

**SUBDIVISION PLAT ESTABLISHING
WORTHAM OAKS, UNIT 14 & 20 (ENCLAVE)**
BEING A 20.428 ACRE TRACT, MORE OR LESS, OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14680, PAGES 1648-1661, AND OUT OF A 200.475 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14996, PAGES 167-192, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT 720, COUNTY BLOCK 4917, THE E.F. MOORE SURVEY NO. 429, ABSTRACT 512, COUNTY BLOCK 4914, AND THE J. HAMILTON SURVEY NO. 90 ABSTRACT NO. 344, COUNTY BLOCK 4915, BEXAR COUNTY, TEXAS.

KFW
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14603 HUEBNER RD. BLDG. 40
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PHONE (210) 979-8444
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OWNER/DEVELOPER
SHAGGY DEVELOPMENT L.L.C.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

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.

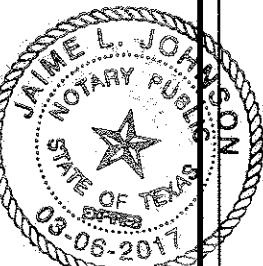
OWNED:
SHAGGY DEVELOPMENT L.L.C.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Golden V. Hartman, 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 26 DAY OF June, A.D. 2015
James L. Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS



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 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.

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT 14 & 20 (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

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 _____

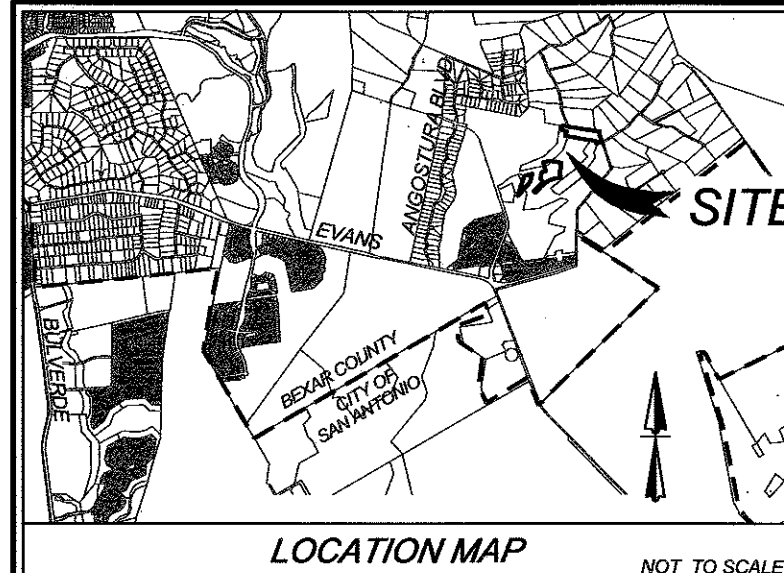
ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

