

STATE OF TEXAS

#### COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED WITHIN WORTHAM OAKS UNIT 14 & 20 (ENCLAVE), PLAT No. 140323. WHICH IS RECORDED IN VOLUME 9688, PAGES 66-68, BEXAR COUNTY PLAT AND DEED RECORDS

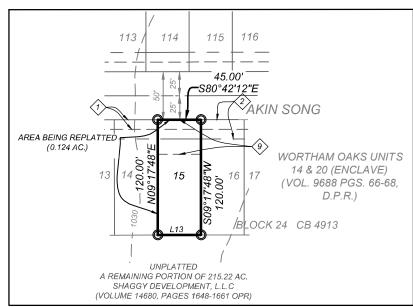
I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DÚRING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL 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

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:\_



## AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED IS 0.124 OF AN ACRE BEING ALL OF LOT 15 BLOCK 24 CB 4913 PREVIOUSLY PLATTED IN THE SUBDIVISION PLAT OF WORTHAM OAKS, UNIT14 & 20 (ENCLAVE) SUBDIVISION, WHICH IS RECORDED IN VOLUME 9688 PAGE 66 - 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

7/4

GRID:

- N= 13785377.55

E= 2168416.61

UNPLATTED

A REMAINING PORTION OF 200,475 AC. SHAGGY DEVELOPMENT, L.L.C

(VOLUME 14996, PAGES 167-192 OPF

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

FAX: 210-979-8441

KFW SURVEYING, LLC 3421 PAESANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT MPEDE 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

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 17 & 21 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WORTHAM OAKS HOMEOWNER'S 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 CIRCLE, AKIN ELM, AKIN NOOK, AKIN PLACE, AKIN QUAY AND WALDEN RIDGE) AND LOT 909 BLOCK 11 CB 4913.

### 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 PLAN 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

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

> SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

> > SAWS HIGH PRESSURE NOTE (PRVS REQUIRED): A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF <u>1073</u> FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 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.

PRIVATE STREET DESIGNATION AS WATER AND SANITARY SEWER EASEMENTS: LOT 999, BLOCK 35, CB 4913, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER

AND PUBLIC WASTEWATER MAINS. <u>EDU IMPACT FEE PAYMENT NOTE:</u> 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.

WASTEWATER 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

<u>EDWARDS AQUIFER NOTES:</u> 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 MARSHALI

<u>SAWS NOTE:</u> 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

<u>SAWS INGRESS & EGRESS NOTE:</u> THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTORS ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT. WORTHAM OAKS UNIT 14 & 20 (VOL. 9688 PGS. 66-68, D.P.R.) - N= 13785664.01 E= 2168461.50

S80°42'12"E 635.00'

E.F. MOORE SURVEY NO. 429

ABSTRACT 512 COUNTY BLOCK 4914

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1779099, WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE.

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 TV AND PEDESTRIAN EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS

ENFORCEMENT BY THE CITY OF SAN ANTONIO

AND PRIVATE STREETS.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY

TO THE CASE AND THE FASE AND THE

"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

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

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

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

PLACED WITHIN SAID EASEMENT AREAS.

TO SUCH EASEMENTS ARE DESCRIBED BELOW:

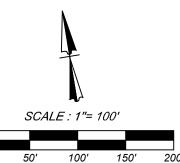
AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF,

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS

RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT"

PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND

<u>BUILDING SETBACK NOTE:</u>
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO



(VOL. 9668, PGS. 86-87, D.P.R.)

OFF-LOT 10' G.E.T.TV. EASEMENT

(VOL. 9668, PGS. 86-87, D.P.R.)

