

PLAT NO. 23-11800083
SUBDIVISION PLAT OF
SHAVANO HIGHLANDS, UNIT 7
(ENCLAVE)

19.006 ACRES BEING A PORTION OF A CALLED 1.608 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO SHAVANO HIGHLANDS HOMEOWNERS ASSOCIATION, INC. RECORDED AS DOCUMENT 20230143144 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. A PORTION OF A CALLED 2.325.9942 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO ROGERS SHAVANO RANCH, LTD. AS RECORDED IN VOLUME 5553, PAGE 103-130 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. A PORTION OF THE SHAVANO HIGHLAND UNIT 5 AS RECORDED IN VOLUME 20001, PAGES 1109-1111 IN DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A CALLED 17.305 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO SHAVANO ROGERS RANCH NO. 3, LTD. RECORDED AS DOCUMENT 20230143146 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS TOGETHER WITH A 0.556 ACRE OFFSITE EASEMENT LOCATED ON SAID 17.305 ACRE TRACT, SITUATED IN THE C.C. MCCRAE SURVEY 391, ABSTRACT 482, NEW CITY BLOCK 17701 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: December 23, 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.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
SHAVANO ROGERS RANCH NORTH NO. 3, LTD. & SALADO CREEK CONSERVATION ASSOCIATION, INC. & BITTERBLUE/ROGERS WATER INTERESTS, LTD. & ROGERS SHAVANO RANCH, LTD.
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 HIGHLANDS, UNIT 7 (ENCLAVE) 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

CLOMRS PENDING FEMA APPROVAL:

LOT 999, BLOCK 32, NCB 17701, LIE WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0230Q AND 48029D235Q, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE DAWSON, ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 24-06-2521R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN SHAVANO HIGHLANDS, UNIT 7 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF THE SHAVANO HIGHLANDS HOMEOWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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.

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.

SAWS AQUIFER:

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 CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION;" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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.

OPEN SPACE:

LOT 999, BLOCK 32, LOT 900, BLOCK 20, NCB 17701, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CURVE TABLE

