

LOCATION MAP  
NOT-TO-SCALE

## LEGEND

- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS  
NCB NEW CITY BLOCK  
ROW RIGHT-OF-WAY (PUBLIC)  
CENTERLINE  
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
SET 1/2" IRON ROD  
1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS  
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)  
VARIABLE WIDTH CLEAR VISION EASEMENT  
10' BUILDING SETBACK LINE

- 12  
13  
14  
1  
2
- VARIABLE WIDTH TURN-AROUND, ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.20 OF AN ACRE)  
VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.06 OF AN ACRE)  
VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.08 OF AN ACRE)  
SHAVANO RANCH ROAD, PHASE I (VOLUME 9726, PAGE 107 DPR)  
SHAVANO RANCH ROAD, PHASE III (VOLUME 9726, PAGE 133 DPR)

- 1  
2  
3  
4  
5  
6  
7  
8
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9705, PAGES 174-179 DPR)  
12' SANITARY SEWER EASEMENT (VOLUME 9705, PAGES 174-179 DPR)  
14' WATER EASEMENT (VOLUME 9705, PAGES 174-179 DPR)  
1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOLUME 9705, PAGES 174-179 DPR)  
5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9705, PAGES 174-179 DPR)  
16' SANITARY SEWER EASEMENT (VOLUME 9705, PAGES 174-179 DPR)  
28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9705, PAGES 174-179 DPR)  
PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (0.34 OF AN ACRE) (VOLUME 9726, PAGE 107)

## SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## PRIVATE STREET NOTE:

LOT 999, BLOCK 27, NEW CITY BLOCK 17701, (POWDER MILL, GLENELLEN, & BALBENTINE) ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

## OPEN SPACE NOTE:

LOT 901, BLOCK 26, NEW CITY BLOCK 17701, (2.53 ACRES) (PERMEABLE), LOT 901, BLOCK 27, NEW CITY BLOCK 17701, (0.07 ACRES) (PERMEABLE) & LOT 902, BLOCK 27, NEW CITY BLOCK 17701, (0.06 ACRES) (PERMEABLE) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV SEWER AND WATER EASEMENT.

## TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2269586) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

## TREE SAVE AREA NOTE:

AREAS OF LOT 901, BLOCK 26, & LOT 901, & 902, BLOCK 27, NEW CITY BLOCK 17701, ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

## 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.

## DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANITOR'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.

# PLAT NUMBER 170316

## REPLAT & SUBDIVISION PLAT

## OF SHAVANO HIGHLANDS, UNIT-4 (PUD)

BEING A TOTAL OF 21.25 ACRE TRACT OF LAND ESTABLISHING LOTS 1-16 & 901, BLOCK 26, LOTS 1-24, & 901-902, BLOCK 27 & LOTS 1-14, BLOCK 29, OUT OF A 167.519 ACRE TRACT RECORDED IN VOLUME 15305, PAGES 390-402 AND OUT OF THAT 440.2 ACRE TRACT RECORDED IN VOLUME 15613, PAGES 1714-1735, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCRAE SURVEY NUMBER 391, ABSTRACT 482, IN NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 15, 2018

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:  
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.

| LINE TABLE |             |         | LINE TABLE |             |         |
|------------|-------------|---------|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  | LINE #     | BEARING     | LENGTH  |
| L1         | N76°14'00"W | 139.19' | L16        | S89°46'08"W | 53.28'  |
| L2         | N23°49'39"E | 136.35' | L17        | S22°42'15"E | 7.86'   |
| L3         | N66°10'21"W | 17.76'  | L18        | N23°49'39"E | 50.00'  |
| L4         | S66°10'21"E | 30.74'  | L19        | S66°10'21"E | 12.98'  |
| L5         | N23°49'39"E | 14.99'  | L20        | S66°10'21"E | 50.00'  |
| L6         | S58°52'43"E | 50.00'  | L21        | N30°43'06"E | 21.58'  |
| L7         | S23°49'39"W | 14.99'  | L22        | N89°46'08"E | 50.26'  |
| L8         | S66°10'21"E | 115.00' | L23        | N82°33'39"E | 70.00'  |
| L9         | N23°49'39"E | 29.99'  | L24        | S22°42'15"E | 7.86'   |
| L10        | N54°37'05"E | 171.29' | L25        | N56°45'20"E | 125.77' |
| L11        | N63°19'51"E | 188.98' | L26        | S66°51'56"W | 118.36' |
| L12        | S7°26'21"E  | 30.09'  | L27        | S56°35'50"W | 81.17'  |
| L13        | N82°33'39"E | 68.62'  | L28        | N7°26'21"W  | 50.00'  |
| L14        | S7°57'35"E  | 32.87'  |            |             |         |
| L15        | S31°6'45"E  | 77.30'  |            |             |         |