ACCESS AND TURN AROUND EASEMENT

10' BUILDING SET BACK LINE

# PLAT NUMBER: 150378 REPLAT AND SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 17 & 21 (ENCLAVE)

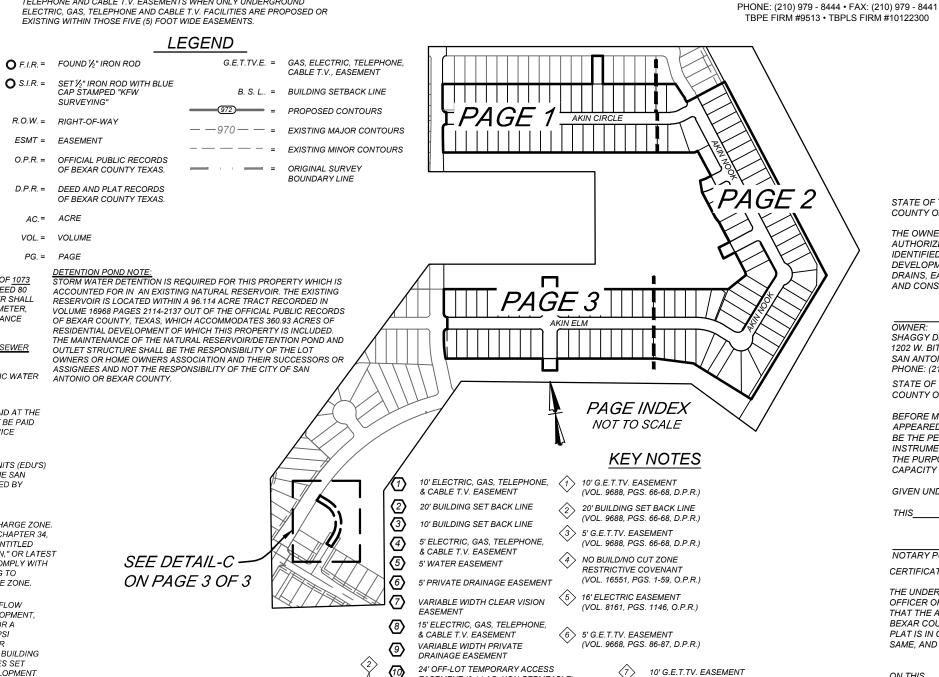
OWNER/DEVELOPER

BEING A TOTAL OF 24.073 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 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.

3421 PAESANOS PKWY., SUITE 200, SAN ANTONIO, TX 78231

1202 W. BITTERS, BLDG 1 SUITE 1200 SAN ANTONIO, TX 78216 PHONE: (210) 493-2811

SHAGGY DEVELOPMENT L.L.C.



EASEMENT (0.14 AC. NON-PERMEABLE)

**AKIN SONG** 

45.00

~S80°42'12"E

\ BLOCK 24 CB 491

BL|OCK 24 | CB 491

S80°42<u>'12"</u>E 951.10"

N80°42<u>'12"</u>W 951.02

BL|OCK 33 | CB/ 491

UNPLATTED

A REMAINING PORTION OF 215.22 AC.

SHAGGY DEVELOPMENT, L.L.C

(VOLUME 14680, PAGES 1648-1661 OPR)

40.30' 45.00'

32 8 31

BLOCK 35

CB 4913

N80°42'12"W 1067.94

118 .

S80°42'12"E 308.05'

UNPLATTED

A REMAINING PORTION OF 200.475 AC. SHAGGY DEVELOPMENT, L.L.C

(VOLUME 14996, PAGES 167-192 OPR)

I. HAMILTON SURVEY NO. 90,

ABSTRACT 344, COUNTY BLOCK 4915

9

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

SHAGGY DEVELOPMENT, LLC 1202 W. BITTERS, BLDG. 1 SUITE 1200 PHONE: (210) 493-2811

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY 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 DAY OF

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.

