99- 0160055
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# PLAT NO. 970583

C.P.S. NOTE:

1. 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 thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. 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 alteration.

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 are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear 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.

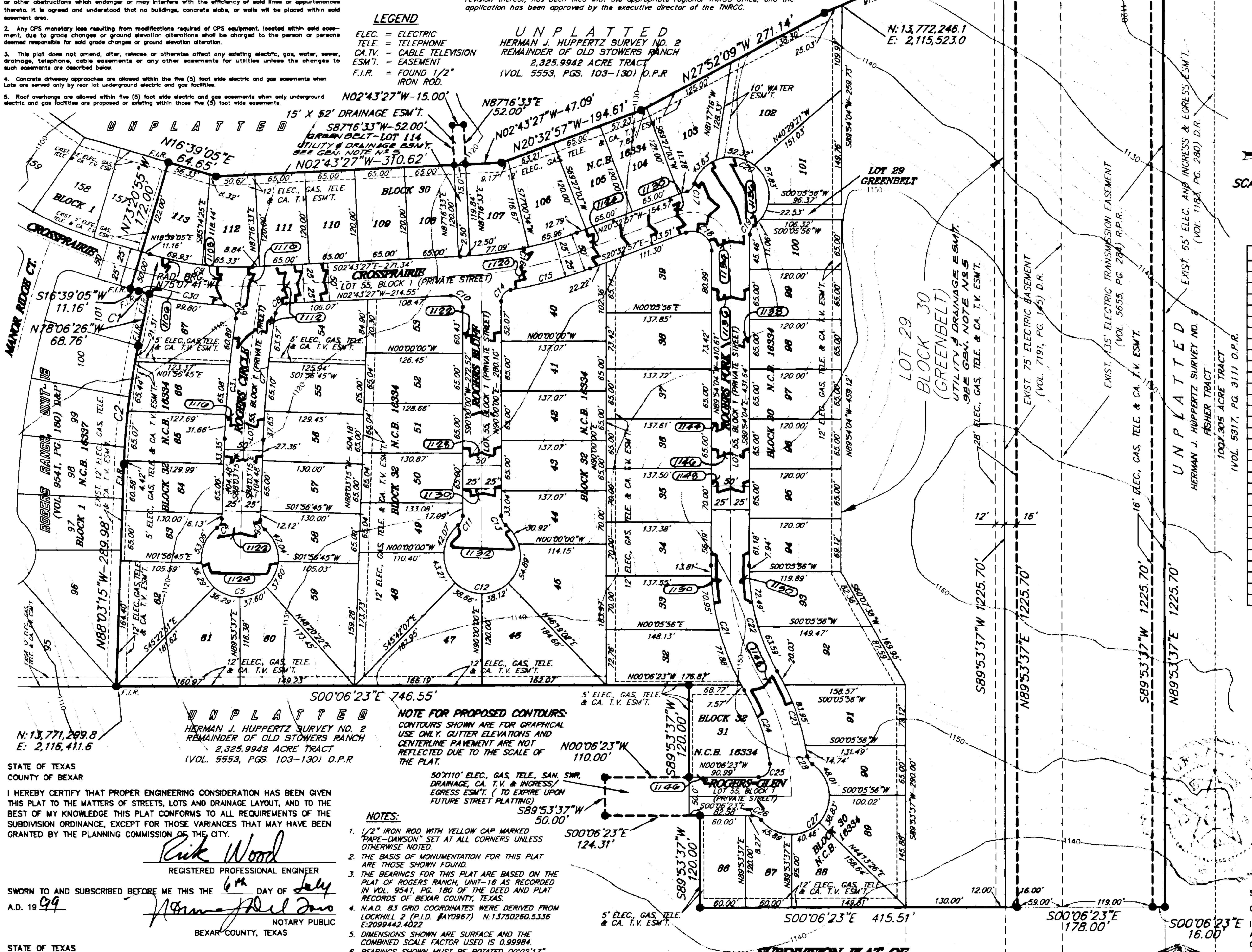
*NOTE:*

*This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, 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 213.5 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.*

