

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
- 972 — = PROPOSED CONTOURS
- 970 — = EXISTING MAJOR CONTOURS
- — — = EXISTING MINOR CONTOURS
- — — = ORIGINAL SURVEY BOUNDARY LINE
- = PROPOSED EASEMENT
- = EXISTING EASEMENT
- = UNPLATTED REMAINING PORTIONS (SEE SHEET 1 OF 3 FOR REMAINING PORTIONS LEGEND)

EDWARDS 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.

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 1,500 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 1698 PAGES 2114-2137 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, WHICH ACCOMMODATES 380.93 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 989, 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.

[Signature]
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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 200
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 5B & 16 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 989, BLOCK 35 CB 4913 (AKIN STROLL, AKIN BAYOU, AKIN RUN, CARRIAGE CAPE, WALDON WALK, WALDON RIDGE, AND WALDON GROVE, & WALDON VALE), LOT 901 BLOCK 16 CB 4913, LOT 902 BLOCK 16 CB 4913 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. 165 OF 785 COMMUNITY PANEL NO. 48029C0165F DATED SEPTEMBER 29, 2010.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (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 (APN 177009) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE 35-4770H.

SAWS WASTEWATER INGRESS/EGRESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF 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):

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.

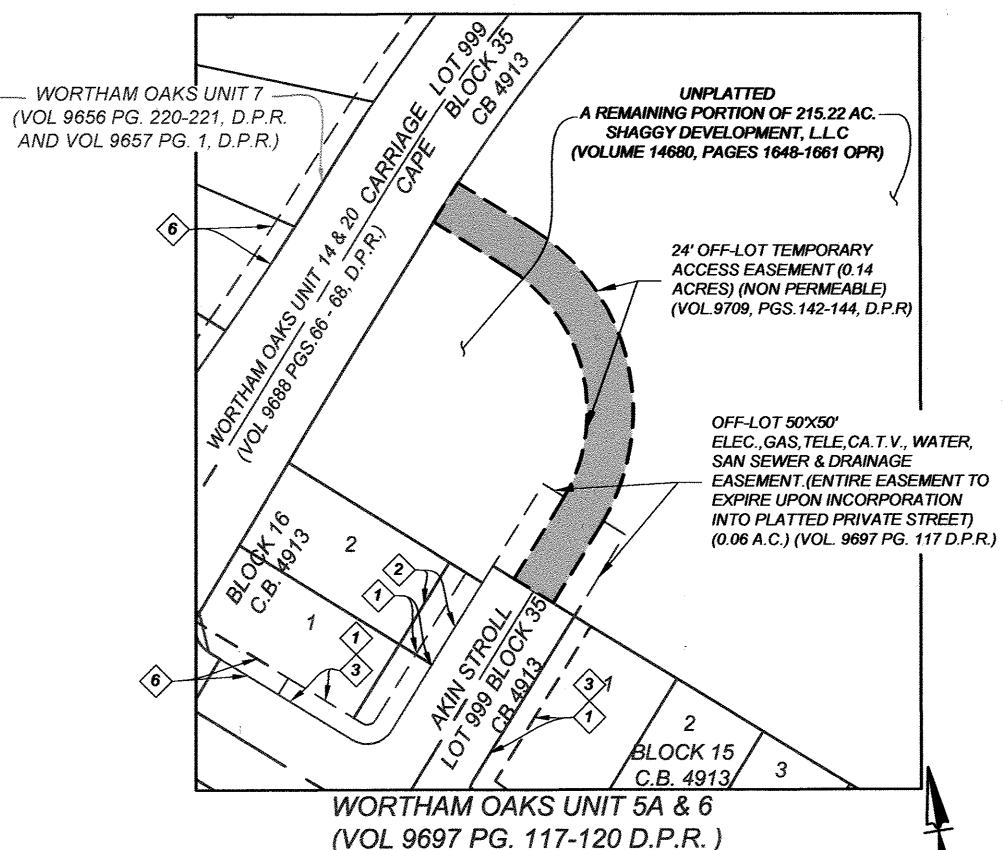
IMPACT FEE PAYMENT DUE:

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.

