

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

SAWS IMPACT FEE: 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

ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED

COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS RELATING TO

DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

<u>SAWS WASTEWATER EDU:</u> 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

<u>SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):</u>
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 INSTALL AT FACH LOT ON THE CUSTOMER'S SIDE OF THE METER AN PPROVED 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 FASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR "AND DESIGNATED ON THIS FOR A ELECTRO ENGINEER, AND THE ASSEMENT," "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.

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.

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. 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.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N54°17'48"E
08	25.00	M.00	13.00	20*10/37*	25.31'	N22°06'58"E
G 3	0.95	700.00	0.46	0.04.53.	0.95	S53°26'06"W
04	800,47	810,00	801.01°	35"24'54"	546.08'	S71°41'22"W
Ob	MA.387	16.00	15.24	87°12'46"	22.07'	S46°24'48"E
Cô	15.02'	470.00'	7.51'	1°49'53"	15.02'	S1°53'28"E
C7	151.22'	930.00'	75.78'	9°18'59"	151.05'	N85°21'42"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S54°17'48"W
C9	68.44"	125.00'	35.10'	31°22'19"	67.59'	N24°58'57"E
C10	10.43'	15.00'	5.44'	39°51'13"	10.22'	S20°44'30'W
G11	148.10'	50.00'	555.16'	169°42'26"	99.60*	N85°40'07"E
C12	10.43'	15.00'	5.44'	39"51'13"	10.22'	N29°24'17"W
C13	29.78'	25.00'	16.94'	68°15′02"	28.05'	N83°27'25"W
Ç14	109.30'	700.00'	54.76'	8°56'47"	109.19'	S57°56'41"W
C15	104,83°	750.00	52.50*	8°00'31"	104.75'	S57°28'33"W
C16	9,33'	15,00'	4.82'	35°38'19"	9.18'	N43°39'39"E
C17	124.06'	50.00'	145.87	142°09'37"	94.60'	N83°04'42"W
C18	9.77'	15.00'	5.07'	37°20'00"	9.60'	S30°39'53"E
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'	N85°40'07"E
C20	41.07'	75.00'	21.06'	31°22'19"	40.55'	N24°58'57"E
C21	23.56'	15.00'	15.00'	90°00'00 "	21.21'	N35°42'12"W
C22	141.46'	870.00	70.89'	9°18'59"	141.31'	N85°21'42"W
C23	56,48'	870.00	28.25'	3°43′11″	56.47	N55°15'30"E
C24	56,48'	870.00'	28.25'	3°43'11"	56.47'	N58°58'41"E
C25	50.03'	870.00'	25.02'	3°17'41"	50.02'	N62°29'07*E
C26	110.98'	870.00'	55.56'	7°18'31"	110.90'	N67°47'13"E
C27	34.69	50.00'	18.08'	39°45'05"	34.00'	N45°43'02*E
C28	25.00'	755.00'	12.50'	1°53'51"	25.00'	S56°10'10"W
C29	25.00'	755.00'	12.50'	1°53'51"	25.00'	S58°04'01"W
C30	25.00'	750.00'	12.50'	1°54'37"	25.00	S58°04'24"W
C31	25.00'	750.00'	12.50'	1°54'37"	25.00'	S56°09'47"W
C32	8.88'	15.00'	4.57'	33°54'49"	8.75'	N63°44'48"W
C33	14.68'	15.00'	7.99'	56°05'11"	14.10'	N18°44'48"W

LINE TABLE

LINE LENGTH | BEARING

S9°17'48"W

S80°42'12"E

S80°42'12"E

S49°19'53"E

N4°20'10"W

N49°20'10"W

S49°19'53"E

N36°31'43"VI

S0°01'11"E

S80°42'12"E

S54°16'04"E

N11°05'45"E

S32°52'54"E

60.00'

11.20'

50.00"

77.38'

7.07'

30.69'

105.01'

50.00'

60.00*

28.35'

51.84"

25.42'

5.00*

5.00'

L3

L5

L8

L10

L14

O F.LR = FOUND 1/2" IRON ROD

C.B. = COUNTY BLOCK

--- 972 --- PROPOSED CONTOURS

- 972 - = EXISTING MINOR CONTOURS

● S.I.R. = SET 1/2" IRON ROD WITH BLUE

OFFICIAL PUBLIC RECORDS

OF BEXAR COUNTY TEXAS.