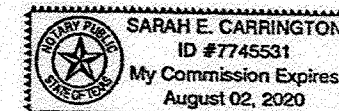
STATE OF TEXAS  
COUNTY OF BEAR

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 UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3, LTD. &  
BITTERBLUE/ROGERS WATER INTERESTS LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF MARCH, A.D. 2018.



Sarah E. Carrington  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS, UNIT-4 (PUD) 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

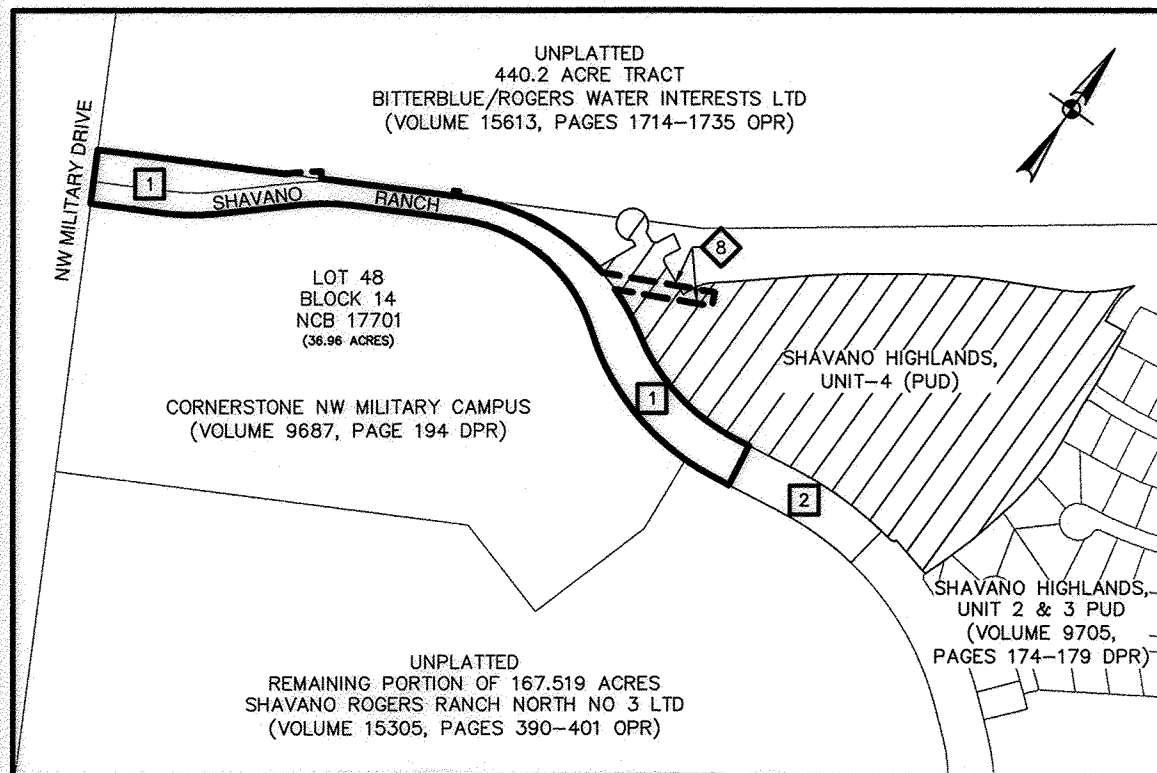
BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

I, COUNTY CLERK OF BEAR 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 BEAR 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, BEAR COUNTY, TEXAS

DEPUTY



## AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"=400'  
THE 0.34 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT, OF THE SHAVANO RANCH ROAD, PHASE I RECORDED IN VOLUME 9726, PAGE 107 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

## FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

## MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SHAVANO HIGHLANDS, UNIT-4 (PUD) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SHAVANO HIGHLANDS HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

## WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

## EDU IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

## C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C/Ps MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/Ps EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

STATE OF TEXAS  
COUNTY OF BEAR

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.

W.R. Wood  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Paul J. Rose  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT AS A PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT, SHAVANO RANCH ROAD, PHASE I - PLAT NUMBER: 150374 WHICH IS RECORDED IN VOLUME 9726, PAGE 107, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ( ) HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(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.

