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Book 14850 Page 1044 4pgs Doc# 20110027319

CERTIFICATE OF ANNEXATION TO DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS

ERECORDED BY
ALAMO TITLE COMPANY

NAPA OAKS SUBDIVISION
(Unit 2)

WHEREAS, by Declaration of Covenants, Conditions and Restrictions for the NAPA OAKS SUBDIVISION, Unit 1 recorded in Document # 20090228974 of the Real Property Records of Bexar County, Texas, reference to which record is here made for all purposes (the "Declaration") NAPA OAKS S.A., LTD. ("Developer"), subjected certain real property described in the Declaration to certain covenants, conditions and restrictions; and

WHEREAS, Developer, as set forth in Article 2, Section 2.7, of the Declaration, retained the right to annex and bring within the purview of the Declaration additional property as designated by; and

WHEREAS, Developer now desires to designate and annex certain portions of such additional property described in Exhibit "A" attached hereto;

NOW, THEREFORE, Developer hereby declares that the following described platted property is hereby annexed, effective immediately, and shall be held, sold and conveyed subject to all easements, restrictions, covenants, terms and conditions which are set forth in the Declaration and Guidelines and any amendments thereto, to-wit:

(a) Each of the following platted lots is hereby annexed as an additional "Lot" as that term is defined in the Declaration:

Lots 2 through 21 Block 80 and Lots 19 through 22 Block 79, in the NAPA OAKS SUBDIVISION, Unit 2, Bexar County, Texas according to plat thereof recorded in Document #20110025479, of the Map and Plat Records of Bexar County, Texas.

(b) The following property is hereby annexed as additional "Common Area" as that term is defined in the Declaration:

Lot 999 Block 76, in the NAPA OAKS SUBDIVISION, Unit 2, Bexar County, Texas according to plat thereof recorded in Document #20110025479, of the Map and Plat Records of Bexar County, Texas, which lots is a private road.

Notwithstanding the foregoing, the Declaration shall be amended with respect to Unit 2 in the following respects:

Section 6.05. Setbacks. No Improvement of any kind, other than landscaping, paving and/or or concrete flatwork, shall be located on any Lot nearer than five feet to the side property line (except for corner lots where the minimum setback from the side street shall be ten feet), nearer than fifteen feet to the rear property line, or nearer than eighteen feet from the front property line. The Developer reserves the right to grant exceptions to the setback lines shown on the plat and upon filing notice of such exception for record in the Official Public Records of Real Property of Bexar County, Texas, the setbacks in such exception shall supersede and replace the setbacks established in the Subdivision plat. "Rear and side Lot lines", respectively, as used in this paragraph, in respect to any two or

more contiguous whole Lots owned by the same Owner and used as a single building site, shall mean, respectively, the outermost rear Lots and side Lot lines considering said contiguous whole Lots as one Lot; provided, however, that in the event that more than one Lot are owned jointly, and thereafter ownership is separated, the lines between the separated Lots shall be burdened by the setback lines described herein, as if they had never been treated jointly for setback purposes.

Article V is amended by the addition of the following:

The ACC shall have the right to require a $2,500.00 bond on each lot approval to ensure the construction conforms to the plans and specs, and all construction debris is cleared from any lot the debris has been deposited on in the opinion of the ACC.

Section 8.01 is deleted in its entirety and replaced with the following:

Section 8.01. Creation of Lien and Personal Obligation of Assessments. The Owner of each Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, (2) special assessments for capital improvements or extraordinary expenses, and (3) initial capital contribution assessment, such assessments to be fixed, established, and collected from time to time as hereinafter provided for each Lot owned. Except for the Developer, Class B Members shall be obligated to only pay one-half (1/2) of the annual assessment and the full amount for all other assessments. The Developer shall have no obligation to pay any assessment. The annual, special, and the initial capital contribution assessments, together with such interest thereon and costs of collection thereof as are hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such Lot at the time the obligation accrued.

The Declaration, as amended, shall in all other respects remain in full force and effect.

EXECUTED effective as of the 15th day of February, 2011.

