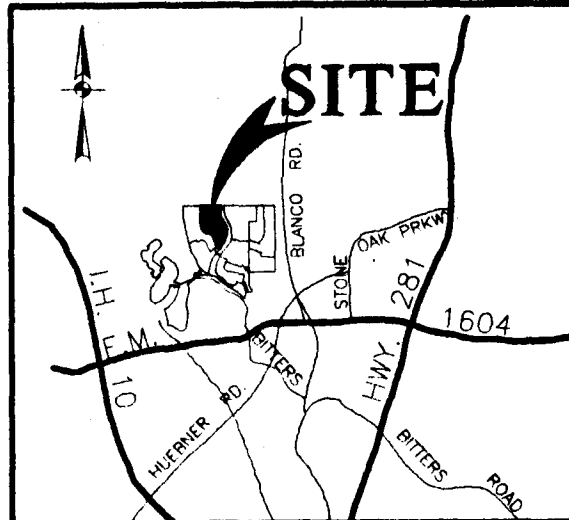




DATE: MAY 03, 2002

Book: 20030057035
Book: 9556
Page: 190
Date: 12/23/2002 12:33 PM
FILED & RECORDED
COUNTY CLERK
COUNTY OF BEXAR
RECORDS NUMBER
COURTHOUSE SEC 1



LOCATION MAP

NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article V, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.
No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 21.15 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

WASTE WATER EDU NOTE
THE NUMBER OF 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.

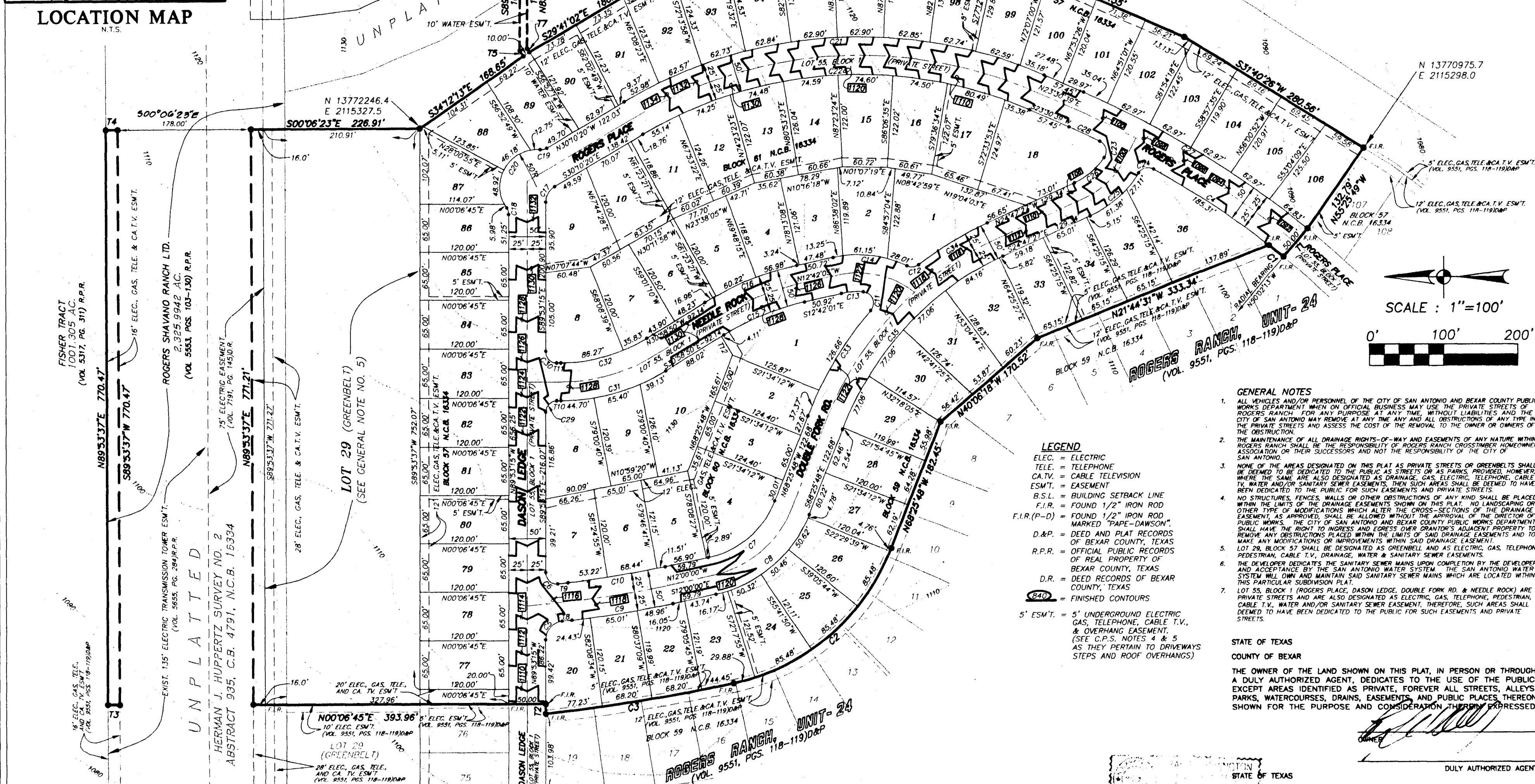
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEE WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTE FOR FINISHED FLOOR ELEVATIONS:
FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

