

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WORTHAM OAKS UNIT 7 (ENCLAVE), PLAT NO. 120165, WHICH IS RECORDED IN VOLUME 9656, PAGES 220-221 AND VOLUME 9657, PAGE 1 BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER: *[Signature]*
SWORN AND SUBSCRIBED BEFORE ME THIS THE 14 DAY OF January 2016
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 3/6/17

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 (EDU'S) 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:
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 NATURAL RESERVOIR. THE EXISTING RESERVOIR IS LOCATED WITHIN A 96.114 ACRE TRACT RECORDED IN VOLUME 1668 PAGES 2114-2137 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, WHICH ACCOMMODATES 380.83 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 ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PRIVATE STREET DESIGNATION NOTE:
LOT 999, BLOCK 35, CB 4913, IS A PRIVATE STREET AND SHALL BE DEDICATED AS A GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.

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.

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, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441

- NOTES:
- 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 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, UNIT 5A & 6 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WORTHAM OAKS HOMEOWNERS ASSOCIATION 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 DOE, AKIN STROLL, AKIN BAYOU, WALDON WALK AND WALDON MAJOR), LOTS 901, 902 & 903 BLOCK 14, CB 4913, LOT 901, BLOCK 16, CB 4913, LOT 901, BLOCK 12, CB 4913 AND LOT 902 BLOCK 35.

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 PLAT 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. 48029C0145G DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09)
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (APR 177009) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-4771H.

SAWS WASTEWATER INGRESS / EGRESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT TO INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER 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.

SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 843 FEET, 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. NO DUAL SERVICES ALLOWED FOR ANY LOTS) IF "PRVS" IS REQUIRED FOR SUCH LOTS, ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. WATER SERVICES WHERE PRVS REQUIRED ARE DESIGNATED BY AN ASTERISK (*).

NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN EASEMENT (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, IN ACCORDANCE WITH UDC 35-506 (d)(5).

UNPLATTED
215.22 ACRES
SHAGGY DEVELOPMENT, LLC
(VOL. 14680, PGS. 1648-1661)
OPR

VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (PERMEABLE)
(0.083 OF AN ACRE)
(VOL. 9656 PGS 220-222 DPR)

VARIABLE WIDTH DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER & SANITARY SEWER OFF-LOT EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (PERMEABLE)
(0.076 OF AN ACRE)
(VOL. 9656 PGS 220-222 DPR)

VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (PERMEABLE)
(0.060 OF AN ACRE)
(VOL. 9656 PGS 220-222 DPR)

UNPLATTED
54.50 ACRES
JUDSON ISD
(VOL. 15218, PGS. 546-555 OPR)

SEE PAGE 4 OF 4 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

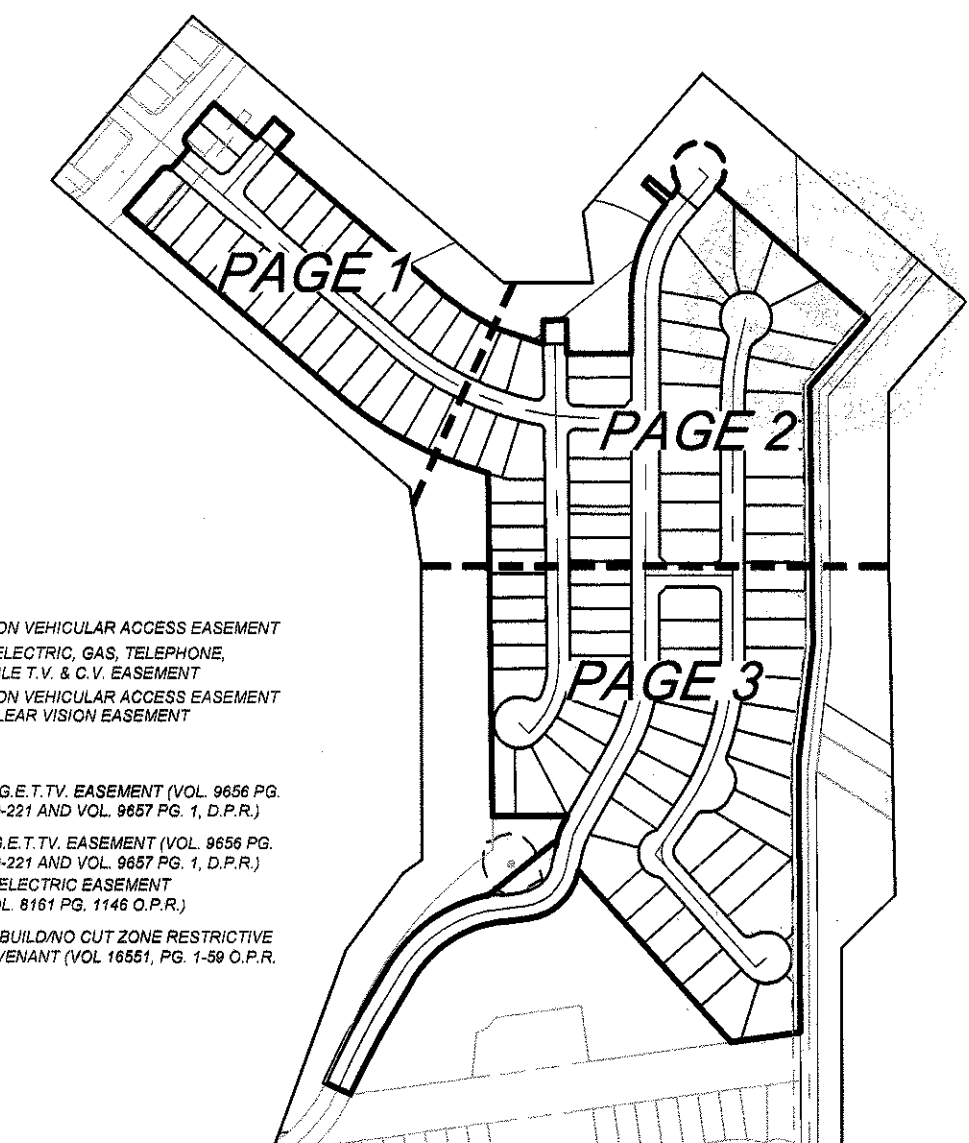
LEGEND

- 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
- A.C. = ACRES
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- C.B. = COUNTY BLOCK
- PROPOSED MAJOR
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SENSITIVE FEATURE BUFFER
- ORIGINAL SURVEY BOUNDARY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SENSITIVE FEATURE

