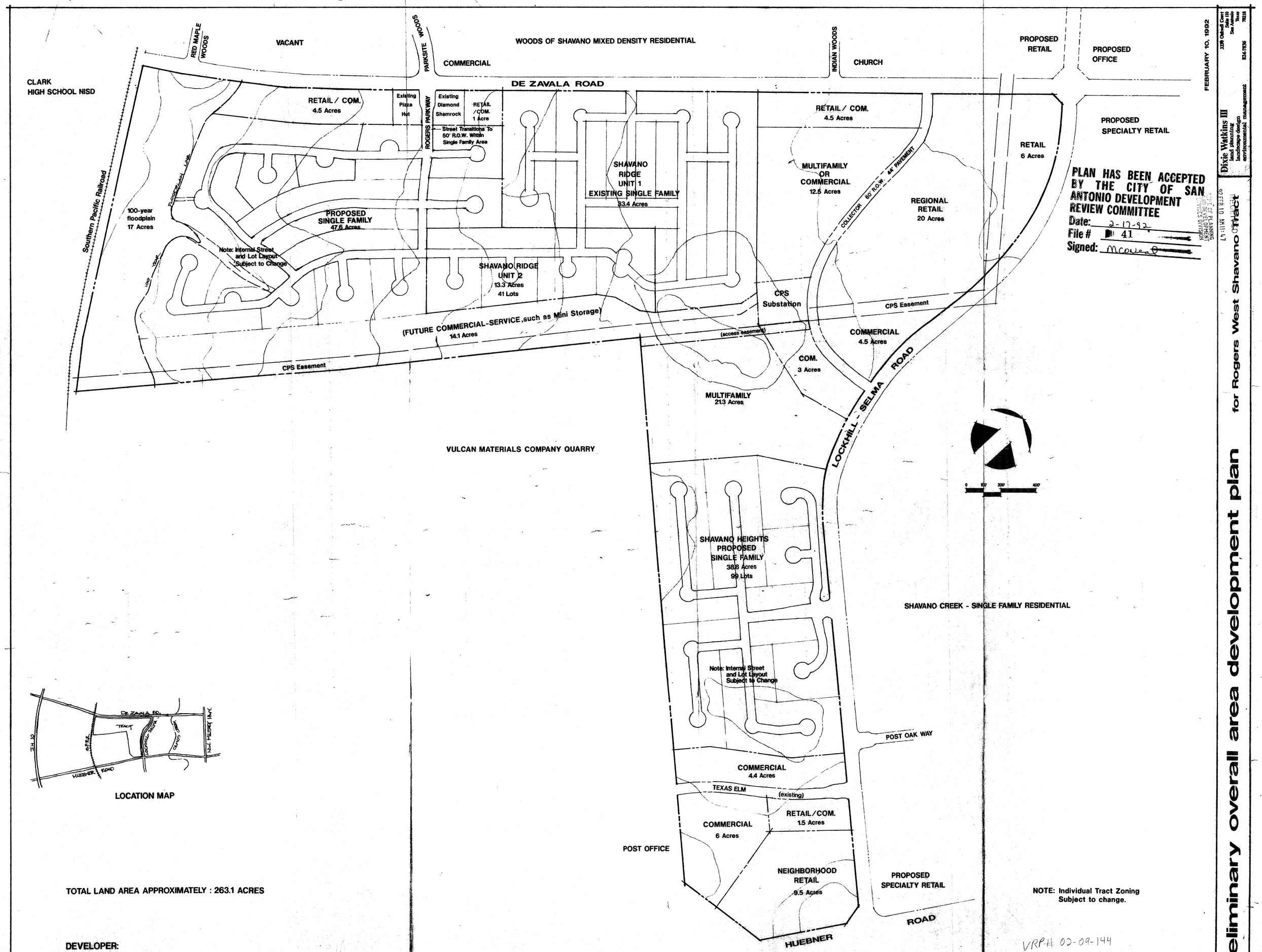


LOCATION MAP

TOTAL LAND AREA APPROXIMATELY : 263.1 ACRES

DEVELOPER:

LDR Limited, Joint Venture
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
828-6131

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 2-17-92
File # 41
Signed: McConeal

NOTE: Individual Tract Zoning Subject to change.

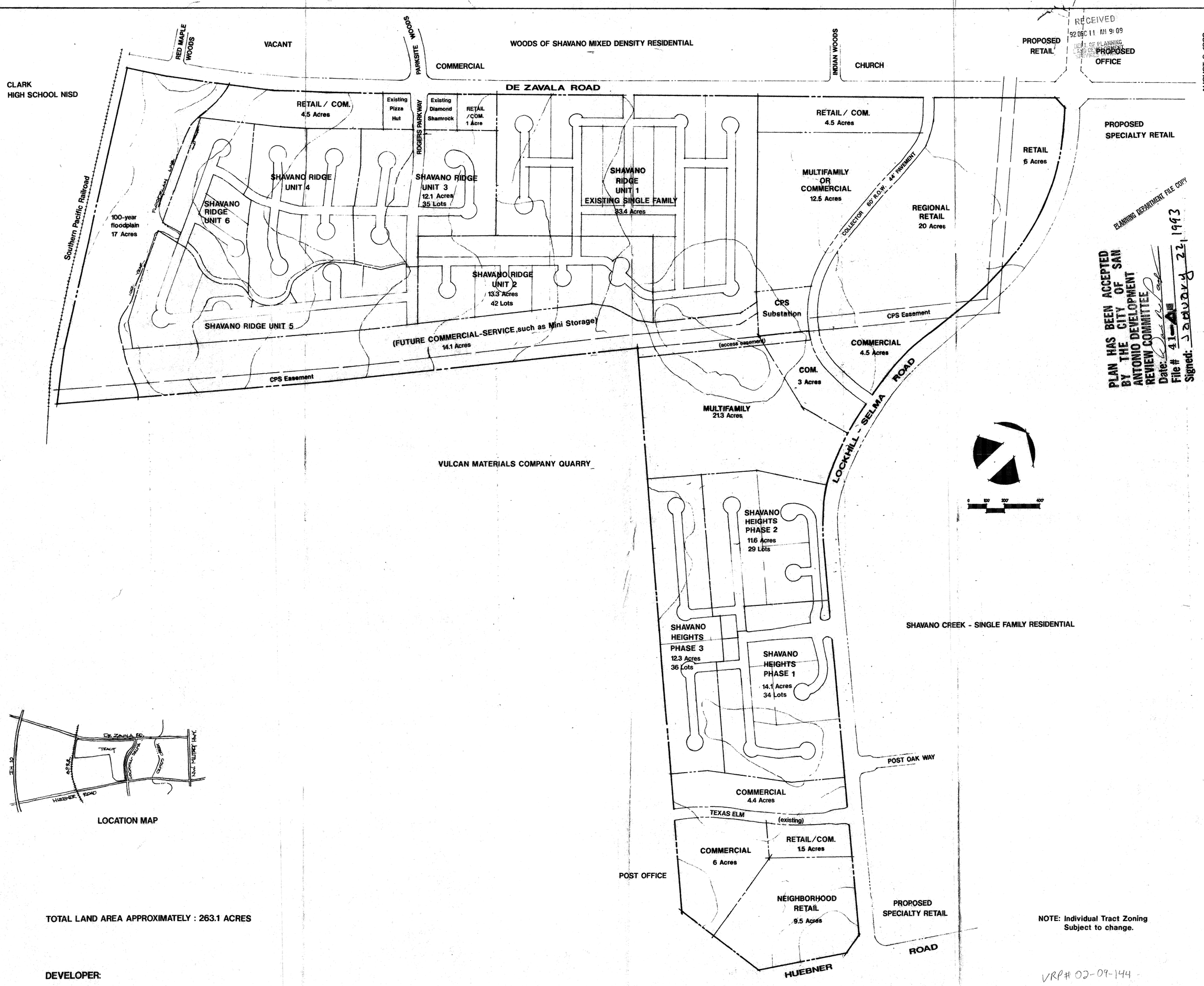
VRP# 02-09-144

NOTE: All Acreages are Approximate, And Street Layouts are Subject to Change

FEBRUARY 10, 1992

Dixie Watkins III
land planning
landscape design
environmental management
3330 Oakwell Court
Suite 110
San Antonio
Texas
824-7836
78218

preliminary overall area development plan for Rogers West Shavano Tract



LOCATION MAP

TOTAL LAND AREA APPROXIMATELY : 263.1 ACRES

DEVELOPER:

LDR Limited, Joint Venture
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
828-6131

RECEIVED
92 DEC 11 AM 9:09
DEPT. OF PLANNING AND DEVELOPMENT SERVICES

AUGUST 6, 1992
FEBRUARY 10, 1992

PLANNING DEPARTMENT FILE COPY

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: [illegible]
File # 41-A
Signed: January 22, 1993

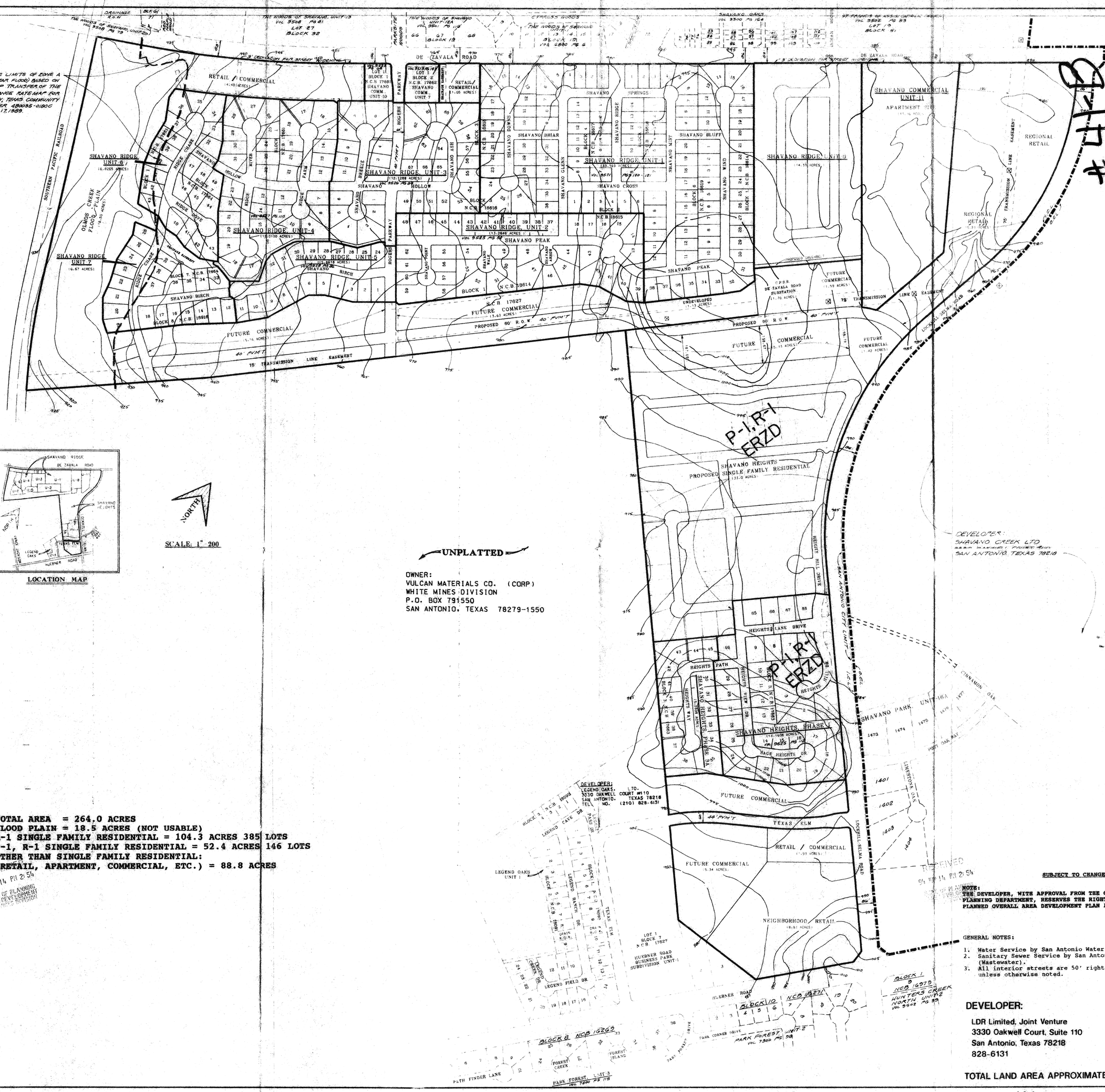
NOTE: Individual Tract Zoning Subject to change.

VRP# 02-09-144

NOTE: All Acreages are Approximate, And Street Layouts are Subject to Change

Dixie Watkins III
land planning
landscape design
environmental management
3330 Oakwell Court
Suite 110
San Antonio
Texas
78218
824-7836

preliminary overall area development plan for Rogers West Shavano Tract



OWNER:
VULCAN MATERIALS CO. (CORP)
WHITE MINES DIVISION
P.O. BOX 791550
SAN ANTONIO, TEXAS 78279-1550

TOTAL AREA = 264.0 ACRES
FLOOD PLAIN = 18.5 ACRES (NOT USABLE)
R-1 SINGLE FAMILY RESIDENTIAL = 104.3 ACRES 385 LOTS
P-1, R-1 SINGLE FAMILY RESIDENTIAL = 52.4 ACRES 146 LOTS
OTHER THAN SINGLE FAMILY RESIDENTIAL:
(RETAIL, APARTMENT, COMMERCIAL, ETC.) = 88.8 ACRES

RECEIVED 94 JUN 14 PM 2:54 DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.

GENERAL NOTES:

1. Water Service by San Antonio Water System (Water Works).
2. Sanitary Sewer Service by San Antonio Water System (Wastewater).
3. All interior streets are 50' right-of-way 30' pavement unless otherwise noted.

