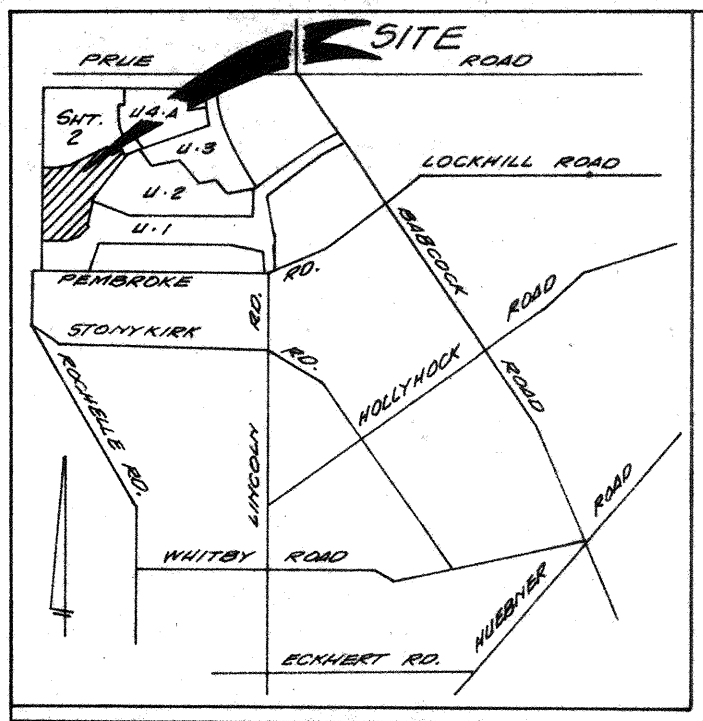




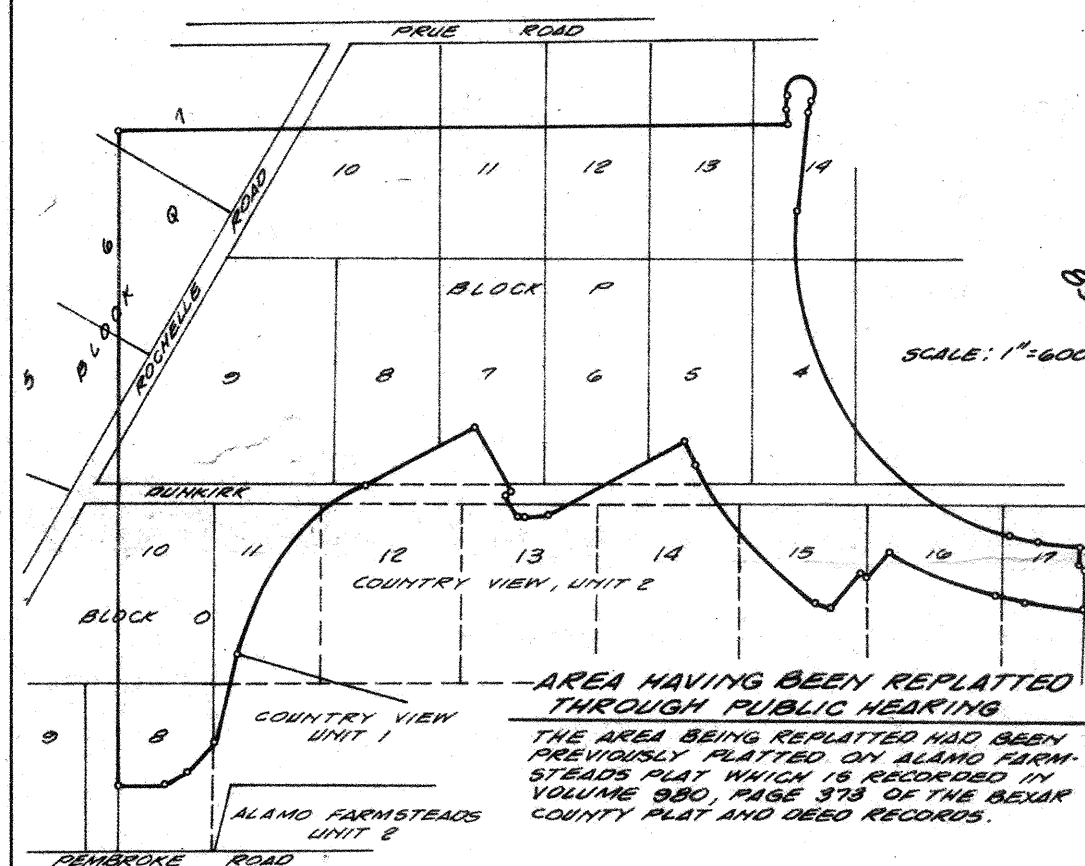
LOCATION MAP

LEGEND:

INDICATES FROM CONTOURS
INDICATES EXIST. CONTOURS

NOTE:

THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PROPOSED LOT 1, 2, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 0 AND A PORTION OF LOTS 3 THRU 14, BLOCK 7 AND PORTIONS OF LOTS 5, 6 AND 7, BLOCK 9 OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