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

KEY NOTES

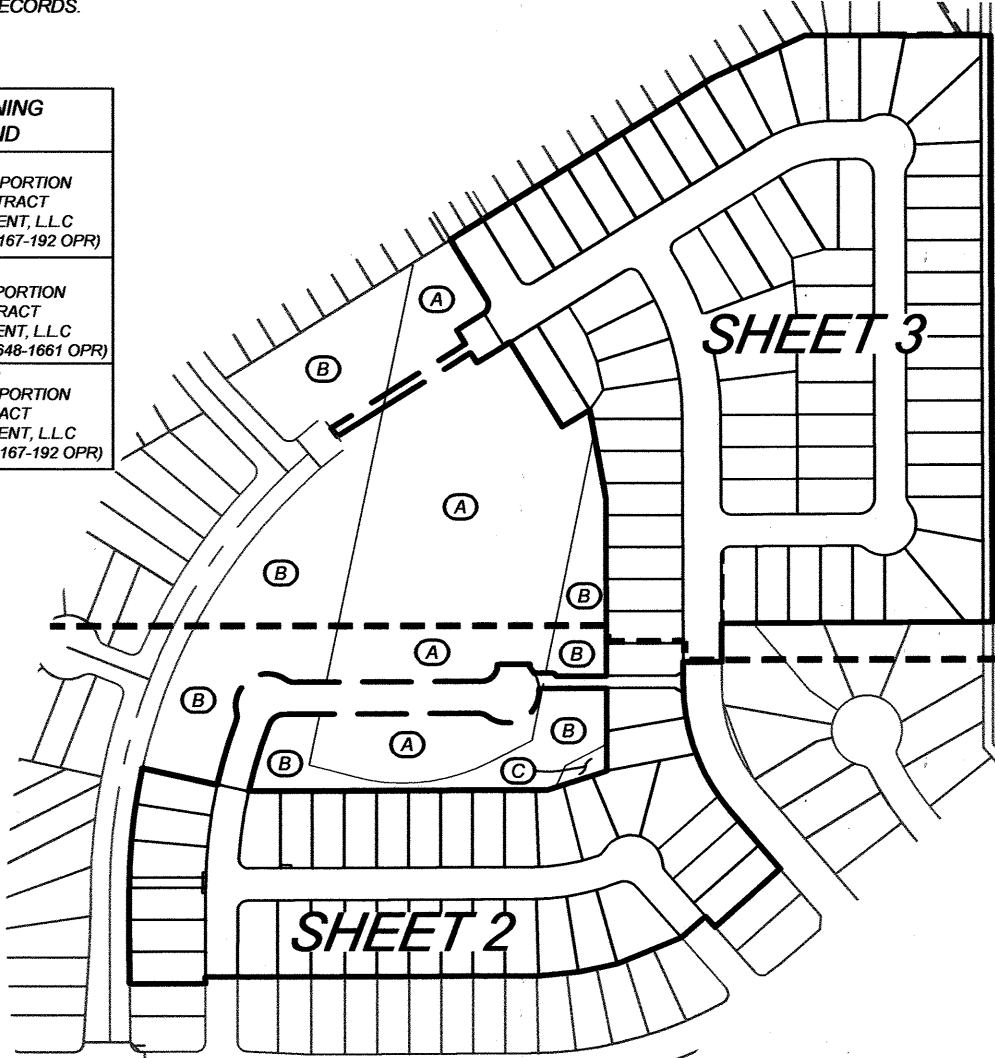
- 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9697 PG. 117-120 D.P.R.)
- 20' BUILDING SET BACK LINE (VOL. 9697 PG. 117-120 D.P.R.)
- 10' BUILDING SET BACK LINE (VOL. 9697 PG. 117-120 D.P.R.)
- 1' VEHICULAR NON ACCESS EASEMENT (VOL. 9697 PGS. 117-120, D.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9697 PGS. 117-120, D.P.R.)
- 10' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS 0.14 ACRES OF A 24' OFF-LOT TEMPORARY ACCESS EASEMENT PREVIOUSLY PLATTED ON A PLAT KNOWN AS WORTHAM OAKS UNIT 17 & 21, VOLUME 9709, PAGES 142 - 147 RECORDED IN THE BEXAR COUNTY DEED AND PLAT RECORDS.

