

LOCATION MAP  
NOT TO SCALE

LEGEND

AC ACRE(S)	VOL VOLUME	PG PAGE(S)	ROW RIGHT-OF-WAY
BLK BLOCK	● FOUND 1/2" IRON ROD	○ SET 1/2" IRON ROD	○ SET 1/2" IRON ROD - ROW
BSL BUILDING SETBACK LINE	○ STAMPED INSCRIPTION	○ EASEMENT POINT OF INTERSECTION	S-X DESIGNATES THE APPROXIMATE LOCATION OF GEOLOGIC FEATURE IDENTIFIED ON-SITE DURING A FIELD INVESTIGATION ON APRIL 1, 2022.
NCB NEW CITY BLOCK	○	○	
DOC DOCUMENT NUMBER	○	○	
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	○	
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○	○	
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	○	
(PD) PAPE-DAWSON	○	○	
— -1140 — EXISTING CONTOURS	○	○	
— -1140 — PROPOSED CONTOURS	○	○	
— C — CENTERLINE	○	○	
① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9705, PGS 174-179 DPR)
② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	②	②	10' WATER AND SEWER EASEMENT (VOL 9705, PGS 174-179 DPR)
③ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	③	5' PRIVATE WALL EASEMENT (VOL 9705, PGS 174-179 DPR)
④ 16' SANITARY SEWER EASEMENT	④	④	1' VEHICULAR NON-ACCESS EASEMENT (VOL 9705, PGS 174-179 DPR)
⑤ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9705, PGS 174-179 DPR)
⑥ VARIABLE WIDTH SANITARY SEWER EASEMENT	⑥	⑥	1' VEHICULAR NON-ACCESS EASEMENT (VOL 20001, PGS 242-244 DPR)
⑦ 5' WATER EASEMENT	⑦	⑦	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9673, PGS 210 DPR)
⑧ 8' PRIVATE DRAIN & WALL MAINTENANCE EASEMENT	⑧	⑧	
⑨ 5' WALL MAINTENANCE EASEMENT	⑨	⑨	

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 SAN ANTONIO PLANNING COMMISSION.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.



*Caleb M. Chance*  
LICENSED PROFESSIONAL ENGINEER

*Jordan R. Garrett*  
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

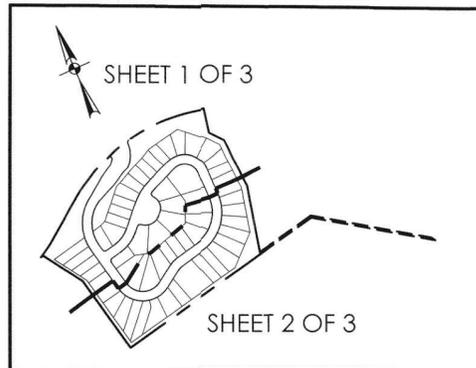
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

