

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 1500 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.

PRIVATE STREET NOTE:

LOT 999, NCB 16334, (WILD ONION, PADOVA PLACE, SALADO CANYON & LUGARNO PATH) IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

OPEN SPACE NOTE:

LOT 901, BLOCK 53, NCB 16334 (5.902 OF AN ACRE), LOT 902, BLOCK 53, NCB 16334 (3.440 OF AN ACRE) AND LOT 903, BLOCK 53, NCB 16334 (0.128 OF AN ACRE) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND LOT 904, BLOCK 55, NCB 16334 (0.041 OF AN ACRE) (NOT PERMEABLE) IS DESIGNATED AS OPEN SPACE AND ALL THREE AS A DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

INGRESS/EGRESS WATER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

DRAINAGE EASEMENT 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO 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 EASEMENT.

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.

EDU IMPACT FEE PAYMENT NOTE:

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-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," "OVERHEAD EASEMENT," "EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, 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 THEREOF; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. 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.
3. 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.
4. 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.
5. ROOT OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV, EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV, FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) 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.

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.

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- NCB NEW CITY BLOCK
- ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD
- EXISTING CONTOURS
- PROPOSED CONTOURS
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 25' ELECTRIC EASEMENT
- 1300.00 MINIMUM FINISHED FLOOR ELEVATION

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9659, PAGES 90-91 DPR)
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9659, PAGES 90-91 DPR)
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9632, PAGES 73-74 DPR)
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9632, PAGES 73-74 DPR)
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9656, PAGES 141-142 DPR)
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9656, PAGES 141-142 DPR)
- 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9601, PAGES 88-89 DPR)
- 10' DRAINAGE EASEMENT (VOLUME 9656, PAGES 141-142 DPR)
- 25' DRAINAGE EASEMENT (VOLUME 9656, PAGES 141-142 DPR)
- 28' ELECTRIC EASEMENT (VOLUME 9574, PAGES 102-104 DPR)
- 16' SANITARY SEWER EASEMENT (VOLUME 9574, PAGES 102-104 DPR)
- 15' PRIVATE DRAINAGE EASEMENT (VOLUME 9659, PAGES 90-91 DPR)

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 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 DIRM PANEL 48029C0205G, DATED SEPTEMBER 29, 2010, 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.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" 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 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOOD. FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES, ACTUAL LATERAL PLACEMENT, AND ADJACENT STREET GRADES.

CLEAR VISION NOTE:

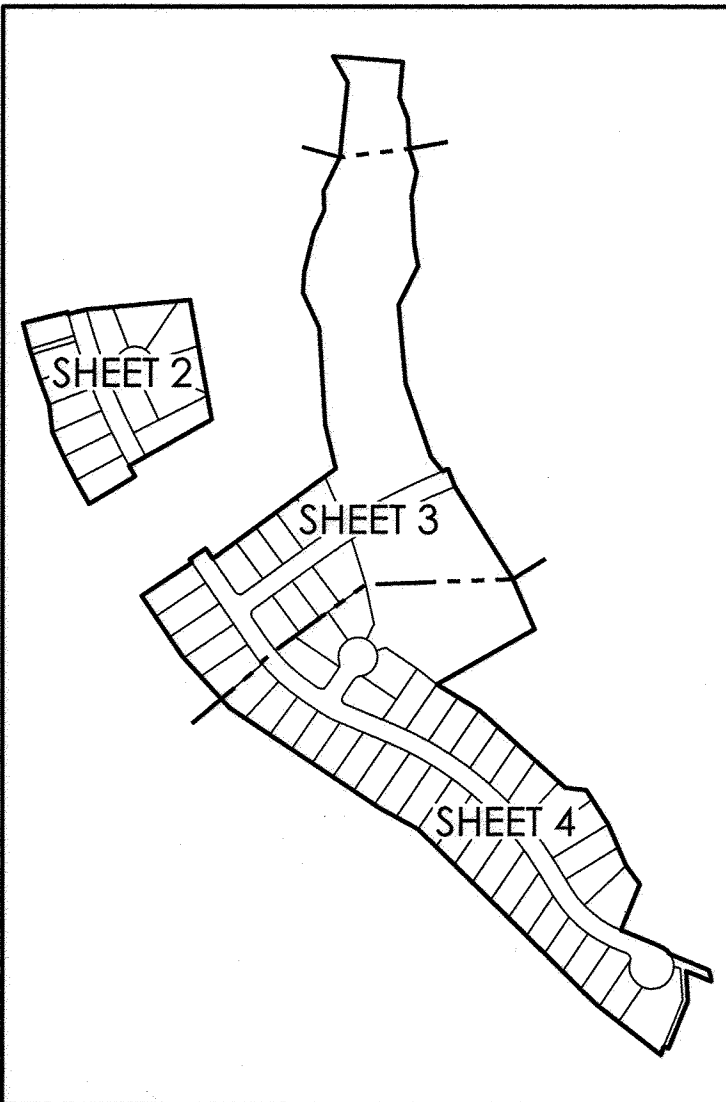
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 OR BEFORE THE RECORDING DATE OF THIS PLAT.

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.



SHEET INDEX

NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N75°42'56"E	119.08'
L2	N75°30'53"E	50.00'
L3	S60°46'13"W	86.67'
L4	S60°34'09"W	160.31'
L5	S59°26'31"W	140.00'
L6	N06°37'58"W	72.32'
L7	N20°25'58"W	69.11'
L8	N18°13'03"W	85.18'
L9	N14°16'43"W	69.13'
L10	N56°00'28"E	157.58'
L11	N33°59'32"W	10.00'
L12	N56°00'28"E	50.00'
L13	S33°59'32"E	32.33'
L14	N13°41'48"W	118.35'
L15	N25°07'21"W	101.67'
L16	N03°44'30"E	54.28'
L17	N13°31'12"E	102.69'
L18	N24°45'32"E	67.13'
L19	N02°37'19"W	50.96'
L20	N25°40'49"E	97.90'
L21	N05°59'27"E	100.99'
L22	N05°38'59"E	95.99'
L23	N28°27'31"W	78.93'

