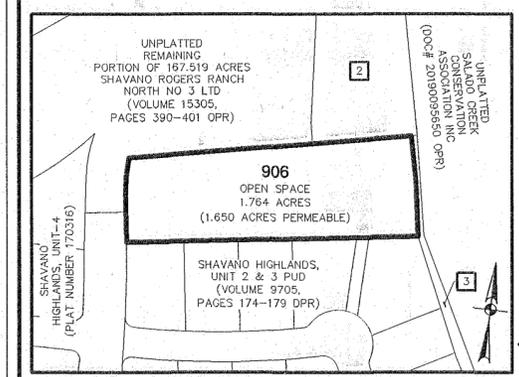
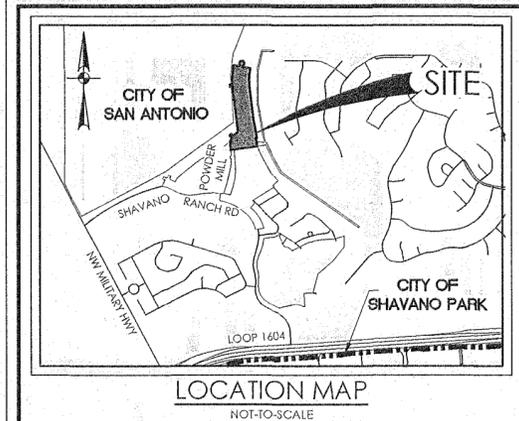


PLAT NUMBER 170518

REPLAT & SUBDIVISION PLAT

OF SHAVANO HIGHLANDS, UNIT-5 (ENCLAVE)



UNPLATTED REMAINING PORTION OF 167.519 ACRES SHAVANO ROGERS RANCH NORTH NO. 3 LTD. (VOLUME 15305, PAGES 390-401 OPR)

906 OPEN SPACE (1.650 ACRES PERMEABLE)

SHAVANO HIGHLANDS, UNIT 2 & 3 PUD (VOLUME 9705, PAGES 174-179 DPR)

THE 1.764 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 906, BLOCK 20, NCB 17701, OF THE SHAVANO HIGHLANDS, UNIT 2 & 3 PUD RECORDED IN VOLUME 9705, PAGES 174-179 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

DRAINAGE EASEMENT NOTE:
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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF FCI/THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEKAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE 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.

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

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 DEDICATING 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.

STATE OF TEXAS
COUNTY OF BEKAR

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.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEKAR

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: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

DPR	DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS	11	VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.06 OF AN ACRE)	1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (PERMEABLE) (0.01 OF AN ACRE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEKAR COUNTY, TEXAS	12	VARIABLE WIDTH TURN-AROUND, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.21 OF AN ACRE)	2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (PERMEABLE) (0.01 OF AN ACRE)
CB	COUNTY BLOCK	13	5' WATER EASEMENT	3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (PERMEABLE) (0.01 OF AN ACRE)
ROW	RIGHT-OF-WAY (PUBLIC)	14	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (PERMEABLE) (0.01 OF AN ACRE)	4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (PERMEABLE) (0.01 OF AN ACRE)
CL	CENTERLINE	15	10'x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (OFF-LOT) (PERMEABLE) (0.001 OF AN ACRE)	5	UNPLATTED REMAINING PORTION OF 167.519 ACRES SHAVANO ROGERS RANCH NORTH NO. 3 LTD. (VOLUME 15305, PAGES 390-401 OPR)
1193.4	FINISHED FLOOR ELEVATION	1	VARIABLE WIDTH CLEAR VISION EASEMENT	6	UNPLATTED 23.483 ACRES SHAVANO ROGERS RANCH NORTH NO. 3 LTD. (VOLUME 15305, PAGES 788-803 OPR)
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	2	VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (0.001 OF AN ACRE)	7	REMAINING PORTION OF 2325.9942 ACRES ROGERS SHAVANO RANCH LTD (VOLUME 5553, PAGE 103 OPR)
○	SET 1/2" IRON ROD	3	16' SANITARY SEWER EASEMENT	8	
---	EXISTING CONTOURS			9	
---	PROPOSED CONTOURS			10	
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN				

STATE OF TEXAS
COUNTY OF BEKAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LOT 906, BLOCK 20, NCB 17701, SHAVANO HIGHLAND, UNIT 2 & 3 PUD - PLAT NUMBER: 150507 WHICH IS RECORDED IN VOLUME 9705, PAGES 174-179, OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 1 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.

