



**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 PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**CPS/SAWS/COSA UTILITY:**  
1. 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 AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
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.  
4. 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.  
5. 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.

**LEGEND**

|       |   |     |  |
|-------|---|-----|--|
| AC    | ACRE(S)   | VOL | VOLUME   |
| CB    | COUNTY BLOCK  | PG  | PAGE(S)  |
| DOC   | DOCUMENT NUMBER   | ROW | RIGHT-OF-WAY   |
| DPR   | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) | -   | REPETITIVE BEARING AND/OR DISTANCE   |
| FFE   | FINISHED FLOOR ELEVATION  | ●   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)   |
| NCB   | NEW CITY BLOCK  | ○   | SET 1/2" IRON ROD (PD)   |
| OPR   | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS                             | ○   | SET 1/2" IRON ROD (PD)-ROW   |
| -1140 | EXISTING CONTOURS   |     |  |
| -1140 | PROPOSED CONTOURS   |     |  |
| —     | CENTERLINE  |     |  |
| - - - | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN                              |     |  |
| - - - | 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS      |     |  |
| ③     | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑤   | 25' PERMANENT SANITARY SEWER EASEMENT (DOC NO. 20180183310, OPR)                               |
| ④     | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | ⑥   | 10' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 20002, PGS 709-711, DPR)                |
| ⑪     | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | ⑦   | VARIABLE WIDTH DRAINAGE AND SEWER EASEMENT (0.075 ACRE OFF-LOT) (VOL. 20002, PGS 709-711, DPR) |
| ⑫     | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT 0.437 ACRES)                    | ⑧   | 50' GAS EASEMENT (VOL. 3317, PGS. 156-160, OPR)  |
| ①     | 10' GAS, ELECTRIC, TELEPHONE & CABLE TV (VOL. 20001, PG. 1532, DPR)                         | ⑨   | 28' GAS, ELECTRIC, TELEPHONE & CABLE TV ESMT (VOL. 20001, PGS. 969, DPR)                       |
| ②     | 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001 PG. 1532, DPR)                | ⑩   | 42' PRIVATE DRAINAGE ESMT. (VOL. 20001, PGS. 969, DPR)   |
| ③     | 16' SANITARY SEWER EASEMENT (0.109 ACRE OFF-LOT) (VOL. 20002, PGS 709-711, DPR)             | ⑪   | 35' PRIVATE DRAINAGE ESMT. (VOL. 20001, PGS. 1532, DPR)  |
| ④     | 16' PERMANENT SANITARY SEWER EASEMENT (DOC NO. 20180089936, OPR)                            | ⑫   | VARIABLE WIDTH DRAINAGE ESMT. (DOC. NO. 20210180317, OPR)                                      |
|       |   | ⑬   | 5' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 20002, PGS 709-711, DPR)                 |

