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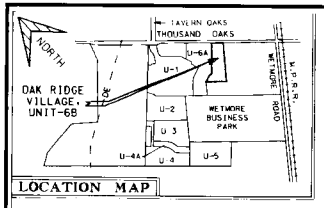
SUBDIVISION PLAT OF OAK RIDGE VILLAGE, UNIT-6B

BEING 6.3831 ACRES OF LAND OUT OF THAT PORTION OF THE LOUIS KNIPP SURVEY No. 11, ABSTRACT No. 391, N.C.B. 13732, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

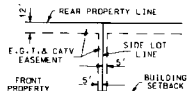
BEARINGS ARE BASED ON OAK RIDGE VILLAGE, UNIT-1 RECORDED IN: VOLUME 9527 PAGE 177

N.G.S. STATION IS "MILLER PID AY0121" BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS S49°52'27"E 275.39'
NOTE: BEARINGS ON THIS PLAT DO NOT MATCH NAD83 BEARINGS.

NOTE:
1. 30 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.
2. FINISHED FLOOR ELEVATION OF HOUSE SLABS SHALL BE A MINIMUM OF 8-INCHES ABOVE FINAL GRADE OF ADJACENT GROUND.

LEGEND:

EXIST.	------	EXISTING
ELEC.	------	ELECTRIC
TEL.	------	TELEPHONE
CATV	------	CABLE TELEVISION
SAN. SWR.	------	SANITARY SEWER
ESM'T.	------	EASEMENT
R.O.W.	------	RIGHT-OF WAY
BLDG.	------	BUILDING
N.C.B.	------	NEW CITY BLOCK
BLK.	------	BLOCK
E.G.T.& CATV ESM'T.-	------	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
(A)	------	5' ELECTRIC, GAS, TELEPHONE, A CABLE TELEVISION EASEMENT
(B)	------	10' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT



TYPICAL 5' SIDE LOT LINE EASEMENT

NOTE: ALL LOTS ARE SUBJECT TO A 5' ELECTRIC, GAS, TELEPHONE & CATV EASEMENT ON EACH SIDE LOT LINE.

BEARING & DISTANCE TABLE		
NO.	BEARING	DIST.
T1	N54°53'09"W	20.00'
T2	N35°06'51"E	16.89'
T3	N49°38'09"W	51.86'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	56°56'39"	2.71'	4.97'
b	5.00'	61°47'19"	2.99'	5.39'
c	5.00'	43°20'31"	1.99'	3.78'
d	25.00'	90°51'51"	25.38'	39.65'
1	120.00'	29°55'52"	32.08'	62.69'
2	170.00'	29°55'52"	45.44'	88.81'
3	170.00'	09°32'21"	14.18'	28.30'
4	50.00'	195°59'40"	-	171.04'
5	50.00'	293°53'19"	-	256.47'

N 13,753,138.0
E 2,151,103.5

N 13,752,956.9
E 2,151,311.0

S49°28'00"E 275.39'

THOUSAND OAKS

15' DEDICATION TO THE CITY OF SAN ANTONIO FOR STREET WIDENING

EXISTING 14' ELEC., GAS, TEL., & CATV EASEMENT

BLOCK 1 N.C.B. 18931

PROPOSED OAK RIDGE VILLAGE, UNIT-6A

EXISTING DRAIN R.O.W. OAK RIDGE VILLAGE, UNIT-6A

OAK RIDGE VILLAGE, UNIT-1 VOLUME 9527 PAGE 177

AUBURN OAKS

SAGE RIDGE DR.

MILL MEADOW DR.

COVE MEADOW DR.

MOONCREST

BLAIRSTONE

SUMMER GLEN DR.

EXISTING 12' ELEC., GAS, TEL., & CATV ESM'T.

EXISTING DRAIN R.O.W.

21' DRAIN R.O.W.

10' BLDG. SETBACK

VEHICULAR NON-ACCESS ESM'T.

OWNER:
MERLE BOECK
4308 MUIRFIELD
SAN ANTONIO, TX.
VOLUME 4103 PAGE 383

OWNER:
JOHN W. LOPEZ
3660 THOUSAND OAKS
SAN ANTONIO, TEXAS 78247-3141
VOLUME 5935 PAGE 306

OWNER:
EDWARD SLAVIN
WETMORE COMMUNITY P.O.
WETMORE, TEXAS 78163 9998
VOLUME 5721 PAGE 585

N54°53'09"W 21.00'
S35°06'51"W 68.46'
S82°44'21"W 43.59'
N36°44'40"W 134.81'

SETBACK NOTE:
EXCEPT FOR LOTS SHOWING A SETBACK OF 20 FEET (LOTS 54, 55, 56, 67, 68, AND 69), THE FRONT SETBACK MAY BE STAGGERED BETWEEN SIXTEEN (16) AND TWENTY-FOUR (24) FEET PROVIDED AN AVERAGE SETBACK OF TWENTY (20) FEET IS MAINTAINED WITHIN ANY ONE BLOCK. IF STAGGERED SETBACKS ARE ELECTED, THE APPLICANT SHALL DESIGNATE THE SETBACKS ON THE BUILDING PERMIT APPLICATION. IN ALL CASES, THERE SHALL BE A MINIMUM OF TWENTY (20) FEET BETWEEN THE PROPERTY LINE AND A FRONT ENTRY GARAGE OR CARPORT.

NOTE:
"WASTEWATER EDU NOTE. 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 PLANNING DEPARTMENT."

DEVELOPER:

WETMORE-THOUSAND OAKS, LTD
6929 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78256

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JAMES W. BASTONI, PRESIDENT & C.E.O.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES W. BASTONI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 18th DAY OF AUGUST A.D. 19 99

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF AUGUST A.D. 19 99

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
ROGER W. BOSE
23972
REGISTERED
PROFESSIONAL ENGINEER

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 08/05/2000

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF AUGUST A.D. 19 99

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
REGISTERED
ROGER W. BOSE
2700
PROFESSIONAL
LAND SURVEYOR

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 08/05/2000

THIS PLAT OF OAK RIDGE VILLAGE, UNIT-6B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 8th DAY OF September A.D. 19 99

BY: SECRETARY BY: CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 9 DAY OF June A.D. 2000, AT 10:58 AM AND DULY RECORDED THE 9 DAY OF June A.D. 2000 AT 3:34 PM IN THE RECORDS OF Deed & Plats OF SAID COUNTY, IN BOOK VOLUME 9547 ON PAGE 193

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 9 DAY OF June A.D. 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Diane K. Pina DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
1-7472

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR (UNDERGROUND ELECTRIC AND GAS FACILITIES).
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT 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 ALTERATION.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

Filed for Record in:
BEXAR COUNTY, TEXAS
BERRY RICKHOFF, COUNTY CLERK
On: Jul 05 2000
At 10:55am
Receipt #: 24080
Recording: 5.00
Doc/Num : 20000093175
Doc/Type : RESTRICTIONS
Deputy - RASHAWN REYNOLDS