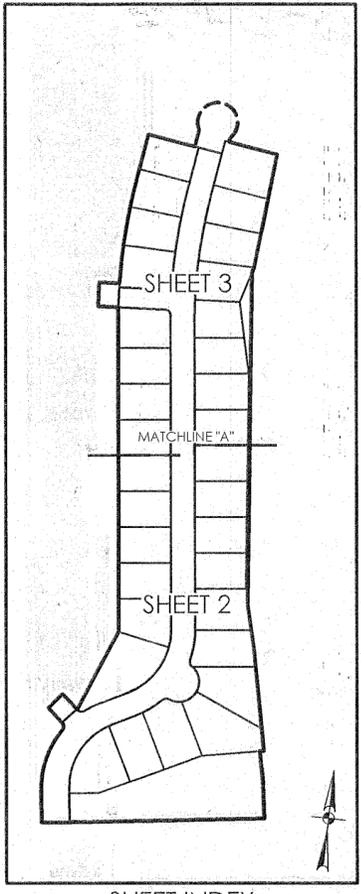
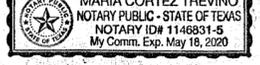
PLANNING DEVELOPER: *Lloyd A. Denton, Jr.*
SHAVANO ROGERS RANCH NORTH NO. 3, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEKAR

SWORN AND SUBSCRIBED BEFORE ME THIS 1st DAY OF April A.D. 2019.

Maria Cortez Trevino
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
5-19-20

MY COMMISSION EXPIRES: *5-19-20*



SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:
THE DEVELOPER 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.

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 1250 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.

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

(TC) STORM WATER:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0235G, DATED MAY 13, 2013, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

LEGAL INSTRUMENT NOTE:
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.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SHAVANO HIGHLANDS, UNIT-5 (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SHAVANO HIGHLANDS HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEKAR COUNTY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APR 2323070) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)C.

TREE SAVE AREA NOTE:
AREAS OF LOT 907, 908 & 909, BLOCK 20, NEW CITY BLOCK 17701, ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

OPEN SPACE NOTE:
LOT 907, BLOCK 20, NEW CITY BLOCK 17701, (1.37 ACRES) (PERMEABLE), LOT 908, BLOCK 20, NEW CITY BLOCK 17701, (0.48 OF AN ACRE) (PERMEABLE) & LOT 909, BLOCK 20, NEW CITY BLOCK 17701, (0.36 OF AN ACRE) (PERMEABLE) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV SEWER AND WATER EASEMENT.

PRIVATE STREET NOTE:
LOT 909, BLOCK 27, NEW CITY BLOCK 17701, (POWDER MILL, COURT LODGE & CARROWWAY) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 CORNS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. 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.

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CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	230.00'	040°17'51"	N12°42'35"E	158.45'	161.76'
C2	15.00'	081°46'31"	N08°01'45"W	19.64'	21.41'
C3	275.00'	002°31'23"	N50°10'42"W	12.11'	12.11'
C4	325.00'	002°31'23"	S50°10'42"E	14.31'	14.31'
C5	1478.83'	001°42'38"	N05°52'35"W	44.15'	44.15'
C6	1528.83'	002°14'56"	N03°51'54"W	60.00'	60.00'
C7	1478.83'	010°42'57"	N02°39'42"E	276.18'	276.58'
C8	50.00'	253°44'23"	S81°58'49"E	80.00'	221.43'
C9	15.00'	079°25'40"	S88°37'51"E	19.17'	20.79'
C10	230.00'	010°54'20"	N57°06'29"E	43.71'	43.78'
C11	170.00'	069°17'33"	N27°54'53"E	193.29'	205.59'
C12	1348.83'	000°59'55"	N06°13'56"W	23.51'	23.51'
C13	15.00'	088°19'10"	N49°53'34"W	20.90'	23.12'
C14	1478.83'	001°56'14"	N04°03'08"W	50.00'	50.00'
C15	15.00'	088°19'10"	N41°47'17"E	20.90'	23.12'
C16	1348.83'	010°23'29"	N02°49'27"E	244.29'	244.63'
C17	1288.83'	014°45'04"	S00°42'39"W	330.90'	331.82'
C18	230.00'	019°20'07"	S02°56'10"W	77.25'	77.62'
C19	15.00'	069°07'24"	S21°57'28"E	17.02'	18.10'
C20	50.00'	168°52'06"	S27°54'53"W	99.53'	147.37'
C21	15.00'	069°07'24"	S77°47'14"W	17.02'	18.10'
C22	230.00'	019°20'07"	S52°53'35"W	77.25'	77.62'
C23	170.00'	070°00'00"	S27°33'39"W	195.02'	207.69'

STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *LLOYD A. DENTON, JR.* 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 April, A.D. 2019.

