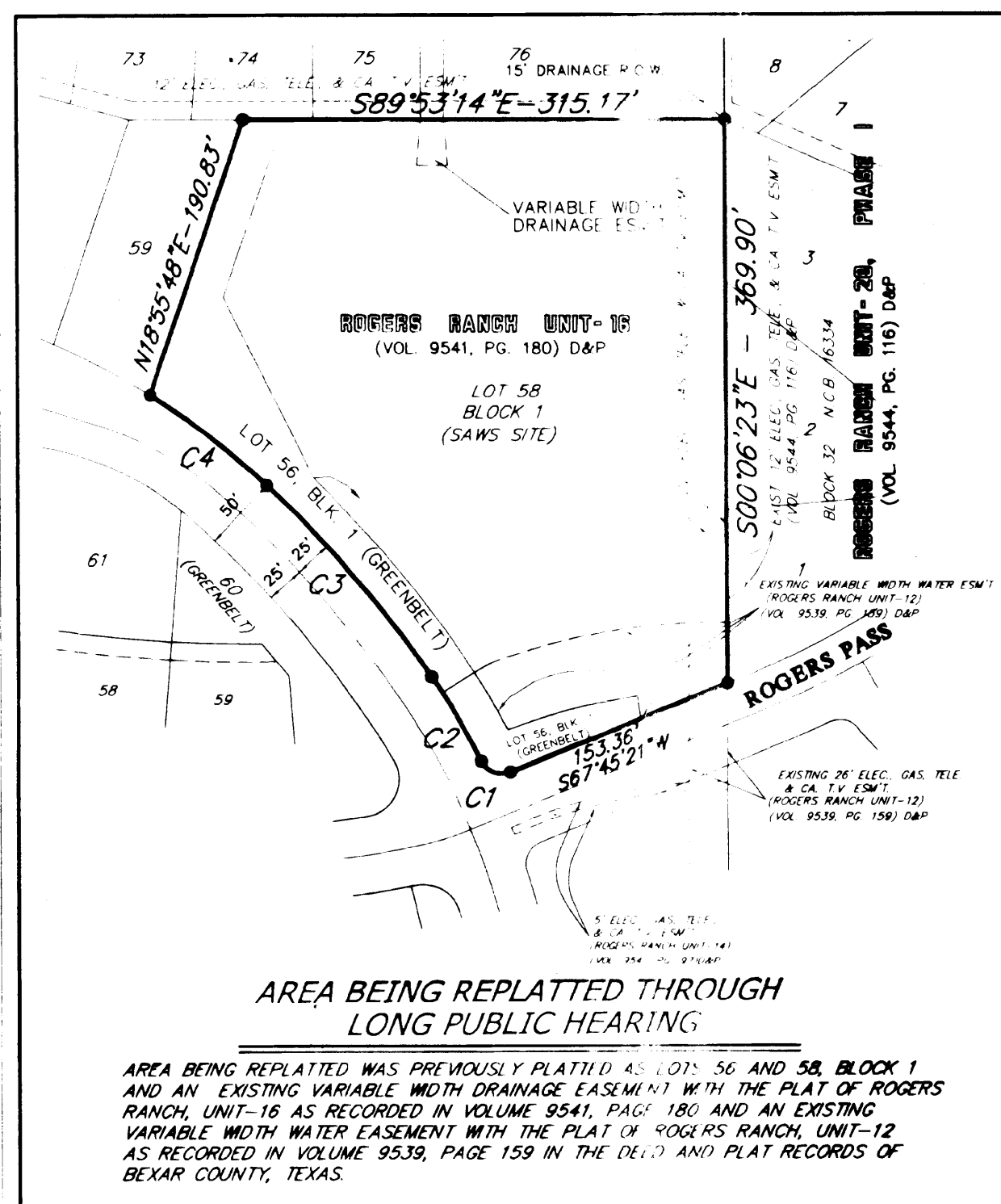




NOTE FOR FINISHED FLOOR ELEVATIONS:
RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

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.