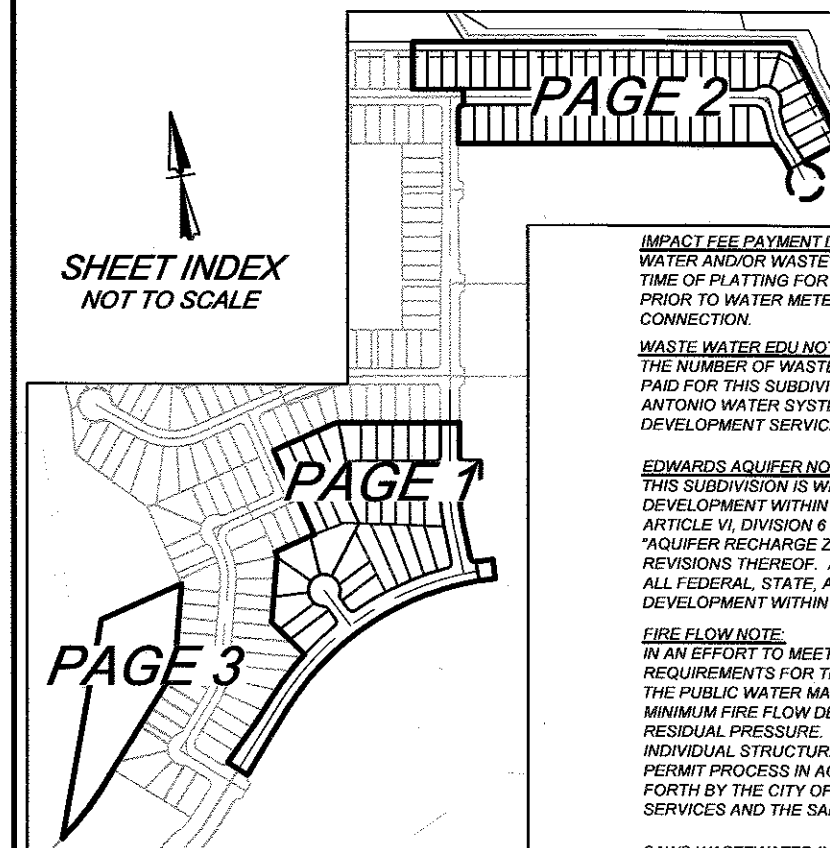
THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



SHEET INDEX
NOT TO SCALE



NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 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 EASEMENTS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARK DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN WORTHAM OAKS, UNITS 14 AND 20 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, WORTHAM OAKS HOMEOWNERS ASSOCIATION, AND/OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 999, BLOCK 35, CB 4913 (AKIN NOOK, AKIN SONG, AKIN ELM, AKIN TOWN, AKIN HEIGHTS AND CARRIAGE CAPE) AND LOTS 901 & 909, BLOCK 11, CB 4913.

SEE SHEET 3 OF 3 FOR
LINE AND CURVE TABLES

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS A 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", "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.
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. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1779089) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-47TH.

WORTHAM OAKS UNIT 7
(VOL. 9656 PG. 220-221, D.P.R.
AND VOL. 9657 PG. 1, D.P.R.)



UNPLATTED
A REMAINING PORTION OF 215.22 AC.
SHAGGY DEVELOPMENT, L.L.C.
VOLUME 14680, PAGES 1648-1661 (OPR)

E.F. MOORE SURVEY NO. 429,
ABSTRACT 512 COUNTY BLOCK 4914

OFF-LOT 50' X 60' ELEC., GAS, TELE., C.A.T.V.,
WATER, SAN, SEWER, & DRAINAGE
EASEMENT (ENTIRE EASEMENT TO EXPIRE
UPON INCORPORATION INTO PLATTED PRIVATE
STREET) (0.07 AC)

KEY NOTES

1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SET BACK LINE
3. 10' BUILDING SET BACK LINE
4. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5. 12' SANITARY SEWER EASEMENT
6. 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
7. 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
8. 45X28' (0.37 AC.) PEDESTRIAN, FIRE ACCESS AND TURN AROUND EASEMENT
9. VARIABLE WIDTH PRIVATE DRAINAGE, WATER QUALITY, ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (2.88 AC. PERMEABLE)
1. 5' G.E.T.V. EASEMENT (VOL. 9668, PG. 86-87 D.P.R.)
2. 10' G.E.T.V. & BUILDING SET BACK LINE EASEMENT (VOL. 9668, PG. 86-87 D.P.R.)

3. 10' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
4. 5' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
5. 16' SANITARY SEWER EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
6. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
7. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
8. 10' BUILDING SETBACK LINE (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
9. 10' BUILDING SETBACK LINE (VOL. 9668, PG. 86-87 D.P.R.)

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS REFERENCED IN FEMA MAP NO. 145 OF 785 COMMUNITY PANEL NO. 48029C0145G DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

IMPACT FEE PAYMENT DUE:

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.

