

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN 0.0547 AC. OFF-LOT VARIABLE WIDTH INGRESS/EGRESS AND FIRE EASEMENT OF THE PINE AT HAYS (ID2) RECORDED IN VOLUME 9726, PAGE 16, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

- 5' G.E.T.V. EASEMENT
- 18' IRREVOCABLE INGRESS/EGRESS, FIRE, PRIVATE WATER, PRIVATE SEWER, PRIVATE DRAINAGE AND G.E.T.V. EASEMENT
- VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS, FIRE, PRIVATE WATER, PRIVATE SEWER, PRIVATE DRAINAGE AND G.E.T.V. EASEMENT
- 20' IRREVOCABLE INGRESS/EGRESS, FIRE, PRIVATE SEWER, PRIVATE DRAINAGE AND G.E.T.V. EASEMENT
- 6.42' LOT 902 NON-PERMEABLE AREA, IRREVOCABLE INGRESS/EGRESS, PRIVATE DRAINAGE & PRIVATE WATER EASEMENT
- 6.83' LOT 902 NON-PERMEABLE AREA, IRREVOCABLE INGRESS/EGRESS, PRIVATE DRAINAGE & PRIVATE WATER EASEMENT
- 10' G.E.T.V. EASEMENT
- 15' LOT 902 PERMEABLE AREA OPEN SPACE, PRIVATE WATER, PRIVATE SEWER & PRIVATE DRAINAGE EASEMENT (0.048 ACRES)
- 5' PRIVATE SEWER EASEMENT
- 7' E.G.T.C. EASEMENT (VOL. 9726, PG. 16, D.P.R.)
- 20' IRREVOCABLE INGRESS/EGRESS, FIRE, PRIVATE SEWER AND E.G.T.C. EASEMENT (VOL. 9726, PG. 16, D.P.R.)
- PRIVATE 3' WATER EASEMENT (VOL. 9726, PG. 16, D.P.R.)
- VARIABLE WIDTH INGRESS/EGRESS AND FIRE EASEMENT OFF-LOT (VOL. 9726, PG. 16, D.P.R.)

STATE OF TEXAS
COUNTY OF BEAR:

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 BEAR:

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:

ALFREDO T. GUERRA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE NOTES:

- 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 BEAR 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.
- 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:

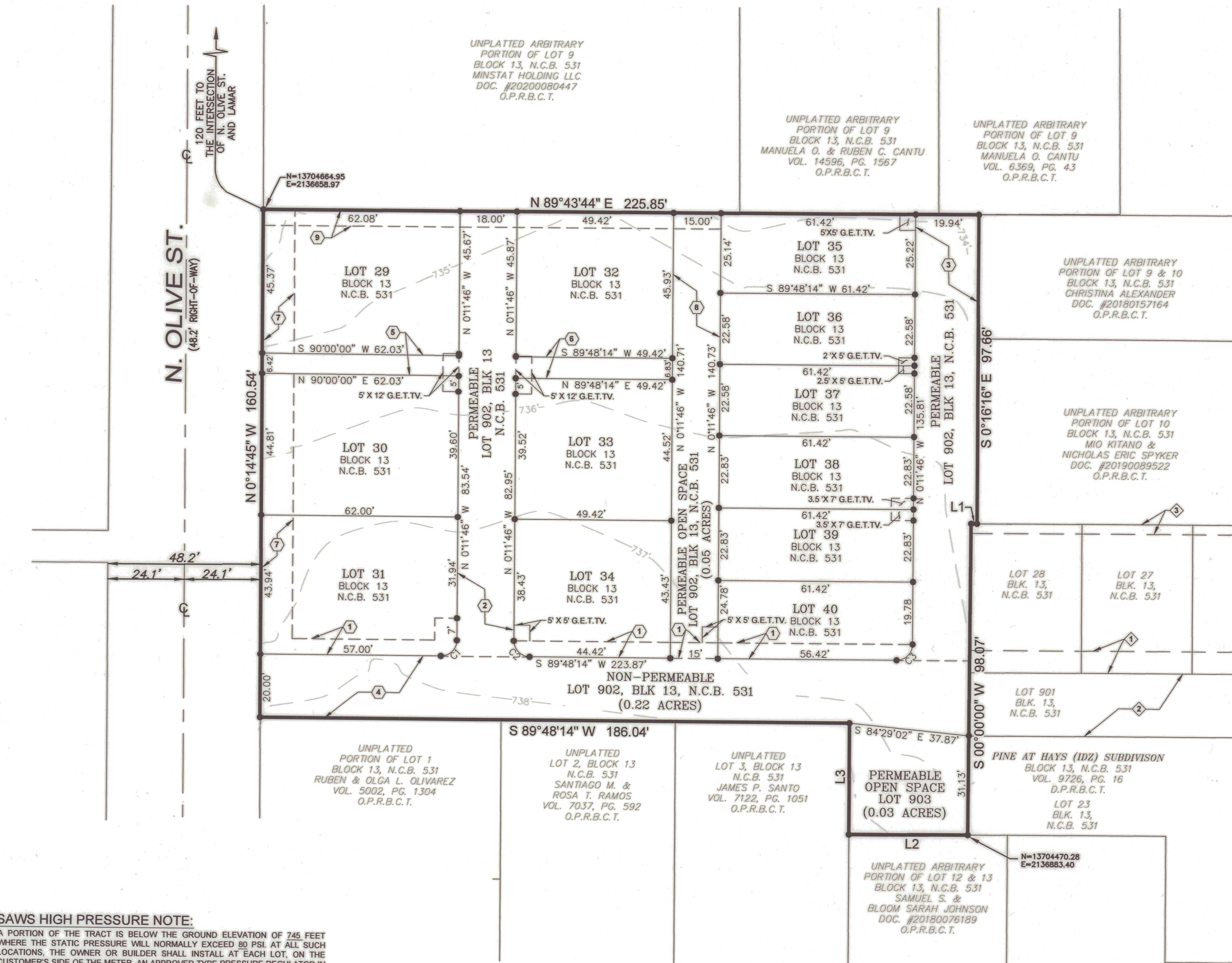
THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 29 THROUGH 40, 902, AND 903, BLOCK 13, N.C.B. 531, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

