

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
February 7, 2018**

6:30 P.M.

AGENDA

1. Call to order
2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. Citizens to be heard – Rules for Citizen’s Comments: The Planning & Zoning Commission welcomes citizen participation and comments at all of their meetings. As a courtesy to your fellow citizens and out of respect to Board members; we request that if you wish to speak that you follow these guidelines.
 - A. Direct your comments to the entire Board, not to an individual member;
 - B. Limit your discussion to one or two issues that you wish to address rather than a generalized statement; and
 - C. Show the Board the same respect and courtesy that you expect to be shown to you.
 - D. As stated in Resolution No. 04-11, residents are given three (3) minutes to speak during Citizens to be heard. Residents are only allowed to speak once and cannot pass their time allotment to someone else.

The Presiding Officer will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Note: The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board may present any factual response to items brought up by citizens [Attorney General Opinion – JC 0169].

4. Consent Agenda:
 - A. Approval – Planning & Zoning Commission minutes, January 11, 2018
5. Discussion / action – Re-approval of Final Plat establishing Shavano Park, Unit 19C Phase IV (Huntington), a 32.86 acre tract of land out of that 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD.
6. Discussion / action – Re-approval of Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD.

7. Discussion – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same – Denton Communities and City Manager Hill.
8. Discussion – Presentation by the City Attorney regarding the Open Meetings Act, Public Information Requirements and discussion regarding the same – City Attorney and City Manager Hill.
9. Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.
10. Chairman Announcements:
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items, as follows:
 - i. March, 2018 – Discussion and action regarding possible updates and amendments to the City’s 2010 Town Plan.
 - ii. March, 2018 – Review of the City’s zoning ordinances to correct a conflict between Chapters 32 and 36 regarding the minimum allowable sizing of parking spaces.
 - iii. April, 2018 – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
 - iv. May, 2018 – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
 - v. August, 2018 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
11. Adjournment

Accessibility Statement:

The City of Shavano Park City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in the front and sides of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-447-5400 or TDD 1-800-735-2989.

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Commission Authorized:

The Planning and Zoning Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City Shavano Park, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on 2nd February at 11:00 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

1. Call to order

Chairman Janssen called the meeting to order at 6:30 p.m.

PRESENT:

ABSENT:

Carla Laws

Konrad Kuykendall

Bill Simmons

Kerry Dike

Carlos Ortiz

Albert Aleman

Jason Linahan

Shawn Fitzpatrick

Michael Janssen

2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.

Upon a motion made by Commissioner Laws and a second made by Commissioner Dike, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. Citizens to be heard

No one signed up to address the Planning & Zoning Commission at this time.

4. Consent Agenda:

A. Approval – Planning & Zoning Commission minutes, December 6, 2017

Upon a motion made by Commissioner Dike and a second made by Commissioner Kuykendall, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the Planning & Zoning Commission December 6, 2017 minutes as presented. The motion carried.

5. Discussion – Review and update of the public hearing and discussion at previous Planning & Zoning meetings regarding the City’s 2010 Town Plan with focus on the City Municipal Tract – City Manager Hill.

Chairman Janssen and City Manager Hill presented a review and update of the City’s 2010 Town Plan with focus on the City Municipal Tract. The Planning and Zoning Commission discussed this item.

6. Discussion – Review and update of the public hearing and discussion at the December 6, 2017 meeting regarding the City’s 2010 Town Plan with focus on improvements to NW Military Highway – City Manager Hill.

Chairman Janssen and City Manager Hill presented a review and update of the City’s 2010 Town Plan with focus on the improvements to NW Military Highway. Discussion was held by the Planning & Zoning Commission.

7. **Discussion / Action – Presentation of Drainage Improvement Implementation Plan and prioritization and funding options for consideration - City Manager Hill.**

City Manager Hill presented staff analysis of this agenda item. The Planning & Zoning Commission discussed the analysis. No action taken at this time.

8. **Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.**

City Manager Hill provided an overview of items considered at the previous City Council Meeting.

9. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
 - i. February, 2018 – Presentation by the City Attorney regarding the Open Meetings Act, Public Information and discussion regarding the same.
 - ii. February, 2018 – Discussion and action regarding possible updates and amendments to the City's 2010 Town Plan.
 - iii. February, 2018 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
 - iv. March, 2018 – Discussion action regarding possible updates and amendments to the City's 2010 Town Plan.
 - v. March, 2018 – Review of the City's zoning ordinances to correct omissions of zoning districts A-1 PUD and A-2 PUD in various City ordinances.
 - vi. March, 2018 – Review of the City's zoning ordinances to correct a conflict between Chapters 32 and 36 regarding the minimum allowable sizing of parking spaces.

10. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Ortiz, the Planning and Zoning Commission voted eight (8) for and none (0) opposed to adjourn the meeting. The meeting adjourned.

MICHAEL JANSSEN
Chairman

ZINA TEDFORD
City Secretary

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: February 7, 2017

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION: Discussion / action – Re-approval of Final Plat establishing Shavano Park, Unit 19C Phase IV (Huntington), a 32.86 acre tract of land out of that 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD.

X

Attachments for Reference:

- 1) 5a Pape-Dawson Letter
- 2) 5b Redline Plat

BACKGROUND / HISTORY: The final plat was previously approved at the August 9, 2017 Planning & Zoning Commission meeting. The plat has not been filed with the county.

DISCUSSION: In January City staff were approached by Pape-Dawson with changes to a street layout on the plat, primarily regarding the removing of an island and re-positioning the road to save a clump of trees. The changes are minor in detail and do not substantially change the plat. Staff included a copy of the August 9, 2017 version of the final plat (pg 2) for reference.

City Attorney has confirmed that procedurally, the Planning and Zoning Commission and the City Council may treat the request as a second Final Plat approval. No special notice or hearing are required.

COURSES OF ACTION: Re-Approve Final Plat with redline changes; or alternatively decline and provide further guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Re-approve Final Plat establishing Shavano Park, Unit 19C Phase IV (Huntington), a 32.86 acre tract of land out of that 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD with redline changes.



January 19, 2018

City of Shavano Park
Attn: Bill Hill, City Manager
900 Saddletree Court
San Antonio, TX 78231

Re: Plat Revision
Shavano Park Unit-19C, Phase IV (PUD)

Dear Mr. Hill:

We are submitting this letter to address a plat revision concerning Shavano Park Unit-19C, Phase IV (PUD). On July 10th, 2017 we received the final plat approval from the City Council. This letter is to inform you of changes that have occurred to the approved plat, as well as explain the reasons behind them.

At the intersection of Kinnan Way and Wellesley Loop, the street alignment was revised in order to save a group of trees. This change resulted in a shift to lots 2134-2136, 2160, 2161, 2167 and 2168. This change also eliminated the need for an island at the intersection of Kinnan Way and Wellesley Loop.

Open space lot 2141 has increased from 0.80 acres to 2.11 acres to include previously unplatted land up to the city limit line. Along with this acreage increase to this open space lot, the sewer alignment running along adjacent lot 2118 has been shifted down to provide a buffer along the back of the lot.

If you have questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.

Caleb Chance, P.E.
Sr. Project Manager

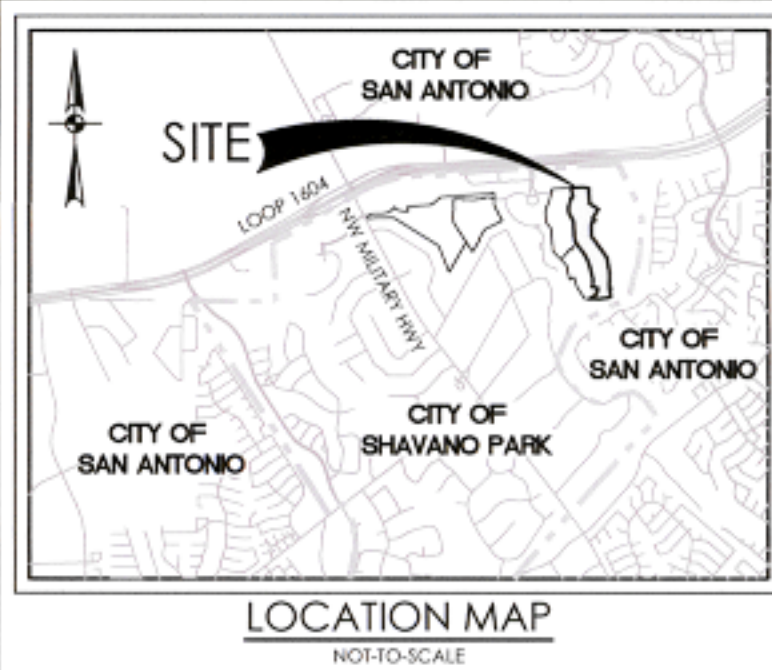
P:\87\96\04\Word\Letters\180118 - BillH.docx

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com



LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CL	CENTERLINE
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	ORIGINAL SURVEY/COUNTY LINE
---	CITY OF SAN ANTONIO LIMITS

4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10	10' WATER EASEMENT
11	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
12	VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET (OFF-LOT) (PERMEABLE) (0.02 OF AN ACRE)
13	VARIABLE WIDTH CLEAR VISION EASEMENT
1	UNPLATTED REMAINDER OF 289.5 ACRES ROGERS SHAVANO PARK, UNIT 18/19, LTD (VOLUME 12007, PAGES 2490-2507 OPR)

1	16' SANITARY SEWER EASEMENT (VOLUME 11465, PAGES 1216 OPR)
2	VARIABLE WIDTH GAS AND ELECTRIC EASEMENT AGREEMENT (VOLUME 10772, PAGES 1558-1565 OPR)
3	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9645, PAGES 172-177 DPR)
4	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9695, PAGES 203-207 DPR)
5	10' WATER EASEMENT (VOLUME 9695, PAGES 203-207 DPR)
6	16' SANITARY SEWER EASEMENT (VOLUME 9695, PAGES 203-207 DPR)
7	16' SANITARY SEWER EASEMENT (VOLUME 9571, PAGES 34-36 DPR)
8	VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND WATER EASEMENT (VOLUME 10010, PAGES 292-297 OPR)
9	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9671, PAGE 178 DPR)
10	16' SANITARY SEWER EASEMENT (VOLUME 9674, PAGES 54-55 DPR)
11	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE TV AND WATER EASEMENT (VOLUME 9671, PAGE 178 DPR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

OPEN SPACE NOTE:

LOT 2141, BLOCK 35, (2.11 ACRES) (PERMEABLE) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND A ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER AND WATER EASEMENT, AREAS OF LOTS 2141, BLOCK 35, ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SHAVANO PARK FOR SPECIFIC LOCATIONS.

PRIVATE STREET NOTE:

LOT 2182, BLOCK 41, (KERNAN WAY, WHITTINGHAM RD & WELLESLEY LOOP) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

SUBDIVISION PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD)

A 34.15 ACRE TRACT OF LAND OUT OF THAT 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD, RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM HUTCHESSE SURVEY 77, ABSTRACT 336, OUT OF THE JACOB KLAUS SURVEY NO. 76, ABSTRACT 400 AND OUT OF THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4282, INCLUDING THE REMAINING PORTION OF LOT 129 AND LOT 130 OF SHAVANO PARK SUBDIVISION RECORDED IN VOLUME 2222, PAGE 337 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 MW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDPF FIRM REGISTRATION #470-1 TDPIS FIRM REGISTRATION #10020900

DATE OF PREPARATION: January 30, 2018

STATE OF TEXAS
COUNTY OF BEXAR

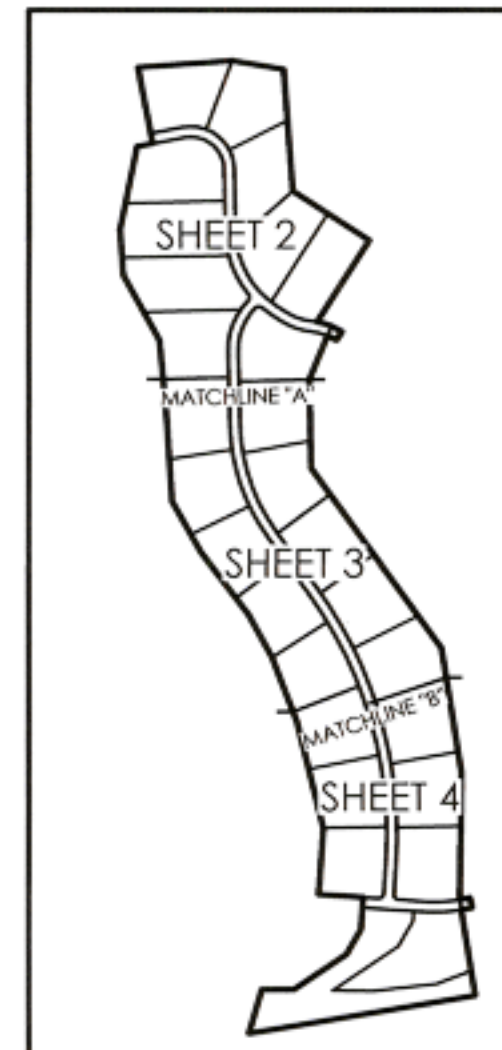
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
LLOYD A. DENTON, JR.
11 LYNN BATES LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

