

**SAWS AQUIFER**  
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 THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

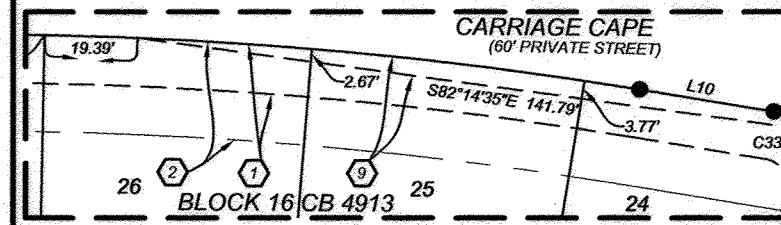
**SAWS IMPACT FEE**  
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS**  
THE OWNER 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 HIGH PRESSURE NOTE (PRVS REQUIRED)**  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1073 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL NOT, ON THE CUSTOMER'S SIDE OF THE TRACT, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

**CPS/SAWS/COSA UTILITY NOTES**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.  
3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
4. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



**LEGEND**  
F.I.R. = FOUND 1/2" IRON ROD  
S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"  
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, COUNTY BLOCK  
C.B. = PROPOSED CONTOURS  
-970- = EXISTING MAJOR CONTOURS  
-972- = EXISTING MINOR CONTOURS  
- = STREET CENTERLINE  
- - - = CITY LIMIT LINE

**SURVEYOR NOTES**  
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.  
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.  
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.  
4. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 165 OF 785, COMMUNITY PANEL NO. 48029C0185F, DATED SEPTEMBER 29, 2010.  
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID 12A).

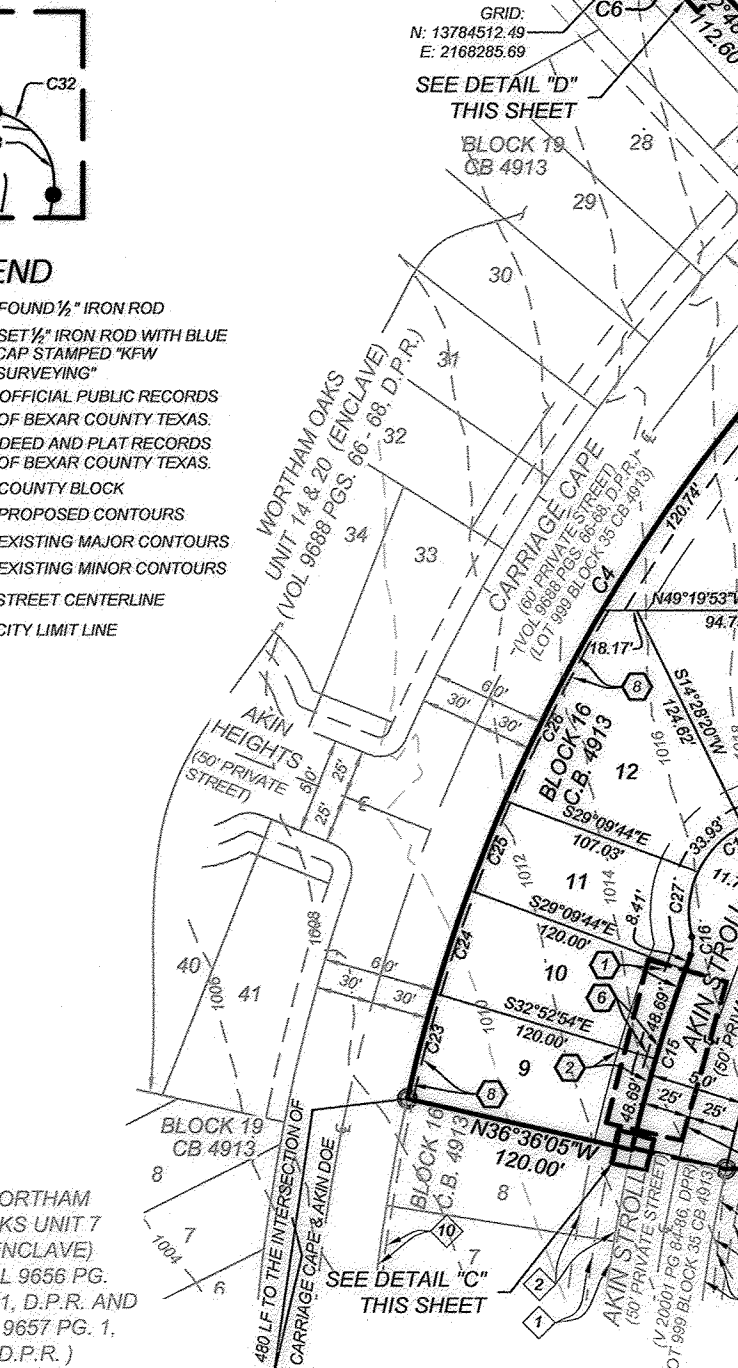
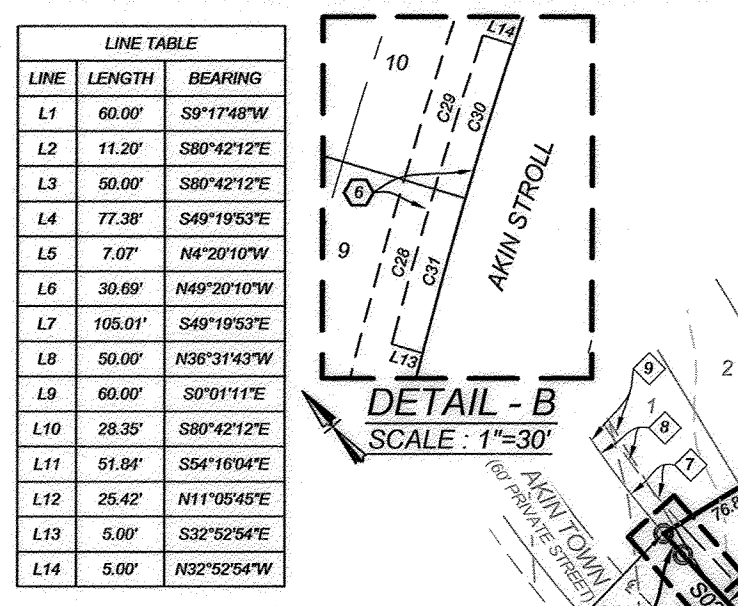
STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