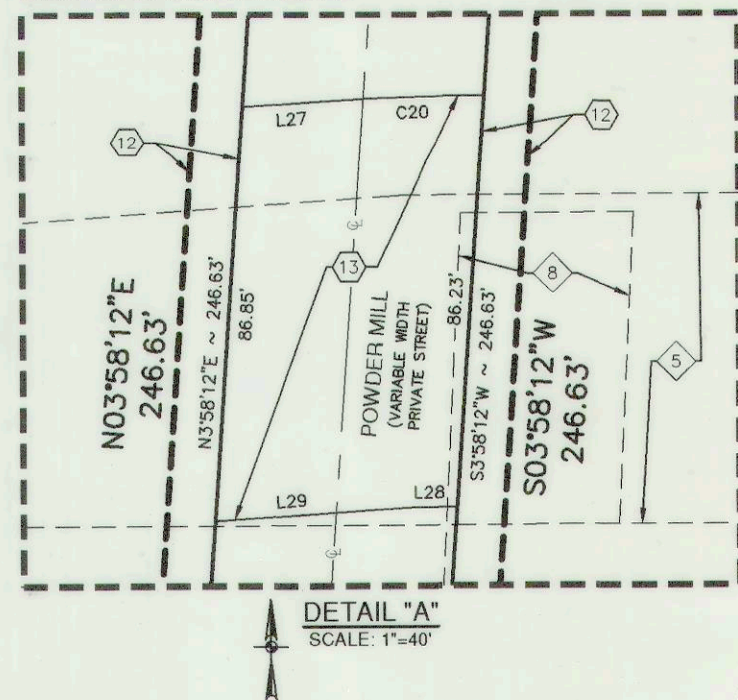
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	530.00'	13°11'05"	N17°58'21"E	121.69'	121.96'
C2	465.00'	20°35'42"	N14°16'03"E	166.25'	167.14'
C3	2035.00'	1°20'32"	N4°38'28"E	47.67'	47.67'
C4	2155.00'	12°58'54"	N11°48'11"E	487.23'	488.27'
C5	1042.10'	49°32'18"	N6°24'07"W	873.20'	901.00'
C6	755.00'	4°47'40"	N28°42'01"W	63.16'	63.18'
C7	59.00'	41°10'41"	N83°53'42"E	41.50'	42.40'
C8	445.00'	5°07'53"	S28°52'08"E	39.84'	39.85'
C9	1315.00'	49°43'43"	S6°34'13"E	1105.84'	1141.32'
C10	1845.00'	12°58'55"	S11°48'11"W	417.14'	418.03'
C11	1965.00'	0°08'45"	S4°14'23"W	5.00'	5.00'
C12	535.00'	20°35'42"	S14°16'03"W	191.27'	192.31'
C13	460.00'	13°35'47"	S17°46'01"W	108.90'	109.16'
C14	90.00'	5°37'06"	S8°09'34"W	8.82'	8.83'
C15	520.00'	13°11'05"	N17°58'21"E	119.40'	119.66'
C16	475.00'	20°35'42"	N14°16'03"E	169.82'	170.74'
C17	2025.00'	1°20'32"	N4°38'28"E	47.43'	47.43'
C18	2025.00'	12°58'55"	N11°48'11"E	457.83'	458.82'
C19	1975.00'	12°58'55"	S11°48'11"W	446.53'	447.49'
C20	495.00'	4°01'44"	N88°02'43"E	34.80'	34.81'
C21	100.00'	5°56'11"	S8°00'10"W	10.36'	10.36'
C22	470.00'	13°35'38"	S17°46'05"W	111.25'	111.51'
C23	1175.00'	42°27'34"	N2°56'09"W	850.95'	870.74'
C24	1175.00'	6°55'56"	N27°37'54"W	142.07'	142.16'
C25	625.00'	4°47'40"	N28°42'01"W	52.28'	52.30'
C26	15.00'	85°20'57"	N68°58'40"W	20.34'	22.34'
C27	1975.00'	1°20'32"	S4°38'28"W	46.26'	46.26'
C28	525.00'	20°35'42"	S14°16'03"W	187.70'	188.71'
C29	59.00'	49°12'39"	S50°54'18"E	49.13'	50.67'
C30	575.00'	4°47'40"	S28°42'01"E	48.10'	48.11'
C31	1225.00'	49°23'30"	S6°24'07"E	1023.61'	1056.00'
C32	59.00'	265°20'57"	N21°01'20"E	86.76'	273.24'
C33	59.00'	174°57'29"	S24°10'25"E	117.89'	180.16'
C34	59.00'	27°52'14"	S51°33'29"E	28.42'	28.70'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N81°58'49"W	190.00'
L2	N8°01'11"E	90.00'
L3	S81°58'49"E	122.73'
L4	N11°22'49"E	54.36'
L5	N24°33'54"E	76.95'
L6	N84°41'16"W	120.00'
L7	N181°17'38"E	127.12'
L8	N17°16'52"W	117.04'
L9	S38°44'46"W	4.50'
L10	N51°15'14"W	27.85'
L11	N45°15'27"E	25.16'
L12	S51°15'14"E	25.00'
L13	S38°44'46"W	4.50'
L14	N63°41'48"E	106.11'
L15	S181°17'38"W	151.45'
L16	N77°02'02"W	111.35'
L17	S24°33'54"W	76.99'
L18	S5°02'37"W	84.99'
L19	N81°58'49"W	10.00'
L20	N23°43'28"E	12.58'