DEVELOPER:

LDR Limited, Joint Venture
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
828-6131

TOTAL LAND AREA APPROXIMATELY : 263.1 ACRES

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: August 29, 1994
File # 41
Signed: [signature]

#41-B

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

mbc ENGINEERS

ROGERS WEST, SHAVANO TRACT

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN No. 41

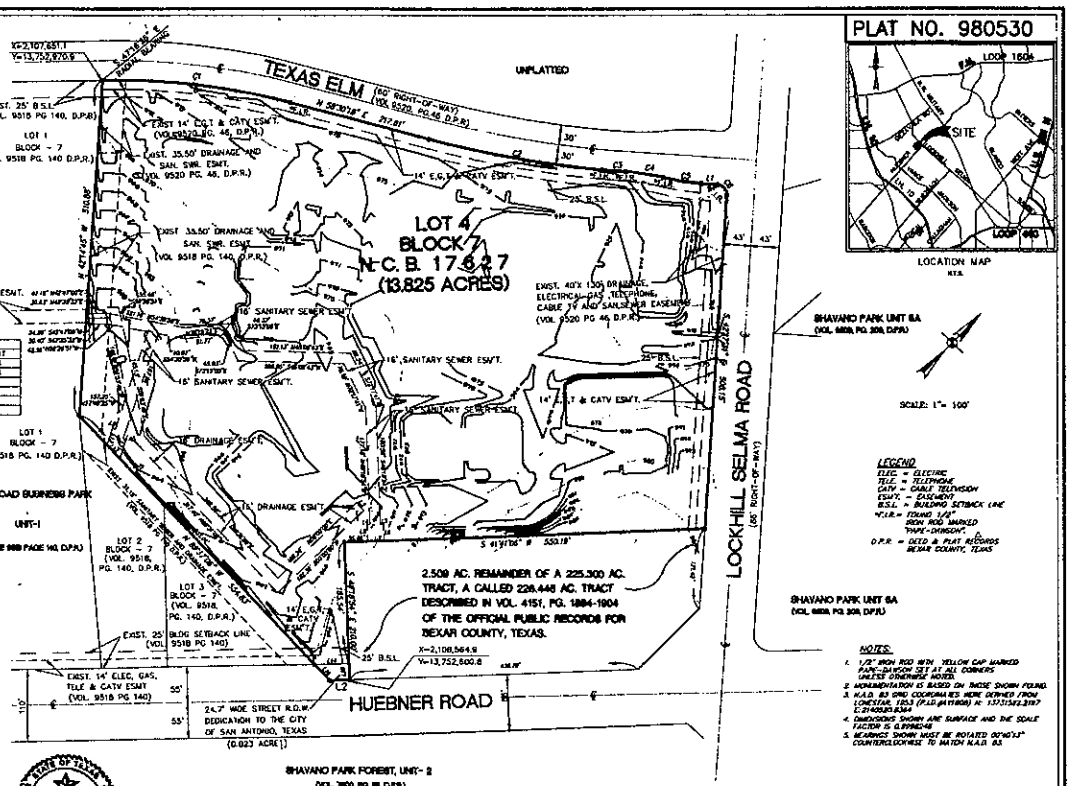
REVISIONS: DATE	NO.	DESCRIPTION	BY
4-5-94	1	P.O.A.D.P. REVISED	
6-14-94	2	Minor Change in Shavano Heights area, etc.	

VRP# 02-09-144

99- 0016379

Book Vol. 9542 Page 0

PLAT NO. 980530



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	289.84'	1052.46	15°46'44"	288.93	S50°38'58"W	145.84
C2	268.47'	1817.29	09°30'39"	268.16	N53°44'56"E	134.54
C3	38.30'	1817.29	0°12'10"	38.30	N48°21'04"E	18.15
C4	58.78'	344.73	09°46'13"	58.71	S52°33'34"W	29.46
C5	58.78'	344.73	09°46'13"	58.71	N52°33'34"E	29.46
C6	23.56'	15.00	90°00'00"	21.21	N87°17'31"W	15.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N47°42'29"E
L2	30.00	S41°41'06"W
L3	15.00	N90°00'00"E
L4	4.50	N41°41'06"E
L5	4.50	N41°41'06"E
L6	25.00	S48°18'54"E
L7	25.00	S41°41'06"W
L8	25.00	N48°18'54"W
L9	5.11	S89°37'06"E
L10	5.11	S89°37'06"E
L11	28.37	S37°49'25"E
L12	28.37	N89°37'06"W
L13	28.37	N37°49'25"W
L14	52.33	S42°43'34"W
L15	24.46	S48°18'54"E
L16	33.82	N89°37'06"W

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
ESMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
"C.I.R." = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R. = DEED & PLAT RECORDS BEXAR COUNTY, TEXAS

NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR, 1953 (P.I.D. #A11808) N: 13731542.2197 E: 2140583.8344
4. DIMENSIONS SHOWN ARE SURFACE AND THE SCALE FACTOR IS 0.9998248
5. BEARINGS SHOWN MUST BE ROTATED 00°40'13" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

SUBDIVISION PLAT
OF
THE LODGE AT SHAVANO PARK

BEING A 13.848 ACRE TRACT OF LAND OUT OF A 225.300 ACRE TRACT, A CALLED 226.448 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 4151, PAGE 1884-1901 OF THE OFFICIAL PUBLIC RECORDS FOR BEXAR COUNTY, OUT OF THE COLLIN C. MCCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4782, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE LODGE AT SHAVANO PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 13th DAY OF December A.D. 19 99
BY: Charles K. Yarman A.D. 19 99
CHAIRMAN
BY: [signature]
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13th DAY OF December A.D. 19 99
[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF Jan A.D. 2000 AT 2:12 P.M. AND DULY RECORDED THE 24th DAY OF Jan A.D. 2000 AT 9:15 A.M. IN THE RECORDS OF THE BEXAR COUNTY, IN BOOK VOLUME 9542 ON PAGE 145 OF SAID COUNTY.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF Jan A.D. 2000
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [signature] DEPUTY

PAPE-DAWSON ENGINEERS

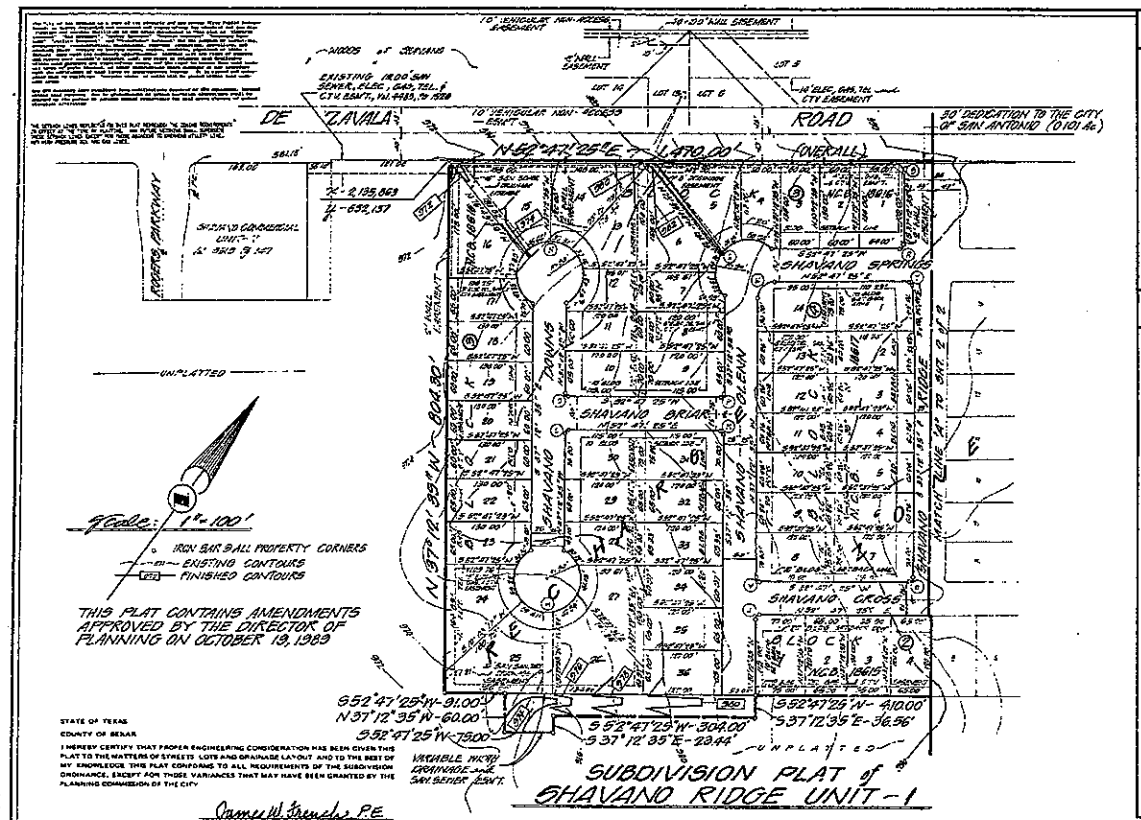
JOB 4386-00

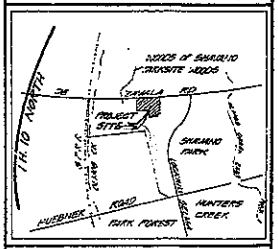
L:\4386\00\DESIGN\CIVIL\PL438600.DWG

BEXAR COUNTY Vol: 9542 Page: 145 LODGE AT SHAVANO PARK 13.848

1873586

PLAT No. 890103





CURVE DATA

No.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
A	90°00'00"	15.00'	23.56'	15.00'	21.21'
B	90°00'00"	8.00'	12.57'	8.00'	11.31'
C	179°11'00"	60.00'	186.97'	1004.85'	119.00'
D	90°00'00"	8.00'	12.57'	8.00'	11.31'
E	90°00'00"	8.00'	12.57'	8.00'	11.31'
F	90°00'00"	60.00'	94.25'	60.00'	84.85'
G	103°36'06"	30.00'	121.21'	—	105.38'
H	89°58'04"	5.00'	7.85'	5.00'	7.07'
I	90°00'00"	8.00'	12.57'	8.00'	11.31'
J	90°00'00"	8.00'	12.57'	8.00'	11.31'
K	90°00'00"	8.00'	12.57'	8.00'	11.31'
L	90°00'00"	8.00'	12.57'	8.00'	11.31'
M	90°00'00"	30.00'	47.12'	—	42.42'
N	90°00'00"	30.00'	47.12'	—	42.42'
O	90°00'00"	8.00'	12.57'	8.00'	11.31'
P	90°00'00"	8.00'	12.57'	8.00'	11.31'
Q	179°11'00"	60.00'	186.97'	1004.85'	119.00'
R	90°00'00"	5.00'	7.85'	5.00'	7.07'
S	90°00'00"	15.00'	23.56'	15.00'	21.21'
T	27°28'19"	5.00'	2.40'	2.38'	2.38'
U	90°00'00"	5.00'	7.85'	5.00'	7.07'
V	90°00'00"	5.00'	7.85'	5.00'	7.07'
W	90°00'00"	25.00'	39.27'	25.00'	35.36'
X	27°28'19"	5.00'	2.40'	2.38'	2.38'
Y	90°00'00"	25.00'	39.27'	25.00'	35.36'
Z	90°00'00"	8.00'	12.57'	8.00'	11.31'
AA	90°00'00"	5.00'	7.85'	5.00'	7.07'
BB	90°00'00"	5.00'	7.85'	5.00'	7.07'
CC	90°00'00"	5.00'	7.85'	5.00'	7.07'
DD	89°58'04"	5.00'	3.49'	2.18'	3.14'
EE	96°51'54"	12.00'	16.85'	11.01'	14.92'

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 AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

James W. French, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13th DAY OF SEPTEMBER A.D., 19 89

Eugene L. Bandelow
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES 5-22-91

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER - S.R.L. LIMITED
LLOYD A. DENTON, Jr.
DULY AUTHORIZED AGENT

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 13th DAY OF SEPTEMBER A.D. 1989

Eugene L. Bandelow
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES 5-22-91

J.W. FRENCH & ASSOCIATES, INC.
consulting engineers

3340 OAKWELL COURT, SUITE 110
SAN ANTONIO, TX 78218
512-824-6899

NO. 52 WOODCREEK DR.
WIMBERLEY, TX 78676
512-847-9712

THIS PLAT OF SHAVANO RIDGE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 27 DAY OF September A.D. 1989

BY: [signature] CHAIRMAN

BY: [signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

James W. French, R.P.S.
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13th DAY OF SEPTEMBER A.D. 1989

Eugene L. Bandelow
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES 5-22-91

STATE OF TEXAS
COUNTY OF BEXAR

I, Robert D. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 6th DAY OF Sept A.D. 1990 AT 10:59 AND DULY RECORDED THE 6th DAY OF Sept A.D. 1990 AT 8:00 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9521 ON PAGE 120

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 6th DAY OF Sept. A.D. 1990

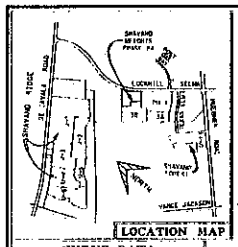
COUNTY CLERK, BEXAR COUNTY, TEXAS
Christian J. Gallegos

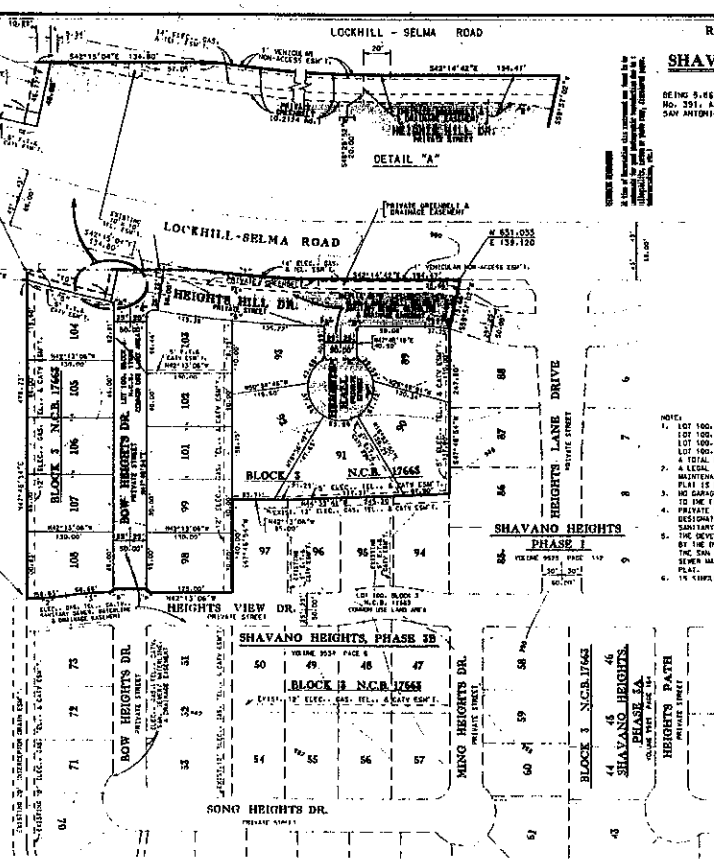
VOL. 9521 PG. 120

Book 9538 Page 0033
97-0154999

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SHAVANO HEIGHTS, PHASE 2A
PLANNED UNIT DEVELOPMENT

BEING 5.8603 ACRES OF LAND OUT OF THE COLLIN C. MORAE SURVEY No. 391, ABSTRACT No. 482, COUNTY BLOCK 4702, N.C.B. 17627, SAN ANTONIO, BEXAR COUNTY TEXAS.