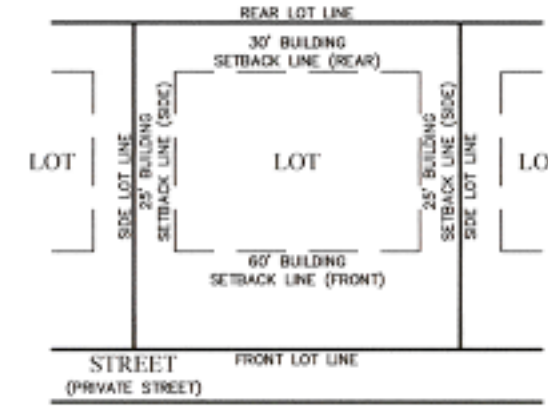
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SHEET INDEX

NOT-TO-SCALE



TYPICAL LOT SETBACKS

NOT-TO-SCALE

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 285 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO AND SHAVANO PARK CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF, ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

INGRESS/EGRESS WATER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANITOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

FIRE FLOW DEMAND NOTE (SAWS NOTE):

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

WASTEWATER EDU NOTE:

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

EDU IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

- 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 RIPPING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'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 THEREIN, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CITY 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 AFFECT, 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 LOSSES ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SHAVANO PARK.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S80°38'59"E	164.36'	L26	S86°10'11"E	47.93'
L2	S32°42'09"W	32.00'	L27	N03°49'49"E	97.29'
L3	S22°44'17"W	148.92'	L28	N01°17'26"W	229.70'
L4	S13°03'30"E	32.00'	L29	N01°17'26"W	194.79'
L5	N16°42'16"E	143.11'	L30	S78°53'32"W	99.43'
L6	S89°10'11"E	99.25'	L31	N11°06'27"W	32.00'
L7	N56°19'49"E	198.46'	L32	N03°49'49"E	33.23'
L8	N30°04'49"E	89.69'	L33	N51°11'57"W	159.12'
L9	N03°49'49"E	100.77'			
L10	N86°10'11"W	139.14'			
L11	N28°52'27"W	152.85'			
L12	N29°57'20"W	184.23'			
L13	N04°11'45"W	141.95'			
L14	N78°53'32"E	49.75'			
L15	N78°53'34"E	99.43'			
L16	S01°17'26"E	194.79'			
L17	S57°17'51"E	33.64'			
L18	S22°44'17"W	32.00'			
L19	N57°17'51"W	33.64'			
L20	S01°17'26"E	229.70'			
L21	S03°49'49"W	97.29'			
L22	S86°10'11"E	82.02'			
L23	S09°16'12"E	32.00'			
L24	N86°10'11"W	191.96'			
L25	N03°49'49"E	32.00'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	216.00'	022°22'15"	S68°28'59"E	83.80'	84.34'
C2	184.00'	009°57'52"	N62°16'47"W	31.96'	32.00'
C3	484.00'	003°47'17"	N78°50'09"E	31.99'	32.00'
C4	516.00'	003°47'17"	S78°50'09"W	34.11'	34.12'
C5	136.00'	099°49'02"	S51°11'57"E	208.08'	236.93'
C6	284.00'	056°00'24"	S29°17'39"E	266.69'	277.61'
C7	184.00'	026°46'24"	S70°41'03"E	85.20'	85.98'
C8	216.00'	016°48'32"	S75°39'59"E	63.14'	63.37'
C9	184.00'	016°48'32"	N75°39'59"W	53.79'	53.98'
C10	216.00'	026°46'24"	N70°41'03"W	100.02'	100.93'
C11	316.00'	006°58'46"	N53°48'28"W	38.47'	38.49'
C12	15.00'	084°48'10"	S87°16'50"W	20.23'	22.20'
C13	184.00'	046°10'12"	S21°47'39"W	144.29'	148.27'
C14	584.00'	034°42'58"	S18°38'55"E	348.46'	353.85'
C15	1316.00'	039°50'13"	S16°05'18"E	896.68'	915.00'
C16	15.00'	090°00'00"	S41°00'11"E	21.21'	23.56'
C17	484.00'	013°06'01"	N87°16'48"E	110.42'	110.66'
C18	516.00'	013°06'01"	S87°16'48"W	117.72'	117.96'
C19	15.00'	090°00'00"	N48°49'49"E	21.21'	23.56'
C20	1284.00'	039°50'13"	N16°05'18"W	874.88'	892.75'
C21	616.00'	034°42'58"	N18°38'55"W	367.56'	373.24'
C22	216.00'	046°13'02"	N21°49'09"E	169.55'	174.24'
C23	15.00'	084°29'48"	N02°40'42"E	20.17'	22.12'
C24	316.00'	038°16'48"	N20°25'49"W	207.22'	211.12'
C25	104.00'	099°49'02"	N51°11'57"W	159.12'	181.18'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

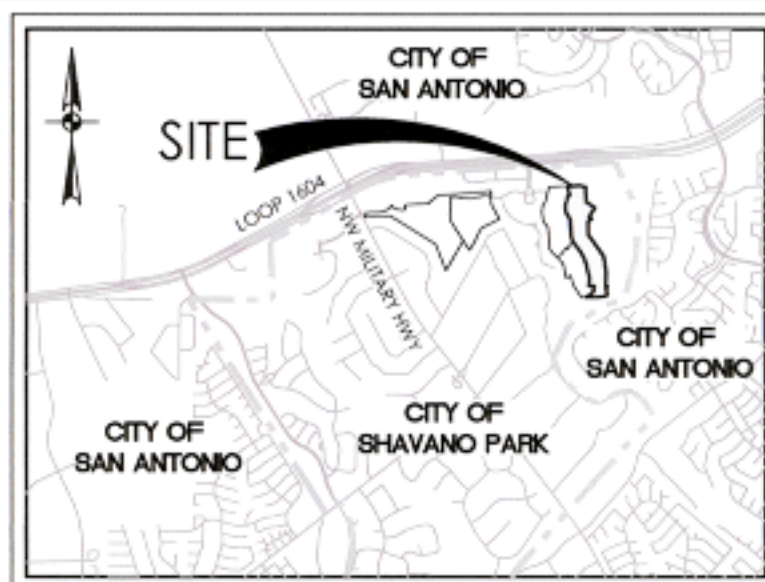
SHEET 1 OF 4

By: _____, DEPUTY

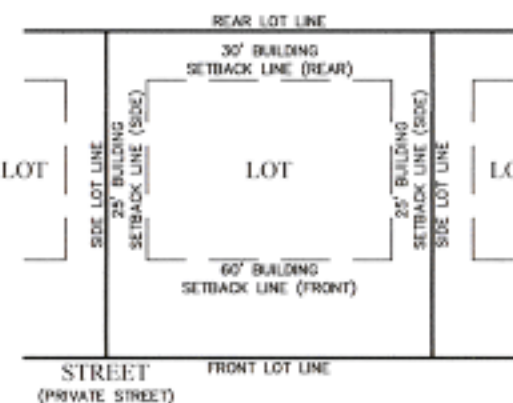
SHAVANO PARK, UNIT-19C PHASE IV (PUD)

Civil Job No. 8796-04; Survey Job No. 8796-04

Date: Jan 30, 2018, 2:40pm User ID: Ekosprok12z
File: P:\8796\04\Design\Civil\Plat\F-879604 - Redline.dwg



LOCATION MAP
NOT-TO-SCALE



TYPICAL LOT SETBACKS
NOT-TO-SCALE

WASTEWATER EDU NOTE:

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

EDU IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

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 DISSEMINATED 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, PAROLEING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS TOGETHER WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRADUALLY 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 THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
3. THIS PLAT DOES NOT AMEND, ALTER, REPEAL 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CERTIFICATION OF CITY ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SHAVANO PARK.

LICENSED PROFESSIONAL ENGINEER

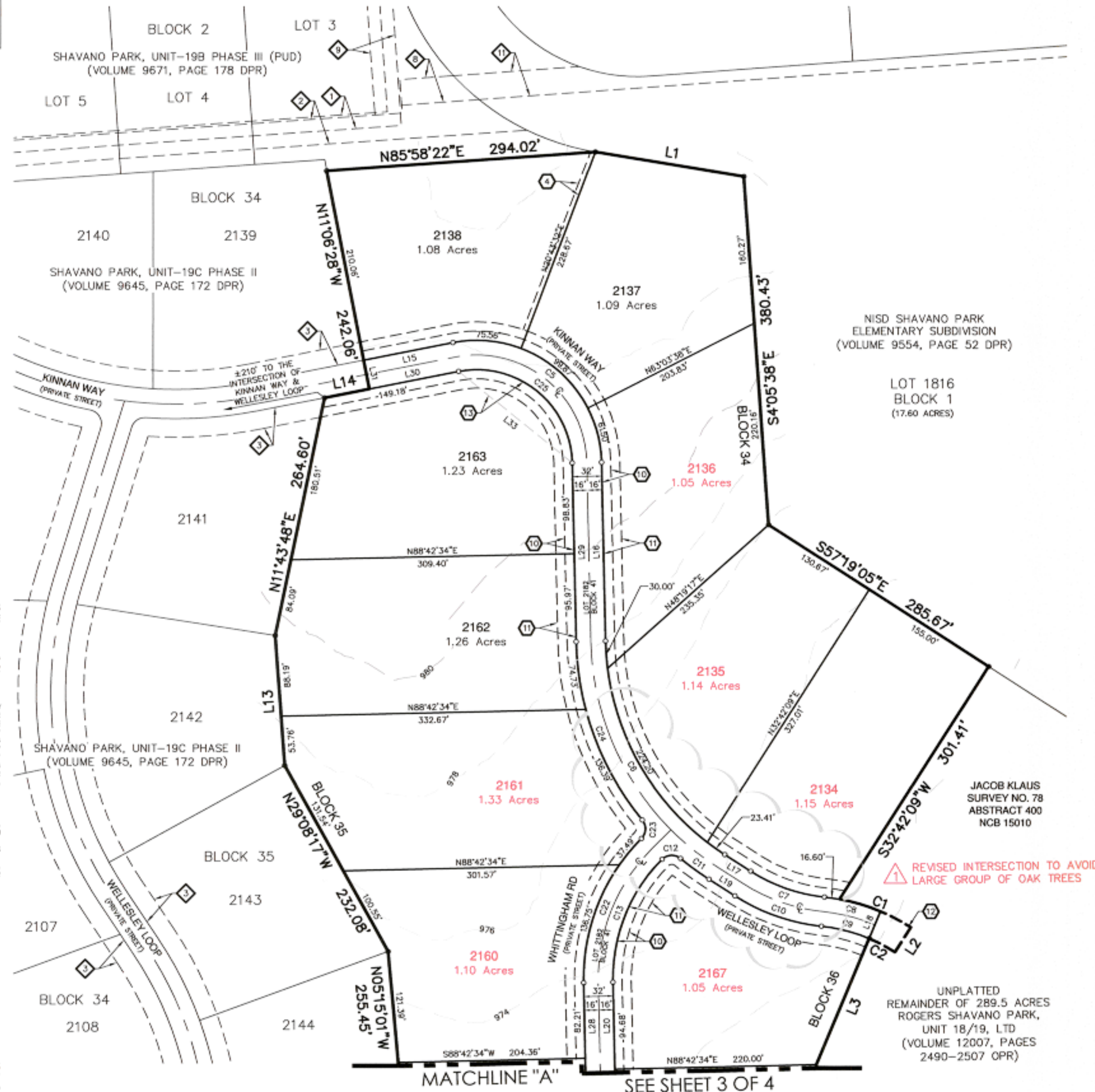
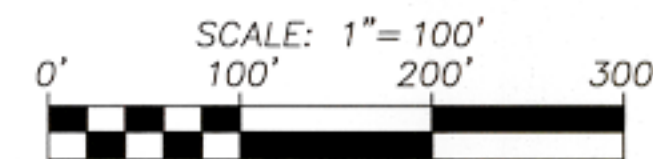
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
SEE SHEET 1 OF 4 FOR LEGEND AND NOTES.
SEE SHEET 1 OF 4 FOR CURVE AND LINE TABLE.