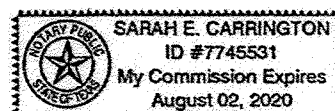
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3, LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 19 DAY OF MARCH, A.D. 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

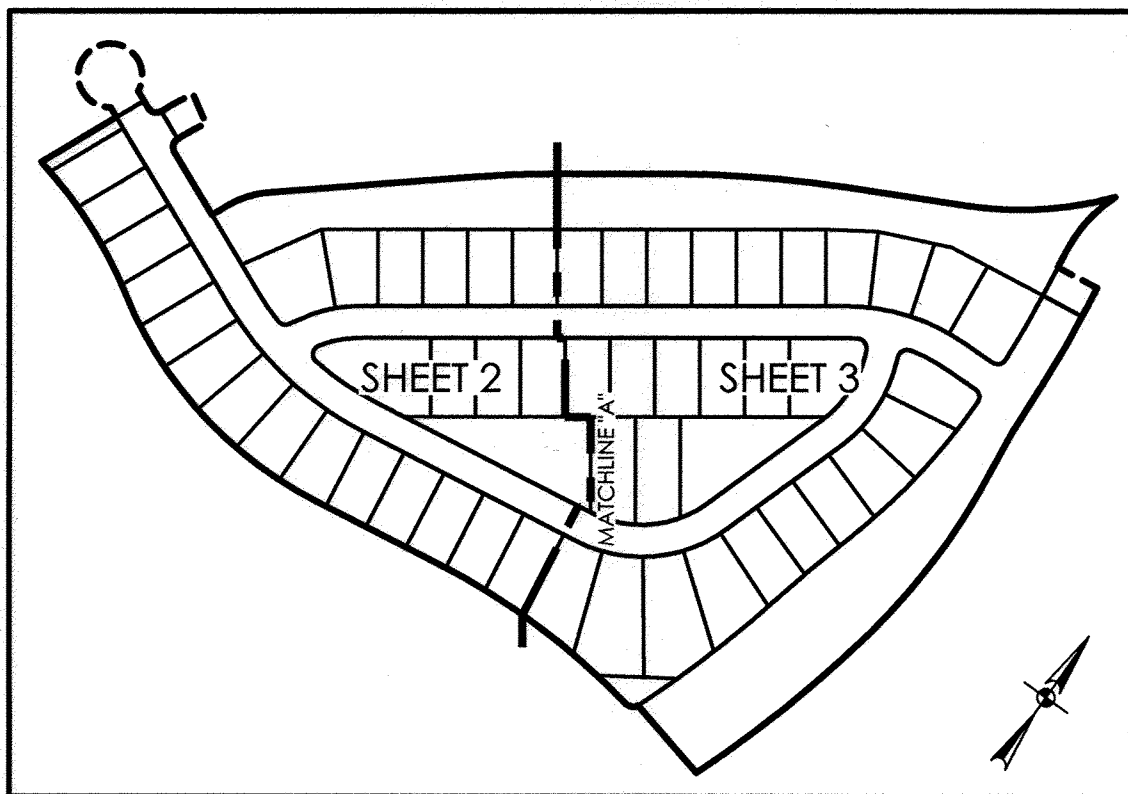


## SETBACK NOTE:

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

## 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.



SHEET INDEX  
NOT-TO-SCALE

## FIRE FLOW DEMAND 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 1800 GPM AT 25 PSI RESIDUAL PRESSURE. 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

## CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

## SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 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.

| CURVE TABLE |          |            |               |         |         |
|-------------|----------|------------|---------------|---------|---------|
| CURVE #     | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 15.00'   | 79°12'50"  | S61°08'55"W   | 19.13'  | 20.74'  |
| C2          | 1102.00' | 19°00'21"  | N88°44'51"W   | 363.88' | 365.55' |
| C3          | 631.00'  | 40°42'45"  | N77°53'39"W   | 438.99' | 448.37' |
| C4          | 700.00'  | 20°22'45"  | N67°43'39"W   | 247.67' | 248.98' |
| C5          | 50.00'   | 300°00'00" | N23°49'39"E   | 50.00'  | 261.80' |
| C6          | 15.00'   | 90°00'00"  | N68°49'39"E   | 21.21'  | 23.56'  |
| C7          | 325.00'  | 71°7'38"   | N27°28'28"E   | 41.35'  | 41.37'  |
| C8          | 275.00'  | 71°7'38"   | S27°28'28"W   | 34.98'  | 35.01'  |
| C9          | 15.00'   | 90°00'00"  | S21°10'21"E   | 21.21'  | 23.56'  |
| C10         | 145.00'  | 26°22'11"  | N37°00'45"E   | 66.15'  | 66.73'  |
| C11         | 1845.00' | 4°25'15"   | N52°24'27"E   | 142.32' | 142.35' |
| C12         | 1845.00' | 8°42'46"   | N58°58'28"E   | 280.29' | 280.56' |
| C13         | 555.00'  | 24°08'59"  | N51°15'21"E   | 232.20' | 233.93' |
| C14         | 230.00'  | 28°24'42"  | S6°46'00"W    | 112.89' | 114.05' |
| C15         | 1885.00' | 4°22'16"   | S5°46'27"E    | 143.77' | 143.81' |
| C16         | 15.00'   | 11°28'42"  | S1°22'07"W    | 3.00'   | 3.01'   |
| C17         | 1000.00' | 3°48'16"   | S6°16'22"E    | 66.39'  | 66.40'  |
| C18         | 1000.00' | 18°51'32"  | S1°15'16"W    | 327.67' | 329.15' |
| C19         | 1919.00' | 10°17'44"  | S15°49'54"W   | 344.37' | 344.83' |
| C20         | 1781.00' | 8°57'43"   | N17°03'39"E   | 278.29' | 278.57' |
| C21         | 1781.00' | 41°4'30"   | N14°42'02"E   | 131.82' | 131.85' |
| C22         | 1000.00' | 17°22'35"  | N8°08'00"E    | 302.11' | 303.28' |
| C23         | 15.00'   | 89°40'34"  | N45°23'35"W   | 21.15'  | 23.48'  |
| C24         | 275.00'  | 13°37'23"  | S82°57'28"W   | 65.23'  | 65.39'  |
| C25         | 15.00'   | 98°51'00"  | S26°43'15"W   | 22.79'  | 25.88'  |
| C26         | 225.00'  | 41°08'59"  | S20°46'E      | 158.14' | 161.59' |
| C27         | 225.00'  | 63°18'15"  | S50°05'51"W   | 236.14' | 248.59' |
| C28         | 525.00'  | 32°04'41"  | N82°12'41"W   | 290.11' | 293.93' |
| C29         | 475.00'  | 6°56'23"   | S69°38'32"E   | 57.50'  | 57.53'  |
| C30         | 15.00'   | 76°10'10"  | N68°48'11"E   | 18.50'  | 19.94'  |
| C31         | 225.00'  | 23°53'59"  | N42°40'05"E   | 93.17'  | 93.85'  |
| C32         | 325.00'  | 35°09'03"  | N72°11'36"E   | 196.27' | 199.39' |
| C33         | 15.00'   | 93°32'39"  | N42°59'49"E   | 21.86'  | 24.49'  |
| C34         | 1815.00' | 3°39'50"   | N5°36'26"W    | 116.04' | 116.06' |
| C35         | 1885.00' | 3°51'02"   | S5°30'50"E    | 126.68' | 126.68' |
| C36         | 175.00'  | 41°08'59"  | S20°46'E      | 123.00' | 125.68' |
| C37         | 175.00'  | 63°18'15"  | S50°05'51"W   | 183.67' | 193.35' |
| C38         | 475.00'  | 14°33'40"  | S89°01'49"W   | 120.39' | 120.72' |
| C39         | 15.00'   | 116°37'38" | N25°22'32"W   | 25.53'  | 30.53'  |
| C40         | 175.00'  | 21°40'47"  | N43°46'41"E   | 65.82'  | 66.22'  |
| C41         | 275.00'  | 3°49'41"   | N56°31'55"E   | 18.37'  | 18.37'  |
| C42         | 15.00'   | 98°51'00"  | S72°07'45"E   | 22.79'  | 25.88'  |
| C43         | 1885.00' | 0°31'14"   | S7°41'58"E    | 17.13'  | 17.13'  |