Maria Cortez Trevino
NOTARY PUBLIC, BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

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NOTARY PUBLIC, BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *LLOYD A. DENTON, JR.* 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 April, A.D. 2019.

Maria Cortez Trevino
NOTARY PUBLIC, BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *LLOYD A. DENTON, JR.* 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 April, A.D. 2019.

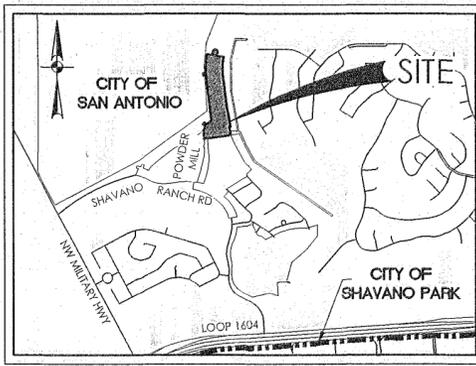
Maria Cortez Trevino
NOTARY PUBLIC, BEKAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEKAR

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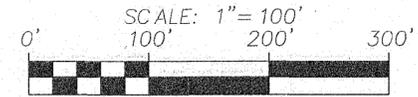
Maria Cortez Trevino
NOTARY PUBLIC, BEKAR COUNTY, TEXAS

A TOTAL OF 14.74 ACRE TRACT, COMPRISED OF ALL OF LOT 906, BLOCK 20, SHAVANO HIGHLANDS UNIT 2 & 3 PUD SUBDIVISION RECORDED IN VOLUME 9705, PAGE 174-179 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS, A PART OF THAT 23.683 ACRE TRACT IN VOLUME 15305, PAGE 788, A PART OF THAT 167.519 ACRE TRACT RECORDED IN VOLUME 15305, PAGE 390, ALL OF THAT 8.179 ACRE TRACT AND THAT 0.036 OF AN ACRE TRACT RECORDED IN DOCUMENT NO. 20180079649, AND ALL OF THAT 0.229 OF AN ACRE TRACT RECORDED IN DOCUMENT NO. 20180079648, ALL CONVEYED TO SHAVANO ROGERS RANCH NORTH NO. 3 LTD., AND ALL OF THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS, AND 0.29 OF AN ACRE OFFSITE-EASEMENTS LOCATED ON A 2325.9942 ACRE TRACT RECORDED IN VOLUME 5553, PAGE 103-150 OF THE OFFICIAL PUBLIC RECORDS OF BEKAR COUNTY, TEXAS AND CONVEYED TO ROGERS SHAVANO RANCH, LTD., OUT OF THE G.O. MCORAE SURVEY NO. 951, ABSTRACT 482, IN NEW CITY BLOCK 17



LOCATION MAP
NOT-TO-SCALE

NOTE:
SEESHEET 1 OF 3 FOR LEGEND AND NOTES.
SEESHEET 1 OF 3 FOR CURVE AND LINE TABLE.