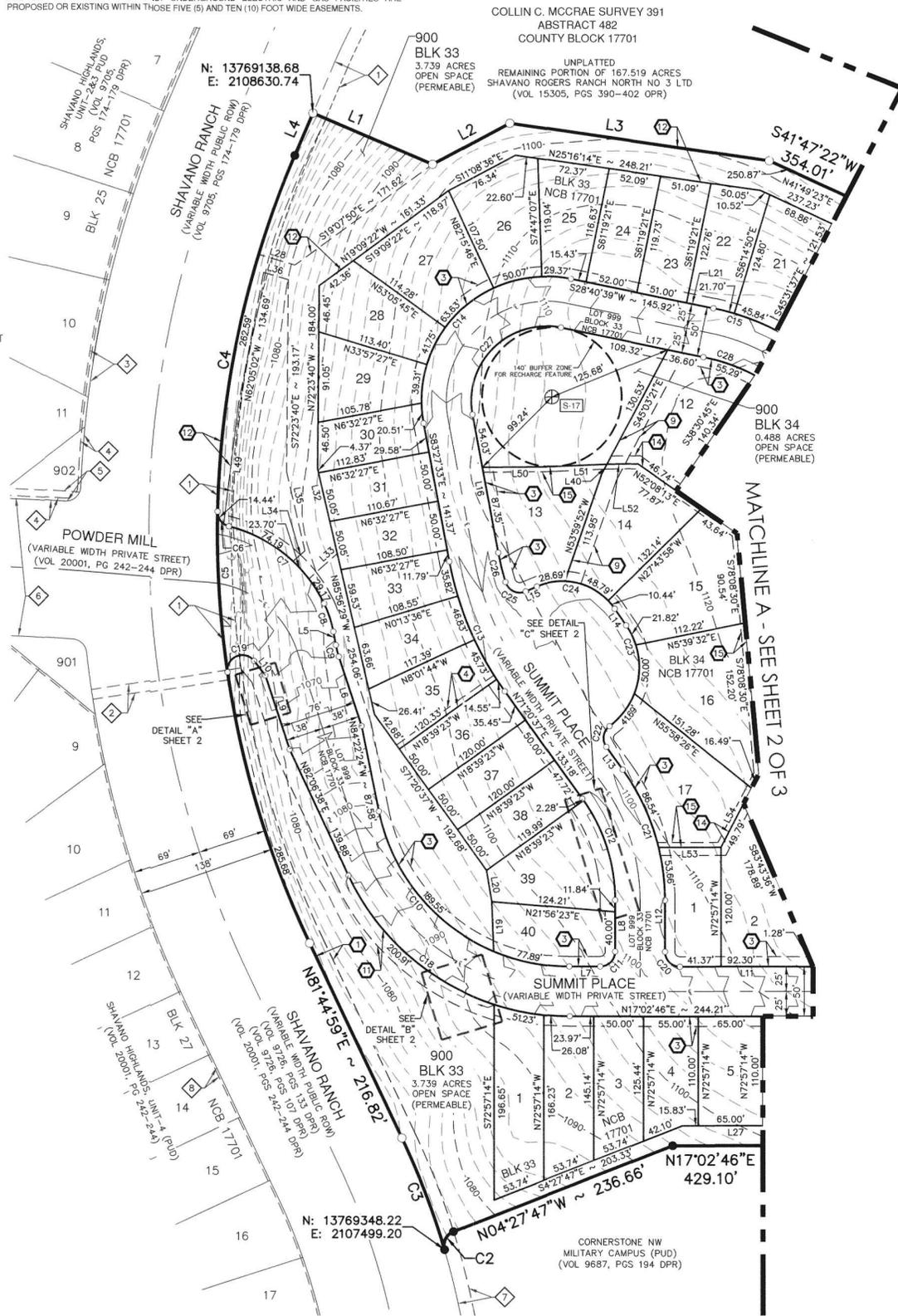
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LEGAL INSTRUMENT:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.



INDEX MAP  
NOT TO SCALE



N: 13769348.22  
E: 2107499.20

CORNERSTONE NW  
MILITARY CAMPUS (PUD)  
(VOL 9687, PGS 194 DPR)

SEE SHEET 3 OF 3 FOR PLAT NOTES,  
LINE & CURVE TABLE  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

PLAT NO. 23-11800016

SUBDIVISION PLAT  
OF  
SHAVANO HIGHLANDS  
HILLTOP (ENCLAVE)

BEING A TOTAL OF 19.138 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-40, BLOCK 33 AND LOTS 1-17, BLOCK 34, OUT OF A CALLED 167.519 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO SHAVANO ROGERS RANCH NORTH NO. 3, LTD RECORDED AS DOCUMENT NO. 2012004895 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SITUATED IN THE COLLIN C. MCCRAE SURVEY NO. 391, ABSTRACT 482, NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 17, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

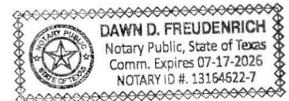
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

*Lloyd A. Denton*  
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS NORTH NO. 3, LTD  
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 18 DAY OF December, A.D. 2024.