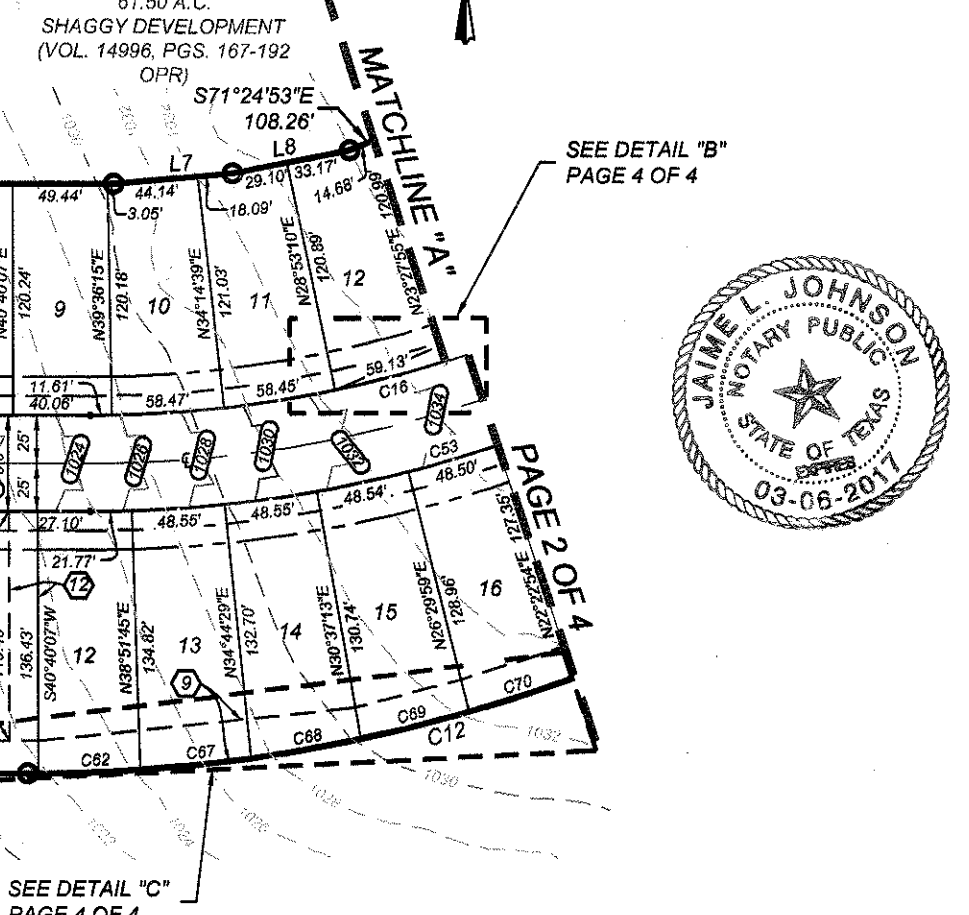
KFW
ENGINEERS & SURVEYING
FIRM 9513 & 10122300
14603 HUEBNER RD., BLDG. 40
SAN ANTONIO, TX 78230
PHONE (210) 979-8444
FAX (210) 979-8441

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



PAGE INDEX
NOT TO SCALE



SEE DETAIL "C" PAGE 4 OF 4

PLAT NUMBER: 140420
SUBDIVISION PLAT AND REPLAT ESTABLISHING
WORTHAM OAKS, UNIT 5A & 6 (ENCLAVE)

BEING A 29.45 ACRE TRACT OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 14680, PAGES 1648-1661, OUT OF A 200.475 ACRE TRACT OF LAND CONVEYED TO SHAGGY DEVELOPMENT, LLC, AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14996, PAGES 167-192, AND OUT OF A 0.6690 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. RECORDED IN VOLUME 17213, PAGES 1468-1475 ALL THREE OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E.F. MOORE SURVEY NUMBER 429, ABSTRACT 512, COUNTY BLOCK 4914 AND THE J. HAMILTON SURVEY NUMBER 90, ABSTRACT 344, COUNTY BLOCK 4915, BEXAR COUNTY, TEXAS.

- 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 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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 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.

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, LLC
1202 W. BITTERS, BLDG. 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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 14 DAY OF January A.D. 2016
[Signature]
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 5A & 6 (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 _____

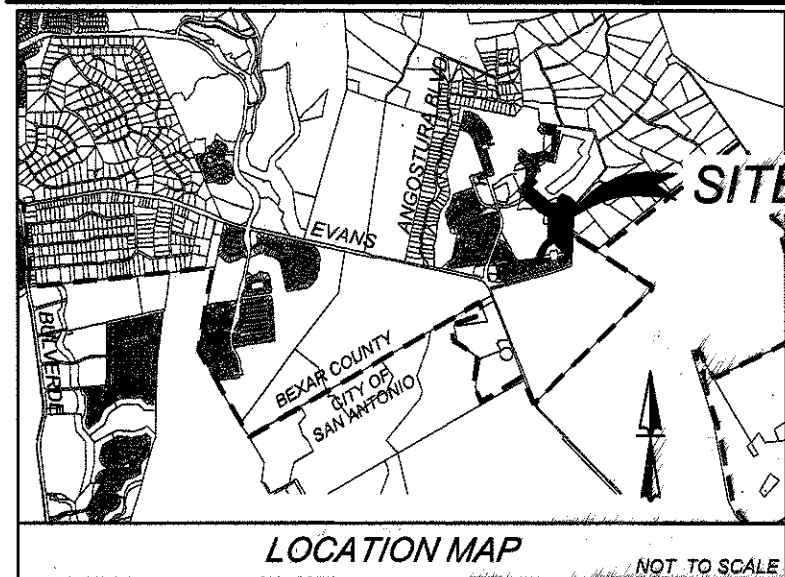
BY: _____
CHAIRMAN

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



LEGEND

- 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
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- B.S.L. = BUILDING SETBACK LINE
- C.B. = COUNTY BLOCK
- PROPOSED CONTOURS
- 970 --- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- SENSITIVE FEATURE BUFFER
- ORIGINAL SURVEY BOUNDARY LINE
- PROPOSED EASEMENT
- ◇ EXISTING EASEMENT
- SENSITIVE FEATURE