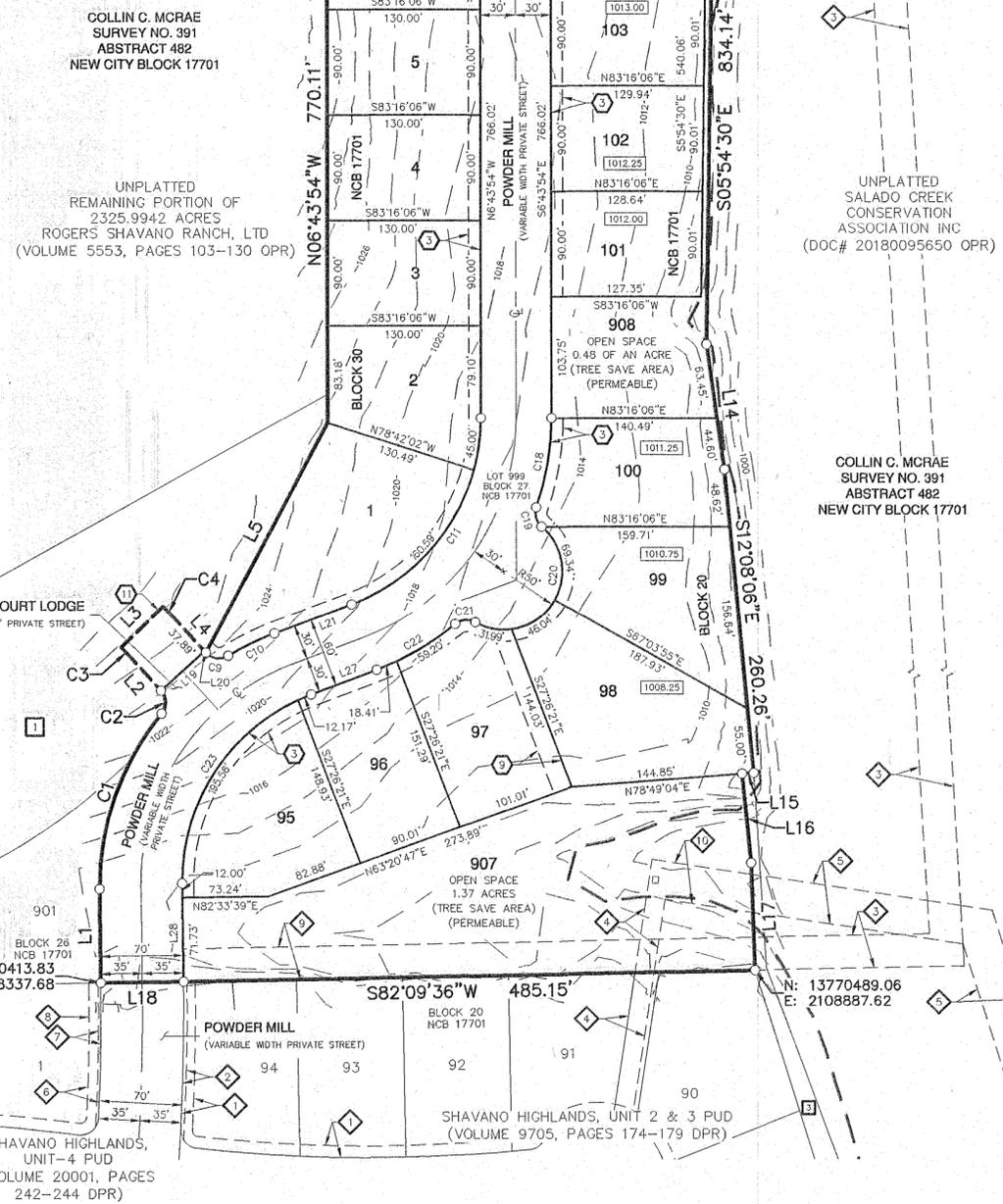


PLAT NUMBER 170518
SUBDIVISION PLAT
OF
SHAVANO HIGHLANDS, UNIT-5
(ENCLAVE)

A TOTAL OF 14.74 ACRE TRACT, COMPRISED OF ALL OF LOT 906, BLOCK 20, SHAVANO HIGHLANDS UNIT 2 & 3 PUD SUBDIVISION RECORDED IN VOLUME 9705, PAGE 174-179 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PART OF THAT 23.683 ACRE TRACT IN VOLUME 15305, PAGE 788, A PART OF THAT 167.519 ACRE TRACT RECORDED IN VOLUME 15305, PAGE 390, ALL OF THAT 8.173 ACRE TRACT AND THAT 0.038 OF AN ACRE TRACT RECORDED IN DOCUMENT NO. 20180079648, AND ALL OF THAT 0.229 OF AN ACRE TRACT RECORDED IN DOCUMENT NO. 20180079648, ALL CONVEYED TO SHAVANO ROGERS RANCH NORTH NO. 3 LTD., AND ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.29 OF AN ACRE OFFSITE-EASEMENTS LOCATED ON A 2325.9942 ACRE TRACT RECORDED IN VOLUME 5553, PAGE 103-130 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND CONVEYED TO ROGERS SHAVANO RANCH, LTD., OUT OF THE C.C. MCRAE SURVEY NO. 391, ABSTRACT 482, IN NEW CITY BLOCK 17701 AND NEW CITY BLOCK 16334, NOW ALL IN NEW CITY BLOCK 17701 OF 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
TYPE FIRM REGISTRATION #4701 | TPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: April 1, 2019



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.