STATE OF TEXAS  
COUNTY OF BEXAR

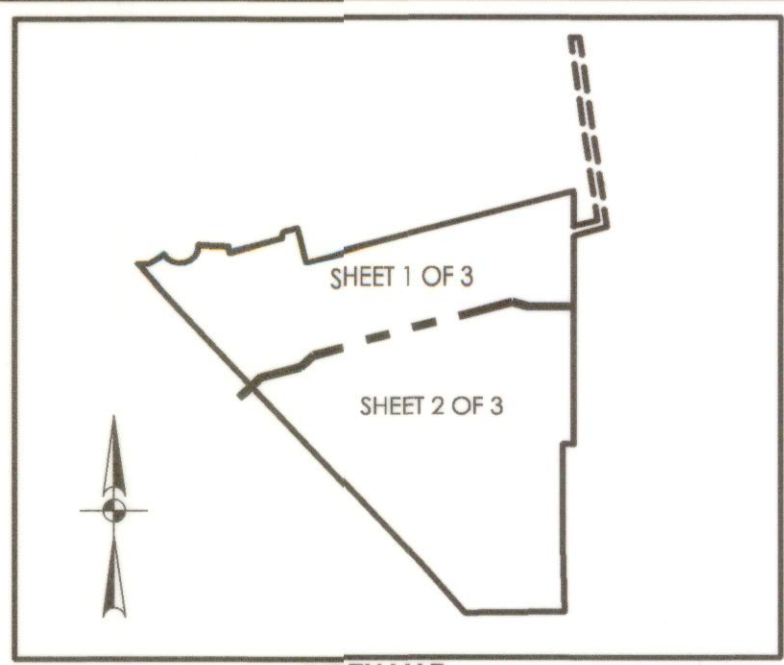
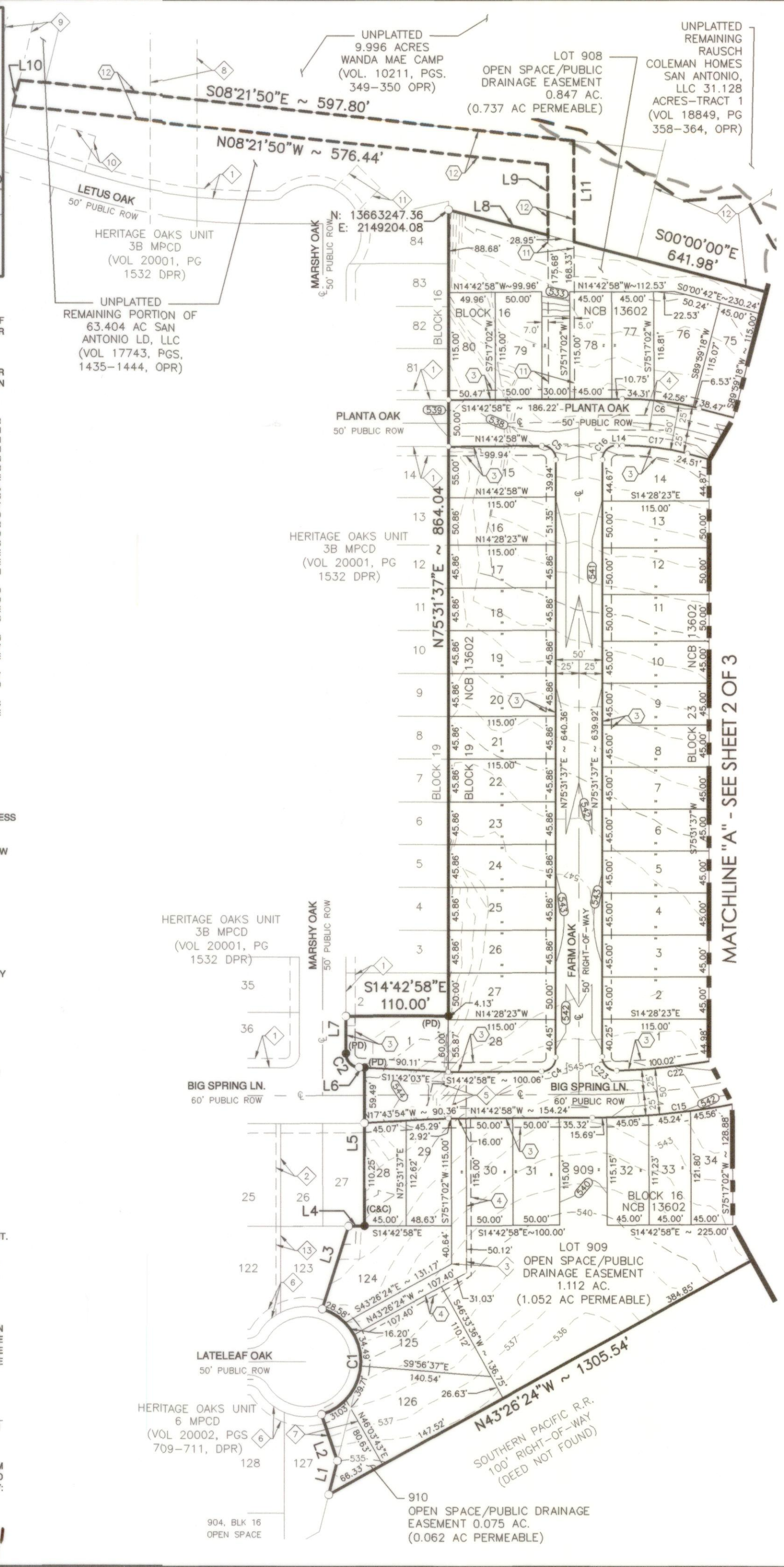
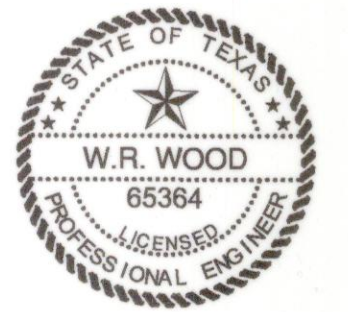
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Rick Wool*  
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 ENGINEERS AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