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
- 15' BUILDING SET BACK LINE
- 12' SANITARY SEWER EASEMENT
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 17' WIDE PRIVATE DRAINAGE EASEMENT
- 16' WIDE PRIVATE DRAINAGE EASEMENT
- 15' WIDE PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 1' NON VEHICULAR ACCESS EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE, CABLE T.V. & C.V. EASEMENT
- 1' NON VEHICULAR ACCESS EASEMENT & CLEAR VISION EASEMENT
- 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' ELECTRIC EASEMENT (VOL. 8161 PG. 1148 O.P.R.)
- NO BUILDING CUT ZONE RESTRICTIVE COVENANT (VOL. 16551, PG. 1-59 O.P.R.)

SEE PAGE 4 OF 4 FOR LINE AND CURVE TABLES

UNPLATTED A REMAINING PORTION OF 215.22 AC. SHAGGY DEVELOPMENT, LLC (VOL. 14680, PGS. 1648-1661, O.P.R.)

SEE DETAIL "C" PAGE 4 OF 4

SEE DETAIL "A" PAGE 1 OF 4

UNPLATTED A REMAINING PORTION OF 54.50 AC. JUDSON ISD (VOL. 15218, PGS. 546-555, O.P.R.)

UNPLATTED A REMAINING PORTION OF 61.50 AC. SHAGGY DEVELOPMENT, LLC VOLUME 14996, PAGES 167-192 OPR

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

OFF-LOT 55' RADIUS TURNAROUND AND ELEC., GAS, TELE, CA. T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.25 AC)

OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.03 AC.) (PERMEABLE)

OFF-LOT 50' X 50' ELEC., GAS, TELE, CA. T.V., WATER, SAN. SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.06 AC) (PERMEABLE)

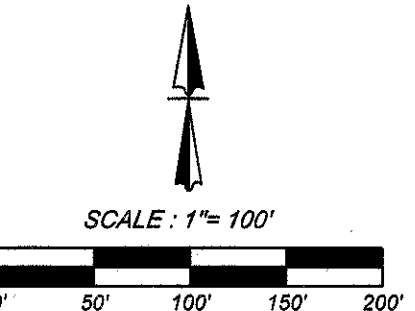
UNPLATTED A REMAINING PORTION OF 215.22 AC. SHAGGY DEVELOPMENT, LLC (VOL. 14680, PGS. 1648-1661, O.P.R.)

SEE DETAIL "H" THIS PAGE

SEE PAGE 3 OF 4

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

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



PLAT NUMBER: 140420

SUBDIVISION PLAT AND REPLAT ESTABLISHING
WORTHAM OAKS, UNIT 5A & 6 (ENCLAVE)

BEING A 29.45 ACRE TRACT MORE OR LESS, OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 14680, PAGES 1648-1661, OUT OF A 200.475 ACRE TRACT OF LAND CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14996, PAGES 167-192, AND OUT OF A 0.8590 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, LLC RECORDED IN VOLUME 17213, PAGES 1468-1475 ALL THREE OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E.F. MOORE SURVEY NUMBER 429, ABSTRACT 512, COUNTY BLOCK 4914 AND THE J. HAMILTON SURVEY NUMBER 90, ABSTRACT 344, COUNTY BLOCK 4915, 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
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 J. 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 14 DAY OF January, A.D. 2016

Jaime 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 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 5A & 6 (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

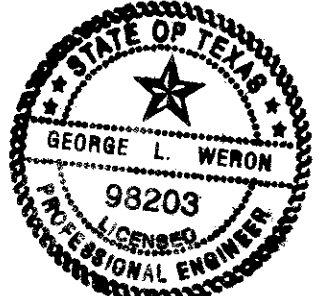
HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK, VOLUME _____ ON PAGE _____

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

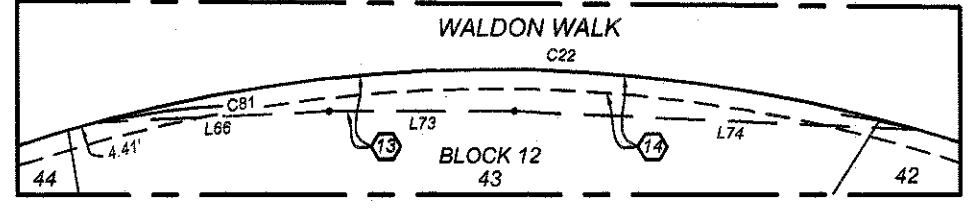
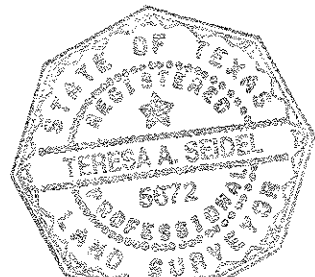
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION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

George L. Weron
LICENSED PROFESSIONAL ENGINEER

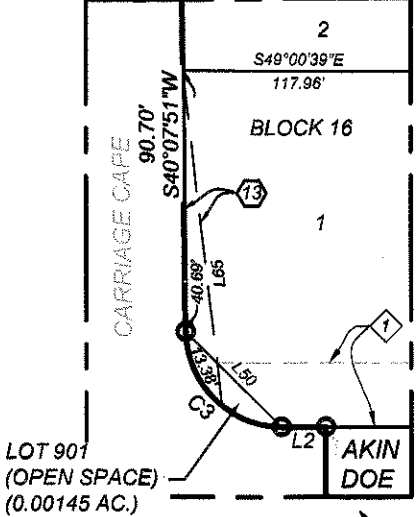
STATE OF TEXAS
COUNTY OF BEXAR

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.

