

96-0160120

Book 00836 Page 80955

SCALE: 1" = 100'

LINE TABLE		
LINE	DIRECTION	DISTANCE
T1	S89°23'01"E	10.00'
T2	N00°06'23"W	25.00'
T3	S89°23'01"E	40.00'
T4	S00°36'59"W	25.00'
T5	S89°23'01"E	44.08'
T6	N00°06'23"W	50.00'
T7	N89°50'22"E	50.00'
T8	S00°06'23"E	50.00'

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SFT AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PLANE COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO CENTRAL MAPPING DEPARTMENT.
3. BASIS OF MONUMENTATION IS FROM POINTS FOUND ON GROUND AND SHOWN HEREON.

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 10-9-96

WASTEWATER EDU NOTE

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

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easement and right-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or buying wires, cables, conduits, pipes, or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to remove 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 thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any GPS monetary loss resulting from modifications required of GPS 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 alterations.

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF March A.D. 19 96

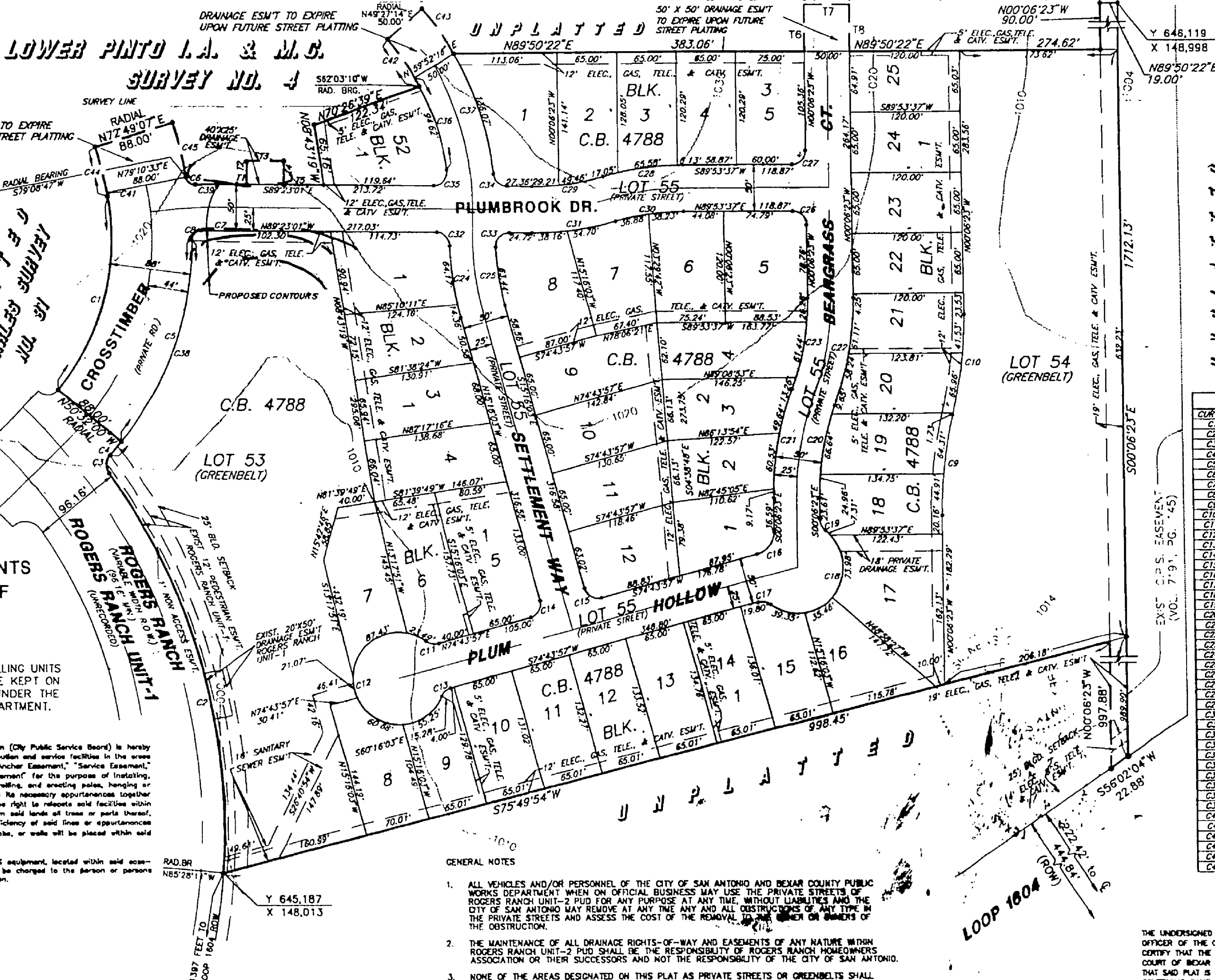
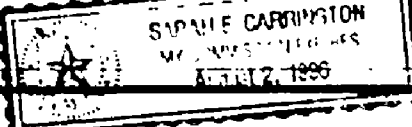
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lord A. Dawson, 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 17th DAY OF April A.D. 19 96

