

98-0035327

THE NUMBER OF WASTE WATER 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.

NOTE:
THIS PLAT CONTAINS AMENDMENTS
APPROVED BY THE DIRECTOR OF
PLANNING ON 3-4-98.

- 1 ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BIXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE RANCH. THE CITY OF SAN ANTONIO AND BIXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL NOT BE RESPONSIBLE FOR THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE CITY OF SAN ANTONIO STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
- 2 THE MAINTENANCE OF A DRAINAGE RIGHTS-OFF-WAY AND EASEMENTS OF ANY NATURE WITHIN ROGERS RANCH SHALL BE THE RESPONSIBILITY OF ROGERS RANCH CROSSBRIER HOMEOWNER ASSOCIATION. THEIR ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAME.
- 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, THAT THE SAME ARE NOT USED FOR ANY OTHER PURPOSES THAN AS PRIVATE STREETS OR AS PARKS. 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 ON THE PLAT WITHIN THE DRAINAGE RIGHTS-OFF-WAY OR EASEMENTS OR IN THE CROSS-SECTION OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE RIGHTS-OFF-WAY OR EASEMENTS. THE CITY OF SAN ANTONIO AND BIXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO REMOVE OR DRESS OVER DRAINAGE ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS TO THE DRAINAGE RIGHTS-OFF-WAY OR EASEMENTS AND MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- 5 LOTS 4, 12 & 41, BLOCK 7 AND LOT 56, BLOCK 1 SHALL BE DESIGNATED AS GREENBELTS AND SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER AND CABLE EASEMENTS.
- 6 THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND THE CITY OF SAN ANTONIO AND BIXAR COUNTY PUBLIC WORKS DEPARTMENT. THE WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
- 7 BLOCK 10, LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 7

SCALE: 1" = 100'

NOTES:

- ALL CORNERS SET WITH 1/2" IRON ROD WITH
TIE ROD CAP W/PAVED PAVE-CAWSON UNLESS
OTHERWISE NOTED.
2. MONUMENTATION IS BASED ON THOSE AS FOUND
ON THE GROUND AND SURROUNDING SUBDIVISION
AND BY THE FOLLOWING:
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM
LOCKHILL 2 (P.I.D. #040687), S 73S0280.5336
E 2098442.4022
4. DIMENSIONS SHOWN ARE SURFACE AND THE
UNDER SOIL SCALE FACTOR OBSERVED IS 0.9984
5. BEARINGS SHOWN MUST BE ROTATED 000°17"
COUNTERCLOCKWISE TO MATCH N.A.D. 83.
6. BEARINGS ARE BASED ON THOSE OF THE PLAT OF
ROGERS RANCH UNIT 2 AS RECORDED IN VOL. 95.15
OF THE PUBLIC DEEDS AND PLAT RECORDS OF
BEAR COUNTRY, TEXAS.

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

LINE	DIRECTION	DISTANCE
T1	S89°53'37"W	26'00"
T2	S80°21'38"E	30'08"
T3	S64°00'42"E	12'01"
T4	S80°21'38"E	30'08"
T5	N80°21'38"W	50'14"
T6	N13°35'46"W	2'80"
T7	S13°35'46"W	6'47"
T8	N80°21'38"W	50'14"
T9	N85°37'37"W	29'76"
T10	S85°51'25"E	50'00"
T11	S07°43'35"E	15'00"
T12	S13°35'46"W	10'22"

This subdivision is subject to the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article IV, Division 5 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 approved by the Texas Department of State Water Affairs, and the application has been approved by the regulatory director of the TDSB.

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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Elisa 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 24th DAY OF December, 2014.

