

2000-017550 P 05548 00222

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

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 LIABILITY TO THE CITY OF SAN ANTONIO, 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 CROSS-TIMBER 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 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 GRANTEE'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.
- LOT 14 AND LOT 26, BLOCK 57 SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV 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, BLOCK 1 (CROSSTIMBER, ROGERS PIKE, ROGERS REST AND CABIN ROAD) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. WATER AND/OR SANITARY SEWER EASEMENT; THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
EASMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
D&P = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

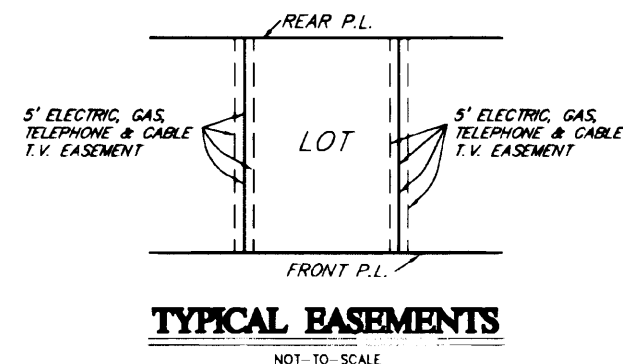
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF ROGERS RANCH, UNIT-16 AS RECORDED IN VOL. 9541, PG. 180 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99984.
- BEARINGS SHOWN MUST BE ROTATED 00°02'17" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

C.P.S. NOTE:

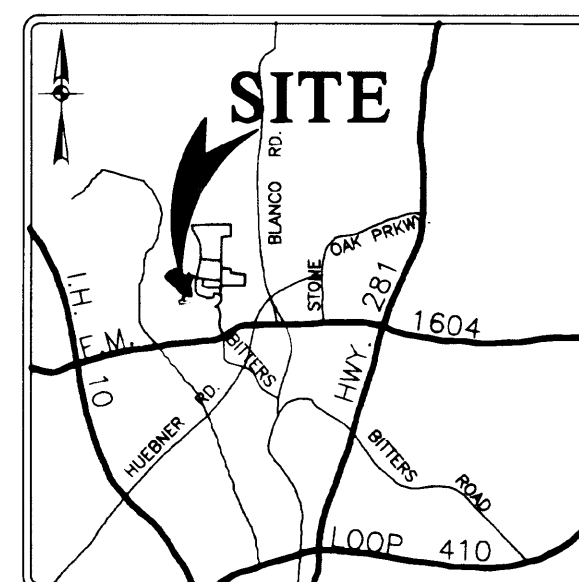
- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Service Easement," "Overhead 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 thereto. 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 alteration.
- 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.
- 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.
- 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:

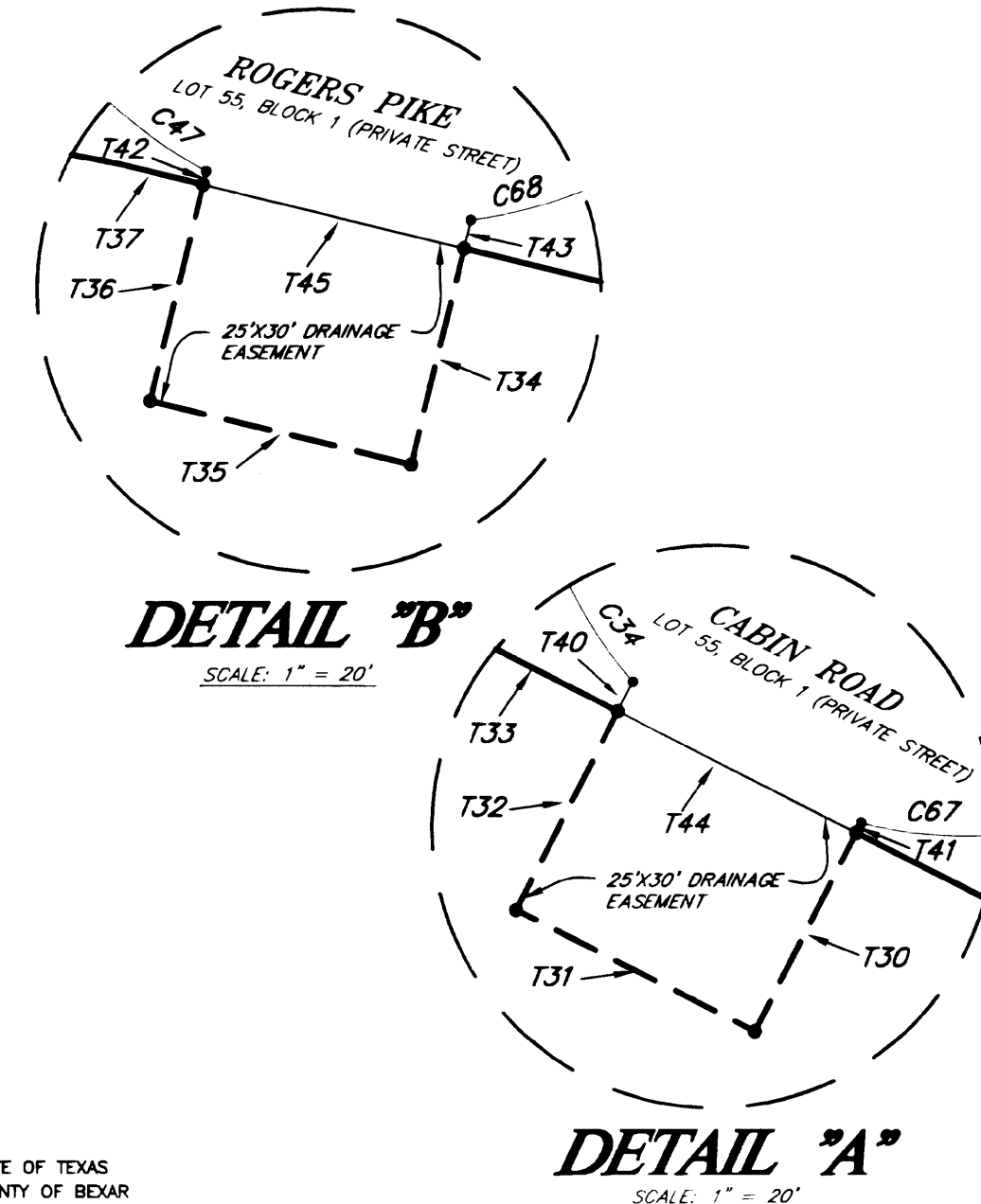
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. No person shall commence the construction of 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.



PLAT NO. 990356



LOCATION MAP
N.T.S.



LINE TABLE			
LINE	LENGTH	BEARING	
T1	42.29	S42°51'42"W	
T2	60.00	N47°08'18"W	
T3	20.33	S42°51'42"W	
T4	60.82	S25°04'13"W	
T5	3.05	N64°00'42"W	
T6	6.40	S64°00'42"E	
T7	36.61	S42°57'02"W	
T8	16.54	S42°57'02"W	
T9	36.61	N42°57'02"E	
T10	15.00	S17°27'21"E	
T11	15.00	N00°45'16"W	
T12	5.14	S46°21'41"E	
T13	20.56	N57°01'37"E	
T14	5.14	N46°21'41"W	
T15	102.06	S37°41'25"E	
T16	89.22	N42°57'02"E	
T17	18.26	N25°04'13"E	
T18	64.75	S25°04'13"W	
T19	55.20	S58°34'39"E	
T20	53.41	N14°02'45"W	
T21	53.41	S14°02'45"E	
T22	74.53	S42°57'02"W	
T23	36.04	N69°44'45"E	
T24	20.00	S29°08'05"W	
T25	62.69	S58°07'20"E	
T26	20.00	N34°37'14"E	
T27	12.00	S31°14'51"W	
T28	49.69	N56°49'14"W	
T29	12.00	N35°06'40"E	
T30	25.00	S63°01'10"E	
T31	30.00	S26°58'50"W	
T32	25.00	N63°01'10"W	
T33	28.39	S26°58'50"W	
T34	25.00	S76°17'14"E	
T35	30.00	S13°42'46"W	
T36	25.00	N76°17'14"W	
T37	9.35	S13°42'46"W	
T38	50.00	N58°11'00"E	
T39	50.00	S47°02'58"E	
T40	3.70	N63°01'10"W	
T41	1.25	S63°01'10"E	
T42	1.52	N76°17'14"W	
T43	3.27	S76°17'14"E	
T44	30.00	S26°58'50"E	
T45	30.00	S13°42'46"E	