WASTE WATER 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 DEVELOPMENT SERVICES DEPARTMENT.

EDWARDS AQUIFER NOTES:

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". ON LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FIRE FLOW 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 1,000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS WASTEWATER INGRESS / EGRESS NOTE:

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.

SAWS WATER INGRESS / EGRESS NOTE:

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.

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.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 35, CB 4913 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, T.V., PEDESTRIAN, WATER, AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

SAWS NOTE:

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.

BUILDING SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

DETENTION POND DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFF-SITE NATURAL RESERVOIR. THE EXISTING RESERVOIR IS LOCATED WITH A 215.22 ACRE TRACT, RECORDED IN VOLUME 14680, PAGES 1648-1661 WHICH ACCOMMODATES 80.01 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE NATURAL RESERVOIR DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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 BY.

George L. Weron
LICENSED PROFESSIONAL ENGINEER

WORTHAM OAKS UNIT 7
(VOL. 9656 PG. 220-221, D.P.R.
AND VOL. 9657 PG. 1, D.P.R.)

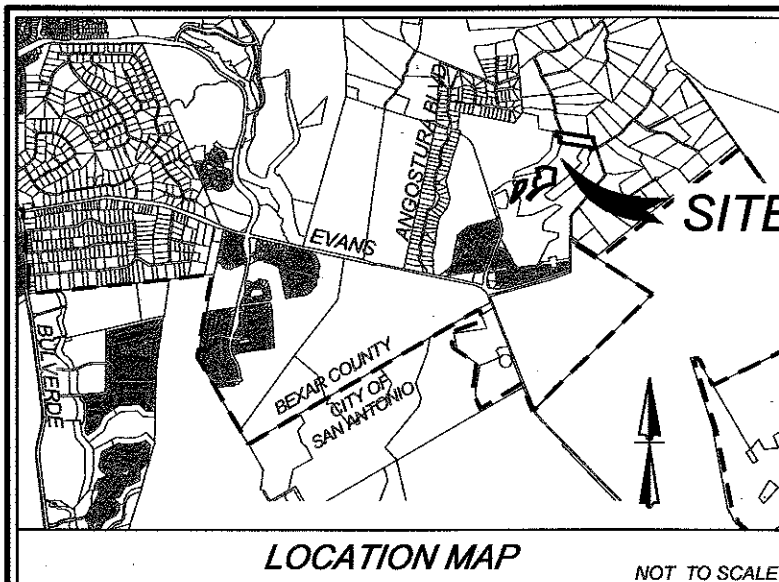
VARIABLE WIDTH DRAINAGE, GAS,
ELECTRIC, TELEPHONE, CABLE
TELEVISION, WATER & SANITARY
SEWER OFF-LOT EASEMENT (VOL.
9656 PGS 220-222 AND VOL. 9657
PG. 1, D.P.R.)

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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, L.L.C.
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441





FIRE FLOW 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 1,000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS NOTE:
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.

BUILDING SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

IMPACT FEE PAYMENT DUE:
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.

WASTE WATER 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 DEVELOPMENT SERVICES DEPARTMENT.

NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED 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 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 EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN WORTHAM OAKS, UNITS 14 AND 20 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, WORTHAM OAKS HOMEOWNERS ASSOCIATION, AND/OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 999, BLOCK 35 CB 4913 (AKIN NOOK, AKIN SONG, AKIN ELM, AKIN TOWN, AKIN HEIGHTS AND CARRIAGE CAPE) AND LOTS 901 & 909, BLOCK 11, CB 4913.

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- 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.
- 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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 179098) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 35, CB 4913 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

SAWS WASTEWATER INGRESS/EGRESS NOTE:

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.