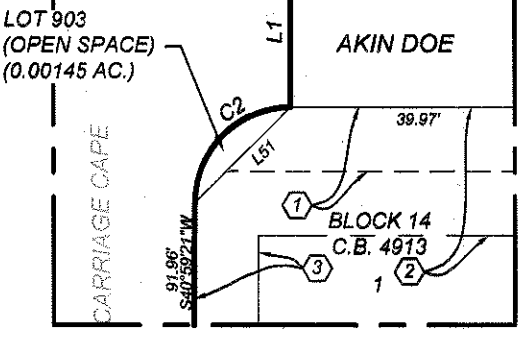
Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



DETAIL "H"
SCALE: 1"=40'



DETAIL "A"
SCALE: 1"=30'



DETAIL "G"
SCALE: 1"=30'

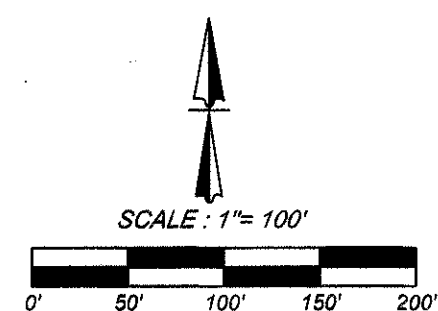


OWNER/DEVELOPER
SHAGGY DEVELOPMENT L.L.C.
1202 W. BITTERS, BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

SUBDIVISION PLAT AND REPLAT ESTABLISHING WORTHAM OAKS, UNIT 5A & 6 (ENCLAVE)
BEING A 29.45 ACRE TRACT MORE OR LESS, OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 14880, PAGES 1648-1661, OUT OF A 200.475 ACRE TRACT OF LAND CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14986, PAGES 167-192, AND OUT OF A 0.5690 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT LLC RECORDED IN VOLUME 17213, PAGES 1468-1475 ALL THREE OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E.F. MOORE SURVEY NUMBER 429, ABSTRACT 512, COUNTY BLOCK 4914 AND THE J. HAMILTON SURVEY NUMBER 90, ABSTRACT 344, COUNTY BLOCK 4915, BEXAR COUNTY, TEXAS.

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 15' BUILDING SET BACK LINE
- 6 12' SANITARY SEWER EASEMENT
- 7 12' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 8 8' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 10 17' WIDE PRIVATE DRAINAGE EASEMENT
- 11 16' WIDE PRIVATE DRAINAGE EASEMENT
- 12 15' WIDE PRIVATE DRAINAGE EASEMENT
- 13 VARIABLE WIDTH CLEAR VISION EASEMENT
- 14 1' NON VEHICULAR ACCESS EASEMENT
- 15 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. & C.V. EASEMENT
- 16 1' NON VEHICULAR ACCESS EASEMENT & CLEAR VISION EASEMENT
- 17 17' WIDE PRIVATE DRAINAGE EASEMENT
- 18 10' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 19 5' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 20 18' ELECTRIC EASEMENT (VOL. 8161 PG. 1148 O.P.R.)
- 21 NO BUILDING CUT ZONE RESTRICTIVE COVENANT (VOL. 16551, PG. 1-59 O.P.R.)



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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason 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 14 DAY OF January A.D. 2016

James A. Splinter
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 5A & 6 (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 _____