NISD SHAVANO PARK
ELEMENTARY SUBDIVISION
(VOLUME 9554, PAGE 52 DPR)

LOT 1816
BLOCK 1
(17.60 ACRES)

JACOB KLAUS
SURVEY NO. 78
ABSTRACT 400
NCB 15010

UNPLATTED
REMAINDER OF 289.5 ACRES
ROGERS SHAVANO PARK,
UNIT 18/19, LTD
(VOLUME 12007, PAGES
2490-2507 DPR)

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4

SUBDIVISION PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD)

A 34.15 ACRE TRACT OF LAND OUT OF THAT 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD, RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM HUTCHES SURVEY 77, ABSTRACT 334, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400 AND OUT OF THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4782, INCLUDING THE REMAINING PORTION OF LOT 129 AND LOT 130 OF SHAVANO PARK SUBDIVISION RECORDED IN VOLUME 2222, PAGE 337 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #100228800
DATE OF PREPARATION: January 30, 2018

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
LLOYD A. DENTON, JR.
11 LYNN BATES LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

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 _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20_____

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20_____

BY: _____ MAYOR

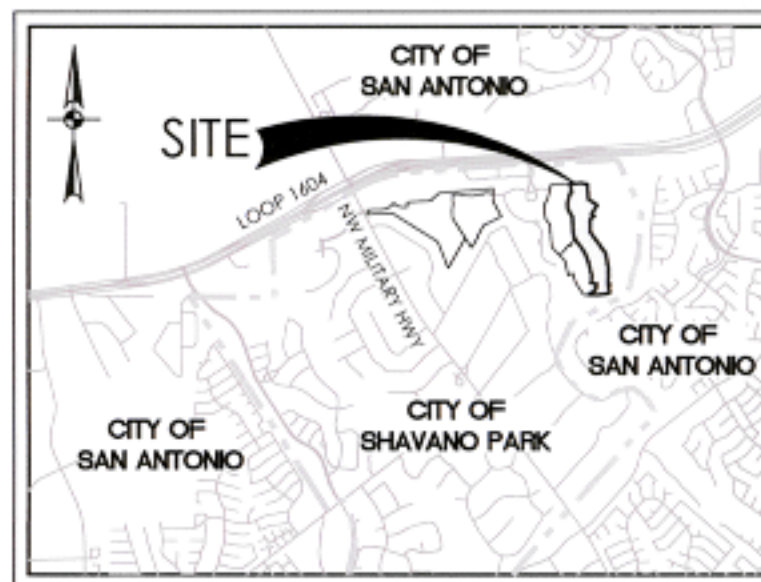
BY: _____ CITY CLERK

STATE OF TEXAS
COUNTY OF BEXAR

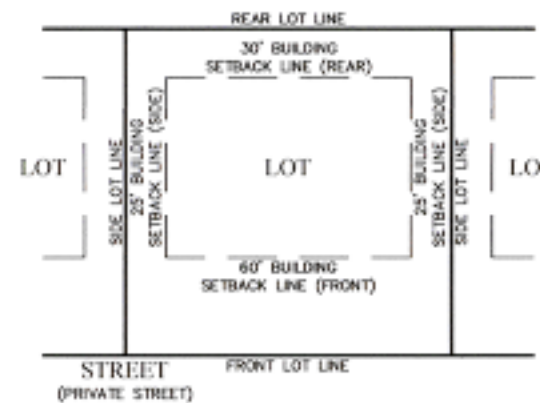
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20_____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT-TO-SCALE



TYPICAL LOT SETBACKS
NOT-TO-SCALE

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

1. 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 FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "WATER EASEMENT," "SEWER 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, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE BASES, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CITY 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.
3. THE PLAT DOES NOT AMEND, ALTER, RELAX 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SHAVANO PARK.

LICENSED PROFESSIONAL ENGINEER

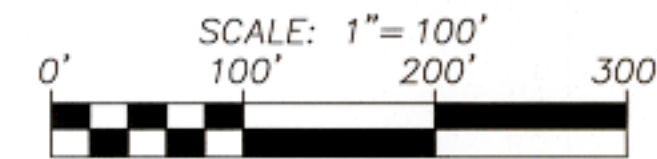
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
SEE SHEET 1 OF 4 FOR LEGEND AND NOTES.
SEE SHEET 1 OF 4 FOR CURVE AND LINE TABLE.



SUBDIVISION PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD)

A 34.15 ACRE TRACT OF LAND OUT OF THAT 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD., RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM HURCHISS SURVEY 77, ABSTRACT 334, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400 AND OUT OF THE COLMAN MCCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 402, INCLUDING THE REMAINING PORTION OF LOT 129 AND LOT 130 OF SHAVANO PARK SUBDIVISION RECORDED IN VOLUME 2222, PAGE 337 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10208920
DATE OF PREPARATION: January 30, 2018

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
LLOYD A. DENTON, JR.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

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 _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CARLOS GONZALES
SURVEY NO. 79
ABSTRACT 279
NCB 15010

THIS PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20_____

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20_____

BY: _____ MAYOR

BY: _____ CITY CLERK

STATE OF TEXAS
COUNTY OF BEXAR

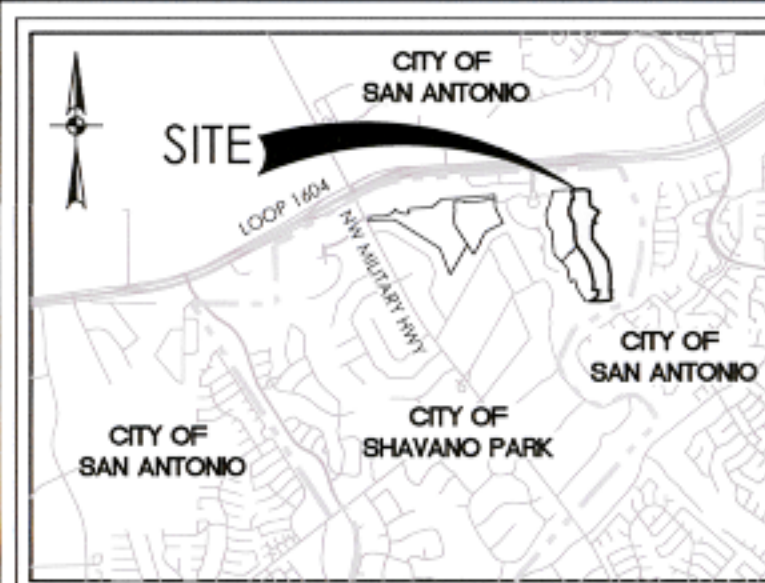
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20_____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

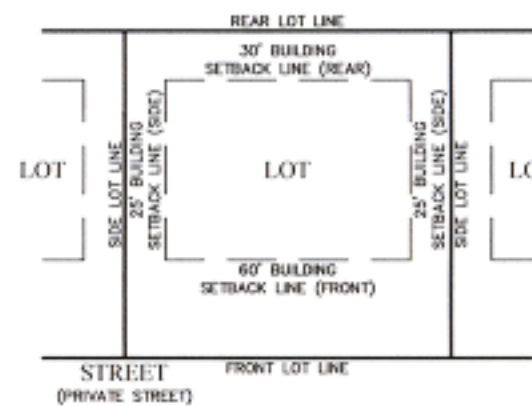
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 4



LOCATION MAP

NOT-TO-SCALE



TYPICAL LOT SETBACKS

NOT-TO-SCALE

WASTEWATER EDU NOTE:

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

EDU IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

1. 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 FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR 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 ACCESS AND EGRESS OVER GRANTORS ADJACENT LANDS, 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 OBSTACLES OR MAY HEREIN, 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.
2. ANY C/P.S. MODIFICATION LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/P.S. 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.
3. THIS PLAT DOES NOT AFFECT, 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE E.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE E.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CERTIFICATION OF CITY ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SHAVANO PARK.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
SEE SHEET 1 OF 4 FOR LEGEND AND NOTES.
SEE SHEET 1 OF 4 FOR CURVE AND LINE TABLE.

SCALE: 1" = 100'
0' 100' 200' 300'

SUBDIVISION PLAT
OF
SHAVANO PARK, UNIT-19C PHASE IV (PUD)

A 34.15 ACRE TRACT OF LAND OUT OF THAT 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD., RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM HUTCHESSE SURVEY 77, ABSTRACT 334, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400 AND OUT OF THE COLMAN MCCOY SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 482, INCLUDING THE REMAINING PORTION OF LOT 129 AND LOT 130 OF SHAVANO PARK SUBDIVISION RECORDED IN VOLUME 2222, PAGE 337 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TYPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #102028900

DATE OF PREPARATION: January 30, 2018

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
LLOYD A. DENTON, JR.
11 LYNN BATES LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SHAVANO PARK, UNIT-19C PHASE IV (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF SHAVANO PARK, UNIT-19C, PHASE IV (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ CITY CLERK

STATE OF TEXAS
COUNTY OF BEXAR

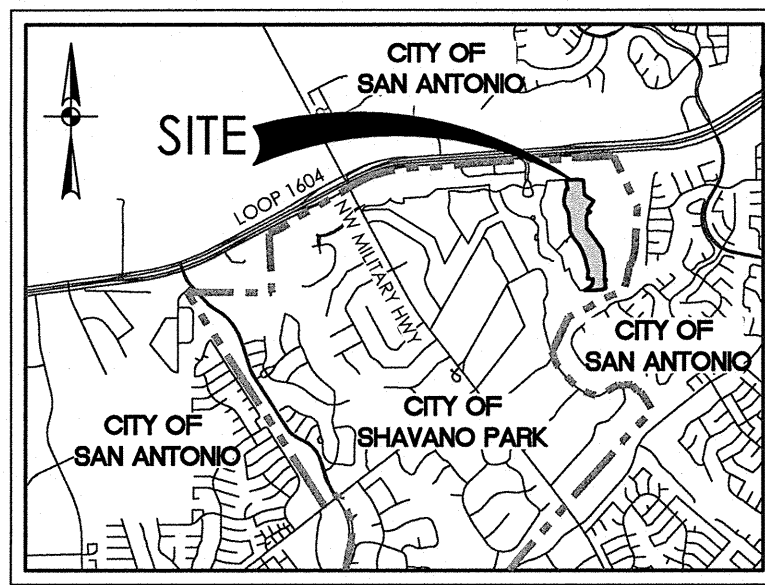
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

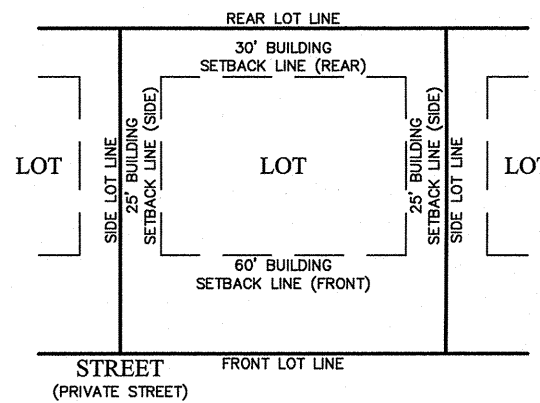
BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4



LOCATION MAP
NOT-TO-SCALE



TYPICAL LOT SETBACKS
EXCEPT AS NOTED
NOT-TO-SCALE

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

EDU IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:

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," "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 BURNING 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.
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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SHAVANO PARK.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
SEE SHEET 1 OF 4 FOR CURVE AND LINE TABLE.

SCALE: 1" = 100'
0' 100' 200' 300'

SUBDIVISION PLAT
OF
SHAVANO PARK, UNIT-19C PHASE IV (PUD)

A 32.86 ACRE TRACT OF LAND OUT OF THAT 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD., RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM HUTCHINGS SURVEY 77, ABSTRACT 336, OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400 AND OUT OF THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4782, INCLUDING THE REMAINING PORTION OF LOT 129 AND LOT 130 OF SHAVANO PARK SUBDIVISION RECORDED IN VOLUME 2222, PAGE 337 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OF THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: August 8, 2017

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.
LLOYD A. DENTON, JR.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ SHAVANO PARK, UNIT 19C PHASE IV (PUD) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF _____ SHAVANO PARK, UNIT-19C, PHASE IV (PUD) _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ CITY CLERK

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4

SHAVANO PARK, UNIT-19C PHASE IV (PUD)

Civil Job No. 8796-04; Survey Job No. 8796-04

Date: Aug 08, 2017, 10:46am User: JD: jrls
File: P:\8796\8796.dwg

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: February 7, 2017

Agenda item: 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION: Discussion / action – Re-approval of Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD.

X

Attachments for Reference:

- 1) 6a KFW Letter
- 2) 6b Redline Plat
- 3) 6c June 6, 2017 Plat version

BACKGROUND / HISTORY: The final plat was previously approved at the June 6, 2017 Planning & Zoning Commission meeting. The plat has not been filed with the county.

DISCUSSION: The proposed change is the removal of a TxDOT channel easement from the northeast corner of Lot 2316. Because the easement is removed, there is no “redline” change for it. Staff included a copy of the June 6, 2017 version of the final plat for reference.

City Attorney has confirmed that procedurally, the Planning and Zoning Commission and the City Council may treat the request as a second Final Plat approval. No special notice or hearing are required.

COURSES OF ACTION: Re-Approve Final Plat with redline changes; or alternatively decline and provide further guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Re-approve Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD. with redline changes.



January 31, 2018

City of Shavano Park
Planning Department
Attn: Curtis Leeth
900 Saddletree Court
Shavano Park, Texas 78231

Re: Pond Hill East Commercial Subdivision – Final Plat Re-Approval

Mr. Leeth;

This letter is being submitted as part of the re-approval package for the final plat of Pond Hill East Commercial Subdivision. Below are a list of changes that have occurred since this plat was approved by City Council on 6/26/17:

-With a release by TxDOT, the TxDOT Channel Easement (Vol. 4335, Pgs. 72-81 D.P.R.) has been removed from the plat.