LINE TABLE		
LINE #	BEARING	LENGTH
L24	S85°22'09"E	181.46'
L25	S04°37'51"W	94.34'
L26	S21°07'46"E	60.15'
L27	S02°42'56"E	78.00'
L28	S17°21'52"E	64.83'
L29	S12°10'04"W	64.93'
L30	S03°35'18"E	127.62'
L31	S09°57'44"E	55.55'
L32	S26°38'45"W	113.45'
L33	S38°41'02"E	49.30'
L34	S21°24'09"E	50.00'
L35	S23°16'57"E	142.80'
L36	S58°41'24"E	130.14'
L37	S83°41'46"E	54.16'
L38	S32°41'10"E	106.33'
L39	S23°04'43"E	118.30'
L40	S36°54'58"E	59.76'
L41	S22°10'09"W	130.30'
L42	S67°49'51"E	110.03'
L43	S67°47'38"E	109.28'
L44	S16°27'36"E	12.23'
L45	S08°11'44"E	17.91'
L46	N67°47'38"W	70.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L47	S03°30'10"E	78.36'
L48	S22°07'58"W	133.28'
L49	N67°52'02"W	13.85'
L50	S18°00'56"W	23.50'
L51	N61°35'33"W	113.34'
L52	N42°19'18"W	183.09'
L53	N34°01'43"W	189.39'
L54	N68°56'15"E	8.26'
L55	S68°56'15"W	8.26'
L56	S60°34'09"W	50.00'
L57	S33°59'32"E	58.09'
L58	S56°01'52"E	14.54'
L59	N33°58'08"E	57.50'
L60	S33°58'08"W	53.84'
L61	S31°25'51"E	78.36'
L62	S67°49'51"E	110.03'
L63	N67°49'51"W	37.37'
L64	N31°25'51"W	78.36'
L65	N56°01'52"W	60.38'
L66	N25°47'02"E	44.93'
L67	S73°10'02"W	25.96'
L68	N73°27'55"E	120.07'
L69	S73°27'55"W	120.44'



OWNER/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 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 22 DAY OF JUNE, A.D. 2015.

Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF ROGERS RANCH, UNIT - P8 & P9 (PUD) 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

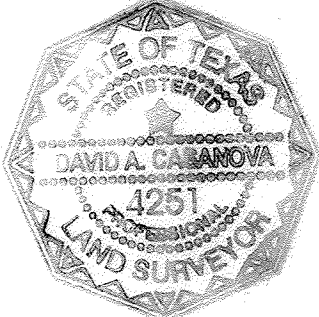
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



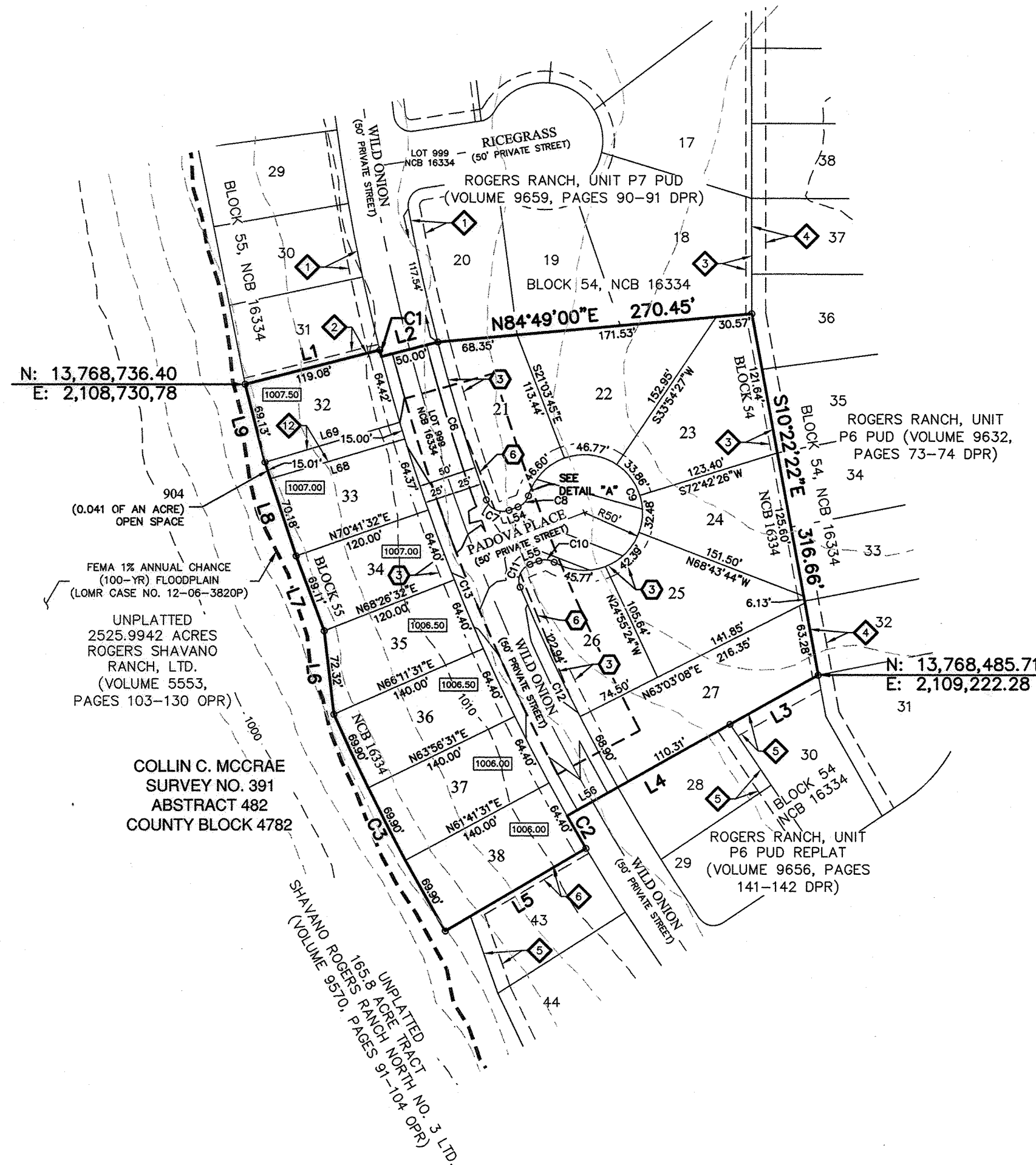
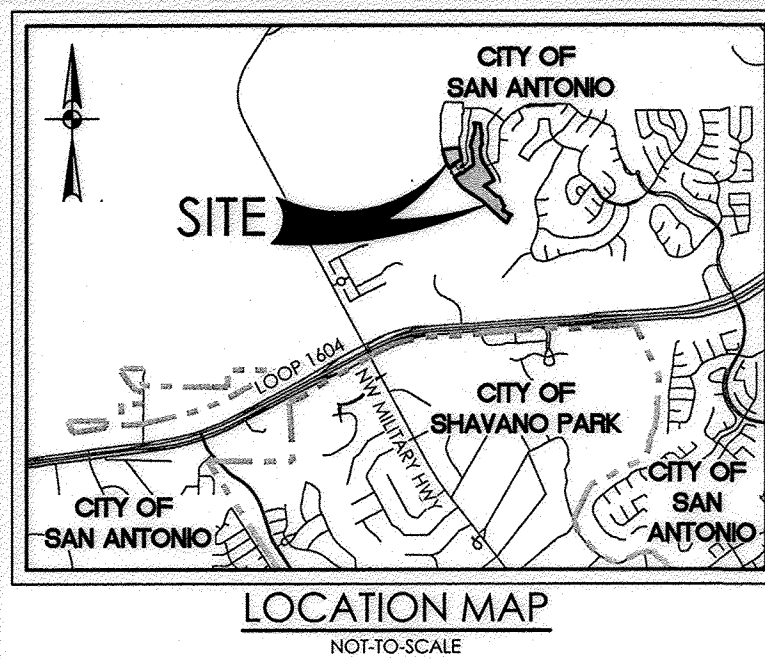
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 5

