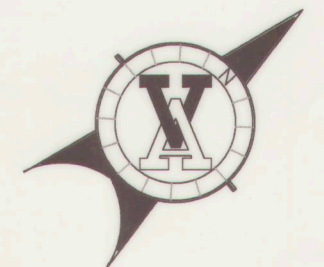


PLAT NO. 22-11800350

REPLAT ESTABLISHING
VISTA AT SILVER OAKS

BEING A TOTAL OF 5.277-ACRES, BEING COMPRISED OF LOTS 3, 12, E. 60' OF 4, 5, 6 & 7, BLOCK 3, N.C.B. 11719, LOCKHILL ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9570, PAGE 102, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, (DPR) LOTS 29 & 30, BLOCK 3, N.C.B. 11719, LOCKHILL ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9722, PAGE 98, DPR, LOTS 4, 5, 6 & 7, BLOCK 3, N.C.B. 11719, LOCKHILL ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9570, PAGE 102, DPR, AND LOT 28, BLOCK 3, N.C.B. 11719, OAKDELL LOCKHILL ESTATES SUBDIVISION, UNIT-1 - AMENDING, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9564, PAGE 110, DPR; IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271
Firm Registration No.: F-159
TBPELS Firm Registration No.: 10004100

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
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
VISTA AT SILVER OAKS, LP
RANDY WEISBURD
161 NW 6TH ST, STE 1020
MIAMI, FL 33136
Randy Weisburd
RANDY WEISBURD

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Randy Weisburd* 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 9th DAY OF January, A.D. 2023
Sanjay
MARLENE CASAR SANCHEZ
Notary Public - State of Florida
Commission # GG 921883
My Comm. Expires Oct 19, 2023
BONDED THROUGH NATIONAL NOTARY ASSN.
NOTARY PUBLIC COUNTY OF MIAMI-DADE, FLORIDA

VISTA AT SILVER OAKS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.
DATED THIS _____ DAY OF _____, A.D. _____
BY: _____ DIRECTOR OF DEVELOPMENT SERVICES
STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF VISTA AT SILVER OAKS 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

CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WATERWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR 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 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 OF 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 EASEMENT 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 OVERHANDS 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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C02450, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 13, BLOCK 2, NCB 11718, AND LOT 39, BLOCK 3, NCB 11719, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CONTROL POINTS		
POINT #	X	Y
500	2,119,070.36	13,745,150.55
501	2,119,751.12	13,745,351.04
INVERSE		
POINT #	BEARING	DISTANCE
500-501	N73°35'21"E	709.68'

TCI DETENTION & MAINTENANCE:

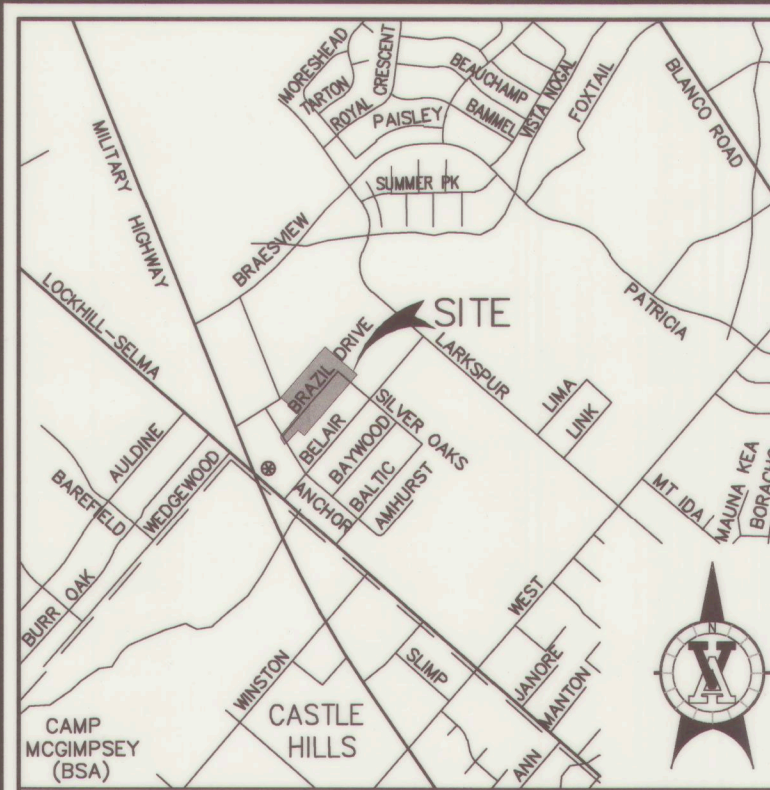
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) 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 OWNER'S ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:

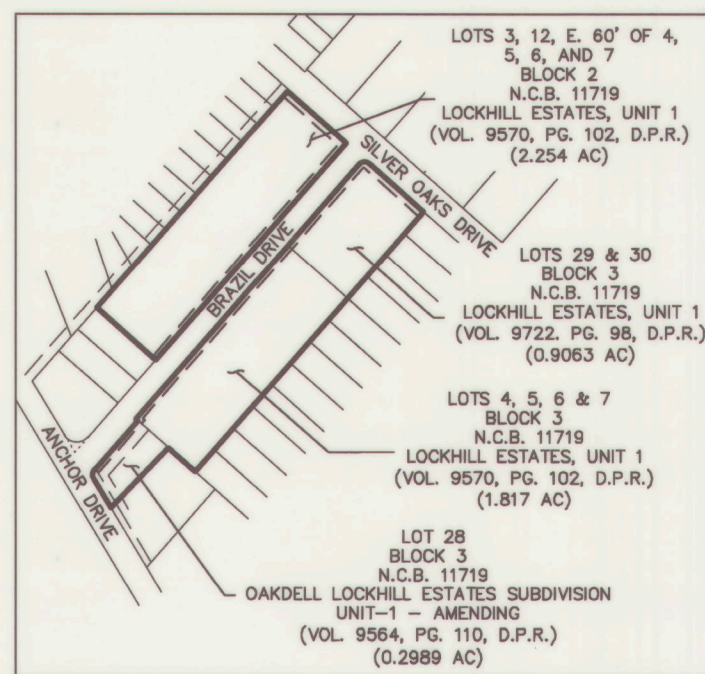
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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 GRANTOR'S ADJACENT PROPERTY OR REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGEND

- SET 1/2" IRON ROD FOUND (UNLESS NOTED)
- MONUMENTED (AS NOTED)
- I.R. IRON ROD
- 568 EXISTING CONTOURS
- 920 PROPOSED CONTOURS
- VOL. VOLUME
- PG. PAGE
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- G.E.T.CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- C.P.S.B. CITY PUBLIC SERVICE BOARD
- N.C.B. NEW CITY BLOCK
- ESM'T EASEMENT
- MIN FFE MINIMUM FINISHED FLOOR ELEVATION
- B.S.L. BUILDING SETBACK LINE
- ROAD CENTERLINE



LOCATION MAP NOT TO SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

2.254 ACRES BEING REPLATTED WAS PREVIOUSLY DESCRIBED AS LOTS 3, 12, E. 60' OF 4, 5, 6 & 7, BLOCK 3, N.C.B. 11719, LOCKHILL ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9570, PAGE 102, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

0.9063 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY DESCRIBED AS LOTS 29 & 30, BLOCK 3, N.C.B. 11719, LOCKHILL ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9722, PAGE 98, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

1.817 ACRES BEING REPLATTED WAS PREVIOUSLY DESCRIBED AS LOTS 4, 5, 6 & 7, BLOCK 3, N.C.B. 11719, LOCKHILL ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9570, PAGE 102, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

0.2989 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY DESCRIBED AS LOT 28, BLOCK 3, N.C.B. 11719, OAKDELL LOCKHILL ESTATES SUBDIVISION, UNIT-1 - AMENDING, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9564, PAGE 110, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF LOCKHILL ESTATES, UNIT 1, PLAT NO. 1740419 WHICH IS RECORDED IN VOLUME 9300, PAGE 160, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ 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.

Randy Weisburd
OWNER/DEVELOPER: VISTA AT SILVER OAKS, LP
RANDY WEISBURD
161 NW 6TH ST, STE 1020
MIAMI, FL 33136

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
SWORN AND SUBSCRIBED BEFORE ME THIS 9th DAY OF January, A.D. 2023