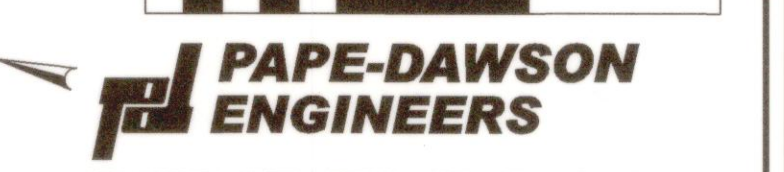
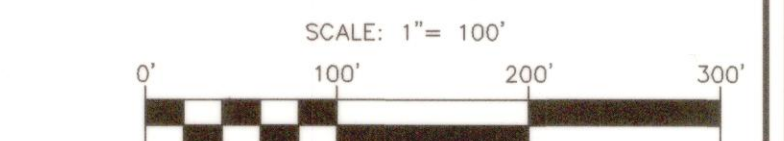
*G.E. Buchanan* 10/05/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR



INDEX MAP  
SCALE: 1"=500'

**PLAT NO. 21-11800014**  
SUBDIVISION PLAT  
OF  
**HERITAGE OAKS SOUTH TRACT**

BEING A TOTAL OF 23.982 ACRE TRACT OF LAND, ESTABLISHING LOTS 28-80, 124-126, 906, 907, 908, 909, & 910, BLOCK 16, AND LOTS 1, 15-28, BLOCK 19, LOTS 1-27, BLOCK 23, LOTS 1-11, BLOCK 24, OUT OF A PORTION OF A 63.404 ACRE TRACT OF LAND RECORDED IN VOLUME 17743, PAGES 1435-1444 AND OUT OF A PORTION OF A 31.128 ACRE TRACT OF LAND RECORDED IN VOLUME 18849, PAGE 358, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES W. TINSLEY SURVEY NUMBER 98, ABSTRACT 738, COUNTY BLOCK 5161, NOW ALL IN NEW CITY BLOCK 10916, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10228800  
DATE OF PREPARATION: October 05, 2021

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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: STEPHEN LIEUX  
SAN ANTONIO LD, LLC  
RAUSCH COLEMAN HOMES SAN ANTONIO, LLC  
4058 N. COLLEGE AVE, STE 300, BOX 9  
FAYETTEVILLE, ARKANSAS, 72703  
(479) 455-9090

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN LIEUX, 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 7 DAY OF October, A.D. 2021.

*Tasha Willis*  
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF HERITAGE OAKS SOUTH TRACT 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\_\_\_\_

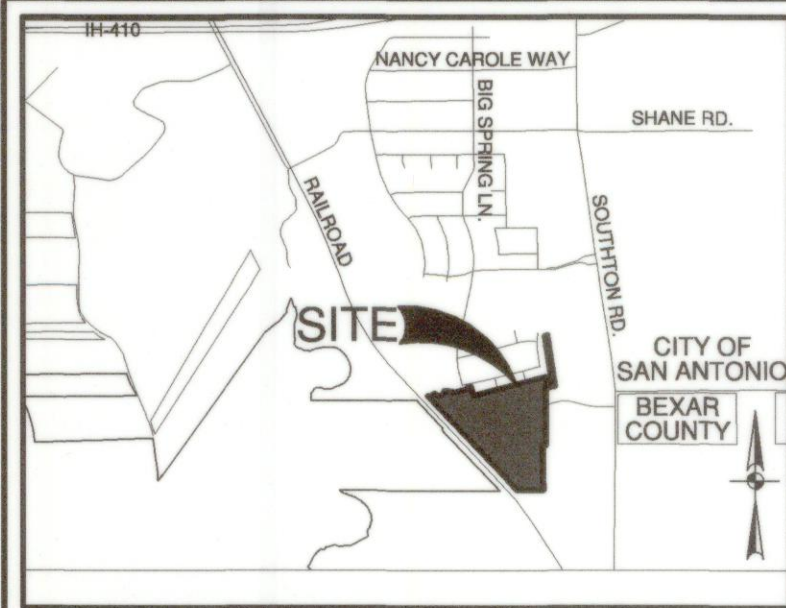
BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