UNPLATTED REMAINING PORTIONS LEGEND	
(A)	UNPLATTED REMAINING 5.275 AC PORTION OF A 200.475 AC TRACT SHAGGY DEVELOPMENT, L.L.C. (VOLUME 14996, PAGES 167-192 OPR)
(B)	UNPLATTED REMAINING 1.46 AC PORTION OF A 215.22 AC TRACT SHAGGY DEVELOPMENT, L.L.C. (VOLUME 14680, PAGES 1648-1661 OPR)
(C)	UNPLATTED REMAINING 0.087 AC PORTION OF 61.90 AC TRACT SHAGGY DEVELOPMENT, L.L.C. (VOLUME 14996, PAGES 167-192 OPR)



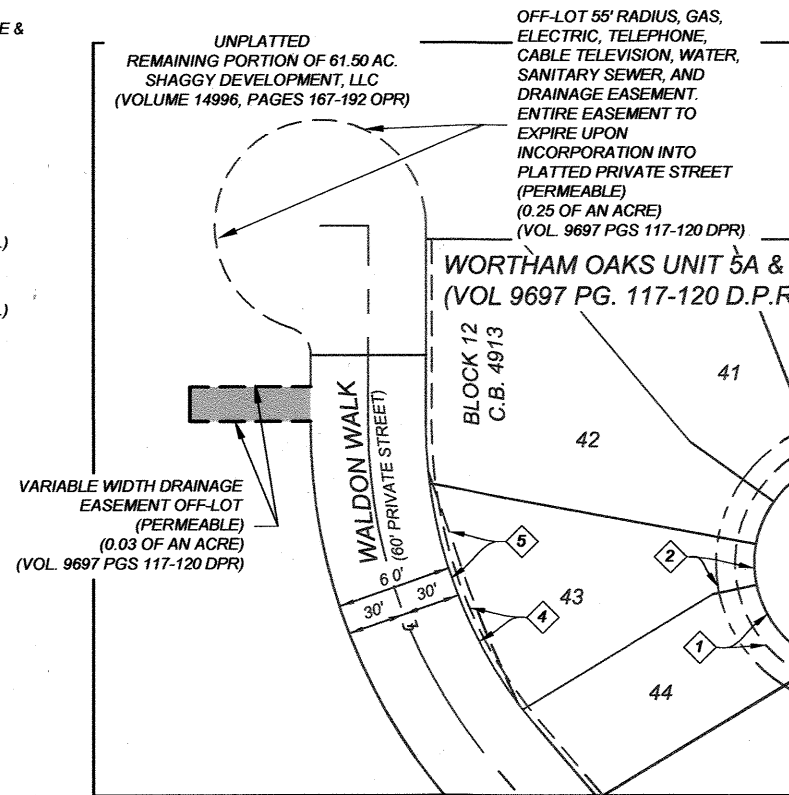
SHEET INDEX
NOT TO SCALE

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.

WASTE WATER 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 DEVELOPMENT SERVICES DEPARTMENT.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED IS A 0.03 ACRE VARIABLE WIDTH DRAINAGE EASEMENT PREVIOUSLY PLATTED ON A PLAT KNOWN AS WORTHAM OAKS UNIT 5A & 6, VOLUME 9697, PAGES 117-120 RECORDED IN THE BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WORTHAM OAKS UNIT 17 & 21 PLAT NO. 150378 WHICH IS RECORDED IN VOLUME 9709, PAGES 142-144, BEXAR COUNTY PLAT AND DEED RECORDS AND WORTHAM OAKS UNIT 5A & 6 PLAT NO. 140420 WHICH IS RECORDED IN VOLUME 9697 PAGES 117-120, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

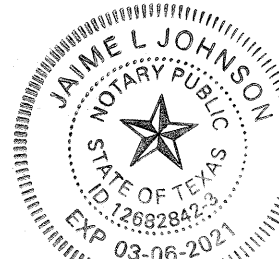
SHAGGY DEVELOPMENT, L.L.C.
1202 W. BITTERS, BLDG. 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 13 DAY OF JULY 2017

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3/6/21



PLAT NUMBER: 170041

REPLAT AND SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 5B & 16 (ENCLAVE)

BEING A 21.661 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, AND OUT OF A 0.5690 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT L.L.C. RECORDED IN VOLUME 17213, PAGES 1488-1475 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.



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 *[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 13 DAY OF July A.D. 2017

[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 5B & 16 (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