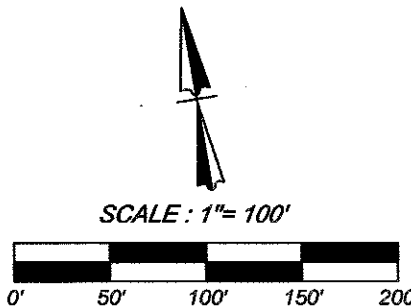
LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- ORIGINAL SURVEY LINE

SAWS WATER INGRESS/EGRESS NOTE:
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.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

SCALE: 1"=100'



OWNER/DEVELOPER
SHAGGY DEVELOPMENT L.L.C.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

PLAT NUMBER: 140323

SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 14 & 20 (ENCLAVE)
BEING A 20.429 ACRE TRACT MORE OR LESS, OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14680, PAGES 1648-1661, AND OUT OF A 200.475 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14996, PAGES 167-192, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT 720, COUNTY BLOCK 4917, THE E.F. MOORE SURVEY NO. 429, ABSTRACT 512, COUNTY BLOCK 4914, AND THE J. HAMILTON SURVEY NO. 90 ABSTRACT NO. 344, COUNTY BLOCK 4915, BEXAR COUNTY, TEXAS.

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FIRM 9513 & 10122300
14603 HUEBNER RD., BLDG. 40
SAN ANTONIO, TX 78230
PHONE (210) 979-8444
FAX (210) 979-8441

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.

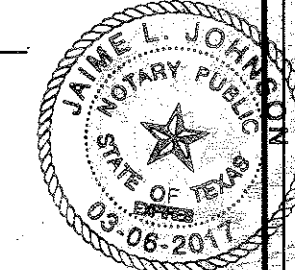
OWNER:
SHAGGY DEVELOPMENT L.L.C.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shaggy Development L.L.C. 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 26 DAY OF June A.D. 2015
Jaimie L. Johnson
NOTARY PUBLIC BEXAR COUNTY TEXAS



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 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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT 14 & 20 (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

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

PAGE 2 OF 3



STATE OF TEXAS
COUNTY OF BEXAR

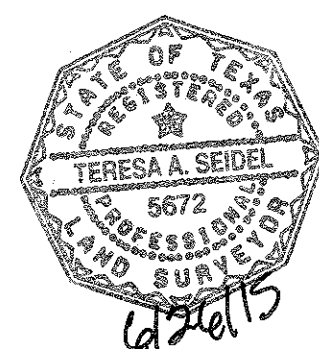
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION BY.

George L. Weron
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

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, L.L.C.
14803 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



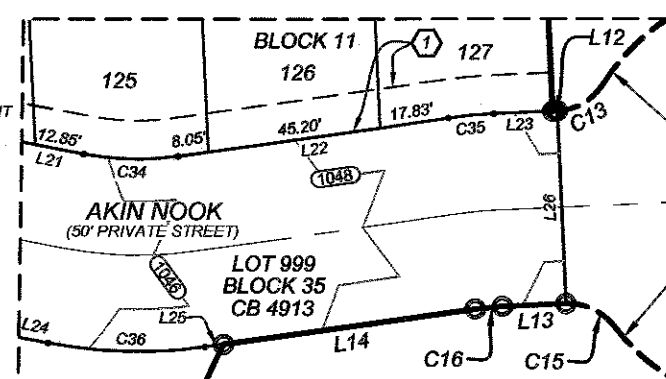
KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SET BACK LINE
- 10' BUILDING SET BACK LINE
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12' SANITARY SEWER EASEMENT
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 45X30' (0.37 AC.) PEDESTRIAN, FIRE ACCESS AND TURN AROUND EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE, WATER QUALITY, ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (2.88 AC. PERMEABLE)
- 5' G.E.T.V. EASEMENT (VOL. 9668, PG. 86-87 D.P.R.)
- 10' G.E.T.V. & BUILDING SET BACK LINE EASEMENT (VOL. 9668, PG. 86-87 D.P.R.)
- 10' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 5' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 16' SANITARY SEWER EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 10' BUILDING SETBACK LINE (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS REFERENCED IN FEMA MAP NO. 145 OF 785 COMMUNITY PANEL NO. 48029C01450 DATED SEPTEMBER 28, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD08 (GEOID09).