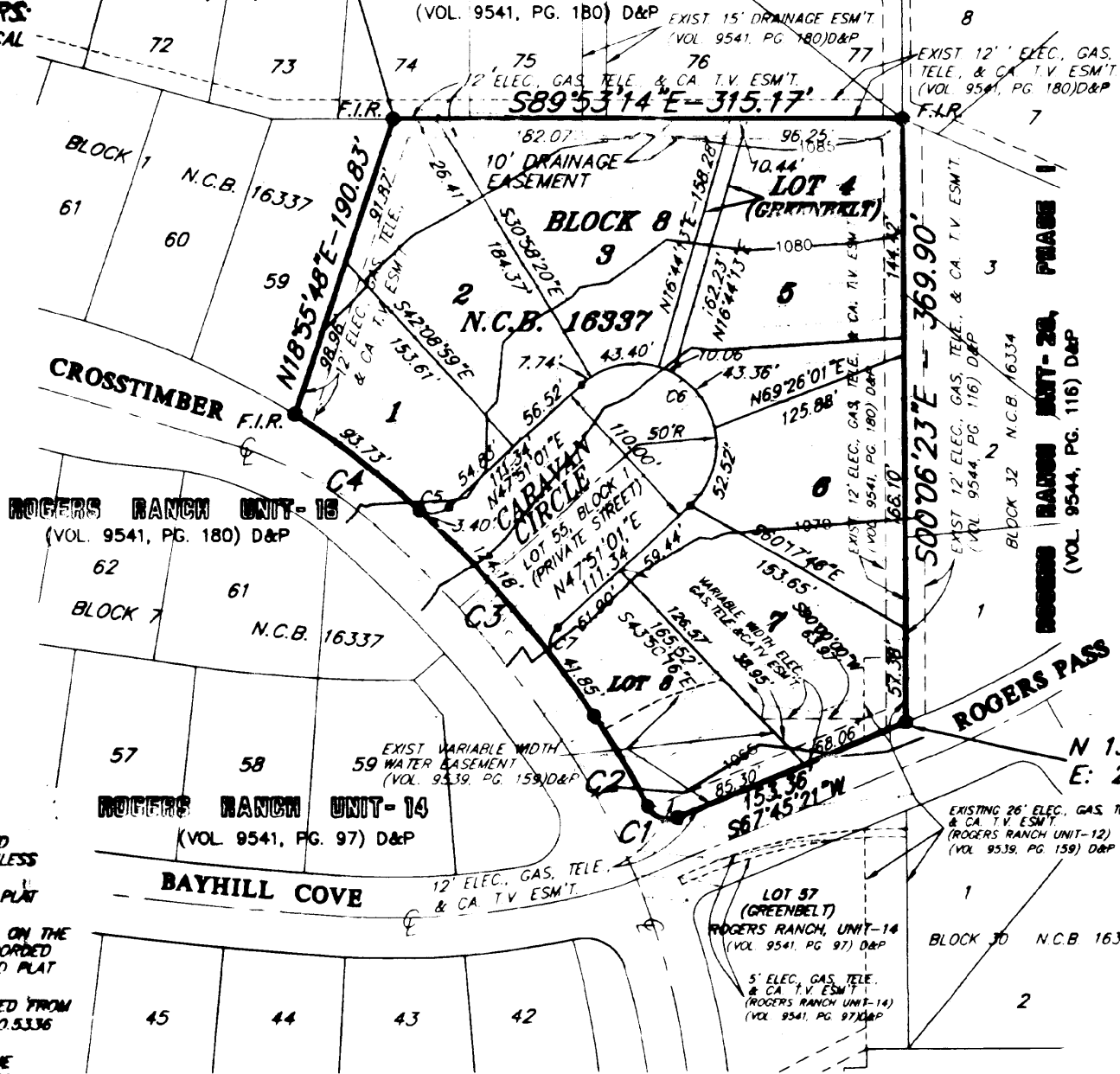
SCALE: 1"=100'

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 FOLLO.
- THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF ROGERS RANCH, UNIT-1 AS RECORDED IN VOL. 9535, PG. 154 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOGHILL 2 (P.I.D. 8410667) N:13750260.5336 E:2099443.4022
- DIMENSIONS SHOWN ARE SURFACE AND THE CORNER SCALE FACTOR USED IS 0.99994.
- BEARINGS SHOWN MUST BE ROTATED 0.002117° COUNTERCLOCKWISE TO MATCH N.A.D. 83.

