

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.

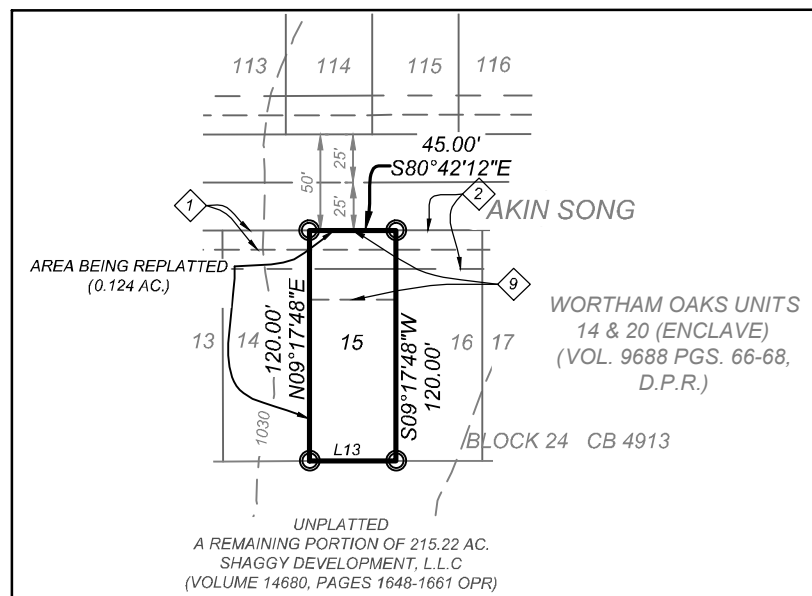
I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL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

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, UNIT 14 & 20 (ENCLAVE) SUBDIVISION, WHICH IS RECORDED IN VOLUME 9688 PAGE 66 - 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION 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
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
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 17 & 21 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 CIRCLE, AKIN ELM, AKIN NOOK, AKIN PLACE, AKIN QUAY AND WALDEN RIDGE) AND LOT 909 BLOCK 11 CB 4913.

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 PLAN 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 NAVD88 (GEOID09).

PLAT NOTES APPLY TO ALL PAGES OF THIS MULTIPLE PAGE PLAT

SEE PAGE 3 OF 3 FOR LINE AND CURVE TABLES

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 THERETO, 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.

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"

RIGHT-OF-WAY

EASEMENT

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

ACRE

VOLUME

PAGE

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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 AND PRIVATE STREETS.

BUILDING SETBACK NOTE:

THE 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

LEGEND

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"

RIGHT-OF-WAY

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OFFICIAL PUBLIC 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 BOUNDARY LINE

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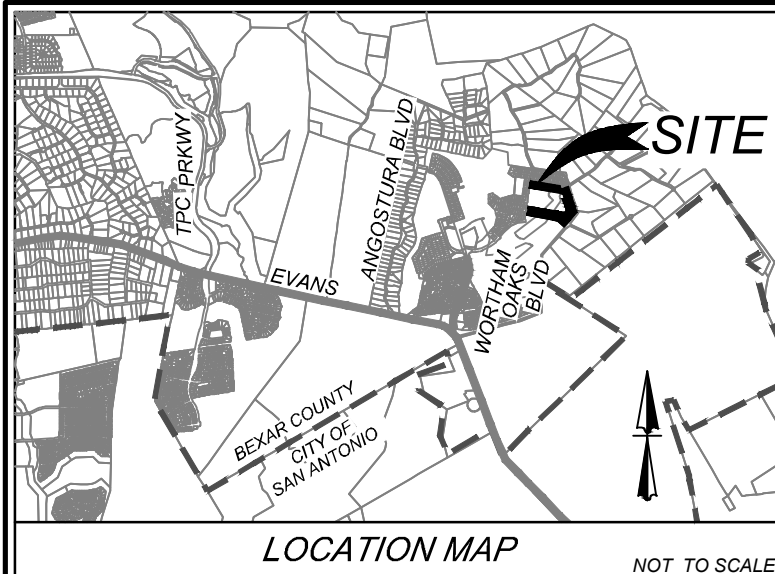
B. S. L. = BUILDING SETBACK LINE

PROPOSED CONTOURS

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.