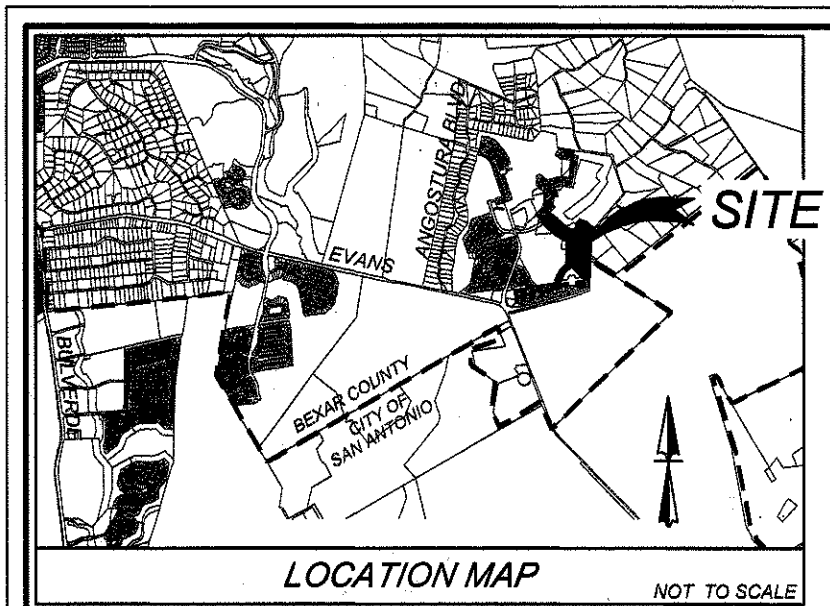
ON PAGE _____

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

THIS _____ DAY OF _____ A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

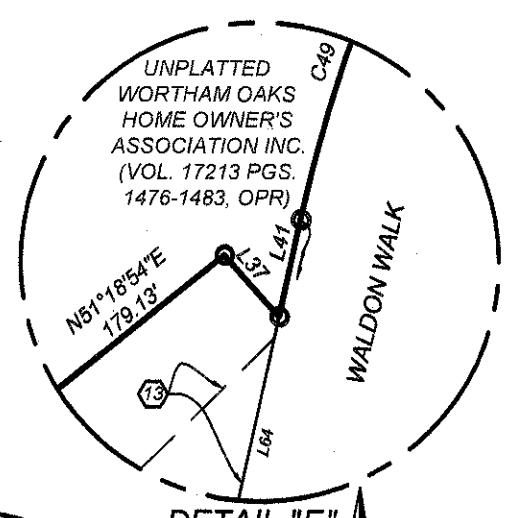


LEGEND

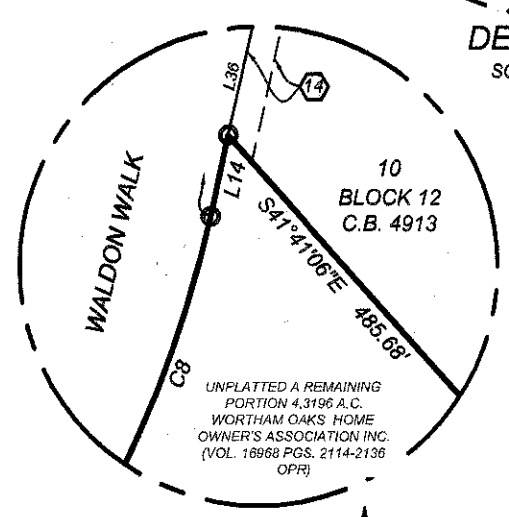
- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- ESMT = EASEMENT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- A.C. = ACRES
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE,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

SEE PAGE 4 OF 4 FOR LINE AND CURVE TABLES

DETAIL "F"
SCALE: 1"=40'



DETAIL "E"
SCALE: 1"=20'



DETAIL "D"
SCALE: 1"=20'

STATE OF TEXAS
COUNTY OF BEXAR

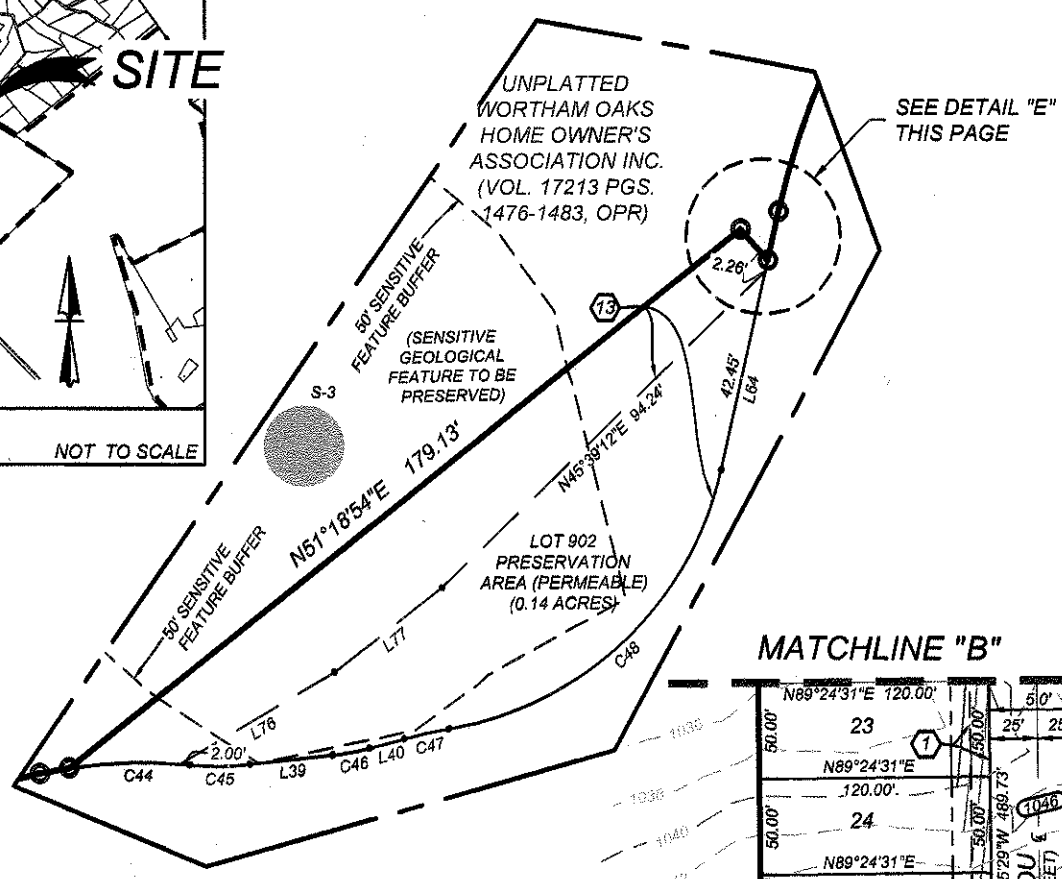
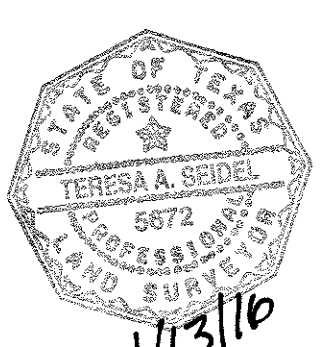
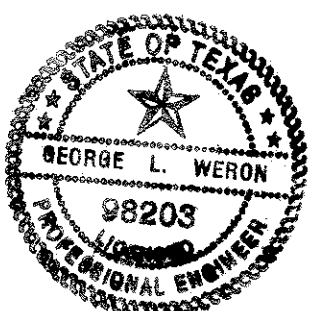
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION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