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.

Engineer's Signature
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
A.D. 19 83

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.

Owner's Signature
OWNER

DULY AUTHORIZED AGENT

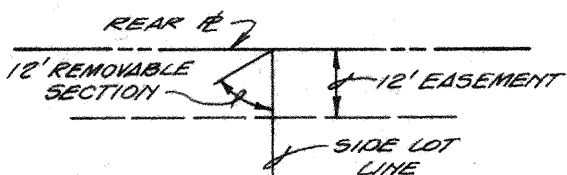
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, KNOWN TO ME TO BE THE PERSON

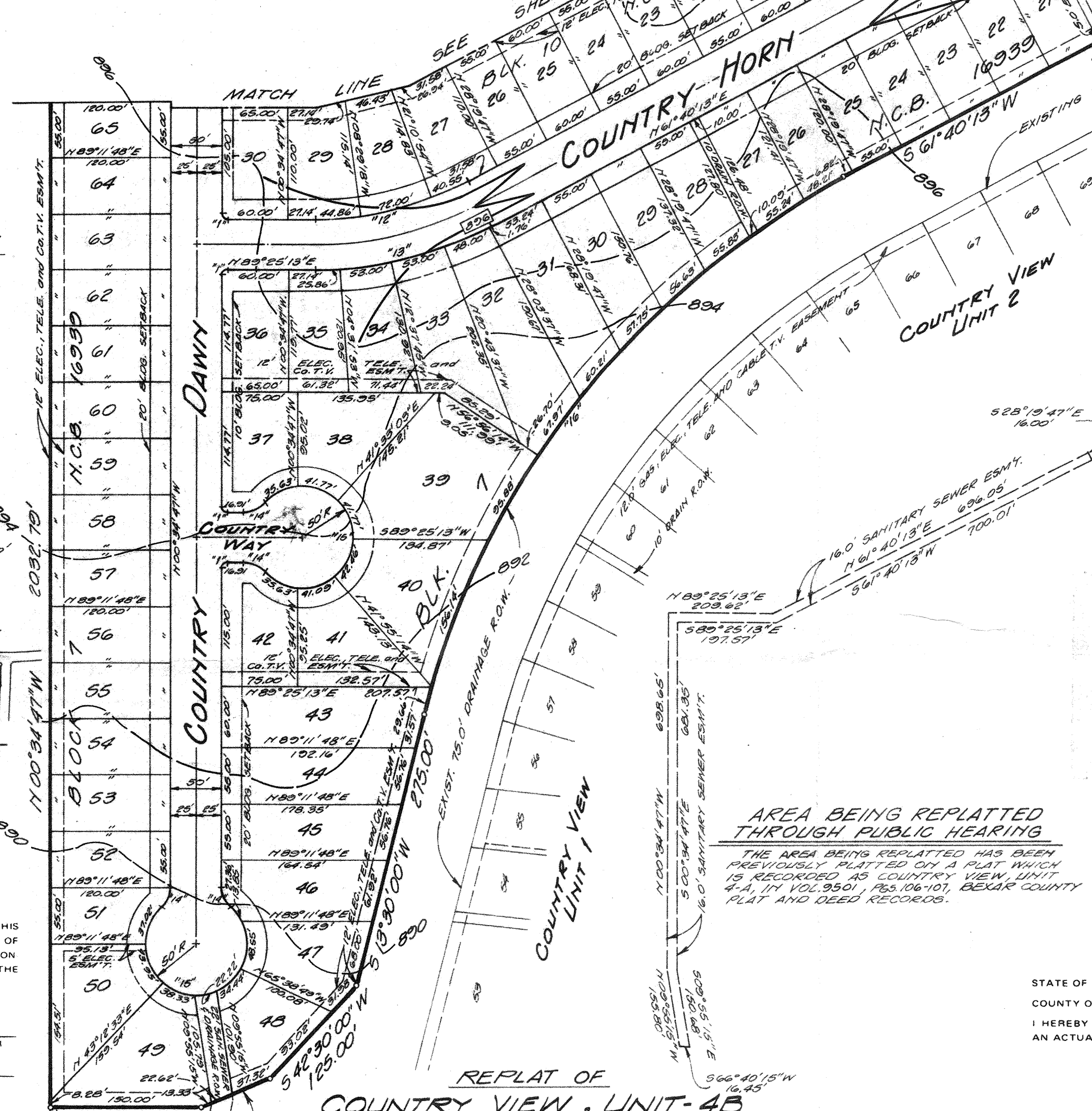
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH
A.D. 1983