LINE TABLE

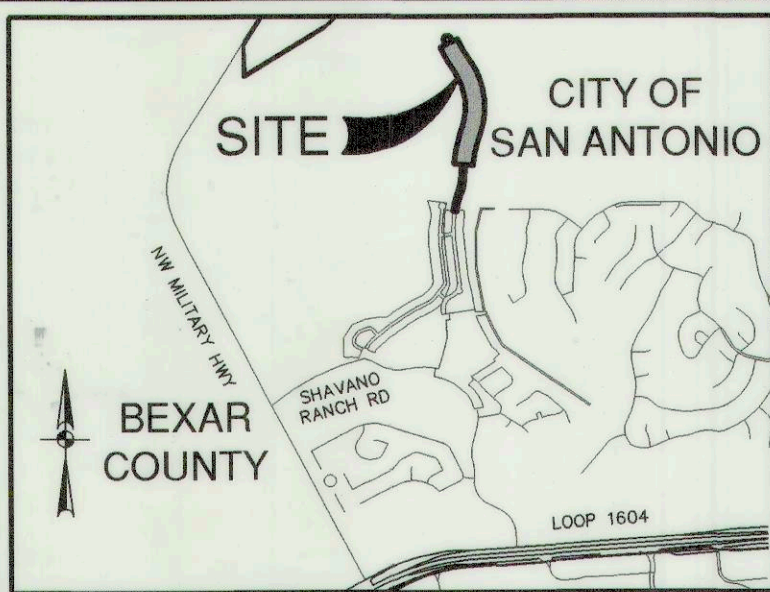
LINE #	BEARING	LENGTH
L21	S17°16'57"E	41.61'
L22	N8°01'11"E	43.14'
L23	N11°22'49"E	100.71'
L24	S5°02'05"W	83.98'
L25	S8°01'11"W	43.14'
L26	N63°18'21"E	102.25'
L27	N86°01'51"E	15.54'
L28	S89°53'37"W	9.10'
L29	S86°01'51"W	41.32'
L30	N24°33'54"E	76.95'
L31	S24°33'54"W	76.99'
L32	S5°00'06"W	20.00'
L33	S19°51'19"W	37.04'
L34	S24°51'52"E	61.17'
L35	S33°17'37"E	50.70'
L36	S39°52'11"E	59.13'
L37	N17°16'52"W	15.58'



- 1 ±384' TO THE INTERSECTION OF POWDER MILL & CARRONWAY (VOL 20001, PG 1109-1111, PR)
- 2 UNPLATTED 58.598 ACRES SHAVANO QUARRY DEVELOPMENT, LTD (DOC NO. 20230143147, OPR)
- 3 UNPLATTED 312.87 ACRES SALADO CREEK CONSERVATION ASSOCIATION INC (DOC# 20180095650, OPR)
- 4 UNPLATTED 17.305 ACRES SHAVANO ROGERS RANCH NORTH NO. 3, LTD (DOC NO. 20230143146, OPR)
- 5 UNITED STATE GOVERNMENT CAMP BULLIS MILITARY RESERVATION (VOL 9544, PGS 70-83, DPR)
- 6 SHAVANO HIGHLANDS - 1.608 ACRES HOMEOWNERS ASSOCIATION, INC. (DOC# 20240145318, OPR)
- 7 UNPLATTED ROGERS SHAVANO RANCH LTD PORTION OF 2325.99 ACRES (VOL 5553, PG. 103-130, OPR)
- 8 SHAVANO HIGHLANDS, UNIT-5 (ENCLAVE) (VOL 20001, PGS 1109-1111, PR)
- 9 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1109-1111, PR)
- 10 10x10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 1109-1111, PR)
- 11 ELECTRIC LINE RIGHT-OF-WAY AGREEMENT (VOL 16444, PG. 2154, OPR) (VOL 16464, PG. 76, OPR)
- 12 EASEMENT AGREEMENT VARIABLE WIDTH WATER, UTILITY, INGRESS AND TERMINATION OF ORIGINAL EASEMENT (VOL 16346, PG. 1335, OPR)
- 13 65' INGRESS/EGRESS & ELECTRIC EASEMENT (VOL 1183, PG 280, OPR)
- 14 135' ELECTRIC TRANSMISSION POWER EASEMENT (VOL 5655, PG 284, OPR)
- 15 75' ELECTRIC EASEMENT (VOL 7191, PG 145, OPR)
- 16 VARIABLE WIDTH WATER & UTILITY EASEMENT (VOL 11683, PGS 2474-2491 OPR) (VOL 11683, PGS 2492-2507 OPR)
- 17 SECOND AMENDED AND RESTATED SANITARY CONTROL EASEMENT (DOC. NO. 20190259079, OPR)
- 18 NORTH SALADO CREEK GREENWAY EASEMENT (DOC. NO. 20180250262, OPR)
- 19 VARIABLE WIDTH WATER AND DRAINAGE EASEMENT (OFF-LOT) (VOL 20003, PGS 644-645, PR)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE THIS SHEET FOR LEGEND, PLAT NOTES, LINE AND CURVE TABLES

SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2250 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.

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.

(TCI) 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.

PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 32, NCB 17701 (POWDER MILL) 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.

DRAINAGE EASEMENT ENCROACHMENTS:

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR ELEVATION -

RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (BSA# TRE-APP-APP23-38800729) 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).

SURVEYOR'S NOTES:

1. 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 1/2" 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.
2. 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, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE THE SURFACE SURFACE ADJUSTMENT FACTOR 1.00017
4. 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.

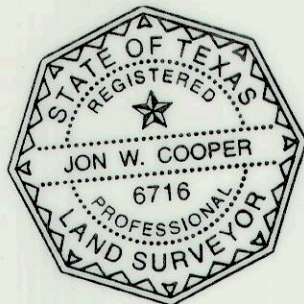
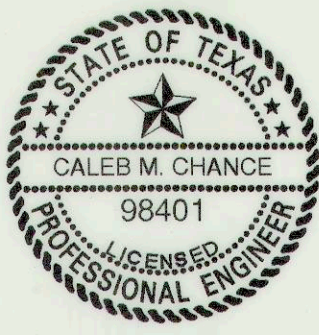
STATE OF TEXAS
COUNTY OF BEXAR

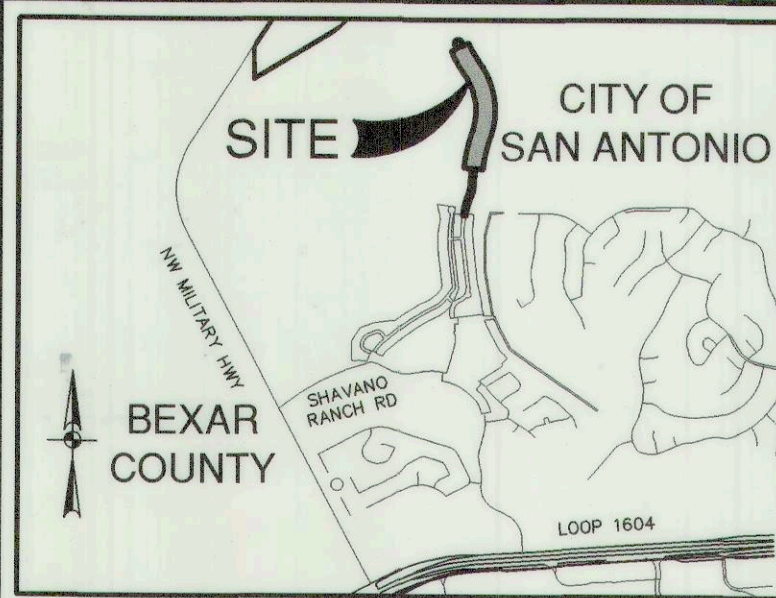
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR





LOCATION MAP
NOT-TO-SCALE

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", "WATER EASEMENT", "SEWER 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 GRANTORS 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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SCALE: 1"= 100'



PLAT NO. 23-11800083

SUBDIVISION PLAT OF SHAVANO HIGHLANDS, UNIT 7 (ENCLAVE)

