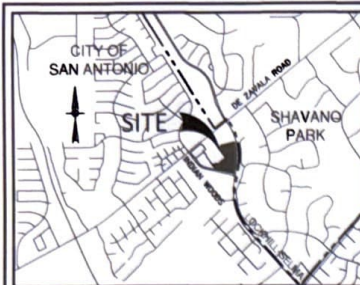


6. LAND-PLAT-24-11800251: Request by Lloyd A. Denton Jr., The Rogers Shavano Ranch LTD., for approval to subdivide a tract of land to establish Shavano Retail Center Subdivision, generally located south of the intersection of Lockhill Selma Road and De Zavala Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).



LOCATION MAP
NOT TO SCALE

LEGEND

AC ACRE(S)	VOL. LINE
CC COUNTY BLOCK	PG PAGE(S)
DOC DOCUMENT NUMBER	RTW RIGHT-OF-WAY
DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS (SURVEYOR)	ROUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PIR PLAT RECORDS OF BEAR COUNTY, TEXAS	SET 1/2" IRON ROD (PO)
NCR NEW CITY BLOCK	FD. LR. (PO)
OPR OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS	FD. LR. (DOCKET)
	EXISTING CONTOURS
	PROPOSED CONTOURS
	CENTERLINE

KEYED NOTES:

- 14 GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT (VOL. 9864, PGS. 111-113 DPR)
- 10 SANITARY SEWER EASEMENT (VOL. 9852, PG. 136 DPR)
- 75 ELEC. TRANSMISSION & DISTRIBUTION LINE EASEMENT (VOL. 7905, PG. 89H DPR)
- DRAINAGE EASEMENT (VOL. 9864, PGS. 111-113 DPR)
- 10 SANITARY SEWER EASEMENT (VOL. 9864, PGS. 111-113 DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (VOL. 9864, PGS. 111-113 DPR)
- 50 ACCESS EASEMENT (VOL. 9864, PGS. 111-113 DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 20022, PG. 190B DPR)
- LOT 6, BLOCK 8, NCB 17627 SHAVANO RETAIL CENTER PHASE 3 (VOL. 20001, PG. 290 DPR)
- LOT 2, BLOCK 8, NCB 17627 SHAVANO RETAIL CENTER PHASE 1 (VOL. 9864, PG. 111 DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9717, PG. 66 DPR)
- INGRESS/EGRESS & UTILITY EASEMENT (VOL. 9864, PGS. 111-113 DPR)
- WATER QUALITY EASEMENT (VOL. 9717, PG. 66 DPR)
- SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 9717, PG. 66 DPR)
- REMAINING PORTION OF A SANITARY SEWER AND DRAINAGE EASEMENT (VOL. 14162, PG. 159B DPR)
- 75 CPSS EASEMENT TRACT 20-C (VOL. 7905, PGS. 89A-89I DPR)
- 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9864, PGS. 111-113 DPR)
- 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9864, PGS. 111-113 DPR)

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	250.00'	23°36'00"	N64°09'38"E	103.81'	104.57'
C2	1438.24'	24°27'35"	S25°37'38"E	608.89'	614.55'
C3	1438.24'	52°05'45"	N62°23'13"W	137.56'	137.63'
C4	1438.24'	75°34'37"	N61°41'37"W	188.56'	188.72'
C5	1438.24'	11°04'37"	S37°46'03"W	277.77'	278.20'

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 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAGNAL 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 (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.
- DIMENSIONS SHOWN ARE SURFACE, SCALE ADJUSTMENT OF 1.00017.
- 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.

Calvin H. Chance
LICENSED PROFESSIONAL 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 BY: PAPE-DAWSON ENGINEERS, INC.

Tom H. Milo
REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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", "SANITARY SEWER EASEMENT", "WATER EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT", "YARD EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT", "AND/OR RELOCATED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC 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 SLAB, 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.

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 BELOW THE GROUND ELEVATION OF 985 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 SHADE 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, OR 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 EASEMENT SHOWN 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 26, 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS AQUIFER:

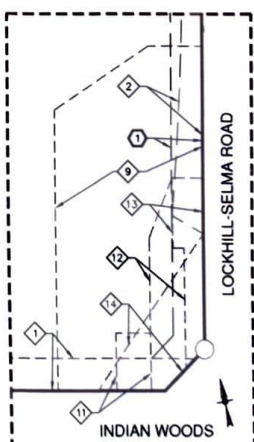
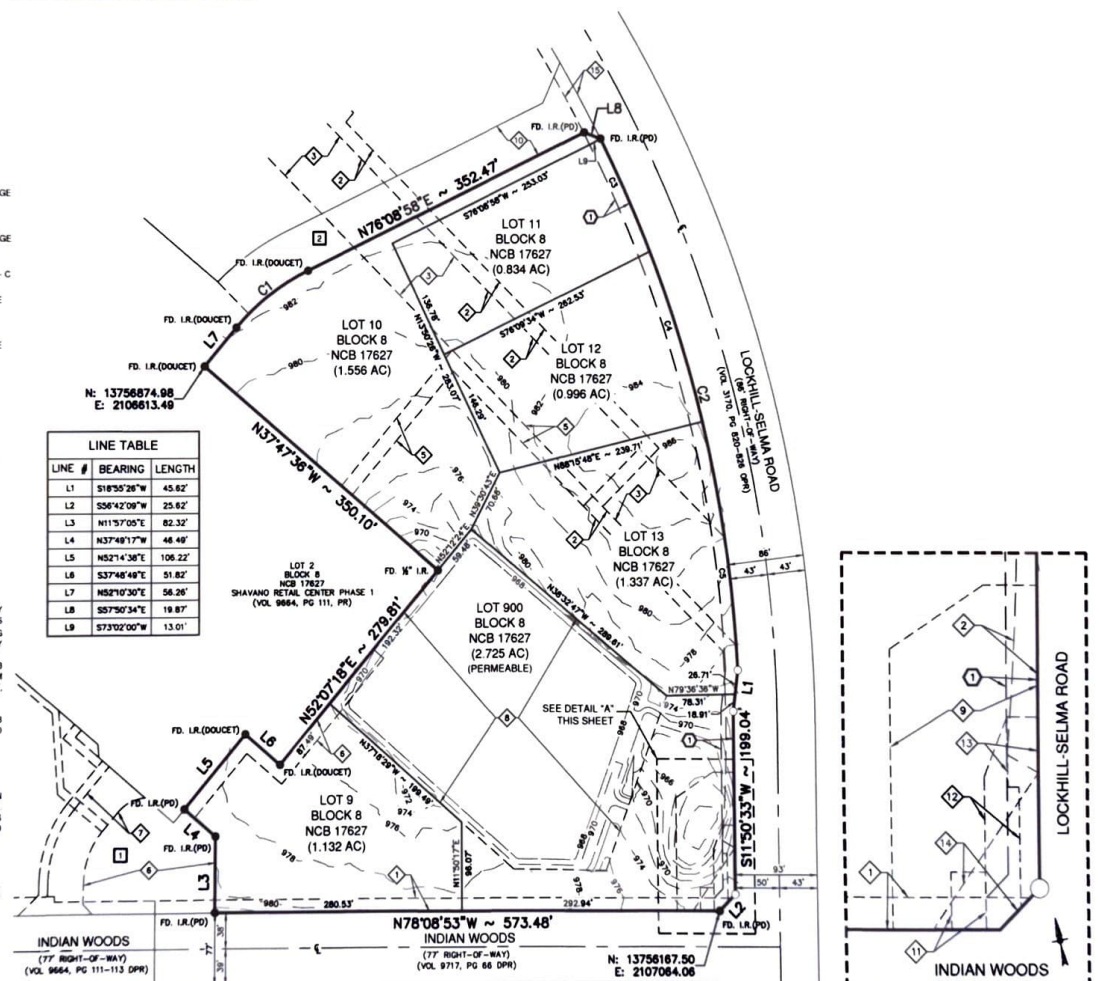
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERBODIES PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CROSS ACCESS:

LOT OWNERS(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 910, 11, 12 & 13, BLOCK 8, NCB 17627, IN ACCORDANCE WITH UDC 35-506(R)(3).

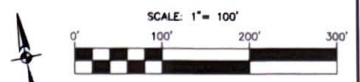
PUBLIC WORKS DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO PORT A FEE IN LIEU OF DETENTION FEE IF OPPOSITE 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 8.98 ACRE TRACT OF LAND, ESTABLISHING LOTS 9-13 & 900, BLOCK 8, OUT OF THAT REMAINING PORTION OF A 48.84 ACRE TRACT OF LAND RECORDED IN VOLUME 9864, PAGE 89B OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE COLLIER MCRAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782, NOW IN NEW CITY BLOCK 17627, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78211 | 210.373.9000
TEXAS ENGINEERING FIRM #001765 | TEXAS SURVEYING FIRM #1000000
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 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.

Lloyd A. Denton, Jr.
LLOYD A. DENTON, JR.
THE ROGERS SHAVANO RANCH LTD.
A TEXAS LIMITED PARTNERSHIP
11111 WATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-4131

STATE OF TEXAS
COUNTY OF BEAR

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 13 DAY OF January, A.D. 2025.

Dawn D. Freudenrich
DAWN D. FREUDENRICH
Notary Public, State of Texas
Comm. Expires 07-17-2025
NOTARY ID # 13154623

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/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCES HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 2025

BY _____ CHAIRMAN

BY _____ SECRETARY





December 13, 2012

Mr. Matt Johnson, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 1952 - Request for Category Determination for the **Rogers West Shavano Tract**, consisting of approximately 45.67 acres out of the Rogers West Shavano POADP No. 41.

Dear Mr. Johnson:

On July 19, 2012, the Resource Protection Division of the San Antonio Water System received a letter issued by your office requesting determination of Category classification for the above-referenced project. Additional information was received on November 7, 15, and December 13, 2012. Based on a review of the documentation submitted and other information in the possession of the Resource Protection Division, and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code, **Category 1** classification for the **Rogers West Shavano Tract** is confirmed.

Please be aware that the occurrence of a "substantial alteration", as identified in Section 34-926 of the City Code, may result in a loss of Category 1 status and may cause a recategorization of the property or portions(s) thereof. Upon the expiration of the application(s) or permit(s) causing the property to be designated Category 1, the property will automatically be placed in its appropriate category as of the date of expiration.

If you have any questions regarding this matter, please contact Joan Falkenberg in the Edwards Aquifer Watershed Protection Division at (210) 233-3518.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott R. Halty".

Scott R. Halty, Director
Resource Protection & Compliance Department

Attachment EX-1

SRH: jbf



JOB NO. 7118-52
 DATE DEC. 2012
 DESIGNER TB
 CHECKED MJ DRAWN MK
 SHEET EX-1

DeZAVALA RD. & LOCKHILL-SELMA RD.
 CITY OF SAN ANTONIO, TEXAS
 COMERCIAL/RETAIL AREAS

**PAPE-DAWSON
 ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Dec 12, 2012, 8:25am User: jg, lrbell
 File: P:\7118-52\Drawings\Exhibits\Ex121211 Overlay Rights Determination & MDP.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.