*Dawn D. Freudenrich*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF SHAVANO HIGHLANDS HILLTOP HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

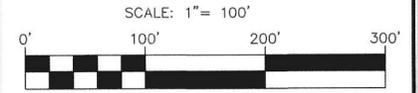
BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

SHAVANO HIGHLANDS HILLTOP  
Civil Job No. 8834-25; Survey Job No. 9270-11

SUBDIVISION PLAT OF SHAVANO HIGHLANDS HILLTOP (ENCLAVE)

BEING A TOTAL OF 19.139 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-40, BLOCK 33 AND LOTS 1-17, BLOCK 34, OUT OF A CALLED 167.519 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO SHAVANO ROGERS RANCH NORTH NO. 3, LTD. RECORDED AS DOCUMENT NO. 20120004835 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SITUATED IN THE COLLIN C. MCCRAE SURVEY NO. 391, ABSTRACT 482, NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #170, 1 TEXAS SURVEYING FIRM #10028900  
DATE OF PREPARATION: December 17, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

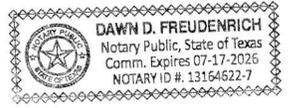
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*Lloyd A. Denton, Jr.*  
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS NORTH NO. 3, LTD.  
11 LYNN BAITS LANE SUITE 100  
SAN ANTONIO, TEXAS 78218  
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STATE OF TEXAS  
COUNTY OF BEXAR

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*Dawn D. Freudenrich*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



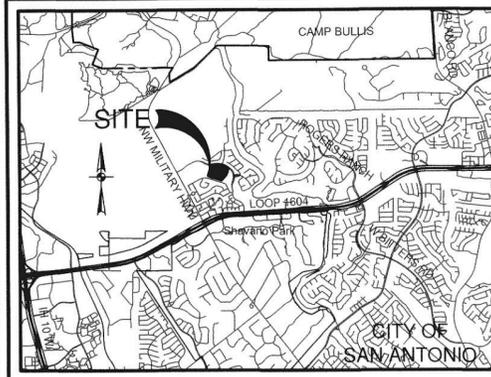
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BY: \_\_\_\_\_ CHAIRMAN