- 10' BUILDING SETBACK LINE (VOL. 9668, PG. 86-87 D.P.R.)
- NO BUILDING CUT ZONE RESTRICTIVE COVENANT (VOL. 16551, PG. 1-99 O.P.R.)



DETAIL "A"
SCALE: 1"=50'

SUBDIVISION PLAT ESTABLISHING
WORTHAM OAKS, UNIT 14 & 20 (ENCLAVE)

BEING A 20.429 ACRE TRACT MORE OR LESS, OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14680, PAGES 1648-1661, AND OUT OF A 200.475 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14996, PAGES 167-192, BOTH OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT 720, COUNTY BLOCK 4917, THE J. HAMMOND SURVEY NO. 80, ABSTRACT 512, COUNTY BLOCK 4914, AND THE J. HAMMOND SURVEY NO. 80, ABSTRACT NO. 344, COUNTY BLOCK 4915, BEXAR COUNTY, TEXAS.



OWNER/DEVELOPER
SHAGGY DEVELOPMENT L.L.C.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

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:
SHAGGY DEVELOPMENT L.L.C.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 490-1798

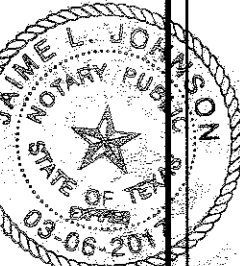
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, Gordon Hartman, 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 26 DAY OF June, A.D. 2015

James A. Seidel
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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.

ON THIS _____ DAY OF _____, A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT 14 & 20 (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

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

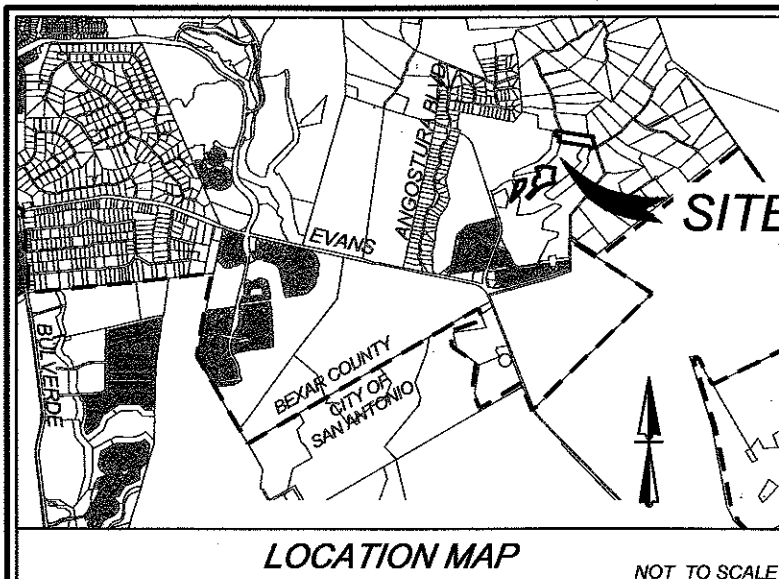
RECORDED THE _____ DAY OF _____, A.D. 20__ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME _____

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



IMPACT FEE PAYMENT DUE:
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.
WASTE WATER 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 DEVELOPMENT SERVICES DEPARTMENT.

EDWARDS AQUIFER NOTES:
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.

FIRE FLOW 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 1,000 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS NOTE:
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.