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	140.00'	15.34'	7.68'	15.33'	S87°36'58"E	06°16'37"
C2	140.00'	32.77'	16.46'	32.69'	N65°50'21"E	13°24'36"
C3	725.00'	51.79'	25.90'	51.77'	N29°46'13"W	04°05'33"
C4	675.00'	48.21'	24.12'	48.20'	S29°46'13"E	04°05'33"
C5	125.00'	36.44'	18.35'	36.31'	N80°53'41"E	16°42'05"
C6	1175.00'	13.67'	6.84'	13.67'	N42°37'02"E	00°40'00"
C7	1225.00'	14.25'	7.13'	14.25'	S42°37'02"W	00°40'00"
C8	675.00'	37.07'	18.54'	37.07'	S62°26'19"E	03°08'48"
C9	15.00'	20.01'	11.81'	18.56'	N04°43'36"E	76°26'50"
C10	725.00'	21.26'	10.63'	21.26'	N32°39'24"W	01°40'49"
C11	725.00'	66.55'	33.30'	66.53'	N61°22'56"W	05°15'34"
C12	15.00'	27.55'	19.63'	23.84'	S84°25'59"E	105°13'59"
C13	15.00'	21.43'	13.01'	19.65'	S02°01'07"W	81°51'49"
C14	675.00'	193.99'	97.67'	193.32'	S47°08'47"E	16°27'59"
C15	200.00'	56.32'	28.35'	56.14'	N23°17'03"W	16°08'07"
C16	1525.00'	7.01'	3.51'	7.01'	N42°49'07"E	00°15'48"
C17	310.00'	96.26'	48.52'	95.87'	S33°57'57"W	17°47'29"
C18	510.00'	48.44'	24.24'	48.43'	N39°05'45"E	05°26'33"
C19	1000.00'	354.78'	179.27'	352.92'	N21°11'18"W	20°19'38"
C20	100.00'	37.62'	19.04'	37.40'	N25°59'42"W	21°33'25"
C21	725.00'	18.82'	9.41'	18.82'	N51°29'59"E	01°29'13"
C22	725.00'	306.40'	155.52'	304.12'	N51°54'17"W	24°21'51"
C23	15.00'	25.46'	17.03'	22.51'	N88°25'25"W	97°15'07"
C24	1525.00'	114.20'	57.13'	114.17'	N40°48'18"E	04°17'26"
C25	15.00'	23.97'	15.41'	21.50'	N84°26'09"E	91°33'08"
C26	1475.00'	241.33'	120.94'	241.06'	S38°15'48"W	09°22'28"
C27	15.00'	22.49'	13.97'	20.44'	N07°16'47"W	85°55'07"
C28	1525.00'	282.38'	141.59'	282.98'	N30°22'29"E	10°36'34"
C29	15.00'	24.13'	15.57'	21.61'	S12°30'03"E	92°09'13"
C30	15.00'	23.82'	15.26'	21.40'	S75°55'45"W	90°59'11"
C31	1475.00'	138.13'	69.12'	138.08'	S27°45'11"W	05°21'57"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C33	15.00'	20.07'	11.86'	18.61'	N83°05'37"E	76°39'27"
C34	50.00'	63.06'	36.50'	58.97'	S85°17'22"W	72°15'58"
C35	475.00'	296.31'	153.16'	291.53'	S31°55'01"E	35°44'32"
C36	525.00'	331.64'	171.56'	326.15'	N32°08'33"W	36°11'36"
C37	50.00'	247.87'	39.04'	61.54'	N75°57'15"E	284°02'25"
C38	15.00'	13.62'	7.32'	13.16'	S11°57'51"W	52°01'12"
C39	15.00'	13.62'	7.32'	13.16'	N40°03'21"W	52°01'12"
C40	15.00'	33.06'	29.61'	26.76'	N88°12'16"E	126°16'06"
C41	15.00'	15.41'	8.46'	14.74'	N04°21'22"W	58°51'09"
C42	325.00'	29.05'	14.53'	29.04'	N31°13'19"W	05°07'15"
C43	15.00'	27.39'	19.42'	23.74'	S77°23'02"W	104°37'40"
C44	15.00'	18.21'	10.41'	17.11'	S09°42'08"E	69°32'42"
C45	325.00'	35.79'	17.91'	35.77'	N53°27'24"W	06°18'32"
C46	275.00'	58.25'	29.23'	58.14'	S50°32'35"E	12°08'10"
C47	50.00'	150.26'	732.55'	99.77'	N66°02'56"W	172°11'27"
C48	15.00'	20.07'	11.86'	18.61'	N18°16'56"W	76°39'27"
C49	50.00'	247.87'	39.04'	61.54'	N71°31'39"E	284°02'25"
C50	15.00'	13.62'	7.32'	13.16'	S07°32'16"W	52°01'12"
C51	15.00'	13.62'	7.32'	13.16'	N44°28'57"W	52°01'12"
C52	425.00'	75.58'	37.89'	75.48'	N23°34'01"W	10°11'21"
C53	375.00'	66.69'	33.43'	66.60'	S23°34'01"E	10°11'21"
C54	725.00'	52.64'	26.33'	52.63'	N52°48'32"W	04°09'36"
C55	675.00'	295.69'	150.25'	293.33'	S51°27'45"E	25°05'55"
C56	490.00'	143.22'	72.12'	142.71'	N33°26'37"E	16°44'49"
C57	490.00'	31.59'	15.80'	31.58'	N39°58'13"E	03°41'36"
C58	8.00'	15.35'	11.41'	13.10'	S12°06'26"E	109°56'16"
C59	476.00'	3.60'	1.80'	3.60'	N66°51'34"W	00°26'00"
C60	10.00'	19.11'	14.15'	16.33'	N11°53'26"W	109°30'16"
C61	10.00'	14.87'	9.19'	13.53'	S85°27'06"W	85°10'48"
C62	76.00'	19.66'	9.88'	19.60'	N44°32'57"W	14°49'08"
C63	56.00'	3.90'	1.95'	3.90'	N39°08'00"W	03°59'14"
C64	8.00'	14.31'	9.97'	12.48'	N87°37'25"E	102°29'55"
C65	145.00'	33.78'	16.97'	33.71'	N88°09'09"E	13°20'58"
C66	145.00'	52.19'	26.38'	51.91'	N71°10'00"E	20°37'21"
C67	50.00'	130.34'	182.50'	96.45'	S60°33'24"E	149°21'24"
C68	50.00'	43.19'	23.05'	41.86'	S31°51'57"E	49°29'25"