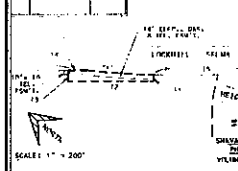


CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00	90°00'00"	5.00'	7.85'
b	5.00	56°56'39"	2.71'	4.97'
c	5.00	78°01'23"	4.05'	6.81'
d	10.00	99°36'52"	11.81'	17.38'
1	1,543.00	7°28'25"	100.78'	201.21
2	315.00	08°59'22"	25.48	58.03
3	425.00	08°59'21"	33.41'	66.68'
4	1,563.00	11°48'12"	161.69	332.27
5	1,613.00	04°37'16"	65.08'	130.10'
6	1,613.00	09°07'37"	127.52'	254.60'
7	115.00	12°11'44"	18.70'	37.25'
8	225.00	12°11'44"	24.01'	47.85'
9	50.00	293°53'19"		256.47'
10	1,603.00	04°22'15"	61.18'	122.21'

BEARING & DISTANCE TABLE

NO.	BEARING	DIST.
11	S47°45'18"E	20.09'
12	N42°14'42"E	256.56'
13	N47°42'18"E	32.91'
14	S42°27'12"E	57.05'
15	N42°14'42"E	242.34'



AREA BEING REPLATTED

BEING A PORTION OF A DRAINAGE EASEMENT (0.1546 AC.) AS PLATTED WITH SHAVANO HEIGHTS, PHASE 1, PLANNED UNIT DEVELOPMENT, AND RECORDED IN VOLUME 9525 PAGE 112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER

LDR / SHAVANO HEIGHTS, LTD.
3330 DAWNELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. No. (210) 828-6131

THE DEVELOPER DIRECTS ALL LOT OWNERS TO REFER TO THE RESTRICTIVE COVENANTS OF THE SUBDIVISION REGARDING BUILDING SETBACKS WHICH MAY BE MORE RESTRICTIVE THAN THOSE MINIMUM SETBACKS SHOWN ON THIS PLAT AND SPECIFIED BY THE SUBDIVISION CODE.

NORTH

SCALE: 1" = 100'

NOTE:

1. LOT 100, BLOCK 3, N.C.B. 17663, PHASE 1 CONTAINS 3.0335 ACRES AND LOT 100, BLOCK 3, N.C.B. 17663, PHASE 3A CONTAINS 0.8011 ACRES AND LOT 100, BLOCK 3, N.C.B. 17663, PHASE 3B CONTAINS 2.0958 ACRES AND LOT 100, BLOCK 3, N.C.B. 17663, PHASE 3A CONTAINS 1.5266 ACRES FOR A TOTAL OF 7.4168 ACRES AND IS COMMON USE LAND AREA.
2. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
3. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE FRONT PROPERTY LINE.
4. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS AND ARE ALSO DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
6. 15 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

LEGEND:

EXIST.	-------	EXISTING
ELEC.	-------	ELECTRIC
TEL.	-------	TELEPHONE
CATV	-------	CABLE TELEVISION
SAN. SWR.	-------	SANITARY SEWER
ESM'T.	-------	EASEMENT
R.O.W.	-------	RIGHT-OF-WAY
BLDG.	-------	BUILDING
N.C.B.	-------	NEW CITY BLOCK
BLK.	-------	BLOCK
E.T.& CATV ESM'T.	---	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
1-6049

BEXAR COUNTY Vol: 9538 Page: 136 SHAVANO HEIGHTS PLASE 2A 5.86

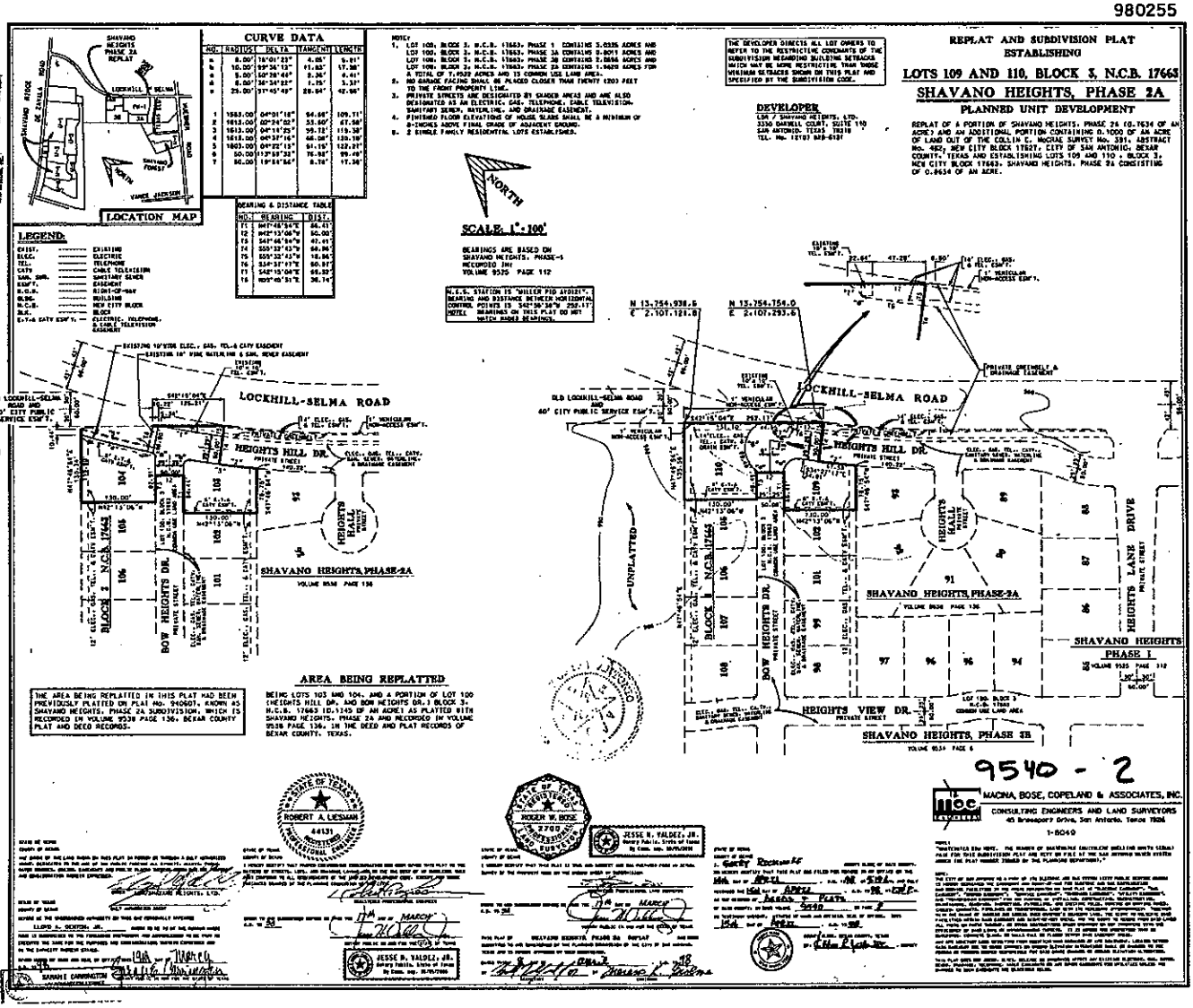
REPLAT AND SUBDIVISION PLAT ESTABLISHING

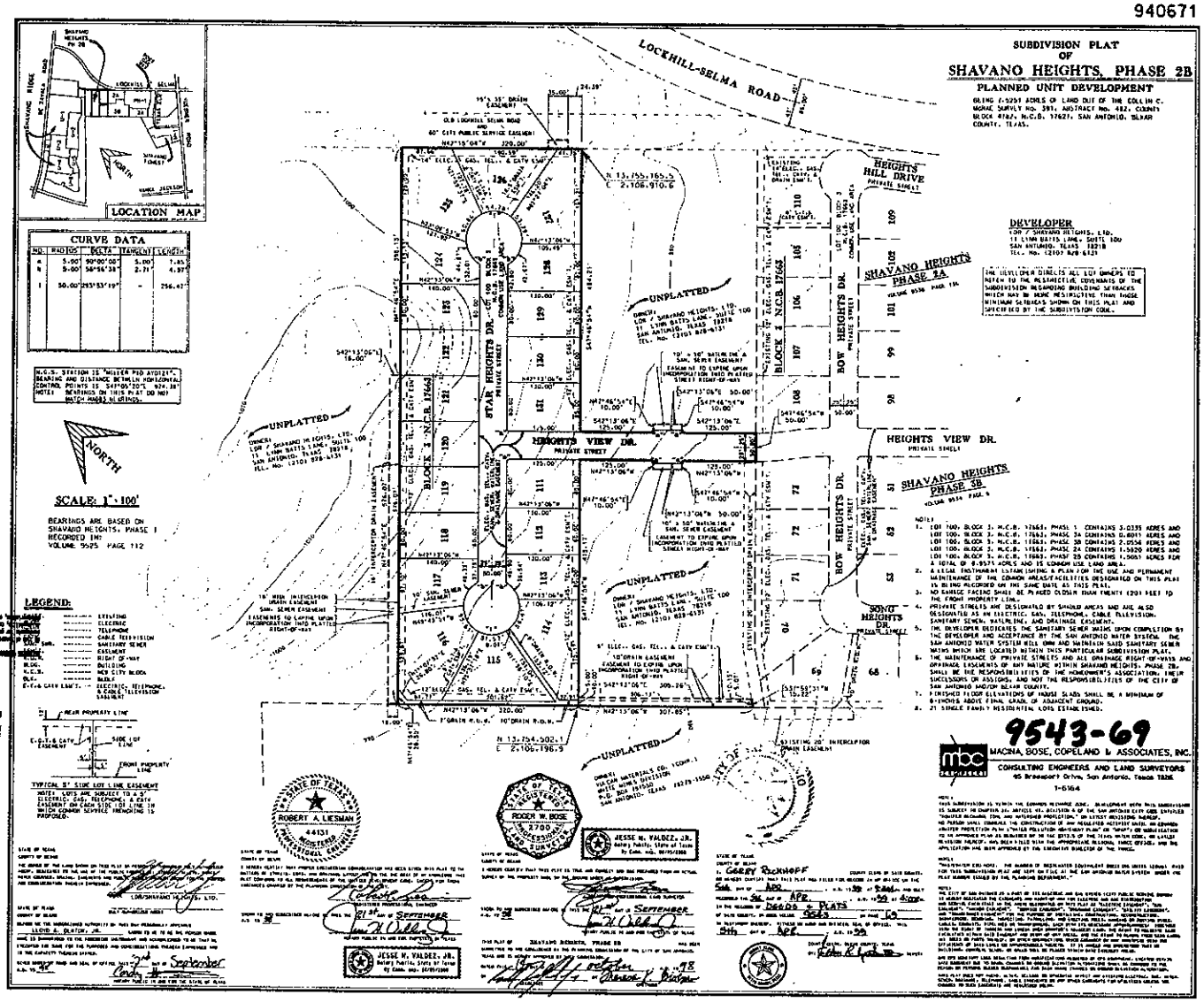
LOTS 109 AND 110, BLOCK 3, N.C.B. 17663

SHAVANO HEIGHTS, PHASE 2A

PLANNED UNIT DEVELOPMENT

REPLAT OF A PORTION OF SHAVANO HEIGHTS, PHASE 2A (0.7634 OF AN ACRE) AND AN ADDITIONAL PORTION CONTAINING 0.1000 OF AN ACRE OF LAND OUT OF THE COLLIN E. McCRAE SURVEY No. 391, ABSTRACT No. 482, NEW CITY BLOCK 17627, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 109 AND 110 , BLOCK 3, NEW CITY BLOCK 17663, SHAVANO HEIGHTS, PHASE 2A CONSISTING OF 0.8634 OF AN ACRE.