19.006 ACRES BEING A PORTION OF A CALLED 1.608 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO SHAVANO HIGHLANDS HOMEOWNERS ASSOCIATION, INC. RECORDED AS DOCUMENT 20230143144 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A CALLED 2.325.9942 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO ROGERS SHAVANO RANCH, LTD. AS RECORDED IN VOLUME 5553, PAGE 103-130 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF THE SHAVANO HIGHLAND UNIT 5 AS RECORDED IN VOLUME 20001, PAGES 1109-1111 IN DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A CALLED 17.305 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO SHAVANO ROGERS RANCH NO. 3, LTD. RECORDED AS DOCUMENT 20230143146 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS TOGETHER WITH A 0.556 ACRE OFF-SITE EASEMENT LOCATED ON SAID 17.305 ACRE TRACT, SITUATED IN THE C.C. MCRAE SURVEY 391, ABSTRACT 482, NEW CITY BLOCK 17701 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: December 23, 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.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
SHAVANO ROGERS RANCH NORTH NO. 3, LTD. & SALADO
CREEK CONSERVATION ASSOCIATION, INC. &
BITTERBLUE/ROGERS WATER INTERESTS, LTD. & ROGERS
SHAVANO RANCH, LTD.
11 LYNN BATS 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 HIGHLANDS, UNIT 7 (ENCLAVE) 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.

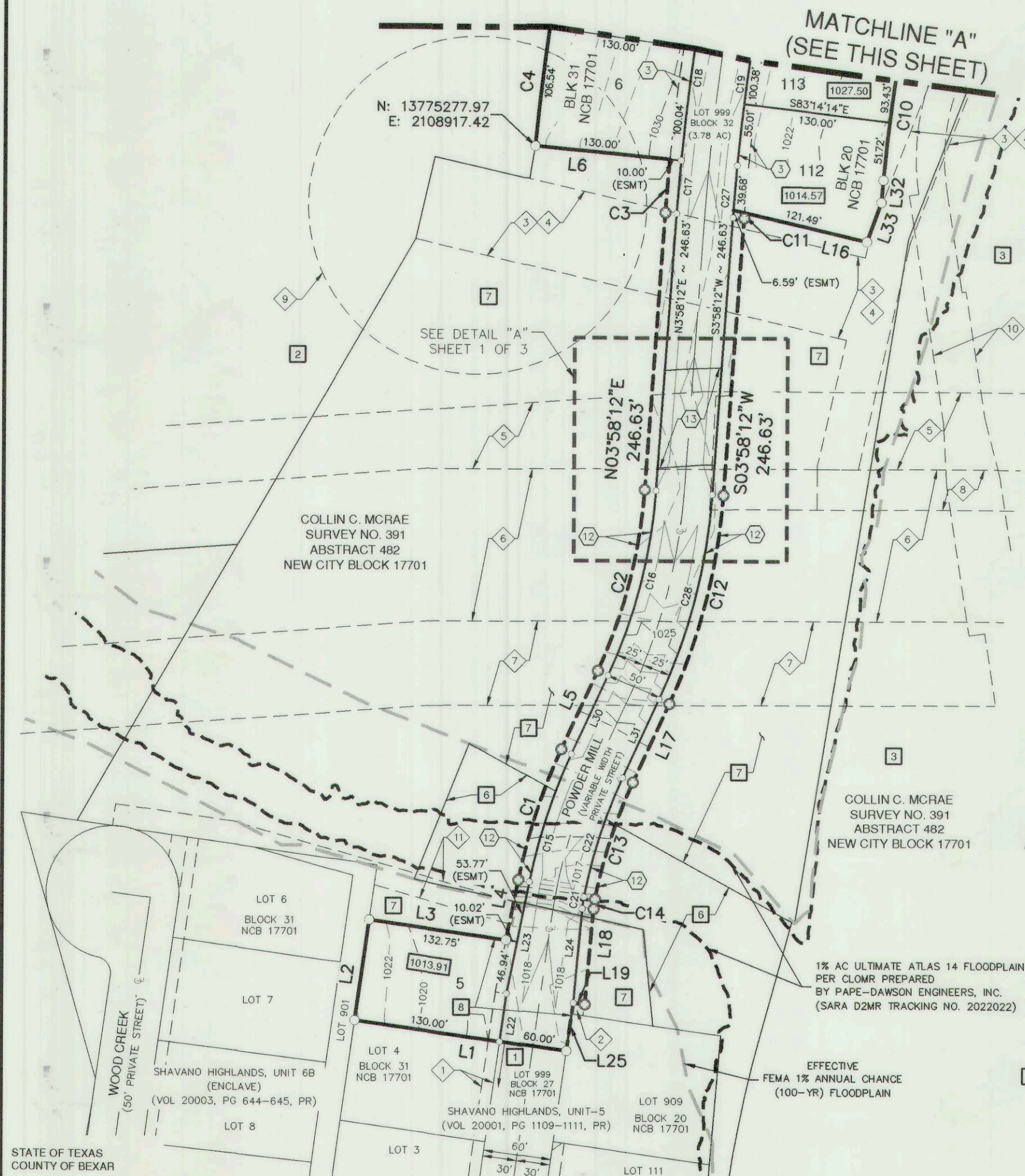
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 1 OF 3 FOR LEGEND, PLAT
NOTES, LINE AND CURVE TABLES