NOTE FOR PROPOSED CONTOURS:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

PLAT NO. 020284

NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF ROGERS RANCH, UNIT-24 AS RECORDED IN VOL. 9551, PGS. 118-119 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.L.D. #A0967) N:13750260.5336 E:2099442.4022
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99994.
6. BEARINGS SHOWN MUST BE ROTATED 0°02'17" COUNTERCLOCKWISE TO MATCH N.A.D. 83.



LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
ESMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
F.I.R. = FINISHED CONTOURS
5' ESMT. = 5' UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., & OVERHANG EASEMENT. (SEE C.P.S. NOTES 4 & 5 AS THEY PERTAIN TO DRIVEWAYS STEPS AND ROOF OVERHANGS)

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 FOR ANY PURPOSES, 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 SHALL BE THE RESPONSIBILITY OF ROGERS RANCH CROSS-TIMBER 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 DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE EASEMENTS, EASEMENTS FOR CABLE T.V. WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES 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 EASEMENT, 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 ADDRESS AND ERECT 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. LOT 29, BLOCK 57 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, PEDESTRIAN, CABLE T.V., DRAINAGE, WATER & SANITARY SEWER 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, BLOCK 1 ROGERS PLACE, DAWSON LIDGE, DOUBLE FORK RD. & NEEDLE ROCK) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, PEDESTRIAN, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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.
John Noel Nicholas
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
DENTON DEVELOPMENT INC.
11 LYNN BATTS LN, SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: 210-828-6131
FAX: 210-828-6137

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating 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," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purposes 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 thereon. 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 alterations.
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 and steps are allowed within the five (5) foot wide electric and gas easements when lots are served by near lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

SUBDIVISION PLAT OF
ROGERS RANCH, UNIT-26
(PLANNED UNIT DEVELOPMENT)
BEING 23.33 ACRES OF LAND OUT OF THE HERMAN J. HUPPERTZ SURVEY NO. 2, ABSTRACT 935, COUNTY BLOCK 4791, NOW IN NEW CITY BLOCK 16334 AND ALSO PARTIALLY OUT OF THE 2,325.9942 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5553, PAGES 103-130 AND PARTIALLY OUT OF A 71.22 ACRE TRACT OF LAND AND A 95.39 ACRE TRACT OF LAND, BOTH DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7296, PAGES 827-847 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF **ROGERS RANCH, UNIT-26 (P.U.D.)** 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 13 DAY OF November, A.D. 2002
BY: Christine Harris CHAIRMAN
BY: Robert A. Sosa SECRETARY
PAPE-DAWSON ENGINEERS
355 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000 FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Christine Harris**, 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 25 DAY OF OCTOBER, A.D. 2002
Sarah E. Carrington
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
Garry Rickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 7th DAY OF March, A.D. 2003, AT 3:41 P.M. AND DULY RECORDED THE 10th DAY OF March, A.D. 2003, AT 8:42 A.M. IN THE RECORDS OF Deeds & Plats IN BOOK VOLUME 9556 ON PAGE 190 OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 10th DAY OF March, A.D. 2003
Land Packer DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 2

DATE: MAY 03, 2002