\_\_\_ DAY OF \_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF WORTHAM OAKS, UNIT 17 & 21 (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 \_\_\_\_ \_\_\_ A.D. 20 \_\_\_\_. \_\_\_\_ DAY OF \_\_\_\_\_

SECRETAR' STATE OF TEXAS

COUNTY OF BEXAR

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_ \_A.D. 20\_\_\_\_AT \_\_\_\_\_ M. AND DULY RECORDED THE

DAY OF \_\_\_\_\_ \_\_\_\_\_A.D. <u>20</u>\_\_\_\_AT \_\_\_\_\_M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK. VOLUME \_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_

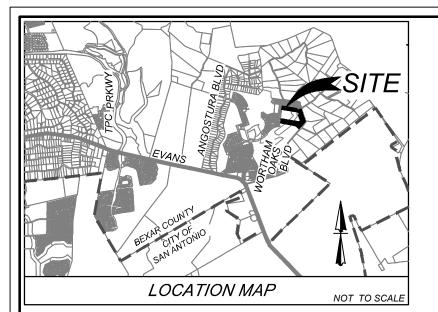
\_ A.D. 20\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

PAGE 1 OF 3

Date: Sep 30, 2016, 11:50am User ID: ivestal File: P:\205\16\08\Design\Civil\Plat\PL2051608.dwg