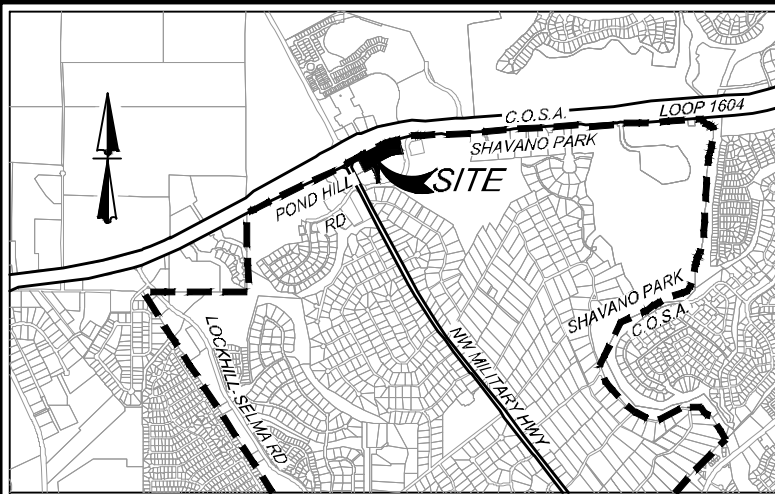
If you require additional information, please contact our office.

Sincerely,
KFW Engineers

A handwritten signature in black ink, appearing to read 'Andy Carruth', written over a horizontal line.

Andy Carruth, P.E.
Assistant Project Manager

Q:\171\10\04\Word\Letters



LOCATION MAP

NOT TO SCALE

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM NAD83(2011).
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
5. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C0235G, DATED SEPTEMBER 29, 2010.

EXISTING EASEMENT LEGEND

1. 15' BUILDING SETBACK LINE (VOL. 9650, PG. 168)
2. 1.0' NON ACCESS EASEMENT (VOL. 9650, PG. 168)
3. 25' BUILDING SETBACK LINE & LANDSCAPE BUFFER (VOL. 9650, PG. 168)
4. 12.5' INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
5. 17.5' OFF-LOT INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
6. VARIABLE WIDTH GAS & ELECTRIC EASEMENT (VOL. 10772, PG. 1558)
7. 30' BUILDING SETBACK & LANDSCAPE BUFFER (VOL. 9665, PG. 47)
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9621, PGS. 191-192 D.P.R.)
9. VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16922, PG. 2299 O.P.R.)
10. 16' SANITARY SEWER EASEMENT (VOL. 16045, PG. 2434 O.P.R.)
11. 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT AND LANDSCAPE BUFFER (VOL. 9650, PG. 168)
12. 31.50' OFF-LOT INGRESS / EGRESS EASEMENT (0.0829 AC.) (VOL. 9665, PG. 47 D.P.R.)
13. VARIABLE WIDTH SIGN EASEMENT (VOL. 16675, PGS. 2267 O.P.R.)
14. 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (VOL. 9665, PG. 47)
15. 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 9665, PG. 47)

PROPOSED EASEMENT LEGEND

1. VARIABLE WIDTH WATER EASEMENT
2. 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT
3. 16' WATER EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)
4. IRREVOCABLE CROSS ACCESS, WATER, SEWER, ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (1.14 AC)
5. 15' PRIVATE DRAINAGE EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SHAVANO PARK PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5372
KFW SURVEYING, LLC
FIRM LICENSE NO. 10122300
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CPS NOTES:

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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHUNG 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.
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 ALTERATION.
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.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL," THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE EXISTING ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 727.05'.

IMPACT FEE PAYMENT DUE:

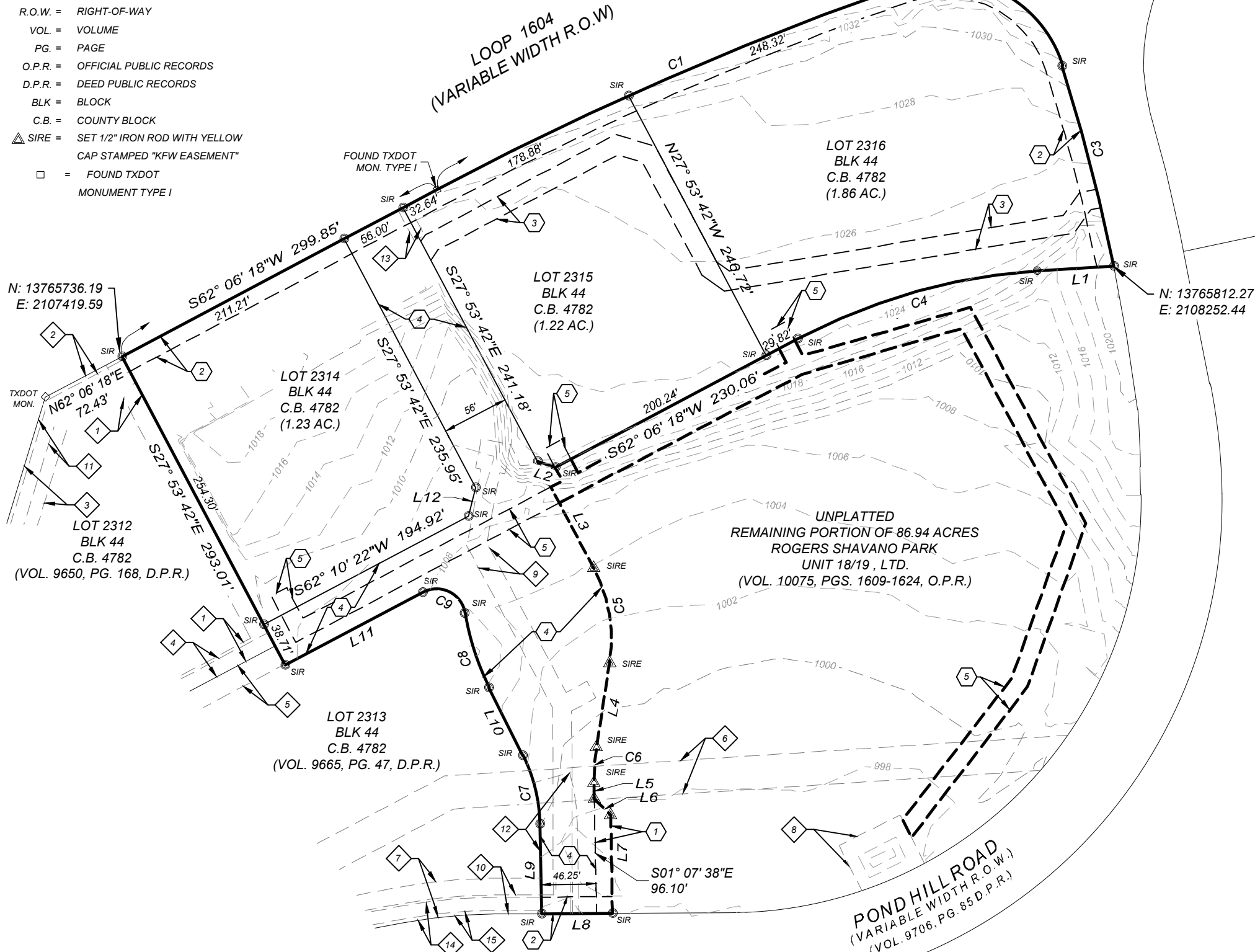
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 DEVELOPMENT SERVICES DEPARTMENT.

LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED PUBLIC RECORDS
- BLK = BLOCK
- C.B. = COUNTY BLOCK
- ▲ SIRE = SET 1/2" IRON ROD WITH YELLOW
CAP STAMPED "KFW EASEMENT"
- = FOUND TXDOT
MONUMENT TYPE I



PLAT ESTABLISHING

POND HILL EAST COMMERCIAL SUBDIVISION

A 5.78 ACRE TRACT OF LAND OUT OF A 86.94 ACRE TRACT OF LAND AS CONVEYED TO ROGERS SHAVANO PARK UNIT 18/19, LTD. AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10075, PAGES 1609-1624 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE WILLIAM HOTCHKISS SURVEY NUMBER 77, ABSTRACT 336, COUNTY BLOCK 4782 AND THE COLLIN C. MCORAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, SITUATED IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ POND HILL EAST COMMERCIAL SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF
THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND
ZONING COMMISSION.
DATED THIS _____ DAY _____ OF A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ CITY MANAGER

THIS PLAT OF _____ POND HILL EAST COMMERCIAL SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO
PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ MAYOR

BY: _____ CITY MANAGER

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985' WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SHAVANO PARK.

EDWARDS AQUIFER RECHARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION MUST COMPLY WITH APPLICABLE REQUIREMENTS PRESCRIBED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). 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 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

SETBACK LINE NOTE:

ALL SETBACK LINES SHALL BE ESTABLISHED AT THE TIME OF BUILDING PERMIT AND IN ACCORDANCE WITH CITY OF SHAVANO PARK CODE OF ORDINANCES, CHAPTER 36, ARTICLE VI, TABLE NO. 6 "OTHER DISTRICT SETBACKS AND OTHER LIMITATIONS".

KFW
ENGINEERS + SURVEYING

3421 Paesanos Parkway, Suite 200, San Antonio, TX 78231 • TBPE Firm #9513
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TBPLS Firm #10122300

SCALE : 1"=100'
0' 100' 300'
200'

Line Table		
Line #	Length	Direction
L1	64.46'	S86° 15' 19"W
L2	15.78'	N72° 53' 42"W
L3	101.17'	S27° 53' 42"E
L4	71.57'	S08° 52' 02"W
L5	13.66'	S01° 07' 38"E
L6	19.21'	N45° 43' 21"W
L7	82.62'	N00° 58' 16"W
L8	59.51'	N89° 44' 33"E
L9	75.26'	S01° 07' 38"E
L10	63.71'	S26° 41' 21"E
L11	130.73'	N62° 06' 18"E
L12	24.72'	S13° 20' 17"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	427.20'	2827.02'	8°39'29"	426.79'	S66°25'12"W
C2	166.61'	104.00'	91°47'22"	149.36'	N63°21'22"W
C3	173.52'	1662.00'	5°58'55"	173.44'	N14°28'14"W
C4	210.75'	500.00'	24°09'01"	209.20'	N74°10'48"E
C5	82.13'	128.00'	36°45'45"	80.73'	S09°30'50"E
C6	30.00'	172.00'	9°59'40"	29.97'	S03°52'12"W
C7	59.89'	134.25'	25°33'35"	59.39'	S13°54'34"E
C8	65.85'	215.75'	17°29'12"	65.59'	S17°56'45"E
C9	46.16'	24.25'	109°03'47"	39.50'	S63°23'35"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

OWNER/DEVELOPER:
ROGERS SHAVANO PARK UNIT 18/19 LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. _____

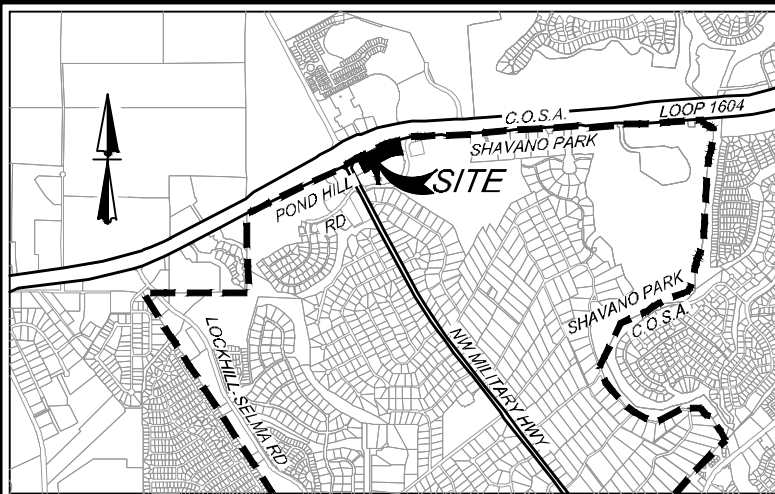
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

DATE PREPARED: 5/24/17

PAGE 1 OF 2

DRAWN BY:

Date: Jan 30, 2018, 1:41pm User ID: Aceja
File: Q:\171110\04\Design\Civil\PLAT\PL17111004.dwg



LOCATION MAP

NOT TO SCALE

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM NAD83(2011).
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C0235G, DATED SEPTEMBER 29, 2010.