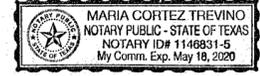
CPS/SAWS/COSA UTILITY:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE 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 ENDANGERS 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.

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.

W.R. Wood
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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



Maria Cortez Trevino
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS, UNIT-5 (ENCLAVE) 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

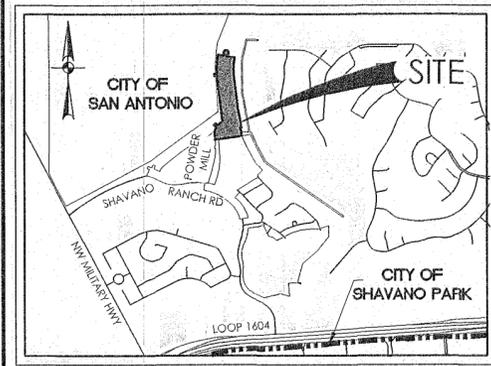
SHAVANO HIGHLANDS, UNIT-5 (ENCLAVE) Civil Job No. 8834-15; Survey Job No. 8835-15

PLAT NUMBER 170518
SUBDIVISION PLAT
OF
SHAVANO HIGHLANDS, UNIT-5
(ENCLAVE)

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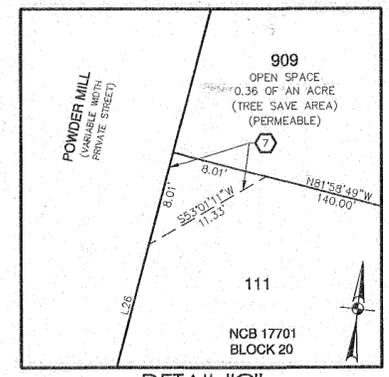
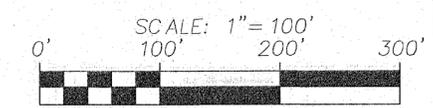


PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10028800
 DATE OF PREPARATION: April 1, 2019

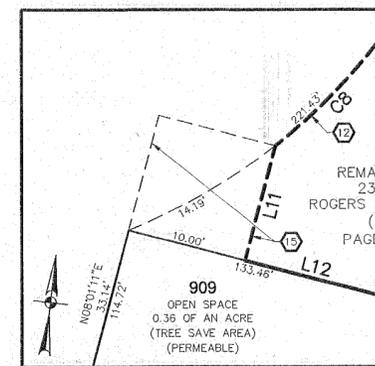


LOCATION MAP
NOT-TO-SCALE

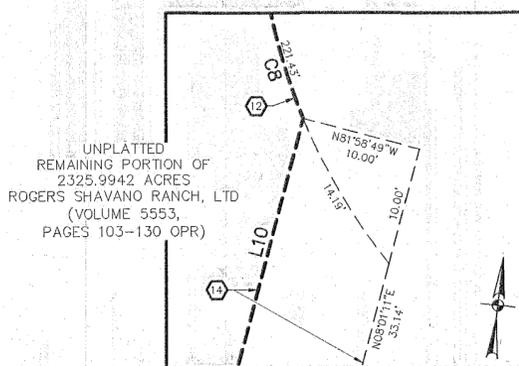
NOTE:
 SEE SHEET 1 OF 3 FOR LEGEND AND NOTES.
 SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE.