OF BEXAR COUNTY TEXAS.

SURVEYING

D.P.R = DEED AND PLATRECORD

-970 -- = EXISTING MAJOR CONTOURS

CITY LIMIT LINE

F<u>LOOD PLAIN VERIFICATION NOTE:</u> NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0165F, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE (APPENDIX H 152)

DETENTION POND NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN EXISTING NATURAL RESERVOIR. THE EXISTING MESERVOIR IS LOCATED WITHIN A 96.114 ACRE

TRACT RECORDED IN VOLUME 1898 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 WITH SAID DRAINAGE EASEMENTS. (APPENDIX H)

<u>PRIVATE STREET DESIGNATION NOTE:</u>
LOT 999, 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

RESIDENTIAL FIRE FLOW:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 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.

WATER ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE.

WATER ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

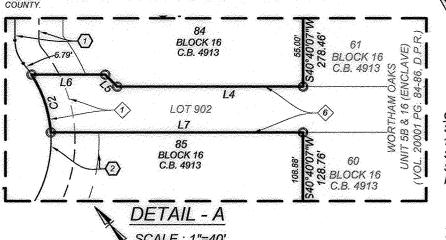
SAWS WASTEWATER INGRESS/EGRESS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN

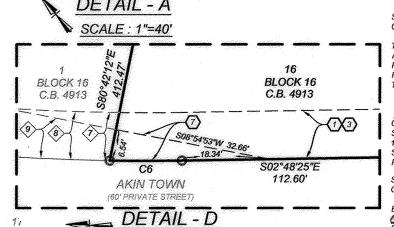
LEGAL INSTRUMENT NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME

<u>BUILDING SETBACK NOTE:</u> THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 1779099) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR THE OWNERS OF SIMPLE FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35-477(h).

COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 999 BLOCK 35, C.B. 4913 (AKIN STROLL, AKIN GLEN, AKIN PATH AND CARRIAGE CAPE), DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR





SCALE: 1"=20

4

(5)

6

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CABLE T.V. EASEMENT

CABLE T.V. EASEMENT

VISION EASEMENT (SEE

DETAIL E THIS SHEET)

CABLE TV EASEMENT

EASEMENT

EASEMENT

EASEMENT

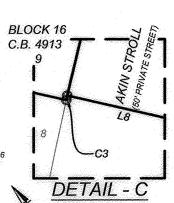
1' VEHICULAR

(5) CABLE T.V.EASEMENT

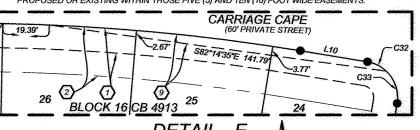
5' WATER EASEMENT

KEY NOTES

CABLE T.V. EASEMENT (VOL 9709 PGS 142-144 D.P.R.)



DETAIL - B SCALE: 1"=30" 70 N: 13784512.49-SEE DETÁIL "D" THIS SHEET BLOCK 19. OB 4913 90.22 21 1 S49°19'53"E 82 20 \$ N49°19'53"W 139.00 349°19'53'E 1-(2) 83 SEE DETAIL "A" ≥ 19 THIS SHEET 120.00' \bigcirc 50.00 1 - 66.00 1 -AKIN GLEN (1020) BLOCK 35 CB 4913



SCALE: 1"=40'

DETAIL - E LEGEND

STATE OF TEXAS

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 PLANE COORDINAT. SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED

REFERENCED PROPERTY IS IN ZONEX, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 165 OF 785, COMMUNITY PANEL NO. 48029C0165F, DATED SEPTEMBER 29,2010.

THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 12A) STATE OF TEXAS

COUNTY OF BEXAF 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

RAVIS R. ELSETH, P.E. LICENSED PROFESSIONAL ENGINEER NO. 99254 KFW ENGINEERS & SURVEYING, INC.

COUNTY OF BEXAR 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:

VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ERESA A. SEIDEL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

KNW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441

WORTHAM OAKS UNIT 7 (ENCLAVE) (VOL 9656 PG. 220-221, D.P.R. AND VOL 9657 PG. 1. D.P.R.)

8 S49°19'53'E 307.68' 30.09' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 27.59' BLOCK 19 CB 4913, 120.00 SEE DETAIL "E THIS SHEET -N: 13783659.96 E: 2168335.26 V43 44 45 42 'SEE DETAIL "C" WORTHAM OAKS THIS SHEET UNIT 5B & 16 (ENCLAVE) (VOL. 20001 PG, 84-86, D.P.R.) SCALE: 1"=20'

TIESA A SELVEL 5572

TRAVIS R. ELSETH

99254

ONAL EN

SUBDIVISION PLAT ESTABLISHING WORTHAM OAKS, UNIT 15 (ENCLAVE)

ABSTRACT 344, COUNTY BLOCK 4915, BEXAR COUNTY, TEXAS.

PLAT NUMBER: 170594

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 1468-1475 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,

SCALE: 1"=100"

300'

SHAGGY DEVELOPMENT L.L.C. 1202 W. BITTERS, BLDG 1 **SUITE 1200** SAN ANTONIO, TX 78216 PHONE: (210) 493-2811 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300 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/DEVELOPER: SHAGGY DEVELOPMENT, I.I.C. 1202 W. BITTERS, BLOG. 1 SUITE 1200 PHONE: (210) 493-2811 STATE OF TEXAS BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ON THE FOREGOING INSTRUMENT. AND ACKNOWN EDGED TO THE FOREGOING INSTRUMENT. AND ACKNOWN EDGED TO THE FOREGOING INSTRUMENT. EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE 31 DAY OF January A.D. 2019 10° GAS, ELECTRIC, TELEPHONE & 2) 20' BUILDING SET BACK LINE 10' BUILDING SET BACK LINE 16' PRIVATE DRAINAGE EASEMENT 5' GAS, ELECTRIC, TELEPHONE & (SEE DETAIL B THIS SHEET) VARIABLE WIDTH CLEAR (SEE DETAIL D THIS SHEET) 03-06-2° 1' VEHICULAR NON-ACCESS EASEMENT VARIABLE WIDTH CLEAR CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING 10' GAS, ELECTRIC, TELEPHONE & OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE (VOL. 20001 PG. 84-86, D.P.R.) COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER 20' BUILDING SET BACK LINE EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS 3 10' BUILDING SET BACK LINE APPROVED BY THE SAID COMMISSIONERS COURT. (VOL. 20001 PG. 84-86, D.P.R.) VARIABLE WIDTH CLEAR VISION DAY OF _ A.D. 20__ ON THIS (VOL. 20001 PG. 84-86, D.P.R.) 5' ELECTRIC, GAS, TELEPHONE, & (VOL. 20001 PG. 84-86, D.P.R.) 6 VARIBLE WIDTH DRAINAGE COUNTY JUDGE, BEXAR COUNTY, TX (VOL. 20001 PG. 84-86, D.P.R.) 10' ELECTRIC, GAS, TELEPHONE, & COUNTY CLERK, BEXAR COUNTY, TEXAS (VOL 9709 PGS 142-144 D.P.R.) THIS PLAT OF WORTHAM OAKS, UNIT 15 (ENCLAVE) HAS BEEN VARIABLE WIDTH CLEAR VISION SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN (VOL 9709 PGS 142-144 D.P.R.) ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. 10 NON-ACCESS EASEMENT (VOL. 20001 PG. 84-86, D.P.R.) DATED THIS __DAY OF _____ ___ A.D. 20 ___

PAGE 1 OF 1