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ROGERS RANCH UNIT-2 PUD FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN ROGERS RANCH UNIT-2 PUD SHALL BE THE RESPONSIBILITY OF ROGERS RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. LOTS 53, 54, AND 55, BLOCK 1, SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CABLE EASEMENTS.
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
7. LOT 55 (DOUBLE FORK RD., CROSSTIMBER, BEARGRASS CT., SETTLEMENT WAY, AND PLUM HOLLOW) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

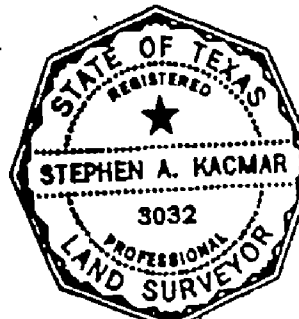
SUBDIVISION PLAT ESTABLISHING ROGERS RANCH SUBDIVISION UNIT-2 PLANNED UNIT DEVELOPMENT

BEING 18.585 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE HERMAN J. HUPPERTZ SURVEY NO. 2, THE LOWER PINTO IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY NO. 4, & THE S. CHARLES SURVEY NO. 81, SAID 18.585 ACRES OF LAND ALSO BEING OUT OF THE OLD STOWERS RANCH (DEED REF: VOLUME 1265, PAGES 252-255) DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS PLAT OF ROGERS RANCH UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 10 DAY OF April A.D. 19 96

