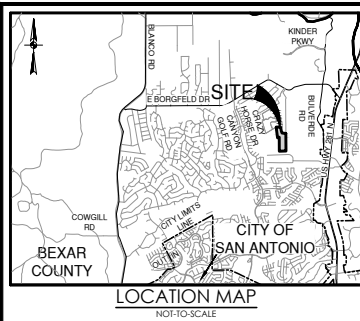


5. LAND-PLAT- 24-11800137: Request by Lloyd A. Denton Jr., SA Highland Estates Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 5 (Enclave) Subdivision, generally located southwest of the intersection of east Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, 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 PROVIDED 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, PG. 125-130 DPR)
- FRIESENHAIN, R A (VOL. 18803, PG. 2091 DPR)
- MULTI-PURPOSE UTILITY EASEMENT (VOL. 12145, PG. 2247, DPR)
- 10' GECTV 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

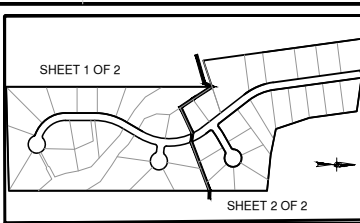
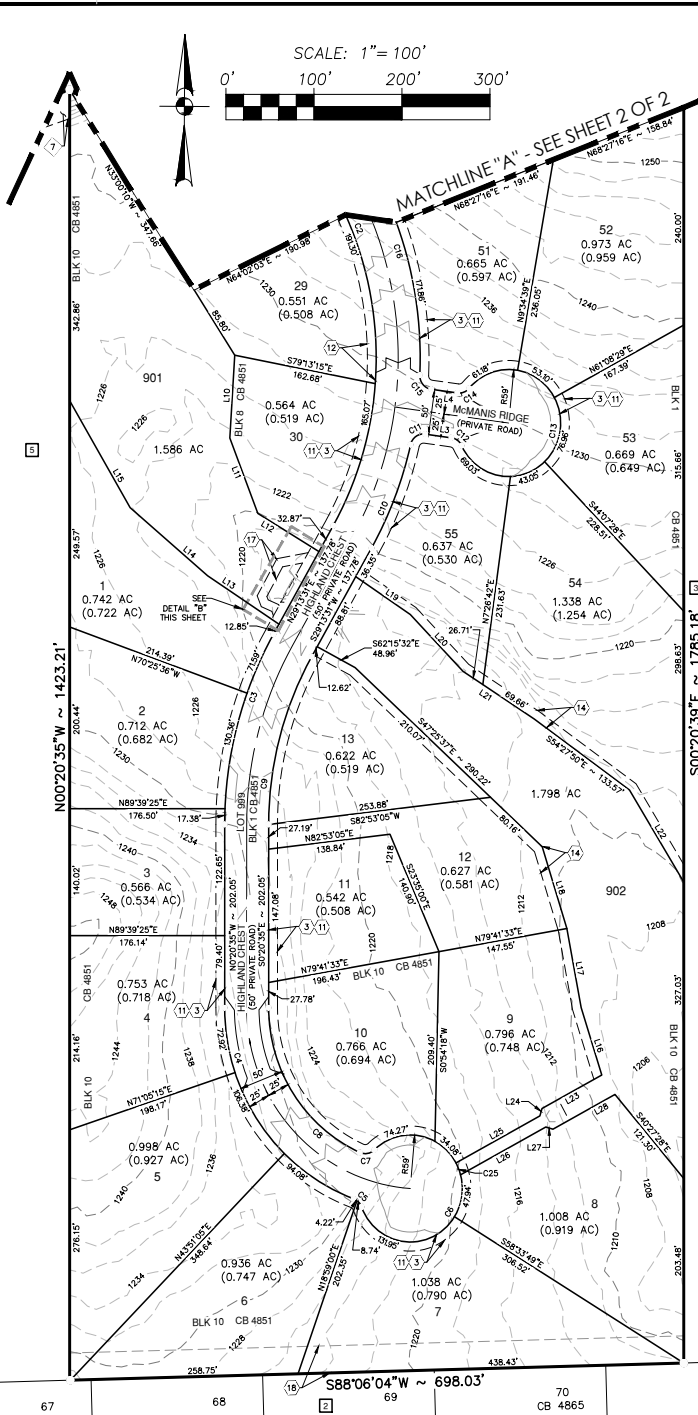
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

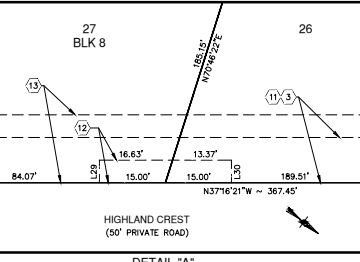
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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