10-19-97 Sarah E. Carrington
SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2000
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	67.01'	33.71'	66.81'	S72°49'00"E	5°12'29"
C2	570.00'	152.67'	76.79'	152.21'	S06°15'25"W	15°20'46"
C3	250.00'	67.01'	33.71'	66.81'	S72°49'00"E	5°12'29"
C4	250.00'	254.29'	117.52'	245.35'	N70°23'36"E	6°51'48"
C5	288.66'	126.39'	63.33'	126.39'	N70°23'36"E	2°10'00"
C6	544.00'	56.30'	30.21'	60.33'	N74°45'00"E	36°21'06"
C7	456.00'	50.60'	25.30'	50.52'	N4°00'17"W	26°01'26"
C8	500.00'	38.23'	19.13'	38.23'	N19°22'29"W	04°22'55"
C9	325.00'	50.92'	25.51'	50.96'	N4°10'40"W	26°01'35"
C10	250.00'	31.31'	8.08'	29.30'	N48°21'20"W	7°45'16"
C11	275.00'	174.71'	58.20'	173.88'	N72°23'27"W	23°45'40"
C12	475.00'	130.95'	65.89'	130.54'	N68°20'38"W	5°14'44"
C13	556.25'	193.95'	94.78'	189.33'	N70°23'36"E	74°50'52"
C14	250.00'	67.01'	33.71'	66.81'	N74°45'00"E	26°01'26"
C15	275.00'	369.24'	276.63'	336.61'	N30°39'35"W	75°28'58"
C16	456.00'	50.60'	25.30'	50.52'	N4°00'17"W	26°01'26"
C17	250.00'	56.36'	28.41'	56.46'	N35°00'42"W	12°56'03"
C18	325.00'	97.13'	48.94'	96.96'	N5°10'14"E	14°05'28"
C19	325.00'	97.13'	47.77'	95.47'	N5°10'14"E	14°05'28"
C20	525.00'	50.50'	28.76'	50.47'	N6°34'42"E	36°36'32"
C21	225.00'	74.15'	37.42'	73.85'	S68°21'59"E	84°15'56"
C22	250.00'	29.76'	14.88'	29.76'	N74°45'00"E	36°21'06"
C23	525.00'	82.40'	41.43'	82.61'	N4°10'40"W	26°01'35"
C24	240.00'	34.91'	23.84'	35.44'	N88°10'10"E	100°25'00"
C25	240.00'	190.75'	100.29'	186.15'	N6°12'17"W	4°16'00"
C26	270.00'	29.15'	8.41'	27.94'	N81°24'01"E	84°15'56"
C27	200.00'	36.22'	25.49'	31.41'	S33°19'59"E	18°00'41"
C28	270.00'	47.58'	27.99'	37.29'	N57°25'44"E	90°13'32"
C29	475.00'	201.31'	104.32'	203.78'	N74°45'00"W	14°46'34"
C30	250.00'	67.01'	33.71'	66.81'	N74°45'00"W	36°21'06"
C31	500.00'	241.91'	120.55'	246.57'	S70°10'27"E	2°16'24"
C32	250.00'	27.03'	11.18'	20.41'	S42°38'10"E	44°11'23"
C33	500.00'	219.65'	284.18'	98.49'	S67°20'26"E	16°02'34"
C34	225.00'	130.61'	73.35'	202.46'	N33°15'15"E	28°01'34"
C35	500.00'	248.81'	277.33'	246.25'	N07°08'16"E	28°30'39"
C36	456.00'	223.92'	114.31'	221.62'	S07°58'58"E	28°30'39"
C37	75.00'	61.33'	86.16'	15.44'	S88°52'00"E	51°32'34"
C38	270.00'	71.23'	40.55'	70.24'	N02°42'16"W	46°44'22"
C39	250.00'	27.03'	11.18'	20.41'	N07°10'40"W	46°44'22"
C40	450.00'	150.00'	75.70'	149.11'	N07°10'40"W	19°15'45"
C41	500.00'	241.19'	124.32'	66.67'	S67°56'15"E	19°15'45"
C42	500.00'	66.67'	84.11'	165.90'	S07°28'05"E	5°15'35"
C43	985.00'	207.50'	104.14'	207.12'	N61°33'15"E	12°21'34"
C44	1493.00'	361.25'	181.01'	361.33'	N48°10'10"E	12°21'34"
C45	1473.00'	356.44'	175.58'	356.54'	N48°10'10"E	12°21'34"
C46	965.00'	195.04'	95.84'	95.68'	N48°10'10"E	12°21'34"
C47	1493.00'	361.25'	181.01'	361.33'	N48°10'10"E	12°21'34"
C48	450.00'	77.66'	38.90'	77.57'	N27°43'21"W	08°45'40"
C49	450.00'	160.43'	70.79'	139.86'	N11°13'53"W	17°52'49"
C50	600.00'	141.47'	81.23'	150.98'	S06°13'14"W	15°25'09"