SHEET 2 OF 3



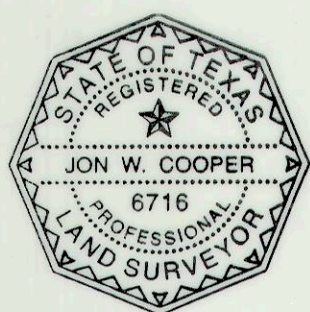
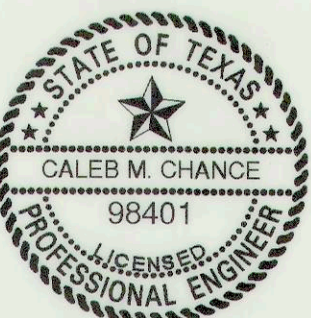
STATE OF TEXAS
COUNTY OF BEXAR

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.

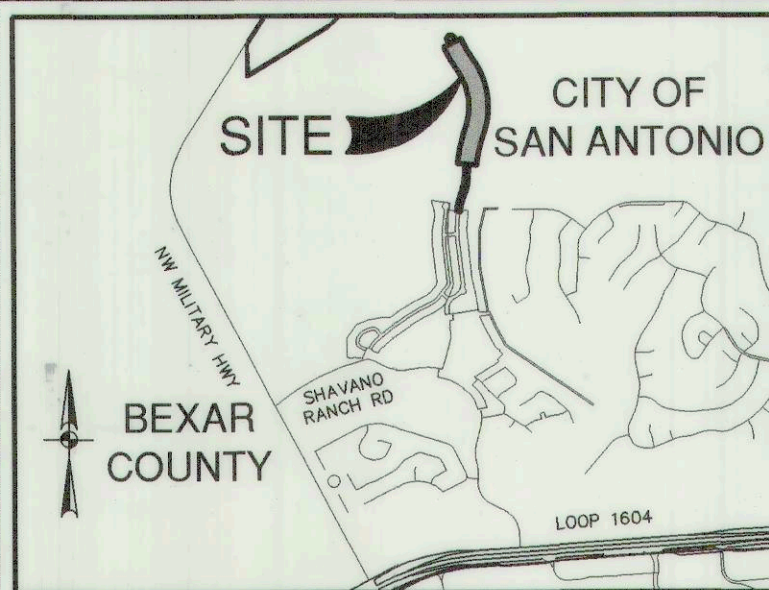
REGISTERED PROFESSIONAL LAND SURVEYOR



SHAVANO HIGHLANDS, UNIT 7 (ENCLAVE)

Civil Job No. 8834-22; Survey Job No. 8834-23

Date: Dec 31, 2024, 2:28:47 PM User: J. Cooper
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LOCATION MAP
NOT TO SCALE

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.