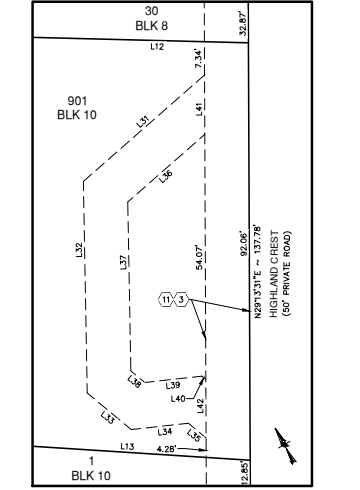


SHEET INDEX
NOT-TO-SCALE



DETAIL "A"
SCALE: 1\"/>

LEGEND			
AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	FOUND	FOUND 1/2" IRON ROD
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
PR	PLAT RECORD	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
--- 1140 ---	EXISTING CONTOURS	(AC)	NET ACRES
--- 1140 ---	PROPOSED CONTOURS	AC	GROSS ACRES
--- 1140 ---	CENTERLINE		



DETAIL "B"
SCALE: 1\"/>

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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

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 15871, 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

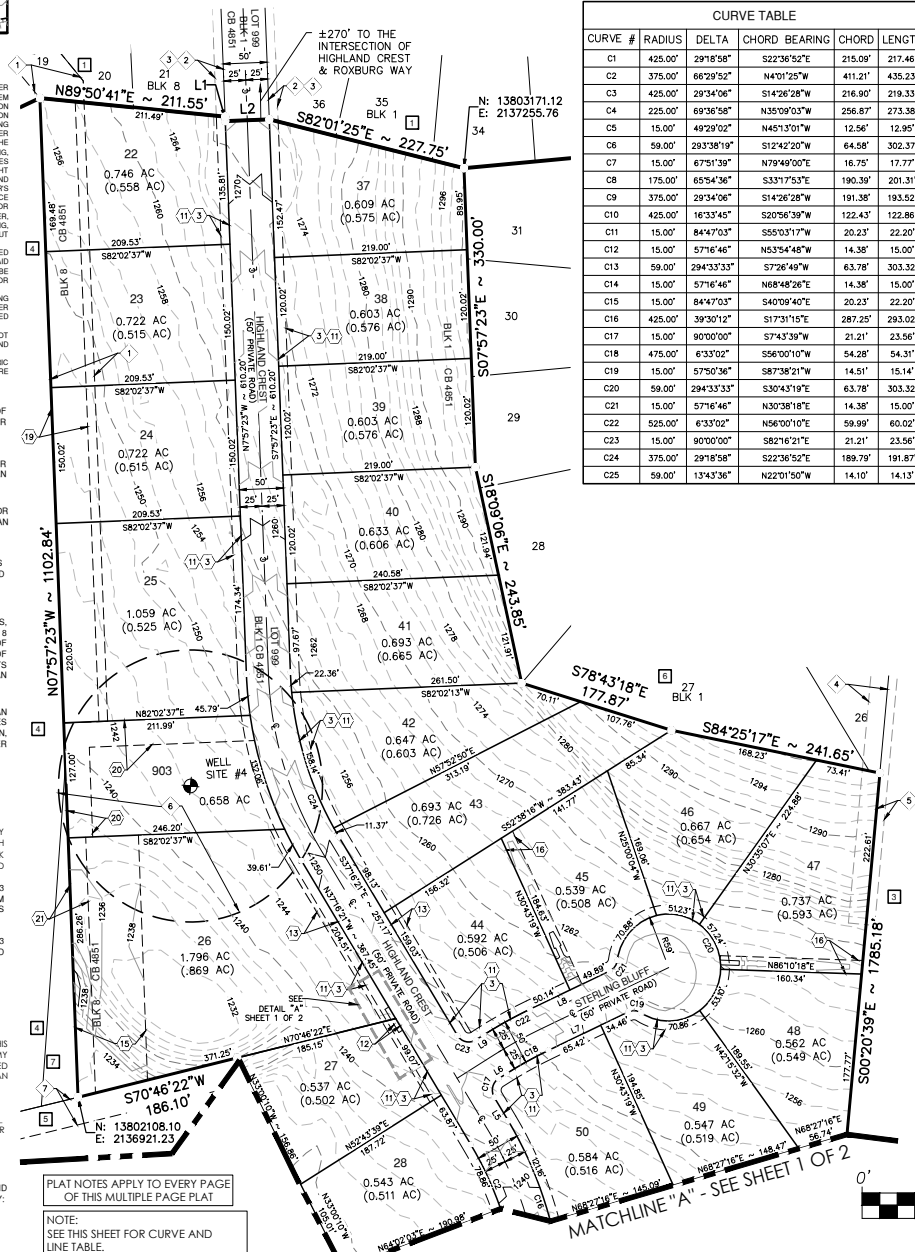
SUBDIVISION PLAT
OF
HIGHLAND ESTATES
UNIT 5 (ENCLAVE)



