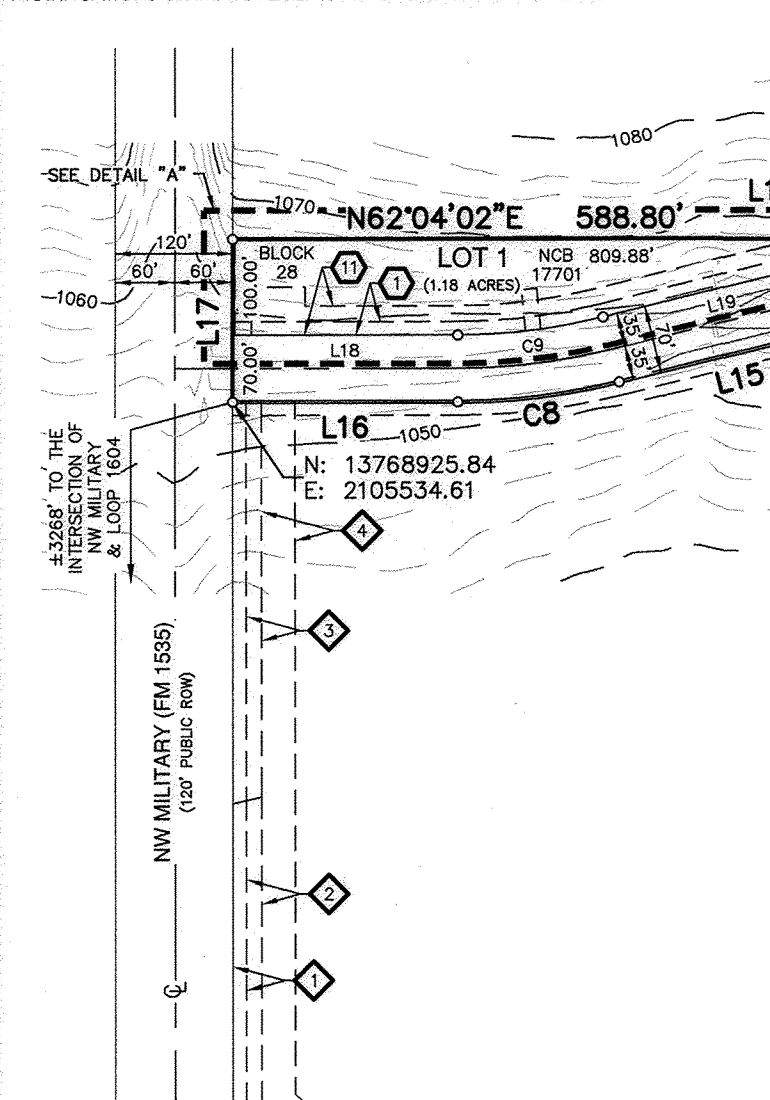


DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



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.

IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) 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", "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, PIPES, 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 ENERGY 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 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.

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.