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.

W.R. WOOD
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF FEBRUARY, A.D. 2000

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.

Richard Olivarez
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 10-18-2001

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THIS DAY PERSONALLY APPEARED DONALD A. DUNTON, 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.

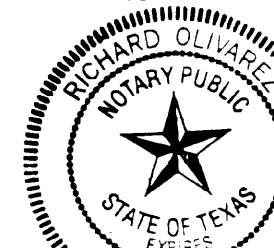
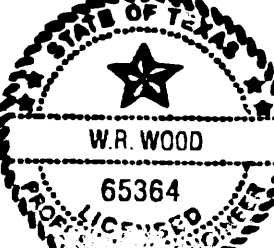
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF FEB. A.D. 2000
SARAH E. CARRINGTON
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF ROGERS RANCH, UNIT-22 (PLANNED UNIT DEVELOPMENT)

BEING 18.16 ACRES OF LAND OUT OF THE HERMAN J. HUPPERTZ SURVEY NO. 2, ABSTRACT 395, COUNTY BLOCK 4791, THE LOWER PINTO IRRIGATION, AGRICULTURAL & MANUFACTURING COMPANY SURVEY NO. 4, ABSTRACT 454, COUNTY BLOCK 4790, NOW IN NEW CITY BLOCK (N.C.B.) 16334 AND ALSO BEING PARTIALLY OUT OF A 95.39 ACRE TRACT OF LAND AND A 71.22 ACRE TRACT OF LAND BOTH DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7296, PAGES 827-847 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