#### PLAT NUMBER: 150378 SEE PAGE 3 OF 3 FOR REPLAT AND SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 17 & 21 (ENCLAVE) LINE AND CURVE TABLES BEING A TOTAL OF 24.073 ACRE TRACT OF LAND OUT OF A 215.22 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT, LLC AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN SEE PLATTING NOTES ON PAGE 1 OF 3 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 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E.F. MOORE SURVEY NUMBER 429, ABSTRACT 512, SCALE: 1"= 100' WORTHAM OAKS UNIT 14 & 20 COUNTY BLOCK 4914 AND THE J. HAMILTON SURVEY NUMBER 90, ABSTRACT 344, COUNTY (ENCLAVE) BLOCK 4915, BEXAR COUNTY, TEXAS. (VOL. 9688 PGS. 66-68, D.P.R.) BLOCK 1 CB 4913 SEE DETAIL "A" BLOCK 24\THIS PAGE CB 4913 308.05 S80°42'12"E ¬N= 13785480.65 E= 2169644.48 LOCATION MAP NOT TO SCALE KEY NOTES SHAGGY DEVELOPMENT L.L.C. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 10' G.E.T.TV. EASEMENT 1202 W. BITTERS, BLDG 1 SUITE 1200 BLOCK 35 2) 20' BUILDING SET BACK LINE SAN ANTONIO, TX 78216 CB 4913 20' BUILDING SET BACK LINE (VOL. 9688, PGS, 66-68, D.P.R.) (50' PRIVATE PHONE: (210) 493-2811 10' BUILDING SET BACK LINE 951.02 5' G.E.T.TV. EASEMENT 5' ELECTRIC, GAS, TELEPHONE, (VOL. 9688, PGS. 66-68, D.P.R.) & CABLE T.V. EASEMENT 3421 PAESANOS PKWY., SUITE 200, SAN ANTONIO, TX 78231 5' WATER EASEMENT NO BUILD/NO CUT ZONE PHONE: (210) 979 - 8444 • FAX: (210) 979 - 8441 RESTRICTIVE COVENAN TBPE FIRM #9513 • TBPLS FIRM #10122300 5' PRIVATE DRAINAGE (VOL. 16551, PGS. 1-59, O.P.R.) EASEMENT VARIABLE WIDTH CLEAR VISION EASEMENT 16' ELECTRIC EASEMENT (VOL. 8161, PGS. 1146, O.P.R.) 22 8 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 5' G.E.T.TV. EASEMENT VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9668, PGS. 86-87, D.P.R.) STATE OF TEXAS 24' OFF-LOT TEMPORARY COUNTY OF BEXAR V80°42'12"W 1067.94 10' G.E.T.TV. EASEMENT ACCESS EASEMENT (0.14 AC. NON-PERMEABLE) (VOL. 9668, PGS, 86-87, D.P.R.) 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 10' BUILDING SET BACK LINE IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, (VOL. 9688, PGS. 66-68, D.P.R.) LOT 999 45'X36' (0.37 AC.) PEDESTRIAN, FIRE ACCESS BLOCK 35~ AND TURN AROUND EASEMENT CB 4319 AND CONSIDERATION THEREIN EXPRESSED (VOL. 9668, PGS. 86-87, D.P.R.) *√*137 OFF-LOT VARIABLE WIDTH ELEC., GAS, TELE., SHAGGY DEVELOPMENT, LLC CA.T.V., WATER, SAN.SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE LOT 909 BLOCK 11 CB 4913 1202 W. BITTERS, BLDG. 1 SUITE 1200 LEGEND SAN ANTONIO, TX. 78216 UPON INCORPORATION INTO PLATTED APPROVED CITY OF SAN ANTONIO PRIVATE STREET) (0.07 AC. PERMEABLE) TREE PLAN AP#1779099 PHONE: (210) 493-2811 G.E.T.TV.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT O F.I.R. = FOUND 1/2" IRON ROD STATE OF TEXAS O S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW COUNTY OF BEXAR QUAYB. S. L.. = BUILDING SETBACK LINE SURVEYING" / (50' PRIVATE STREET) BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY = PROPOSED CONTOURS R.O.W. = RIGHT-OF-WAY BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR — — 970 — — = EXISTING MAJOR CONTOURS UNPLATTED A REMAINING PORTION OF 200.475 AC. ESMT = EASEMENT THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE - - - = EXISTING MINOR CONTOURS SHAGGY DEVELOPMENT, L.L.C (VOLUME 14996, PAGES 167-192 OPR) CAPACITY THEREIN STATED. O.P.R. = OFFICIAL PUBLIC RECORDS = ORIGINAL SURVEY OF BEXAR COUNTY TEXAS. GIVEN UNDER MY HAND AND SEAL OF OFFICE D.P.R. = DEED AND PLAT RECORDS DAY OF AC.= ACRE LOT 999 VOL. = VOLUME BLOCK 35~ NOTARY PUBLIC BEXAR COUNTY TEXAS PG. = PAGE CB 4319 CERTIFICATE OF APPROVAL WORTHAM OAKS UNIT 14 & 21 C35— (ENCLAVE) THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING (VOL. 9688 PG. 67 D.P.R.) OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF UNPLATTED BLOCK 11 LOT 127 A REMAINING PORTION OF 215.22 AC BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID SHAGGY DEVELOPMENT, L.L.C PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING BLOCK 24 (VOLUME 14680, PAGES SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. 146 <sub>22.07'</sub>. OFF-LOT VARIABLE WIDTH ELEC., GAS, TELE., CA.T.V., WATER, SAN.SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE AKIN-ON THIS \_\_\_\_\_ DAY OF \_\_\_\_ PLACE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.06 AC. PERMEABLE) 727.06' S80°42'12"E COUNTY JUDGE, BEXAR COUNTY, TX Æ) BLOCK 11 BILOCK 22|CB/491 L14 AKIN COUNTY CLERK, BEXAR COUNTY, TEXAS DETAIL "A" THIS PLAT OF WORTHAM OAKS, UNIT 17 & 21 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY 45.00' 45.00' 43.39' 41.25' \$80°42'12"E 573.39"/ LOT 999 OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE AKIN ELM / BLOCK 35 / STOCK 35 / N80°42'12"W 573.39' CB 4913 ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. STATE OF TEXAS 45.00' 45.00' 45.00' 43.39' DATED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ A.D. 20 \_\_\_\_. 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. SECRETARY STATE OF TEXAS LOT 909 BLOCK 11 CB 4913 / LICENSED PROFESSIONAL ENGINEER COUNTY OF BEXAR APPROVED CITY OF SAN ANTONIO \_\_\_COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ STATE OF TEXAS COUNTY OF BEXAR \_\_A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE UNPLATTED A REMAINING PORTION OF 215.22 AC. SHAGGY DEVELOPMENT, L.L.C (VOLUME 14680, PAGES 1648-1661 OPR) \_\_\_\_\_ DAY OF \_\_\_\_\_\_ A.D. <u>20</u> AT \_\_\_\_ M. IN THE DEED AND I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PLAT RECORDS OF BEXAR COUNTY IN BOOK. VOLUME \_\_\_\_\_ PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL GRĪD: SURVEY MADE ON THE GROUND BY . N= 13784133.04 E= 2169537.83 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, TERESA A. SEIDEL THIS \_\_\_\_ DAY OF \_\_\_ \_\_\_\_ A.D. 20\_\_\_\_ REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672 KFW SURVEYING, LLC COUNTY CLERK, BEXAR COUNTY, TEXAS 3421 PAESANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 PAGE 2 OF 3 FAX: 210-979-8441



