98- 0171386

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On: Sep 25 1998

At 12:19pm

Receipt #: 164692
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Doc/Mgmt: 6.00

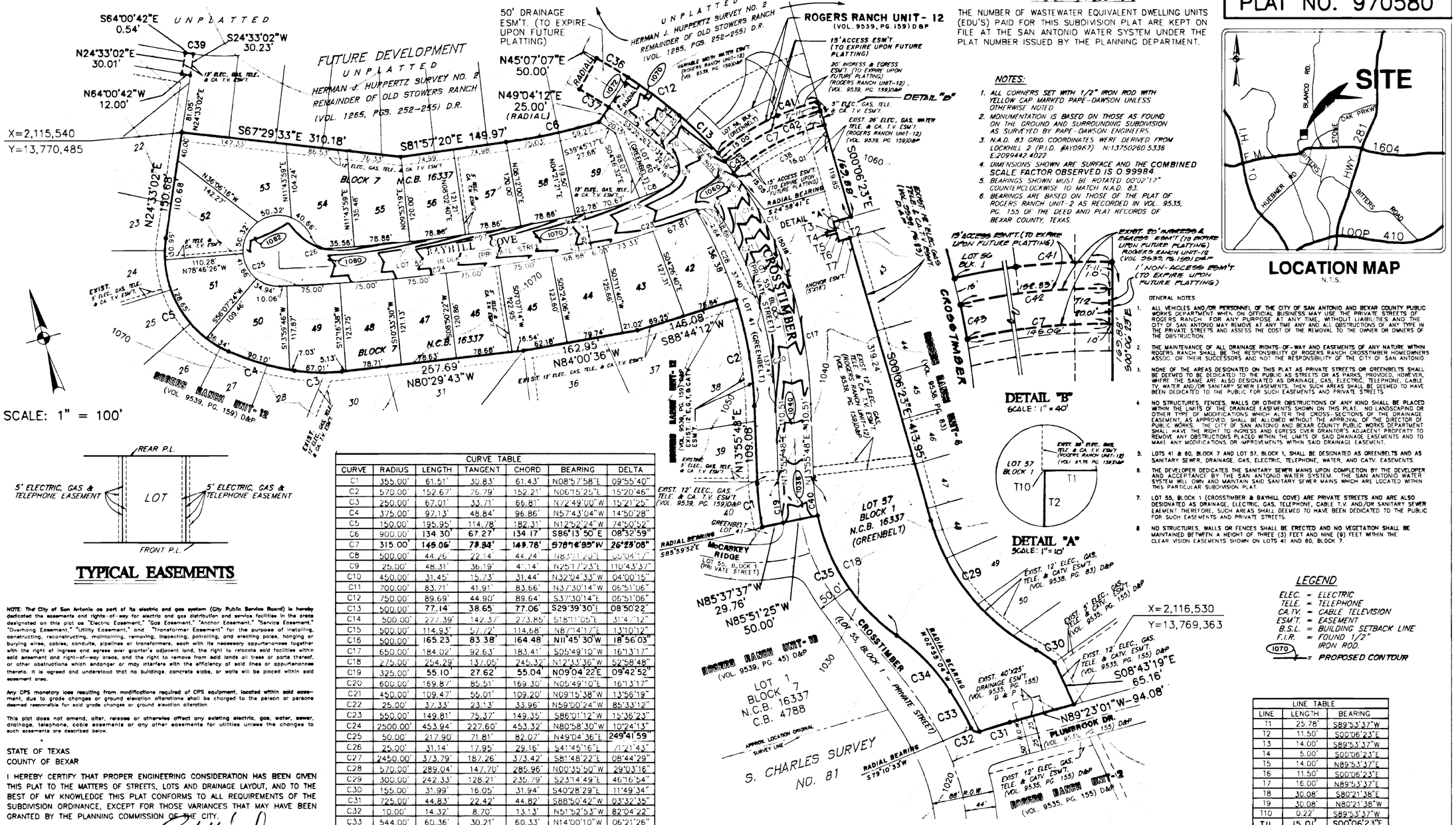
Doc/Num : 98- 0171386
Deputy -Suzanne Ybarra

RESTRICTIONS

At time of recordation this instrument was found to be inadequate for good photographic reproduction due to illegibility, carbon or photo copy, discolored paper, etc.