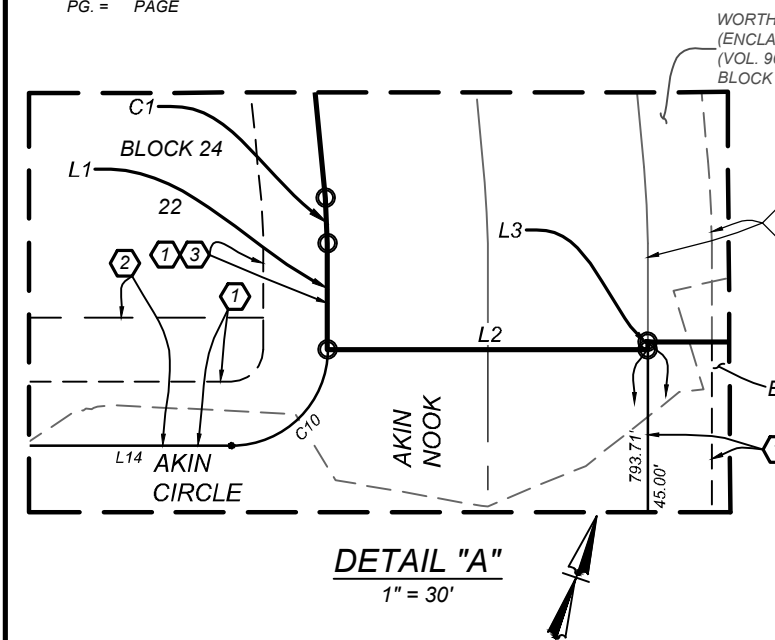


KEY NOTES

- | | |
|--|---|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ① 10' G.E.T.V. EASEMENT (VOL. 9688, PGS. 66-68, D.P.R.) |
| ② 20' BUILDING SET BACK LINE | ② 20' BUILDING SET BACK LINE (VOL. 9688, PGS. 66-68, D.P.R.) |
| ③ 10' BUILDING SET BACK LINE | ③ 5' G.E.T.V. EASEMENT |
| ④ 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ④ NO BUILDING CUT ZONE RESTRICTIVE COVENANT (VOL. 16551, PGS. 1-59, O.P.R.) |
| ⑤ 5' WATER EASEMENT | ⑤ 16' ELECTRIC EASEMENT (VOL. 8161, PGS. 1146, O.P.R.) |
| ⑥ 5' PRIVATE DRAINAGE EASEMENT | ⑥ 5' G.E.T.V. EASEMENT (VOL. 9688, PGS. 86-87, D.P.R.) |
| ⑦ VARIABLE WIDTH CLEAR VISION EASEMENT | ⑦ 10' G.E.T.V. EASEMENT (VOL. 9688, PGS. 86-87, D.P.R.) |
| ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑧ 10' BUILDING SET BACK LINE (VOL. 9688, PGS. 66-68, D.P.R.) |
| ⑨ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT | ⑨ 45'X36' (0.37 AC.) PEDESTRIAN, FIRE ACCESS AND TURN AROUND EASEMENT |
| ⑩ 24' OFF-LOT TEMPORARY ACCESS EASEMENT (0.14 AC. NON-PERMEABLE) | ⑩ OFF-LOT 10' G.E.T.V. EASEMENT (VOL. 9688, PGS. 86-87, D.P.R.) |

LEGEND

- | | |
|--|--|
| ○ F.I.R. = FOUND 1/2" IRON ROD | G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT |
| ○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" | B.S.L. = BUILDING SETBACK LINE |
| R.O.W. = RIGHT-OF-WAY | — 970 — = EXISTING MAJOR CONTOURS |
| ESMT = EASEMENT | — — — = EXISTING MINOR CONTOURS |
| O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS. | — — — = ORIGINAL SURVEY BOUNDARY LINE |
| D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS. | |
| AC = ACRE | |
| VOL = VOLUME | |
| PG. = PAGE | |