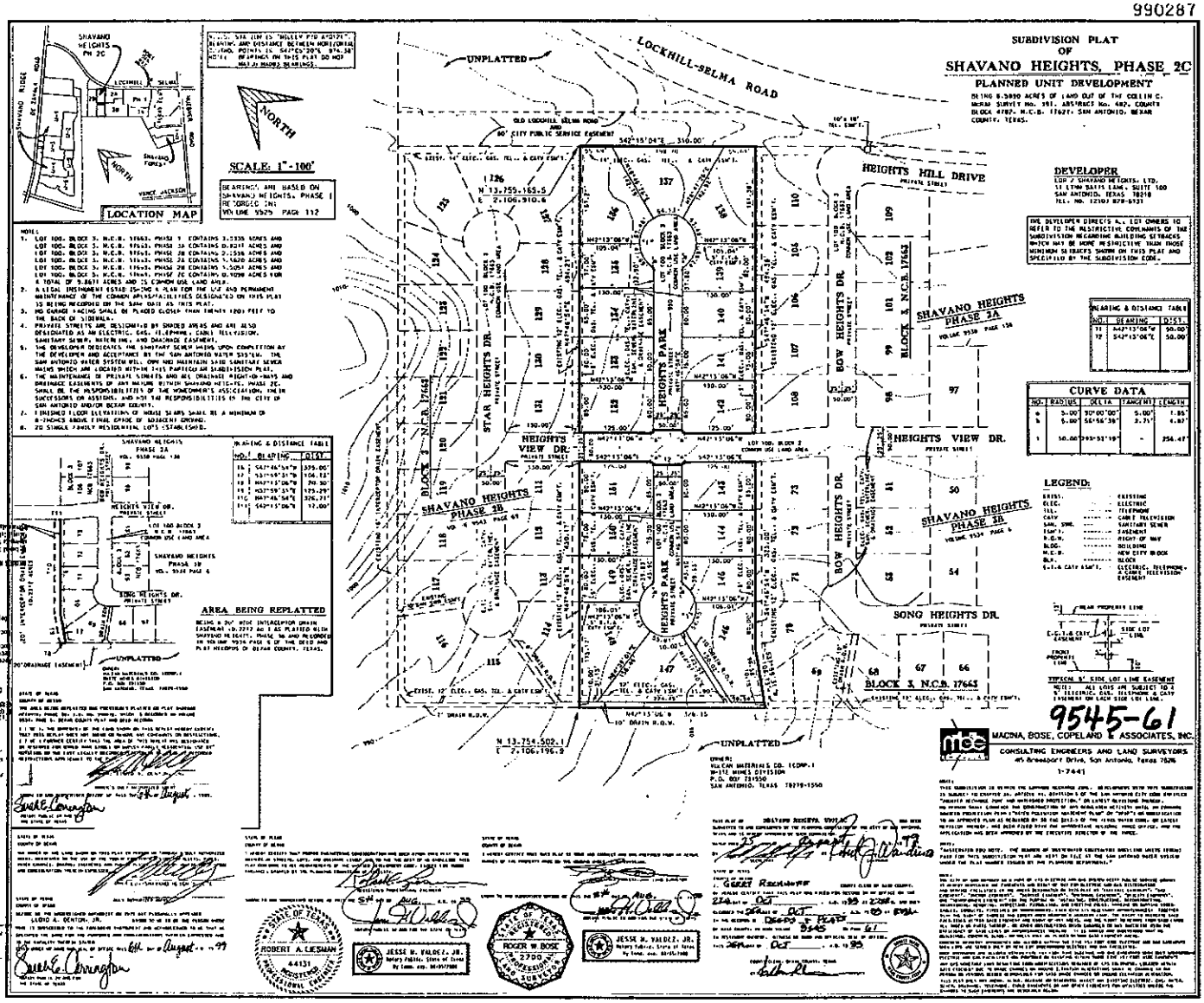



SUBDIVISION PLAT
OF
SHAVANO HEIGHTS, PHASE 2B
PLANNED UNIT DEVELOPMENT
LOCKHILL-SELMA ROAD
LOCATION MAP
CURVE DATA
DEVELOPER
SHAVANO HEIGHTS PHASE 2A
SHAVANO HEIGHTS PHASE 2B
HEIGHTS HILL DRIVE
STAR HEIGHTS DR.
HEIGHTS VIEW DR.
BOW HEIGHTS DR.
SCOUT HEIGHTS DR.
UNPLATTED
NORTH
SCALE: 1"=100'
LEGEND:
9543-69
MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
ROBERT A. LIESMAN
ROGER W. BOSE
JESSE H. VALDEZ, JR.

SUBDIVISION PLAT OF SHAVANO HEIGHTS, PHASE 2C

PLANNED UNIT DEVELOPMENT

BEING 6.5890 ACRES OF LAND OUT OF THE COLLIN C. MORSE SURVEY No. 191, ABSTRACT No. 482, COUNTY BLOCK 4982, N.C.B. 17621, SAN ANTONIO, BEXAR COUNTY, TEXAS.



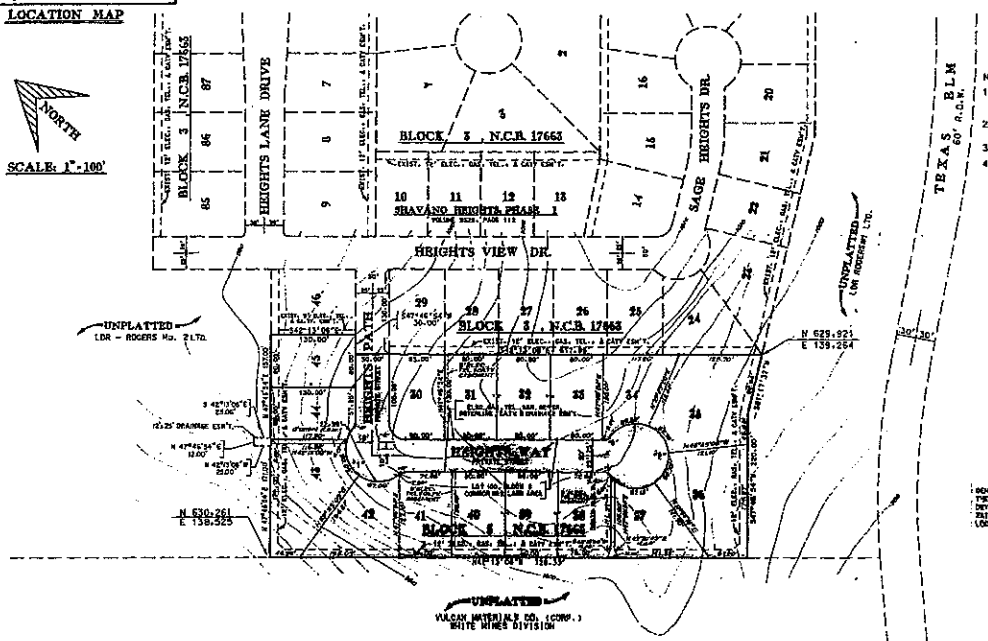
SUBDIVISION PLAT OF SHAVANO HEIGHTS, PHASE 3A

PLANNED UNIT DEVELOPMENT

BEING 5.2809 ACRES OF LAND OUT OF THE COLLIN C. MACHIA SURVEY No. 319, ABSTRACT No. 462, COUNTY BLOCK 4182, N.C.B. 17627, SAN ANTONIO, BEXAR COUNTY, TEXAS.

LOCATION MAP

SCALE: 1"=100'



DEVELOPER:
LDR / SHAVANO HEIGHTS, LTD.
3330 DARNELL COURT, SUITE 110
SAN ANTONIO, TEXAS, 78218
TEL. No. (210) 828-6131

NOTES:

1. LOT 100, BLOCK 7, N.C.B. 17631, PHASE 1 CONTAINS 3.0335 ACRES AND LOT 100, BLOCK 3, N.C.B. 17663, PHASE 3A CONTAINS 0.8011 ACRES FOR A TOTAL OF 3.8346 ACRES AND IS COMMON USE LAND AREA.
2. COMBINED PRIVATE STREET, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER, WATERLINE, CABLE TELEVISION AND DRAINAGE EASEMENTS ARE DESIGNATED BY SHADED AREA.
3. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE FRONT PROPERTY LINE.
4. 16 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
1	50.00'	176°41'00"	1727.10'	154.18'
2	50.00'	295°23'18"		257.46'
3	50.00'	23°20'30"	1.99'	3.28'
4	50.00'	35°06'28"	3.17'	30.63'
5	50.00'	90°00'00"	50.00'	39.27'

LEGEND:

ELEC. —— ELECTRIC
TEL. —— TELEPHONE
SAN. —— SANITARY
CA.TV. —— CABLE TELEVISION
ESM'T. —— EASEMENT
EXIST. —— EXISTING
R.O.W. —— RIGHT OF WAY

GENERAL NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. LDR/SHAVANO HEIGHTS, LTD.
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. CUNNINGHAM 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 CONSIDERATION THEREIN EXPRESSED UNDER THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF MARCH, 1993
AS A LIMITED PARTNERSHIP
BEXAR COUNTY, TEXAS NOTARY PUBLIC

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 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.
ROGER W. BOSE
12872
REGISTERED PROFESSIONAL ENGINEER
22 MARCH
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
ROGER W. BOSE
2703
REGISTERED PROFESSIONAL LAND SURVEYOR
22 MARCH
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, Karen D. Green COUNTY CLERK OF SAID COUNTY, BEXAR COUNTY, TEXAS, CERTIFY
FOR RECORD IN MY OFFICE, ON THE 22 DAY OF JUNE, 1993
AT 2:30 O'CLOCK P.M. AND DULY RECORDED THE 22 DAY OF JULY, 1993
AT 8:30 O'CLOCK A.M. IN THE RECORDS OF DEEDS & PLATS
OF BEXAR COUNTY, IN BOOK VOLUME 9529 ON PAGE 164
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22 DAY OF JULY, A.D. 1993
COUNTY CLERK, BEXAR COUNTY, TEXAS

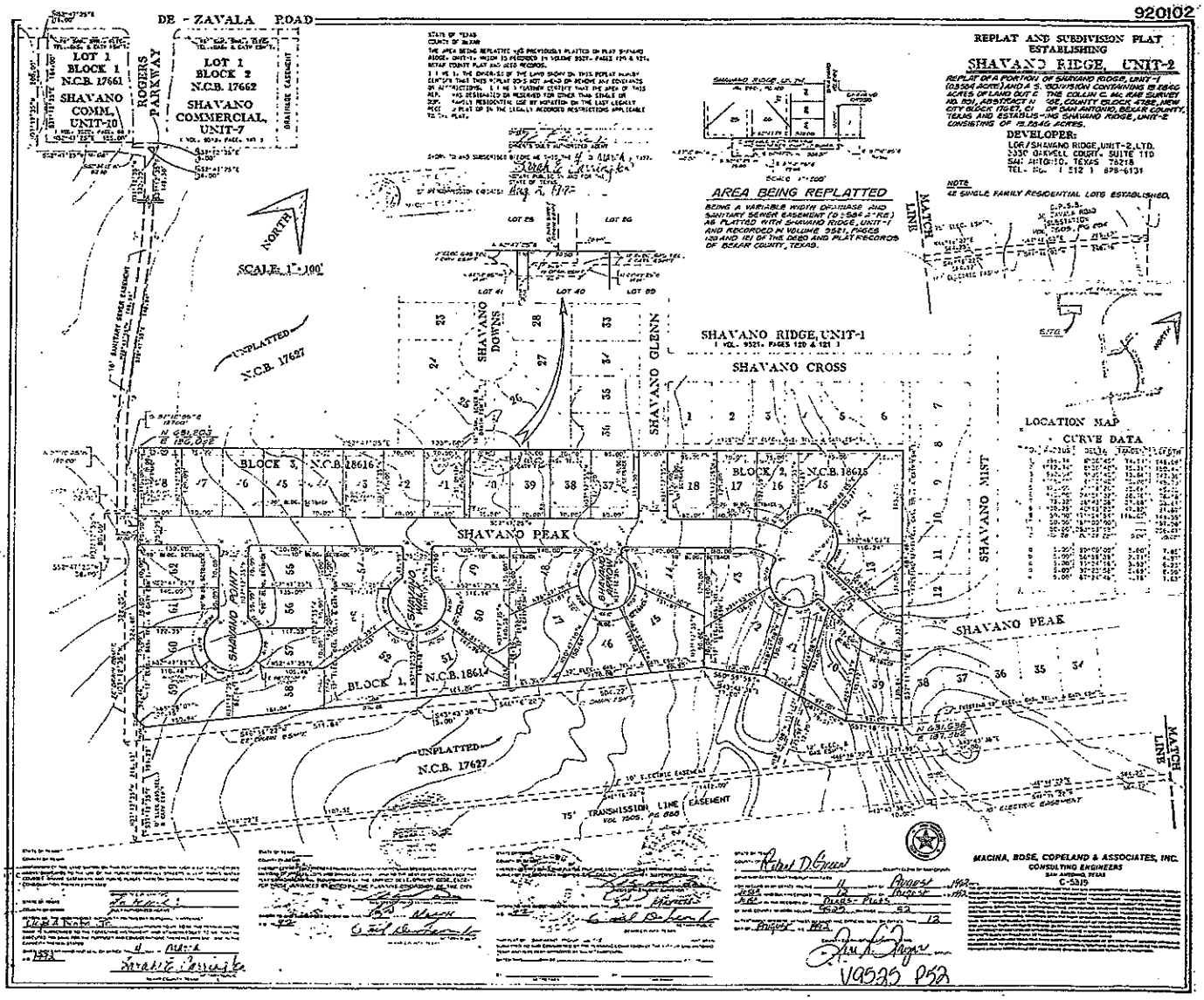
MACHIA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
F-9052

THIS PLAT OF SHAVANO HEIGHTS PHASE 3A WAS SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS THIS 22 DAY OF NOVEMBER, 1993
SECRETARY
CHAIRMAN

VOL.9529 PG.164

2299043
FILED IN OFFICE
ROBERT D. GREEN
UNITY CLERK BEXAR CO.
AUG 11 · A.D. 58

920102



2397692
FILED IN MY OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
96 FEB 26 PM 2:33

B00

9526/84

92

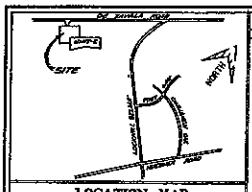
REPLAT AND SUBDIVISION PLAT ESTABLISHING
SHAVANO RIDGE, UNIT-3

REPLAT OF A PORTION OF SHAVANO RIDGE, UNIT-2 (0.3725 ACRE) AND A SUBDIVISION CONTAINING 12.1288 ACRES OF LAND OUT OF THE COLLIN C. McRAE SURVEY No. 391, ABSTRACT No. 482, COUNT SLOCK 4782, NEW CITY BLOCK 17627, CITY OF SAN ANTONIO, BEX COUNTY, TEXAS AND ESTABLISHING SHAVANO RIDGE, UNIT-3 CONSISTING OF 12.1288 ACRES.

DEVELOPER:
LDR/SHAVANO RIDGE, UNIT-3, LTD.
3330 DARNELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. No. (512) 828-6131

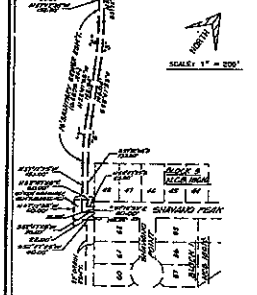
NOTE:
35 SINGLE FAMILY RESIDENTIAL LOT. ESTABLISHED.