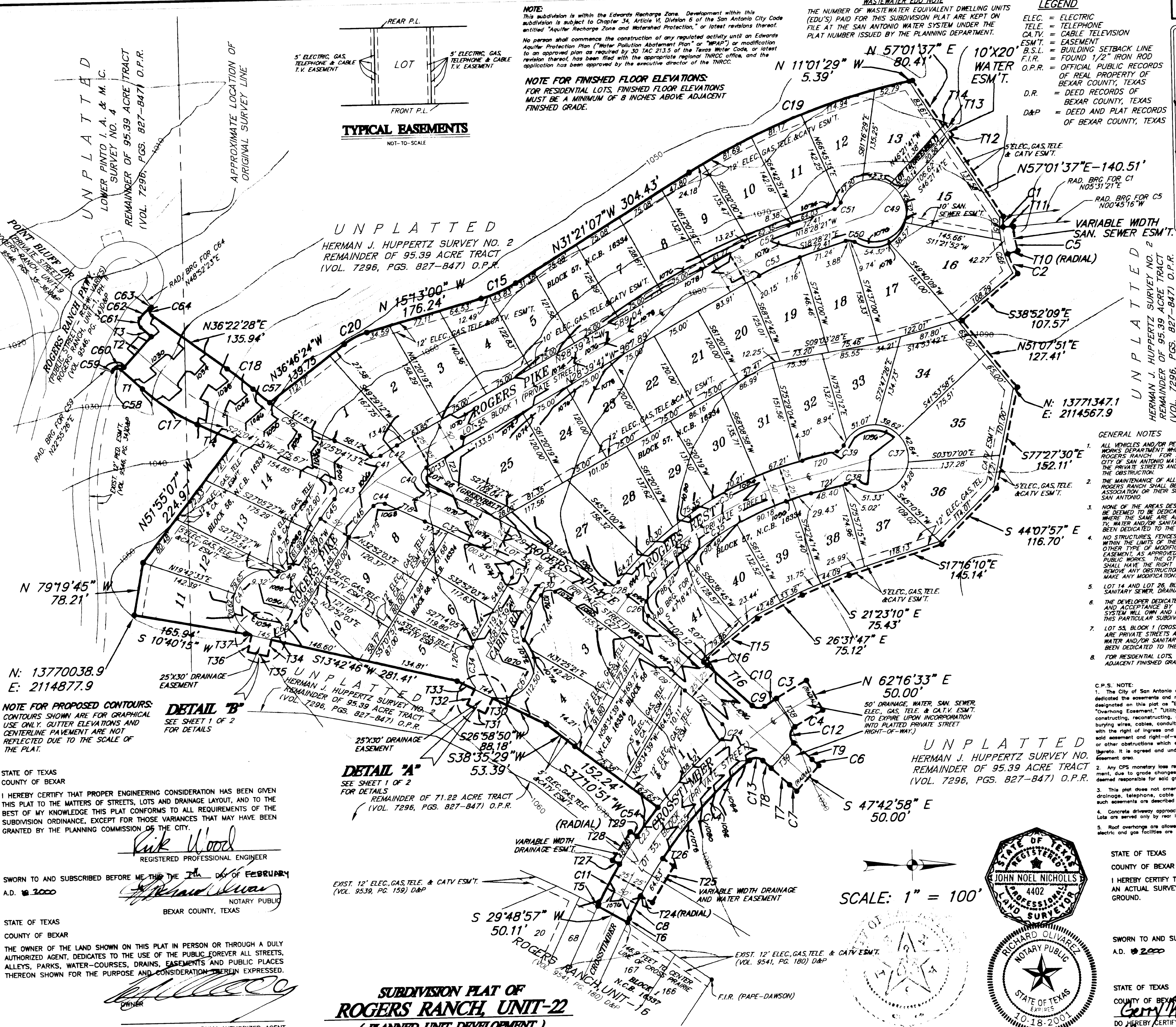
THIS PLAT OF ROGERS RANCH, UNIT-22 (P.U.D.) HAS BEEN

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE A CORRECT COPY OF THE ORIGINAL INSTRUMENT OR OF A CORRECT COPY OF A CORRECT COPY OF THE ORIGINAL INSTRUMENT, ETC.



Recorded at:
Doc/Map #: 25, 98
Dec/Map #: 0000-0175651
Deputy - RICHARD OLIVAREZ

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2000



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.

