

### LEGEND

- = 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
- 970 --- = PROPOSED CONTOURS
- 970 --- = EXISTING MAJOR CONTOURS
- --- = EXISTING MINOR CONTOURS
- --- = OSTENSIBLE ORIGINAL SURVEY LINE
- --- = PRIVATE STREET CENTERLINE

**SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):**  
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, 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.

**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.

**EDU IMPACT FEE PAYMENT NOTE:**  
WATER AND 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 EPLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

**EDWARDS AQUIFER NOTES:**  
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**FIRE FLOW NOTE:**  
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

**SAWS NOTE:**  
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**SAWS INGRESS & EGRESS NOTE:**  
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.

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 WERON, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 98203  
KFW ENGINEERS & SURVEYING, INC.

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 GRANTORS 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 18 & 19 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 PLACE, AKIN QUAY, AND WALDON RIDGE.

### 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 PLANNED 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. 48029C0165F DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

### 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 16968 PAGES 2114-2137 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, WHICH ACCOMMODATES 390.93 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED. THE MAINTENANCE OF THE NATURAL RESERVOIR/DETENTION POND AND ITS 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.

### 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 GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT OR RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES. 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.

### 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
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 5' WATER EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' G.E.T.V. EASEMENT (VOL. 9688, PGS. 86-87, D.P.R.)
- 5' G.E.T.V. EASEMENT (VOL. 9688, PGS. 86-87, D.P.R.)
- 10' BUILDING SET BACK LINE (VOL. 9688, PGS. 86-87, D.P.R.)
- 20' PRIVATE DRAINAGE EASEMENT (VOL. 9709, PGS. 142-147, D.P.R.)
- 10' G.E.T.V. EASEMENT (VOL. 9709, PGS. 142-147, D.P.R.)
- 5' PRIVATE DRAINAGE EASEMENT (VOL. 9709, PGS. 142-147, D.P.R.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 9709, PGS. 142-147, D.P.R.)
- 10' BUILDING SETBACK LINE (VOL. 9709, PGS. 142-147, D.P.R.)
- 20' BUILDING SETBACK LINE (VOL. 9709, PGS. 142-147, D.P.R.)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9709, PGS. 142-147, D.P.R.)

### TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (MP# 177999) 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

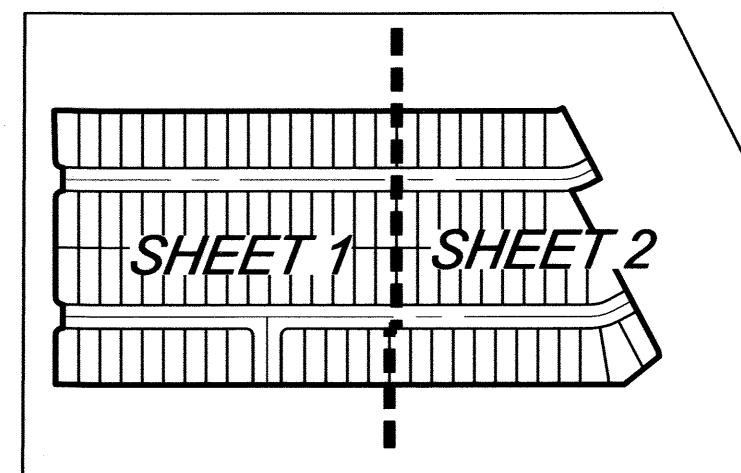
LOT 999, BLOCK 35, CB 4913 ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