DEVELOPER:

NAPA OAKS S.A., LTD., a Texas limited partnership
By: Trinity Oaks, Inc., a Texas Corporation

By: _____
James Japhet, its President

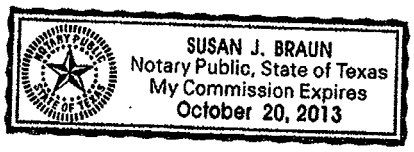
STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this 15th day of February, 2011, personally appeared JAMES JAPHET, President of Trinity Oaks, Inc., a Texas Corporation, General Partner of NAPA OAKS S.A., LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing for the purposes therein expressed and in the capacity therein stated.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

JOHNSON, CHRISTOPHER, JAVORE
& COCHRAN, INC.
5802 N.W. Expressway
San Antonio, Texas 78201-2851



Doc# 20110027319
Pages 4
02/15/2011 16:48:20 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 24.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
02/15/2011 16:48:20 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



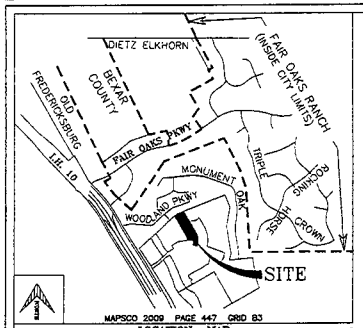
PLAT NO. 100213

REPLAT AND SUBDIVISION PLAT ESTABLISHING

NAPA OAKS, UNIT 2 (PUD)

BEING A RESUBDIVISION OF LOTS NUMBER 22 AND 23, BLOCK 80, COUNTY BLOCK 4709 AS RECORDED IN VOLUME 9609, PAGES 87-90 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE SUBDIVISION OF 5.884 ACRES OF LAND OUT OF THE REMAINING, UNPLATTED PORTION OF CALLED 153.22 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20070090850 (VOLUME 12819, PAGE 1231) OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND TOTALING 8.091 ACRES OF LAND.

753



MAPSCO 2009 PAGE 447 GRID B3

LOCATION MAP NOT TO SCALE

IMPACT FEE PAYMENT DUE: WATER AND 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 AS PER SAWS REGULATION (15.4.5.3).

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 AND DEVELOPMENT SERVICES DEPARTMENT."

DRAINAGE NOTE: 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 WITHOU" THE APPROVAL OF THE 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.
NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

CPS 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 LOT 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.

NOTES:

1. LOT 999, BLOCK 76, CB 4709 (PRIVATE STREETS) UNIT 2 CONTAINS 1.01 ACRES FOR A TOTAL OF 7.88 ACRES AND IS COMMON USE LAND AREA.
2. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
3. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS, AND ALSO, ARE ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
4. THE MAINTENANCE OF PRIVATE STREETS, DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSOR OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
   a. PRIVATE STREETS (LOT 999, BLOCK 76) AND DRAINAGE EASEMENTS OF ANY NATURE
5. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20 FEET TO THE BACK OF SIDEWALK).
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITH THIS PARTICULAR SUBDIVISION PLAT.
7. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, e.g., STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS. OR LATEST REVISION THEREOF
8. 22 NEW SINGLE FAMILY RESIDENTIAL LOTS ARE HEREWITH ESTABLISHED, AND 2 EXISTING LOTS AMENDED.

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF LOOP 410 AS BEING S12°39'48"W.

NORTH

SCALE: 1"=100'

0' 50' 100' 200' 300'