EXISTING EASEMENT LEGEND

- 15' BUILDING SETBACK LINE (VOL. 9650, PG. 168)
- 1.0' NON ACCESS EASEMENT (VOL. 9650, PG. 168)
- 25' BUILDING SETBACK LINE & LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 12.5' INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- 17.5' OFF-LOT INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- VARIABLE WIDTH GAS & ELECTRIC EASEMENT (VOL. 10772, PG. 1558)
- 30' BUILDING SETBACK & LANDSCAPE BUFFER (VOL. 9665, PG. 47)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9621, PGS. 191-192 D.P.R.)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16922, PG. 2299 O.P.R.)
- 16' SANITARY SEWER EASEMENT (VOL. 16045, PG. 2434 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT AND LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 31.50' OFF-LOT INGRESS / EGRESS EASEMENT (0.0829 AC.) (VOL. 9665, PG. 47 D.P.R.)
- VARIABLE WIDTH SIGN EASEMENT (VOL. 16675, PGS. 2267 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (VOL. 9665, PG. 47)
- 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 9665, PG. 47)

PROPOSED EASEMENT LEGEND

- VARIABLE WIDTH WATER EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT
- 16' WATER EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)
- IRREVOCABLE CROSS ACCESS, WATER, SEWER, ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (1.14 AC)
- 15' PRIVATE DRAINAGE EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SHAVANO PARK PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5372
KFW SURVEYING, LLC
FIRM LICENSE NO. 10122300
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CPS NOTES:

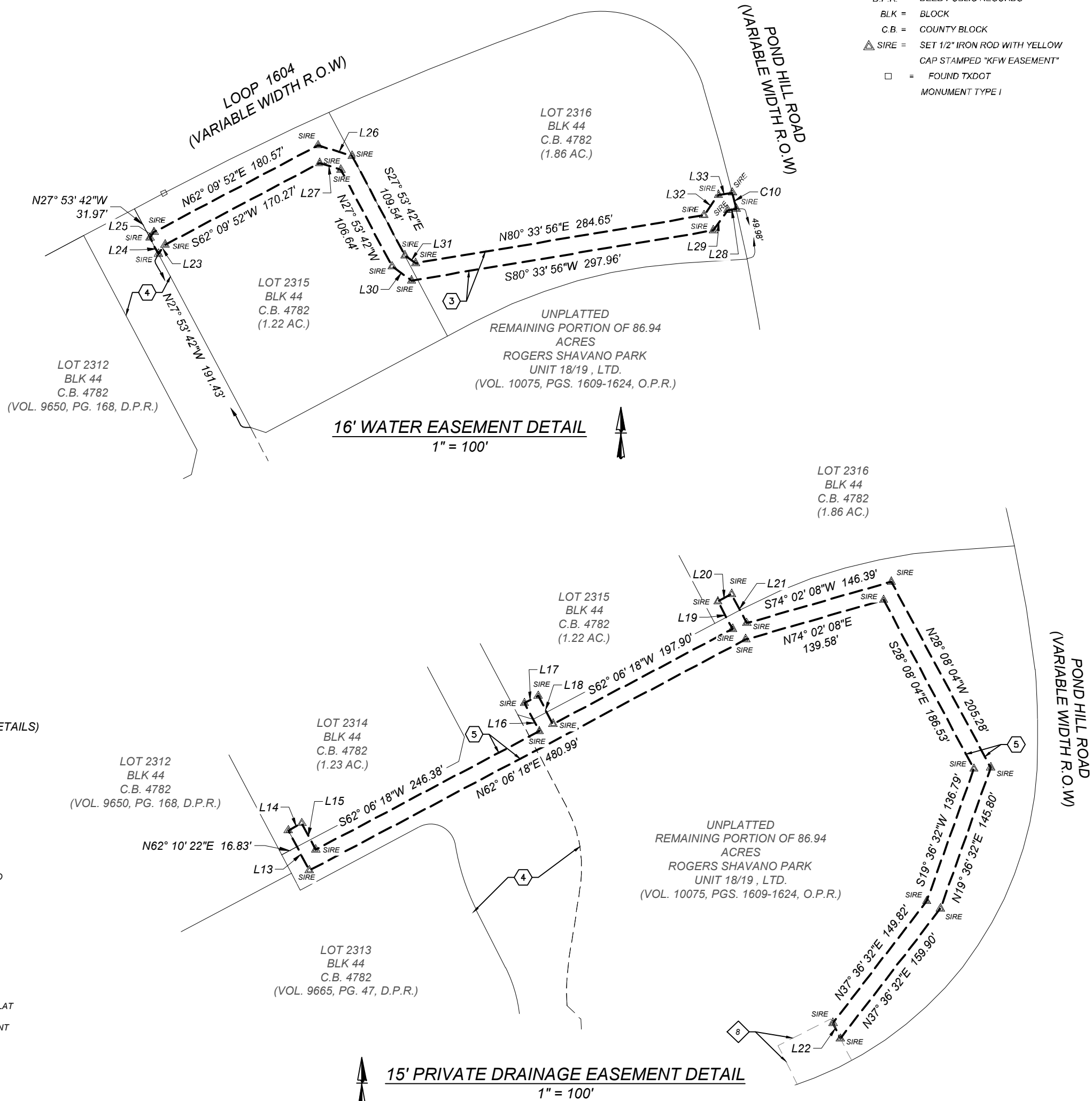
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHUNG 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.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE EXISTING ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 727.05'.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 DEVELOPMENT SERVICES DEPARTMENT.



THIS PLAT OF _____ POND HILL EAST COMMERCIAL SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF
THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND
ZONING COMMISSION.
DATED THIS _____ DAY _____ OF A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ CITY MANAGER

THIS PLAT OF _____ POND HILL EAST COMMERCIAL SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO
PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ MAYOR

BY: _____ CITY MANAGER

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985' WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SHAVANO PARK.

EDWARDS AQUIFER RECHARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION MUST COMPLY WITH APPLICABLE REQUIREMENTS PRESCRIBED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). 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 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

SETBACK LINE NOTE:

ALL SETBACK LINES SHALL BE ESTABLISHED AT THE TIME OF BUILDING PERMIT AND IN ACCORDANCE WITH CITY OF SHAVANO PARK CODE OF ORDINANCES, CHAPTER 36, ARTICLE VI, TABLE NO. 6 "OTHER DISTRICT SETBACKS AND OTHER LIMITATIONS".

LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- VOL = VOLUME
- PG. = PAGE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED PUBLIC RECORDS
- BLK. = BLOCK
- C.B. = COUNTY BLOCK
- SIRE = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- = FOUND TXDOT MONUMENT TYPE I

Line Table - Private Drainage Easement			Line Table - Water Easement		
Line #	Length	Direction	Line #	Length	Direction
L13	44.01'	S27° 53' 42"E	L24	17.78'	N27° 53' 42"W
L14	15.00'	S62° 06' 18"W	L25	6.83'	N36° 16' 25"E
L15	29.01'	N27° 53' 42"W	L26	34.92'	S72° 51' 55"E
L16	31.00'	S27° 53' 42"E	L27	21.68'	N72° 51' 55"W
L17	15.00'	S62° 06' 18"W	L28	8.45'	S80° 33' 56"W
L18	31.00'	N27° 53' 42"W	L29	24.21'	S35° 33' 56"W
L19	30.39'	S27° 53' 42"E	L30	23.34'	N54° 03' 58"W
L20	15.00'	S62° 06' 18"W	L31	12.94'	S44° 03' 58"E
L21	31.81'	N27° 53' 42"W	L32	24.21'	N35° 33' 56"E
L22	16.86'	S25° 11' 52"E	L33	13.95'	N80° 33' 56"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C10	16.04'	1662.00'	0°33'11"	16.04'	N13°28'45"W

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____ OWNER/DEVELOPER:
ROGERS SHAVANO PARK UNIT 18/19 LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

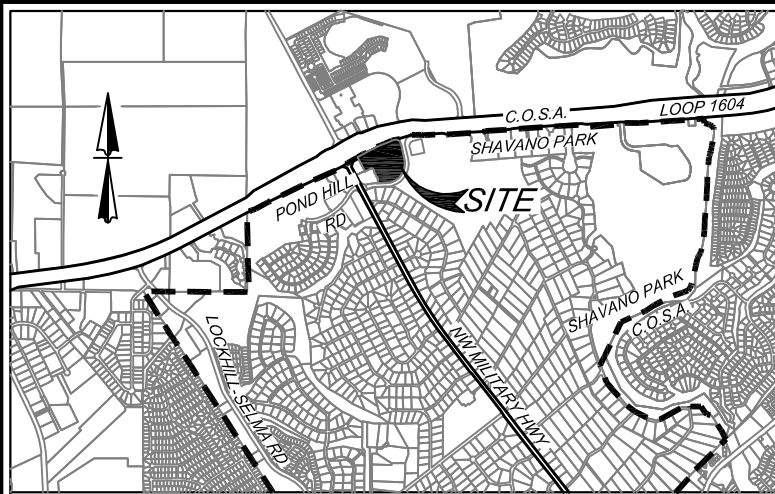
THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

DATE PREPARED: 5/24/17

PAGE 2 OF 2

DRAWN BY:

Date: Jan 29, 2018, 9:00am User ID: acarruth
File: Q:\17110104\Design\Civil\PLAT\PL1711004.dwg



LOCATION MAP

NOT TO SCALE

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM NAD83(2011).
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C0235G, DATED SEPTEMBER 29, 2010.

EXISTING EASEMENT LEGEND

- 15' BUILDING SETBACK LINE (VOL. 9650, PG. 168)
- 1.0' NON ACCESS EASEMENT (VOL. 9650, PG. 168)
- 25' BUILDING SETBACK LINE & LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 12.5' INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- 17.5' OFF-LOT INGRESS / EGRESS EASEMENT (VOL. 9650, PG. 168)
- VARIABLE WIDTH GAS & ELECTRIC EASEMENT (VOL. 10772, PG. 1558)
- 30' BUILDING SETBACK & LANDSCAPE BUFFER (VOL. 9665, PG. 47)
- CHANNEL EASEMENT (VOL. 4335, PGS. 72-81 D.P.R.)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL. 16922, PG. 2299 O.P.R.)
- 16' SANITARY SEWER EASEMENT (VOL. 16045, PG. 2434 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT AND LANDSCAPE BUFFER (VOL. 9650, PG. 168)
- 31.50' OFF-LOT INGRESS / EGRESS EASEMENT (0.0829 AC.) (VOL. 9665, PG. 47 D.P.R.)
- VARIABLE WIDTH SIGN EASEMENT (VOL. 10075, PGS. 1609-1624 O.P.R.)
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT (VOL. 9665, PG. 47)
- 1.0' VEHICULAR NON-ACCESS EASEMENT (VOL. 9665, PG. 47)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9621, PGS. 191-192 D.P.R.)

PROPOSED EASEMENT LEGEND

- VARIABLE WIDTH WATER EASEMENT
- 14' ELECTRIC, GAS, TELEPHONE & CA.TV EASEMENT
- 16' WATER EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)
- IRREVOCABLE CROSS ACCESS, WATER AND SEWER EASEMENT (1.14 AC)
- 15' PRIVATE DRAINAGE EASEMENT (REF. SHEET 2 OF 2 FOR DETAILS)

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SHAVANO PARK PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5372
KFW SURVEYING, LLC
FIRM LICENSE NO. 10122300
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CPS NOTES:

- 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.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT(S) ALONG LOOP 1604 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 727.05'.

IMPACT FEE PAYMENT DUE:

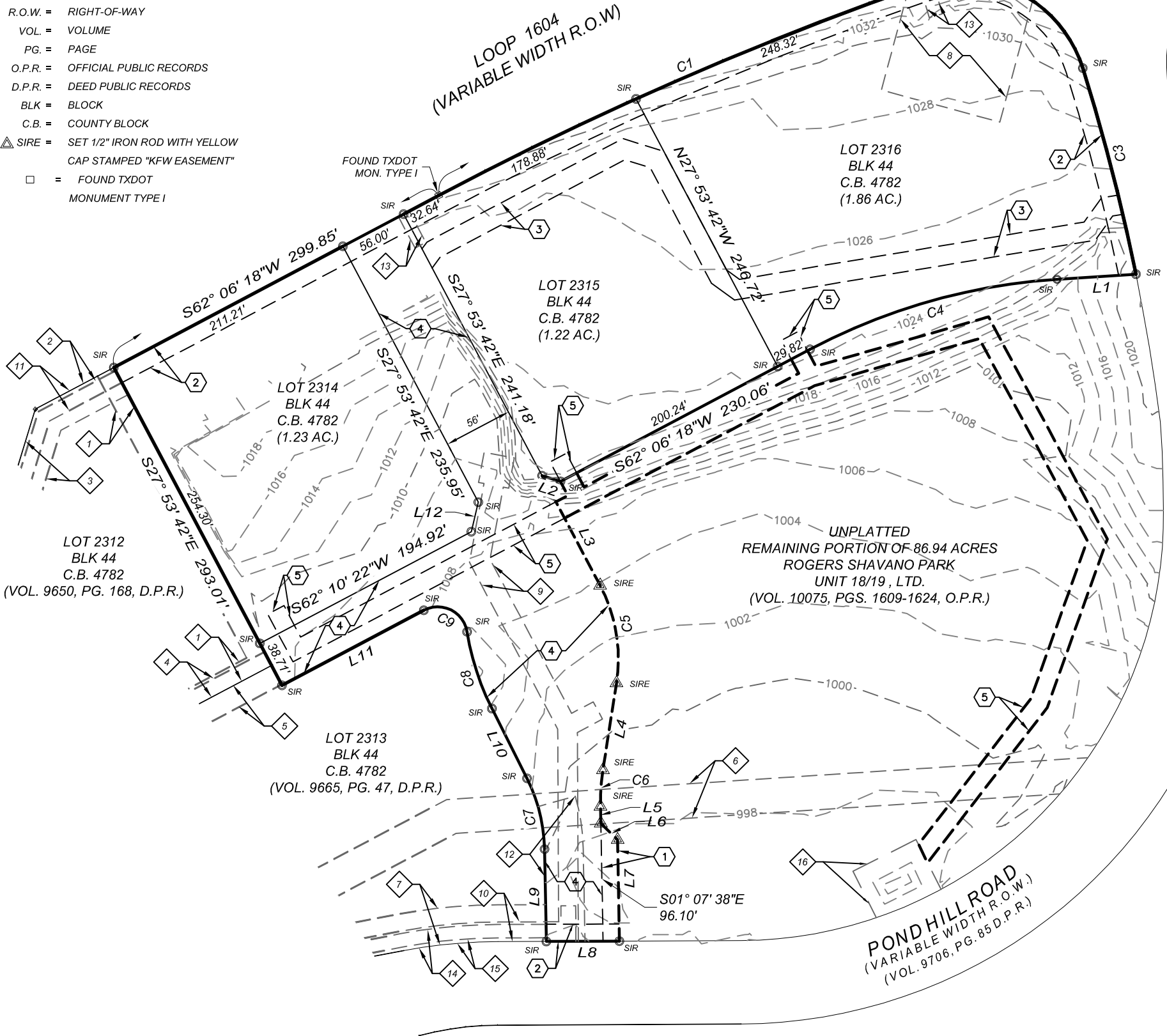
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LEGEND

