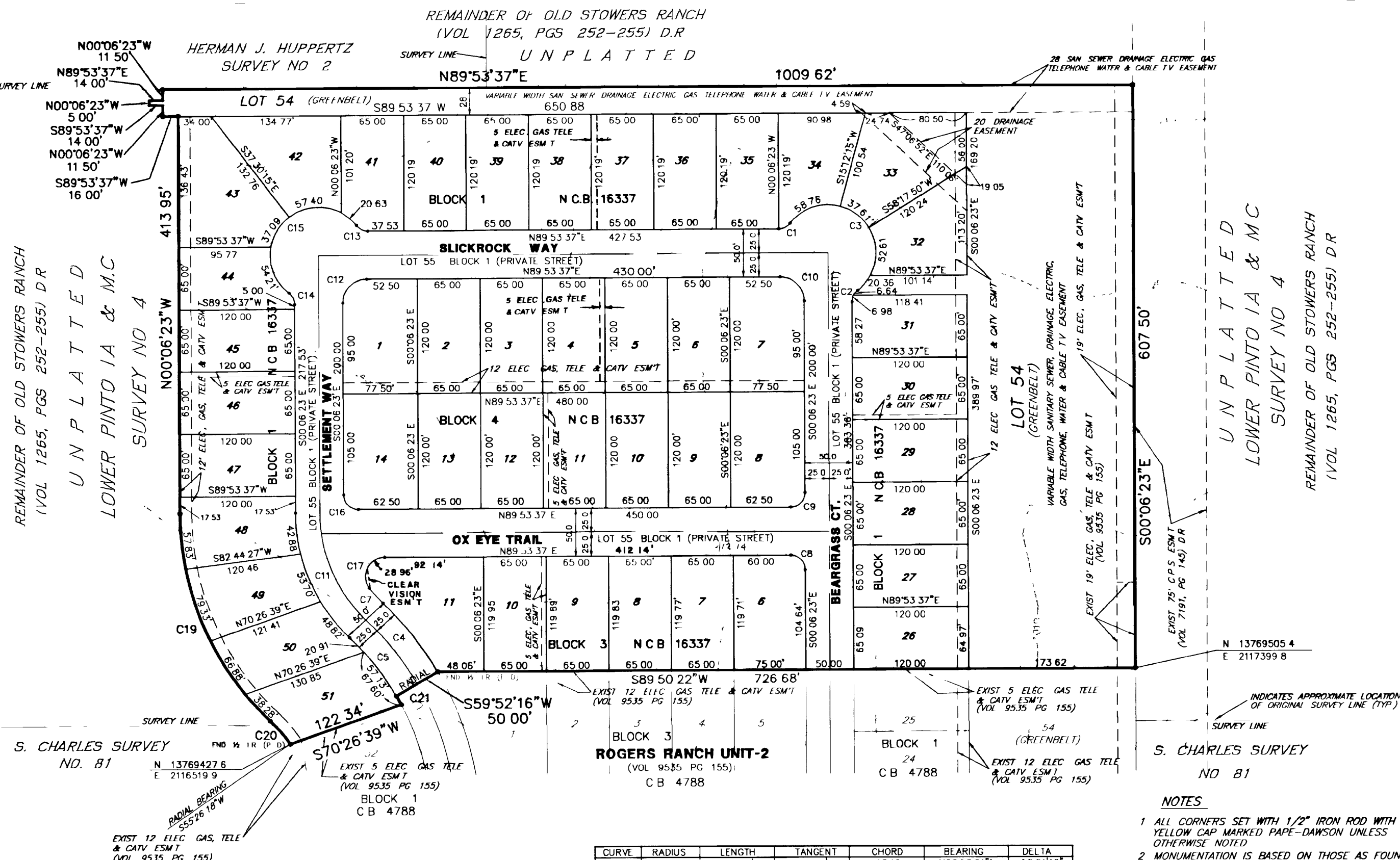
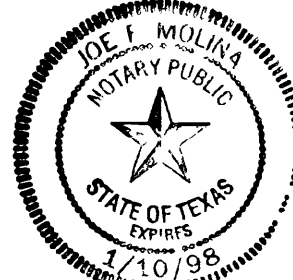


RECORDS SECTION
At time of recording this instrument was found to be
adequate for recording purposes as to its
correctness, accuracy or other matters
(deposition, etc.)

97-0141479

Doc/Hld: 97-0141479
Doc/Hld: 25.00
Record: 70907
Rd: 12.55pm
On: Oct 03 1997
Filed for Record in:
BEXAR COUNTY CLERK



SCALE 1" = 100'

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby
dedicated 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",
"Overhang 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
thereof. 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.

This plat does not amend 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.