George L. Weron
LICENSED PROFESSIONAL ENGINEER

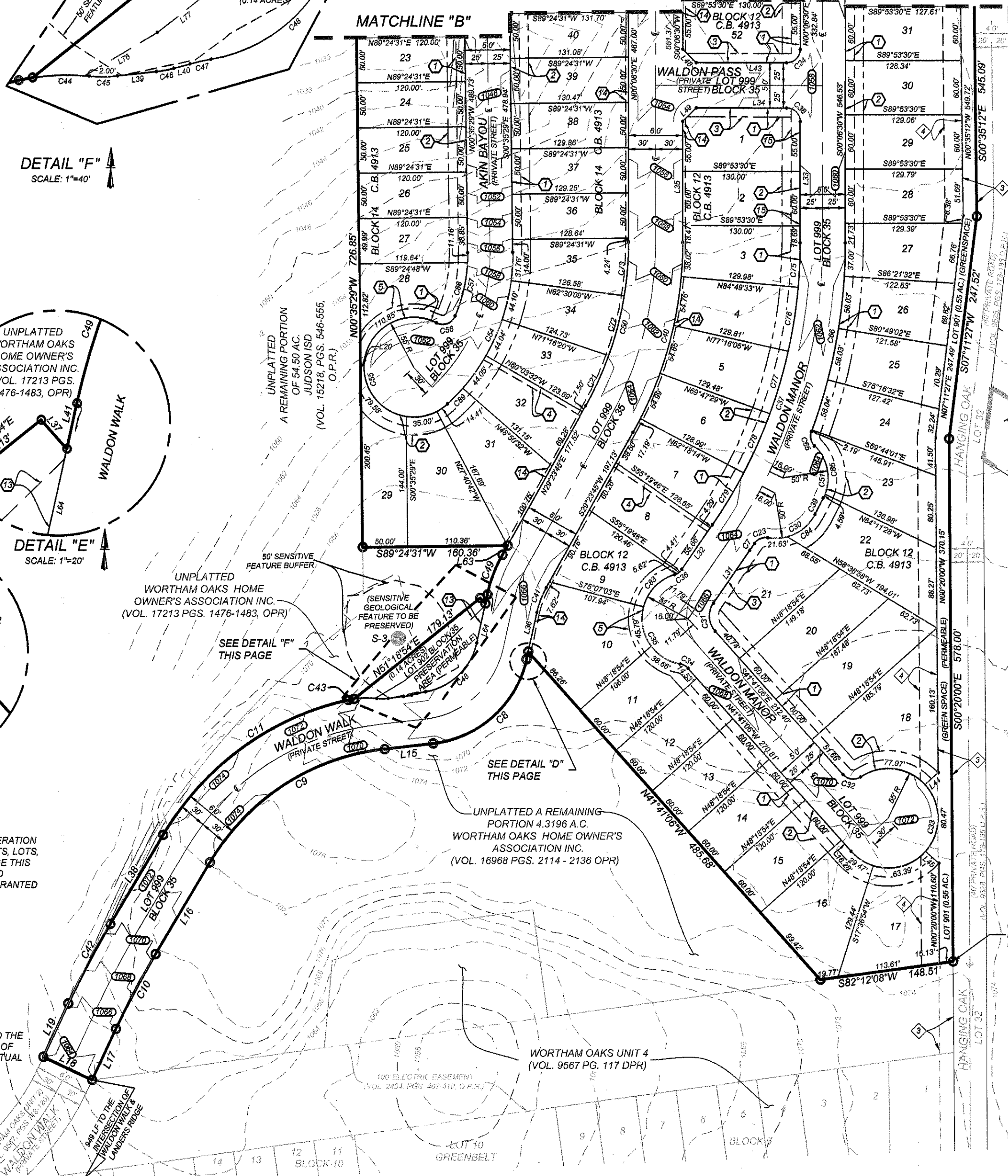
STATE OF TEXAS
COUNTY OF BEXAR

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. 5872
KFW SURVEYING, LLC
14603 HUEBNER RD., BLDG 40
SAN ANTONIO, TEXAS 78230
PHONE: 210-979-8444
FAX: 210-979-8441



MATCHLINE "B"



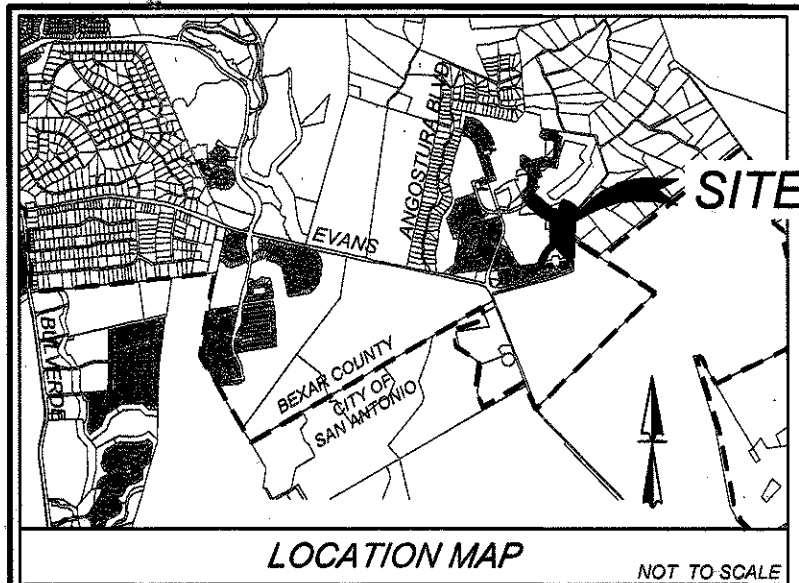
SEE DETAIL "D" THIS PAGE

UNPLATTED A REMAINING PORTION 4.3196 A.C. WORTHAM OAKS HOME OWNER'S ASSOCIATION INC. (VOL. 16968 PGS. 2114 - 2136 OPR)

WORTHAM OAKS UNIT 4 (VOL. 9567 PG. 117 DPR)