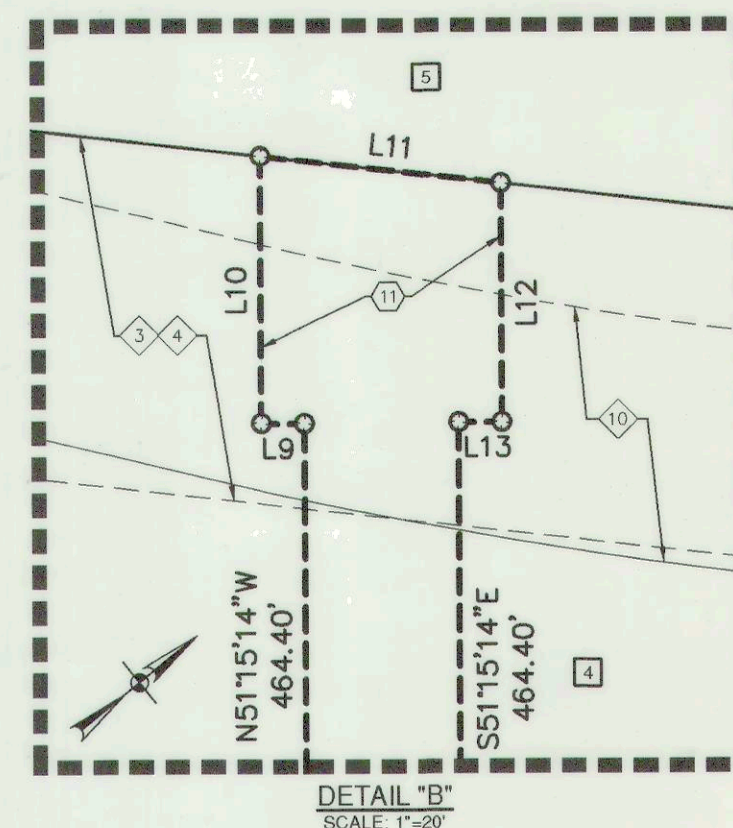
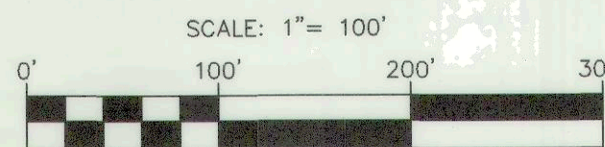
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.



DETAIL "B"
SCALE: 1"=20'

PLAT NO. 23-11800083

SUBDIVISION PLAT OF SHAVANO HIGHLANDS, UNIT 7 (ENCLAVE)