BUILDING SETBACK NOTE:
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WHICH IS ACCOUNTED FOR IN AN EXISTING OFF-SITE NATURAL RESERVOIR. THE EXISTING RESERVOIR IS LOCATED WITH A 215.22 ACRE TRACT, RECORDED IN VOLUME 14880, PAGES 1648-1661 WHICH ACCOMMODATES 68.01 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE NATURAL RESERVOIR DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNED AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

KEY NOTES

- 1 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2 20' BUILDING SET BACK LINE
- 3 10' BUILDING SET BACK LINE
- 4 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 5 12' SANITARY SEWER EASEMENT
- 6 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 7 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 8 45'X36' (0.37 AC.) PEDESTRIAN, FIRE ACCESS AND TURN AROUND EASEMENT
- 9 VARIABLE WIDTH PRIVATE DRAINAGE, WATER QUALITY, ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (2.88 AC. PERMEABLE)
- 10 5' G.E.T.V. EASEMENT (VOL. 9656, PG. 86-87 D.P.R.)
- 11 10' G.E.T.V. & BUILDING SET BACK LINE EASEMENT (VOL. 9656, PG. 86-87 D.P.R.)
- 12 10' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 13 5' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 14 16' SANITARY SEWER EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 15 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 16 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 17 10' BUILDING SETBACK LINE (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 18 10' BUILDING SETBACK LINE (VOL. 9656, PG. 86-87 D.P.R.)

SURVEYOR NOTES:

- 1 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 2 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4004, NORTH AMERICAN DATUM (NAD) OF 1983.
- 3 THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- 4 REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS REFERENCED IN FEMA MAP NO. 145 OF 785 COMMUNITY PANEL NO. 48029C0145G DATED SEPTEMBER 29, 2010.
- 5 THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

PRIVATE STREET DESIGNATION NOTE:

LOT 998, BLOCK 35, CB 4913 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., PEDESTRIAN, WATER AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

SAWS WASTEWATER INGRESS/EGRESS NOTE:

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.

SAWS WATER INGRESS/EGRESS NOTE:

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.

LEGAL INSTRUMENT NOTE:

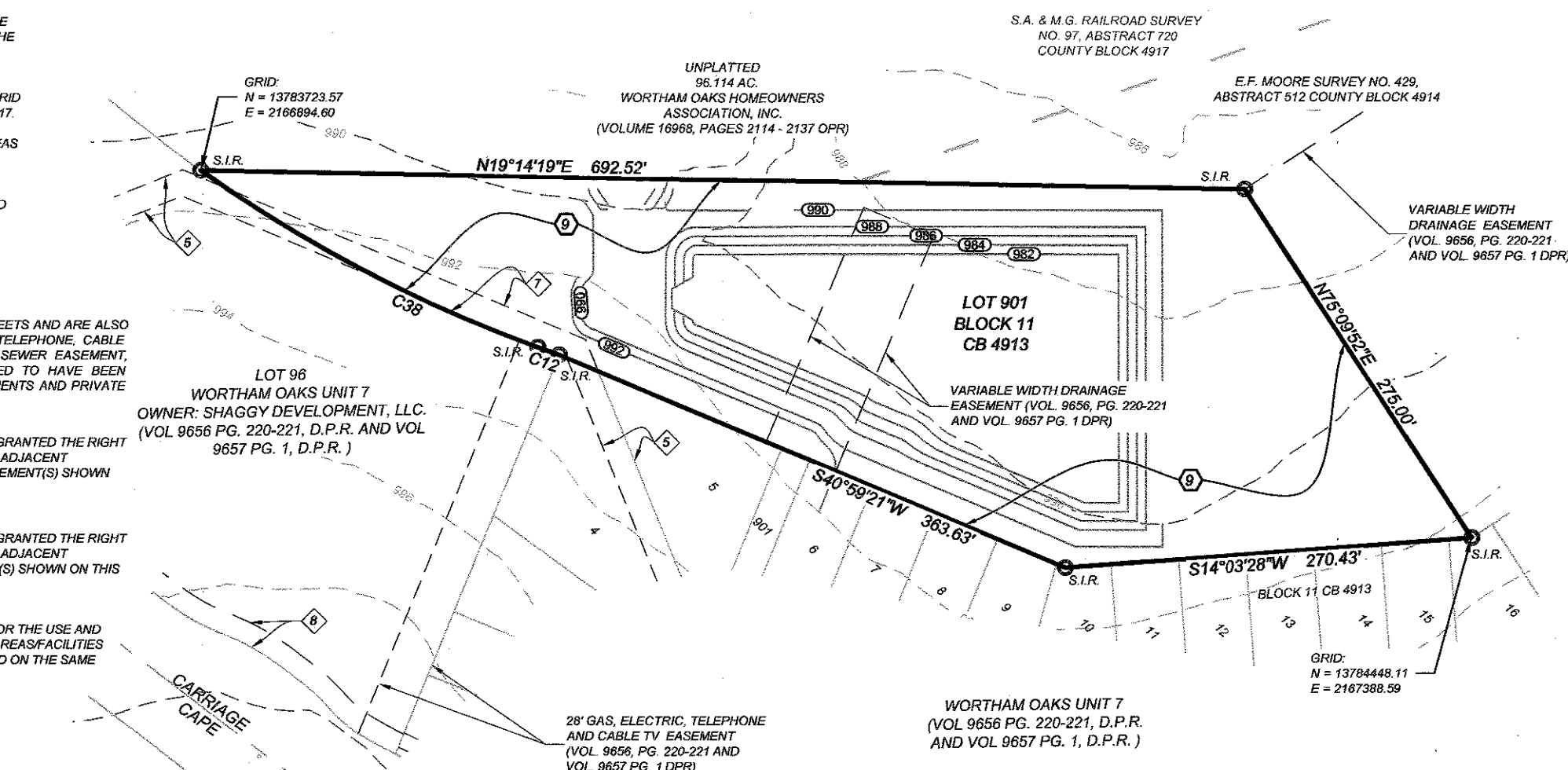
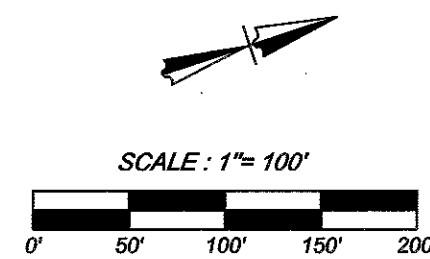
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

C.P.S. NOTES:

- 1 THE CITY OF SAN ANTONIO AS A 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", "OVERHANG EASEMENT", "UTILITY 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 THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 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 ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND

- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- 072 = PROPOSED CONTOURS
- 070 = EXISTING MAJOR CONTOURS
- = EXISTING MINOR CONTOURS
- = ORIGINAL SURVEY LINE