TASHA WILLIS  
Benton County  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires October 18, 2027  
Commission No. 12710309

CURVE AND LINE DATA TABLES,  
ENGINEER, SURVEYOR, AND EXTRA  
NOTES LOCATED ON SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

HERITAGE OAKS SOUTH TRACT  
Civil Job No. 11100-84; Survey Job No. 9215-17



LOCATION MAP  
NOT-TO-SCALE

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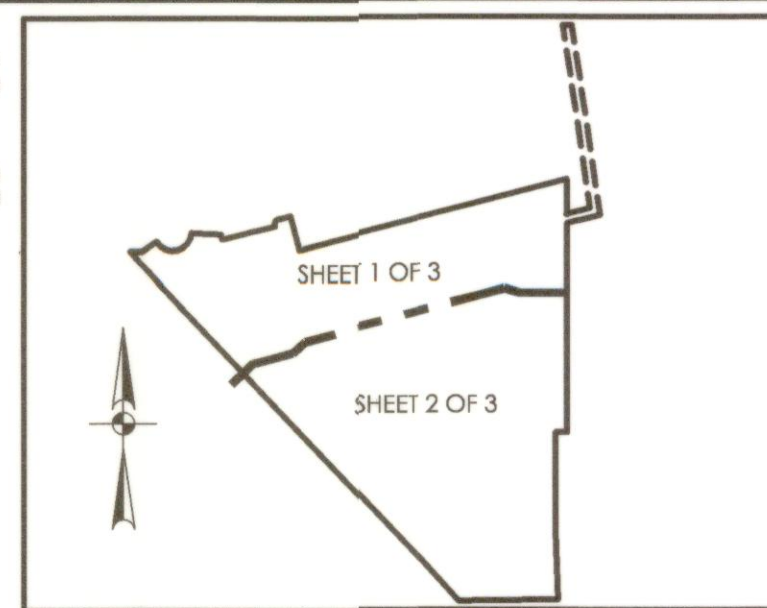
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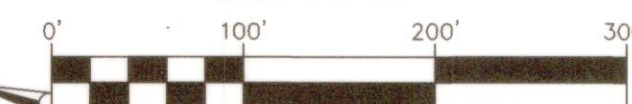
INDEX MAP  
SCALE: 1"=600'