Roll 03941 Page 00887

PLAT NO. 970580



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.

LOCATION MAP

N.T.S.

NOTES:

1. ALL CORNERS SET WITH 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS BASED ON THOSE AS FOUND ON THE GROUND AND SURROUNDING SUBDIVISION AS SURVEYED BY PAPE-DAWSON ENGINEERS.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99984.
5. BEARINGS SHOWN MUST BE ROTATED 00°02'17" 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. 9535, PG. 155 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DETAIL "B"

SCALE: 1" = 40'

DETAIL "A"

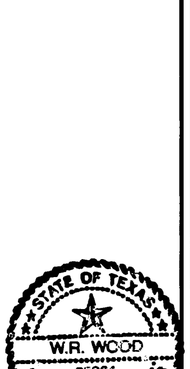
SCALE: 1"= 10'

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 ASSOC. 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 41 & 60, BLOCK 7 AND LOT 57, BLOCK 1, 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 (CROSSTIMBER & BAYHILL COVE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND/OR SANITARY SEWER EAEMENT THEREFORE, SUCH AREAS SHALL DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS SHOWN ON LOTS 41 AND 60, BLOCK 7.

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD.
1070 = PROPOSED CONTOUR



TYPICAL EASEMENTS

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 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.

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.

Erik Wood
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22nd DAY OF April A.D. 19 98

Norma J. Del Toro
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.

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 21st DAY OF April A.D.: 19 98