ROGERS RANCH, UNIT - P8 & P9 (PUD)

Civil Job No. 4426-25; Survey Job No. 4426-25

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PLAT NUMBER 140550

SUBDIVISION PLAT
OF
ROGERS RANCH, UNIT-P8 & P9 (PUD)

A 28.076 ACRE TRACT OF LAND COMPRISED OF 21.281 ACRES OUT OF 165.8 ACRE TRACT OF LAND CONVEYED TO ROGERS RANCH NORTH NO. 3, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9570, PAGES 91-104, A 6.491 ACRE TRACT OUT OF 11.733 ACRE TRACT OF LAND CONVEYED TO ROGERS RANCH NORTH NO. 3, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15305, PAGES 788-803 AND ALL OF THAT 0.282 ACRE TRACT AND ALL OF THAT 0.022 ACRE TRACT DESCRIBED IN DEED TO SHAVANO ROGERS RANCH NORTH NO. 3, LTD., RECORDED IN VOLUME 17127, PAGES 485-496, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCCRAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, NOW NEW CITY BLOCK 16334, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
DATE OF PRINT: June 22, 2015 | FAX: 210.375.9010

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.
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 22 DAY OF JUNE, A.D. 2015.

Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
My Commission Expires
August 2, 2016

THIS PLAT OF ROGERS RANCH, UNIT - P8 & P9 (PUD) 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____.

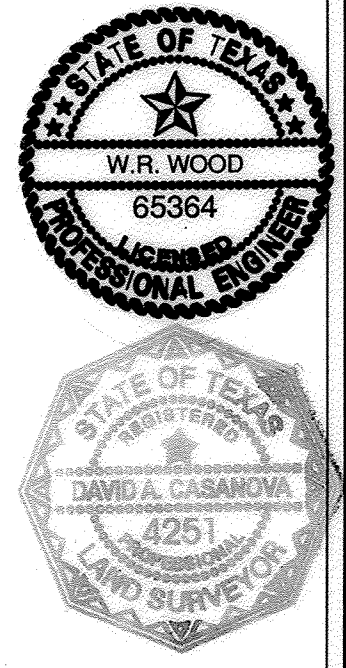
BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, 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. 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

