Book 09541 Page 0180

98- 0181240

Filed for Record in
BEXAR COUNTY, TX
On Oct 09 1998
At 2:15pm
GERRY RICKHOFF, COUNTY CLERK

Receipt #: 164499
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Deputy -Jane Esteves

PLAT NO. 970581

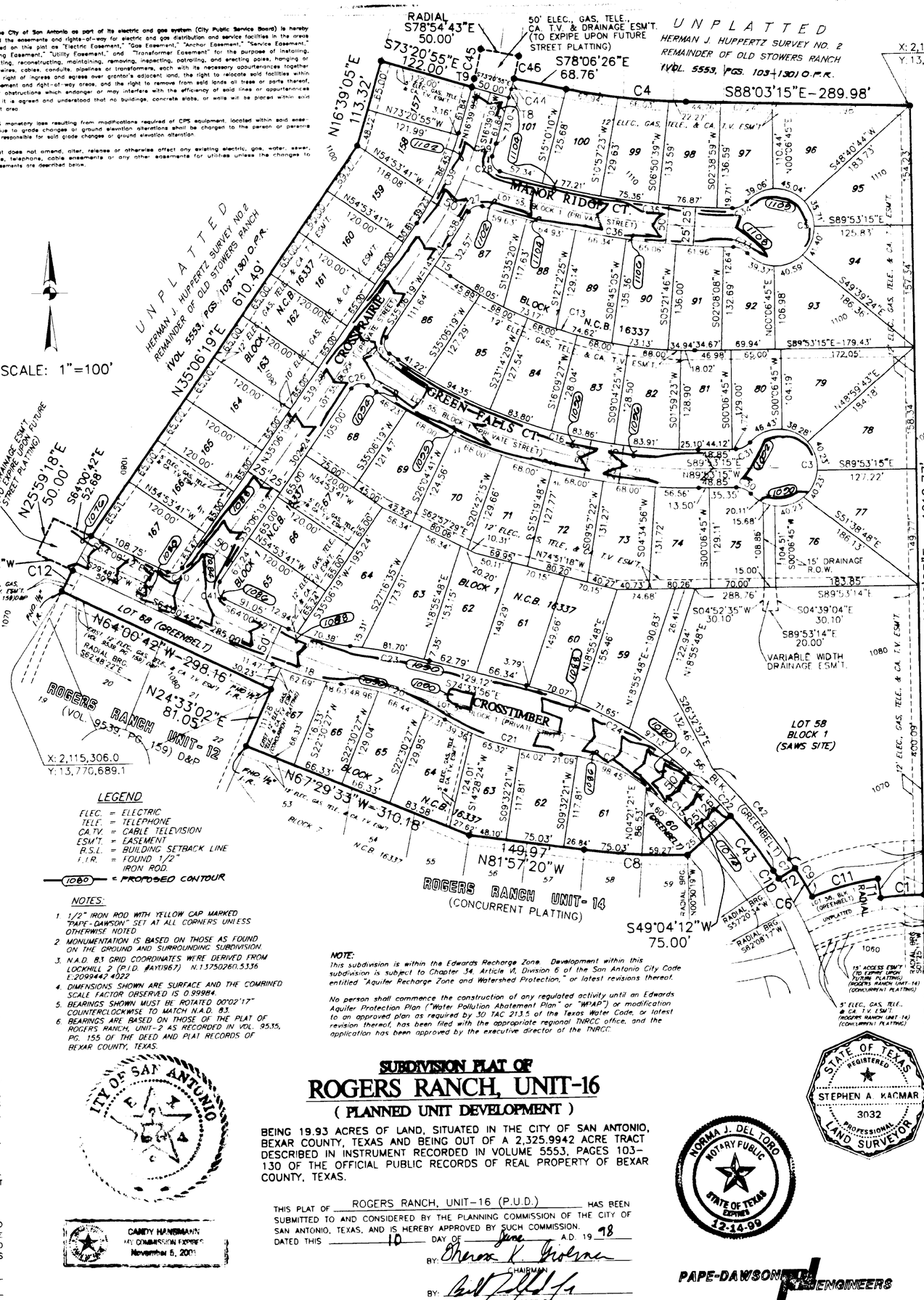
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00'	55.87'	27.99'	55.81'	S86°50'48"W	09°08'46"
C2	190.00'	124.13'	64.37	121.93'	N67°32'48"W	37°25'53"
C3	50.00'	241.19'	44.72'	66.67'	N00°06'45"E	276°22'46"
C4	900.00'	156.24'	78.32	156.05'	S83°04'50"E	09°56'48"
C5	50.00'	241.17'	44.73'	66.68'	N00°29'01"E	276°21'45"
C6	525.00'	43.29'	21.66	43.28'	N30°13'28"W	04°43'29"
C7	525.00'	13.67'	6.83'	13.67'	N33°19'57"W	01°29'29"
C8	900.00'	134.30'	67.27'	134.17'	N86°13'50"W	08°32'59"
C9	525.00'	56.96'	28.51'	56.93'	N30°58'12"W	06°12'58"
C10	500.00'	12.40'	6.20'	12.40'	N33°22'03"W	01°25'15"
C11	375.00'	87.49'	43.94'	87.29'	S75°35'25"W	13°22'01"
C12	1450.00'	30.02'	15.01'	30.01'	N27°47'15"E	01°11'10"
C13	550.00'	335.91'	173.38'	330.71'	S72°23'27"E	34°59'34"
C14	750.00'	76.34'	38.20'	76.31'	N43°50'45"W	05°49'55"
C15	700.00'	96.53'	48.34'	96.45'	N44°52'50"W	07°54'04"
C16	675.00'	412.25'	212.78'	405.87'	S72°23'28"E	34°59'34"
C17	725.00'	442.78'	228.54'	435.94'	S72°23'28"E	34°59'34"
C18	300.00'	92.78'	46.76'	92.41'	S75°52'18"E	17°43'11"
C19	250.00'	83.32'	42.05'	82.93'	S73°33'34"E	19°05'42"
C20	350.00'	142.71'	72.36'	141.72'	N70°03'03"W	23°21'41"