### LEGEND

O F.I.R. = FOUND 1/2" IRON ROD

S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"

R.O.W. = RIGHT-OF-WAY

ESMT = EASEMENT

D.P.R. = DEED AND PLAT RECORDS

OF BEXAR COUNTY TEXAS.

G.E.T.TV.E. = GAS, ELECTRIC, TELEPHONE.

B. S. L.. = BUILDING SETBACK LINE

— — 970 — — = FXISTING MAJOR CONTOURS

= PROPOSED CONTOURS

- - - = EXISTING MINOR CONTOURS

= ORIGINAL SURVEY BOUNDARY LINE

AC.= ACRE

VOL. = VOLUME

PG. = PAGE

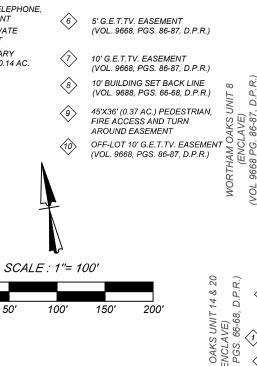
### **KEY NOTES**

1	10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2	20' BUILDING SET BACK LINE
3	10' BUILDING SET BACK LINE
<b>4 5</b>	5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT 5' WATER EASEMENT
<b>6</b>	5' PRIVATE DRAINAGE EASEMENT
7	VARIABLE WIDTH CLEAR VISION EASEMENT
<b>⊗</b>	15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
<b>(9)</b>	VARIABLE WIDTH PRIVATE

10' G.E.T.TV. EASEMENT (VOL. 9688, PGS. 66-68, D.P.R.) 20' BUILDING SET BACK LINE (VOL. 9688, PGS. 66-68, D.P.R.) 5' G.E.T.TV. EASEMENT (VOL. 9688, PGS. 66-68, D.P.R.)

NO BUILD/NO CUT ZONE RESTRICTIVE COVENAN (VOL. 16551, PGS. 1-59, O.P.R.) 16' ELECTRIC EASEMENT (VOL. 8161, PGS. 1146, O.P.R.)

DRAINAGE EASEMENT 24' OFF-LOT TEMPORARY ACCESS EASEMENT (0.14 AC. NON-PERMEABLE)



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. THIS PAGE 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 3421 PAESANOS PKWY., SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

#### LINE TABLE LINE TABLE LINE LENGTH BEARING LINE LENGTH BEARING 16.56' S18°27'10"E 50.00' S9°17'48"W N71°32'48"E 60.00' S80°42'12"E 50.00' N9°17'48"E 1.17' N18°27'10"W S9°17'48"W 26.19' N9°17'48"F 50.00' 50.00' 60.00' N80°42'12"W L6 N9°17'48"E 11.90' N0°19'30"W L29 50.00' 23.44' N28°57'20"W L30 124.90' S8°54'53"W 25.30' N71°32′50″E 48.82" N49°19'53"W 14.18' S71°32'50"W L32 33.72' S41°32'50"W 50.00' N9°12'36"E 50.00' N41°32′50″E 45.00' S80°42'12"E L35 25.25' S44°15'19"E L14 32.00' N71°32'50"E L36 44.75' S49°00'39"E 32.00' S71°32'50"W 47.61' S40°59'21"W 40.00' N71°32′50″E 24.00' N49°00'39"W 40.00' S71°32'50"W L39 47.61' N40°59'21"E 50.22' S49°19'53"E 45.00**'** N49°00'39"W 25.30' N71°32'50"E N40°59'21"E 3.19' 50.00' N0°27'44"W N71°32′50″E 45.71'

