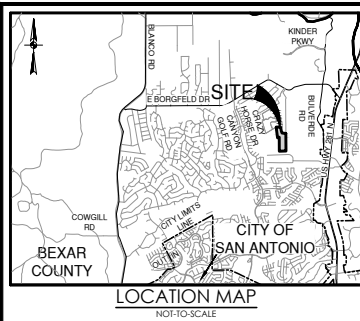


5. LAND-PLAT- 24-11800137: Request by Lloyd A. Denton Jr., SA Highland Estates Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 5 (Enclave) Subdivision, generally located southwest of the intersection of east Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).



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 DEDICATING 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, IMPROVING, 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 ADJACENT AREAS ANY TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENCROACH 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.

2. ANY CPS ENERGY OR SAWS MONEY 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.

KEY NOTES

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' BUILDING SETBACK
- 5' WATER EASEMENT
- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' PRIVATE DRAINAGE EASEMENT
- 80' PRIVATE DRAINAGE EASEMENT
- 15' DRAINAGE EASEMENT
- 10' WATER EASEMENT
- 30' WATER EASEMENT
- 40' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- HIGHLAND ESTATES UNIT 2 & 4 (ENCLAVE)
- THE ESTATES AT STONEGATE COUNTRY BLOCK 486 (VOL. 9506, PGS. 53-55 DPR)
- 442.445 ACRE SHECKNER PARTNERS, LTD. (VOL. 13794, PG. 1147 DPR)
- 25.00 ACRE TRACK 7304 IH 10 INVESTMENTS (DOC. NO. 20190014044 DPR)
- 148.609 ACRE TRACK AMAR HOLDINGS, LLC (DOC. NO. 20001110769 DPR)
- HIGHLAND ESTATES UNIT 1B (VOL. 9719, PGS. 125-130 DPR)
- FRIESEHANN, R A (VOL. 18803, PG. 2091 DPR)
- MULTI-PURPOSE UTILITY EASEMENT (VOL. 12145, PG. 2247, DPR)
- 10' GETCTV EASEMENT (VOL. 20002, PG. 1275-1279, DPR)
- 10' BUILDING SETBACK (VOL. 20002, PG. 1275-1279, DPR)
- 20' ELECTRIC EASEMENT (VOL. 7229, PG. 11372, DPR)
- 10' ELECTRIC EASEMENT (VOL. 7229, PG. 11372, DPR)
- 150' SANITARY SEWER CONTROL EASEMENT (DOC. NO. 20060130808, DPR) (1.620 AC)
- 30' INGRESS/EGRESS EASEMENT (VOL. 798, PG. 1461, DPR)