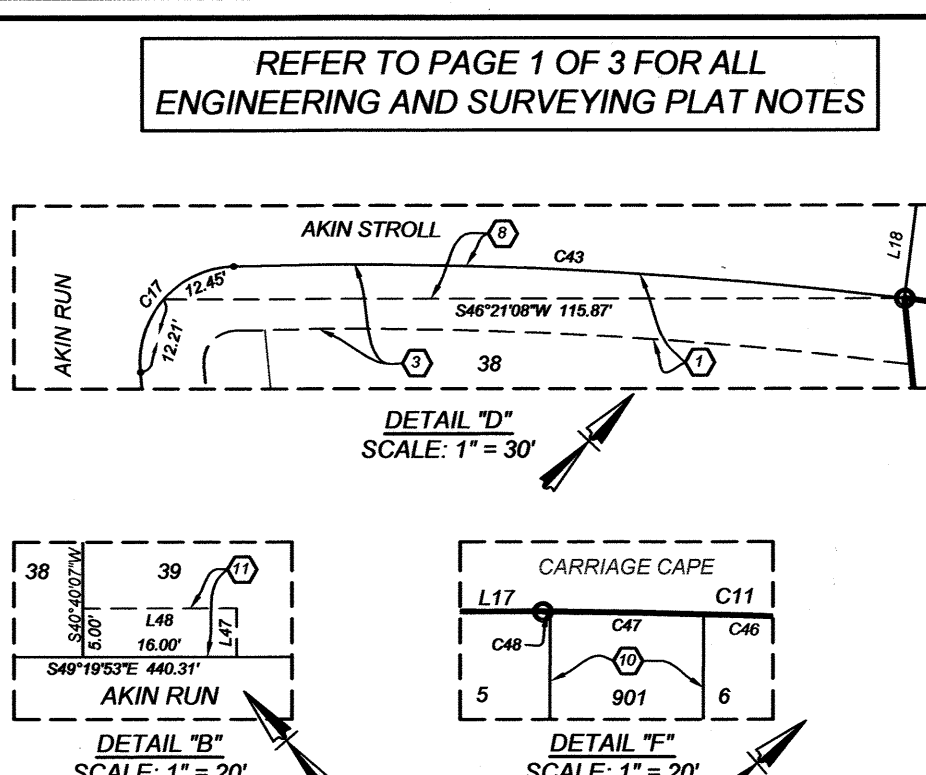
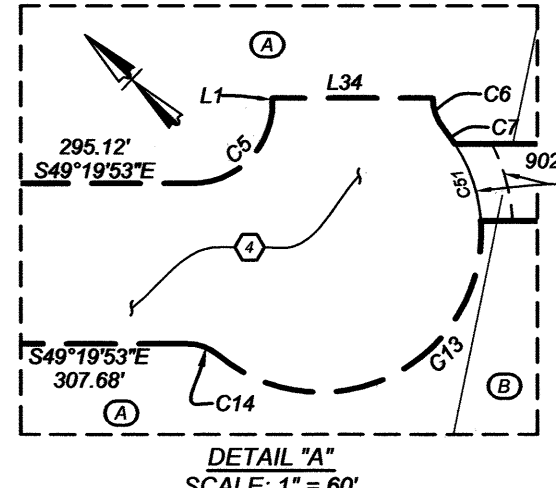
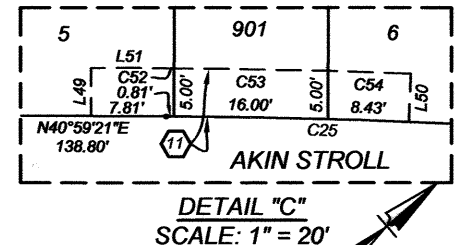
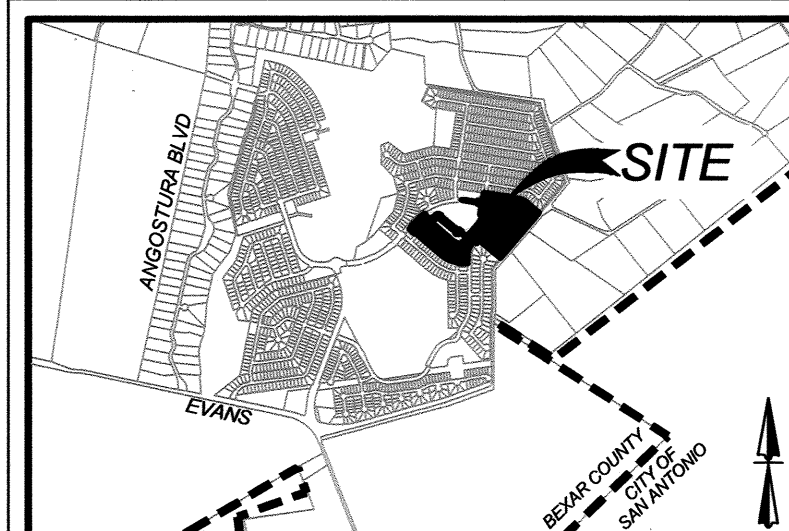
SHEET 1 OF 3



