

REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
OAK RIDGE VILLAGE, UNIT-7

REPLAT OF A PORTION OF OAK RIDGE VILLAGE, UNIT-7, (S. 0680)  
THAT PORTION OF THE LOUIS KNIPP SURVEY NO. 11, ABSTRACT NO.  
391, N.C.B. 13132, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

DEVELOPER:  
WETMORE-THOUSAND OAKS, LTD  
6829 CAMP BULLIS ROAD  
SAN ANTONIO, TEXAS 78256

- NOTE:  
1. 23 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.  
2. 9 INCHES ABOVE FINISH GRADE OF ADJACENT GRADING.

N.C.S. STATION IS MILLER PTD AV2127.  
BEARING AND DISTANCE BETWEEN HORIZONTAL  
LINE BEARINGS ON THIS PLAT DO NOT  
MATCH NEAR BEARINGS.



SCALE: 1" = 100'

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

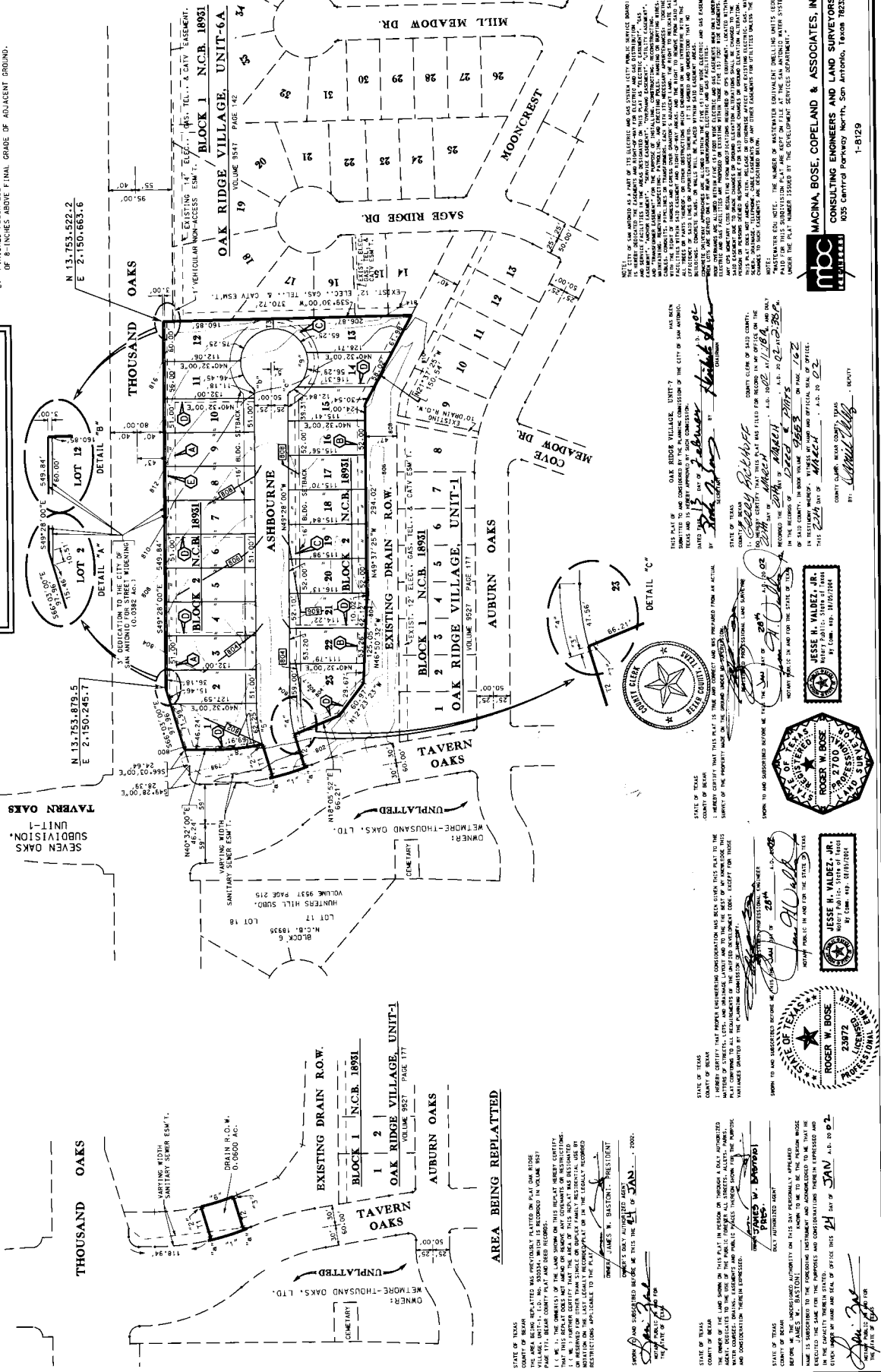
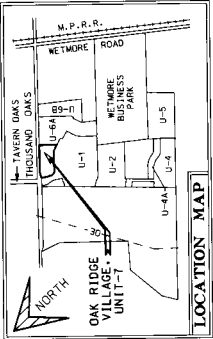
SETBACK NOTE:  
THE FRONT SETBACK MAY BE STAGGERED BETWEEN STEEP SLOPES AND  
FLAT AREAS. THE REAR SETBACKS SHALL BE MAINTAINED WITHIN ANY ONE BLOCK. IF STAGGERED  
SETBACKS ARE ELECTED, THE APPLICANT SHALL DESIGNATE THE STAGGERED  
SETBACKS ON THE BUILDING PERMIT APPLICATION. IN ALL CASES,  
THEY SHALL BE A MINIMUM OF 5 FEET FROM THE PROPERTY LINE AND A FRONT ENTRY GARAGE OR CARPORT.