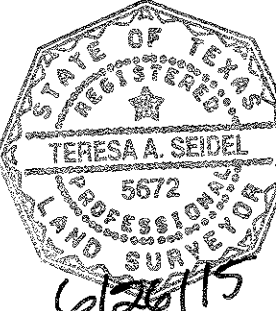


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	58.85'	1000.00'	29.84'	3°28'46"	58.85'	N42°42'14"E
C2	175.53'	930.00'	88.03'	10°48'50"	175.27'	N46°23'46"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N59°50'08"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	S36°42'12"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S64°17'48"W
C6	98.29'	470.00'	49.83'	12°06'12"	99.10'	S31°44'17"W
C7	24.35'	16.00'	15.24'	87°12'46"	22.07'	S46°24'49"E
C8	63.45'	930.00'	26.73'	3°17'34"	53.44'	S88°22'24"E
C9	50.00'	870.00'	25.01'	3°17'34"	49.99'	N88°22'24"W
C10	743.90'	870.00'	396.40'	48°50'26"	721.44'	S65°29'05"W
C11	29.86'	2000.00'	14.98'	0°51'30"	29.96'	S40°33'36"W
C12	15.02'	947.43'	7.51'	0°54'30"	15.02'	S37°43'12"W
C13	14.44'	15.00'	7.83'	58°08'21"	13.88'	S46°02'11"E
C14	278.67'	55.00'	38.30'	290°18'01"	62.86'	S71°32'39"W
C15	14.44'	15.00'	7.83'	58°08'50"	13.89'	N9°07'15"E
C16	7.13'	75.00'	3.67'	5°26'37"	7.12'	N21°10'29"W
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N64°17'48"E
C18	129.98'	930.00'	65.09'	6°00'27"	129.87'	N55°48'25"E
C19	22.83'	15.00'	14.38'	87°34'27"	20.76'	N16°01'26"E
C20	13.62'	15.00'	7.32'	52°01'12"	13.16'	N53°46'24"W
C21	247.87'	50.00'	39.04'	284°02'25"	61.54'	N62°14'12"E
C22	13.62'	15.00'	7.32'	52°01'12"	13.16'	S1°45'12"E
C23	22.93'	15.00'	14.38'	87°34'27"	20.76'	S71°33'01"E
C24	320.46'	930.00'	161.84'	19°44'36"	318.88'	S74°32'04"W
C25	24.35'	16.00'	15.24'	87°12'46"	22.07'	N40°47'58"E
C26	111.96'	930.00'	56.19'	12°06'12"	111.75'	N3°14'41"E
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°42'12"W
C28	73.71'	175.00'	37.41'	24°07'56"	73.16'	S87°13'50"W
C29	94.77'	225.00'	48.10'	24°07'56"	94.07'	N87°13'50"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C31	9.66'	15.00'	5.02'	37°01'55"	9.53'	N80°46'50"E
C32	130.70'	50.00'	185.09'	149°45'58"	96.54'	S42°51'08"E
C33	9.71'	15.00'	5.03'	37°05'28"	9.54'	S13°29'06"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C34	24.66'	75.00'	12.44'	16°50'09"	24.55'	S14°28'43"E
C35	11.88'	125.00'	5.94'	5°26'37"	11.87'	S21°10'29"E
C36	41.09'	125.00'	20.73'	16°50'09"	40.91'	N14°28'43"W
C37	31.89'	24.00'	18.63'	75°38'34"	28.43'	N42°52'55"W
C38	252.64'	947.43'	127.08'	15°16'43"	251.90'	S45°46'54"W
C41	63.95'	175.00'	32.34'	20°56'16"	63.60'	S85°49'40"W
C45	111.13'	930.00'	55.63'	6°50'46"	111.06'	N68°05'09"E
C46	52.35'	50.00'	28.86'	59°58'59"	49.99'	S2°02'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	73.25'	N49°00'39"W
L2	33.03'	N40°59'21"E
L3	16.32'	N14°50'08"W
L4	5.13'	N75°09'52"E
L5	60.00'	N14°50'08"W
L6	50.00'	S80°42'12"E
L7	50.00'	S9°17'48"W
L8	50.00'	N80°42'12"W
L9	26.19'	S9°17'48"W
L10	60.00'	S3°16'23"W
L11	48.21'	S40°59'21"W
L12	1.17'	S18°27'10"E
L13	16.56'	N18°27'10"W
L14	66.23'	N23°53'47"W
L15	50.00'	N9°17'48"E
L16	41.66'	N27°45'48"W
L17	41.66'	S27°45'48"E
L18	26.19'	N9°17'48"E

LINE TABLE		
LINE	LENGTH	BEARING
L19	60.00'	S9°17'48"W
L20	60.00'	S0°01'11"E
L21	52.00'	S5°03'38"E
L22	71.06'	S23°53'47"E
L23	15.39'	S18°27'10"E
L24	62.40'	N5°03'38"W
L25	4.85'	N23°53'47"W
L26	50.00'	S71°32'48"W
L29	46.33'	S53°28'00"E



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 BY.

George L. Weron
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

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
K&W SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
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