Notary's Signature
FLORIS BARNHILL
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



NOTE: LOT OWNER TO PROVIDE ONE REMOVABLE SECTION ACROSS REAR OF C.P.S.B. ESMY. IF FENCE IS BUILT ON SIDE LOT LINE.



STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAN THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

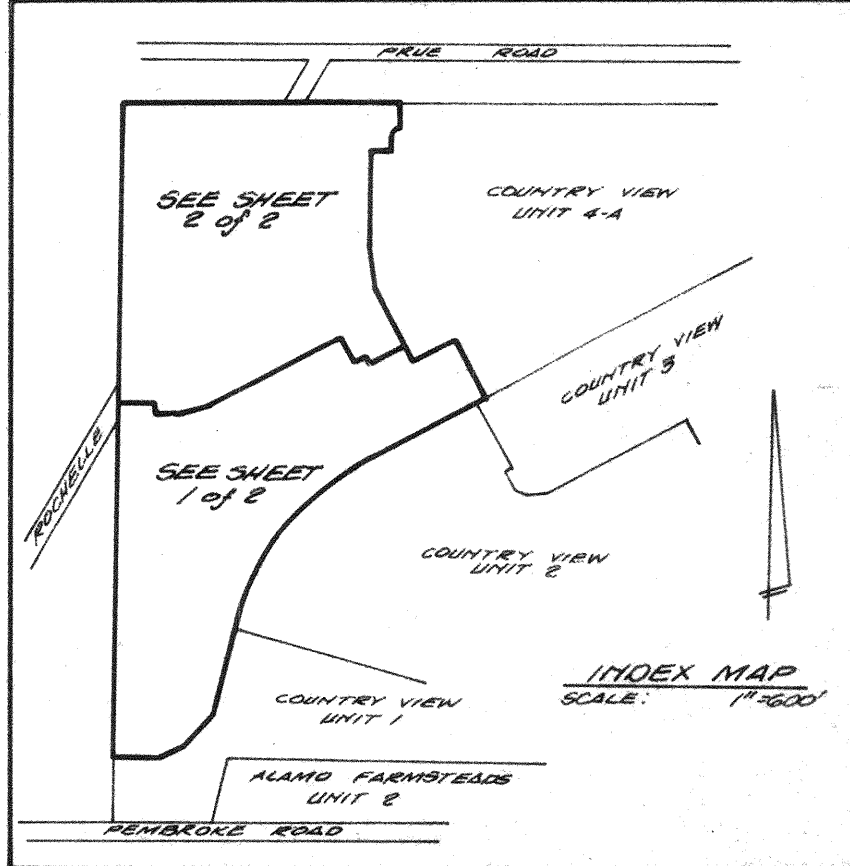
I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4B 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 _____ DAY OF _____ A.D. 19 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby 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 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.