GENERAL NOTES:

- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSSES ACCESS IN ACCORDANCE WITH UDC 35-506(F)(3)

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 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, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS 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 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 EASEMENT.



SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 (AP #21-39800596) 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).

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0415G, EFFECTIVE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

LINE	BEARING	DISTANCE
L1	S 89°41'12" W	1.88'
L2	S 89°38'33" W	37.48'
L3	N 0°21'27" W	35.00'

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	5.00'	90°00'00"	N 44°48'14" E	7.07'	7.85'
C2	5.00'	90°00'00"	S 45°11'46" E	7.07'	7.85'
C3	5.00'	90°00'00"	N 44°48'14" E	7.07'	7.85'

FOUND IRON ROD
SET IRON ROD W/ HOWLAND CAP
EXISTING CONTOUR LINE
CENTER LINE

G.E.T.V. = GAS, ELEC., TEL., TV
E.G.T.C. = ELEC., GAS, TELE & CABLE TV
ELEC. = ELECTRIC
TEL. = TELEPHONE
TV = TELEVISION
ESMT = EASEMENT
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEAR COUNTY OF TEXAS
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEAR 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
U.E. = UTILITY EASEMENT

SURVEYOR'S NOTES:

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

FIRE ACCESS NOTES:

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 THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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:

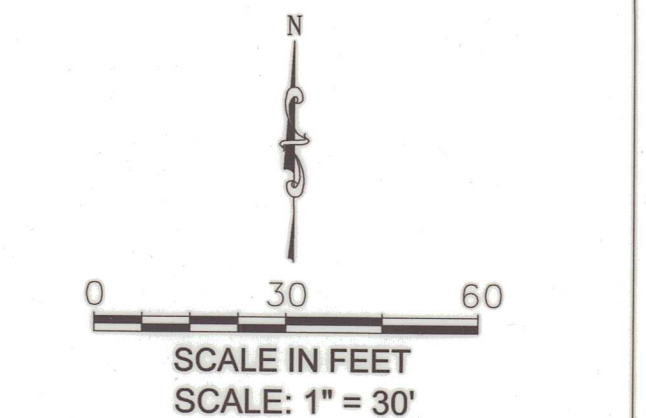
- THE DEVELOPER DEDICATES THE WATER AND SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- LOT 902, BLOCK 13, N.C.B. 531 IS A PRIVATE STREET AND IS DESIGNED AS AN UNDERGROUND PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT.

PLAT NUMBER: 21-11800118

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

NORTH OLIVE (ID2)

BEING A TOTAL OF 0.81 ACRES OF LAND, ESTABLISHING LOTS 29-40 AND LOTS 901-905, BLOCK 13, NEW CITY BLOCK 531, SAID 0.81 ACRES BEING ALL OR PORTION OF LOTS 4, 4 1/2, 10 AND 12, BLOCK 13, N.C.B. 531, ACCORDING TO DEED THEREOF RECORDED IN VOLUME 17609, PAGE 473 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20



ISRO ENGINEERING SERVICES, P.L.L.C.
TBPE REGISTRATION NO.: F-14466
8018 KITTY HAWK, UNIT 1
CONVERSE, TEXAS 78109
PHONE (210) 793-8136
MOBILE (956) 236-5615
WWW.ISROGROUP-US.COM

GUERRA ENGINEERING & SURVEYING CO.
TBPE FIRM REGISTRATION NO. F-3484
TBPLS FIRM REGISTRATION NO. 100173-00
Laredo, TX 78041 P. 956.718.2600
Email: fred_ges@sbglobal.net

DATE OF PREPARATION: MARCH 01, 2022

STATE OF TEXAS
COUNTY OF BEAR:

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: K/T HOLDINGS, LLC
ATTN: CHARLES H. TURNER, CEO
905 NORTH PINE ST.
SAN ANTONIO, TEXAS 78202

STATE OF TEXAS
COUNTY OF BEAR:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES H. TURNER, 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 8 DAY OF MARCH, 2022.

Rodolfo de Leon Saucedo
My Commission Expires 9/29/2025
Notary Public
13335622
BEAR COUNTY, TEXAS

THIS PLAT OF THE NORTH OLIVE (ID2) 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. 2022.

BY: CHAIRMAN
BY: SECRETARY