7/17/17



7/17/17



KEY NOTES

- 1' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 2' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- OFF-LOT VARIABLE WIDTH ELEC, GAS, TELE, CA T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.77 AC.) (PERMEABLE)
- VARIABLE WIDTH DRAINAGE EASEMENT (0.06 AC.) (PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' PRIVATE DRAINAGE EASEMENT
- 16' PRIVATE DRAINAGE EASEMENT
- 5' WATER EASEMENT

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
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- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- ORIGINAL SURVEY BOUNDARY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- UNPLATTED REMAINING PORTIONS (SEE SHEET 1 OF 3 FOR REMAINING PORTIONS LEGEND)

PLAT NUMBER: 170041

REPLAT AND SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 5B & 16 (ENCLAVE)

BEING A 21.661 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 0.5690 ACRE TRACT CONVEYED TO SHAGGY DEVELOPMENT LLC, RECORDED IN VOLUME 17213, PAGES 1488-1475 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.



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TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

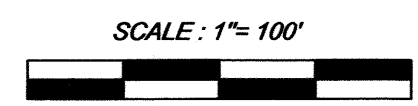
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, Colson V. Hartman, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 13 DAY OF July A.D. 2017

James L. Johnson
NOTARY PUBLIC
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



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 5B & 16 (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 2 OF 3



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.

THERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	104.83'	750.00'	52.50'	8°00'31"	104.75'	N57°28'33"E
C2	9.33'	15.00'	4.82'	35°38'19"	9.18'	N43°38'39"E
C3	124.06'	50.00'	145.87'	142°09'37"	94.60'	S83°04'42"E
C4	9.77'	15.00'	5.07'	37°20'00"	9.60'	S30°39'53"E
C5	39.27'	25.00'	25.00'	90°00'00"	35.36'	N85°40'07"E
C6	10.43'	15.00'	5.44'	39°51'13"	10.22'	S20°44'30"W
C7	5.79'	50.00'	2.90'	6°38'16"	5.79'	S4°08'02"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C9	212.37'	300.00'	110.86'	40°33'37"	207.97'	S20°23'18"W
C10	29.96'	2000.00'	14.98'	0°51'30"	29.96'	N40°33'36"E
C11	188.43'	870.00'	94.58'	12°24'33"	188.06'	N47°11'38"E
C12	0.95'	750.00'	0.48'	0°04'23"	0.95'	N53°26'06"E
C13	116.71'	50.00'	117.06'	133°44'33"	91.96'	S76°20'57"E
C14	10.43'	15.00'	5.44'	39°51'13"	10.22'	S20°44'30"W
C15	29.78'	25.00'	16.94'	68°15'02"	28.05'	S83°27'25"E
C16	109.30'	700.00'	54.76'	8°56'47"	109.19'	N57°56'41"E
C17	24.66'	15.00'	16.14'	94°11'45"	21.98'	S2°14'01"E
C18	107.54'	335.00'	54.24'	129°33'35"	107.08'	S58°31'41"E
C19	10.95'	15.00'	5.73'	41°49'04"	10.71'	S88°38'00"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C20	128.15'	50.00'	167.96'	146°50'40"	95.84'	S36°07'12"E
C21	9.92'	15.00'	5.15'	37°53'20"	9.74'	S18°21'28"W
C22	30.43'	25.00'	17.42'	69°44'57"	28.59'	N35°27'41"W
C23	141.14'	385.00'	71.37'	21°00'16"	140.35'	S59°50'02"E
C24	23.48'	15.00'	14.92'	89°40'45"	21.15'	S85°49'44"W
C25	162.44'	750.00'	81.54'	12°24'33"	162.12'	N47°11'38"E
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S85°40'07"W
C27	10.43'	15.00'	5.44'	39°51'13"	10.22'	N29°24'17"W
C28	148.10'	50.00'	555.16'	169°42'26"	99.80'	S85°40'07"W
C29	10.43'	15.00'	5.44'	39°51'13"	10.22'	S20°44'30"W
C30	8.23'	15.00'	4.22'	31°25'44"	8.13'	S65°02'45"E
C31	141.46'	50.00'	317.46'	162°05'55"	98.78'	S0°17'20"W
C32	10.65'	15.00'	5.56'	40°40'11"	10.43'	S61°00'12"W
C33	112.25'	205.00'	57.57'	31°22'19"	110.85'	N65°01'03"W
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	S35°42'12"E
C35	23.64'	15.00'	15.07'	90°16'40"	21.27'	N35°50'34"W
C36	224.49'	470.00'	115.14'	31°22'19"	221.70'	N24°58'57"E
C37	257.35'	470.00'	131.99'	31°22'19"	254.14'	N24°58'57"E
C38	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C39	79.39'	145.00'	40.72'	31°22'19"	78.41'	S65°01'03"E
C40	39.27'	25.00'	25.00'	90°00'00"	35.36'	N4°19'53"W
C41	39.27'	25.00'	25.00'	90°00'00"	35.36'	N4°19'53"W
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	N4°19'53"W
C43	105.16'	700.00'	52.68'	8°36'25"	105.06'	S49°10'05"W
C44	56.48'	870.00'	28.25'	3°43'11"	56.47'	N51°32'19"E
C45	56.48'	870.00'	28.25'	3°43'11"	56.47'	N47°49'09"E
C46	56.48'	870.00'	28.25'	3°43'11"	56.47'	N44°01'40"E
C47	16.00'	870.00'	8.00'	1°03'14"	16.00'	N41°34'09"E
C48	0.81'	870.00'	0.40'	0°03'11"	0.81'	N41°00'57"E
C49	74.18'	300.00'	37.28'	14°10'00"	73.99'	S12°45'58"W
C50	29.19'	300.00'	14.61'	5°34'29"	29.18'	S2°53'44"W
C51	25.59'	50.00'	13.08'	29°19'37"	25.31'	S22°06'58"W
C52	0.81'	754.98'	0.40'	0°03'40"	0.81'	N41°01'11"E
C53	16.00'	755.00'	8.00'	1°12'52"	16.00'	N41°39'27"E
C54	8.61'	755.00'	4.31'	0°39'13"	8.61'	N42°35'29"E
C55	25.09'	335.00'	12.55'	4°17'31"	25.09'	N65°34'43"W
C56	44.20'	50.00'	23.66'	50°38'56"	42.77'	N26°08'22"E
C57	0.98'	2000.00'	0.49'	0°01'41"	0.98'	N40°58'31"E