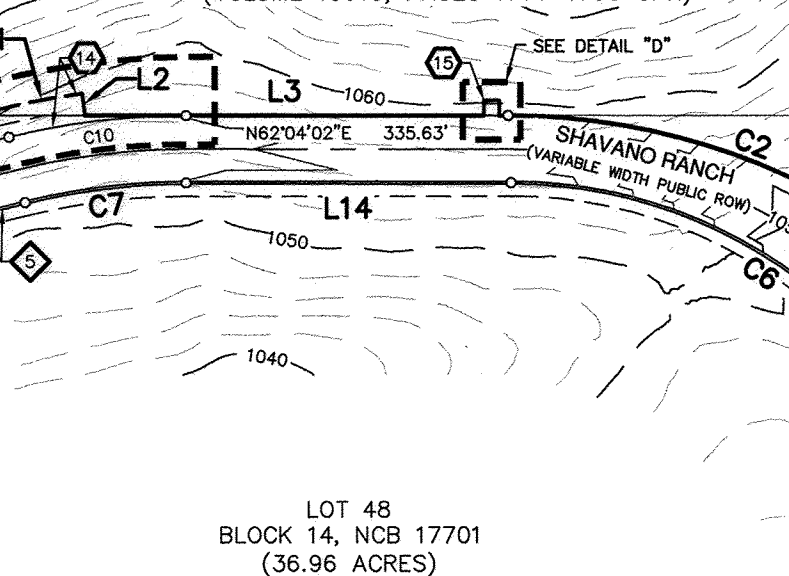
LEGEND

- 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
(SURVEYOR)
● SET 1/2" IRON ROD
--- 1140 --- EXISTING CONTOURS
--- 1140 --- PROPOSED CONTOURS
① 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
② 1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
③ PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT
④ VARIABLE WIDTH SANITARY SEWER EASEMENT
⑤ 16" WATER EASEMENT
⑥ PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (0.03 OF AN ACRE)
⑦ 16" X 16" WATER EASEMENT OFF-LOT (0.01 OF AN ACRE)
⑧ PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT (0.34 OF AN ACRE)
⑨ 65' X 138' TURN-AROUND, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET, OFF-LOT (0.30 OF AN ACRE)
⑩ 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⑪ UNPLATTED 440.2 ACRE TRACT BITTERBLUE/ROGERS WATER INTERESTS LTD (VOLUME 15613, PAGES 1714-1735 OPR)

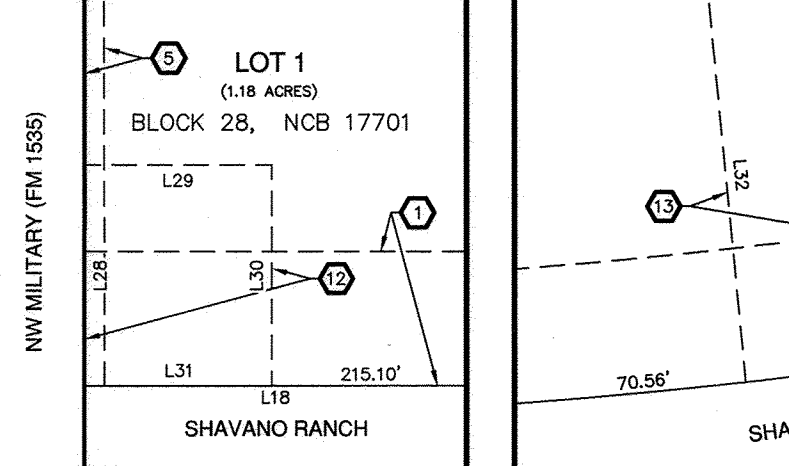
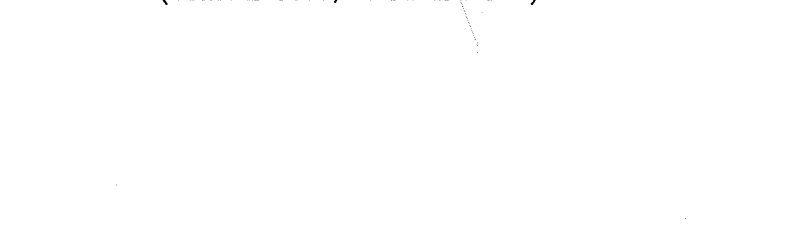
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SHAVANO RANCH ROAD, PHASE I SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SHAVANO RANCH ROAD, PHASE I HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

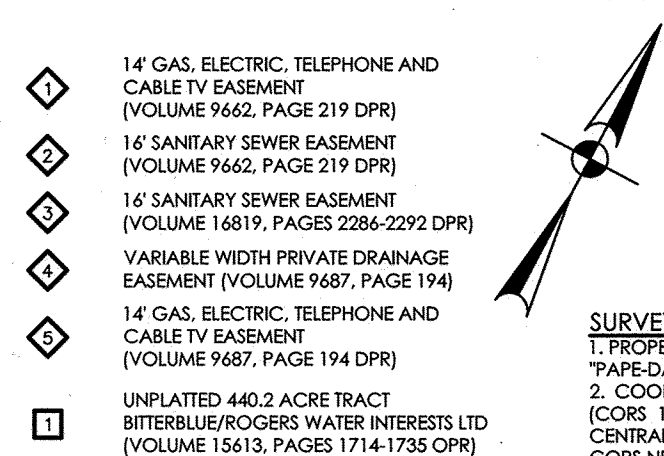
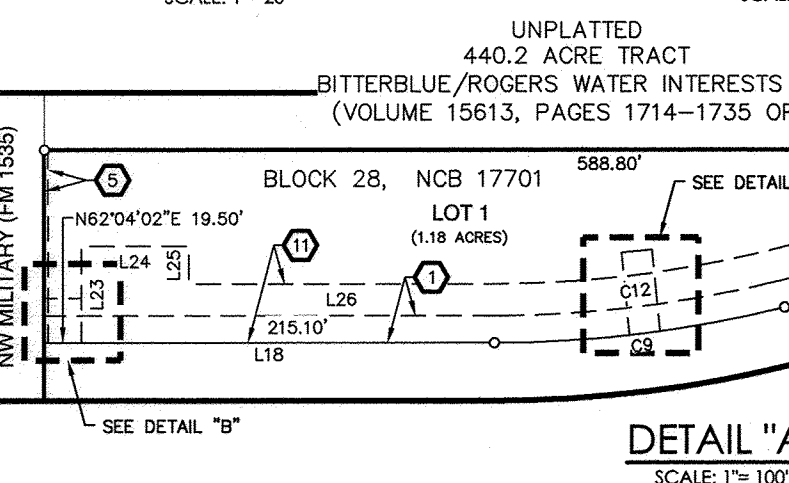
UNPLATTED
440.2 ACRE TRACT
BITTERBLUE/ROGERS WATER INTERESTS LTD
(VOLUME 15613, PAGES 1714-1735 OPR)