79°04.27'W		NO 4 & 10 E-25.01				
78.75'		CONTINUATION CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C45	325.50'	55.0'	27.5'	55.24	N09°04.72'E	09°42.50'
C46	274.50'	46.56'	23.34	46.51	S05°04.16'W	08°42.34'
C43	650.00'	184.02'	92.83'	183.41'	S05°49.0'W	16°31.37'
C54	NOT USED					
C55	500.00'	165.23'	83.38'	164.48'	S11°45.30'E	18°56.03'
C56	315.00'	120.05'	60.76'	119.33'	S8°56.25'W	21°50.12'
C57	420.00'	157.49'	79.68'	156.57'	N70°25.23'E	21°29.05'
C58	315.00'	120.05'	60.76'	119.33'	S8°56.25'W	21°50.12'
C59	315.00'	120.05'	60.76'	119.33'	S8°56.25'W	21°50.12'
C60	315.00'	120.05'	60.76'	119.33'	S8°56.25'W	21°50.12'
C61	315.00'	120.05'	60.76'	119.33'	S8°56.25'W	21°50.12'
C62	315.00'	120.05'	60.76'	119.33'	S8°56.25'W	21°50.12'
C63	315.00'	120.05'	60.76'	119.33'	S8°56.25'W	21°50.12'
C64	315.00'	99.36'	50.35'	99.66'	N24°22.45'E	01°43.08'
C65	500.00'	254.93'	135.69'	267.90'	S17°28.35'W	30°15.76'
C66	450.00'	238.49'	122.12'	235.71'	N17°28.18'E	30°15.71'
C67	600.00'	159.87'	85.51'	159.30'	S02°49.03'E	16°31.37'
C68	275.00'	207.72'	109.10'	202.82'	S12°34.18'E	03°15.64'

SUBDIVISION PLAT ESTABLISHING
ROGERS RANCH UNIT-12
PLANNED UNIT DEVELOPMENT

BEING 14.2 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE LOWER PIONEER IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY, NO. 4 & THE S. CHARLES SURVEY NO. 81, SAID 14.2 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-12, 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 14 DAY OF JAN A.D. 19 98
BY: Meresa K. Guioine
CHAIRMAN
BY: Bill Telford 17

NOTE: The City of San Antonio, as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service lines to the area designated on this plot as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, maintaining, repairing, and replacing electric and gas lines, poles, and appurtenances, including, but not limited to, buying wire cables, conduits, pipes or transformers, such 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 right-of-way, the right to install, maintain, repair, and replace said facilities, and the right to erect or other obstructions which, and/or, may interfere with the efficiency of said lines or appurtenances. This is agreed and understood that no buildings, concrete walls, or walls will be placed within said

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.

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

Eugene H. Dawson
REGISTERED PROFESSIONAL LAND SURVEYOR

WITNESSES TO AND SUBSCRIBED BEFORE ME THIS THE 8th DAY OF December
19 97 Armando [illegible]
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
6th DAY OF MAR A.D. 1998 AT 12:18 P. M. AND DULY RECORDED
THE 9th DAY OF MAR A.D. 1998 AT 4:19 P. M. IN THE RECORDS OF
DEEDS & PLATS OF SAID COUNTY,
IN BOOK VOLUME 9539 ON PAGE 159

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
9th DAY OF MARCH AD 1998

SON  ENGINEERS

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY Elton R. [Signature] DEPUTY

PAPE-DAWSON ENGINEERS