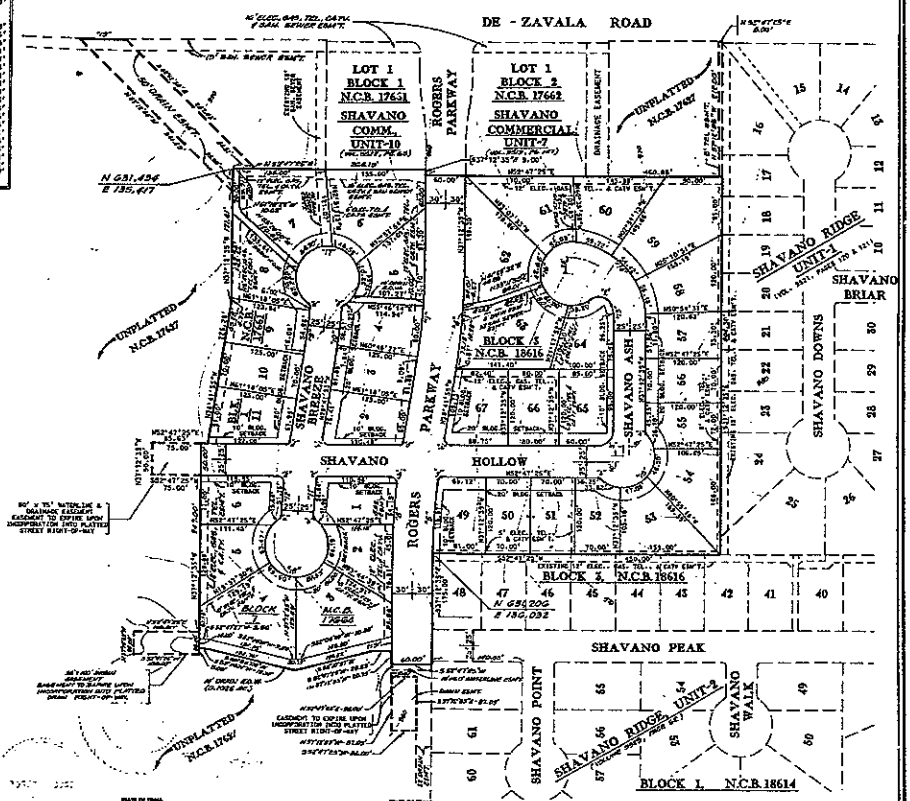
NORTH
SCALE: 1"=100'



LOCATION MAP

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	50°34'12"	2.53'	4.85'
b	5.00'	36°24'19"	1.75'	3.18'
c	5.00'	83°23'05"	4.48'	7.28'
d	5.00'	81°29'28"	4.31'	7.11'
e	5.00'	88°34'08"	2.83'	5.11'
f	5.00'	53°24'25"	2.63'	4.66'
g	5.00'	83°06'51"	4.48'	7.28'
h	5.00'	43°20'06"	1.99'	3.78'
i	10.00'	98°30'45"	11.51'	17.18'
j	10.00'	98°04'17"	11.19'	16.73'
k	10.00'	85°34'11"	11.04'	15.48'
l	20.00'	107°22'46"	27.22'	37.49'
m	25.00'	90°00'00"	25.00'	39.27'
1	974.74'	8°30'45"	72.53'	144.79'
2	996.74'	8°30'45"	74.11'	148.06'
3	1012.74'	8°30'45"	75.30'	150.46'
4	1034.74'	8°30'45"	76.98'	153.71'
5	1076.00'	8°30'39"	80.00'	159.87'
6	1125.00'	8°30'46"	83.61'	167.16'
7	1208.00'	8°30'46"	89.80'	179.73'
8	1330.00'	8°04'37"	94.63'	189.12'
9	810.94'	4°18'31"	30.51'	60.96'
10	860.94'	4°25'00"	33.51'	66.49'
11	752.23'	2°27'33"	29.33'	58.66'
12	852.23'	3°41'43"	27.84'	55.74'
13	75.00'	22°23'04"	13.26'	29.29'
14	125.00'	83°02'56"	110.62'	181.15'
15	50.00'	176°41'06"	—	154.15'
16	50.00'	224°24'53"	—	195.84'
17	50.00'	232°21'33"	—	202.66'
18	50.00'	283°51'53"	—	256.45'
19	50.00'	90°00'00"	50.00'	78.54'





AREA BEING REPLATTED

BEING A 30' WIDE SANITARY SEWER EASEMENT (0.2889 ACRE) AND A 60' x 60' DRAINAGE EASEMENT (0.0836 ACRE) AS PLATTED WITH SHAVANO RIDGE, UNIT-3 AND RECORDED IN VOLUME 9525, PAGE 52 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SHAVANO RIDGE, UNIT-2, No.920002 WHICH IS RECORDED IN VOL. 9525, PG.52 BEXAR COUNTY PLAT AND DEED RECORDS.

I / WE I, THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I / WE I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY PETITION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

LDR/Shavano Ridge, Unit-3, Ltd.
OWNER'S DULY AUTHORIZED AGENT(S)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 1995.
Sarah E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: August 2, 1996

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 1996

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
LDR/Shavano Ridge, Unit-3, Ltd.
OWNER(S)
STATE OF TEXAS
COUNTY OF BEXAR
David R. Deyer, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF August, A.D. 1995
Sarah E. Carrington
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
SUBMITTED TO AND SUBMITTED BEFORE THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS THIS 21st DAY OF September, A.D. 1995
Scott Deyer
BEXAR COUNTY, TEXAS

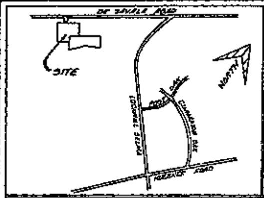
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
SUBMITTED TO AND SUBMITTED BEFORE THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS THIS 21st DAY OF September, A.D. 1995
Scott Deyer
BEXAR COUNTY, TEXAS
THIS PLAT OF SHAVANO RIDGE, UNIT-3 WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND WAS APPROVED BY ACKNOWLEDGMENT
DATE 21 SEP 95

STATE OF TEXAS
COUNTY OF BEXAR
I, ROBERT D. GREEN, COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21 DAY OF February, A.D. 1995 AT 11:00 O'CLOCK A.M. AND DULY RECORDED THE 21 DAY OF March, A.D. 1995 AT 2:30 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, IN BOOK VOLUME 9526 ON PAGE 84
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21 DAY OF March, A.D. 1995
Robert D. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY Jean R. Dwyer
DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
C-5422

Vol. 9526 P84 84

BEXAR COUNTY Vol: 9526 Page: 84 SHAVANO RIDGE 12.1288 AC



AMENDING PLAT
OF A PORTION OF
#920335

SHAVANO RIDGE, UNIT-3

BEING A VARIABLE WIDTH DRAIN R.O.W AND LOT 63, BLOCK 3, N.C.B. 18616, SHAVANO RIDGE, UNIT-3 BEXAR COUNTY, TEXAS.

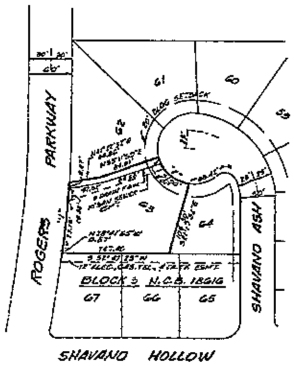
NORTH

SCALE: 1"=100'

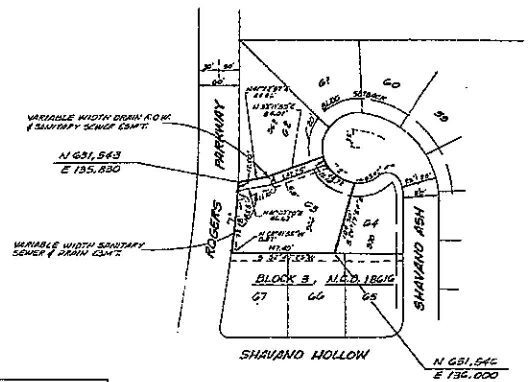
DEVELOPER

LDR/SHAVANO RIDGE, UNIT-3, LTD.
3330 OAKWELL COURT #110
SAN ANTONIO, TEXAS 78218
TEL. (210) 828-6131

CURVE DATA				
No.	RADIUS	DELTA	TANGENT	LENGTH
1	1034.78'	05°31'15"	42.85'	53.70'
2	50.00'	68°35'10"	34.14'	53.21'



AREA BEING AMENDED



AMENDING PLAT

THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY, TEXAS, VOLUME 9526, PAGE 64.

SECTION 35-4233(a)8
TO RELOCATE A LOT LINE IN ORDER TO CURE AN INADVERTENT ENCROACHMENT OF A BUILDING OR IMPROVEMENT ON A LOT LINE OR ON AN EASEMENT

AMENDMENTS (AS ALLOWED BY ARTICLE 8 OF SECTION 35-4233(a) OF THE CITY CODE)

	CURVED NORTH ℄ FROM	TO	SO.THEAST ℄ FROM	TO	NORTHWEST ℄ FROM	TO	CURVED SOUTHWEST ℄ FROM	TO
DRAIN R.O.W.	8.01'	11.15'	N41°23'32"E 47.53' N33°11'53"E 84.88'	N47°07'20"E 46.62' N33°11'53"E 87.26'			6.27'	12.00'
LOT 63	51.90'	48.78'			N46°52'32"E 47.52' N33°11'53"E 84.68'	N47°07'23"E 43.62' N33°11'53"E 82.25'	31.45'	27.70'

NOTE:
8' DRAIN R.O.W. WAS AMENDED TO A VARIABLE WIDTH DRAIN R.O.W & SANITARY SEWER ESM'T. AND 10' SANITARY SEWER EASEMENT WAS AMENDED TO A VARIABLE WIDTH SANITARY SEWER & DRAIN EASEMENT.

STATE OF TEXAS
COUNTY OF BEXAR

LDR/SHAVANO RIDGE, UNIT-3, LTD

12 August
1993

STATE OF TEXAS
COUNTY OF BEXAR

19th AUGUST
1993

19th AUGUST
93

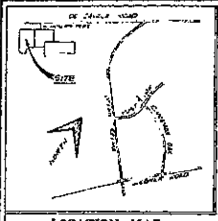
13 OCTOBER 93

Robert D. Green
29 October 93
9527 181
1993

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
1-5796

Vol. 9527 P.181

CO.
55



LOCATION MAP

NORTH

SCALE: 1" = 100'

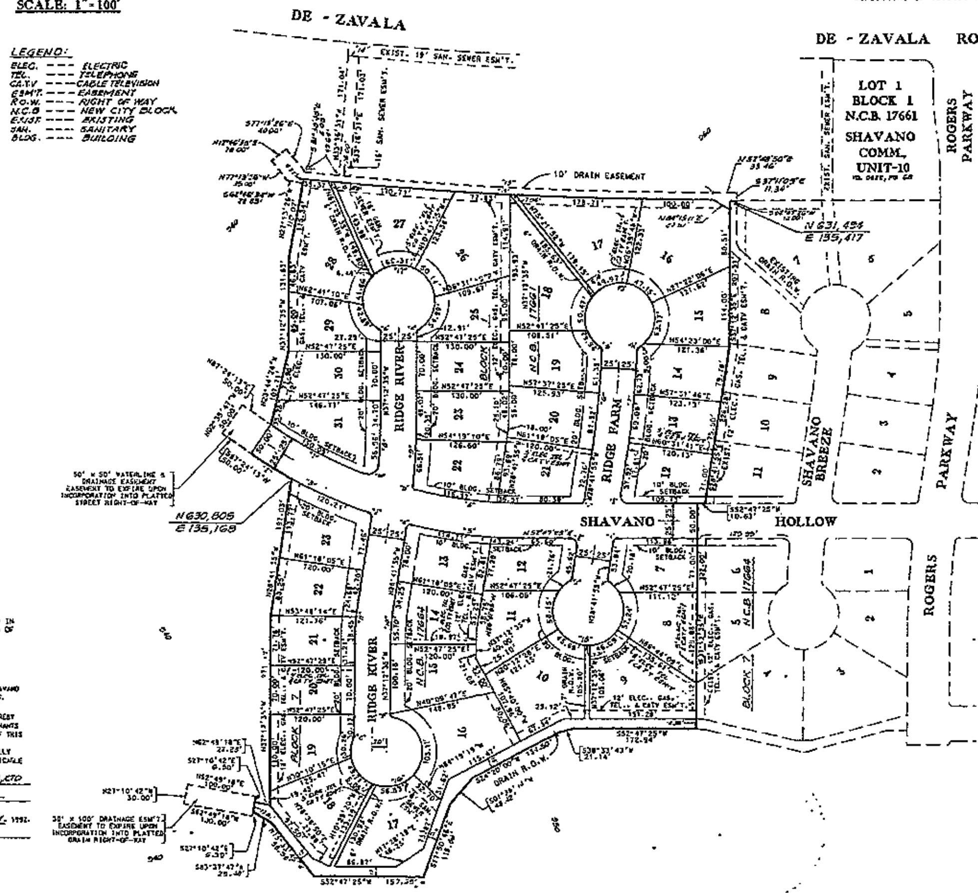
LEGEND:
ELEC. --- ELECTRIC
TEL. --- TELEPHONE
CA.T.V --- CABLE TELEVISION
ESM'T. --- EASEMENT
R.O.W. --- RIGHT OF WAY
N.C.B --- NEW CITY BLOCK
EXIST. --- EXISTING
SAN. --- SANITARY
BLDG. --- BUILDING

DEVELOPER:
LOR/SHAVANO RIDGE, UNIT-4, LTD.
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. No. (512) 828-6131

NOTE:
37 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

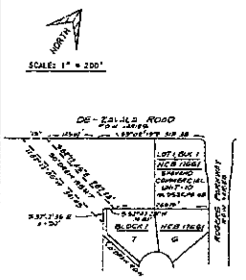
REPLAT AND SUBDIVISION PLAT ESTABLISHING
SHAVANO RIDGE, UNIT-4

REPLAT OF A PORTION SHAVANO RIDGE, UNIT-3 (0.3465 ACRE) AND A SUBDIVISION CONTAINING 12.0100 ACRES OF LAND OUT OF THE COLLIN C. McRAE SURVEY No. 391, ABSTRACT No. 482, COUNTY BLOCK 4782, NEW CITY BLOCK 17627, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND ESTABLISHING SHAVANO RIDGE, UNIT-4 CONSISTING OF 12.0100 ACRES.