### BUILDING SETBACK NOTE

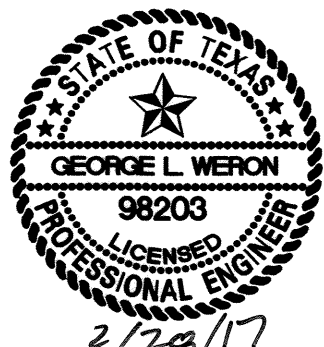
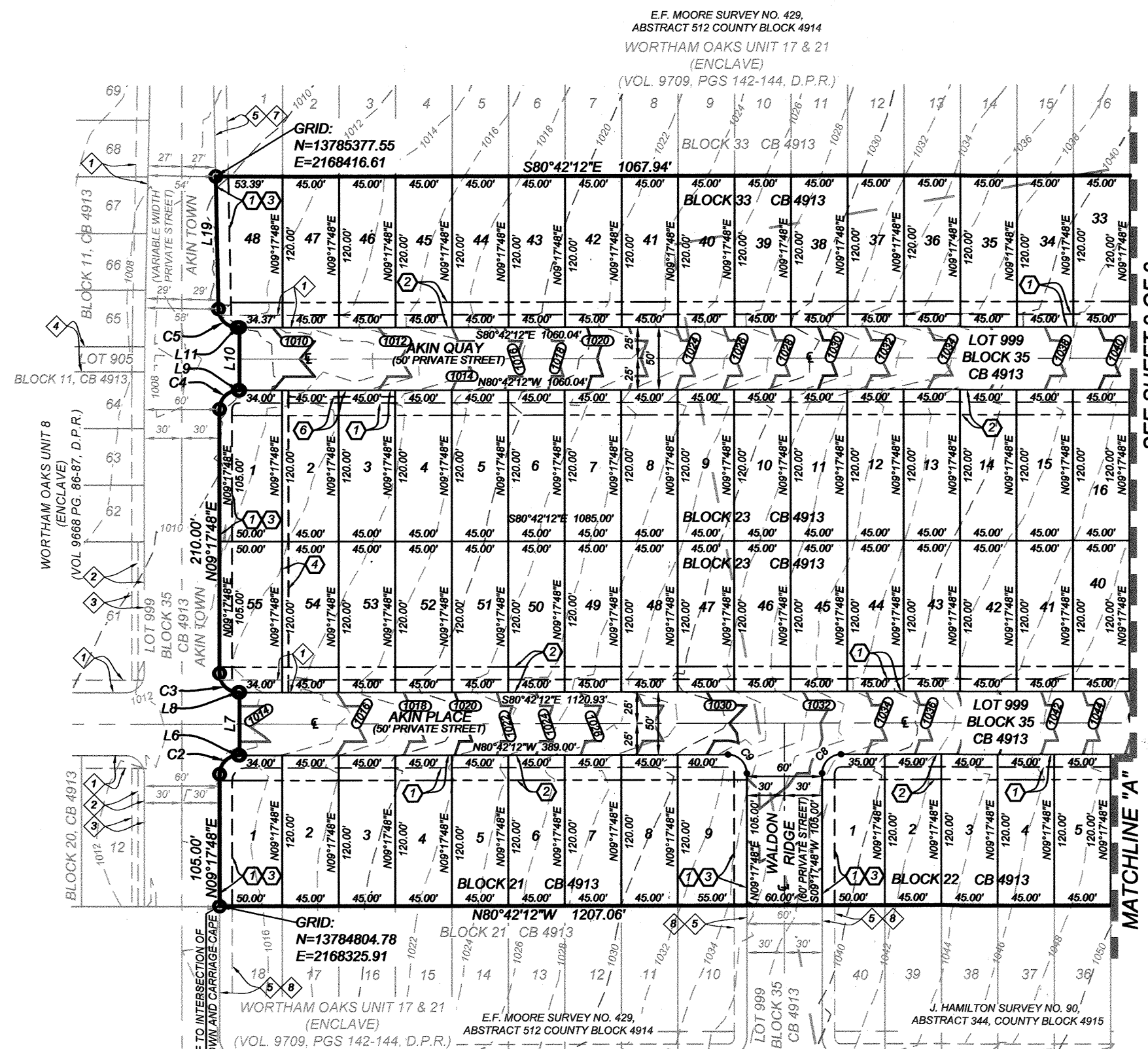
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

PLAT NOTES APPLY TO ALL SHEETS  
OF THIS MULTIPLE SHEET PLAT

SEE SHEET 2 OF 2 FOR  
LINE AND CURVE TABLES



SHEET INDEX  
NOT TO SCALE



## PLAT NUMBER: 160419

### SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 18 & 19 (ENCLAVE)

BEING A 15.631 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.

**KFW**  
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, SAN ANTONIO, TX 78230  
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: Gordon 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 2 DAY OF March, A.D. 2017

James L. Johnson  
NOTARY PUBLIC  
(BEXAR COUNTY TEXAS)

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDENT 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 18 & 19 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_, AT \_\_\_\_\_ M. IN THE DEED AND

PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**SHEET 1 OF 2**



# PLAT NUMBER: 160419

## SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 18 & 19 (ENCLAVE)

BEING A 15.631 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.