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**PAPE-DAWSON
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: December 23, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: LLOYD A. DENTON, JR.
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STATE OF TEXAS
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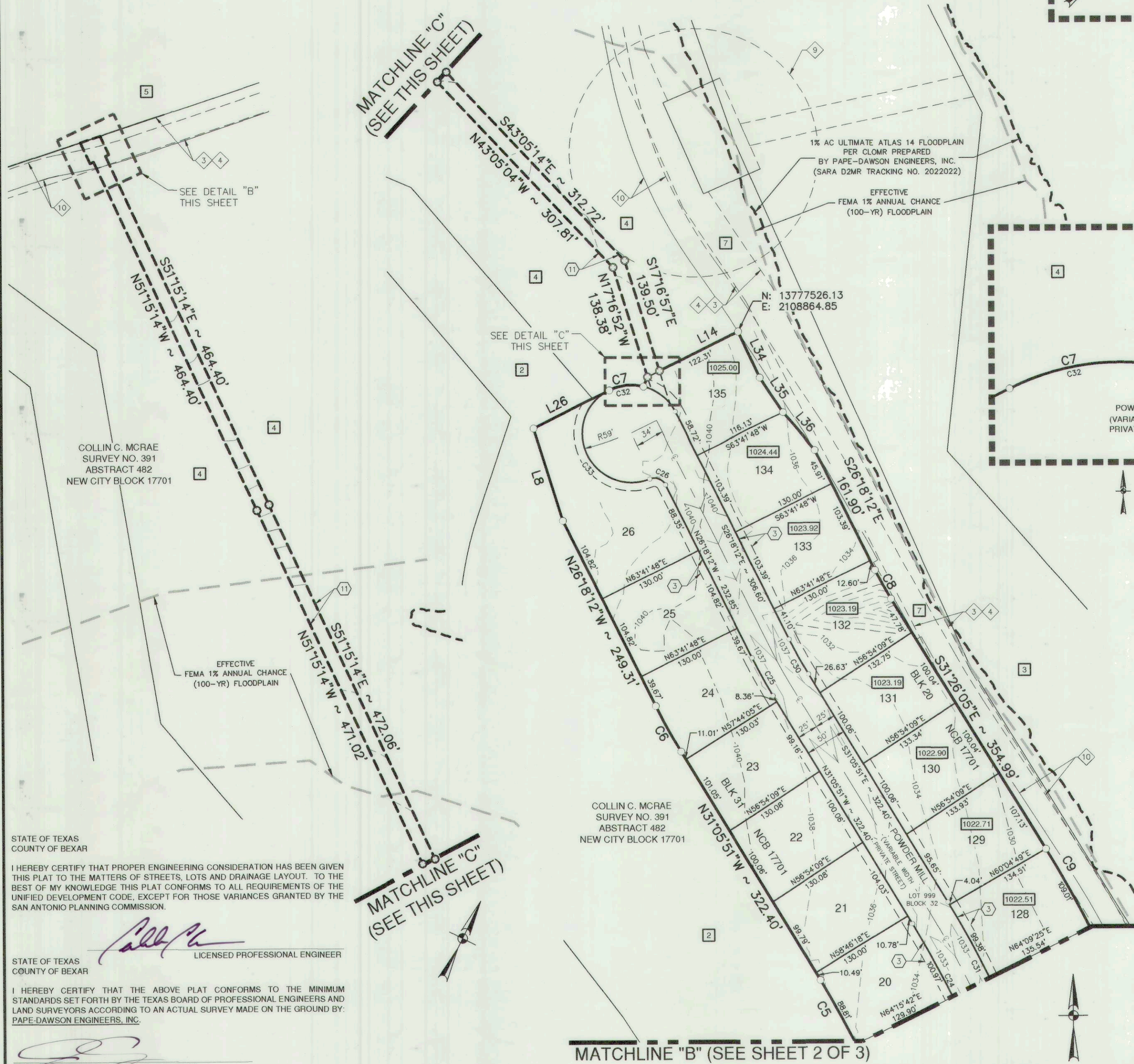
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DATED THIS _____ DAY OF _____, A.D. 20_____.

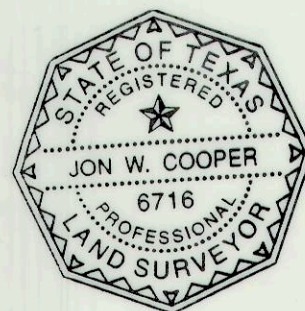
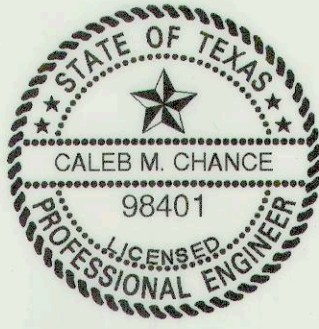
BY: _____ CHAIRMAN

BY: _____ SECRETARY



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
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SHEET 3 OF 3



STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

SHAVANO HIGHLANDS, UNIT 7 (ENCLAVE)

Civil Job No. 8834-22; Survey Job No. 8834-23

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