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

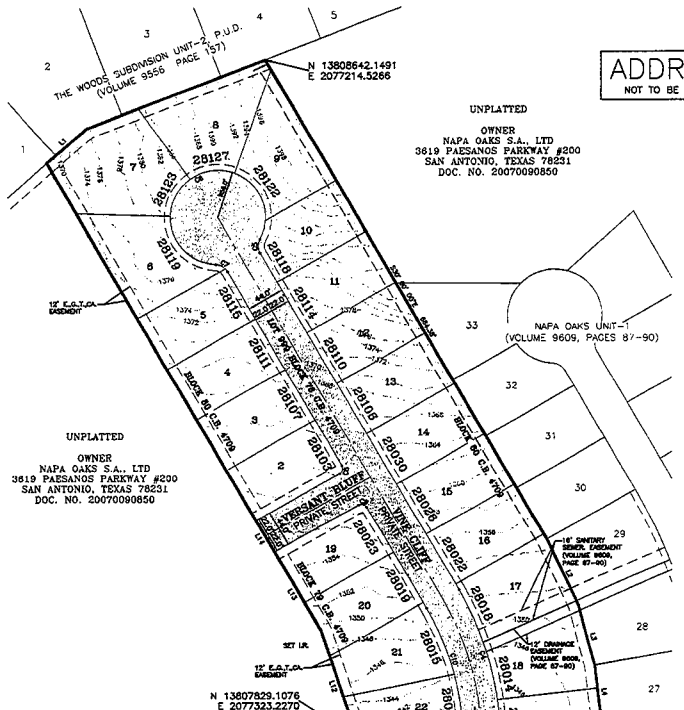
DATE: 04/27/2010 JOB NO.: 30358/0780

Line Table						
Line #	Length	Direction		Line #	Length	Direction
L1	82.08	N48° 16' 36"E		L8	36.85	N87° 21' 48"W
L2	87.19	S25° 07' 28"E		L9	53.07	N12° 29' 16"E
L3	75.02	S14° 45' 05"E		L10	44.00	N88° 45' 14"W
L4	66.35	S06° 39' 43"E		L11	124.07	N85° 44' 43"W
L5	68.00	S01° 20' 47"W		L12	136.07	N17° 57' 37"W
L6	64.70	S09° 16' 37"W		L13	109.00	N30° 00' 00"W
L7	74.43	S12° 29' 16"W		L14	44.00	N30° 00' 00"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	72.93	600.00	6°57'50"	72.88	N70° 50' 44"W
C2	18.18	12.00	86°48'55"	16.49	N30° 55' 11"W
C3	68.32	360.00	10°52'25"	68.22	N7° 03' 04"E
C4	196.33	360.00	31°14'46"	193.90	S14° 22' 37"E
C5	17.12	17.00	57°42'26"	16.41	S1° 08' 47"E
C6	288.73	56.00	295°24'52"	59.84	N60° 00' 00"E
C7	17.12	17.00	57°42'26"	16.41	N58° 51' 13"W
C8	11.00	7.00	90°00'00"	9.90	N15° 00' 00"E
C9	11.00	7.00	90°00'00"	9.90	N75° 00' 00"W
C10	172.33	316.00	31°14'46"	170.20	N14° 22' 37"W

LEGEND:

G.	-------	GAS
EXIST.	-------	EXISTING
E	-------	ELECTRIC
T	-------	TELEPHONE
CA.	-------	CABLE TELEVISION
SAN. SWR.	-------	SANITARY SEWER
ESM'T.	-------	EASEMENT
B.S.L.	-------	BUILDING SETBACK LINE
R.O.W.	-------	RIGHT-OF-WAY
C.B.	-------	CITY BLOCK
BLK.	-------	BLOCK
(A)	-------	5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)
(B)	-------	7' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)
(C)	-------	12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)



ADDRESS PLAT

NOT TO BE USED FOR CONSTRUCTION

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: NAPA OAKS S.A., LTD.
3619 PAESANOS PARKWAY #200
SAN ANTONIO, TEXAS 78231
TELEPHONE NO. (210)448-0800

OWNER

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 2010

COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF NAPA OAKS, UNIT 2, P.U.D. 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 _____ DAY OF _____, A.D. 2010

BY _____ CHAIRMAN

BY _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2010 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2010 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 2010.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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:

_____

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS
JOE EDWARD HIGLE
4788
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 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.

_____

LICENSED PROFESSIONAL ENGINEER NO. 44131

STATE OF TEXAS
ROBERT A. LIESMAN
44131
LICENSED PROFESSIONAL ENGINEER

SHEET 1 OF 1

Date: Jul 26, 2010, 9:41am User ID: TGonzalez
File: P:\0780\30358-NapaOaks2\Design\00-address plat-30358.dwg

PLAT NO. 100213

REPLAT AND SUBDIVISION PLAT ESTABLISHING
NAPA OAKS, UNIT 2 (PUD)

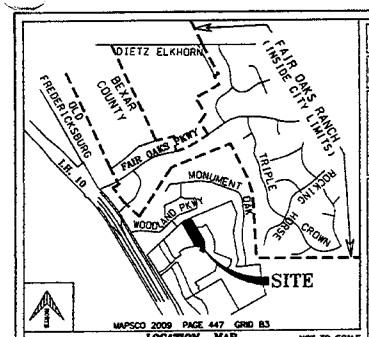
BEING A RESUBDIVISION OF LOTS NUMBER 22 AND 23, BLOCK 80, COUNTY BLOCK 4709 AS RECORDED IN VOLUME 9609, PAGES 87-90 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE SUBDIVISION OF 4.566 ACRES OF LAND, OUT OF THE REMAINING UNPLATTED PORTION OF CALLED 163.22 ACRE TRACT DESCRIBED IN DOCUMENT NO. 20070090850 VOLUME 12819, PAGE 1231) OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND TOTALING 6.3702 ACRES OF LAND.