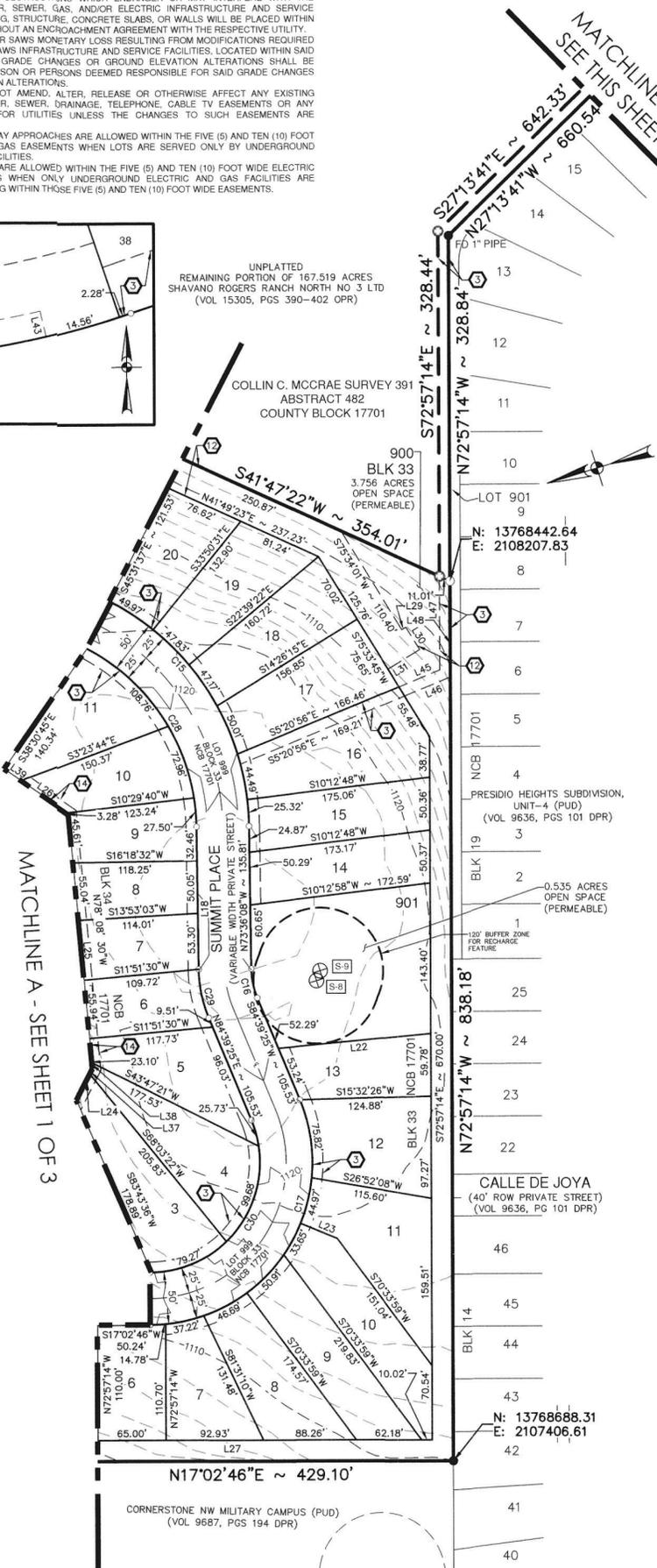
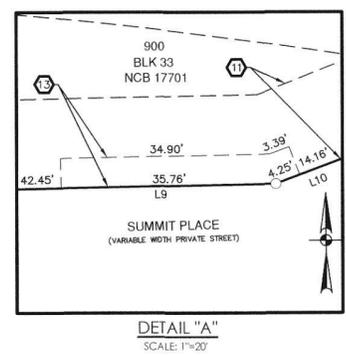
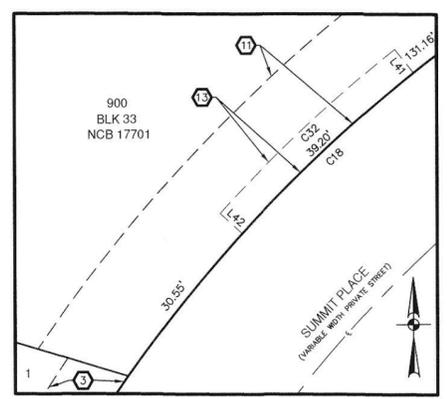
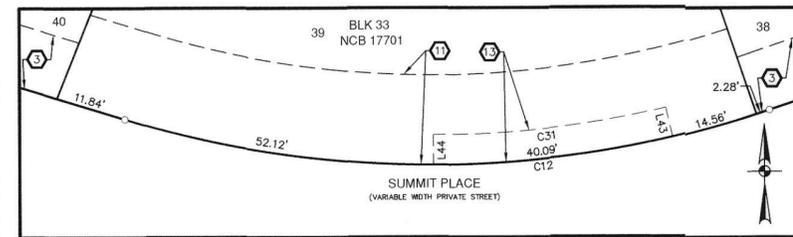
BY: \_\_\_\_\_ SECRETARY

SEE SHEET 3 OF 3 FOR PLAT NOTES, LINE & CURVE TABLE  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



**CPS/SAWS/COSA UTILITY:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.  
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**  
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**SAWS WASTEWATER EDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



STATE OF TEXAS  
COUNTY OF BEXAR

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*Caleb M. Chance*  
STATE OF TEXAS  
COUNTY OF BEXAR  
LICENSED PROFESSIONAL ENGINEER

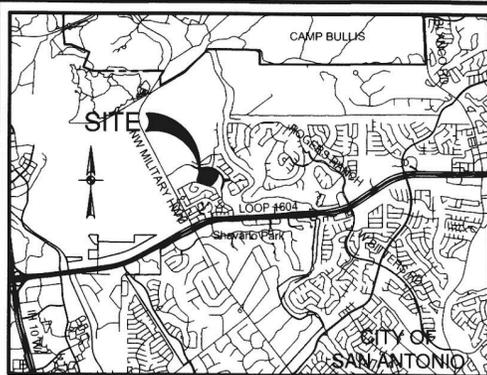
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*Jordan R. Garrett*  
STATE OF TEXAS  
COUNTY OF BEXAR  
REGISTERED PROFESSIONAL LAND SURVEYOR