- SIR = SET 1/2" IRON ROD WITH BLUE CAP
STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- D.P.R. = DEED PUBLIC RECORDS
- BLK. = BLOCK
- C.B. = COUNTY BLOCK
- SIRE = SET 1/2" IRON ROD WITH YELLOW
CAP STAMPED "KFW EASEMENT"
- FOUND TXDOT
MONUMENT TYPE I



PLAT ESTABLISHING POND HILL EAST COMMERCIAL SUBDIVISION

A 5.78 ACRE TRACT OF LAND OUT OF A 86.94 ACRE TRACT OF LAND AS CONVEYED TO ROGERS SHAVANO PARK UNIT 18/19, LTD. AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10075, PAGES 1609-1624 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE WILLIAM HOTCHKISS SURVEY NUMBER 77, ABSTRACT 336, COUNTY BLOCK 4783 AND THE COLLIN C. MCCRAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, SITUATED IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ POND HILL EAST COMMERCIAL SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF
THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND
ZONING COMMISSION.
DATED THIS _____ DAY _____ OF A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ CITY MANAGER

THIS PLAT OF _____ POND HILL EAST COMMERCIAL SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO
PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ MAYOR

BY: _____ CITY MANAGER

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985' WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SHAVANO PARK.

EDWARDS AQUIFER RECHARGE ZONE NOTE:

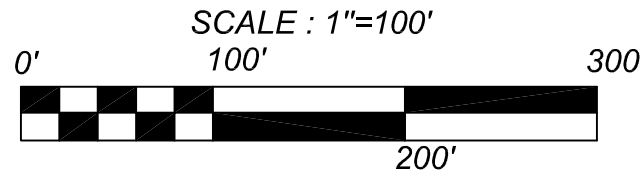
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION MUST COMPLY WITH APPLICABLE REQUIREMENTS PRESCRIBED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION 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 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

SETBACK LINE NOTE:

ALL SETBACK LINES SHALL BE ESTABLISHED AT THE TIME OF BUILDING PERMIT AND IN ACCORDANCE WITH CITY OF SHAVANO PARK CODE OF ORDINANCES, CHAPTER 36, ARTICLE VI, TABLE NO. 6 "OTHER DISTRICT SETBACKS AND OTHER LIMITATIONS".

KFW
ENGINEERS + SURVEYING

3421 Paesanos Parkway Suite 200, San Antonio, TX 78231 • TSP# Firm #0513
Phone: (210) 979-8444 • Fax: (210) 979-8441 • TSP#S Firm #1012300



Line Table		
Line #	Length	Direction
L1	64.46'	S86° 15' 19"W
L2	15.78'	N72° 53' 42"W
L3	101.17'	S27° 53' 42"E
L4	71.57'	S08° 52' 02"W
L5	13.66'	S01° 07' 38"E
L6	19.21'	N45° 43' 21"W
L7	82.45'	N00° 58' 16"W
L8	59.51'	N89° 44' 33"E
L9	75.26'	S01° 07' 38"E
L10	63.71'	S26° 41' 21"E
L11	130.74'	N62° 06' 18"E
L12	24.72'	S13° 20' 17"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	427.20'	2827.02'	8°39'29"	426.79'	S66°25'12"W
C2	166.61'	104.00'	91°47'22"	149.36'	N63°21'22"W
C3	173.52'	1662.00'	5°58'55"	173.44'	N14°28'14"W
C4	210.75'	500.00'	24°09'01"	209.20'	N74°10'48"E
C5	82.13'	128.00'	36°45'45"	80.73'	S09°30'50"E
C6	30.00'	172.00'	9°59'40"	29.97'	S03°52'12"W
C7	59.89'	134.25'	25°33'35"	59.39'	S13°54'34"E
C8	65.85'	215.75'	17°29'12"	65.59'	S17°56'45"E
C9	46.15'	24.25'	109°02'05"	39.49'	S63°22'43"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____ OWNER/DEVELOPER:
ROGERS SHAVANO PARK UNIT 18/19 LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC _____ BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

DATE PREPARED: 5/24/17

PAGE 1 OF 2

DRAWN BY:

Date: Jun 15, 2017, 11:16am User ID: aceja
File: Q:\17110104\Design\Civil\PLAT\PL1711004.dwg

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: February 7, 2017

Agenda item: 7

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION: Discussion - Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same - Bitterblue, Inc. / Denton Communities

X

Attachments for Reference:

1) 7a Residential Development

2) 7b Commercial Development

BACKGROUND / HISTORY: Bitterblue / Denton traditionally present a semi-annual update of Residential and Commercial Development.

DISCUSSION: Presentation will be by Daryl Lange and Laddie Denton.

COURSES OF ACTION: N/A

FINANCIAL IMPACT: N/A

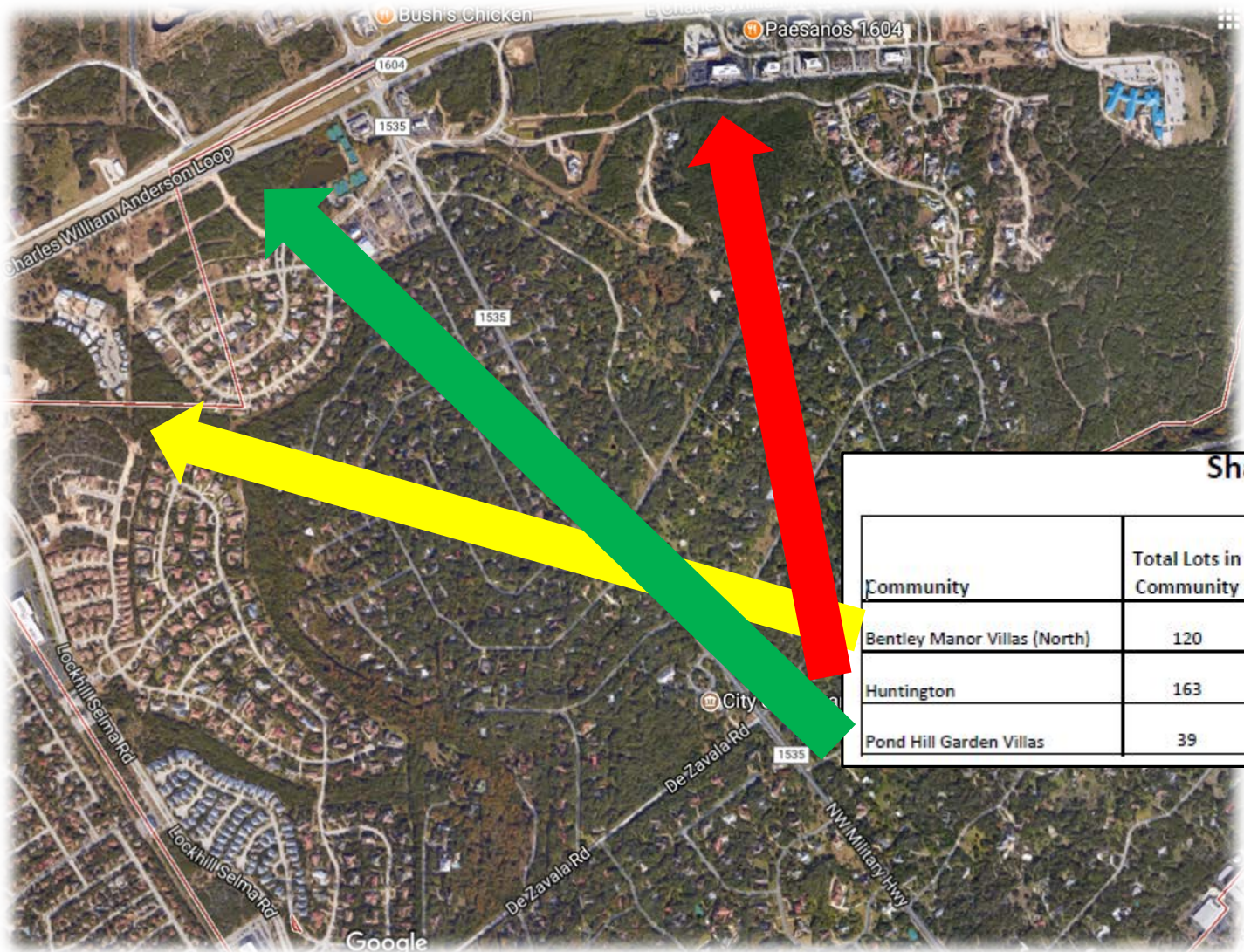
MOTION REQUESTED: N/A



6.1. Presentations – Semi-annual update Shavano Park Commercial and Residential Development - Bitterblue, Inc. / Denton Communities

Development Presentation

Together We Can!



Shavano Park Residential

Community	Total Lots in Community	Lots Developed	Total Lots Closed as of 01.31.18	Lots Available	Total Lots in Next Unit
Bentley Manor Villas (North)	120	120	109	11 - all under contract	0
Huntington	163	104	86	18	27 under construction - 32 future
Pond Hill Garden Villas	39	39	4	4 reserved	21 future

The Garden Villas at Bentley Manor

Together We Can!



Huntington at Shavano Park

Together We Can!



Pond Hill Garden Villas

Together We Can!





SHAVANO

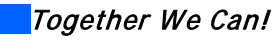
COMMERCIAL

Shavano1604 Corridor
Lockhill-Selma Corridor

Lockhill-Selma Corridor

Together We Can!





Shavano Ridge – DeZavala & Lockhill-Selma

Together We Can!