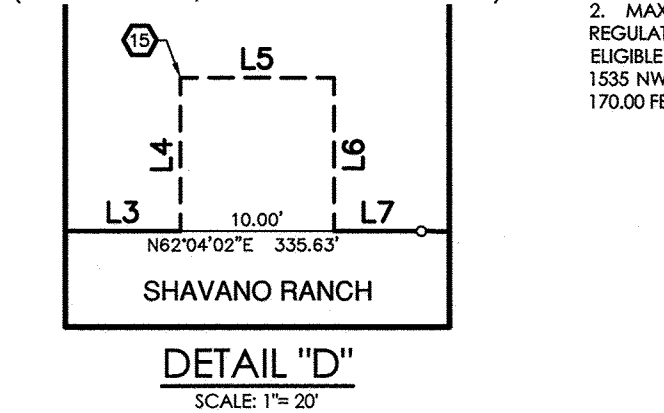
UNPLATTED
167.519 ACRES
SHAVANO ROGERS RANCH
NORTH NO. 3 LTD.
(VOLUME 15305, PAGES 390-402 OPR)



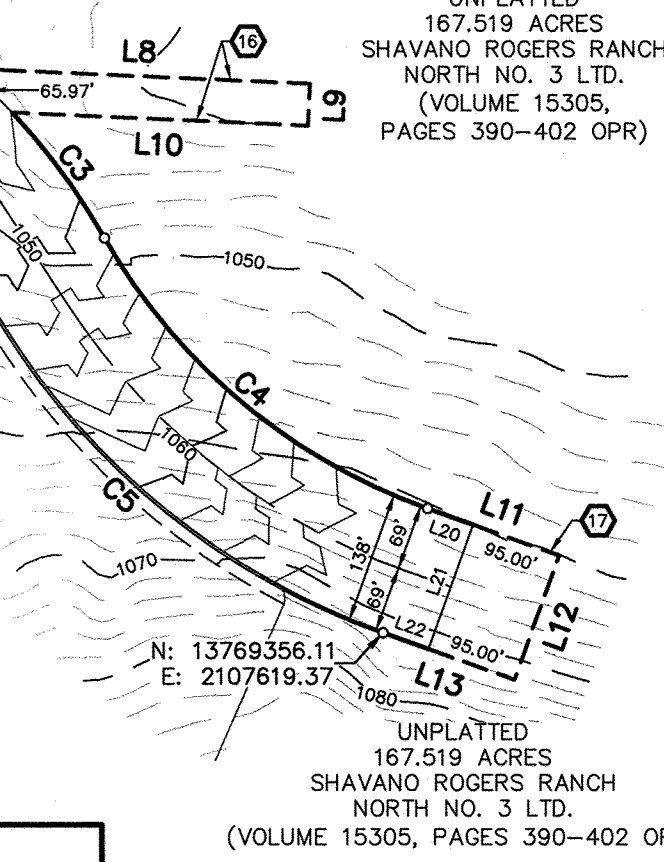
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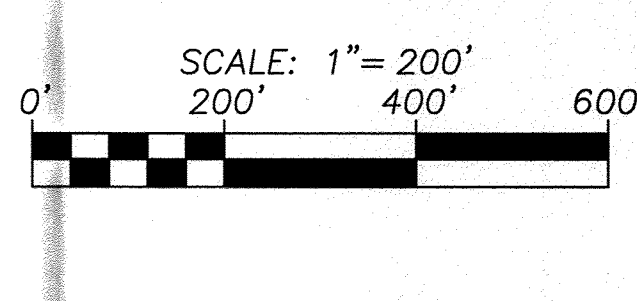
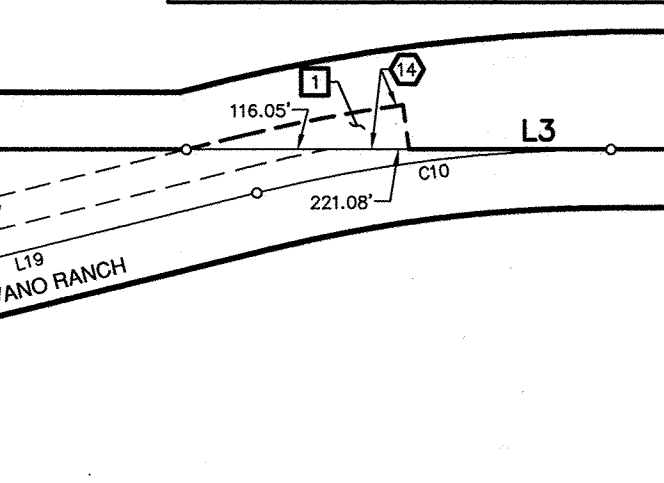