Rick Wood
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF FEBRUARY A.D. 2000

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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.

[Signature]
OWNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *[Signature]* 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.

Sarah E. Carrington
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

**SUBDIVISION PLAT OF
ROGERS RANCH, UNIT-22
(PLANNED UNIT DEVELOPMENT)**

BEING 18.16 ACRES OF LAND OUT OF THE HERMAN J. HUPPERTZ SURVEY NO. 2, ABSTRACT 395, COUNTY BLOCK 4791, THE LOWER PINTO SURVEY NO. 2, ABSTRACT 454, COUNTY BLOCK 4790, NOW IN NEW CITY BLOCK (N.C.B.) 16334 AND ALSO BEING PARTIALLY OUT OF A 95.39 ACRE TRACT OF LAND AND A 71.22 ACRE TRACT OF LAND BOTH DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7296, PAGES 827-847 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 13th DAY OF FEBRUARY, A.D. 2000

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

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 14th DAY OF FEBRUARY A.D. 2000

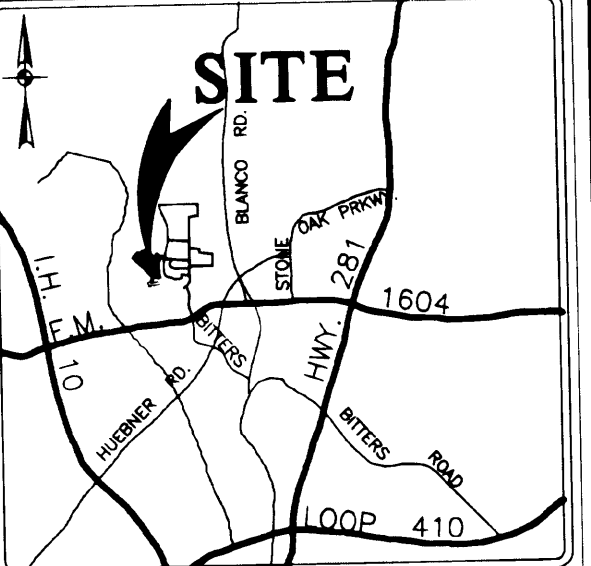
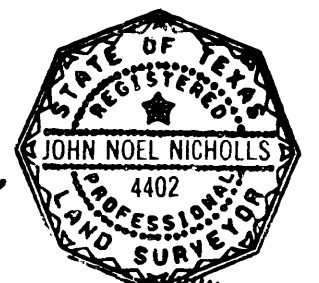
[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
Gerry Nickhoff
COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 13th DAY OF FEBRUARY, A.D. 2000, AT 1:41 P.M., AND DULY RECORDED IN THE RECORDS OF THE DAY OF FEBRUARY, A.D. 2000, AT 1:41 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9548 ON PAGE 123

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16th DAY OF FEBRUARY, A.D. 2000

[Signature]
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *[Signature]* DEPUTY

SCALE: 1" = 100'



NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF ROGERS RANCH, UNIT-16 AS RECORDED IN VOL. 9541, PG. 100 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM A LOCKHILL 2 (P.L.D. #AY0967) N:13750260.5336 E:2099442.4022
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99984.
- BEARINGS SHOWN MUST BE ROTATED 0.00217" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

GENERAL NOTES

- ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHO ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ROGERS RANCH, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND, HOWEVER, THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME THE DEED AND PLAT RECORDS OF THE PRIVATE STREETS AND ASSUME 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, CROSS-TIMBER HOMEOWNERS ASSOCIATION 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 DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, ELEC. GAS, TELEPHONE, CABLE T.V. OR OTHER 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 ANY EASEMENT SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE OR EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT. SUCH HAVE THE RIGHT TO INGRESS AND EGRESS OF 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.
- LOT 14 AND LOT 26, BLOCK 57, SHALL BE DESIGNATED AS GREENBELTS AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV EASEMENTS.
- THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UNDER 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 35, BLOCK 1 (CROSS-TIMBER, ROGERS PLACE, ROGERS PIKE, ROGERS REST AND CABIN ROAD) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELEC. GAS, TELEPHONE, CABLE T.V. WATER AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

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," "Anchorage 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 supporting 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. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

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 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 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.

PAPE-DAWSON ENGINEERS