LOT 1
BLOCK 2
N.C.B. 17662
SHAVANO COMMERCIAL, UNIT-7

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	56°56'39"	2.71'	4.97'
b	5.00'	82°31'27"	4.39'	7.20'
c	5.00'	94°37'20"	5.45'	8.25'
d	5.00'	74°56'34"	4.19'	6.98'
e	5.00'	24°37'32"	1.09'	2.15'
f	5.00'	79°31'27"	4.16'	6.94'
g	5.00'	57°58'56"	2.77'	5.06'
h	5.00'	55°56'30"	2.66'	4.88'
i	5.00'	81°29'23"	4.31'	7.11'
j	5.00'	50°28'41"	2.36'	4.41'
k	5.00'	62°57'52"	3.06'	5.49'
l	10.00'	98°30'48"	11.61'	17.19'
m	15.00'	106°16'57"	20.21'	27.82'
1	525.00'	16°45'07"	75.41'	150.09'
2	675.00'	5°50'29"	34.44'	68.82'
3	675.00'	16°00'42"	95.14'	189.23'
4	625.00'	13°59'20"	76.69'	152.62'
5	275.00'	13°28'01"	79.69'	156.65'
6	1,272.00'	6°26'58"	71.53'	142.91'
7	1,328.00'	5°29'41"	74.89'	149.64'
8	713.00'	4°34'18"	28.50'	56.96'
9	763.00'	6°31'03"	43.49'	86.90'
10	375.00'	8°32'48"	27.98'	55.78'
11	425.00'	8°38'48"	31.62'	63.33'
12	5,972.58'	5°32'22"	288.95'	577.45'
13	5,962.58'	5°32'22"	288.46'	576.46'
14	5,791.58'	0°09'10"	9.38'	16.28'
15	5,772.58'	0°43'37"	35.49'	73.06'
16	52.00'	264°08'39"	—	247.96'
17	52.00'	293°53'19"	—	258.47'
18	50.00'	293°26'35"	—	256.28'
19	50.00'	293°52'36"	—	256.47'



AREA BEING REPLATTED

BEING A 50' WIDE DRAINAGE EASEMENT (0.3465 ACRE) AS PLATTED WITH SHAVANO RIDGE, UNIT-3 AND RECORDED IN VOLUME , PAGE OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SHAVANO RIDGE, UNIT-3, ID. 920335, WHICH IS RECORDED IN VOL. , PG. BEXAR COUNTY PLAT AND DEED RECORDS.
I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

LOR/SHAVANO RIDGE, UNIT-4, LTD
OWNER
OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24 OF November, 1992.
Susan E. Carrington
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SUSAN E. CARRINGTON
MY COMMISSION EXPIRES
August 12, 1996

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
LOR/SHAVANO RIDGE, UNIT-4, LTD
OWNER
DULY AUTHORIZED AGENT

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 24 DAY OF November A.D. 1992
Susan E. Carrington
BEXAR COUNTY TEXAS NOTARY PUBLIC

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 AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF November A.D. 92
Carol De Loach
NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
REGISTERED PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16 DAY OF November A.D. 92
Carol De Loach
NOTARY PUBLIC
BEXAR COUNTY TEXAS

THIS PLAT OF SHAVANO RIDGE, UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 27 DAY OF January A.D. 93
BY: O. Paez
SECRETARY
BY:
CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
I, Robert D. Green COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 3 DAY OF Sept. A.D. 1993 AT 2:32 P.M. AND DULY RECORDED THE 8 DAY OF Sept. A.D. 1993 AT 10:00 A.M. IN THE RECORDS OF DEEDS - PLATS OF SAID COUNTY IN BOOK VOLUME 9527 ON PAGE 110
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 8 DAY OF Sept. A.D. 1993
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
C-5586

Vol. 9527 P110

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SHAVANO RIDGE, UNIT-5

REPLAT OF A PORTION OF SHAVANO RIDGE, UNIT-2 (0.1697 ACRE) AND A SUBDIVISION CONTAINING 5.6998 ACRES OF LAND OUT OF THE COLLIN C. McCRAE SURVEY No. 391, ABSTRACT No. 442, COUNTY BLOCK 4182, NEW CITY BLOCK 17627, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND ESTABLISHING SHAVANO RIDGE, UNIT-5 CONSISTING OF 5.8618 ACRES.

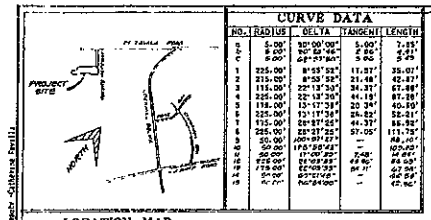
DEVELOPER:
LDR/SHAVANO RIDGE, UNITS, LTD
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. No. (210) 826-6131

NOTE:
1. 20 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

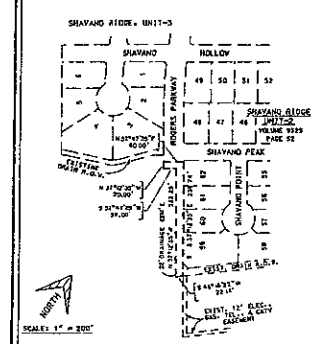
LEGEND:
EXIST. — EXISTING
ELEC. — ELECTRIC
TEL. — TELEPHONE
CATV — CABLE TELEVISION
SAN. SWR. — SANITARY SEWER
ESM'T. — EASEMENT
R.O.W. — RIGHT-OF-WAY
BLDG. — BUILDING
N.C.B. — NEW CITY BLOCK
BLK. — BLOCK

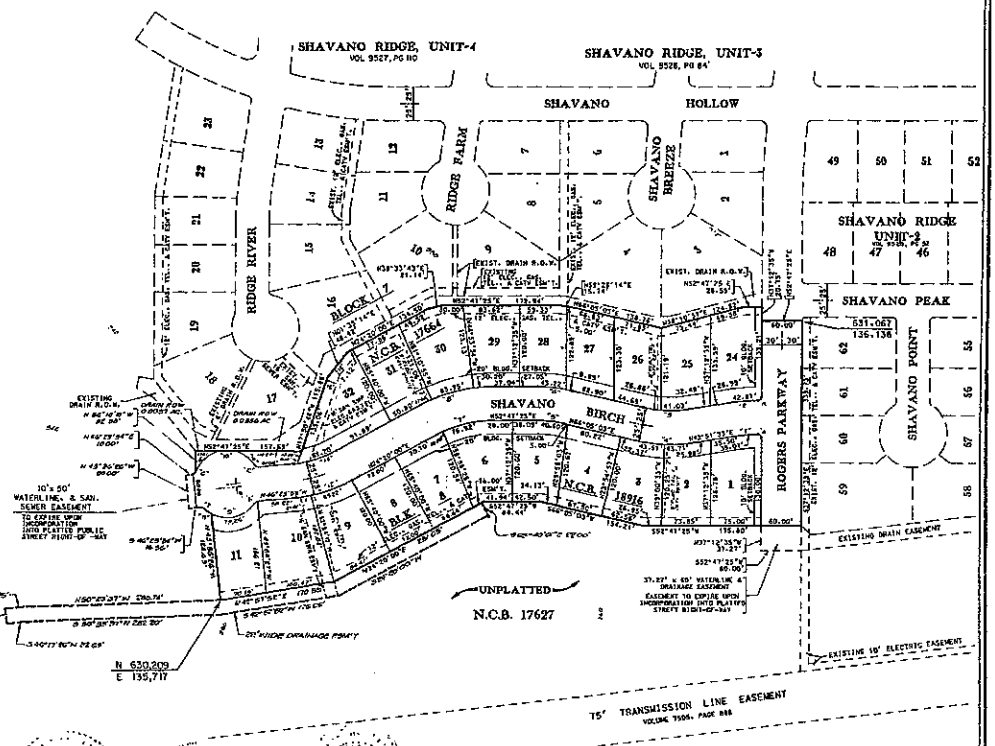
NORTH
SCALE: 1" = 100'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
B	5.00'	90°00'00"	5.00'	7.85'
C	5.00'	90°00'00"	5.00'	7.85'
D	5.00'	89°59'60"	5.00'	7.85'
1	225.00'	8°55'52"	17.37'	35.07'
2	215.00'	8°55'52"	16.60'	33.51'
3	175.00'	22°13'36"	34.37'	67.88'
4	225.00'	22°13'36"	44.18'	87.28'
5	175.00'	13°17'38"	20.34'	40.59'
6	225.00'	13°17'38"	26.22'	52.21'
7	175.00'	28°37'25"	44.37'	88.92'
8	225.00'	28°37'25"	57.05'	113.79'
9	50.00'	100°07'17"	—	87.40'
10	50.00'	172°28'43"	—	150.50'
11	50.00'	17°00'23"	7.48'	14.84'
12	225.00'	22°07'23"	43.80'	86.84'
13	175.00'	22°09'23"	34.11'	67.64'
14	50.00'	87°21'42"	—	76.24'
15	50.00'	142°24'00"	—	124.22'



LOCATION MAP





AREA BEING REPLATTED

BEING A 22' WIDE DRAINAGE EASEMENT (0.1868 ACRE) AS PLATTED WITH SHAVANO RIDGE, UNIT-2 AND RECORDED IN VOLUME 9525, PAGE 52 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SHAVANO RIDGE, UNIT-2, I.D. No. 320169, WHICH IS RECORDED IN VOLUME 9525, PAGE 52, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY RESTRICTION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

LDR/SHAVANO RIDGE, UNITS, LTD
OWNER
BY: [signature]
OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22 DAY OF March 1993.
[signature]
NOTARY PUBLIC IN AND FOR THE
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
LDR/SHAVANO RIDGE, UNITS, LTD
DULY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] KNOWN TO ME 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 9th DAY OF MARCH 1993
[signature]
BEXAR COUNTY, TEXAS NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR
I, [illegible] DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
REGISTERED PROFESSIONAL ENGINEER
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF March 1993
[signature]
BEXAR COUNTY, TEXAS NOTARY PUBLIC

THIS PLAT OF SHAVANO RIDGE, UNIT-5 SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS WAS VOTED ON AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS ON THE 27 DAY OF OCTOBER 93
BY: [signature] SECRETARY
BY: [signature] CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
I, ROBERT D. GREEN COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 7th DAY OF FEB. 1994 A.D. AND DULY RECORDED ON THE 8th DAY OF FEB. 1994 A.D. IN THE RECORDS OF PLAT BOOK 9528 PAGE 86 OF SAID COUNTY, IN BOOK VOLUME 9528 ON PAGE 86
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 8th DAY OF FEB. 1994
BY: [signature] DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
F-5511

VOL. 9528 86

940608

Book 9542 Page 58

96-0210826

Section 35-4233(b)
An unrecorded plat may be amended.

Amendments as allowed by Section 35-4233(b) of the City Code.

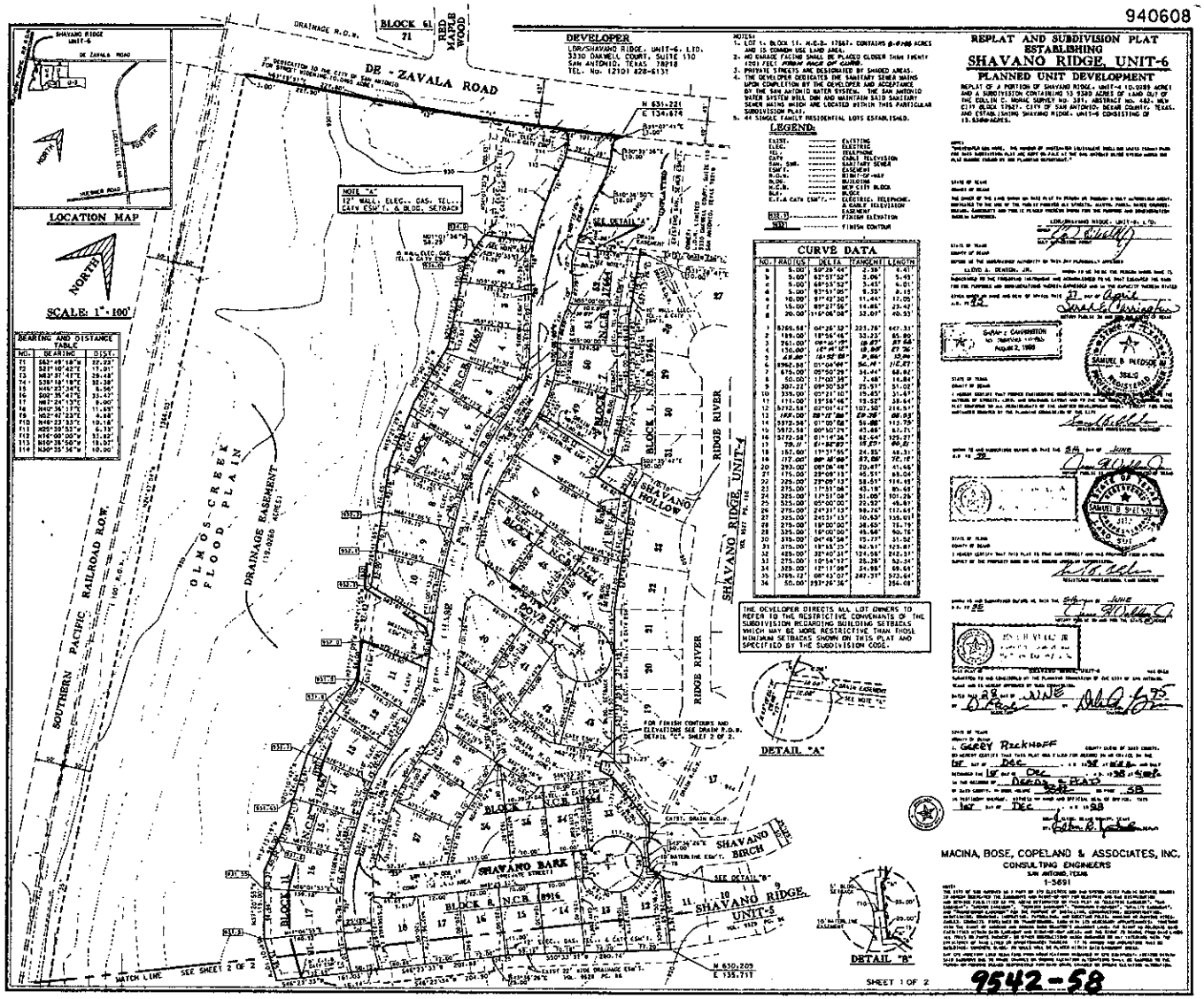
Amended the private street, being Lot 1, Block 11, N.C.B. 17667, and Lots 51 and 52, Block 7, N.C.B. 17664, to provide additional private street right-of-way for median islands.