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	355.00'	61.51'	30.83'	61.43'	N08°57'58"E	09°55'40"
C2	570.00'	152.67'	76.79'	152.21'	N06°15'25"E	15°20'46"
C3	250.00'	67.01'	33.71'	66.81'	N12°49'00"W	15°21'25"
C4	375.00'	97.13'	48.84'	96.86'	N57°43'04"W	14°50'28"
C5	150.00'	195.95'	114.78'	182.31'	N12°52'24"W	74°50'52"
C6	900.00'	134.30'	67.27'	134.17'	S86°13'50"E	08°32'59"
C7	315.00'	145.06'	73.84'	143.78'	S78°16'55"W	26°23'08"
C8	500.00'	44.26'	22.14'	44.24'	N83°11'20"E	05°04'17"
C9	25.00'	48.31'	36.19'	41.14'	N25°17'23"E	110°43'37"
C10	450.00'	31.45'	15.73'	31.44'	N32°04'33"W	04°00'15"
C11	700.00'	83.71'	41.91'	83.66'	N37°30'14"W	06°51'06"
C12	750.00'	89.69'	44.90'	89.64'	S37°30'14"E	06°51'06"
C13	500.00'	77.14'	38.65'	77.06'	S29°39'30"E	08°50'22"
C14	500.00'	277.39'	142.37'	273.85'	S18°11'05"E	31°47'12"
C15	500.00'	114.93'	57.72'	114.68'	N8°14'17"E	13°10'12"
C16	500.00'	165.23'	83.38'	164.48'	N11°45'30"W	18°56'03"
C17	650.00'	184.02'	92.63'	183.41'	S05°49'10"W	16°13'17"
C18	275.00'	254.29'	137.05'	245.32'	N12°33'36"W	52°58'48"
C19	325.00'	55.10'	27.62'	55.04'	N09°04'22"E	09°42'52"
C20	600.00'	169.87'	85.51'	169.30'	N05°49'10"E	16°13'17"
C21	450.00'	109.47'	55.01'	109.20'	N09°15'38"W	13°56'19"
C22	25.00'	37.33'	23.13'	33.96'	N59°00'24"W	85°33'12"
C23	550.00'	149.81'	75.37'	149.35'	S86°01'12"W	15°36'23"
C24	2500.00'	453.94'	227.60'	453.32'	N80°58'30"W	10°24'13"
C25	50.00'	217.90'	71.81'	82.07'	N49°04'36"E	249°41'59"
C26	25.00'	31.14'	17.95'	29.16'	S41°45'16"E	71°21'43"
C27	2450.00'	373.79'	187.26'	373.42'	S81°48'22"E	08°44'29"
C28	570.00'	289.04'	147.70'	285.96'	N00°35'50"W	29°03'16"
C29	300.00'	242.33'	128.21'	235.79'	S23°14'49"E	46°16'54"
C30	155.00'	31.99'	16.05'	31.94'	S40°28'29"E	11°49'34"
C31	725.00'	44.83'	22.42'	44.82'	S88°50'42"W	03°32'35"
C32	10.00'	14.32'	8.70'	13.13'	N51°52'53"W	82°04'22"
C33	544.00'	60.36'	30.21'	60.33'	N14°00'10"W	06°21'26"
C34	286.60'	109.39'	55.37'	108.72'	N28°06'56"W	21°52'06"
C35	275.00'	207.72'	109.10'	202.82'	N17°24'38"W	43°16'44"
C36	750.00'	51.72'	25.87'	51.71'	S42°54'20"E	03°57'05"
C37	700.00'	48.28'	24.15'	48.27'	N42°54'20"W	03°57'05"
C38	300.00'	140.76'	71.70'	139.48'	S78°13'57"W	26°53'01"
C39	300.00'	11.47'	5.73'	11.46'	S65°06'24"E	02°11'23"
C40	275.00'	46.56'	23.34'	46.51'	S09°04'46"W	09°42'04"
C41	350.00'	160.19'	81.52'	158.79'	N78°18'29"E	26°13'24"
C42	335.00'	152.83'	77.77'	151.51'	N78°14'50"E	26°08'23"
C43	500.00'	20.02'	10.01'	20.02'	N22°22'21"W	02°17'39"

LINE TABLE		
LINE	LENGTH	BEARING
T1	25.78'	S89°53'37"W
T2	11.50'	S00°06'23"E
T3	14.00'	S89°53'37"W
T4	5.00'	S00°06'23"E
T5	14.00'	N89°53'37"E
T6	11.50'	S00°06'23"E
T7	16.00'	N89°53'37"E
T8	30.08'	S80°21'38"E
T9	30.08'	N80°21'38"W
T10	0.22'	S89°53'37"W
T11	15.01'	S00°06'23"E
T12	90.01'	S00°06'23"E

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.

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22nd DAY OF April A.D. 19 98

Norma J. Del Toro
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 25th DAY OF Sept. A.D. 1998 AT 12:19 M. AND DULY RECORDED THE 25th DAY OF Sept. A.D. 1998 AT 8:30 A.M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9541 ON PAGE 97

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF September A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Edward L. Loy, DEPUTY

SUBDIVISION PLAT ESTABLISHING

ROGERS RANCH UNIT-14

(PLANNED UNIT DEVELOPMENT)

BEING 8.868 ACRES OF LAND, SITUATED IN BEXAR COUNTY, TEXAS AND BEING A PART OF THE LOWER PINTO IRRIGATION, AGRICULTURE & MANUFACTURING COMPANY SURVEY NO. 4 & THE HERMAN J. HUPPERTZ SURVEY NO. 2, SAID 8.868 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-14, (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 13 DAY OF May A.D. 19 98

BY: Theresa K. Gulmo
CHAIRMAN

BY:
SECRETARY

PAPE-DAWSON ENGINEERS

CANDY HANSMANN
MY COMMISSION EXPIRES
November 5, 2001

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