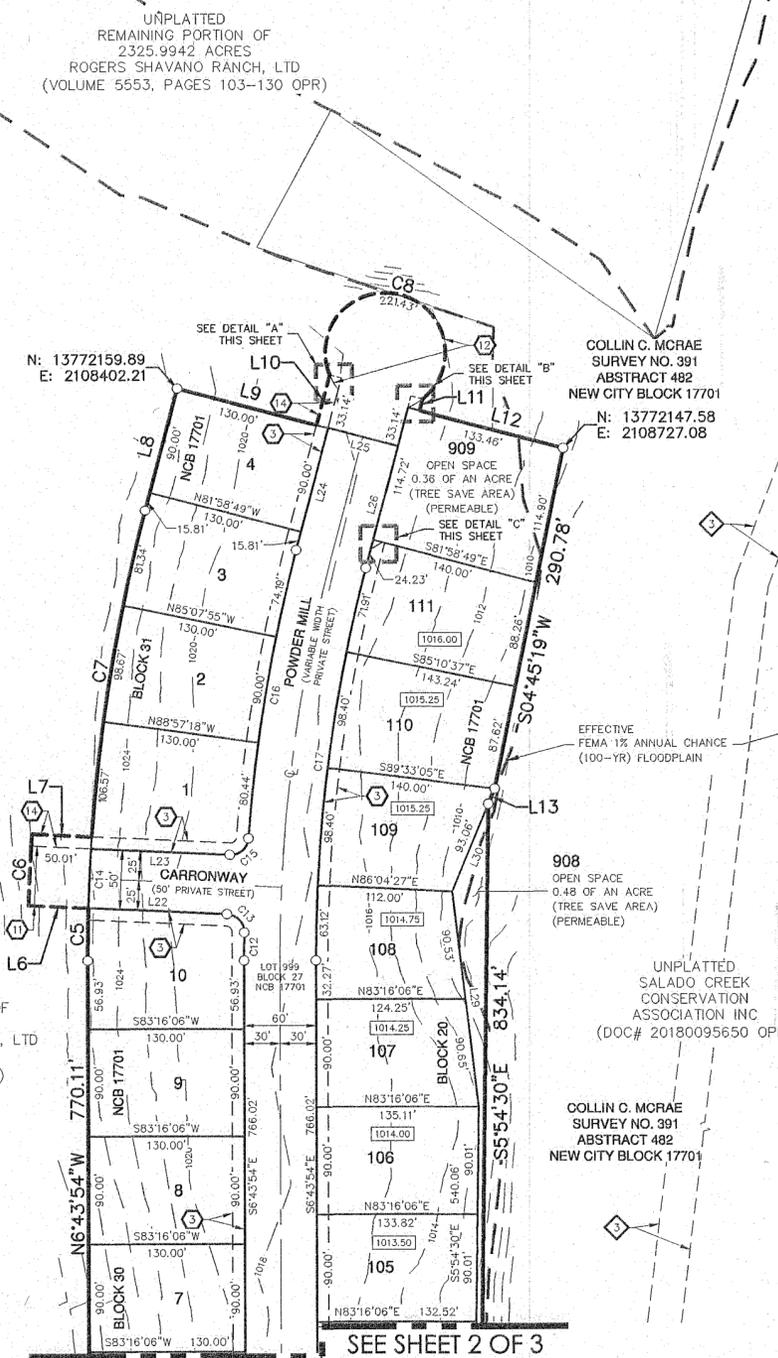
DETAIL "C"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'



DETAIL "A"
SCALE: 1" = 10'



SAWS IMPACT FEE:
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STATE OF TEXAS
 COUNTY OF BEXAR

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W.R. Wood
 W.R. WOOD
 65364
 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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
 DAVID A. CASANOVA
 4251
 REGISTERED PROFESSIONAL LAND SURVEYOR

COLLIN C. MCRAE
 SURVEY NO. 391
 ABSTRACT 482
 NEW CITY BLOCK 17701

UNPLATTED
 REMAINING PORTION OF
 2325.9942 ACRES
 ROGERS SHAVANO RANCH, LTD
 (VOLUME 5553,
 PAGES 103-130 OPR)

COLLIN C. MCRAE
 SURVEY NO. 391
 ABSTRACT 482
 NEW CITY BLOCK 17701

COLLIN C. MCRAE
 SURVEY NO. 391
 ABSTRACT 482
 NEW CITY BLOCK 17701

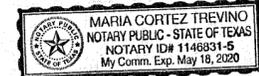
STATE OF TEXAS
 COUNTY OF BEXAR

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: LLOYD A. DENTON, JR.
 SHAVANO ROGERS RANCH NORTH NO. 3, LTD. & SALADO CREEK CONSERVATION ASSOCIATION, INC. & BITTERBLUE/ROGERS WATER INTERESTS, LTD. & ROGERS SHAVANO RANCH, LTD.
 11 LYNN BATTIS LANE, SUITE 100
 SAN ANTONIO, TEXAS 78218
 (210) 828-6131

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 April, A.D. 2019.



Maria Cortez Trevino
 MARIA CORTEZ TREVINO
 NOTARY PUBLIC - STATE OF TEXAS
 NOTARY ID# 1146831-5
 My Comm. Exp. May 18, 2020
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS, UNIT-5 (ENCLAVE) 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

SHAVANO HIGHLANDS, UNIT-5 (ENCLAVE)
 Civil Job No. 8834-15; Survey Job No. 8834-15