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

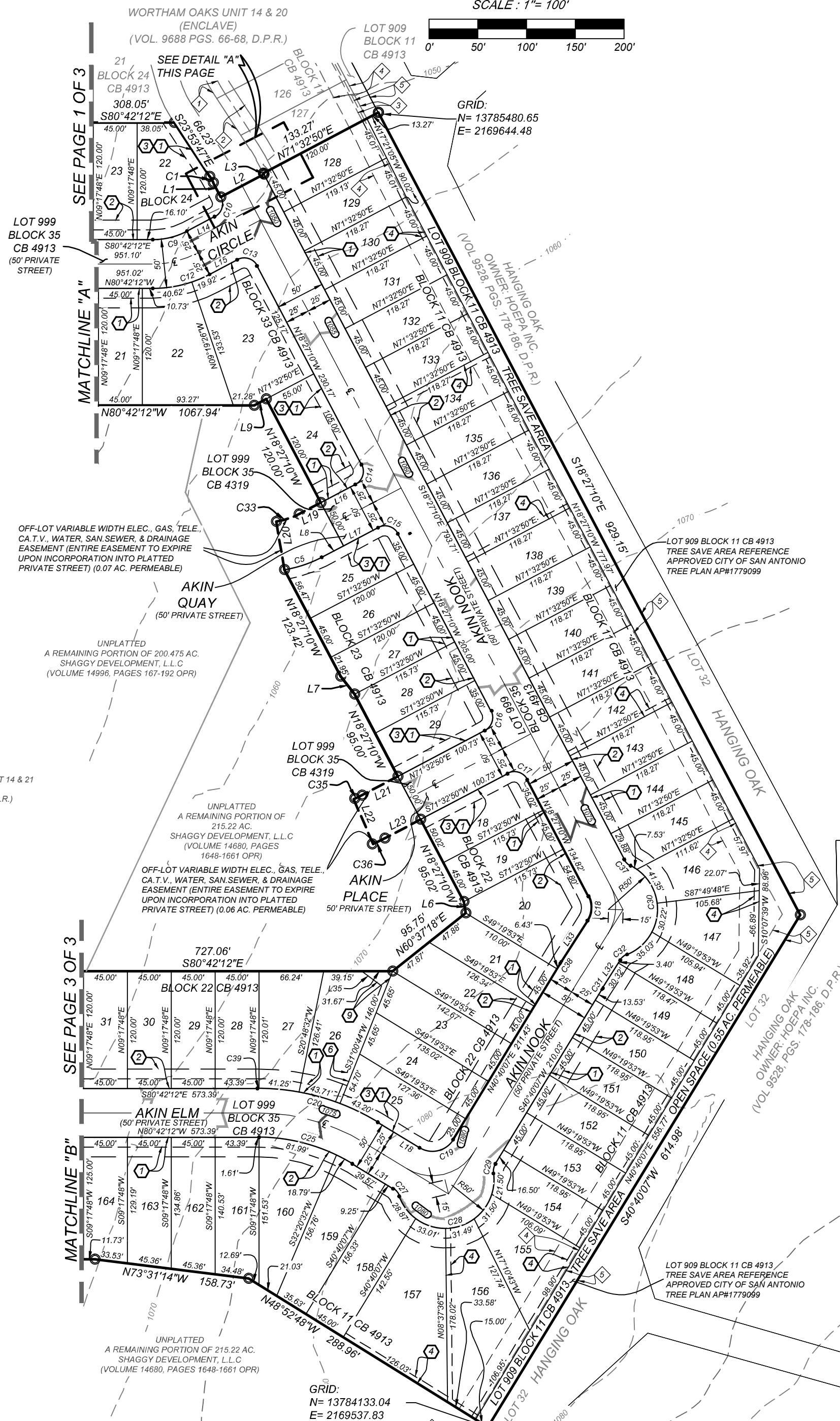
STATE OF TEXAS
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I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY.

TERESA A. SEIDEL
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PHONE: 210-979-8444
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SEE PAGE 3 OF 3 FOR
LINE AND CURVE TABLES

SEE PLATTING NOTES ON PAGE 1 OF 3



KFW
ENGINEERS + SURVEYING

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

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 _____, 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 _____ A.D. _____

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 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

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 _____

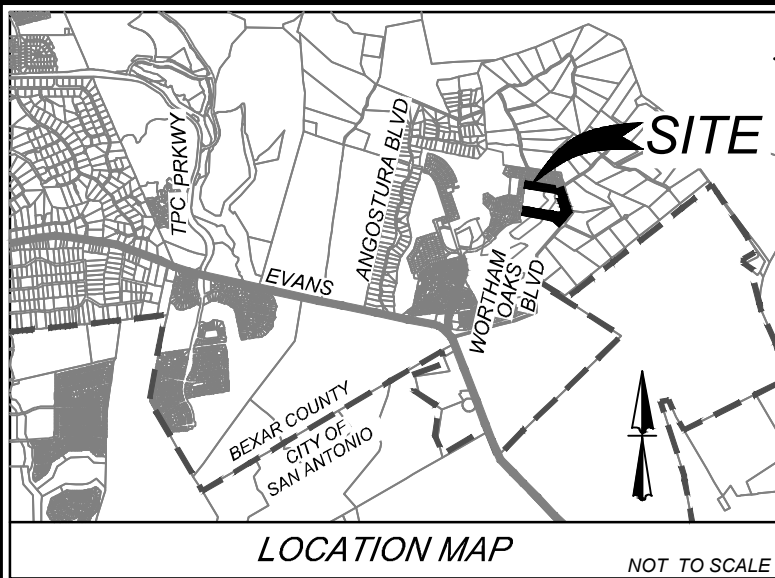
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS _____ DAY OF _____ A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PAGE 2 OF 3