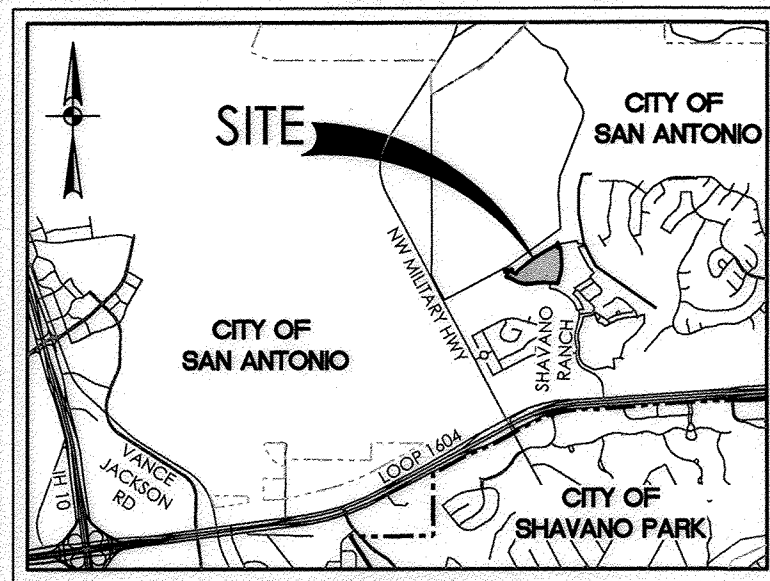
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

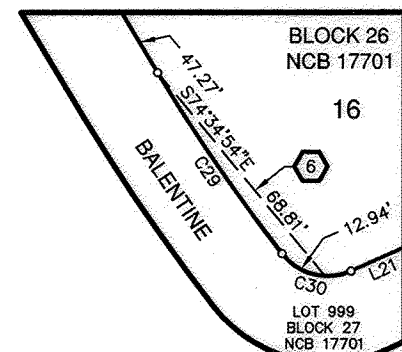
DEPUTY



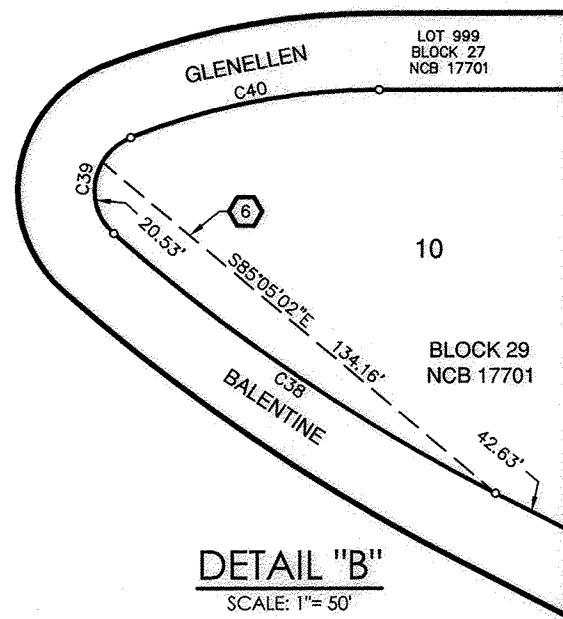




LOCATION MAP  
NOT-TO-SCALE



DETAIL "A"  
SCALE: 1"= 50'



DETAIL "B"  
SCALE: 1"= 50'

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**C.P.S. NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.  
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
3. THIS PLAT DOES NOT 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.  
4. 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.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

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.

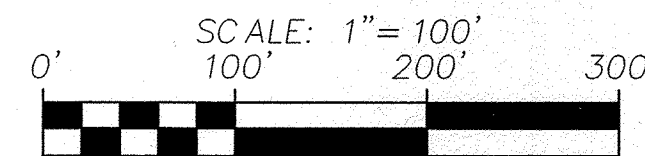
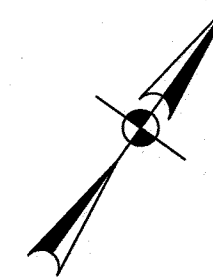
*Rick Wood*  
LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

*Paul T. Ross*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**NOTE:**  
SEE SHEET 1 OF 3 FOR LEGEND AND NOTES.  
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE.