- EXISTING  
ELECTRIC  
CABLE TELEVISION  
SANITARY SEWER  
EASERON WAY  
BUILDING  
NEW CITY BLOCK  
14' ELECTRIC, GAS, TELEPHONE  
12' ELECTRIC, GAS, TELEPHONE  
& CABLE TEL. ESM T.  
5' ELECTRIC, GAS, TELEPHONE  
1' VEHICULAR NON-ACCESS EASEMENT

LEGEND

Table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH. Contains 8 rows of curve data.

BEARING & DISTANCE TABLE with columns: NO., BEARING, DIST., LENGTH. Contains 3 rows of data.



NOTE: THIS PLAT IS PART OF THE PLATTING AND RECORDING ACT SERVICE (PARS) WHICH IS A SERVICE OF THE TEXAS DEPARTMENT OF AGRICULTURE AND MECHANICAL INDUSTRIES. THE SERVICE IS PROVIDED TO THE PUBLIC BY THE TEXAS DEPARTMENT OF AGRICULTURE AND MECHANICAL INDUSTRIES THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE AND MECHANICAL INDUSTRIES. THE SERVICE IS PROVIDED TO THE PUBLIC BY THE TEXAS DEPARTMENT OF AGRICULTURE AND MECHANICAL INDUSTRIES THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE AND MECHANICAL INDUSTRIES.

THIS PLAT OF OAK RIDGE VILLAGE, UNIT-7 WAS SUBMITTED TO THE PUBLIC FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF BEAR, TEXAS, ON THE 24th DAY OF JANUARY, 2002, AT 10:00 A.M. BY JESSE H. VALDEZ, JR., COUNTY CLERK OF SAID COUNTY.

STATE OF TEXAS  
COUNTY OF BEAR  
I, JESSE H. VALDEZ, JR., COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF JANUARY, 2002, AT 10:00 A.M. AND ONLY AFTER THE PLAT HAD BEEN RECORDED IN MY OFFICE.

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MACINA, BOSE, COPELAND & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
8035 Central Parkway North, San Antonio, Texas 78232

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RECORDS SECTION  
BEAR COUNTY CLERK  
8035 Central Parkway North  
San Antonio, Texas 78232  
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Fax: 214-343-1001

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