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

Doc# 20110095479 Fees: $72.00
02/11/2011 2:45PM # Pages 8
Filed & Recorded in the Official Public Records of BEXAR COUNTY, TEXAS
GERARD RICKHOFF COUNTY CLERK

L12-9820-209-B

L11-81-2011002547B-1



LOCATION MAP — MAPSCO 2009 PAGE 447 GRID B3 — NOT TO SCALE

IMPACT FEE PAYMENT DUE: WATER AND 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 AS PER SAWS REGULATION 115.4.5.3.1.

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 DEVELOPMENT SERVICES DEPARTMENT.

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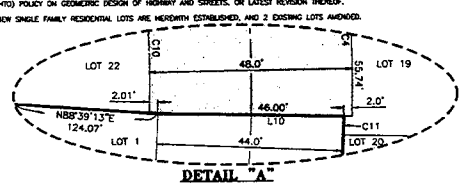
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NOTES:
1. LOT 999, BLOCK 76, CB 4709 (PRIVATE STREETS) UNIT 2 CONTAINS 1.10 ACRES FOR A TOTAL OF 7.95 ACRES AND IS COMMON USE LAND AREA.
2. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
3. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS, AND ALSO, ARE ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
4. THE MAINTENANCE OF PRIVATE STREETS, DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSOR OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
   a. PRIVATE STREETS (LOT 999, BLOCK 76) AND DRAINAGE EASEMENTS OF ANY NATURE
5. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20 FEET TO THE BACK OF SIDEWALK).
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE, BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITH THIS PARTICULAR SUBDIVISION PLAT.
7. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE). CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, e.g. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS, OR LATEST REVISION THEREOF.
8. 22 NEW SINGLE FAMILY RESIDENTIAL LOTS ARE HEREWITH ESTABLISHED, AND 2 EXISTING LOTS AMENDED.



DETAIL "A"

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF LOOP 410 AS BEING S12°39'46"W.

NORTH

SCALE: 1"=100'

0' 50' 100' 200' 300'

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 04/27/2010 JOB NO.: 30358/0780

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: NAPA OAKS S.A., LTD.
3619 PAESANOS PARKWAY #210
SAN ANTONIO, TEXAS 78231
TELEPHONE NO. (210)448-2500

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James Saybel 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 1st DAY OF November A.D. 2010.

NOTARY PUBLIC
MY COMMISSION EXPIRES

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. Exp. 08-18-2012

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 ON, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 6th DAY OF JANUARY 2011

COUNTY JUDGE, BEXAR COUNTY, TEXAS — COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS CERTIFIES THAT NAPA OAKS, UNIT 2, P.U.D. 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 6th DAY OF December A.D. 2010

BY: CHAIRMAN

BY: SECRETARY

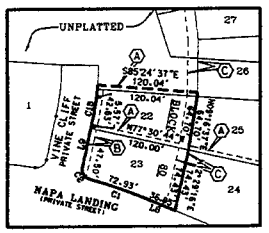
STATE OF TEXAS
COUNTY OF BEXAR

I, Gerard Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF February A.D. 2010 AT 2:45 P. M. AND DULY RECORDED THE 11 DAY OF Feb A.D. 2010 AT 2:45 P. M. IN THE RECORDS OF Deed AND Plats OF SAID COUNTY, IN BOOK VOLUME 9620 ON PAGE 209

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11 DAY OF February A.D., 2010

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Elva Orosco DEPUTY

SHEET 1 OF 1



SCALE: 1"=100'

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

BEING LOTS 22 & 23, BLOCK 80, COUNTY BLOCK 4709 AND A 5' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT ADJACENT TO LOT 22, BLOCK 80, AS PLATTED WITH NAPA OAKS, UNIT 1 P.U.D. PLD. NO. 0705690, RECORDED IN VOLUME 9609, PAGES 87-90 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NAPA OAKS UNIT 1 P.U.D., WHICH IS RECORDED IN VOLUME 9609, PAGE 87-90, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT IT'S 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.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1st DAY OF November A.D. 2010

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. Exp. 08-18-2012

LEGEND:

G.	-------	GAS
EXIST.	-------	EXISTING
E.	-------	ELECTRIC
T.	-------	TELEPHONE
CA.	-------	CABLE TELEVISION
SAN. SWR.	-------	SANITARY SEWER
ESM'T.	-------	EASEMENT
B.S.L.	-------	BUILDING SETBACK LINE
R.O.W.	-------	RIGHT-OF-WAY
C.B.	-------	CITY BLOCK
BLK.	-------	BLOCK
(A)	-------	5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)
(B)	-------	7' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)
(C)	-------	12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOLUME 9609, PAGE 87-90)

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:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

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 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.

LICENSED PROFESSIONAL ENGINEER NO. 44131