SHAVANO HIGHLANDS HILLTOP  
Civil Job No. 8834-25; Survey Job No. 9270-11

Date: Dec 17, 2024, 9:46am, User: JD, Plot: P:\8834-25\Design\Civil\Plat\1683425.dwg



LOCATION MAP  
NOT-TO-SCALE

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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**

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**SAWS WASTEWATER EDU:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**SAWS DEDICATION:**

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

**FLOODPLAIN VERIFICATION:**

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0235G, EFFECTIVE DATE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**RESIDENTIAL FIRE FLOW:**

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

**DRAINAGE EASEMENT NOTE:**

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**MAINTENANCE NOTE:**

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SHAVANO HIGHLANDS HILLTOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SHAVANO HIGHLANDS HILLTOP HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**AQUIFER NOTE:**

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 4 OF THE SAN ANTONIO 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.

**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.

**IMPACT FEE 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 WASTEWATER SERVICE CONNECTION.

**SAWS HIGH PRESSURE:**

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

**LEGAL INSTRUMENT:**

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

PLAT NO. 23-11800016

SUBDIVISION PLAT  
OF  
SHAVANO HIGHLANDS  
HILLTOP (ENCLAVE)

BEING A TOTAL OF 19.138 ACRE TRACT OF LAND, ESTABLISHING LOTS 1-40, BLOCK 33 AND LOTS 1-17, BLOCK 34, OUT OF A CALLED 167.519 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO SHAVANO ROGERS RANCH NORTH No. 3, LTD. RECORDED AS DOCUMENT No. 20120004835 IN OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE COLLIN C. McGRAE SURVEY No. 391, ABSTRACT 482, NEW CITY BLOCK 17701, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9900  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 17, 2024

STATE OF TEXAS  
COUNTY OF BEXAR

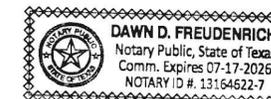
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

*Lloyd A. Denton, Jr.*  
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SHAVANO ROGERS NORTH NO. 3, LTD  
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 18 DAY OF December, A.D. 2024

*Dawn D. Freudenrich*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF SHAVANO HIGHLANDS HILLTOP HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # TRE-APP-APP23-3800429) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**TREE SAVE:**

PORTIONS OF LOTS 900 & 901, BLOCK 33 AND LOT 900, BLOCK 34, NCB 17701, ARE DESIGNATED AS TREE SAVE AREAS.

**RESIDENTIAL FINISHED FLOOR**

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

**PRIVATE STREET DESIGNATION:**

LOT 989, BLOCK 33, NCB 17701, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