**PLAT NO. 21-11800014**

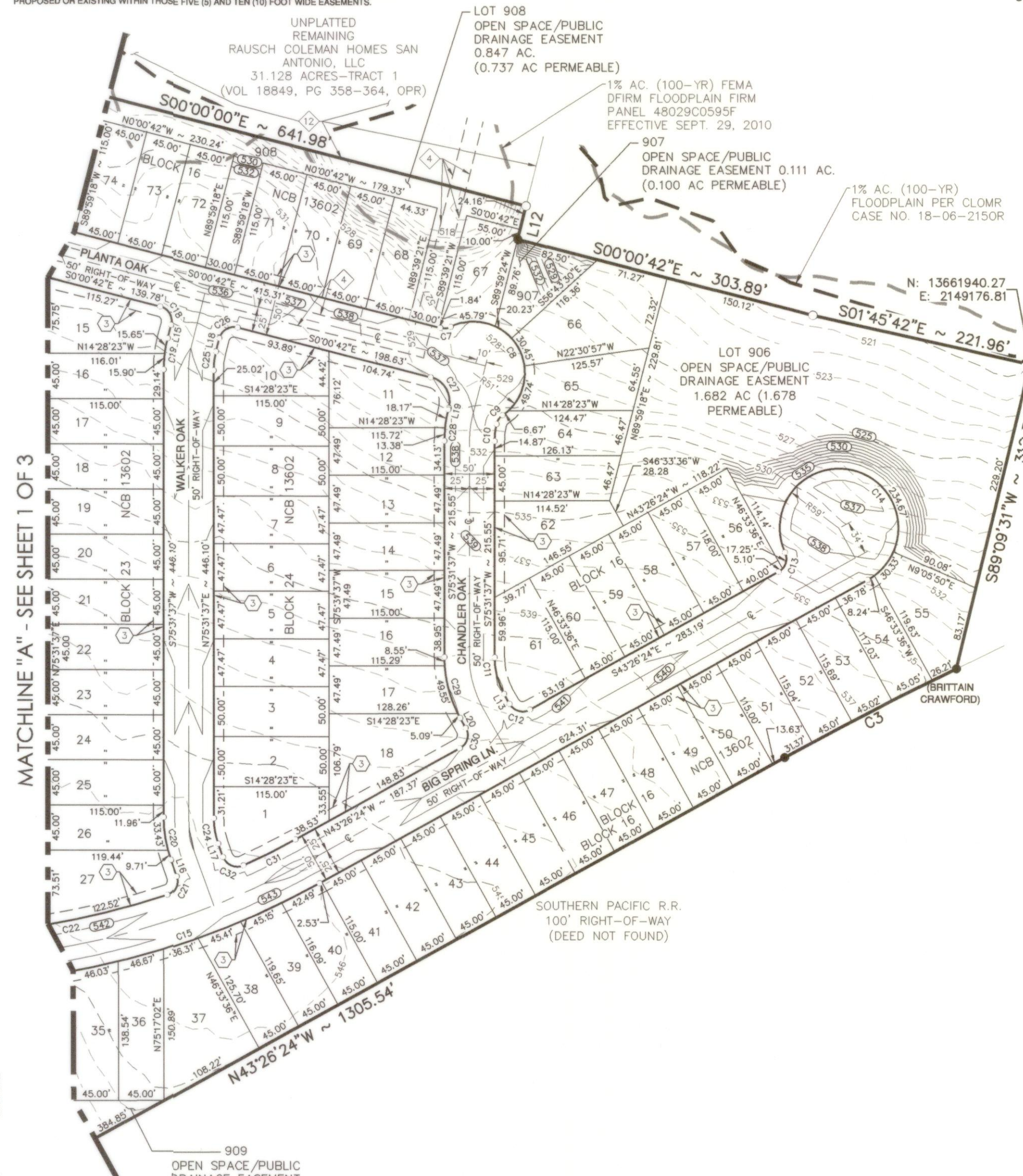
**SUBDIVISION PLAT  
OF  
HERITAGE OAKS SOUTH  
TRACT**

BEING A TOTAL OF 23.982 ACRE TRACT OF LAND, ESTABLISHING LOTS 28-90, 124-126, 906, 907, 908, 909, & 910, BLOCK 16, AND LOTS 1, 15-28, BLOCK 19, LOTS 1-27, BLOCK 23, LOTS 1-11, BLOCK 24, OUT OF A PORTION OF A 63.404 ACRE TRACT OF LAND RECORDED IN VOLUME 17743, PAGES 1435-1444 AND OUT OF A PORTION OF A 31.128 ACRE TRACT OF LAND RECORDED IN VOLUME 18849, PAGE 358, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES V. TINSLEY SURVEY NUMBER 98, ABSTRACT 738, COUNTY BLOCK 5161, NOW ALL IN NEW CITY BLOCK 10916, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SCALE: 1"= 100'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: October 05, 2021



ROBERTO & SANDRA S  
MONTELONGO  
21.34 ACRES  
(UNPLATTED)  
(VOL 11832, PG 398, OPR)

TASHA WILLIS  
Benton County  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires October 18, 2027  
Commission No. 12710309

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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OWNER/DEVELOPER: STEPHEN LIEUX  
SAN ANTONIO LD, LLC  
RAUSCH COLEMAN HOMES SAN ANTONIO, LLC  
4058 N. COLLEGE AVE, STE 300, BOX 9  
FAYETTEVILLE, ARKANSAS, 72703  
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*Tasha Willis*  
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