### OWNER/DEVELOPER

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

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TBP FIRM #9513 • TBPLS FIRM #10123300

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 George L. Weron 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 HIS CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 2 DAY OF March A.D. 2017

James L. Johnson  
NOTARY PUBLIC  
BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDENT OF THE OFFICERS 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 18 & 19 (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 \_\_\_\_\_

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**SHEET 2 OF 2**



LOCATION MAP  
NOT TO SCALE

### 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 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- ⑥ 5' WATER EASEMENT
- ⑦ VARIABLE WIDTH CLEAR VISION EASEMENT
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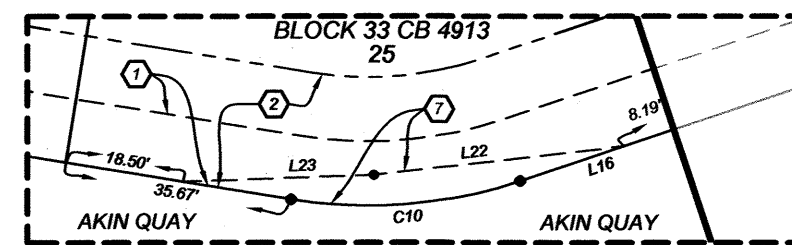
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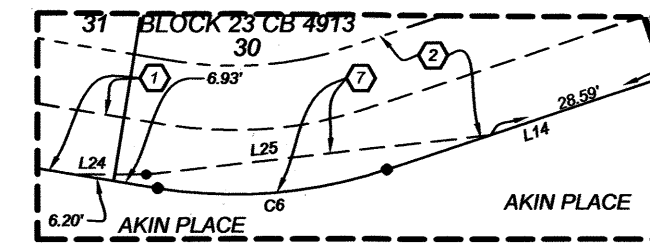
SEE PLATTING NOTES ON SHEET 1 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.18'	N71°32'50"E
L2	25.30'	S71°32'50"W
L3	23.44'	S26°57'20"E
L4	11.90'	S0°19'30"E
L5	95.75'	S80°37'18"W
L6	1.00'	S80°42'12"E
L7	50.00'	N9°17'48"E
L8	1.00'	N80°42'12"W
L9	1.00'	S80°42'12"E
L10	50.00'	N9°17'48"E
L11	1.83'	N80°42'12"W
L14	45.71'	S71°32'50"W
L15	45.71'	S71°32'50"W
L16	25.30'	N71°32'50"E
L18	14.92'	S2°34'25"W
L19	105.34'	N6°06'11"E
L20	27.56'	S9°17'48"W
L21	28.66'	S51°50'02"E
L22	39.38'	N83°28'09"E
L23	29.92'	N88°00'57"E
L24	11.16'	S89°59'10"E
L25	54.24'	N83°28'09"E

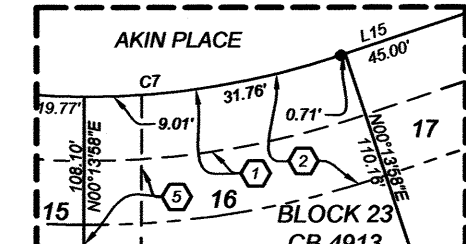
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	40.40'	125.00'	20.38'	18°31'04"	40.22'	S80°48'22"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°42'12"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C5	23.25'	15.00'	14.69'	88°48'23"	20.99'	N36°18'01"W
C6	36.32'	75.00'	18.53'	27°44'58"	35.97'	N85°25'19"E
C7	60.54'	125.00'	30.88'	27°44'58"	59.95'	S85°25'19"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S54°17'48"W
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	N35°42'12"W
C10	36.32'	75.00'	18.53'	27°44'58"	35.97'	N85°25'19"E
C11	20.14'	125.00'	10.09'	9°13'54"	20.12'	N85°19'09"W



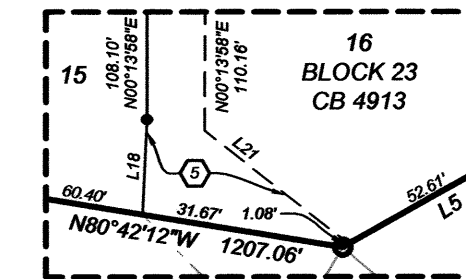
DETAIL "A"  
SCALE: 1" = 30'