N: 13,770,680.6
E: 2,116,098.1

ROGERS RANCH UNIT-16
(VOL. 9541, PG. 180) D&P



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	22.40'	13.88'	20.37'	N69°28'18"W	85°32'43"
C2	500.00'	64.40'	32.24'	64.35'	N30°23'19"W	07°22'45"
C3	750.00'	166.03'	83.36'	165.69'	N40°25'12"W	12°41'01"
C4	500.00'	97.13'	48.72'	96.97'	N52°19'36"W	11°07'42"
C5	15.00'	22.25'	13.74'	20.27'	S89°39'01"E	84°39'55"
C6	50.00'	157.08'	---	100.00'	N42°08'59"W	180°00'00"
C7	15.00'	22.29'	13.78'	20.29'	S05°17'15"W	85°07'33"

NOTE:

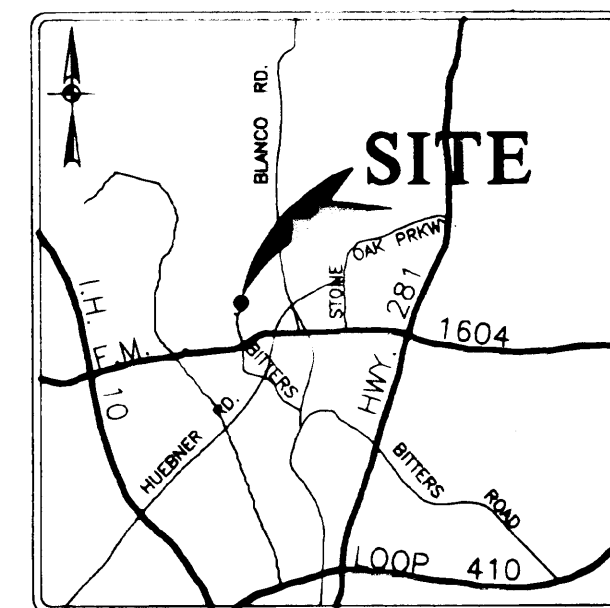
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

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
- CATV. = CABLE TELEVISION
- ESMT. = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 1/2" IRON ROD

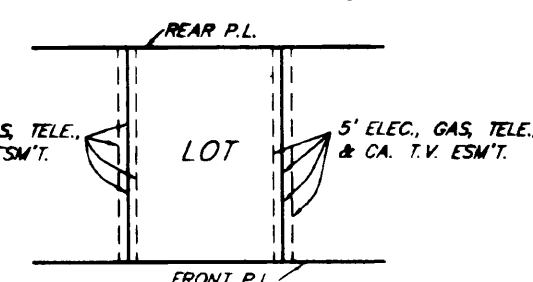
PLAT NO. 990174



LOCATION MAP

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.



TYPICAL EASEMENTS

NOT TO SCALE

GENERAL NOTES

- ALL VEHICLES AND PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS SHALL USE THE PRIVATE STREETS OF ROGERS RANCH, FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PRIVATE STREETS AND SHALL BE RESPONSIBLE FOR THE COST OF THE REPAIRS TO THE PRIVATE STREETS.
- 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 OF THEIR SUBDIVISIONS 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, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE 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 AND 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 DRONATOR'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 4 BLOCK 8 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 56, BLOCK 1 (CARAVAN CIRCLE) IS PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL DEDICATED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREET.

C.P.S. NOTE:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the area shown on this plat as "Electric Easement," "Gas Easement," "Service Easement," "Water Easement," "Telephone Easement," and "Cable Television 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 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 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 within 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.

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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF OCTOBER, A.D. 1999

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.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Candy Hansmann, 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 26th DAY OF October, A.D. 1999

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROGERS RANCH, UNIT-16 WHICH IS RECORDED IN VOLUME 9541, PAGE 180, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF October, A.D. 1999

CANDY HANSMANN
MY COMMISSION EXPIRES
November 5, 2001

NOTE: THIS PLAT CONTAINS AMENDMENTS
APPROVED BY THE DIRECTOR OF
PLANNING ON 5-11-00

**REPLAT OF
ROGERS RANCH, UNIT-16A
(PLANNED UNIT DEVELOPMENT)**

BEING 2.751 ACRES OF LAND OUT OF LOTS 56 AND 58, BLOCK 1 AS RECORDED WITH THE PLAT OF ROGERS RANCH, UNIT-16 IN VOLUME 9541, PAGE 180 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 16334 OF THE CITY OF SAN ANTONIO, TEXAS, BEXAR COUNTY, TEXAS.

THIS PLAT OF ROGERS RANCH, UNIT-16A (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 26th DAY OF October, A.D. 1999
BY: Robert J. Wanders
BY: John K. Pina
SECRETARY

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
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 26th DAY OF OCTOBER, A.D. 1999

STATE OF TEXAS
COUNTY OF BEXAR

Gerrit Kichhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 26th DAY OF October, 2000 AT 2:47 A.M. AND DULY RECORDED IN BOOK VOLUME 9547 ON PAGE 187

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 26th DAY OF October, A.D. 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: John K. Pina DEPUTY