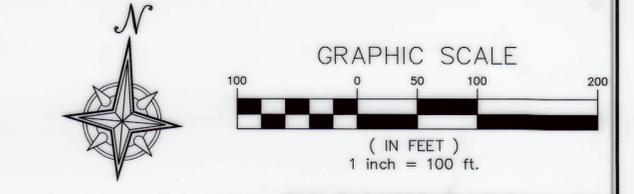


PLAT NO. 20-11800529
SUBDIVISION PLAT ESTABLISHING
WESTON OAKS UNIT 8

BEING A 31.551 AC ACRE TRACT OF LAND OUT OF A 341.97 ACRE TRACT OF LAND, INCLUSIVE OF A 0.426 ACRE RIGHT OF WAY DEDICATION, LYING IN THE ANTONIO MONTALVO SURVEY NO. 200 1/9, ABSTRACT NO. 539, COUNTY BLOCK 4358, AS DESCRIBED IN THREE TRACTS IN A DEED RECORDED IN VOLUME 12772, PAGES 251-258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, (O.P.R.).



CEC
CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 10/2021

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, FORELAYS ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: **BRANDY CZAR**
DAR-BRAN DEVELOPMENT LLC
307 HUNTINGTON PLACE
SHAVANO PARK, TEXAS 78231
(210) 662-0066

DULY AUTHORIZED AGENT:
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRANDY CZAR** 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 & SEAL OF OFFICE
THIS 25th DAY OF October, 2021

THIS PLAT **WESTON OAKS UNIT 8** 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 THAT 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

LEGEND

- | | |
|--|------------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. VEHICULAR NON-ACCESS EASEMENT | V.A.E. |
| 3. GAS, ELECTRIC, TELEPHONE & TELEVISION EASEMENT | G.E.T.T.V.E. |
| 4. GAS, ELECTRIC, TELEPHONE, WATER, DRAINAGE ESM'T | G.E.T.T.V.W.D.E. |
| 5. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS | O.P.R. |
| 6. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS | D.P.R. |
| 7. COUNTY BLOCK | C.B. |
| 8. VARIABLE SOURCE IS THE WEST LINE OF BLOCK 30, WESTON OAKS SUBDIVISION UNIT 2 RECORDED IN VOLUME 9721, PAGE 63-67, BEING THE FOUND MONUMENTS SHOWN, AND CALLED 50221'31"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE. | VAR. |
| 9. VOLUME | VOL. |
| 10. PAGE | PG. |
| 11. EASEMENT | ESM'T |
| 12. PRIVATE | PRVT |
| 13. RIGHT OF WAY | R.O.W. |
| 14. ACRES | AC. |
| 15. LINEAR FEET | L.F. |
| 16. STREET CENTERLINE | C.L. |
| 17. EXISTING CONTOUR | 890 |
| 18. PROPOSED FINISHED CONTOUR | 990 |
| 19. EFFECTIVE FLOODPLAIN | |
| 20. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | |
| 21. 1/2" IRON ROD FOUND W/ CEC CAP | |
| 22. 1/2" IRON ROD SET W/ CEC CAP | |
23. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 (2001), TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00°00'00".
24. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
25. BEARING REFERENCE SOURCE IS THE WEST LINE OF BLOCK 30, WESTON OAKS SUBDIVISION UNIT 2 RECORDED IN VOLUME 9721, PAGE 63-67, BEING THE FOUND MONUMENTS SHOWN, AND CALLED 50221'31"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
26. THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON JUNE 2020.

PLAT REFERENCE	
①	WESTON OAKS SUBDIVISION UNIT 3R (VOLUME 20002, PAGES 926-930, D.P.R.)
②	WESTON OAKS SUBDIVISION UNIT 13 (VOLUME 9653, PAGES 214-215, D.P.R.)

RESIDENTIAL FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
FINISH FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION, CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN:
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.

BUILDING 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.

RESIDENTIAL FIRE FLOW:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT NOTE:
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 TO/ 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 OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OPEN SPACE NOTE:
LOT 901, BLOCK 17 AND LOT 905 BLK 18 C.B. 4359 IS DESIGNATED AS AN LANDSCAPE BUFFER; LOT 901, BLOCK 15 C.B. 4359 IS DESIGNATED AS AN UTILITY ESM'T; LOTS 904, BLK 18 C.B. 4359, IS DESIGNATED AS A GREENBELT AND PUBLIC DRAINAGE EASEMENT

SAWS NOTES:

- 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.
- 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.
- 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 SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 895 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- THE DEVELOPER 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. QUITER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 1284339) 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 HERE UNDER 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 ARBORISTS OFFICE PER 35477(h).

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 15; LOT 901, BLOCK 17; LOTS 904, 905, BLK 18; C.B. 4359, 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.

CLEAR VISION:
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.