PLAT NUMBER: 170041

REPLAT AND SUBDIVISION PLAT ESTABLISHING
WORTHAM OAKS, UNIT 5B & 16 (ENCLAVE)

BEING A 21.661 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 0.5890 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.

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 #: 1012300

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 V. Haerman 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 13 DAY OF July, A.D. 2017

Jaime A. Plummer
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 5B & 16 (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,

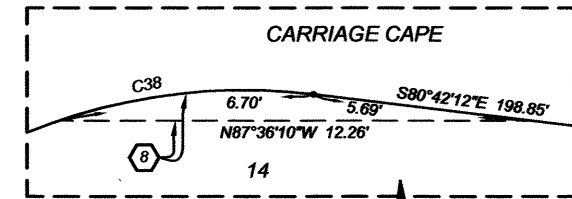
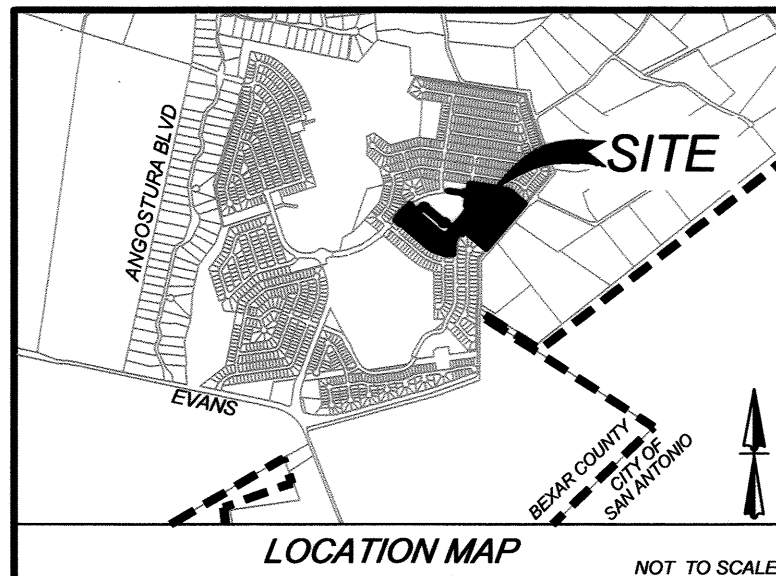
THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 3 OF 3

REFER TO PAGE 1 OF 3 FOR ALL
ENGINEERING AND SURVEYING PLAT NOTES



OFF-LOT 50' X 60' ELEC. GAS, TELE. CA. T.V. WATER SANITARY SEWER, & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.09 AC.)

OFF-LOT 16' SANITARY SEWER EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.09 AC.)