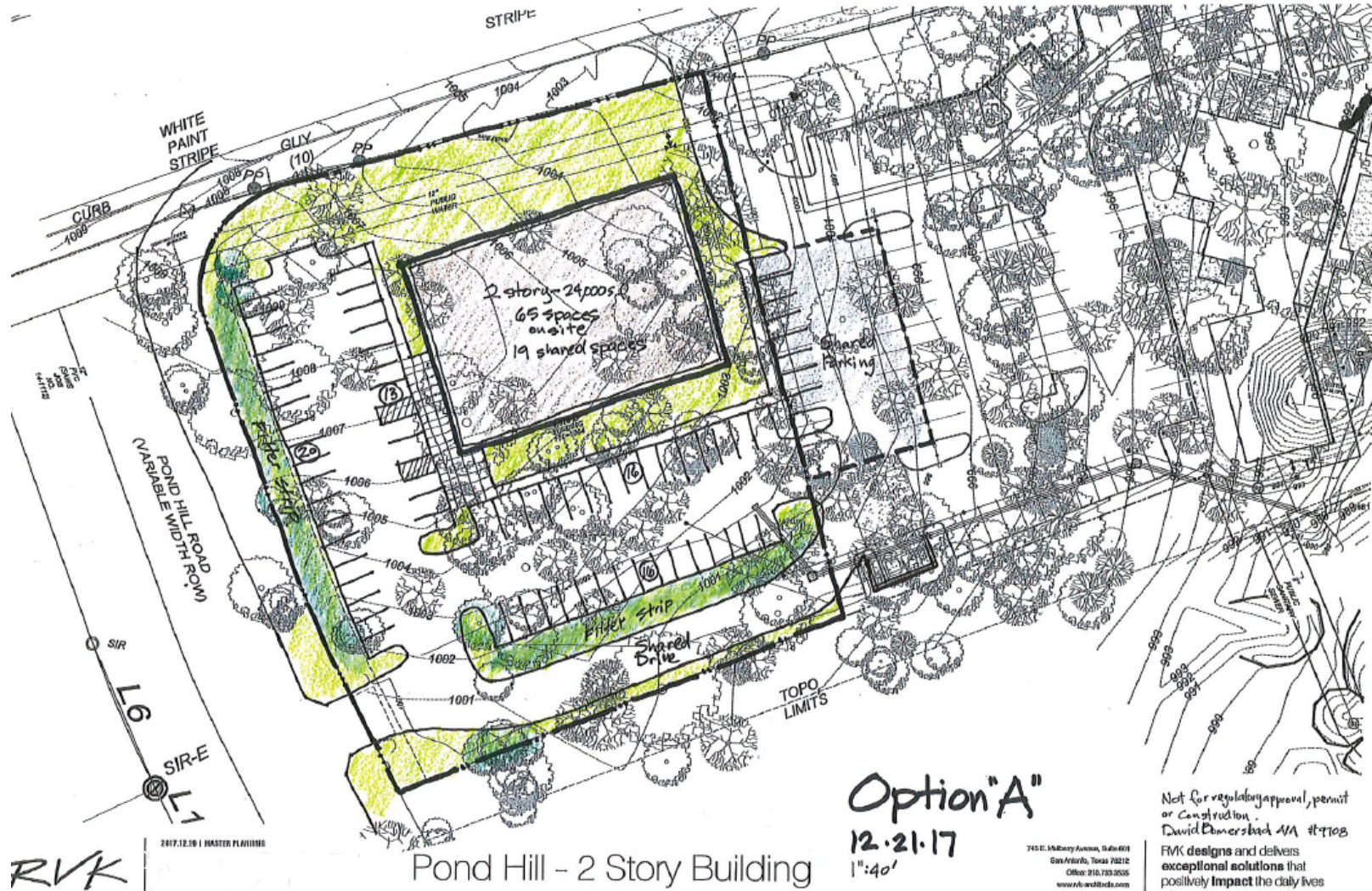
Pond Hill Road West

Together We Can!



Pond Hill Road West

Together We Can!



Pond Hill Road West

Together We Can!



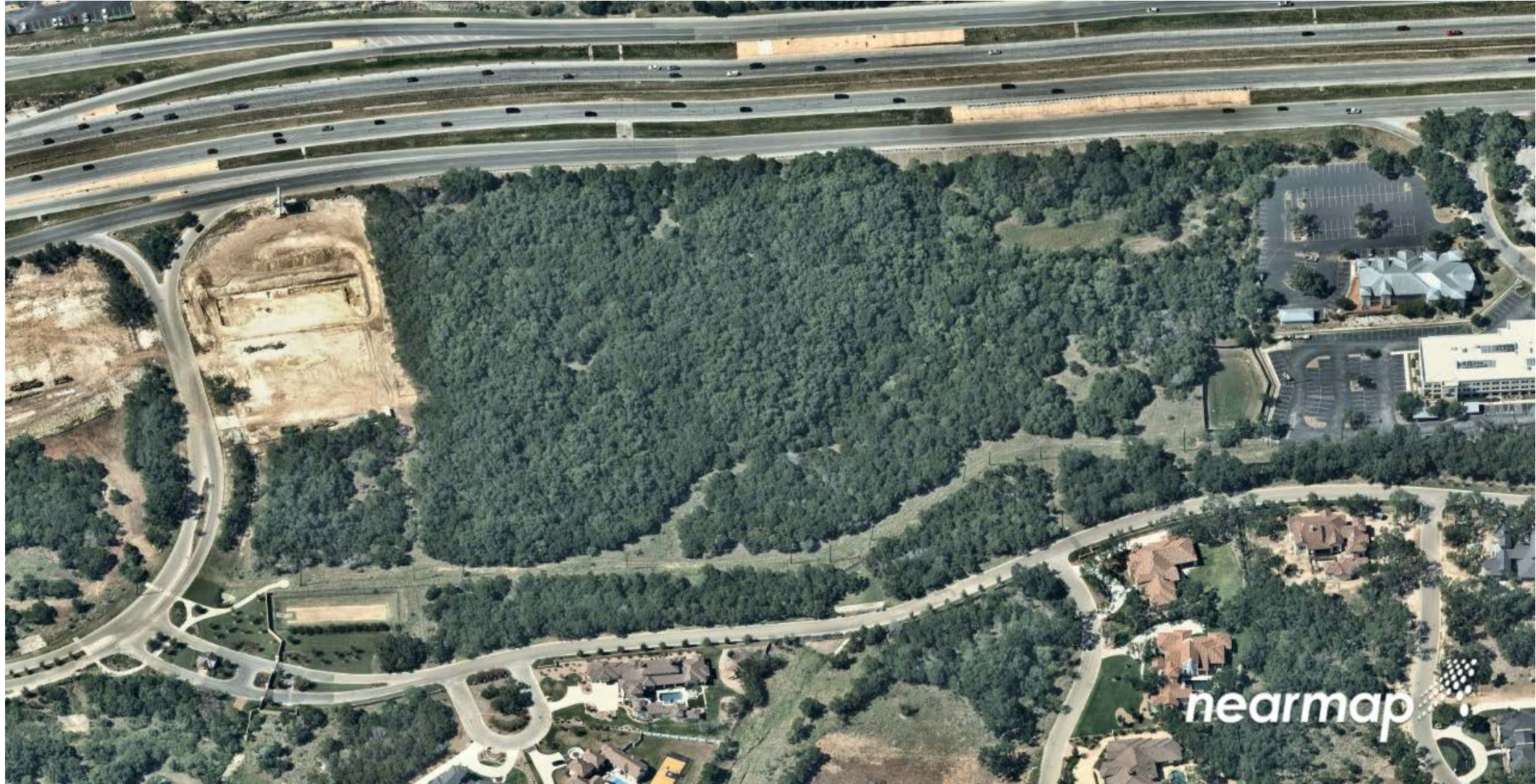
Pond Hill East

Together We Can!



22-Acre Commercial Tract 1604

Together We Can!



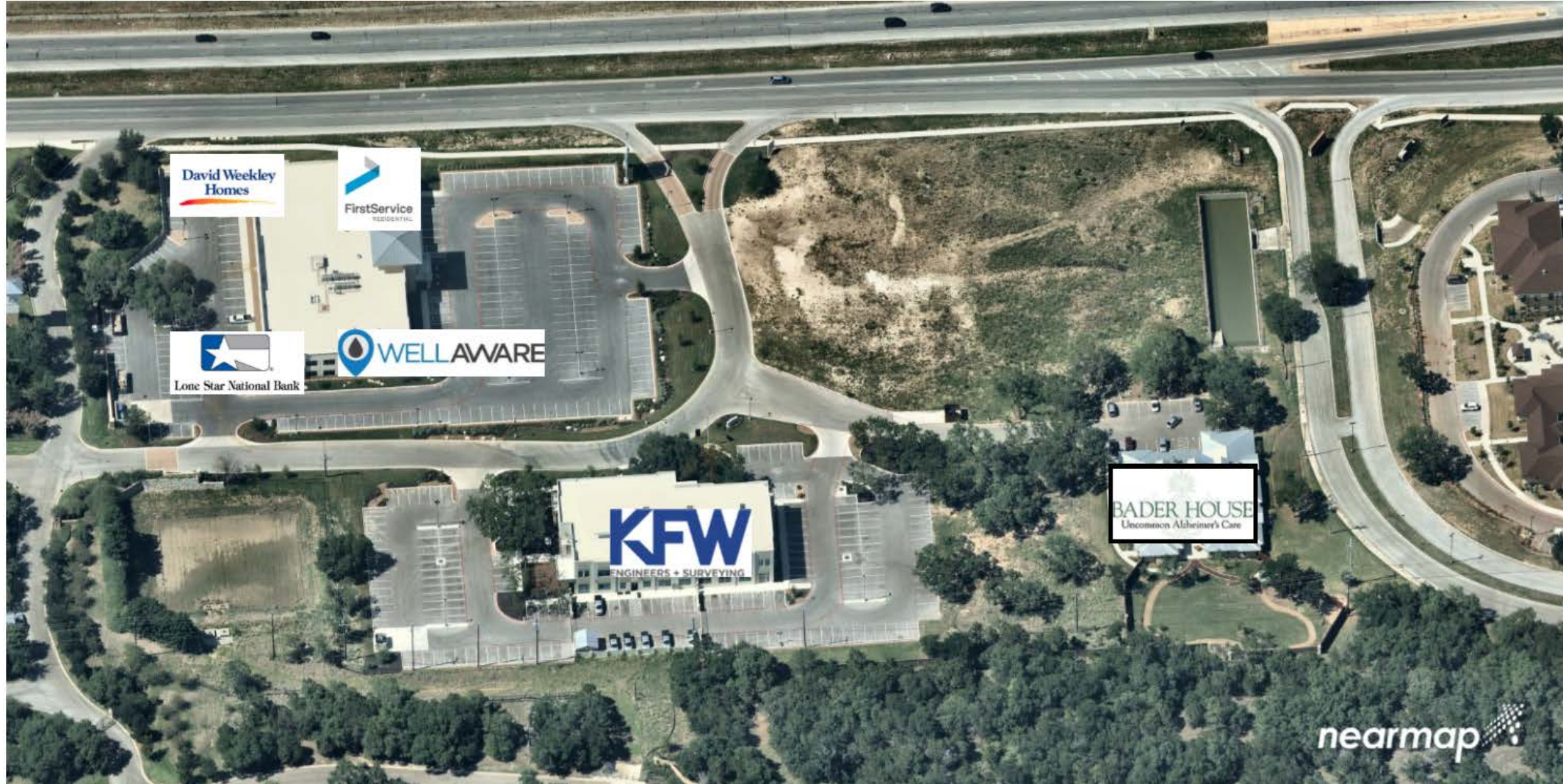
22-Acre Commercial Tract 1604



Together We Can!

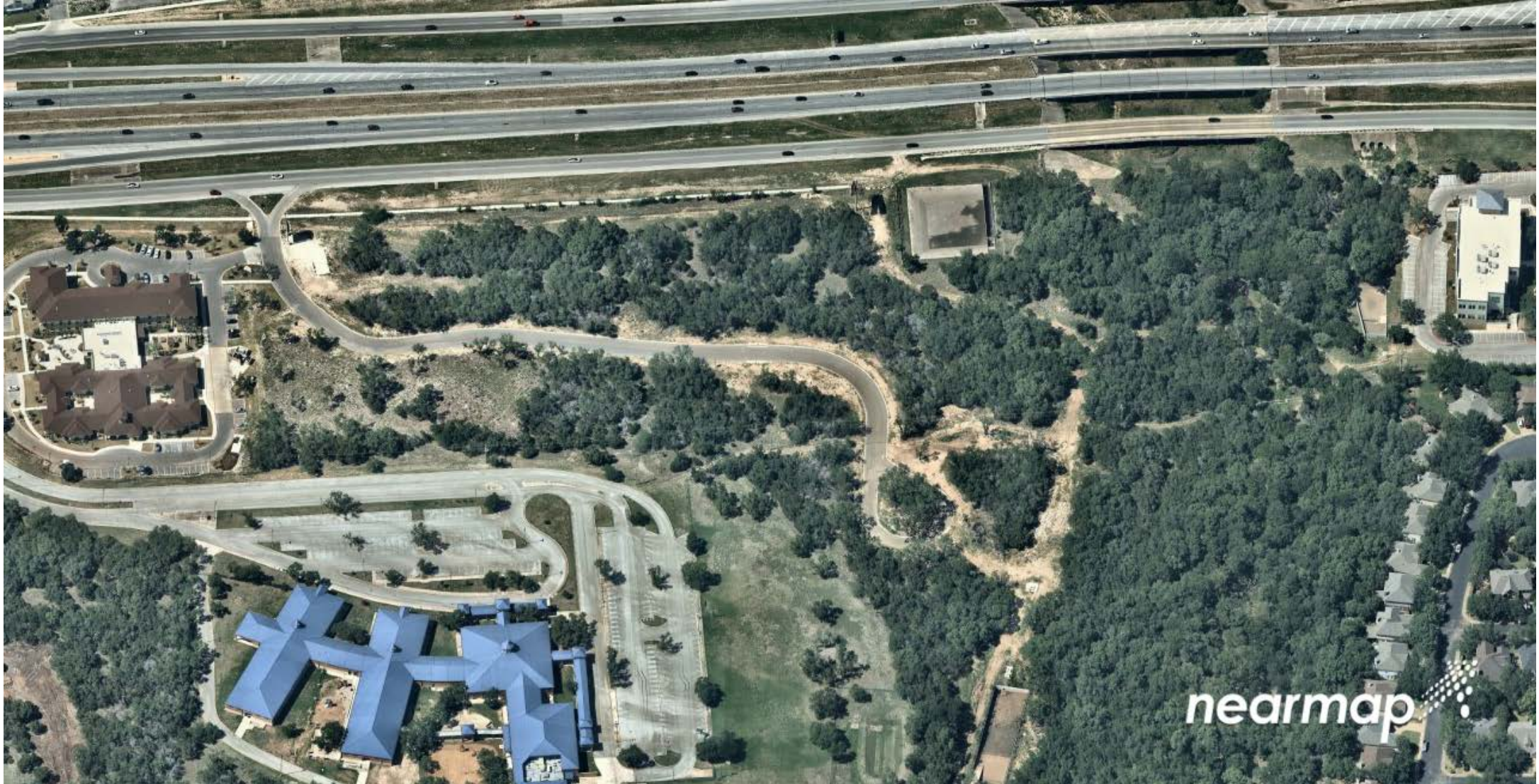






Napier Park

Together We Can!