C21	326.00'	158.70'	80.96'	157.14'	S72°18'59"E	27°53'32"
C22	750.00'	166.03'	83.36'	165.69'	N40°25'12"W	12°41'01"
C23	700.00'	104.35'	52.27'	104.25'	N78°50'11"W	08°32'29"
C24	500.00'	242.63'	123.76'	240.26'	N60°39'49"W	27°48'14"
C25	15.00'	23.56'	15.00'	21.21'	S09°53'41"E	90°00'00"
C26	15.00'	23.56'	15.00'	21.21'	S80°06'19"W	90°00'00"
C27	15.00'	20.93'	12.57'	19.27'	S68°43'51"W	79°55'41"
C28	15.00'	23.71'	15.15'	21.32'	S26°25'25"E	90°33'23"
C29	450.00'	17.30'	8.65'	17.30'	N17°45'11"E	02°12'12"
C30	25.00'	21.03'	11.18'	20.41'	N65°47'33"W	48°11'23"
C31	25.00'	21.03'	11.18'	20.41'	N66°01'04"E	48°11'23"
C33	25.00'	20.59'	10.92'	20.01'	N64°55'44"W	47°11'16"
C34	25.00'	21.50'	11.46'	20.84'	N66°56'18"E	49°16'18"
C35	1050.00'	306.49'	154.34'	305.40'	S80°03'50"E	16°43'27"
C36	1100.00'	330.56'	166.53'	329.31'	S79°54'50"E	17°13'04"
C38	450.00'	49.78'	24.92'	49.76'	N31°56'10"E	06°20'19"
C39	400.00'	128.83'	64.98'	128.28'	N25°52'42"E	18°27'14"
C40	15.00'	21.18'	12.78'	19.46'	N75°32'48"E	80°52'58"
C41	15.00'	25.95'	17.60'	22.83'	S14°27'12"E	99°07'02"
C42	775.00'	152.45'	76.47'	152.20'	N39°42'48"W	11°16'14"
C43	750.00'	89.69'	44.90'	89.64'	N37°30'14"W	06°51'06"
C44	450.00'	13.98'	6.99'	13.98'	N15°45'42"E	01°46'46"
C45	400.00'	38.84'	19.43'	38.82'	N13°52'11"E	05°33'48"
C46	450.00'	29.72'	14.86'	29.71'	S12°58'48"W	03°47'02"

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.