STATE OF TEXAS  
COUNTY OF BEXAR

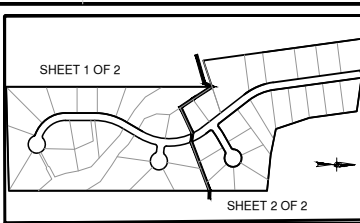
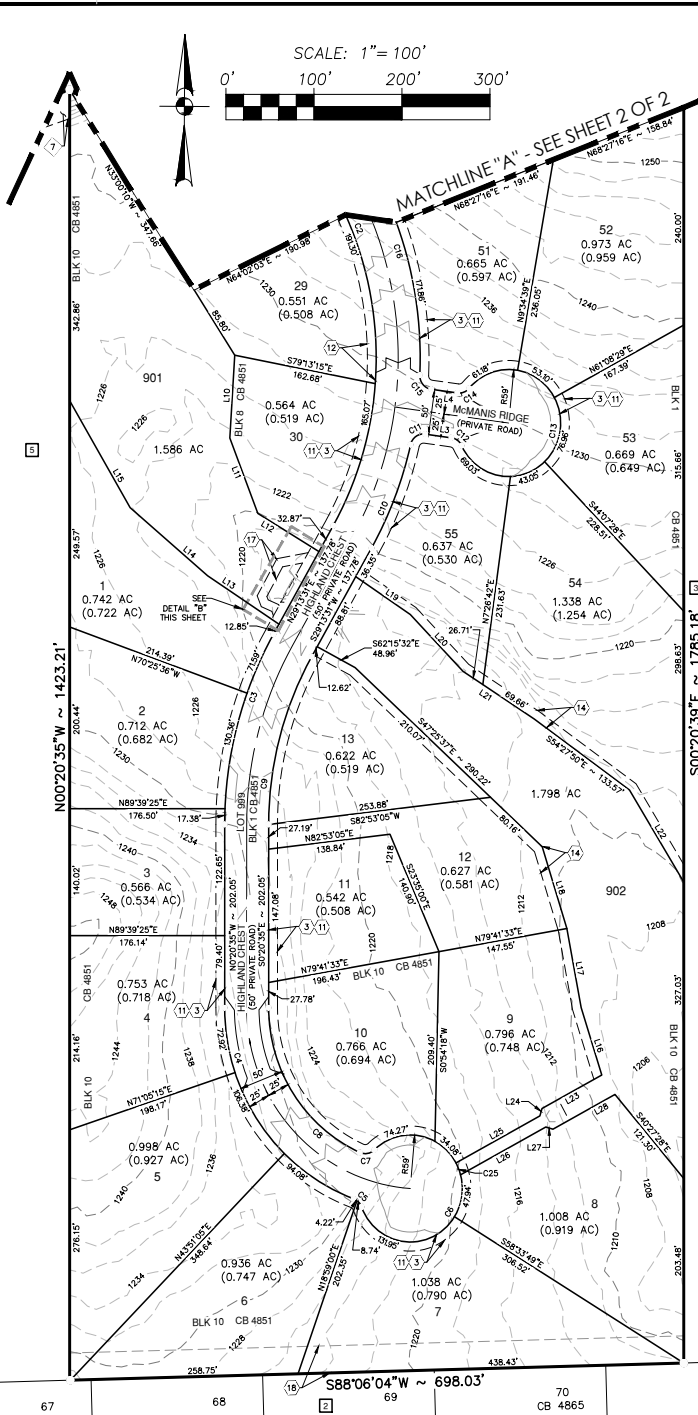
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEXAR

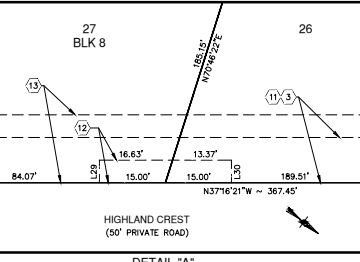
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

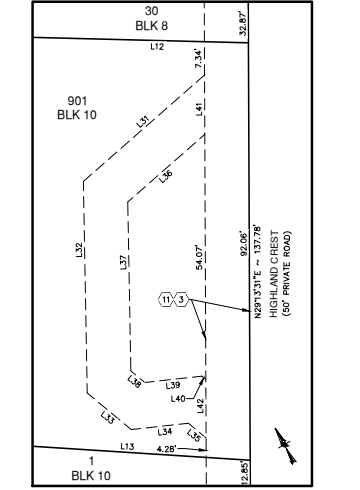


SHEET INDEX  
NOT-TO-SCALE



DETAIL "A"  
SCALE: 1"=20'  
SEE SHEET 2 OF 2

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	FOUND 1/2" IRON ROD	(UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)	(PD)=ROW
PR	PLAT RECORD	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	AC	NET ACRES
---	EXISTING CONTOURS	AC	GROSS ACRES
---	PROPOSED CONTOURS		
---	ORIGINAL SURVEY CENTERLINE		



DETAIL "B"  
SCALE: 1"=20'  
SEE SHEET 1 OF 2

# PLAT NO. 24-11800137

## SUBDIVISION PLAT OF HIGHLAND ESTATES UNIT 5 (ENCLAVE)

BEING A 38.262 ACRE TRACT OF LAND, ESTABLISHING LOTS 22-30, BLOCK 8, LOTS 1-13, BLOCK 10 AND LOTS 37-55, BLOCK 1 OUT OF THE REMAINING PORTION OF A 178.263 ACRE TRACT CONVEYED TO SA HIGHLAND ESTATES, LTD BY DEED RECORDED IN VOLUME 19871, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE F.H. Uecker SURVEY NO. 2, ABSTRACT 1073, COUNTY BLOCK 4851, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: August 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, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
SA HIGHLAND ESTATES, INC.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 628-6131

WEICO EAST LLC  
27851 PAPPAGE PASS 1  
SAN ANTONIO, TEXAS 78260

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 IN THE CAPACITY THEREIN STATED. 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF HIGHLAND ESTATES - UNIT 5 (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

NOTE:  
SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLE.