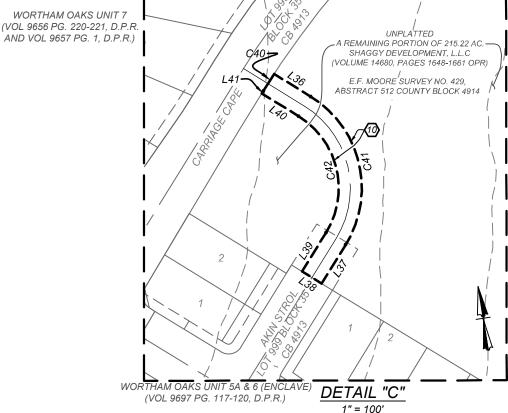
L22 50.00' N14°20'37"W

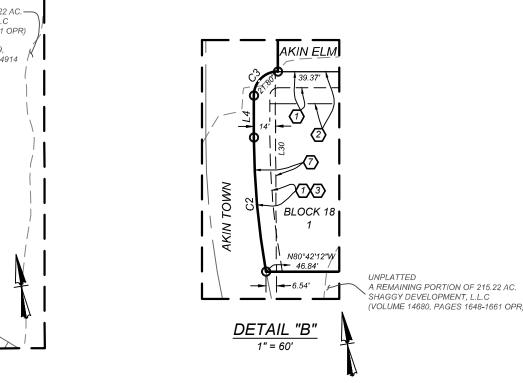
L23 45.71' S71°32'50"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	7.13'	75.00'	3.57'	5°26′37″	7.12'	S21°10'29"E	C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°42'12"W
C2	84.26'	470.00'	42.24'	10°16'20"	84.15'	N4°09'38"E	C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S54°17'48"W
СЗ	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E	C25	102.39'	187.00'	52.51'	31°22'19"	101.12'	N65°01'03"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°42'12"W	C27	10.18'	15.00'	5.29'	38°52'15"	9.98'	N29°53'46"W
C5	40.40'	125.00'	20.38'	18°31'04"	40.22'	N80°48'22"E	C28	146.38'	50.00'	465.62'	167°44'30"	99.43'	S85°40'07"W
C6	41.14'	3000.01'	20.57'	0°47'08"	41.14'	N8°29'45"E	C29	10.18'	15.00'	5.29'	38°52'15"	9.98'	S21°13′59″W
C7	23.67'	15.00'	15.11'	90°24′28″	21.29'	N54°05′34″E	C30	114.13'	50.00'	109.16'	130°46'42"	90.92'	S11°32′50″W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°42'12"W	C31	1.15'	75.00'	0.58'	0°52'43"	1.15'	S41°06'28"W
C9	36.32'	75.00'	18.53'	27°44'58"	35.97'	N85°25'19"E	C32	9.26'	15.00'	4.79'	35°23′21″	9.12'	S59°14'31"W
C10	23.56'	15.00'	15.00'	89°59'52"	21.21'	N26°32'54"E	C33	24.70'	75.00'	12.46′	18°52'10"	24.59'	N80°58'54"E
C12	60.54'	125.00'	30.88'	27°44'58"	59.95'	N85°25'19"E	C35	5.38'	75.00'	2.69'	4°06'33"	5.38'	N73°36′06″E
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	N63°27'10"W	C36	8.96'	125.00'	4.48'	4°06'33"	8.96'	N73°36′06″E
C14	23.56′	15.00'	15.00'	90°00'00"	21.21'	N26°32'50"E	C37	9.26'	15.00'	4.79'	35°23'21"	9.12'	S36°08'51"E
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	N63°27'10"W	C38	1.92'	125.00'	0.96'	0°52'43"	1.92'	N41°06′28″E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N26°32'50"E	C39	1.61'	237.00'	0.80'	0°23'19"	1.61'	S80°30'33"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N63°27'10"W	C40	20.81'	870.00'	10.40'	1°22'13"	20.81'	N41°40'28"E
C18	26.18'	25.00'	14.43'	60°00'00"	25.00'	N11°32'50"E	C41	175.93'	112.00'	112.00'	90°00'00"	158.39'	S4°00'39"E
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'	N85°40'07"E	C42	138.23'	88.00'	88.00'	90°00'00"	124.45'	N4°00'39"W
C20	129.77'	237.00'	66.56'	31°22'19"	128.15'	S65°01'03"E							,,
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S35°42'12"E							
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E							