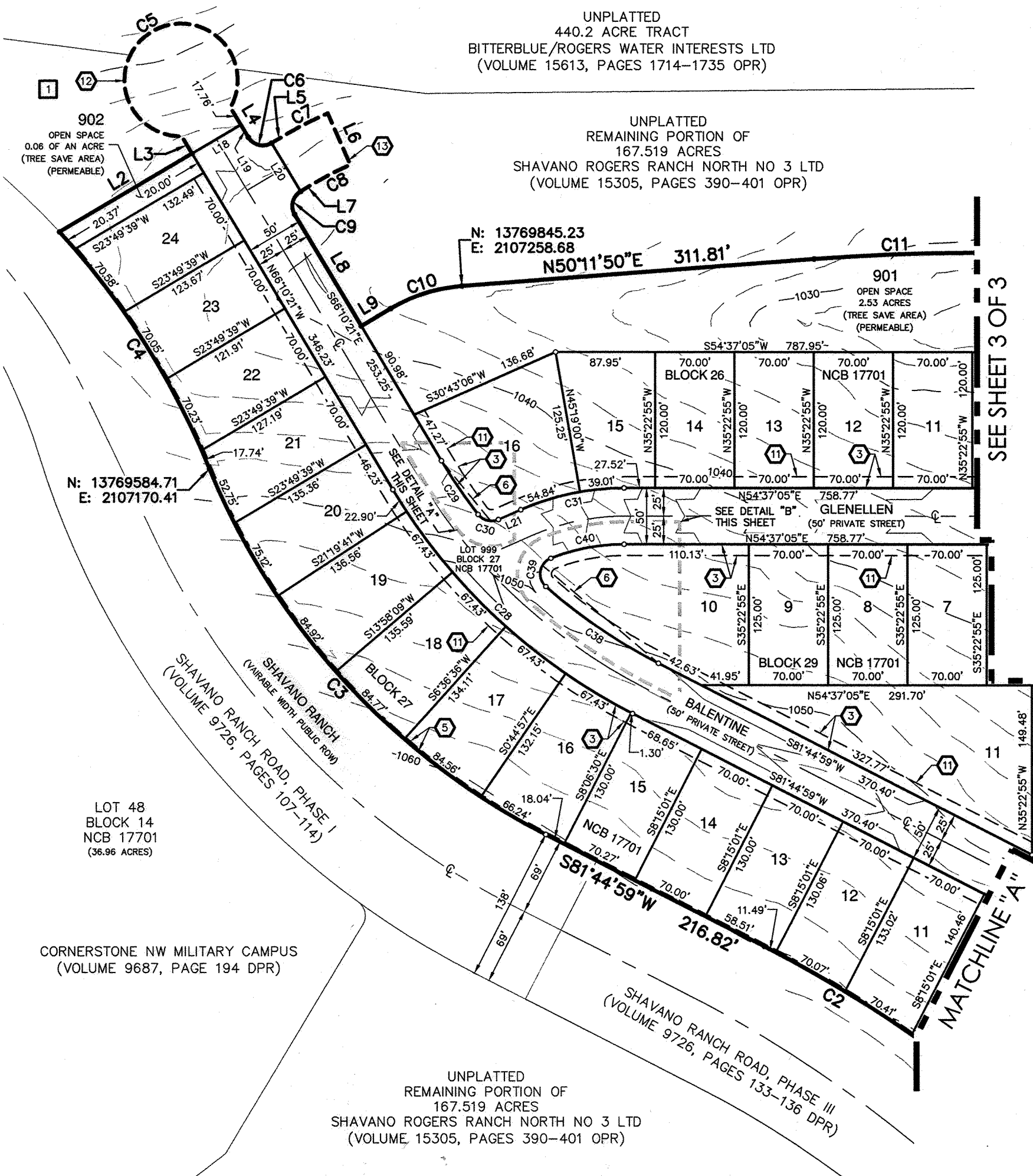
PLAT NUMBER 170316

REPLAT & SUBDIVISION PLAT  
OF  
SHAVANO HIGHLANDS, UNIT-4 (PUD)

BEING A TOTAL OF 21.25 ACRE TRACT OF LAND ESTABLISHING LOTS 1-16 & 901, BLOCK 26, LOTS 1-24, & 901-902, BLOCK 27 & LOTS 1-14, BLOCK 29, OUT OF A 167.519 ACRE TRACT RECORDED IN VOLUME 15305, PAGES 390-402 AND OUT OF THAT 440.2 ACRE TRACT RECORDED IN VOLUME 15613, PAGES 1714-1735, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCRAE SURVEY NUMBER 391, ABSTRACT 482, IN NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: March 15, 2018



SEE SHEET 3 OF 3

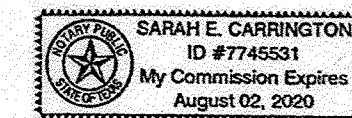
STATE OF TEXAS  
COUNTY OF BEXAR

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS RANCH NORTH NO. 3, LTD. &  
BITTERBLUE/ROGERS WATER INTERESTS LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF MARCH, A.D. 2018.