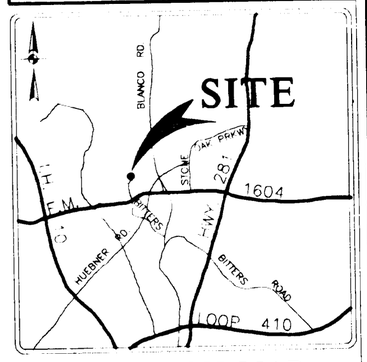
Any CPS monetary loss resulting from modifications required of CPS equipment located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

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.

SCALE: 1"=100'



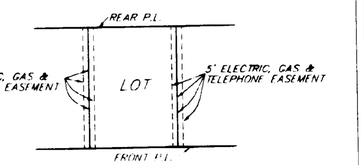
LOCATION MAP



N.T.S.

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

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 T.V., 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 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. 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. LOT 58, BLOCK 1 AND LOT 60 & 61, BLOCK 7 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, CROSSPRAIRIE, GREEN FALLS CT. & MANOR RIDGE CT.) 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.

EXISTING VARIABLE WIDTH WATER ESM'T. (ROGERS RANCH UNIT-12) (VOL. 9539, PG. 159) D&P

EXISTING 25' ELEC., GAS, TELE. & CA. T.V. ESM'T. (ROGERS RANCH UNIT-12) (VOL. 9539, PG. 159) D&P

EXISTING 20' INGRESS & EGRESS ESM'T. (TO EXPIRE UPON FUTURE PLATTING) (ROGERS RANCH UNIT-12) (VOL. 9539, PG. 159) D&P

15' ACCESS ESM'T. (TO EXPIRE UPON FUTURE PLATTING) (ROGERS RANCH UNIT-14) (CONCURRENT PLATTING)

5' ELEC., GAS, TELE., & CA. T.V. ESM'T. (ROGERS RANCH UNIT-14) (CONCURRENT PLATTING)

LINE TABLE		
LINE	LENGTH	BEARING
T1	25.00'	N07°43'35"W
T2	25.01'	S58°49'22"W
T5	24.17'	N54°53'41"W
T6	13.80'	S54°53'41"E
T7	13.80'	N54°53'41"W
T8	11.16'	S16°39'05"W
T9	11.16'	N16°39'05"E

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.
1060 = PROPOSED CONTOUR

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS BASED ON THOSE AS FOUND ON THE GROUND AND SURROUNDING SUBDIVISION.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.I.D. #AY1967) 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.

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.

SUBDIVISION PLAT OF
ROGERS RANCH, UNIT-16
(PLANNED UNIT DEVELOPMENT)

BEING 19.93 ACRES OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A 2,325.9942 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5553, PAGES 103-130 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF ROGERS RANCH, UNIT-16 (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 10 DAY OF June A.D. 19 98
BY: Sherex K. Goldman CHAIRMAN
BY: SECRETARY

PAPE-DAWSON ENGINEERS

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF May 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.

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 20th DAY OF May A.D. 19 98.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CANDY HANSMANN
MY COMMISSION EXPIRES
November 5, 2001

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF May 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 9th DAY OF Oct A.D. 1998 AT 2:15 M. AND DULY RECORDED THE 12th DAY OF Oct A.D. 1998 AT 8:00 a M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9541 ON PAGE 180

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12th DAY OF October A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Edward Loff DEPUTY

H:\3225\82-UN-16\DESIGN\CIVIL\PL322582.DWG JOB NO. 3225.82