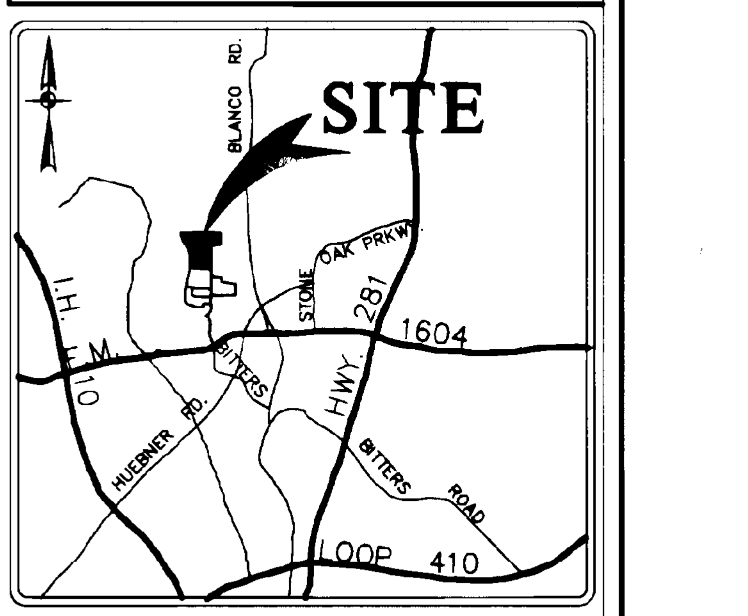
*LEGEND*

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD.



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.

50'X110' ELEC., GAS, TELE., SAN. SWR, DRAINAGE, CA. T.V. & INGRESS/EGRESS ESM'T. ( TO EXPIRE UPON FUTURE STREET PLATTING)



LOCATION MAP
N.T.S.

SCALE: 1"=100'

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 450.00' | 13.98' | 6.99' | 13.98' | S15°45'42"W | 01°46'46" |
| C2 | 900.00' | 156.24' | 78.32' | 156.05' | N83°04'50"W | 09°56'48" |
| C3 | 1350.00' | 157.63' | 78.90' | 157.54' | N84°42'33"W | 06°41'24" |
| C4 | 15.00' | 13.62' | 7.32' | 13.16' | N62°02'38"W | 52°01'12" |
| C5 | 50.00' | 247.87' | 39.04' | 61.54' | S01°56'45"W | ——— |
| C6 | 15.00' | 13.62' | 7.32' | 13.16' | N65°56'09"E | 52°01'12" |
| C7 | 1300.00' | 166.32' | 83.27' | 166.21' | S84°23'20"E | 07°19'49" |
| C8 | 15.00' | 20.42' | 12.15' | 18.88' | S41°43'26"E | 77°59'58" |
| C9 | 400.00' | 135.27' | 68.29' | 134.62' | N06°57'49"E | 19°22'32" |
| C10 | 15.00' | 24.28' | 15.73' | 21.71' | S43°38'17"W | 92°43'27" |
| C11 | 15.00' | 13.62' | 7.32' | 13.16' | N63°59'24"W | 52°01'12" |
| C12 | 50.00' | 247.87' | 39.04' | 61.54' | S00°00'00"E | ——— |
| C13 | 15.00' | 13.62' | 7.32' | 13.16' | N63°59'24"E | 52°01'12" |
| C14 | 15.00' | 21.11' | 12.73' | 19.41' | S49°40'29"E | 80°39'01" |
| C15 | 550.00' | 107.51' | 53.93' | 107.34' | S14°56'58"E | 11°11'58" |
| C16 | 500.00' | 155.55' | 78.41' | 154.93' | N11°38'12"W | 17°49'30" |
| C17 | 15.00' | 13.62' | 7.32' | 13.16' | N46°33'33"W | 52°01'12" |
| C18 | 25.00' | 48.28' | 36.14' | 41.12' | S34°46'30"W | 110°38'53" |
| C19 | 15.00' | 13.62' | 7.32' | 13.16' | S63°52'53"E | 52°02'22" |
| C20 | 50.00' | 187.37' | 160.00' | 95.45' | N34°47'04"E | ——— |
| C21 | 325.00' | 170.21' | 87.10' | 168.27' | S75°05'44"W | 30°00'25" |
| C22 | 275.00' | 144.02' | 73.70' | 142.38' | N75°05'44"E | 30°00'25" |
| C23 | 325.00' | 118.71' | 60.02' | 118.05' | N70°33'22"E | 20°55'41" |
| C24 | 275.00' | 102.40' | 51.80' | 101.81' | S70°45'33"W | 21°20'04" |
| C25 | 15.00' | 25.78' | 17.40' | 22.72' | N49°20'24"W | 98°28'02" |
| C26 | 15.00' | 13.62' | 7.32' | 13.16' | S25°54'14"W | 52°01'12" |
| C27 | 50.00' | 173.19' | 307.74' | 98.71' | S47°18'53"E | ——— |
| C28 | 15.00' | 12.45' | 6.61' | 12.10' | N57°14'18"E | 47°33'48" |
| C29 | 15.00' | 25.26' | 16.80' | 22.38' | S50°24'00"W | 96°28'18" |
| C30 | 450.00' | 113.78' | 57.20' | 113.48' | S09°24'28"W | 14°29'14" |