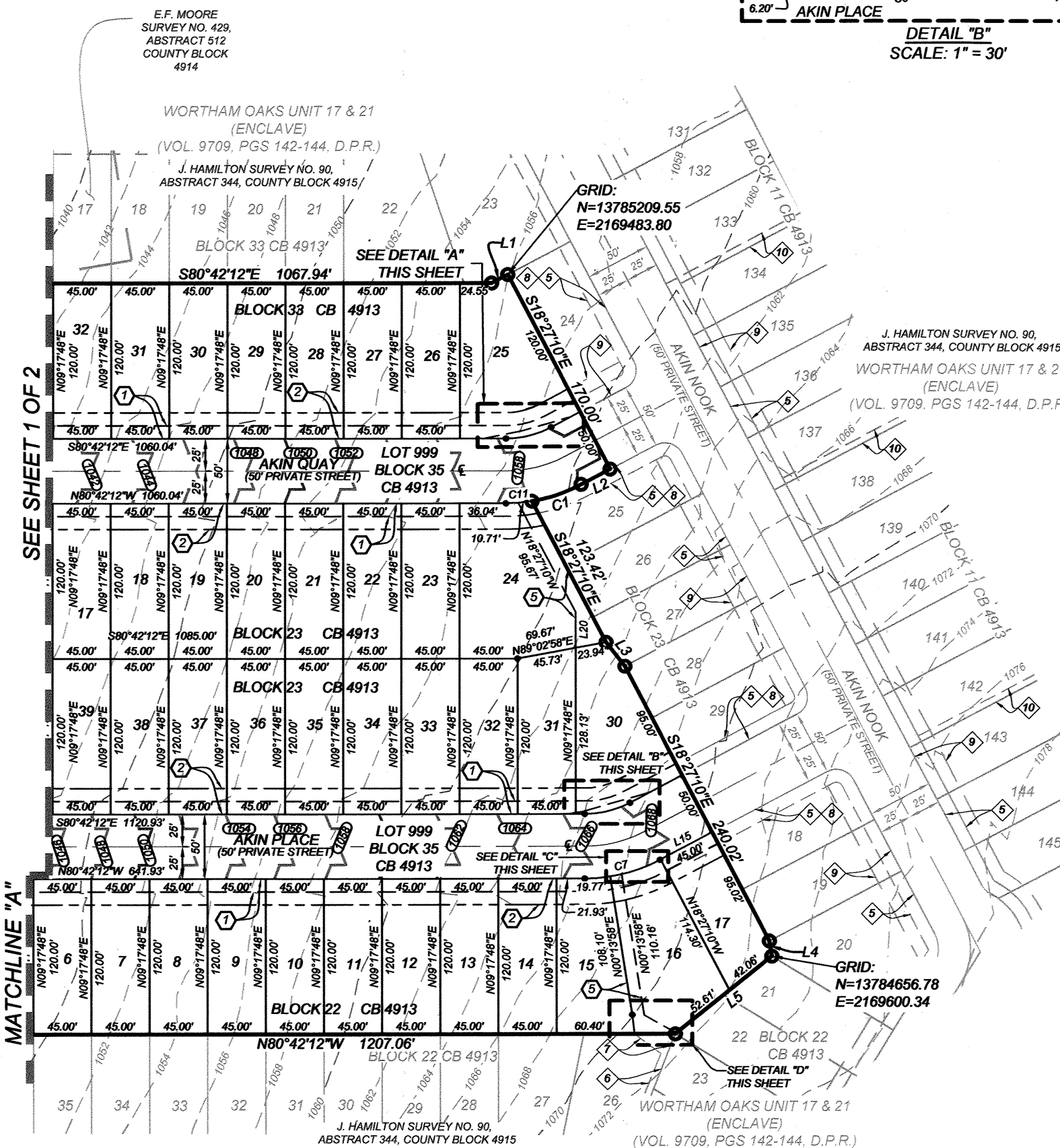
DETAIL "B"  
SCALE: 1" = 30'



DETAIL "C"  
SCALE: 1" = 30'



DETAIL "D"  
SCALE: 1" = 30'



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, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 98203  
KFW ENGINEERS & SURVEYING, INC.

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