GRID: N: 13781926.91 E: 2168796.30



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	60.00'	N40°40'07"E	L40	6.38'	N75°01'48"E
L2	6.85'	N49°19'39"W	L41	10.29'	N12°34'50"E
L3	10.39'	N40°59'21"E	L42	21.43'	N45°14'21"W
L4	80.00'	N40°59'21"E	L43	100.00'	S89°53'30"E
L5	50.00'	S49°00'39"E	L44	20.00'	N47°45'14"E
L6	50.00'	S40°59'21"W	L45	20.00'	N48°25'15"W
L7	62.23'	S54°26'04"E	L46	52.23'	S89°24'48"W
L8	62.27'	S60°38'35"E	L47	1.93'	N40°40'07"E
L9	50.00'	N0°35'29"W	L48	21.21'	S44°53'30"E
L10	50.00'	N89°24'31"E	L49	21.21'	S45°06'30"W
L11	50.00'	S0°35'29"E	L50	21.11'	S4°36'01"E
L12	22.33'	S0°35'29"E	L51	21.15'	S85°49'44"W
L13	16.63'	N40°40'07"E	L52	62.85'	N49°19'39"W
L14	8.66'	S12°34'50"W	L53	72.56'	S89°24'31"W
L15	53.74'	S83°31'47"W	L54	49.35'	N74°36'14"W
L16	117.85'	S30°45'35"W	L55	23.52'	S61°19'32"E
L17	62.39'	S25°13'44"W	L56	53.60'	S13°54'21"E
L18	58.71'	N64°46'16"W	L57	80.06'	S40°40'07"W
L19	65.39'	N25°13'44"E	L58	7.02'	S40°40'07"W
L20	4.00'	S89°24'31"W	L59	18.00'	N40°40'07"E
L21	80.51'	S49°19'53"E	L60	62.85'	S49°19'53"E
L22	66.97'	N40°59'21"E	L61	18.00'	N40°40'07"E
L23	50.00'	S49°00'39"E	L62	196.15'	S72°08'38"E
L24	99.94'	S40°59'21"W	L63	11.82'	N28°23'45"E
L25	88.21'	S46°10'51"E	L64	44.71'	N12°34'50"E
L26	53.32'	N89°24'48"E	L65	52.66'	S34°02'52"W
L27	50.00'	N89°24'31"E	L66	36.20'	S16°10'33"W
L28	21.00'	N44°45'39"E	L67	70.17'	N89°24'31"E
L29	60.00'	S49°19'53"E	L68	125.21'	S72°52'08"E
L30	36.46'	S40°40'07"W	L69	56.49'	S66°51'06"E
L31	70.81'	S34°40'14"W	L70	56.71'	S64°03'25"E
L32	59.95'	N34°40'14"E	L71	166.70'	S56°19'20"E
L33	133.69'	N0°06'30"E	L72	50.00'	S49°20'10"E
L34	100.00'	N89°53'30"W	L73	28.29'	S18°49'52"W
L35	133.47'	S0°06'30"W	L74	63.16'	S21°23'25"W
L36	44.40'	S12°34'50"W	L75	17.00'	N40°40'07"E
L37	8.57'	S41°41'06"E	L76	37.37'	N59°22'03"E
L38	114.63'	S30°45'35"E	L77	26.42'	N51°58'41"E
L39	17.34'	N83°31'47"E			