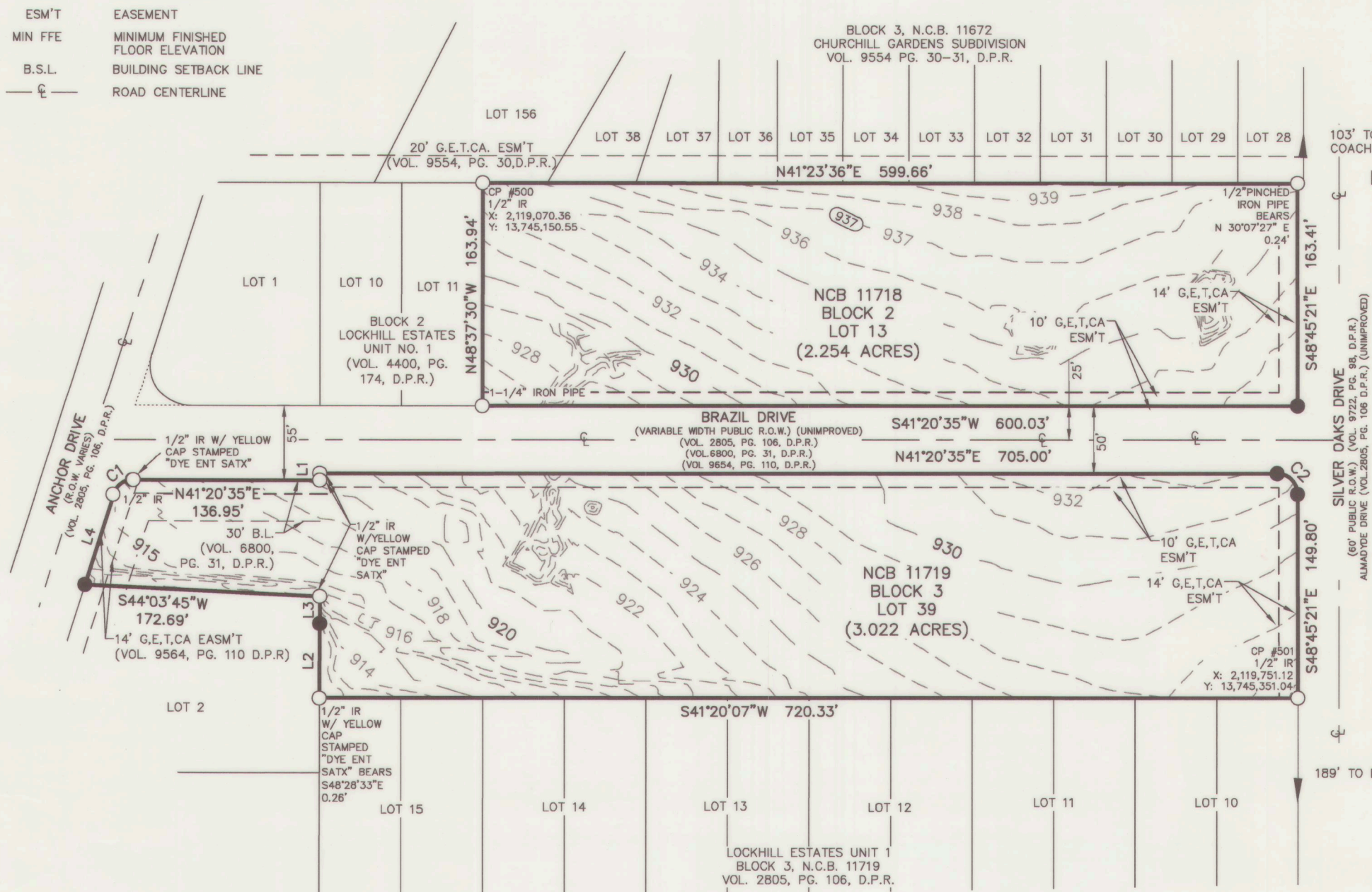
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10/19/23
Marlene Casar Sanchez
MARLENE CASAR SANCHEZ
Notary Public - State of Florida
Commission # GG 921883
My Comm. Expires Oct 19, 2023
BONDED THROUGH NATIONAL NOTARY ASSN.

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: VICKREY & ASSOCIATES, LLC

VICKREY & ASSOCIATES, LLC
BY: RICHARD L. NEUBAUER III, R.P.L.S.
TEXAS REGISTRATION NO. 6897
Richard Neubauer III
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

VICKREY & ASSOCIATES, LLC
BY: DAVID R. BABINEAUX, P.E.
David Babineaux
LICENSED PROFESSIONAL ENGINEER



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	18.93'	15.00'	72°18'11"	10.96'	S51°13'0"W	17.70'
C2	23.54'	15.00'	89°54'04"	14.97'	S86°17'37"W	21.19'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°43'16"W	5.00'
L2	S48°33'15"E	54.73'
L3	S48°40'10"E	19.95'
L4	N30°57'36"W	69.87'

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED VICKREY UNLESS NOTED OTHERWISE
- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTERRA REAL TIME NETWORK. COORDINATES ARE DISPLAYED IN GRID VALUES.
- DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00017.
- ELEVATION DATA SHOWN HEREON IS TAKEN FROM A FIELD SURVEY COMPLETED ON OCTOBER 18, 2022.