*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO HIGHLANDS, UNIT-4 (PUD) 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

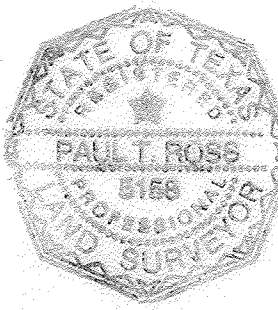
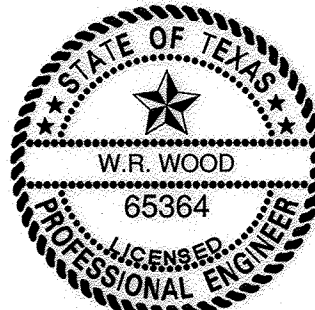
I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 20 AT M. AND DULY RECORDED THE DAY OF A.D. 20 AT M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20.

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

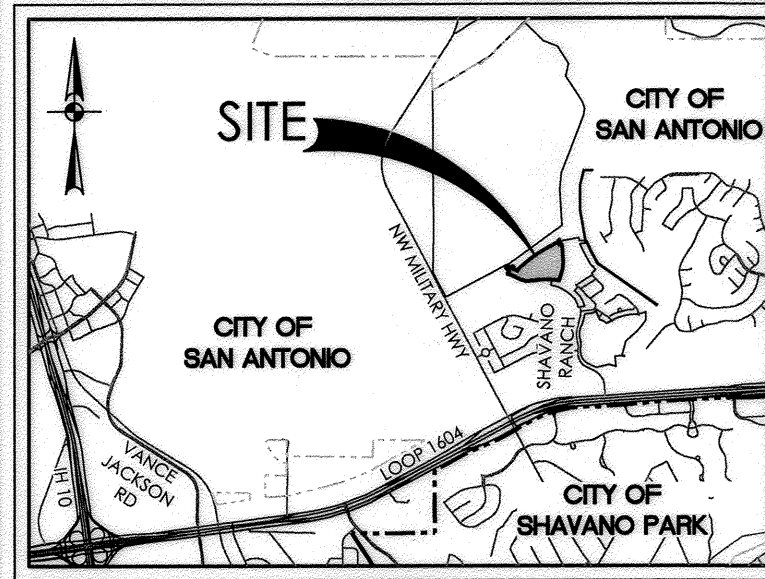
SHEET 2 OF 3

BY: DEPUTY



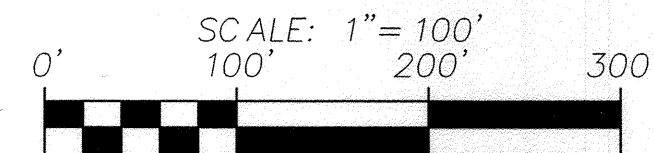
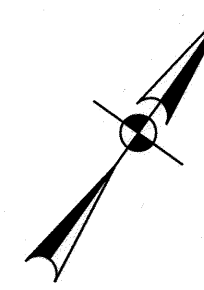
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LOCATION MAP  
NOT-TO-SCALE

NOTE:  
SEE SHEET 1 OF 3 FOR LEGEND AND NOTES.  
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE.