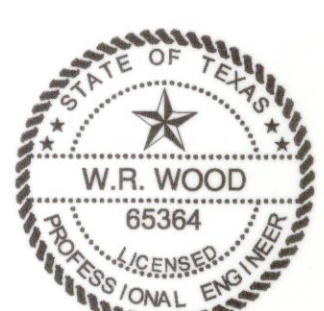
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*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

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*G.E. Buchanan* 10/05/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE AND LINE DATA TABLES,  
ENGINEER, SURVEYOR, AND EXTRA  
NOTES LOCATED ON SHEET 3 OF 3  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

HERITAGE OAKS SOUTH TRACT Civil Job No. 11100-84; Survey Job No. 9215-17



LOCATION MAP  
NOT-TO-SCALE

**CLOMRS WITH FEMA APPROVAL:**

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON DECEMBER 10, 2018 (CASE NO. 18-06-2150R). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**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 OR 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.

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

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*Paul Wood*  
LICENSED PROFESSIONAL ENGINEER

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*J. Buchanan* 10/05/2021  
REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS/SAWS/COSA UTILITY:**

- 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 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 BUILDING, STRUCTURE, 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.

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

**SAWS DEDICATION:**

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 HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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 # 2356045) 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 ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**RESIDENTIAL FINISHED FLOOR**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY**

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**RESIDENTIAL FIRE FLOW:**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

**OPEN SPACE:**

LOT 910, BLOCK 16, NCB 13602, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 906, 907 & 908, BLOCK 16 ARE DESIGNATED AS OPEN SPACE, COMMON AREA AND AS A DRAINAGE EASEMENT. LOT 908, BLOCK 16 IS DESIGNATED AS OPEN SPACE, COMMON AREA AND AS A DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

**COMMON AREA MAINTENANCE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 906, 907, 908, AND 910, BLOCK 16, NCB 13602, 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.

PLAT NO. 21-11800014

SUBDIVISION PLAT  
OF  
HERITAGE OAKS SOUTH  
TRACT

BEING A TOTAL OF 23.982 ACRE TRACT OF LAND, ESTABLISHING LOTS 28-80, 124-126, 906, 907, 908, 909, & 910, BLOCK 16, AND LOTS 1-15-28, BLOCK 19, LOTS 1-27, BLOCK 23, LOTS 1-11, BLOCK 24, OUT OF A PORTION OF A 63.404 ACRE TRACT OF LAND RECORDED IN VOLUME 17743, PAGES 1435-1444 AND OUT OF A PORTION OF A 31.128 ACRE TRACT OF LAND RECORDED IN VOLUME 18849, PAGE 358, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES W. TINSLEY SURVEY NUMBER 98, ABSTRACT 738, COUNTY BLOCK 5161, NOW ALL IN NEW CITY BLOCK 10816, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: October 05, 2021

| LINE # | BEARING     | LENGTH  |
|--------|-------------|---------|
| L1     | N89°44'58"E | 37.44'  |
| L2     | N56°48'33"E | 52.62'  |
| L3     | S86°55'57"E | 93.28'  |
| L4     | S14°42'58"E | 17.00'  |
| L5     | N75°31'37"E | 169.74' |
| L6     | N11°42'03"W | 5.73'   |
| L7     | N75°31'37"E | 39.92'  |
| L8     | S0°00'00"E  | 110.22' |
| L9     | N75°17'02"E | 75.75'  |
| L10    | N89°09'21"E | 28.24'  |
| L11    | S75°17'02"W | 108.16' |
| L12    | S89°39'21"W | 34.16'  |
| L13    | N14°42'58"W | 99.94'  |
| L14    | S14°42'58"E | 6.49'   |
| L15    | S89°59'18"W | 13.78'  |
| L16    | S55°45'10"W | 16.69'  |
| L17    | N55°45'10"E | 14.06'  |
| L18    | N89°59'18"E | 13.78'  |
| L19    | S89°59'18"W | 1.71'   |
| L20    | S46°33'36"W | 11.22'  |