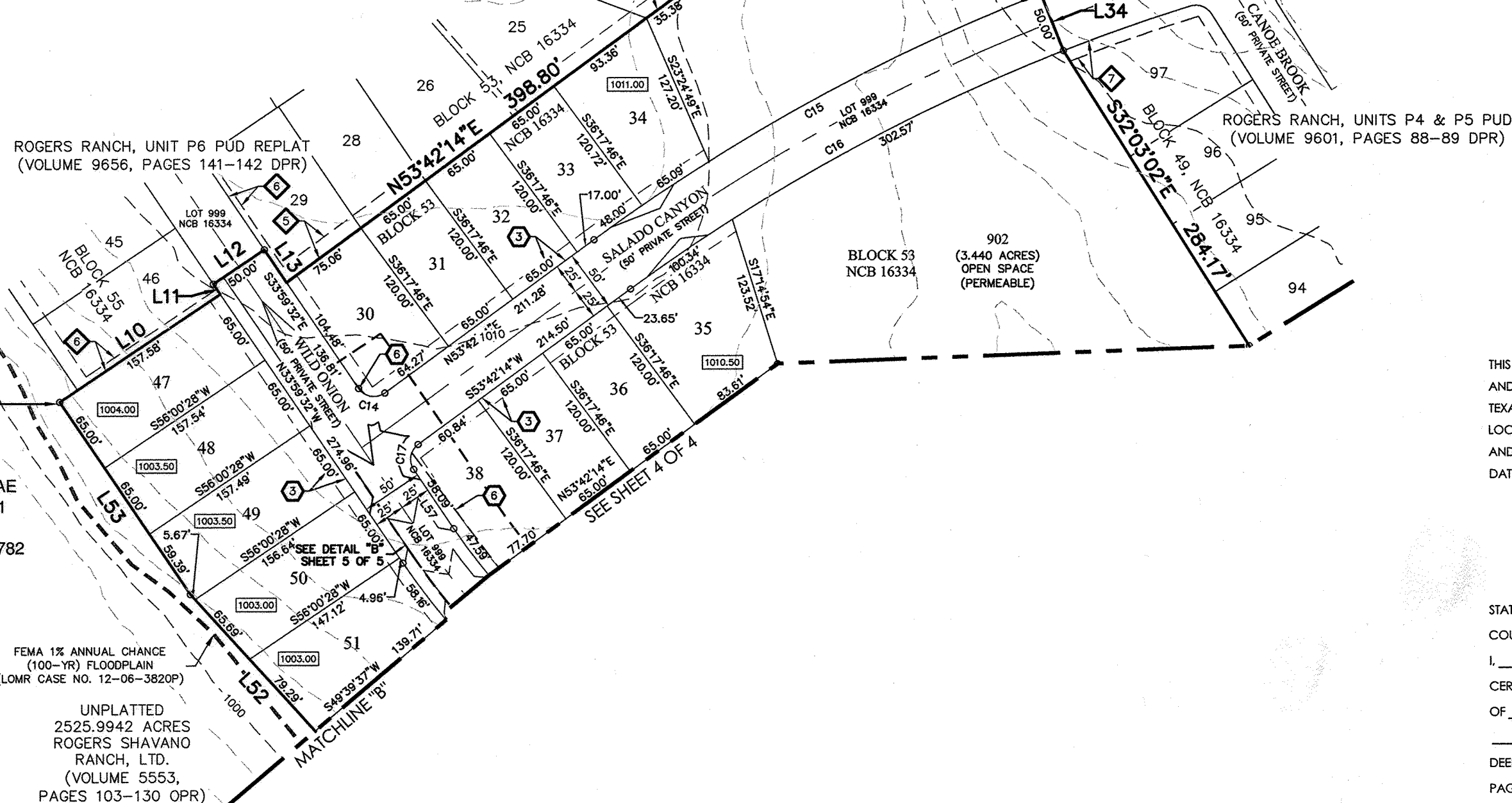
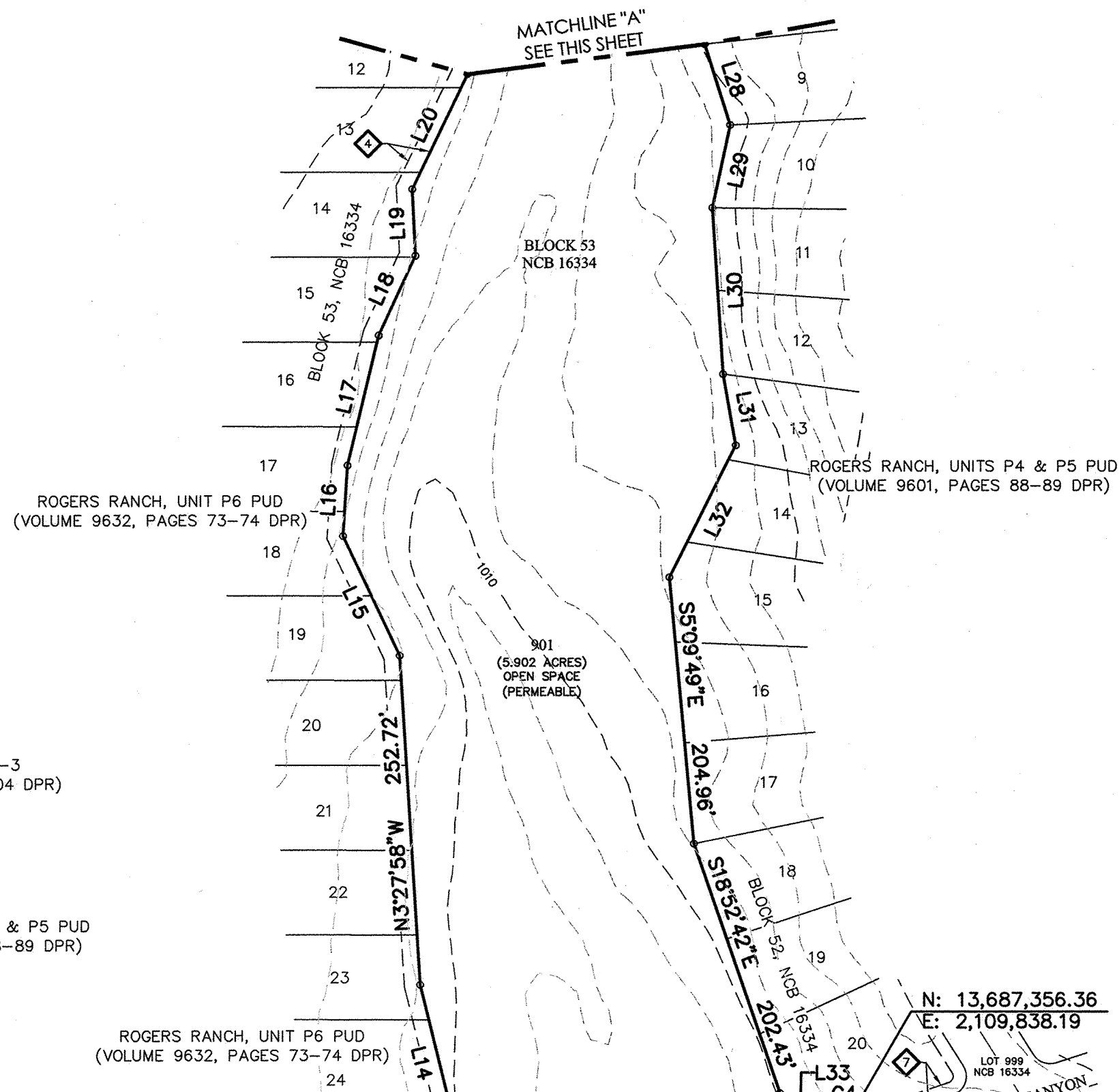
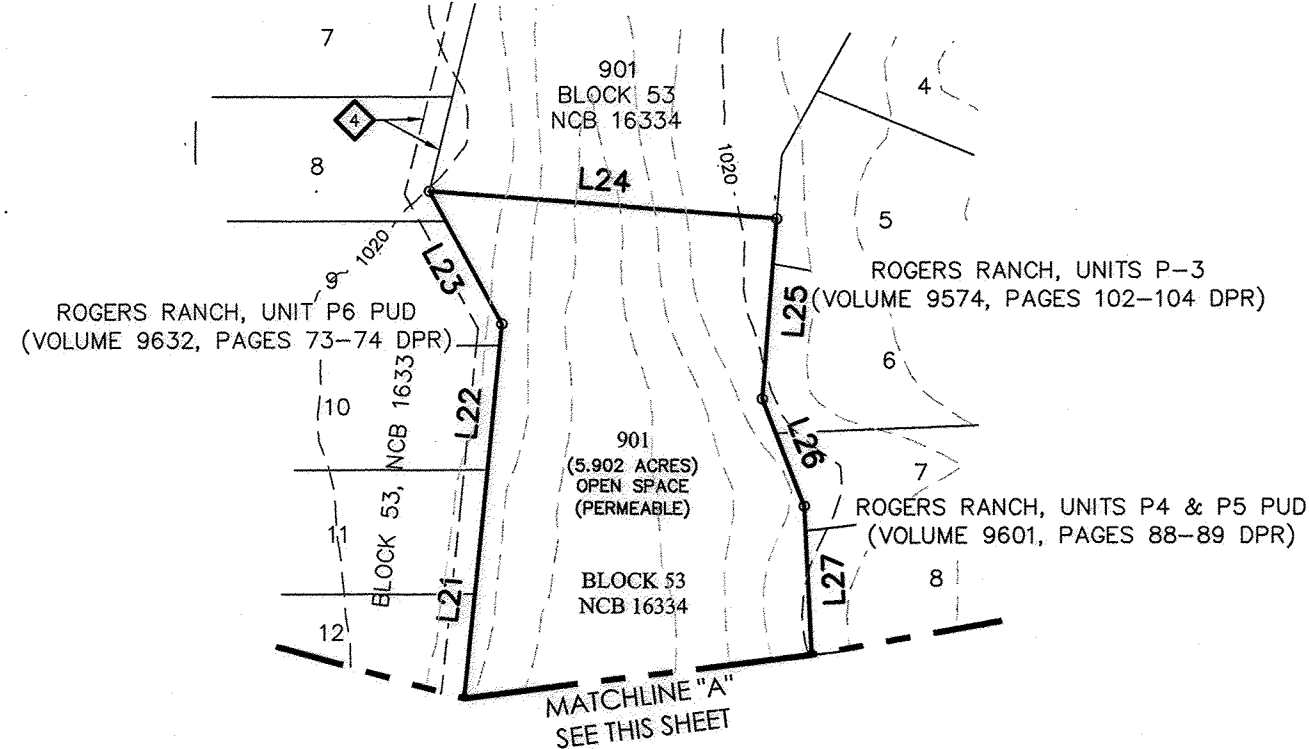
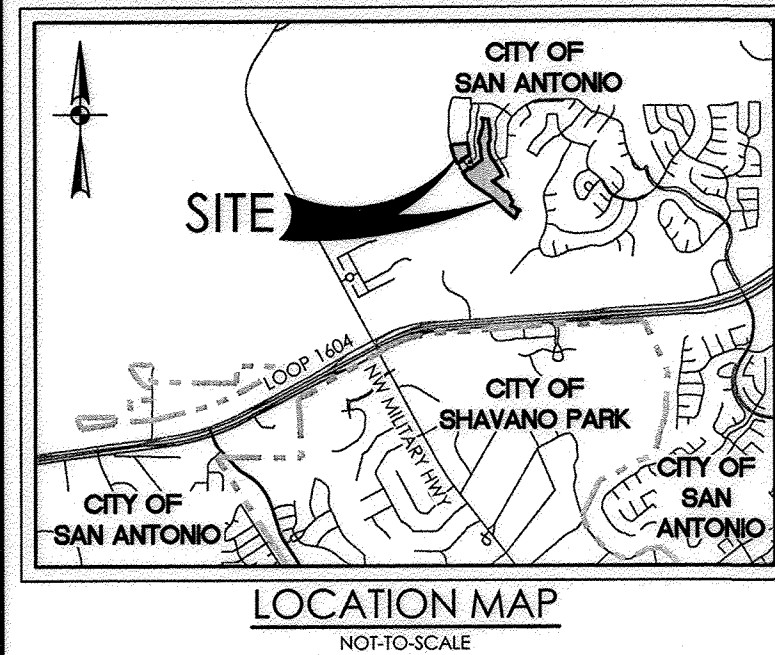
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David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