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	24.64'	440.00'	12.32'	3°12'32"	24.64'	N42°35'37"E
C2	23.48'	15.00'	14.92'	88°40'45"	21.15'	N85°49'44"E
C3	23.42'	15.00'	14.86'	89°27'45"	21.11'	N4°36'01"W
C4	212.37'	300.00'	110.86'	40°33'37"	207.97'	N20°23'18"E
C5	19.22'	15.00'	11.18'	73°23'54"	17.93'	N3°59'09"E
C6	243.25'	55.00'	73.79'	253°23'54"	88.20'	S88°01'51"E
C7	9.35'	800.00'	4.67'	0°53'33"	9.35'	S34°13'27"W
C8	148.60'	120.00'	85.52'	70°56'58"	139.28'	S48°03'19"W
C9	239.46'	280.00'	128.98'	52°48'13"	231.09'	S57°08'41"W
C10	93.63'	970.00'	46.85'	5°31'50"	93.60'	S27°59'40"W
C11	260.87'	320.00'	138.17'	46°42'30"	253.70'	N54°06'50"E
C12	370.44'	840.00'	188.28'	28°16'04"	367.45'	N61°58'12"W
C13	23.48'	15.00'	14.92'	89°40'45"	21.15'	N85°49'44"E
C14	22.82'	15.00'	14.28'	87°10'12"	20.68'	S2°35'45"E
C15	5.50'	100.00'	2.75'	3°09'03"	5.50'	S47°45'22"E
C16	313.69'	625.00'	160.22'	28°45'24"	310.40'	S63°42'35"E
C17	26.84'	15.00'	18.89'	102°30'11"	23.40'	N50°39'37"E
C18	22.28'	15.00'	13.77'	85°08'15"	20.29'	S43°08'38"E
C19	53.36'	625.00'	26.69'	4°53'29"	53.34'	S88°08'28"E
C20	50.92'	675.00'	25.47'	4°19'21"	50.91'	N88°28'32"W
C21	60.84'	370.00'	30.49'	9°25'15"	60.77'	S24°41'08"W
C22	169.90'	240.00'	88.68'	40°33'37"	166.37'	S20°23'18"W
C23	17.14'	15.00'	9.85'	89°29'20"	16.23'	S68°31'20"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°06'30"E
C25	124.68'	525.00'	62.79'	13°38'24"	124.69'	N6°55'42"E
C26	14.31'	15.00'	7.75'	54°39'57"	13.77'	N13°34'35"W
C27	278.66'	55.00'	38.30'	290°17'48"	62.86'	S75°45'09"E
C28	14.59'	15.00'	7.93'	58°44'03"	14.02'	S41°31'43"W
C29	112.36'	475.00'	56.44'	13°33'12"	112.10'	S5°53'05"W
C30	62.15'	50.00'	35.62'	71°13'58"	58.24'	S63°39'02"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C31	33.32'	25.00'	19.58'	76°21'19"	30.91'	S3°30'26"E
C32	21.41'	15.00'	12.99'	81°47'12"	19.64'	S82°34'42"E
C33	261.30'	55.00'	63.51'	261°47'12"	83.15'	S7°25'16"W
C34	10.03'	15.00'	5.21'	38°18'19"	9.84'	N60°50'15"W
C35	136.16'	51.00'	212.15'	152°57'57"	98.17'	N3°30'26"W
C36	10.03'	15.00'	5.21'	38°18'19"	9.84'	N53°49'23"E
C37	331.77'	550.00'	171.11'	34°33'44"	326.77'	N17°23'22"E
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°53'30"W
C39	20.32'	641.00'	10.16'	1°48'58"	20.32'	S27°07'36"W
C40	219.80'	430.00'	112.36'	29°17'16"	217.42'	S14°45'08"W
C41	29.35'	100.00'	14.78'	16°48'56"	29.24'	S20°59'17"W
C42	99.42'	1030.00'	49.75'	8°31'50"	98.39'	N27°59'40"E
C43	6.29'	100.00'	3.15'	3°36'24"	6.29'	N76°16'17"E
C44	25.18'	100.00'	12.56'	14°25'36"	25.11'	N88°17'17"E
C45	12.54'	60.00'	6.28'	11°58'18"	12.51'	N89°30'55"E
C46	8.90'	60.00'	4.46'	8°29'59"	8.89'	N79°16'48"E
C47	9.51'	100.00'	4.76'	5°27'05"	9.51'	N67°45'20"E
C48	82.98'	70.00'	47.13'	67°54'03"	78.19'	N46°31'51"E
C49	46.86'	160.00'	23.65'	16°48'56"	46.79'	N20°58'18"E
C50	189.13'	370.00'	96.68'	29°17'16"	187.08'	S14°45'08"W
C51	62.16'	50.00'	35.62'	71°13'55"	58.24'	N9°23'51"W
C52	24.69'	15.00'	16.18'	94°19'38"	22.00'	S46°34'20"W
C53	366.09'	675.00'	182.29'	30°13'33"	351.87'	N64°26'40"W
C54	188.12'	225.00'	99.56'	47°54'19"	182.69'	S23°21'41"W
C55	239.84'	55.00'	78.77'	249°50'47"	90.19'	N7°45'46"W
C56	24.63'	15.00'	16.11'	94°05'46"	21.96'	N70°06'45"E
C57	72.25'	175.00'	36.65'	23°39'21"	71.74'	N11°14'12"E
C58	20.87'	15.00'	12.36'	76°57'57"	19.08'	N40°04'27"W
C59	185.16'	625.00'	93.26'	16°58'27"	184.48'	N69°36'04"W
C60	11.08'	240.00'	5.54'	2°38'40"	11.08'	N17°25'50"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C61	30.47'	240.00'	15.28'	7°16'24"	30.45'	N37°01'55"E
C62	53.17'	840.00'	26.59'	3°37'36"	53.16'	N51°31'19"W
C63	5.50'	100.00'	2.75'	3°09'03"	5.50'	N50°42'25"W
C64	5.50'	100.00'	2.75'	3°09'03"	5.50'	N80°54'25"W
C65	17.14'	15.00'	9.85'	65°29'20"	16.23'	S12°16'09"E
C66	213.28'	800.00'	107.78'	20°22'02"	212.16'	S10°17'30"W
C67	88.21'	840.00'	29.12'	3°58'13"	88.20'	N55°19'13"W
C68	58.05'	840.00'	29.04'	3°57'36"	58.04'	N59°17'08"W
C69	57.91'	840.00'	28.96'	3°56'58"	57.89'	N63°14'25"W
C70	57.74'	840.00'	28.88'	3°56'17"	57.73'	N67°11'03"W
C71	51.80'	840.00'	25.91'	3°32'00"	51.79'	N70°55'12"W
C72	88.74'	370.00'	34.47'	10°38'42"	88.64'	S14°39'10"W
C73	59.55'	370.00'	29.84'	9°13'19"	59.49'	S4°43'09"W
C74	28.11'	840.00'	14.05'	1°55'02"	28.11'	N73°38'43"W
C75	49.29'	550.00'	24.68'	5°08'04"	49.27'	S2°40'31"W
C76	71.89'	550.00'	36.00'	7°29'22"	71.84'	S8°59'14"W
C77	71.77'	550.00'	35.94'	7°28'00"	71.72'	S16°28'13"W
C78	71.87'	550.00'	35.99'	7°29'18"	71.82'	S23°57'08"W
C79	66.95'	550.00'	33.52'	6°58'28"	66.91'	S31°11'00"W
C80	130.15'	240.00'	66.72'	31°04'12"	128.56'	N19°20'27"E
C81	128.36'	240.00'	65.75'	30°38'33"	126.83'	N18°04'26"E
C82	51.71'	51.00'	28.32'	68°05'35"	49.52'	N43°55'45"E
C83	40.53'	50.00'	21.46'	46°26'57"	39.43'	N51°18'33"E
C84	57.57'	50.00'	32.45'	65°58'28"	54.45'	N12°01'34"W
C85	40.21'	65.00'	21.05'	41°53'08"	39.32'	N48°27'10"E
C86	39.16'	525.00'	19.80'	4°16'32"	39.17'	N11°36'38"E
C87	61.09'	175.00'	30.86'	20°00'08"	60.78'	S13°03'48"W
C88	24.18'	225.00'	12.10'	6°09'23"	24.16'	S44°14'09"W

PLAT NUMBER: 140420

SUBDIVISION PLAT AND REPLAT ESTABLISHING
WORTHAM OAKS, UNIT 5A & 6 (ENCLAVE)

BEING A 29.45 ACRE TRACT MORE OR LESS, OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 14680, PAGES 1648-1661, OUT OF A 200.475 ACRE TRACT OF LAND CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14680, PAGES 167-192, AND OUT OF A 0.5690 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT LLC, RECORDED IN VOLUME 17213, PAGES 1468-1475 ALL THREE OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E.F. MOORE SURVEY NUMBER 429, ABSTRACT 512, COUNTY BLOCK 4914 AND THE J. HAMILTON SURVEY NUMBER 90, ABSTRACT 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, 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

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James L. Johnson, 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 14 DAY OF January, A.D. 2016
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 5A & 6 (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