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UNPLATTED
167.519 ACRES
SHAVANO ROGERS RANCH
NORTH NO. 3 LTD.
(VOLUME 15305, PAGES 390-402 OPR)

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	799.57'	6°05'27"	N51°14'39"E	84.96'	85.00'
C2	700.00'	41°42'03"	N82°55'04"E	498.30'	509.47'
C3	700.00'	13°17'40"	S64°11'07"E	162.06'	162.42'
C4	631.00'	40°42'45"	S77°53'39"E	438.99'	448.37'
C5	769.00'	45°45'12"	N75°22'25"W	597.89'	614.08'
C6	500.00'	65°26'08"	N85°12'54"W	540.50'	571.03'
C7	699.00'	13°52'07"	S55°07'59"W	168.78'	169.20'
C8	701.00'	13°52'07"	S55°07'59"W	169.27'	169.68'
C9	631.00'	13°52'07"	N55°07'59"E	152.36'	152.74'
C10	769.00'	13°52'07"	N55°07'59"E	185.69'	186.14'
C11	700.00'	60°23'41"	S87°44'07"E	704.17'	737.86'
C12	800.43'	13°52'07"	N55°07'59"E	144.98'	145.34'



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 CORNERS 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.

TYPO NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINTS ALONG FM 1535 NW MILITARY HIGHWAY, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 170.00 FEET.

LINE #	BEARING	LENGTH
L1	N48°11'55"E	30.31'
L2	S35°42'38"E	23.43'
L3	N62°04'02"E	415.60'
L4	N27°55'58"W	16.00'
L5	N62°04'02"E	16.00'
L6	S27°55'58"E	16.00'
L7	N62°04'02"E	9.06'
L8	N64°36'45"E	357.49'
L9	S25°23'15"E	44.00'
L10	S64°36'45"W	308.38'
L11	N81°44'59"E	145.44'
L12	S81°51'01"E	138.00'
L13	S81°44'59"W	145.44'
L14	S62°04'02"W	338.72'
L15	S48°11'55"W	246.92'
L16	S62°04'02"W	234.61'
L17	N27°55'24"W	170.00'
L18	N62°04'02"E	234.60'
L19	N48°11'55"E	246.92'
L20	N81°44'59"E	50.44'
L21	S81°51'01"E	138.00'
L22	S81°44'59"W	50.44'
L23	N27°55'58"W	50.18'
L24	N62°04'02"E	56.00'
L25	S27°55'58"E	19.61'
L26	N62°04'02"E	159.10'
L27	N48°11'55"E	216.61'
L28	N27°55'24"W	23.00'
L29	N62°04'02"E	19.50'
L30	S27°55'58"E	23.00'
L31	S62°04'02"W	19.50'
L32	N33°28'03"W	43.05'
L33	N56°31'57"E	16.00'
L34	S33°28'03"E	42.61'

PLAT NUMBER 150374 SUBDIVISION PLAT OF SHAVANO RANCH ROAD, PHASE I

ESTABLISHING SHAVANO RANCH, A VARIABLE WIDTH ROW, LOT 1, BLOCK 28, NCB 17701 AND A VARIABLE WIDTH DRAINAGE EASEMENT OFF-LOT, BEING A TOTAL OF 6.96 ACRES COMPRISED OF 6.93 ACRES OUT OF A 167.519 ACRE TRACT RECORDED IN VOLUME 15305, PAGES 390-402 AND 0.03 OF AN ACRE OUT OF A 190.5 ACRE TRACT RECORDED IN VOLUME 11809, PAGES 1351-1358 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCRAE SURVEY NUMBER 391, ABSTRACT 482, IN NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028800
DATE OF PREPARATION: September 1, 2016

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 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 DAY OF September, A.D. 2016.

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