ROGERS RANCH, UNIT - P8 & P9 (PUD)

Civil Job No. 4426-25; Survey Job No. 4426-25

Date: Jun 22, 2015 3:11pm User: D:\JRC
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N: 13,378,024.02
E: 2,109,040.46

COLLIN C. MCCRAE
SURVEY NO. 391
ABSTRACT 482
COUNTY BLOCK 4782

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
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David A. Casarria
REGISTERED PROFESSIONAL LAND SURVEYOR

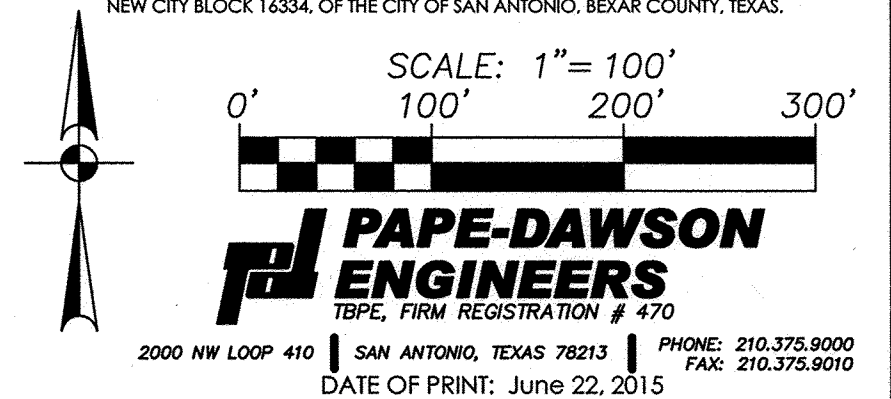
FEMA 1% ANNUAL CHANCE
(100-YR) FLOODPLAIN
(LOMR CASE NO. 12-06-3820P)

UNPLATTED
2525.9942 ACRES
ROGERS SHAVANO
RANCH, LTD.
(VOLUME 5553,
PAGES 103-130 OPR)

PLAT NUMBER 140550

SUBDIVISION PLAT
OF
ROGERS RANCH, UNIT-P8 & P9 (PUD)

A 28.076 ACRE TRACT OF LAND COMPRISED OF 21.281 ACRES OUT OF 165.8 ACRE TRACT OF LAND CONVEYED TO ROGERS RANCH NORTH NO. 3, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9570, PAGES 91-104, A 6.491 ACRE TRACT OUT OF 11.733 ACRE TRACT OF LAND CONVEYED TO ROGERS RANCH NORTH NO. 3, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15305, PAGES 788-803 AND ALL OF THAT 0.282 ACRE TRACT AND ALL OF THAT 0.022 ACRE TRACT DESCRIBED IN DEED TO SHAVANO ROGERS RANCH NORTH NO. 3, LTD., RECORDED IN VOLUME 17127, PAGES 485-496, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCCRAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, NOW NEW CITY BLOCK 16334, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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.
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 22 DAY OF JUNE, A.D. 2015.

Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
My Commission Expires August 2, 2016

THIS PLAT OF ROGERS RANCH, UNIT - P8 & P9 (PUD) 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

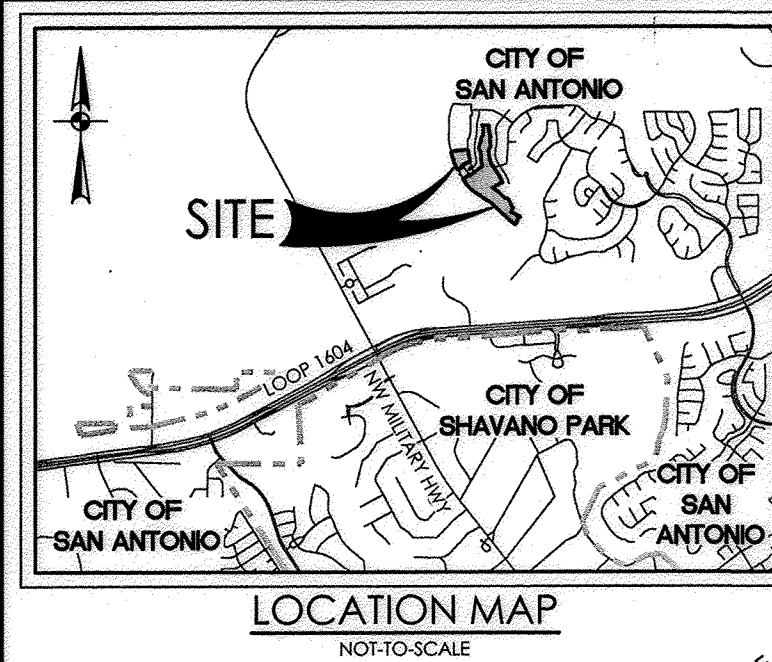
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

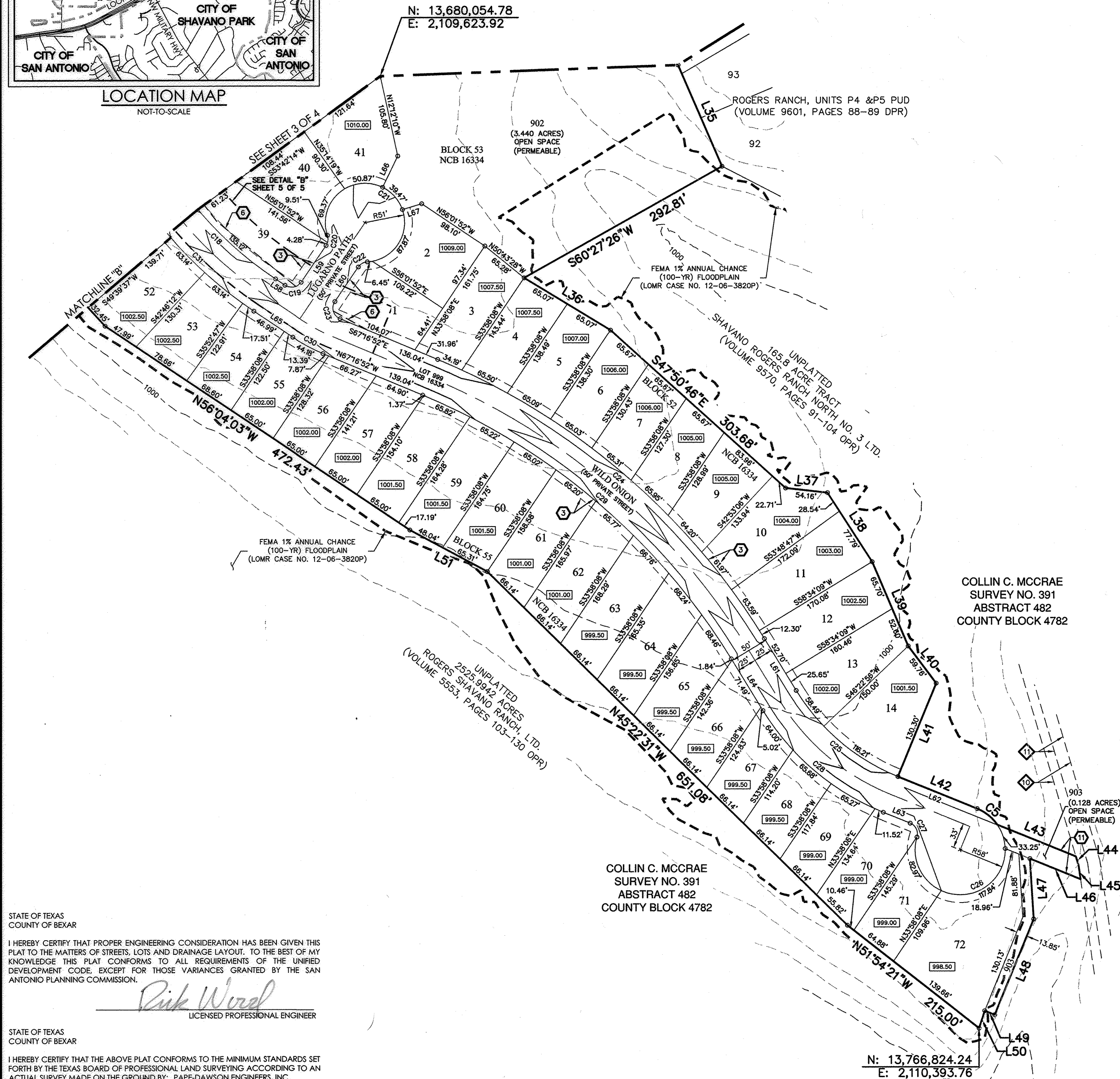
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 5 BY: _____, DEPUTY