SUBDIVISION PLAT  
OF  
HIGHLAND ESTATES  
UNIT 5 (ENCLAVE)



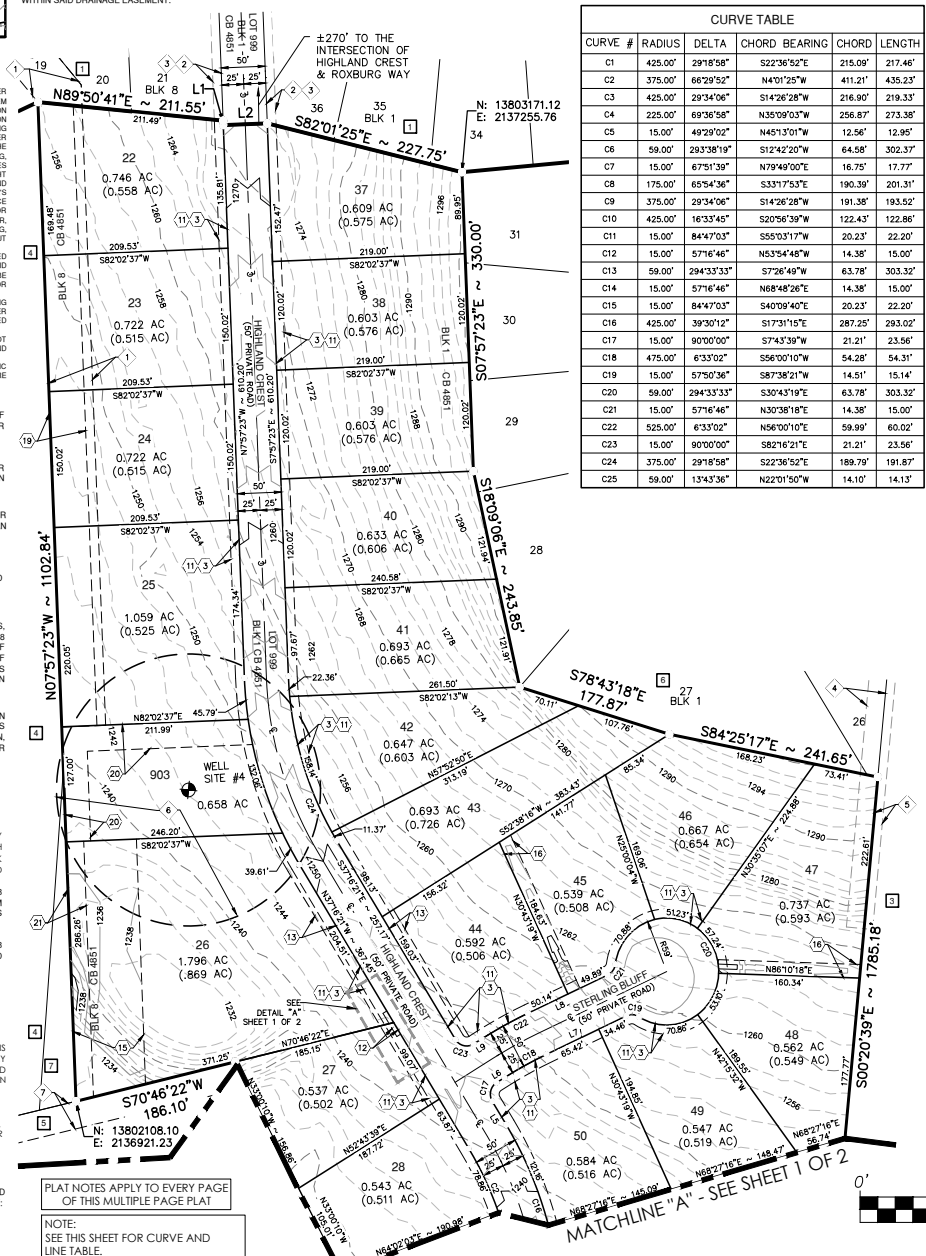
**PAPE-DAWSON  
ENGINEERS**

NOT-TO-SCALE

## ED PROFESSIONAL LAND SURVEYOR

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENG	
C1	425.00'	28°16'58"	S22°36'52"E	215.09'	217.4	
C2	375.00'	66°29'52"	N40°15'25"W	411.21'	435.3	
C3	425.00'	29°34'06"	N14°26'28"W	216.90'	219.3	
C4	225.00'	66°36'58"	N35°09'03"W	256.87'	273.3	
C5	15.00'	42°39'02"	N45°15'01"W	12.56'	12.95	
C6	59.00'	29°38'19"	S12°42'20"W	64.58'	30.25	
C7	15.00'	67°51'39"	N79°49'00"E	16.75'	17.71	
C8	175.00'	65°54'36"	S31°13'53"E	190.39'	201.7	
C9	375.00'	29°34'06"	N14°26'28"W	191.38'	193.5	
C10	425.00'	16°33'45"	S20°56'39"W	122.43'	122.8	
C11	15.00'	84°47'03"	S55°03'17"W	20.23'	22.20	
C12	15.00'	57°16'46"	N65°14'54"E	14.38'	15.00	
C13	59.00'	29°43'33"	S72°46'39"E	63.78'	30.33	
C14	15.00'	57°16'46"	N68°48'26"E	14.38'	15.00	
C15	15.00'	84°47'03"	S40°09'40"E	20.23'	22.20	
C16	425.00'	39°30'12"	S17°31'15"E	287.25'	293.0	
C17	15.00'	90°00'00"	S73°39'39"E	21.21'	23.56	
C18	475.00'	63°33'02"	S56°00'10"W	54.28'	54.14	
C19	15.00'	57°50'36"	N87°38'21"E	14.51'	15.14	
C20	59.00'	29°43'33"	S30°43'19"E	63.78'	30.33	
C21	15.00'	57°16'46"	N30°38'18"E	14.38'	15.00	