Napier Park

Together We Can!



Near Shavano – Inwood Commercial

Together We Can!



02/05/2018

Near Shavano – Inwood Commercial

Together We Can!



THE CREST AT INWOOD
PROPOSED DEVELOPMENT
SAN ANTONIO, TEXAS

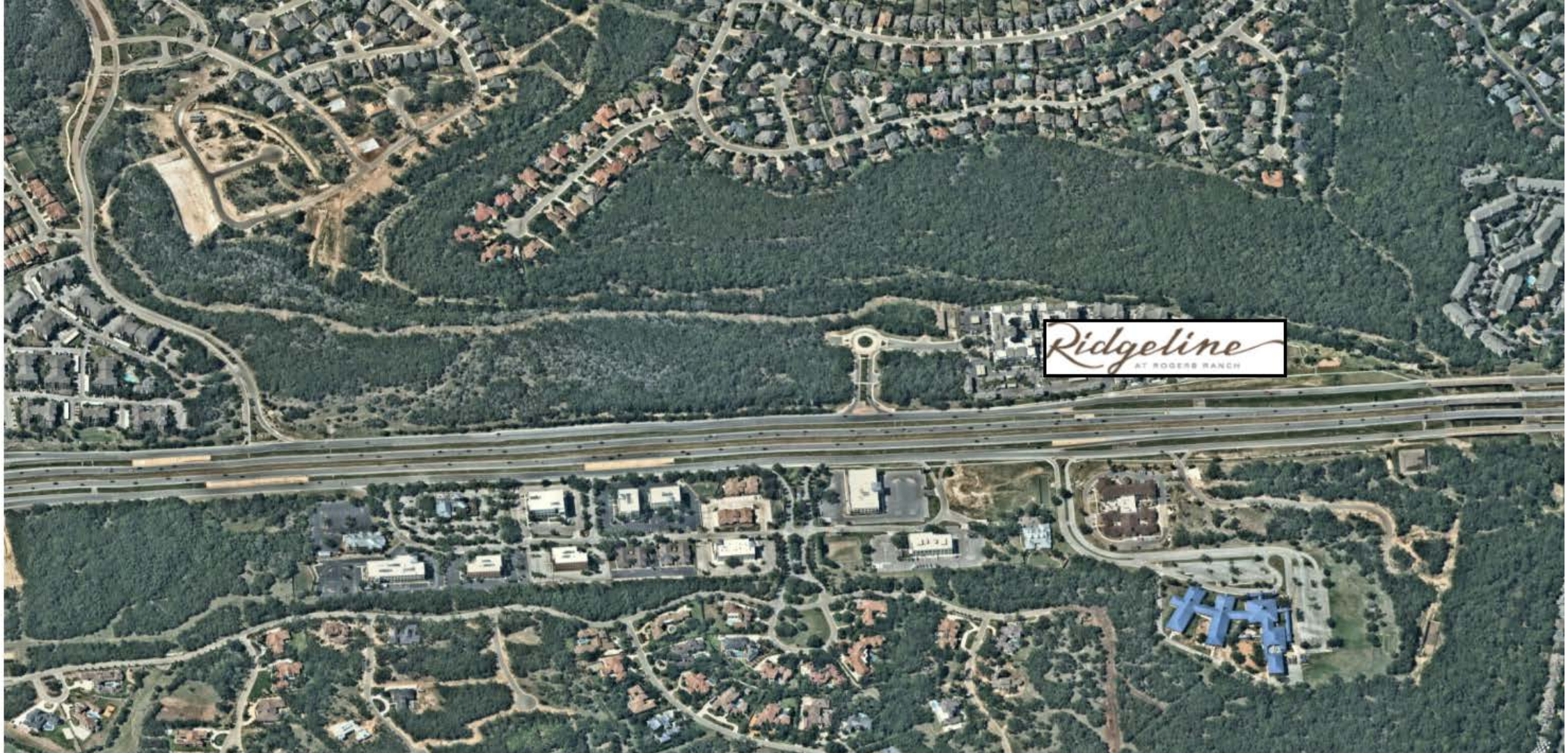
GRAPHIC REPRESENTATION ONLY/NOT FOR CONSTRUCTION
 Building, landscape, and site furnishing images are a graphic
 representation of the design intent. This may not reflect all variations
 in colors, materials, construction that may occur due to local
 material differences, and final design detailing. Landscaping
 shown is preliminary and does not reflect the final landscaping
 design that conforms with local code.

9639 McCULLOUGH AVE. PH. 210.340.2400
 SAN ANTONIO, TEXAS 78216 FAX. 210.340.2449
 PROJECT NO. 2016127 DATE: 01/25/2017 ARCHITECTS

Mdn

Rogers Ranch

Together We Can!



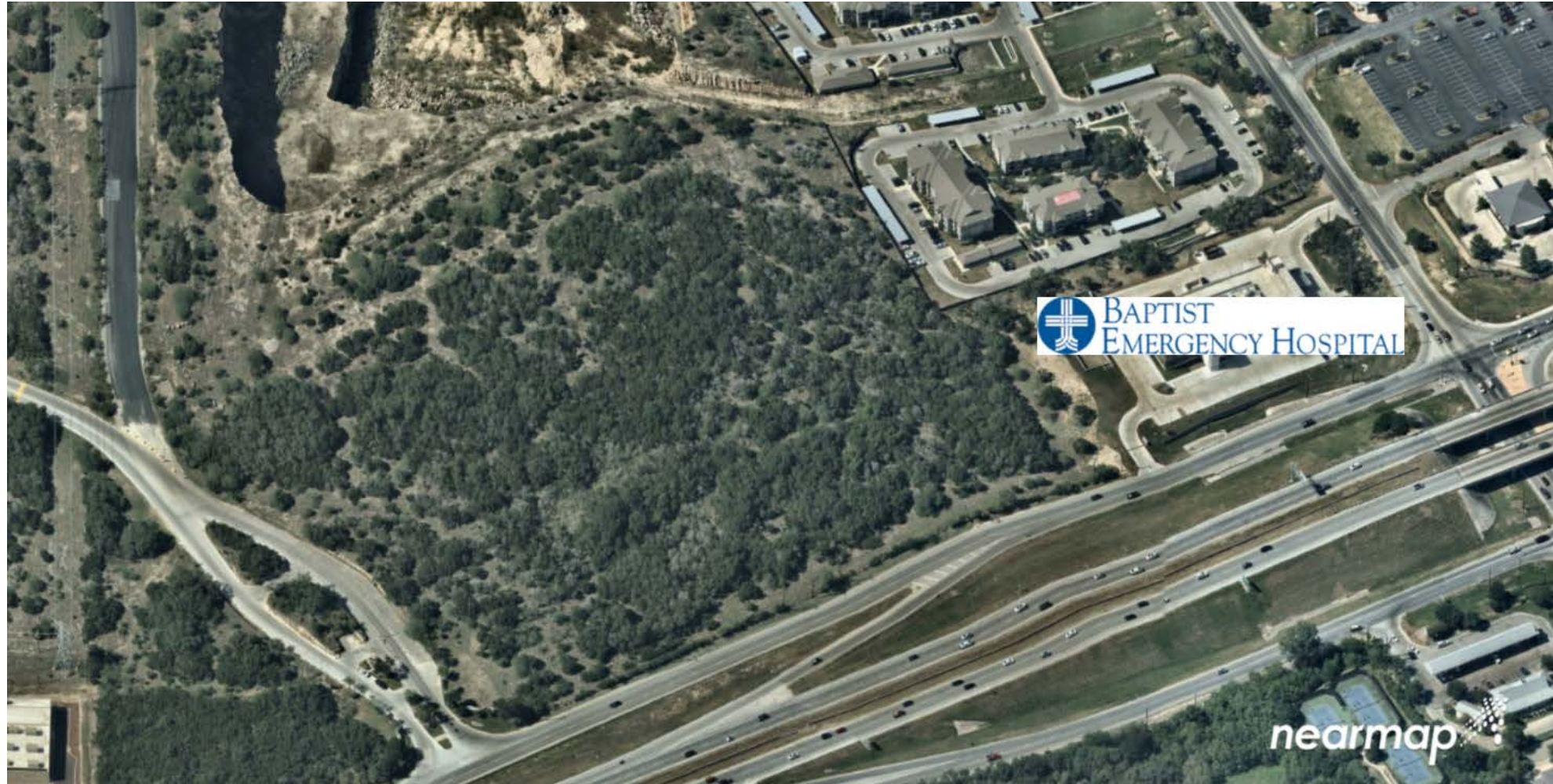
Rogers Ranch

Together We Can!



North of Loop 1604 & NW Military

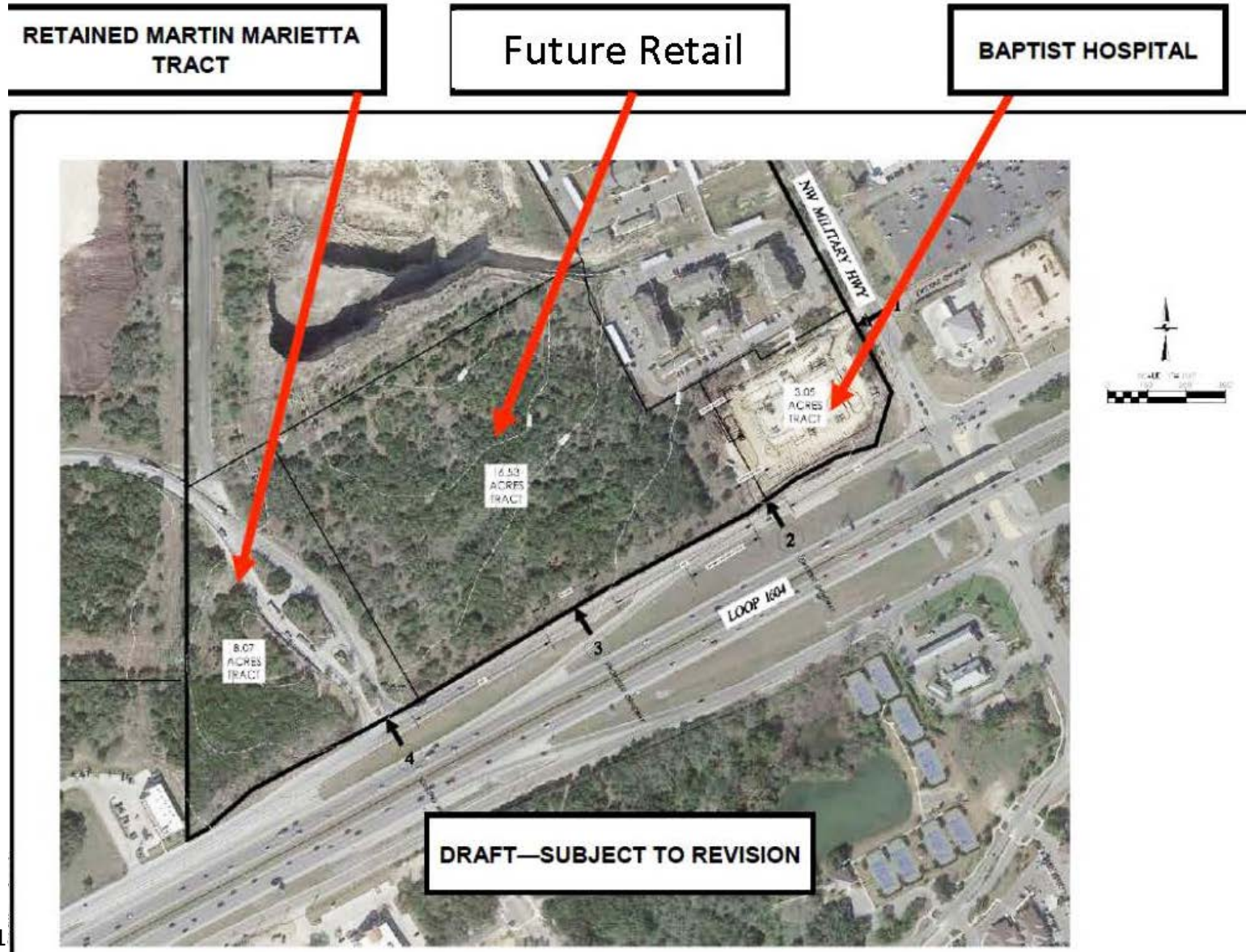
Together We Can!



North West Corner – 1604 & NW Military



Together We Can!





**THANK YOU FOR YOUR
CONTINUED SUPPORT**