| CURVE # | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|----------|------------|---------------|---------|---------|
| C1      | 59.00'   | 145°41'02" | N75°54'35"E   | 112.75' | 150.02' |
| C2      | 15.00'   | 87°13'40"  | N31°54'47"E   | 20.69'  | 22.84'  |
| C3      | 2944.79' | 3°44'54"   | N41°47'22"W   | 192.62' | 192.65' |
| C4      | 15.00'   | 89°45'24"  | S59°35'41"E   | 21.17'  | 23.50'  |
| C5      | 15.00'   | 90°14'36"  | N30°24'19"E   | 21.26'  | 23.63'  |
| C6      | 325.00'  | 14°42'16"  | S7°21'50"E    | 83.18'  | 83.41'  |
| C7      | 15.00'   | 40°52'57"  | S20°27'10"E   | 10.48'  | 10.70'  |
| C8      | 51.00'   | 171°44'39" | N44°58'41"E   | 101.74' | 152.87' |
| C9      | 15.00'   | 42°10'20"  | N70°14'10"W   | 10.79'  | 11.04'  |
| C10     | 75.00'   | 13°09'05"  | S82°06'08"W   | 17.18'  | 17.21'  |
| C11     | 75.00'   | 28°58'01"  | S61°02'37"W   | 37.52'  | 37.92'  |
| C12     | 15.00'   | 90°00'00"  | S1°33'36"W    | 21.21'  | 23.56'  |
| C13     | 15.00'   | 85°20'57"  | S86°06'53"E   | 20.34'  | 22.34'  |
| C14     | 59.00'   | 265°20'59" | S3°53'07"W    | 86.76'  | 273.24' |
| C15     | 825.00'  | 28°43'26"  | N29°04'41"W   | 409.28' | 413.59' |
| C16     | 15.00'   | 89°45'24"  | S59°35'41"E   | 21.17'  | 23.50'  |
| C17     | 275.00'  | 14°42'16"  | S7°21'50"E    | 70.38'  | 70.58'  |
| C18     | 15.00'   | 90°00'00"  | S44°59'18"W   | 21.21'  | 23.56'  |
| C19     | 125.00'  | 14°27'41"  | S82°45'28"W   | 31.47'  | 31.55'  |
| C20     | 125.00'  | 19°46'28"  | S65°38'24"W   | 42.93'  | 43.14'  |
| C21     | 15.00'   | 91°07'51"  | N78°40'55"W   | 21.42'  | 23.86'  |
| C22     | 775.00'  | 16°27'10"  | N24°53'24"W   | 221.78' | 222.54' |
| C23     | 15.00'   | 92°11'27"  | N29°25'54"E   | 21.61'  | 24.14'  |
| C24     | 75.00'   | 19°46'28"  | N65°38'24"E   | 25.76'  | 25.88'  |
| C25     | 75.00'   | 14°27'41"  | N82°45'28"E   | 18.88'  | 18.93'  |
| C26     | 15.00'   | 90°00'00"  | S45°00'42"E   | 21.21'  | 23.56'  |
| C27     | 25.00'   | 90°00'00"  | S44°59'18"W   | 35.36'  | 39.27'  |
| C28     | 125.00'  | 14°27'41"  | S82°45'28"W   | 31.47'  | 31.55'  |
| C29     | 125.00'  | 28°58'01"  | S61°02'37"W   | 62.53'  | 63.20'  |
| C30     | 15.00'   | 90°00'00"  | N88°26'24"W   | 21.21'  | 23.56'  |
| C31     | 775.00'  | 4°17'11"   | N41°17'48"W   | 57.97'  | 57.98'  |
| C32     | 15.00'   | 94°54'23"  | N81°17'58"E   | 22.10'  | 24.85'  |

TASHA WILLIS  
Benton County  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires October 18, 2027  
Commission No. 12710309

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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.

*Tasha Willis*

OWNER/DEVELOPER: STEPHEN LIEUX  
SAN ANTONIO LD, LLC  
RAUSCH COLEMAN HOMES SAN ANTONIO, LLC  
4058 N. COLLEGE AVE, STE 300, BOX 9  
FAYETTEVILLE, ARKANSAS, 72703  
(479) 455-9090

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN LIEUX, 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 7 DAY OF October, A.D. 2021.

*Tasha Willis*  
NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF HERITAGE OAKS SOUTH TRACT 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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