C22	525.00'	63°33'02"	S56°00'10"E	59.99'	60.52	
C23	15.00'	90°00'00"	S82°16'21"E	21.21'	23.56	
C24	375.00'	28°16'58"	S22°36'52"E	189.79'	191.81	
C25	59.00'	13°43'36"	N22°01'50"E	14.10'	14.15	

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S75°23'23"E	4.961
L2	N82°02'33"E	50.007
L3	N82°33'11"W	29.979
L4	S82°33'11"E	29.979
L5	S73°16'21"E	30.202
L6	S52°43'39"W	10.555
L7	S59°16'41"W	99.083
L8	N59°16'41"E	100.825
L9	N52°43'39"E	10.555
L10	N30°15'E	91.451
L11	N21°18'03"W	81.187
L12	N50°06'47"W	8.068
L13	N46°57'45"W	97.033
L14	N45°31'15"E	115.873
L15	N30°32'45"W	77.485
L16	S17°30'39"E	136.858
L17	S10°53'54"E	88.850
L18	S17°33'33"E	94.365
L19	S56°23'04"E	74.761
L20	S44°06'28"E	96.379
L21	S51°16'58"E	86.791
L22	S31°38'19"E	118.729
L23	S61°06'22"W	71.735
L24	S16°06'22"E	8.49
L25	S61°06'22"E	106.689
L26	N61°06'22"E	110.338
L27	N73°35'36"W	8.49
L28	S61°06'22"W	80.201
L29	S52°43'39"E	50.007
L30	S52°43'39"W	50.007
L31	S79°01'42"W	36.19
L32	N28°23'44"E	46.661
L33	N21°36'16"W	12.847
L34	N66°36'16"W	13.07
L35	N21°36'16"E	5.61
L36	S79°01'42"W	23.011
L37	N28°23'44"E	37.297
L38	N21°36'16"W	3.99
L39	N66°36'16"W	13.07
L40	N21°36'16"E	11.61
L41	S29°31'31"W	13.09
L42	N29°31'31"E	12.09



SCALE: 1" = 100'

100'      200'      300'

SHEET 2 OF 2