OFF-LOT 50' X 60' ELEC. GAS, TELE. CA. T.V. WATER SANITARY SEWER, & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.07 AC.) (VOL. 9688, PGS. 66-68 D.P.R.)

WORTHAM OAKS UNIT 14 & 20 (ENCLAVE) (VOL. 9688 PGS. 66-68, D.P.R.)

WORTHAM OAKS UNIT 14 & 20 (ENCLAVE) (VOL. 9688 PGS. 66-68, D.P.R.)

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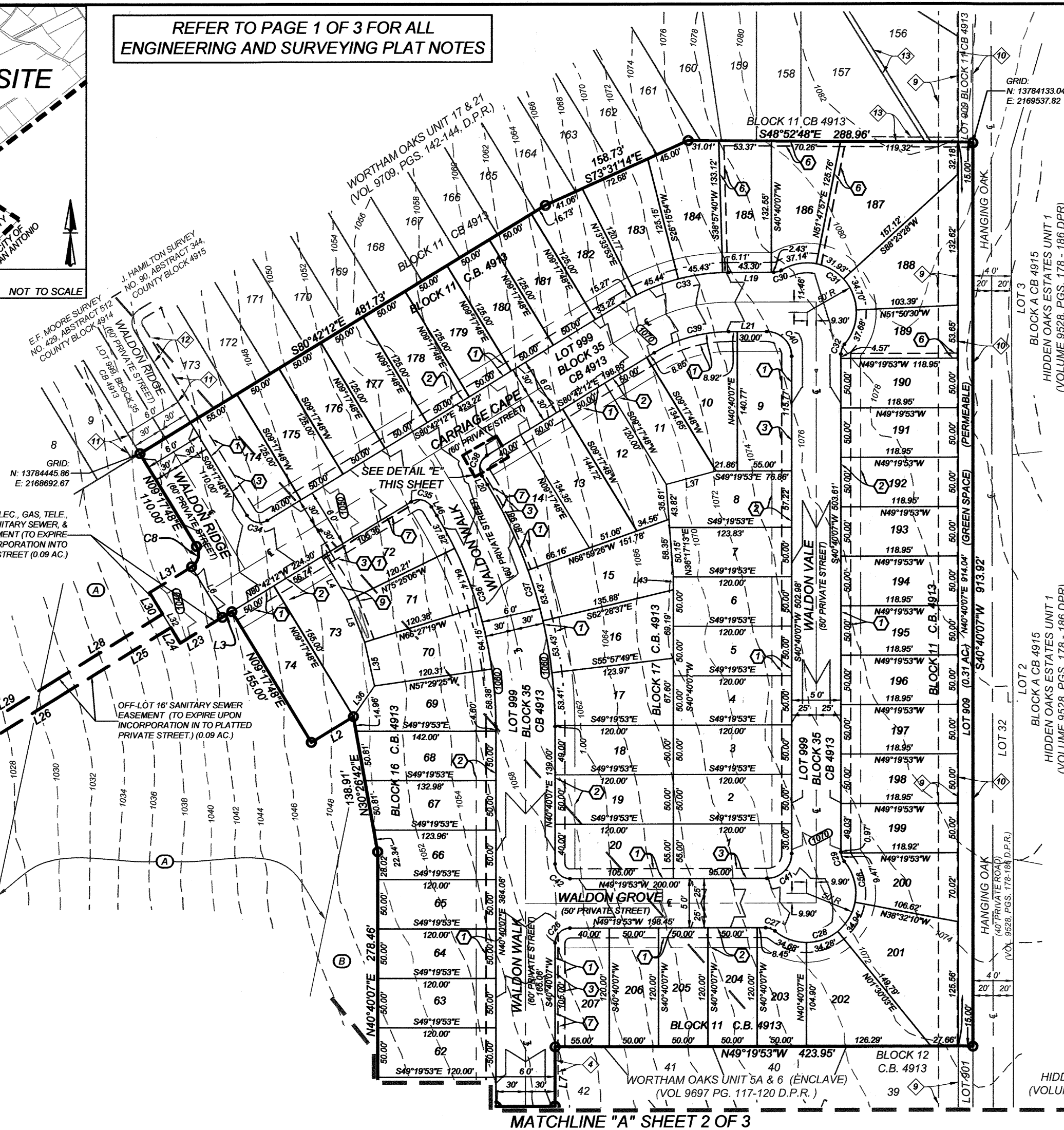
WORTHAM OAKS UNIT 14 & 20 (ENCLAVE) (VOL. 9688 PGS. 66-68, D.P.R.)