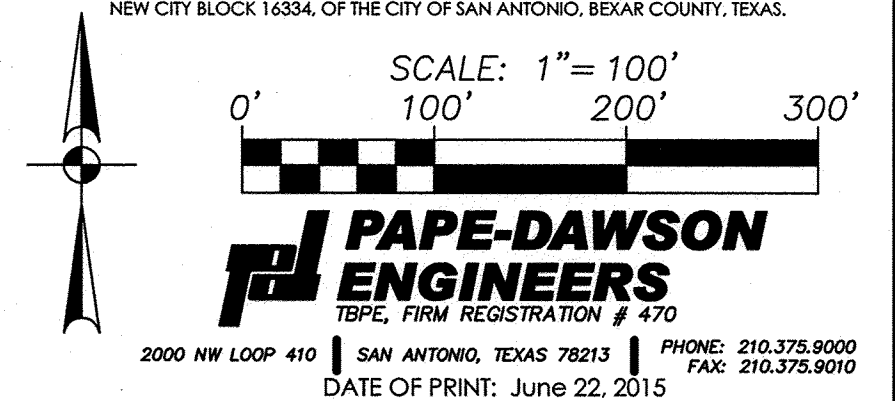
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PLAT NUMBER 140550

SUBDIVISION PLAT
OF
ROGERS RANCH, UNIT-P8 & P9 (PUD)

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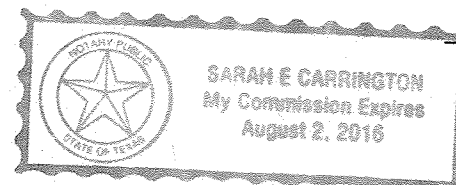
STATE OF TEXAS
COUNTY OF BEXAR

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, DRAINAGE, 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.
11 LYNN BAITS 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 22 DAY OF JUNE, A.D. 2015.



Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

COLLIN C. MCCRAE
SURVEY NO. 391
ABSTRACT 482
COUNTY BLOCK 4782

COLLIN C. MCCRAE
SURVEY NO. 391
ABSTRACT 482
COUNTY BLOCK 4782

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

SHEET 4 OF 5

BY: _____, DEPUTY



ROGERS RANCH, UNIT - P8 & P9 (PUD)

Civil Job No. 4426-25; Survey Job No. 4426-25

Date: Jun 22, 2015, 3:31pm User ID: jllias
File: P:\M\4426\25\Design\Civil\Plat\PL442625.dwg

PLAT NUMBER 140550

SUBDIVISION PLAT
OF
ROGERS RANCH, UNIT-P8 & P9 (PUD)

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PAPE-DAWSON
ENGINEERS
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
DATE OF PRINT: June 22, 2015 | FAX: 210.375.9010

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.