**PAPE-DAWSON
ENGINEERS**

NOT-TO-SCALE


REGISTERED PROFESSIONAL LAND SURVEYOR



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	425.00'	29°18'58"	S22°36'52"E	215.09'	217.46'
C2	375.00'	66°59'52"	N47°01'25"W	411.21'	435.23'
C3	425.00'	29°34'06"	S47°26'28"W	216.90'	219.33'
C4	225.00'	68°36'58"	S35°09'03"W	256.87'	273.95'
C5	15.00'	49°29'02"	N45°13'01"W	12.56'	12.93'
C6	59.00'	293°38'19"	S12°42'20"W	64.58'	302.37'
C7	15.00'	67°53'38"	N79°49'00"E	16.75'	17.71'
C8	175.00'	65°34'36"	S33°17'35"E	190.39'	201.37'
C9	375.00'	29°34'06"	S47°26'28"W	191.38'	193.52'
C10	425.00'	16°33'45"	S20°56'39"W	122.43'	122.86'
C11	15.00'	84°47°03"	S55°03'17"W	20.23'	22.20'
C12	15.00'	57°16'46"	N53°44'54"E	14.38'	15.07'
C13	59.00'	294°33'33"	S72°06'49"W	63.78'	303.32'
C14	15.00'	57°16'46"	N68°48'26"E	14.38'	15.07'
C15	15.00'	84°47°03"	S40°09'40"W	20.23'	22.20'
C16	425.00'	38°30'12"	S17°31'15"E	287.25'	283.02'
C17	15.00'	90°00'00"	S47°33'39"W	21.21'	23.56'
C18	475.00'	6°33'02"	S56°00'10"W	54.28'	54.31'
C19	15.00'	57°50'36"	S87°38'21"W	14.51'	15.14'
C20	59.00'	294°33'33"	S30°43'19"E	63.78'	303.32'
C21	15.00'	57°16'46"	N37°16'46"E	14.38'	15.07'
C22	525.00'	6°33'02"	S82°16'01"E	59.99'	60.02'
C23	15.00'	90°00'00"	N86°16'21"E	21.21'	23.56'
C24	375.00'	29°18'58"	S22°36'52"E	189.79'	191.87'
C25	59.00'	134°36'36"	N22°01'50"W	14.10'	14.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S75°23'E	4.96'
L2	N82°20'37"E	20.00'
L3	N82°33'11"N	58.97'
L4	S82°33'11"E	30.29'
L5	S37°6'21"N	29.97'
L6	S52°43'39"W	10.58'
L7	S59°6'41"E	99.85'
L8	N59°6'41"E	100.03'
L9	N52°43'39"E	10.45'
L10	N31°01'51"E	91.99'
L11	N12°18'03"W	89.08'
L12	N50°06'47"W	81.87'
L13	N56°57'45"W	97.03'
L14	N49°53'15"E	115.87'
L15	N30°32'45"W	136.45'
L16	S10°50'39"E	77.88'
L17	S10°35'54"E	98.85'
L18	S15°33'37"E	84.30'
L19	S56°23'04"E	76.79'
L20	S44°06'28"E	84.76'
L21	S57°16'56"E	96.37'
L22	S31°18'10"E	77.29'
L23	S67°06'22"W	118.75'
L24	S16°06'22"W	8.49'
L25	S16°06'22"W	106.69'
L26	N67°06'22"E	11.38'
L27	N73°53'38"E	10.40'
L28	S16°06'22"W	80.21'
L29	S52°43'39"W	50.00'
L30	S52°43'39"W	50.00'
L31	S79°01'42"W	36.19'
L32	N26°23'44"E	42.66'
L33	N21°13'16"W	15.84'
L34	N66°36'16"W	13.07'
L35	N21°36'16"E	5.16'
L36	S79°01'42"W	23.01'
L37	N26°23'44"E	37.27'
L38	N21°36'16"E	3.99'
L39	N66°36'16"W	13.07'
L40	N21°36'16"E	1.16'
L41	S29°33'31"W	13.09'
L42	N29°33'31"E	12.90'

SCALE: 1" = 100'



A horizontal scale bar with alternating black and white segments. It is marked with vertical lines at 100', 200', and 300'.

SHEET 2 OF 2