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 alterations.

PAPE-DAWSON ENGINEERS

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.

Engineer's Signature
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
A.D. 1983

Notary's Signature
FLORIS BARNHILL
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____

A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

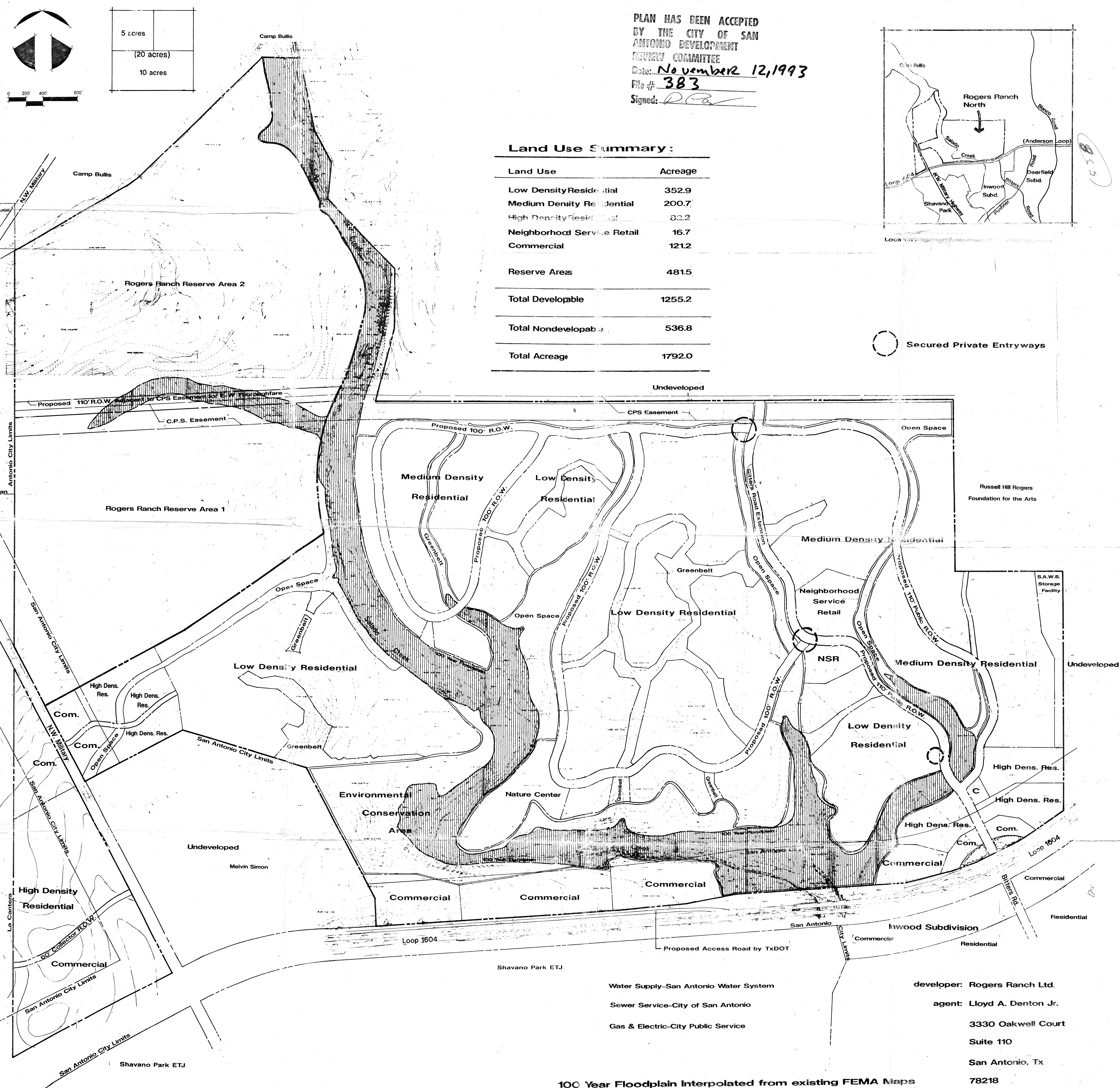
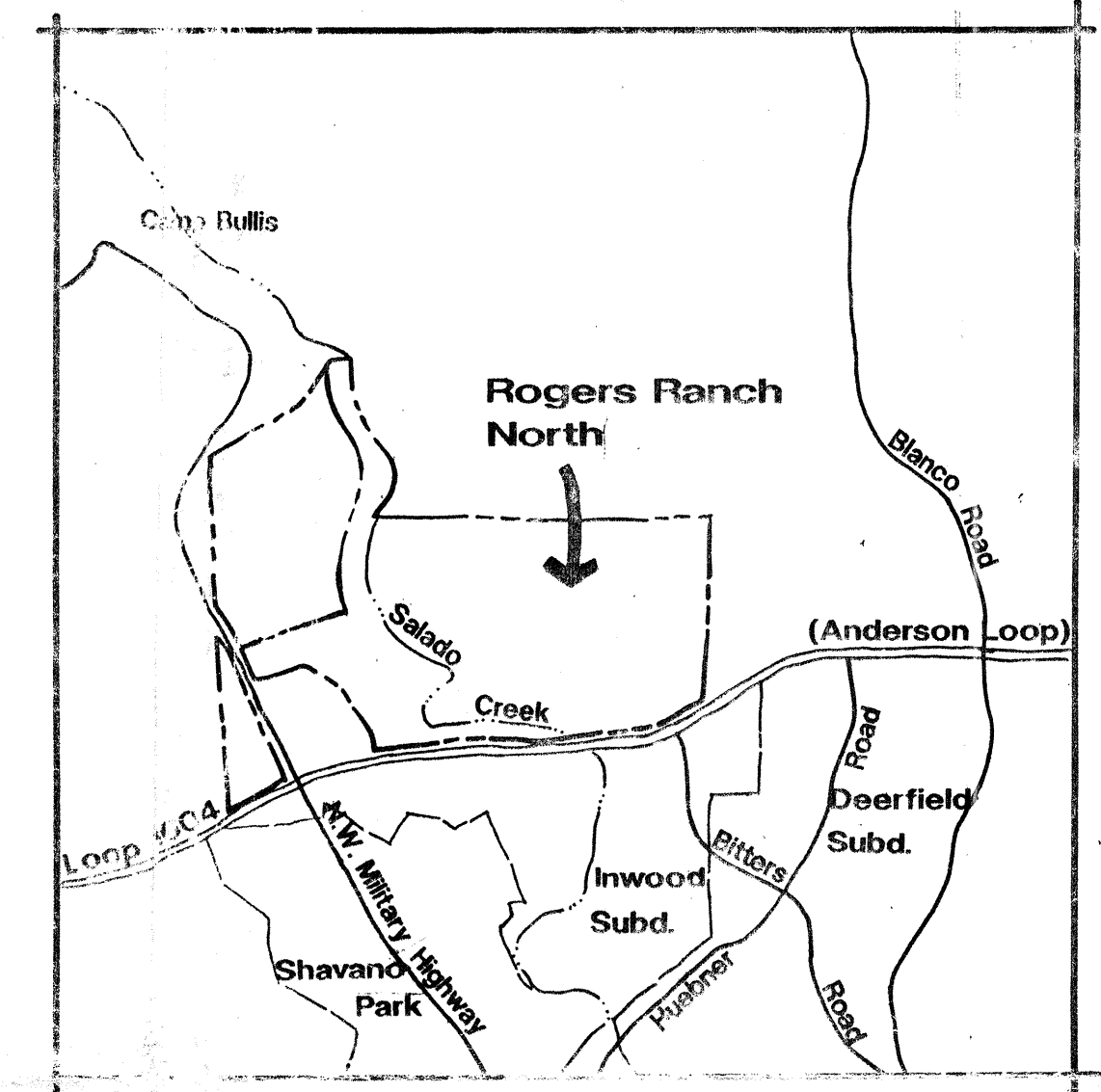
BY: _____, DEPUTY