- GENERAL NOTES
- 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 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.
 - THE MAINTENANCE OF ALL DRAINAGE RIGHTS-OF-WAY AND EASEMENTS OF ANY NATURE WITHIN ROGERS RANCH SHALL BE THE RESPONSIBILITY OF ROGERS RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
 - 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.
 - 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 EASEMENTS.
 - LOTS 54, BLOCK 1 SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER DRAINAGE GAS, ELECTRIC, TELEPHONE, WATER AND CABLE EASEMENTS.
 - 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.
 - LOT 55 (SETTLEMENT WAY, SLICKROCK WAY, BEARGRASS CT. AND OX EYE TRAIL) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE, TV AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

- NOTES
- ALL CORNERS SET WITH 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON UNLESS OTHERWISE NOTED.
 - MONUMENTATION IS BASED ON THOSE AS FOUND ON THE GROUND AND SURROUNDING SUBDIVISION AS SURVEYED BY PAPE-DAWSON ENGINEERS.
 - NAD 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.D. #40967) N 13750260.5336 E 2099442.4022
 - DIMENSIONS SHOWN ARE SURFACE AND THE SCALE FACTOR IS 0.99984.
 - BEARINGS SHOWN MUST BE ROTATED 00202 17" COUNTERCLOCKWISE TO MATCH NAD 83.
 - BEARINGS ARE BASED ON THOSE OF THE PLAT OF ROGERS RANCH UNIT-2 AS RECORDED IN VOL. 9535 PG. 155 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY TEXAS.

LEGEND
ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TELEVISION
ESMT = EASEMENT
BSL = BUILDING SETBACK LINE
FIR = FOUND 1/2" IRON ROD
*FIR = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00	13.62	7.32	13.16	N63.53.01"E	52.01.12"
C2	15.00	13.62	7.32	13.16	S25.54.14"W	52.01.12"
C3	50.00	169.33	406.04	99.25	N45.06.23"W	194.02.25"
C4	325.00	92.23	46.42	91.92	N38.15.30"W	16.15.32"
C5	275.00	78.04	39.28	77.78	N38.15.30"W	16.15.32"
C6			NOT USED			
C7	130.00	8.07	4.04	8.07	N44.56.30"W	03.53.31"
C8	15.00	23.56	15.00	21.21	N41.06.43"W	90.00.00"
C9	15.00	23.56	15.00	21.21	N44.53.37"E	90.00.00"
C10	25.00	39.27	25.00	35.36	N45.06.23"W	90.00.00"
C11	180.00	145.40	76.93	141.48	S23.14.49"E	46.16.53"
C12	25.00	39.27	25.00	35.36	S44.53.37"W	90.00.00"
C13	15.00	13.62	7.32	13.16	S64.05.46"E	52.01.12"
C14	15.00	13.62	7.32	13.16	N26.07.00"W	52.01.12"
C15	50.00	169.33	406.04	99.25	S44.53.37"W	194.02.25"
C16	15.00	23.56	15.00	21.21	S45.06.23"E	90.00.00"
C17	25.00	57.12	57.12	48.80	N2.51.56"E	132.43.22"
C18			NOT USED			
C19	300.00	242.33	128.21	235.79	N23.14.49"W	46.16.54"
C20	155.00	31.99	16.05	31.94	N40.28.29"W	11.49.34"
C21	275.00	10.47	5.24	10.47	S29.02.17"E	02.10.53"

SUBDIVISION PLAT ESTABLISHING ROGERS RANCH UNIT-4 PLANNED UNIT DEVELOPMENT

BEING 14.027 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE LOWER PINTO IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY NO. 4 & THE S. CHARLES SURVEY NO. 81, SAID 13.376 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-4, 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 27 DAY OF July A.D. 1997

BY Doreen K. Pielmeier CHAIRMAN
BY Bill Pielmeier SECRETARY

BARBARANN KANUTE
MY COMMISSION EXPIRES
September 6, 1999

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Hoyd A. Denton, 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 17 DAY OF July A.D. 1997.

NOTARY PUBLIC
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.

Stephen A. Kacmar
REGISTERED PROFESSIONAL LAND SURVEYOR
3032

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF July A.D. 1997

NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
Gerry Rickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 3 DAY OF Oct. AD 1997 AT 12:55pm AND DULY RECORDED THE 6 DAY OF Oct. AD 1997 AT 10:00a M IN THE RECORDS OF THE Deed and Plat OF SAID COUNTY
IN BOOK VOLUME 9538 ON PAGE 83
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 6 DAY OF October A.D. 1997

COUNTY CLERK BEXAR COUNTY TEXAS
BY Edmund J. Lopez DEPUTY