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.
G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE, CABLE T.V., EASEMENT
B.S.L. = BUILDING SETBACK LINE
--- 672 --- = PROPOSED CONTOURS
--- 970 --- = EXISTING MAJOR 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 (VOL. 9688, PGS. 66-68, D.P.R.)
3 10' BUILDING SET BACK LINE
4 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
5 5' WATER EASEMENT
6 5' PRIVATE DRAINAGE EASEMENT
7 VARIABLE WIDTH CLEAR VISION EASEMENT
8 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
10 24' OFF-LOT TEMPORARY ACCESS EASEMENT (0.14 AC. NON-PERMEABLE)
11 10' G.E.T.V. EASEMENT (VOL. 9668, PGS. 66-67, D.P.R.)
12 10' BUILDING SET BACK LINE (VOL. 9688, PGS. 66-68, D.P.R.)
13 45'X36' (0.37 AC.) PEDESTRIAN, FIRE ACCESS AND TURN AROUND EASEMENT
14 OFF-LOT 10' G.E.T.V. EASEMENT (VOL. 9668, PGS. 66-67, D.P.R.)



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.

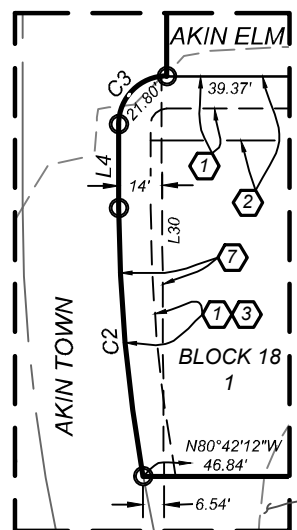
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	16.96'	S16°27'10"E	L24	50.00'	S9°17'48"W
L2	50.00'	N71°32'48"E	L25	60.00'	S80°42'12"E
L3	1.17'	N18°27'10"W	L26	50.00'	N9°17'48"E
L4	26.19'	N9°17'48"E	L27	50.00'	S9°17'48"W
L5	50.00'	N9°17'48"E	L28	60.00'	N80°42'12"W
L6	11.90'	N0°19'30"W	L29	50.00'	N9°17'48"E
L7	23.44'	N28°57'20"W	L30	124.90'	S8°54'53"W
L8	25.30'	N71°32'50"E	L31	48.82'	N49°19'53"W
L9	14.18'	S71°32'50"W	L32	33.72'	S41°32'50"W
L10	50.00'	N9°12'36"E	L33	50.00'	N41°32'50"E
L11	45.00'	S80°42'12"E	L34	25.25'	S44°15'19"E
L12	32.00'	N71°32'50"E	L35	44.75'	S49°00'39"E
L13	32.00'	S71°32'50"W	L36	47.61'	S40°59'21"W
L14	40.00'	N71°32'50"E	L37	24.00'	N49°00'39"W
L15	40.00'	S71°32'50"W	L38	47.61'	N40°59'21"E
L16	50.22'	S49°19'53"E	L39	45.00'	N49°00'39"W
L17	25.30'	N71°32'50"E	L40	3.19'	N40°59'21"E
L18	50.00'	N0°27'44"W			
L19	45.71'	N71°32'50"E			
L20	50.00'	N14°20'37"W			
L21	45.71'	S71°32'50"W			
L22	50.00'	S71°32'50"W			
L23	45.71'	S71°32'50"W			