This plat includes amendments approved by the Director of Planning.

SECTION 35-4233(b)
AN UNRECORDED PLAT MAY BE AMENDED
AS ALLOWED BY SECTION 35-4233(b)
OF THE CITY CODE

AMENDED THE PUBLIC STREET PORTION OF RIDGE CHASE TO A PRIVATE STREET BEING LOT 1, BLOCK 11, NCB 17667; A COMMON USE LAND AREA, ALSO BEING AN ELEC., GAS, TEL., CATV., SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING.



BEARING AND DISTANCE TABLE		
NO.	BEARING	DIST.
T1	S63°49'18"E	22.23'
T2	S31°16'42"E	15.01'
T3	N63°31'47"E	29.48'
T4	S38°18'18"E	35.38'
T5	N46°23'24"E	6.56'
T6	S08°35'43"E	33.43'
T7	N87°24'13"E	9.00'
T8	N46°36'33"E	11.69'
T9	N52°42'23"E	4.88'
T10	N48°23'33"E	10.18'
T11	N09°39'53"E	6.13'
T12	N56°00'00"E	33.82'
T13	N59°38'50"E	18.07'
T14	N40°35'34"E	10.00'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
1	5.00'	69°28'44"	3.58'	6.41'
2	5.00'	63°37'52"	3.06'	5.49'
3	5.00'	68°55'52"	3.43'	6.01'
4	5.00'	93°57'00"	5.55'	8.19'
5	10.00'	97°42'30"	11.44'	17.05'
6	15.00'	89°27'56"	14.85'	23.42'
8	20.00'	114°08'08"	33.07'	40.33'
1	5265.58'	04°26'12"	231.78'	447.31'
2	189.00'	18°56'46"	33.23'	65.80'
3	261.00'	09°41'09"	22.07'	44.08'
4	130.00'	17°41'21"	20.07'	27.36'
5	45.00'	16°58'08"	6.84'	13.34'
6	5362.58'	01°04'44"	56.34'	112.27'
7	675.00'	05°50'29"	34.44'	68.82'
8	50.00'	17°02'38"	7.48'	14.87'
9	307.22'	09°30'53"	25.57'	51.02'
10	335.00'	05°21'10"	15.45'	31.47'
11	111.00'	19°54'46"	19.52'	38.54'
12	5372.58'	02°01'42"	107.30'	214.51'
13	165.00'	89°17'00"	159.26'	257.23'
14	5372.58'	01°00'08"	56.88'	113.79'
15	5372.58'	00°30'29"	47.68'	97.21'
16	5372.58'	01°14'34"	62.54'	125.27'
17	79.0'	61°42'27"	48.29'	84.87'
18	167.00'	17°11'55"	24.55'	48.31'
19	117.00'	88°46'00"	82.00'	72.78'
20	293.00'	08°06'48"	20.67'	41.46'
21	175.00'	23°08'13"	40.51'	80.00'
22	229.00'	29°09'13"	58.51'	116.49'
23	275.00'	17°31'08"	43.18'	84.08'
24	325.00'	17°31'08"	51.00'	101.25'
25	325.00'	05°00'00"	23.57'	45.62'
26	275.00'	24°31'13"	59.76'	117.64'
27	325.00'	24°31'13"	70.63'	139.09'
28	275.00'	18°00'00"	38.52'	72.79'
29	325.00'	18°00'00"	45.66'	90.78'
30	375.00'	04°48'58"	15.77'	31.52'
31	375.00'	19°55'15"	62.31'	123.87'
32	325.00'	35°40'31"	104.58'	202.31'
33	275.00'	10°54'13"	26.38'	52.34'
34	325.00'	12°11'09"	34.98'	69.69'
35	3789.12'	08°43'07"	287.31'	573.64'
36	50.00'	291°26'36"		254.08'

REPLAT AND SUBDIVISION PLAT
ESTABLISHING
SHAVANO RIDGE, UNIT-6
PLANNED UNIT DEVELOPMENT

REPLAT OF A PORTION OF SHAVANO RIDGE, UNIT-4 (0.0285 ACRE) AND A SUBDIVISION CONTAINING 13.9380 ACRES OF LAND OUT OF THE COLLIN C. MORAE SURVEY NO. 381, ABSTRACT NO. 482, NEW CITY BLOCK 17667, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND EXTENDING SHAVANO RIDGE, UNIT-5 CONSISTING OF 13.9380 ACRES.

NOTE:
"PROTECTIVE COVENANTS: THE OWNERS OF PROPERTIES ON LOT/BLOCKS SHALL BE UNITED TOWARD PLAN AND SUCH SUBDIVISION PLAT ARE SUBJECT TO PLAT AS THE SAN ANTONIO WATER SYSTEM SANITARY SEWER MAINS INSTALLED BY THE PLANNING DEPARTMENT."

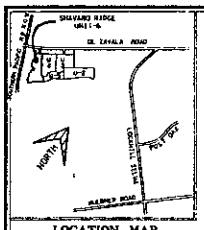
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND THE USE IN PLANNED SHOWN HEREIN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
LDR/SHAVANO RIDGE, UNIT-6, LTD.
BY: [signature]
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR BEXAR COUNTY, TEXAS, 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 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 27 DAY OF April A.D. 1998
[signature]
NOTARY PUBLIC IN AND FOR BEXAR COUNTY, TEXAS
SARAH J. CUNNINGHAM
MY COMMISSION EXPIRES
August 2, 1999
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION IN THE SAN AN.
[signature]
SAMUEL B. PIEDRAS III
38813
REGISTERED PROFESSIONAL ENGINEER
WITNESS TO AND SUBSCRIBED BEFORE ME THIS THE 24 DAY OF JUNE A.D. 19 98
[signature]
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
WITNESS TO AND SUBSCRIBED BEFORE ME THIS THE 24 DAY OF JUNE A.D. 19 98
[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF BEXAR
I, GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE THE 1st DAY OF DEC A.D. 19 98 AT 8:00 A.M. AND DULY RECORDED THE 1st DAY OF DEC A.D. 19 98 IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9542 ON PAGE 58
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 1st DAY OF DEC A.D. 19 98
GERRY RICKHOFF, COUNTY CLERK
BY: [signature] DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
1-5691

NOTE:
THE CITY OF SAN ANTONIO IS A PARTY TO CITY ELECTRIC AND GAS SYSTEMS LATEST PUBLICATION REGARDING STANDARD SPECIFICATIONS THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS SYSTEMS AS THEY PERTAIN TO AND WITHIN PLATS FILED AT THE BEXAR DEPARTMENT OF THIS PLAT IS "PROTECTIVE EASEMENT". THE CITY OF SAN ANTONIO ASSUMES NO OBLIGATION TO BUILD THE SUBDIVISION SHOWN ON THIS PLAT AND THAT THE PROPER PREPARATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING, OPERATING, REMOVING, INSPECTING, PATROLLING, AND GENERALLY DOING ALL KINDS OF WORK NECESSARY TO THE ELECTRIC CONDUITS, PIPES AND OR TRANSFORMERS, LINES OR POLES, AND ANY OTHER APPURTENANCES THAT MAY BE DEEMED NECESSARY BY THE CITY OF SAN ANTONIO WITHIN THE EASEMENTS SHOWN ON THE PLAT. THE CITY OF SAN ANTONIO SHALL NOT BE LIABLE FOR ANY DAMAGES OCCASIONED BY THE ACTIVITIES REQUIRED IN THE MAINTENANCE AND OPERATION OF THE ELECTRIC UTILITIES WITHIN THE EASEMENTS. IT IS UNDERSTOOD THAT THE OWNER OF THE PROPERTY DEDICATED FOR EASEMENT PURPOSES SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENTS SHOWN ON THIS PLAT WHICH WILL BE PLACED WITHIN SUCH EASEMENT AREAS.
THE CITY OF SAN ANTONIO AND THE OWNER OF THE PROPERTY DEDICATED FOR EASEMENT PURPOSES SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE EASEMENTS SHOWN ON THIS PLAT WHICH WILL BE PLACED WITHIN SUCH EASEMENT AREAS.

REPLAT AND SUBDIVISION PLAT ESTABLISHING
SHAVANO RIDGE, UNIT-6
PLANNED UNIT DEVELOPMENT

REPLAT OF A PORTION OF SHAVANO RIDGE, UNIT-4 (0.0289 ACRE) AND A SUBDIVISION CONTAINING 13.9380 ACRES OF LAND OUT OF THE COLIN C. MURAE SURVEY NO. 251, ABSTRACT NO. 482, NEW CITY BLOCK 17627, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND ESTABLISHING SHAVANO RIDGE, UNIT-6 CONSISTING OF 13.9380 ACRES.



LOCATION MAP

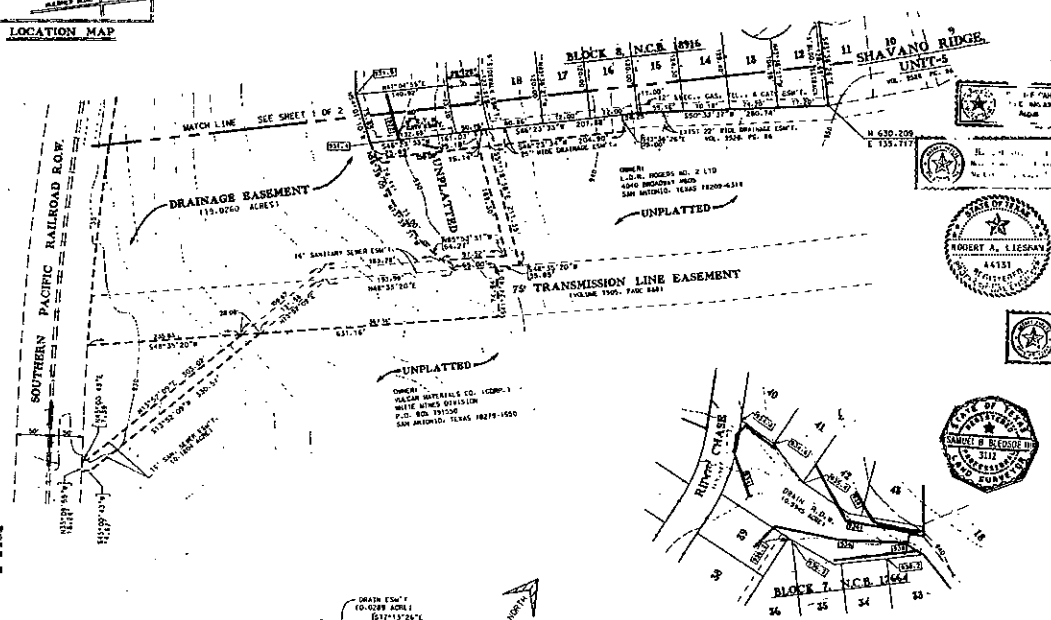
NORTH

SCALE: 1" = 100'

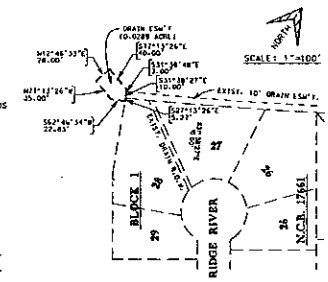
LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
E.T.&CATV ESM'T.	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
00.00	ELEVATION @ LOT LINE
0000	FINISH CONTOUR

NOTES:
1. LOT 1, BLOCK 11, N.C.B. 17667, CONTAINS 2.6374 ACRES AND IS COMMON USE LAND AREA.
2. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE FRONT PROPERTY LINE.
3. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS.
4. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
5. 44 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.



DRAIN R.O.W. DETAIL "C"
FINISH CONTOURS AND REAR SPOT ELEVATIONS



AREA BEING REPLATTED

BEING A PORTION OF A DRAIN EASEMENT (0.0289 ACRE) AS PLATTED WITH SHAVANO RIDGE, UNIT-4 AND RECORDED IN VOLUME 9521 PAGE 110 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SHAVANO RIDGE, UNIT-4, I.D. No. 9023371, WHICH IS RECORDED IN VOLUME 9521 PAGE 110, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

LDR/SHAVANO RIDGE, UNIT-6, LTD.
OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 5th DAY OF June, 1995.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 08/08/96

THE DEVELOPER OBJECTS ALL LOT OWNERS TO REFER TO THE RESTRICTIVE COVENANTS OF THE SUBDIVISION REGARDING BUILDING SETBACKS WHICH MAY BE MORE RESTRICTIVE THAN THOSE MINIMUM SETBACKS SHOWN ON THIS PLAT AND SPECIFIED BY THE SUBDIVISION CODE.

DEVELOPER

LDR/SHAVANO RIDGE, UNIT-6, LTD.
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828-6131

9542-59

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LDR/SHAVANO RIDGE, UNIT-6, LTD.
OWNER

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF June, A.D. 1995

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED R.C. REYNOLDS 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF June, A.D. 1995

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AS TO THE NATURE OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM SUBDIVISION CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION IF ANY.