TRAVIS R. ELSETH, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 99254  
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

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
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'	N54°17'48"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C19	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C28	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C29	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C31	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C32	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E



**FLOOD PLAN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0185F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**RESIDENTIAL FINISHED FLOOR:**  
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (0) INCHES ABOVE FINAL ADJACENT GRADE (APPENDIX H, 13.2)

**DETENTION POND NOTE:**  
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN EXISTING DETENTION POND. THE EXISTING DETENTION POND IS LOCATED WITHIN A 0.6114 ACRE TRACT RECORDED IN VOLUME 16789, PAGES 2114-2137 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, WHICH ACCOMMODATES 360.93 ACRES OF RESIDENTIAL DEVELOPMENT OF WHICH THIS PROPERTY IS INCLUDED.

**DRAINAGE EASEMENT ENCROACHMENTS:**  
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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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 (APPENDIX H)

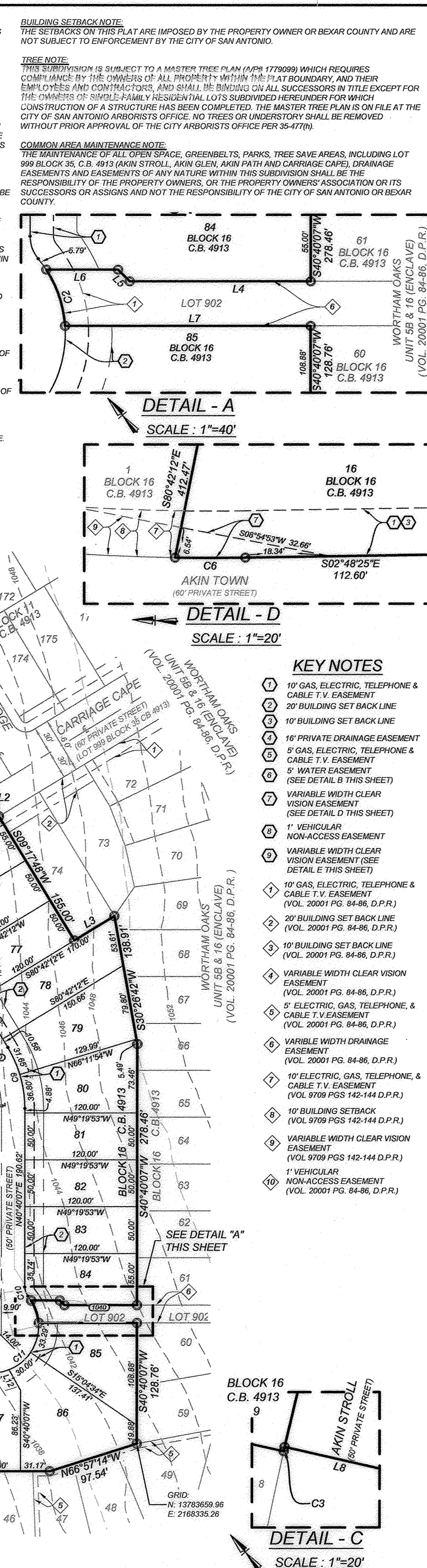
**PRIVATE STREET DESIGNATION NOTE:**  
LOT 998, BLOCK 35, CB 4913, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER AND RECYCLED WATER MAINS.

**RESIDENTIAL FIRE FLOW:**  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,300 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**FIRE NOTE:**  
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**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.



**PLAT NUMBER: 170594**  
SUBDIVISION PLAT ESTABLISHING  
**WORTHAM OAKS, UNIT 15 (ENCLAVE)**

BEING A TOTAL OF 9.776 ACRES 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 1468-1476 ALL THREE OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E.F. MOORE SURVEY NUMBER 429, ABSTRACT 612, COUNTY BLOCK 4914 AND THE J. HAMILTON SURVEY NUMBER 90, ABSTRACT 344, COUNTY BLOCK 4915, BEXAR COUNTY, TEXAS.

**SCALE: 1"=100'**

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

**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

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, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **James L. Johnson**, 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 **31** DAY OF **January**, A.D. **2019**  
**James L. Johnson**  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
EXP. 03-06-2021

**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 15 (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