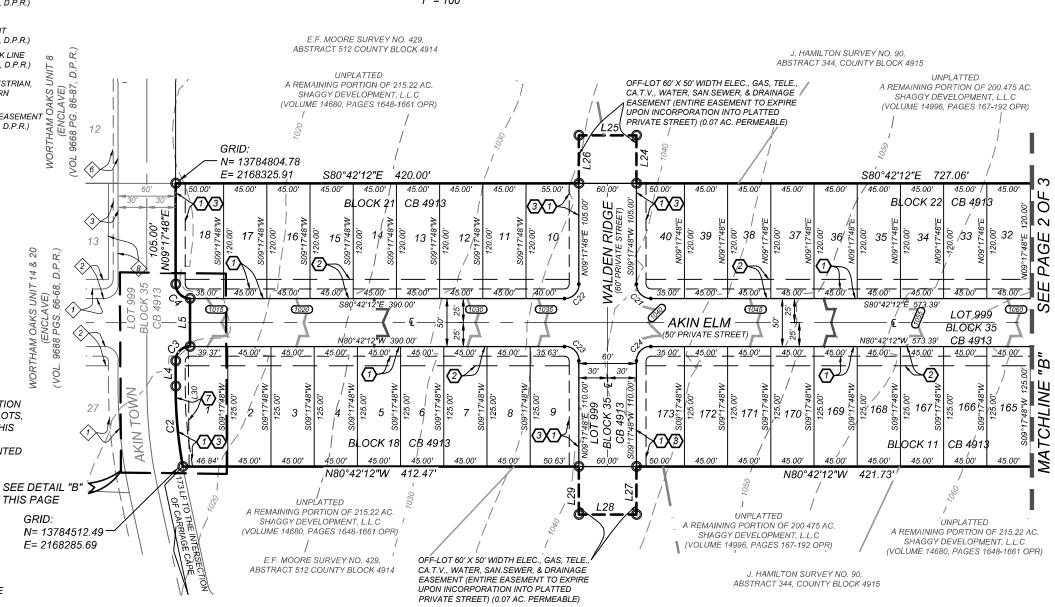
CURVE TABLE

**CURVE TABLE** 





SEE PLATTING NOTES ON PAGE 1 OF 3



## PLAT NUMBER: 150378

REPLAT AND SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 17 & 21 (ENCLAVE)

BEING A TOTAL OF 24.073 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 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.



PHONE: (210) 979 - 8444 • FAX: (210) 979 - 8441

TBPE FIRM #9513 • TBPLS FIRM #10122300

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

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 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	

NOTARY PUBLIC BEXAR COUNTY TEXAS CERTIFICATE OF APPROVAL

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TX

DAY OF

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.

\_ A.D. 20\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WORTHAM OAKS, UNIT 17 & 21 (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		
CHAIRWAN		

BY:	
SECRETARY	

STATE OF TEXAS

COUNTY OF BEXAR	

THIS \_\_\_\_ DAY OF \_\_\_

\_\_COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_ \_\_A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE

\_\_ DAY OF \_\_\_\_\_ \_\_\_\_\_A.D. <u>20</u>\_\_\_AT \_\_\_\_ M. IN THE DEED AND

PLAT RECORDS OF BEXAR COUNTY IN BOOK. VOLUME \_\_\_\_

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

\_\_\_ A.D. 20\_\_\_\_

PAGE 3 OF 3

COUNTY CLERK, BEXAR COUNTY, TEXAS