**OPEN SPACE:**

LOTS 900 & 901, BLOCK 33 AND LOT 900, BLOCK 34, NCB 17701, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**CLEAR VISION:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S40°16'43"W	130.68'
L2	S11°08'36"E	88.15'
L3	S25°16'34"W	262.99'
L4	S49°43'17"E	46.41'
L5	S83°23'38"E	13.75'
L6	N88°53'12"E	73.28'
L7	S17°02'46"W	30.99'
L8	S72°57'14"E	51.84'
L9	N88°53'12"E	78.22'
L10	N69°17'15"E	18.41'
L11	S17°02'46"W	133.66'
L12	N72°57'14"W	51.84'
L13	S71°20'37"W	28.25'
L14	S72°29'34"W	20.31'
L15	S61°31'5"E	12.28'
L16	N83°27'33"W	141.37'
L17	N28°40'39"E	145.92'
L18	S73°36'08"E	135.81'
L19	S75°08'53"E	50.28'
L20	S82°25'03"E	31.93'
L21	N28°40'39"E	27.49'
L22	S11°35'58"W	145.77'
L23	S39°18'27"W	37.71'
L24	S45°44'45"E	28.24'
L25	S78°08'30"E	57.16'
L26	N52°08'13"E	52.08'
L27	S17°02'46"W	399.23'
L28	S33°30'12"W	37.78'
L29	S14°25'59"E	4.50'
L30	S75°34'01"W	25.00'
L31	N14°26'15"W	35.50'
L32	N85°56'29"W	87.75'
L33	N24°41'32"W	38.26'
L34	S24°41'32"E	16.03'
L35	S85°56'29"E	81.43'
L36	N33°30'12"E	25.80'
L37	S45°44'45"E	5.48'
L38	S78°08'30"E	5.89'
L39	N52°08'13"E	19.41'
L40	S45°03'21"E	11.35'
L41	S38°33'48"E	5.00'
L42	N47°43'50"W	5.00'
L43	S13°08'37"E	5.00'
L44	N0°01'07"W	5.00'
L45	N5°20'56"W	42.19'
L46	S5°20'56"E	47.29'
L47	N72°57'14"W	89.40'
L48	S72°57'14"E	91.49'
L49	N65°52'52"W	121.42'
L50	N16°38'52"E	72.11'
L51	N14°29'42"E	52.95'
L52	N16°10'00"E	31.17'
L53	S17°02'46"W	62.73'
L54	N45°44'45"W	67.01'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	336.00'	4°11'19"	S31°15'56"E	24.56'	24.56'
C2	15.00'	84°48'15"	N46°51'54"W	20.23'	22.20'
C3	769.00'	8°59'00"	N86°14'28"E	120.45'	120.57'
C4	964.00'	48°31'44"	S73°59'09"E	792.31'	816.50'
C5	964.00'	9°38'31"	N76°26'59"W	162.03'	162.23'
C6	15.00'	77°09'28"	S69°47'33"W	18.71'	20.20'
C7	146.00'	49°51'54"	S56°08'45"W	123.09'	127.07'
C8	110.00'	15°31'39"	N88°50'32"E	29.72'	29.81'
C9	90.00'	7°43'10"	S87°15'13"E	12.12'	12.13'
C10	195.00'	78°34'50"	S56°20'11"W	246.97'	267.44'
C11	15.00'	90°00'00"	S27°57'14"E	21.21'	23.56'
C12	175.00'	35°42'09"	N89°11'42"E	107.29'	109.05'
C13	325.00'	25°11'50"	N83°56'32"E	141.78'	142.93'
C14	125.00'	112°08'12"	S27°23'27"E	207.43'	244.64'
C15	245.00'	77°43'13"	S67°32'15"W	307.44'	332.34'
C16	75.00'	21°44'27"	N84°28'22"W	28.29'	28.46'
C17	155.00'	112°23'22"	N39°08'55"W	257.59'	304.04'
C18	245.00'	65°03'52"	N49°34'42"E	263.51'	278.22'
C19	15.00'	150°13'00"	N5°49'15"W	28.99'	39.33'
C20	15.00'	90°00'00"	S62°02'46"W	21.21'	23.56'
C21	225.00'	35°42'09"	S89°11'42"W	137.95'	140.20'
C22	15.00'	89°02'16"	N64°08'15"W	21.03'	23.31'
C23	74.00'	87°53'19"	N63°33'47"W	102.71'	113.51'
C24	64.00'	78°42'49"	S33°08'09"W	81.17'	87.92'
C25	15.00'	96°24'14"	S41°58'52"W	22.36'	25.24'
C26	275.00'	6°21'28"	N86°38'17"W	30.50'	30.51'
C27	75.00'	112°08'12"	N27°23'27"W	124.46'	146.79'
C28	195.00'	77°43'13"	N67°32'15"E	244.69'	264.51'
C29	125.00'	21°44'27"	S84°28'22"E	47.15'	47.43'
C30	105.00'	112°23'22"	S39°08'55"E	174.50'	205.96'
C31	170.00'	13°07'29"	N83°25'08"E	38.86'	38.94'
C32	250.00'	91°0'02"	S46°51'11"W	39.96'	40.00'

**SURVEYOR'S NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH # IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE IN U.S. SURVEY FEET.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 SAN ANTONIO PLANNING COMMISSION.

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

*Jordan R. Garrett*  
REGISTERED PROFESSIONAL LAND SURVEYOR



SEE THIS SHEET FOR PLAT NOTES,  
LINE & CURVE TABLE  
PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

Civil Job No. 8694-25; Survey Job No. 9270-11

Date: Dec 17, 2024, 9:45am User: J. Kow File: P:\08\23\23\Design\01\Plat\Plat 23-11800016.dwg