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WORTHAM OAKS UNIT 14 & 20 (ENCLAVE) (VOL. 9688 PGS. 66-68, D.P.R.)



MATCHLINE "A" SHEET 2 OF 3

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1.55'	N40°40'07"E	L28	134.78'	S81°02'16"E
L2	50.00'	N80°42'12"W	L29	112.63'	S81°13'08"E
L3	11.20'	N80°42'12"W	L30	25.52'	N9°17'48"E
L4	52.20'	N9°17'48"E	L31	50.00'	S80°42'12"E
L5	45.28'	S19°17'10"W	L32	16.00'	N9°17'48"E
L6	60.00'	N9°17'48"E	L33	77.38'	S49°19'53"E
L7	60.06'	S40°40'07"W	L34	50.00'	S49°19'53"E
L8	60.00'	N49°19'53"W	L35	45.28'	S27°56'10"W
L9	36.46'	S40°40'07"W	L36	37.67'	N75°16'44"E
L10	22.33'	N0°35'29"W	L37	52.10'	N64°22'30"W
L11	50.00'	S88°24'31"W	L38	7.07'	S4°20'10"E
L12	62.27'	N60°38'35"W	L39	30.69'	S49°20'10"E
L13	62.23'	N54°26'04"W	L40	105.01'	S49°19'53"E
L14	50.00'	N49°00'39"W	L41	16.32'	N17°49'25"W
L15	10.39'	S40°59'21"W	L42	11.99'	S79°19'53"E
L16	71.03'	N40°07'51"E	L43	13.21'	N40°40'07"E
L17	48.21'	N40°59'21"E	L46	10.51'	N9°17'48"E
L18	50.00'	S36°31'43"E	L47	5.00'	N40°40'07"E
L19	45.73'	S49°19'53"E	L48	16.00'	S49°19'53"E
L20	10.51'	N9°17'48"E	L49	5.00'	N49°00'39"W
L21	38.92'	S49°19'53"E	L50	5.00'	S46°58'34"E
L22	50.00'	N80°42'12"W	L51	7.81'	N40°59'21"E
L23	18.48'	N9°17'48"E			
L24	134.67'	N81°02'16"W			
L25	111.05'	N81°13'08"W			
L26	16.07'	N3°16'23"E			
L27					

KEY NOTES

- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 20' BUILDING SETBACK LINE
- 10' BUILDING SETBACK LINE
- OFF-LOT VARIABLE WIDTH ELEC. GAS, TELE. CA. T.V. WATER, SANITARY SEWER, & DRAINAGE EASEMENT (TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET) (0.77 AC.) (PERMEABLE)
- VARIABLE WIDTH DRAINAGE EASEMENT (0.06 AC.) (PERMEABLE)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' PRIVATE DRAINAGE EASEMENT
- 16' PRIVATE DRAINAGE EASEMENT
- 5' WATER EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT (VOL. 9697 PG. 117-120 D.P.R.)
- 20' BUILDING SET BACK LINE (VOL. 9697 PG. 117-120 D.P.R.)
- 10' BUILDING SET BACK LINE (VOL. 9697 PG. 117-120 D.P.R.)
- 1' VEHICULAR NON ACCESS EASEMENT (VOL. 9697 PGS. 117-120, D.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT (VOL. 9697 PGS. 117-120, D.P.R.)
- 10' G.E.T.V. EASEMENT (VOL. 9656 PG. 220-221 AND VOL. 9657 PG. 1, D.P.R.)
- 20' BUILDING SET BACK LINE (VOL. 9688 PGS. 66-68, D.P.R.)
- 10' BUILDING SET BACK LINE (VOL. 9688 PGS. 66-68, D.P.R.)
- NO BUILDING CUT ZONE RESTRICTIVE COVENANT (VOL. 16551, PG. 1-39 O.P.R.)
- 16' ELECTRIC EASEMENT (VOL. 8161 PG. 1146 O.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9709, PGS. 142-144, D.P.R.)
- 10' BUILDING SET BACK LINE (VOL. 9709, PGS. 142-144, D.P.R.)
- 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9709, PGS. 142-144, D.P.R.)
- 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 9688 PGS. 66-68, D.P.R.)

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 CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- ORIGINAL SURVEY BOUNDARY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- UNPLATTED REMAINING PORTIONS (SEE SHEET 1 OF 3 FOR REMAINING PORTIONS LEGEND)

SEE SHEET 2 OF 3
FOR CURVE TABLE



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
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FAX: 210-979-8441