REGISTERED PROFESSIONAL ENGINEER

GIVEN TO MY HAND AND SEAL OF OFFICE THIS 5th DAY OF June, A.D. 1995

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

GIVEN TO MY HAND AND SEAL OF OFFICE THIS 5th DAY OF June, A.D. 1995

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF SHAVANO RIDGE, UNIT-6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 5th DAY OF JUNE, A.D. 1995

BY: [illegible]

STATE OF TEXAS
COUNTY OF BEXAR

I, [illegible] COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF Dec, A.D. 19 95 AT 8:15 A.M. AND DULY RECORDED THE 1st DAY OF Dec, A.D. 19 95 AT 4:00 P.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK NO. 9542 PAGE 59

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1st DAY OF Dec, A.D. 19 95

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [illegible]

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
1-5891

NOTE:
THE CITY OF SAN ANTONIO IS A PART OF ITS CONTROL AND HAS AUTHOR LEGITIMATE PUBLIC SERVICE DUTIES TO PERFORM REGARDING THE MAINTENANCE AND REPAIR OF THE UNDERLYING AND DISTRIBUTION AND STORAGE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "EASEMENT CONSTRUCTION". THE CITY OF SAN ANTONIO, BY ACCEPTANCE OF THE PLAT, DOES NOT ASSUME ANY OBLIGATION TO BUILD THE STREETS, SPECIAL FLOOD HAZARD AREAS, DRAINAGE FACILITIES, WATER, SEWER, OR OTHER IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, DRIVEWAYS, CURBS, GUTTERS, OR TERRACING, ON THE DEDICATED PLACES. HOWEVER, THE DEDICATION OF THE STREETS OF OWNERS AND BONA FIDE PURCHASERS, MORTGAGEES, LIENHOLDERS, AND ANY OTHER PERSONS HAVING PROPERTY INTERESTS IN THE STREETS OF SUCH SUBDIVISION AND RIGHT-OF-WAY VALUE, AND THE RIGHT TO REQUIRE THEM TO BUILD THE STREETS ON THE PLATS THEREOF, BY OWNER DEDICATIONS HAVE BEEN DEEMED OF SUFFICIENT VALUE TO SUPPORT THE DEDICATION OF THE STREETS AND RIGHTS-OF-WAY SHOWN THEREON. THE CITY OF SAN ANTONIO, BY ACCEPTANCE OF THE PLAT, OR BY FAILING TO PROTEST WITHIN THIRTY DAYS AFTER THE PLAT IS FILED FOR RECORD, DOES NOT ACCEPT THE DEDICATION OF THE STREETS AND RIGHTS-OF-WAY SHOWN ON THE PLAT.

ANY CITY OPERATIONS WHICH DEVIATE FROM DEDICATIONS REQUIRED BY SPD DOCUMENTS, LOCATION OF THE SEWER EASEMENT SHALL BE DEEMED TO BE SUBJECT TO CITY APPROVAL AS CONSTRUCTED SHALL BE DEEMED TO BE PRIOR TO PLANNING DEPARTMENT REPRESENTATIVE FOR SAID SEWER EASEMENT AS DESIGNED.

SHEET 2 OF 2

1636740

88 SEP -2 P 4:46

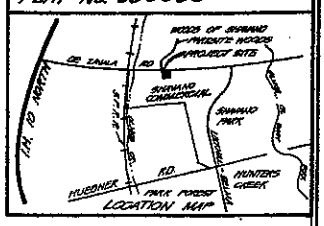
French

519/147

CURVE DATA					
CURVE	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
"A"	09°46'18"	348.78'	59.78'	29.96'	59.71'
"B"	09°46'18"	344.78	58.78'	29.46'	58.71'
"C"	90°00'00"	19.00'	23.56'	15.00'	21.21'

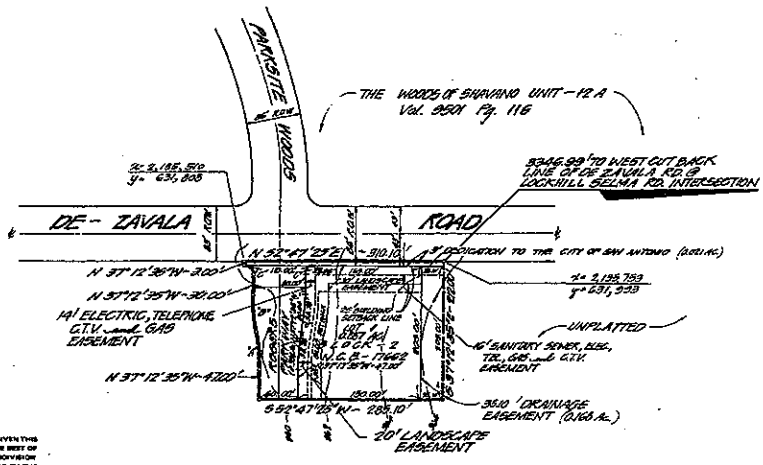
THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON AUGUST 31, 1988

PLAT No. 880080



LOCATION MAP

Scale: 1" = 100'



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; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

James W. French, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF AUGUST A.D., 19 88

Iris Diane McKee
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES 7-23-89

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT

IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
LLOYD A. DENTON, JR.
DULY AUTHORIZED AGENT

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 15TH DAY OF AUGUST A.D., 88

Iris Diane McKee
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES 7-23-89

A SUBDIVISION PLAT
OF
SHAVANO COMMERCIAL UNIT-7

BEING 1.414 ACRES OF LAND OUT OF THE CLAMPOKE SURVEY No. 391, ABSTRACT No. 482, COUNTY BLOCK 4102, NEW CITY BLOCK 17662, SAN ANTONIO, BEXAR COUNTY, TEXAS.

J.W. FRENCH & ASSOCIATES, INC.
consulting engineers

THIS PLAT OF SHAVANO COMMERCIAL UNIT-7 HAS BEEN CONSIDERED AND CONFORMED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS THEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 31st DAY OF August A.D., 19 88

BY: [illegible]
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

James W. French, R.P.S.
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF AUGUST A.D., 88

Iris Diane McKee
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES 7-23-89

STATE OF TEXAS
COUNTY OF BEXAR

Robert D. Green COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 2 DAY OF September A.D., 1988 AT 2:45 O'CLOCK P.M. AND DULY RECORDED THE 6 DAY OF September A.D., 1988 AT 2:45 O'CLOCK P.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9519 ON PAGE 147

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 6 September A.D., 1988

[redacted]

DRAWING 44-145-9257

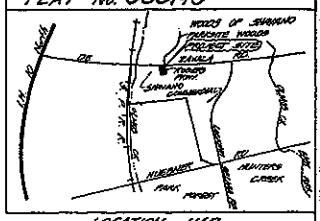
001/008/14

1663726
RECORDER'S MEMORANDUM
AT TIME OF RECORDATION
THIS INSTRUMENT WAS FOUND TO BE
INCOMPLETE OR REPRODUCIBLE
BEXAR CO.
1 105 17 A 10 58

22/68

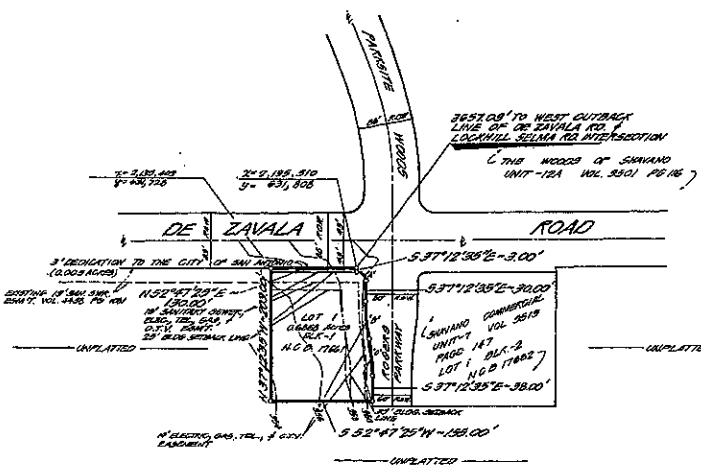
CURVE DATA					
CURVE	ANGLE	RADIUS	LENGTH	TANGENT	CHORD
"A"	90°00'00"	15.00'	23.56'	15.00'	21.21'
"B"	09°46'15"	344.79'	58.78'	29.46'	58.71'
"C"	09°46'15"	344.79'	58.78'	29.46'	58.71'

PLAT No. 900143



LOCATION MAP

Scale: 1" = 100'



A SUBDIVISION PLAT
OF
SHAVANO COMMERCIAL UNIT-10

BEING 0.6868 ACRES OF LAND OUT OF THE COMFRAE SURVEY Nº 391, ABSTRACT Nº 482, COUNTY BLOCK 4182, NEW CITY BLOCK 17661, SAN ANTONIO, BEXAR COUNTY, TEXAS.

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

James W. French, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18 DAY OF May A.D. 19 90

Shana R. Pruski
MY COMMISSION EXPIRES 3-5-93 NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Wm. Eugene Powell
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Wm. Eugene Powell, 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 18 DAY OF May A.D. 1990

Shana R. Pruski
MY COMMISSION EXPIRES 3-5-93 NOTARY PUBLIC BEXAR COUNTY, TEXAS

J.W. FRENCH & ASSOCIATES, INC.
consulting engineers

3130 OAKWELL COURT, SUITE 110
SAN ANTONIO, TX 78218
512-828 6059

NO. 51 WOODCREEK DR.
WIMBERLEY, TX 78676
512-847-9713

THIS PLAT OF SHAVANO COMMERCIAL UNIT-10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS 15 DAY OF August, 1990

BY: [illegible] CHAIRMAN

BY: [illegible] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

James W. French, R.P.L.S.
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18 DAY OF May A.D. 1990

Shana R. Pruski
MY COMMISSION EXPIRES 3-5-93 NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Robert D. Gerzer COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 15 DAY OF August A.D. 1990 AT 10:38 A.M. AND DULY RECORDED THE 20th DAY OF August A.D. 1990 AT 10:08 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9522 ON PAGE 68

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 20th DAY OF August A.D. 1990

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Jill D. Drake, DEPUTY

COUNTY CLERK BEXAR COUNTY, TEXAS

VOL. 9522 68
SHEET 1 OF 1

City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 23 PM 12:48

New
Vested Rights Permit
APPLICATION

Permit File: #VRP # 02-09-144
Assigned by city staff

Date:_____

1. **All applicable information on application must be legibly printed or typed for processing.** ***If application is completed on behalf of the property owner please attach power of attorney or letter of agent.***
2. ***Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formerly POADP), P.U.D. plan, plat application, approved plat, building permit).***

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. **Owner/ Agent:** Bitterblue, Inc.
2. **Address:** 11 Lynn Batts Lane Suite 100, San Antonio, Tx.
3. **Zip** 78218 **Telephone #:** 210-828-6131
4. **Site location or address** Southwest Corner of DeZavala & Lockhill-Selma
5. **Council District** 8 **ETJ** No **Over Edward's Aquifer Recharge (X) yes ( ) no**

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* **are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted** *after September 1, 1997* **are subject to 18 months for the POADP acceptance date.**

Name: Rogers West Shavano Tract **#** 41

Date accepted: 2/17/92 **Expiration Date:** No date indicated **MDP Size:** 263.1 **acres**

- **P.U.D. PLAN**

Name:_____ **#**_____

Date accepted:_____

- **Plat Application**

Plat Name:_____ **Plat #**_____ **Acreage:**_____

Date submitted:_____ **Expiration Date:**_____

(Note: Plat must be approved within 18 months of application submittal date).

August 17,2001

VRP# 02-09-144

- **Approved Plat**

Plat Name: Several Plats have been recorded for this development –See Attached list and copies of plats. **Plat #**_____ **Acreage:**_____ **Approval**

Date: _____ **Plat recording Date:**_____ **Expiration Date:**_____ **Vol./Pg.**_____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Others**

Type of Permit: _____ **Date issued:**_____ **Expiration Date:** _____

Acreage:_____

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to $10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Daniel O. Kossl Signature: Daniel O. Kossl Date: 9/18/02

Sworn to and subscribed before me by on this 19 day of September 2002, to certify which witness by hand and seal of office.

Sarah E. Carrington

Notary Public, State of Texas, My Commission expires:_____

SARAH E CARRINGTON
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-02-2004

City of San Antonio use

For area project
~~[illegible]~~

☒ **Approved** Shown on PDADP As of 2/17/92 ☐ **Disapproved**

Review By: _____ Date: Oct 3 2002
Assistant City Attorney

August 17, 2001

Bury+Partners
Consulting Engineers and Surveyors

Bury+Partners-SA, Inc.
10000 San Pedro Ave., Ste. 100
San Antonio, Texas 78216
(210) 525-9090 - Telephone
(210) 525-0529 - Fax

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 23 PM 12:48

Letter of Transmittal

To:	Michelle Gonzalez	*Project No.:*	281-05.20
Company:	City of San Antonio – Planning	*Date:*	09/23/02
Address:	114 W. Commerce, Municipal Plaza Bldg., 3rd Floor	*cc:*	
	San Antonio, Texas 78205		
Re:	POADP # 41 Vested Rights		

☒ Delivery ☐ Overnight ☐ Pick-Up ☐ Courier ☐ Other

Quantity	*Description of Item(s)*
1	Application
1	Check For $160.00
2	Sets of POADP #41, 41-A, 41-B
1	Full Size Copies of Plats
1	8 ½ x 11 Copies of Plats
1	List of total acreage platted in POADP

~Notes~

Please contact our office at 210/525-9090 if you have any questions. Thank you.

Prepared By: *Lara Schoenenberger, EIT*

Security Features Included Details on Back.

SHAVANO/LDR COMMERCIAL PARTNERSHIP NO 1, LTD.
11 LYNN BATTS LANE, STE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

Frost National Bank
San Antonio, Texas 78296

30-9/114001

CHECK NO. 001364

DATE Sep 19, 2002

CHECK AMOUNT *****$160.00

PAY One Hundred Sixty and 00/100 Dollars

TO THE ORDER OF The City of San Antonio

⑈001364⑈ ⑆114000093⑆ 01 0410772⑈

SHAVANO/LDR COMMERCIAL PARTNERSHIP NO 1, LTD.

001364

Check Date: Sep 19, 2002
Check Number: 001364
Check Amount: $160.00

Item to be Paid - Description	Amount Paid
The City of San Antonio	160.00

091802