

LOCATION MAP  
NOT TO SCALE

LEGEND

AC	COUNTY BLOCK	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
PLAT	PLAT RECORDS OF BEAR COUNTY, TEXAS	FO	FOUNTAIN
NCB	NEW CITY BLOCK	FD	FEED LINE
OPR	OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS	---	EXISTING CONTOURS
		---	PROPOSED CONTOURS
		---	CENTERLINE

KEY NOTES:

- 14 GAS, ELEC. TELEPHONE, CABLE T.V. EASEMENT (VOL. 9894, PGS. 111-113 DPR)
- 15 SANITARY SEWER EASEMENT (VOL. 9892, PG. 136 DPR)
- 75 ELEC. TRANSMISSION & DISTRIBUTION LINE EASEMENT (VOL. 7500, PG. 884 DPR)
- DRAINAGE EASEMENT (VOL. 9894, PGS. 111-113 DPR)
- 15 SANITARY SEWER EASEMENT (VOL. 9894, PGS. 111-113 DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (VOL. 9894, PGS. 111-113 DPR)
- 50' ACCESS EASEMENT (VOL. 9894, PGS. 111-113 DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20002, PG. 1908 DPR)
- LOT 6, BLOCK 8, NCB 17627 SHAVANO RETAIL CENTER PHASE 3 (VOL. 20001, PG. 260 DPR)
- LOT 2, BLOCK 8, NCB 17627 SHAVANO RETAIL CENTER PHASE 1 (VOL. 9894, PG. 111 DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9717, PG. 68 DPR)
- WATER QUALITY EASEMENT (VOL. 9717, PG. 68 DPR)
- SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 9717, PG. 68 DPR)
- REMAINING PORTION OF A SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 14102, PG. 1596 DPR)
- 75 CPSB EASEMENT TRACT 20 - C (VOL. 7500, PGS. 884-891 DPR)
- 14 GAS, ELEC. TELEPHONE AND CABLE TV EASEMENT (VOL. 9894, PGS. 111-113 DPR)
- 14 GAS, ELEC. TELEPHONE AND CABLE TV EASEMENT

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	230.00'	23°37'00"	N64°59'36"E	103.81'	104.57'
C2	1438.24'	24°37'50"	S25°53'36"E	608.89'	614.55'
C3	1438.24'	22°48'40"	N62°23'17"W	137.36'	137.83'
C4	1438.24'	75°34'50"	N69°41'37"W	188.56'	188.72'
C5	1438.24'	11°04'37"	S3°46'52"W	277.77'	278.20'

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" 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) (NAD83) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN US SURVEY FEET. GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORPS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. SCALE ADJUSTMENT OF 1.00017.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) (NAD83) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEAR

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.

ENGINEER  
STATE OF TEXAS  
COUNTY OF BEAR

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. PAPE-DAWSON ENGINEERS, INC.

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DEPICTED ON THIS PLAT. ALL 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, REPAIRING, PATROLLING, AND TESTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. THE OWNER AND SAWS SHALL HAVE THE RIGHT TO RELOCATE SAWS INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER OR THROUGH ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAWS LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLAB, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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.

SAWS HIGH PRESSURE.

A PORTION OF THE TRACT IS BEING ON THE GROUND ELEVATION OF 965 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.

COMMON AREA MAINTENANCE.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE BAYE AREAS, INCLUDING LOT 900, BLOCK 8, NCB 17627, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

FIRE.

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

INGRESS/EGRESS.

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS CORRIDOR ON THIS PLAT.

FLOODPLAIN VERIFICATION.

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48090C0200, EFFECTIVE DATE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE 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 PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS ACQUIFER.

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED, AQUIFER RECHARGE ZONE AND WATERBODIES 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.

CROSS ACCESS.

LOT OWNERS SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 9-11, 12 & 13, BLOCK 8, NCB 17627, IN ACCORDANCE WITH UDC, 35-506(B)(2).

PUBLIC WORKS DETENTION & MAINTENANCE.

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NEGATORY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION IF 8" OF ORBITAL DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

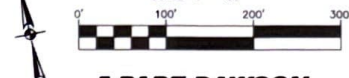
PLAT NO. 24-11800251

SUBDIVISION PLAT

OF  
SHAVANO RETAIL CENTER

BEING A TOTAL OF 8.68 ACRE TRACT OF LAND, ESTABLISHING LOTS 9-13 & 900, BLOCK 8, OUT OF THAT REMAINING PORTION OF A 48.834 ACRE TRACT OF LAND RECORDED IN VOLUME 9894, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE COLLIER MACRAE SURVEY, NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, NOW IN NEW CITY BLOCK 17627, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**

3000 HW LOOP 419 | SAN ANTONIO, TX 78213 | 210.373.8000  
TEXAS ENGINEERING FIRM #01711 | TEXAS SURVEYING FIRM #00800

DATE OF PREPARATION: January 30, 2025

STATE OF TEXAS  
COUNTY OF BEAR

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

*[Signature]*  
DAVID A. DENTON, JR.  
THE ROGERS SHAVANO RANCH LTD.  
A TEXAS LIMITED PARTNERSHIP  
11 LYNN BATTLE LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-1331

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID 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 23 DAY OF January, A.D. 2025.

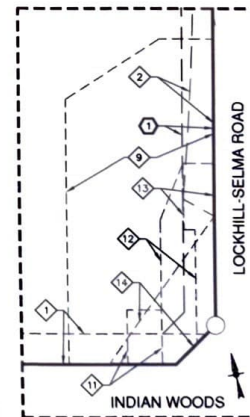
*[Signature]*  
DAWN D. FREUDENRICH  
Notary Public, State of Texas  
Comm. Expires 07-17-2025  
NOTARY ID # 13745222-7

THIS PLAT OF SHAVANO RETAIL CENTER 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 WHERE ADMINISTRATIVE EXCEPTIONS (ANY AND ALL) VARIANCES HAVE BEEN GRANTED.

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

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

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



DETAIL "A"  
SCALE 1"=50'

SHEET 1 OF 1