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	7.13'	75.00'	3.57'	5°26'37"	7.12'
C2	84.26'	470.00'	42.24'	10°16'20"	84.15'
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'
C5	40.40'	125.00'	20.38'	18°31'04"	40.22'
C6	41.14'	3000.01'	20.57'	0°47'08"	41.14'
C7	23.67'	15.00'	15.11'	90°24'28"	21.29'
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'
C9	36.32'	75.00'	18.53'	27°44'58"	35.97'
C10	23.56'	15.00'	15.00'	89°59'52"	21.21'
C11	60.54'	125.00'	30.88'	27°44'58"	59.95'
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'
C18	26.18'	25.00'	14.43'	60°00'00"	25.00'
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'
C20	129.77'	237.00'	66.56'	31°22'19"	128.15'
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'

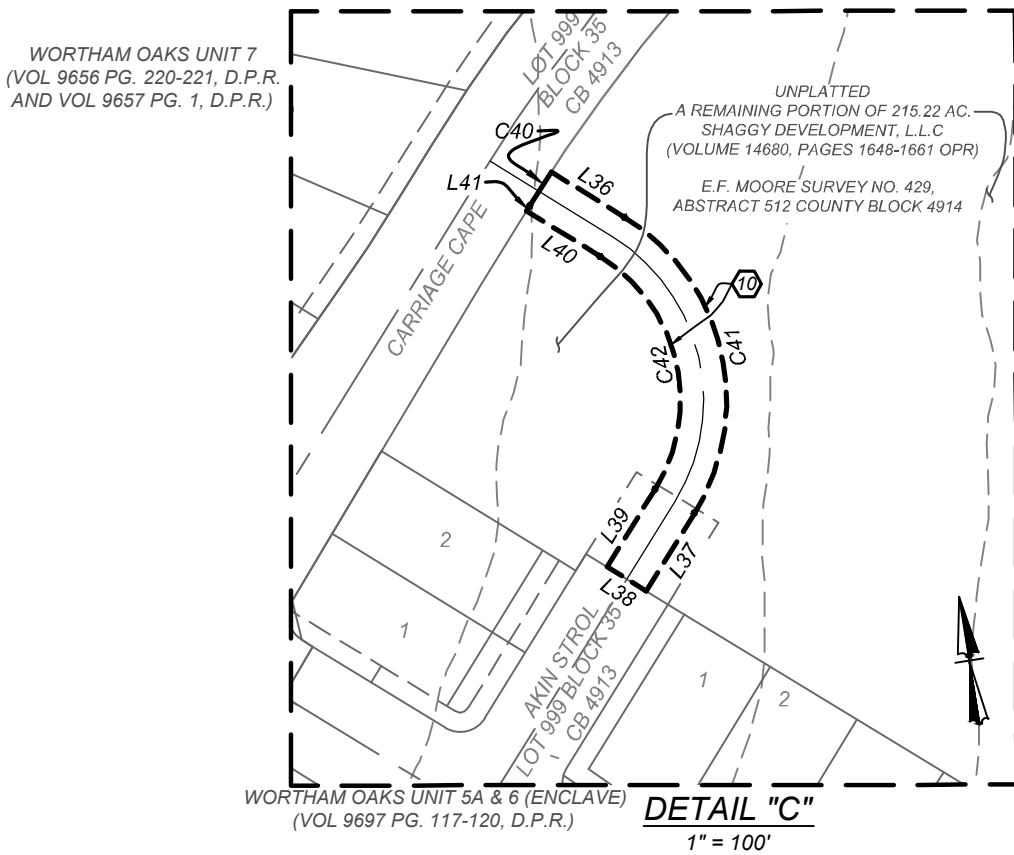
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'
C25	102.39'	187.00'	52.51'	31°22'19"	101.12'
C26	10.18'	15.00'	5.29'	38°52'15"	9.98'
C27	146.38'	50.00'	465.62'	167°44'30"	99.43'
C28	10.18'	15.00'	5.29'	38°52'15"	9.98'
C29	10.18'	15.00'	5.29'	38°52'15"	9.98'
C30	114.13'	50.00'	109.16'	130°46'42"	90.92'
C31	1.15'	75.00'	0.58'	0°52'43"	1.15'
C32	9.26'	15.00'	4.79'	35°23'21"	9.12'
C33	24.70'	75.00'	12.46'	18°52'10"	24.59'
C34	5.38'	75.00'	2.69'	4°06'33"	5.38'
C35	8.96'	125.00'	4.48'	4°06'33"	8.96'
C36	9.26'	15.00'	4.79'	35°23'21"	9.12'
C37	1.92'	125.00'	0.96'	0°52'43"	1.92'
C38	1.61'	237.00'	0.80'	0°23'19"	1.61'
C39	20.81'	870.00'	10.40'	1°22'13"	20.81'
C40	175.93'	112.00'	112.00'	90°00'00"	158.39'
C41	138.23'	88.00'	88.00'	90°00'00"	124.45'