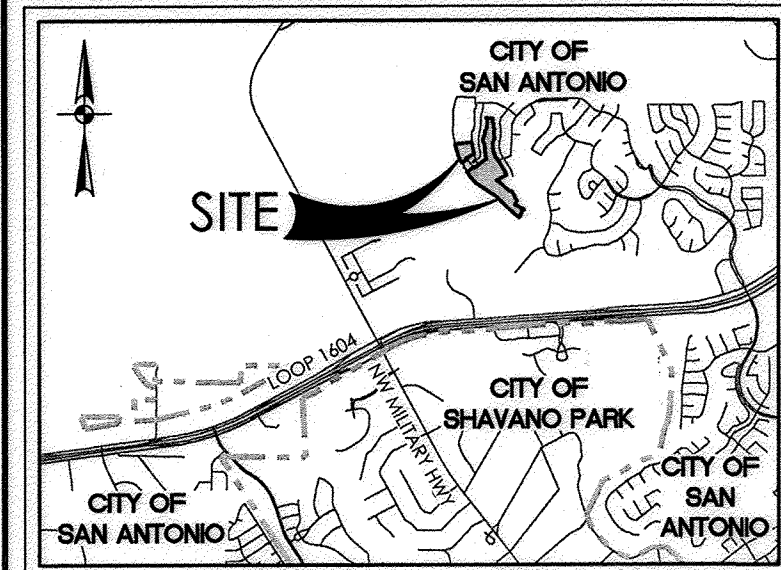
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STATE OF TEXAS
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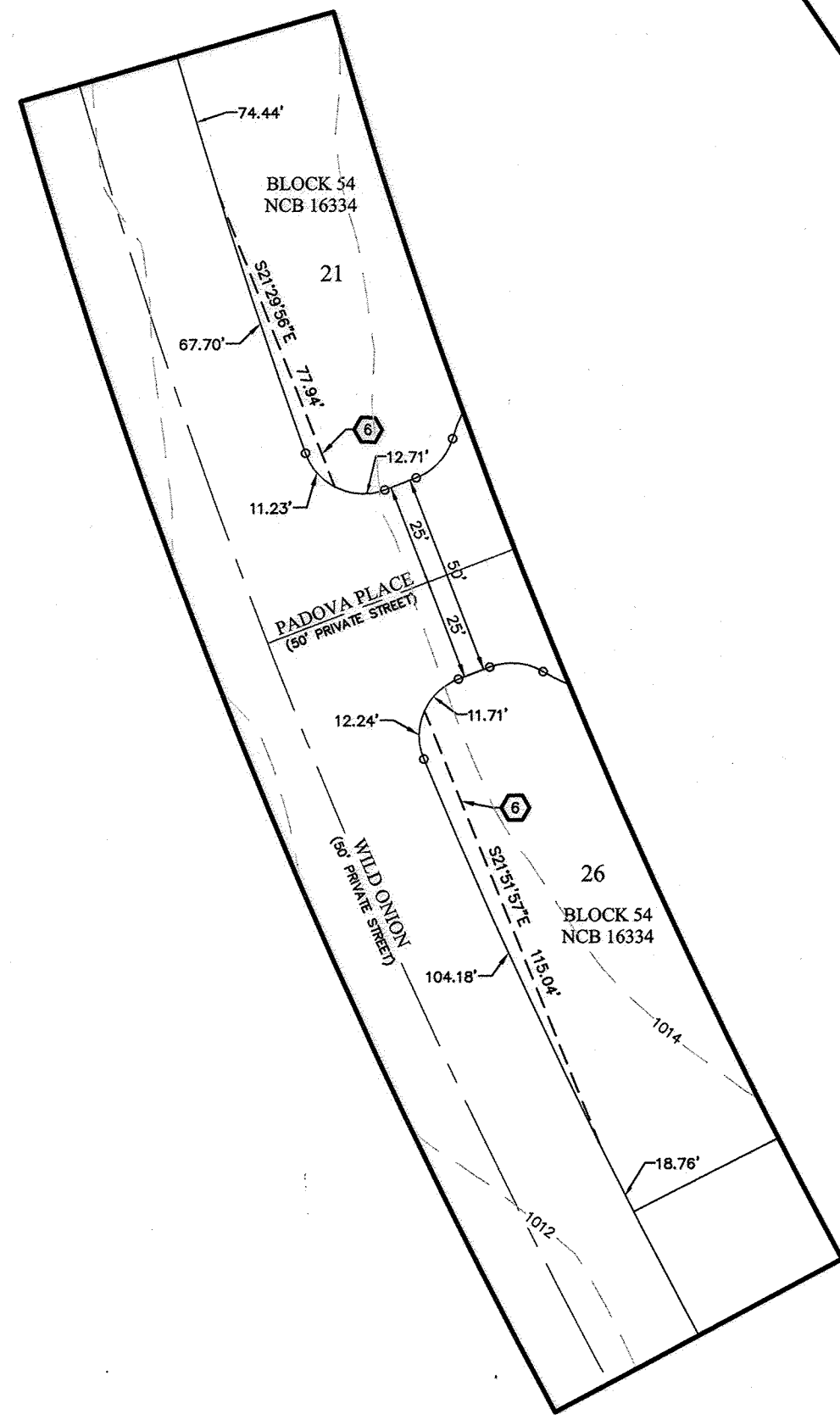
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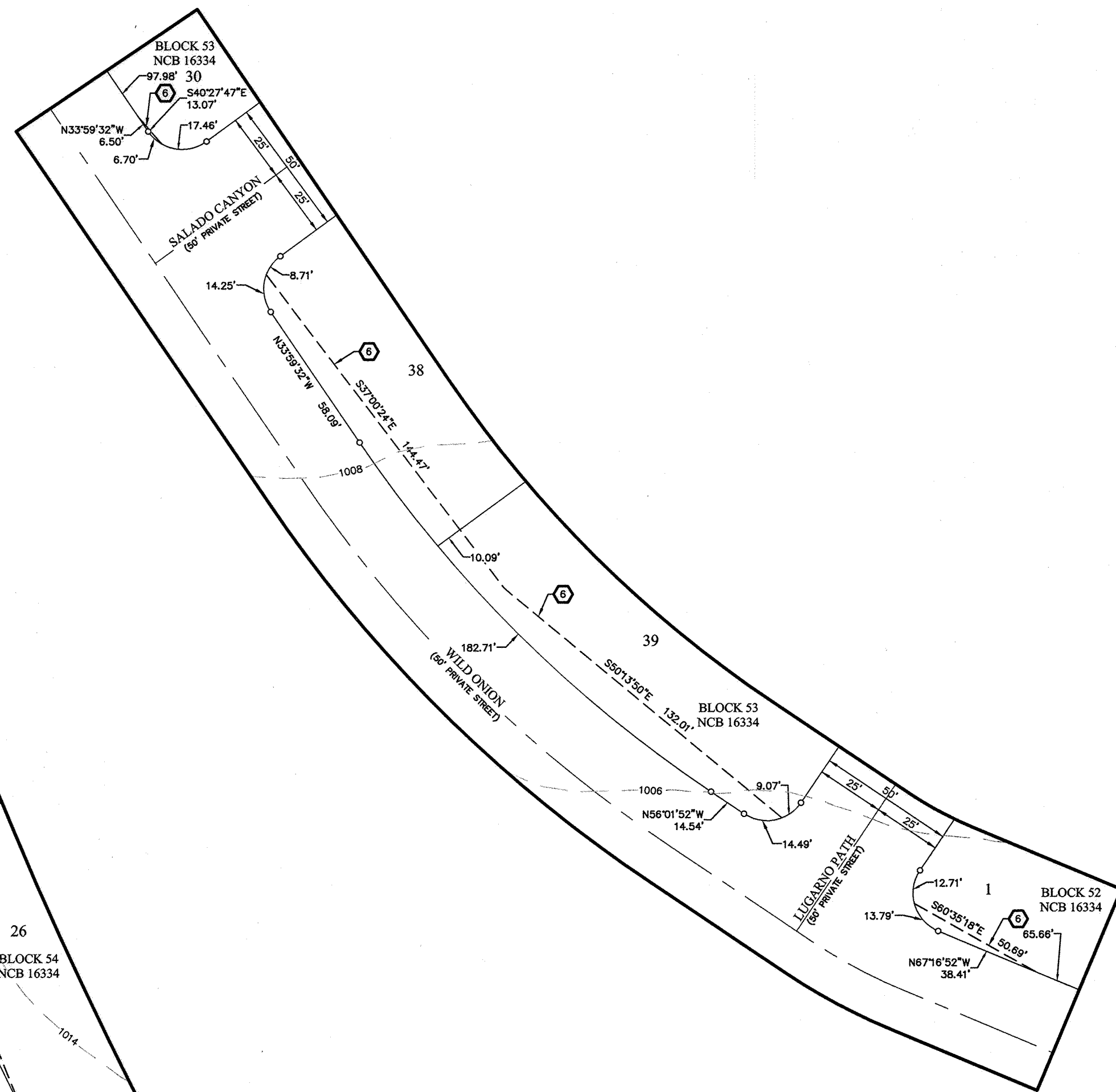
Sarah E. Carrington
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
SCALE: 1"=40'



DETAIL "B"
SCALE: 1"=40'

STATE OF TEXAS
COUNTY OF BEXAR

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W.R. Wood
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STATE OF TEXAS
COUNTY OF BEXAR

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David A. Casanova
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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 5 OF 5 BY: DEPUTY