#2

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: November 12, 1993
File # 383
Signed: [Signature]

Land Use Summary :

Land Use	Acreage
Low Density Residential	352.9
Medium Density Residential	200.7
High Density Residential	32.2
Neighborhood Service Retail	16.7
Commercial	121.2
Reserve Areas	481.5
Total Developable	1255.2
Total Nondevelopable	536.8
Total Acreage	1792.0



Water Supply-San Antonio Water System
Sewer Service-City of San Antonio
Gas & Electric-City Public Service

developer: Rogers Ranch Ltd.
agent: Lloyd A. Denton Jr.
3330 Oakwell Court
Suite 110
San Antonio, Tx
78218

100 Year Floodplain Interpolated from existing FEMA Maps

#383

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: AUGUST 21, 1996

Name of POADP: ROGERS RANCH (supersedes POADP #383)

Owner/Agent: LOYD A DENTON JR. Phone: 828-6131

Address: 3330 OAKWELL CT. #110 Zip code: 78218

Engineer/Surveyor: DAPE-DAWSON Phone: 824-9494

Address: 9310 BROADWAY Zip code: 7827

Existing zoning: multiple Proposed zoning: multiple

Texas State Plane Coordinates: X 2116676 Y 13767436
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☒
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:	Lots	Acres
Single-Family (SF)	<u>—</u>	<u>553.5</u>
Non-Single Family (NSF)	<u>—</u>	<u>539.7</u>
Commercial & other	<u>—</u>	<u>698.8</u>
TOTAL -	<u>{to be determined}</u>	<u>1792.0</u>

Print Name: DIXIE WATKINS Signature: [Signature]

Date: 8-21-96 Tel: 824-7836 Fax: 824-0128

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

November 12, 1993

Mr. Lloyd A. Denton, Jr.
The Denton Development Companies
3330 Oakwell Court, Suite 110
San Antonio, Texas, 78218

RE: Revised Rogers Ranch North Subdivision POADP #383

Mr. Denton:

The City Staff Development Review Committee has reviewed your revised Rogers Ranch North Subdivision Preliminary Overall Area Development Plan #383. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please be advised that you will be required to dedicate and construct the proposed 110 foot ROW along the northern edge of the C.P.S. easement to include crossing Salado Creek within your property at the time of plat submittal for this area.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

October 29, 1993

Mr. Dixie Watkins
3330 Oakwell Court, Suite 110
San Antonio, Texas, 78218

RE: Rogers Ranch North Subdivision POADP #383

Mr. Watkins:

The City Staff Development Review Committee has reviewed your Rogers Ranch North Subdivision Preliminary Overall Area Development Plan #383. However, your plan was not accepted for the following reasons:

1. Your plan needs to provide for an east-west arterial within the northern portion of your project area as required by the San Antonio Major Thoroughfare Plan.
2. Your plan also needs to provide for the extension of Bitters Road and its intersection with the above east-west arterial.
3. Although it is difficult to completely assess in this preliminary plan, there may be a need for additional access to the proposed commercial areas. The one-way frontage road may not satisfy access requirements completely.
4. Additionally, the Drainage Engineering Section has indicated that the flood plain boundary needs to be established through delineation of the 100 year flood plain elevations.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convenience. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expeditious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Pasley", with a stylized flourish at the end.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer
Mendi Litman, P.E., Assistant Drainage Engineer