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 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 SHALL BE THE RESPONSIBILITY OF ROGERS RANCH CROSSTIMBER 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 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 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 29 & 114, BLOCK 30 SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. 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 (CROSSPRAIRIE, ROGERS CIRCLE, ROGERS BLUFF & ROGERS FORK) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ADJACENT FINISHED GRADE.

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.

Rik Wood
REGISTERED PROFESSIONAL ENGINEER

W.R. WOOD
65364

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF July
A.D. 19 99

Norma J Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NORMA J. DEL TORO
12-14-99

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

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd 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 29th DAY OF June
A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

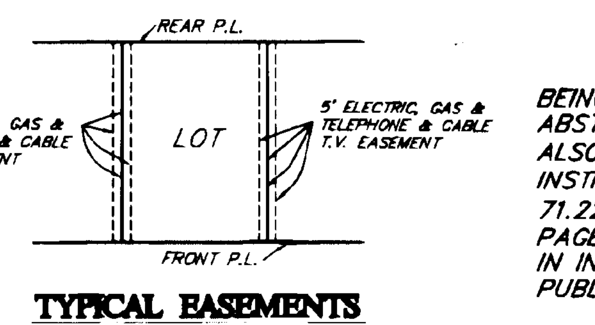
BARBARANN KANUTE
MY COMMISSION EXPIRES
September 8, 1999

RECORDERS MEMORANDUM
At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deterioriation, etc.)

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 20 1999
At 2:44pm
Receipt #: 256765
Recording: 25.00
Doc/Mgmt : 6.00
Doc/Num : 99- 0160055
Deputy -Catherine Revilla

*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-16 AS RECORDED IN VOL. 9541, PG. 180 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99984.
6. BEARINGS SHOWN MUST BE ROTATED 00°02'17" COUNTERCLOCKWISE TO MATCH N.A.D. 83.


REAR P.L.
5' ELECTRIC, GAS & TELEPHONE & CABLE T.V. EASEMENT
LOT
5' ELECTRIC, GAS & TELEPHONE & CABLE T.V. EASEMENT
FRONT P.L.

TYPICAL EASEMENTS
NOT-TO-SCALE

*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.*

## SUBDIVISION PLAT OF
# ROGERS RANCH, UNIT-18
## ( PLANNED UNIT DEVELOPMENT )

*BEING 23.65 ACRE TRACT OF LAND OUT OF THE HERMAN J. HUPPERTZ SURVEY NO. 2, ABSTRACT 395, COUNTY BLOCK 4791, NOW IN NEW CITY BLOCK (N.C.B.) 16334 AND ALSO BEING PARTIALLY OUT OF A 2,325.9942 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT AS RECORDED IN VOLUME 5553, PAGES 103-130, PARTIALLY OUT OF A 71.22 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7296, PAGES 827-847, AND PARTIALLY OUT OF A 62.227 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7561, PAGES 225-231 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.*

THIS PLAT OF ROGERS RANCH, UNIT-18 (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 28th DAY OF July A.D. 19 99

BY: Meryl L. Golman
CHAIRMAN

BY:
SECRETARY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

JOHN NOEL NICHOLLS
4402

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF July
A.D. 19 99

Norma J Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NORMA J. DEL TORO
12-14-99

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 20th DAY OF Aug. A.D. 1999 AT 2:44 P M. AND DULY RECORDED THE 23rd DAY OF Aug. A.D. 1999 AT 8:22 A M. IN THE RECORDS OF Deeds + Plats OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 114

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 23rd DAY OF August A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Daniel Cicillo DEPUTY

H:\3225\88-UN-18\DESIGN\CIVIL\PL322588.DWG (DATE: JUNE 10, 1999) JOB NO. 3225.88