PLAT NUMBER 170316

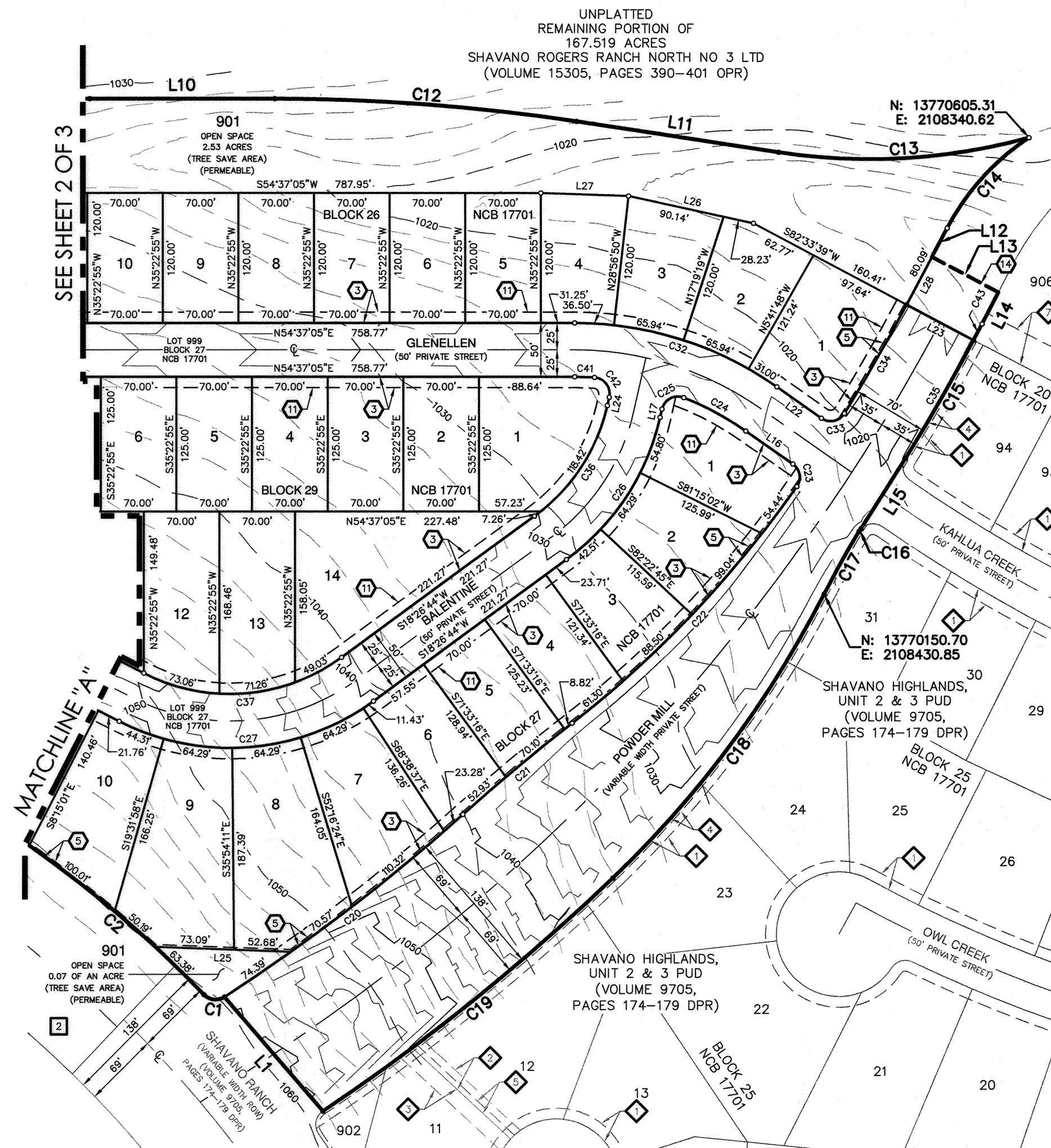
REPLAT & SUBDIVISION PLAT  
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SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: March 15, 2018

UNPLATTED  
REMAINING PORTION OF  
167.519 ACRES  
SHAVANO ROGERS RANCH NORTH NO 3 LTD  
(VOLUME 15305, PAGES 390-401 OPR)



WASTEWATER EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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2. 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.  
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STATE OF TEXAS  
COUNTY OF BEXAR

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*Paul T. Ross*  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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*Paul T. Ross*  
REGISTERED PROFESSIONAL LAND SURVEYOR

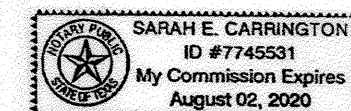
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OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
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11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
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STATE OF TEXAS  
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF March, A.D. 2018.



*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

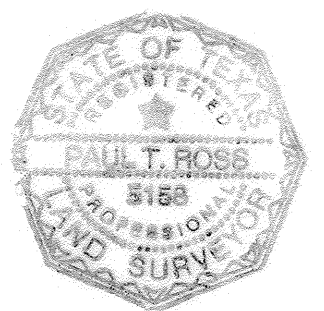
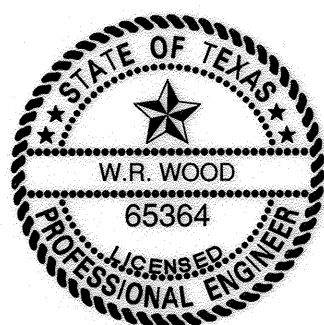
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COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

BY: DEPUTY



SHAVANO HIGHLANDS, UNIT-4 (PUD)

Civil Job No. 8834-11: Survey Job No. 8834-11

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