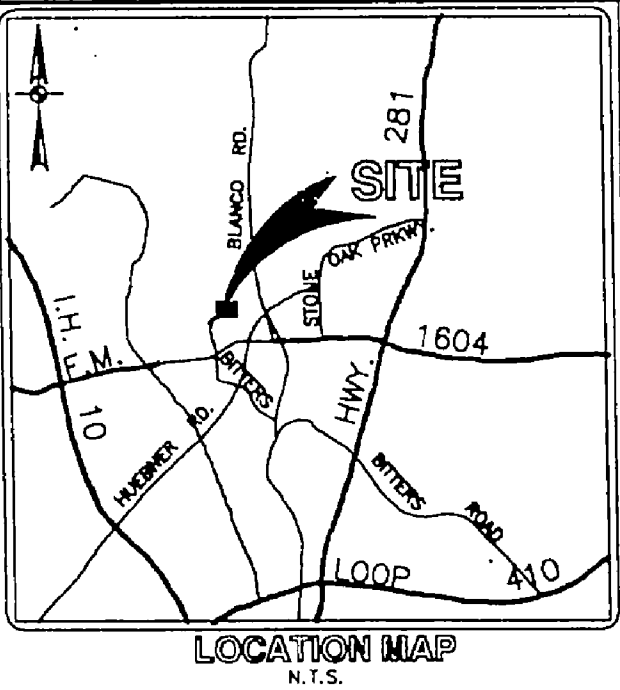
BY: Steve C. Jurek
CHAIRMAN

BY: D. J. Jurek
SECRETARY



PAPE-DAWSON ENGINEERS

PLAT NO. 940643



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	256.00'	222.16'	118.62'	215.25'	N14°18'21"E
C2	649.00'	454.81'	237.19'	445.56'	N15°32'45"W
C3	15.00'	20.50'	12.22'	18.94'	N03°32'08"E
C4	344.00'	19.37'	9.69'	19.37'	N41°04'48"E
C5	344.00'	215.67'	122.67'	231.05'	N19°50'25"E
C6	10.00'	14.12'	8.70'	15.11'	S51°42'15"E
C7	625.00'	38.60'	19.31'	38.59'	S88°58'41"W
C8	10.00'	15.21'	9.51'	13.78'	S43°48'37"W
C9	450.00'	109.22'	54.88'	108.95'	S06°50'49"W
C10	450.00'	109.22'	54.88'	108.95'	N06°50'49"E
C11	15.00'	21.58'	13.30'	13.17'	S79°18'52"E
C12	50.00'	24.13'	12.30'	24.13'	S79°18'52"E
C13	15.00'	13.59'	7.30'	13.13'	S48°48'48"W
C14	15.00'	23.56'	15.00'	21.21'	N22°43'57"E
C15	15.00'	23.56'	15.00'	21.21'	S67°16'03"E
C16	28.00'	32.65'	18.13'	30.59'	N07°18'21"E
C17	15.00'	14.82'	7.32'	11.18'	N39°15'27"W
C18	50.00'	158.10'	-	100.00'	S37°18'47"W
C19	15.00'	13.62'	7.32'	13.16'	S26°08'59"E
C20	275.00'	100.98'	51.07'	100.42'	S10°24'49"W
C21	325.00'	119.34'	60.35'	118.67'	S10°24'49"W
C22	15.00'	14.82'	7.32'	11.18'	N39°15'27"W
C23	275.00'	100.98'	51.07'	100.42'	N10°24'49"E
C24	325.00'	78.53'	39.46'	78.34'	N08°20'43"W
C25	275.00'	63.44'	31.88'	63.30'	S08°39'33"E
C26	15.00'	23.56'	15.00'	21.21'	N45°06'23"E
C27	15.00'	23.56'	15.00'	21.21'	N45°06'23"E
C28	325.00'	88.78'	44.68'	88.49'	N02°04'11"E
C29	275.00'	78.53'	39.46'	78.31'	N08°20'43"E
C30	275.00'	78.53'	39.46'	78.31'	S26°08'59"E
C31	325.00'	92.86'	48.75'	92.54'	N08°20'43"E
C32	15.00'	23.56'	15.00'	21.21'	N45°06'23"E
C33	15.00'	24.28'	15.74'	21.70'	S44°16'28"W
C34	15.00'	21.70'	13.31'	19.93'	S47°45'42"E
C35	15.00'	25.88'	17.52'	22.79'	N41°11'29"E
C36	275.00'	105.09'	53.19'	104.45'	N19°10'52"W
C37	325.00'	136.07'	69.05'	135.08'	S10°08'04"E
C38	344.00'	255.05'	132.70'	245.24'	N21°22'15"E
C39	725.00'	44.67'	22.42'	44.67'	N48°50'12"E
C40	N 0° 0'	-	-	-	U.S.E.D.
C41	458.00'	4.53'	2.28'	4.53'	N10°32'27"W
C42	275.00'	60.47'	30.36'	60.35'	N34°14'48"W
C43	325.00'	58.09'	29.43'	58.01'	S35°20'15"E
C44	458.00'	55.13'	27.60'	55.01'	N13°41'00"W
C45	544.00'	60.36'	30.21'	60.35'	S14°00'10"E

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 FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 30th DAY OF April, 19 96

ATTEST:
Sam Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

Norma J. Del Rio
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF March A.D. 19 96

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 18th DAY OF Oct. 1996 AT 10:21 A.M. AND DULY RECORDED THE 21st DAY OF Oct. 1996 AT 10:22 A.M. IN THE RECORDS OF Book 935 ON PAGE 153 OF SAID COUNTY.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF October A.D. 1996

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Edward J. Jurek DEPUTY