SEE PLATTING NOTES ON PAGE 1 OF 3

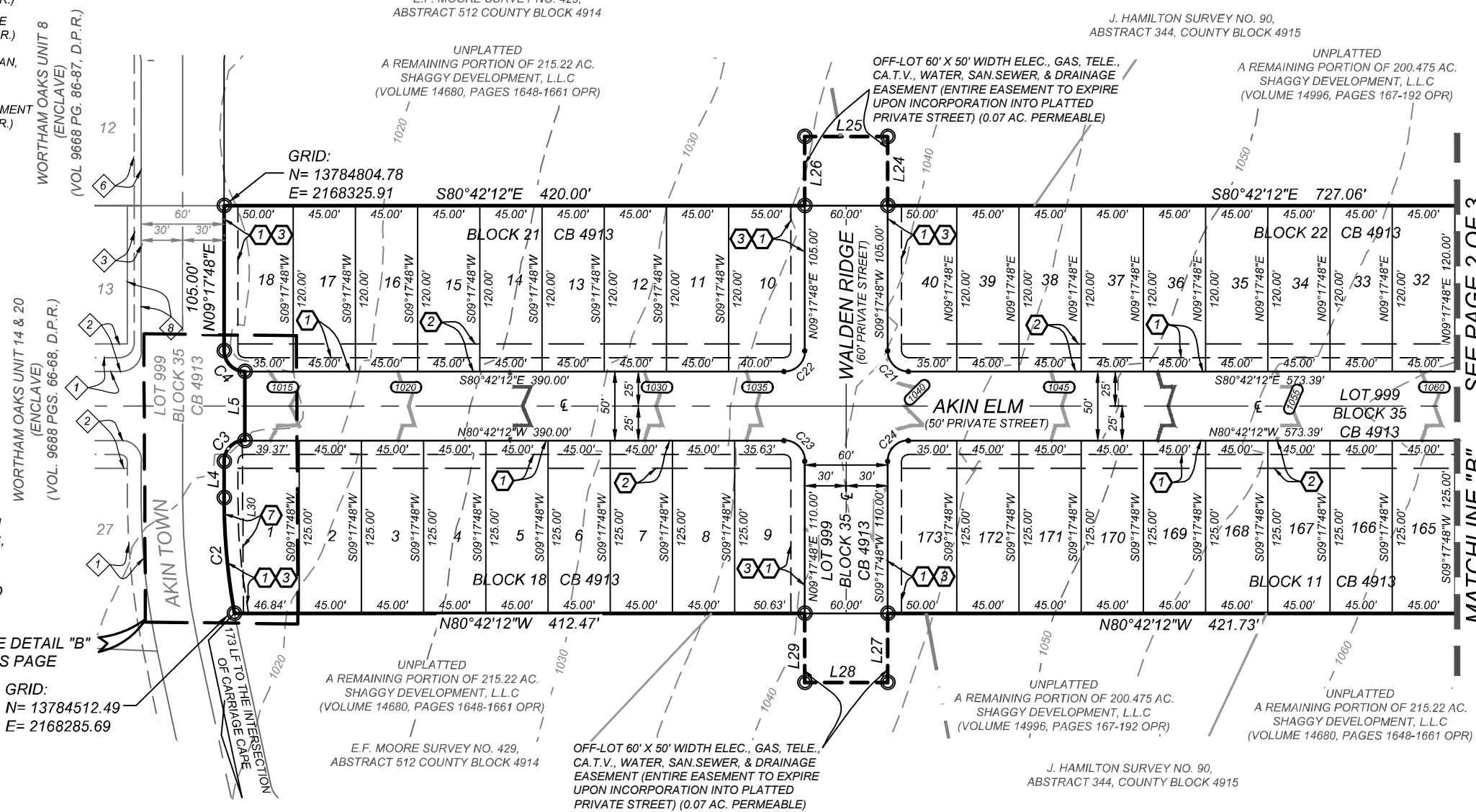


DETAIL "B"
1" = 60'

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



DETAIL "C"
1" = 100'



SEE PAGE 2 OF 3

MATCHLINE "B"

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, L.L.C. 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, L.L.C. 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
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.

OWNER:
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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ A.D. _____

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 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

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 3 OF 3