

SUBDIVISION PLAT ESTABLISHING WATERWHEEL UNIT 1 PHASE 1 SUBD.

BEING A TOTAL OF 25.301 ACRES INCLUSIVE OF THE 5.765 ACRES OF RIGHT OF WAY DEDICATION OF LAND OUT OF THE 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, AND OUT OF THE 9.347 ACRE TRACT RECORDED IN VOLUME 8698, PAGE 237, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, C.B. 4451 OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

OWNER/DEVELOPER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TEXAS 78259 PHONE: (210) 403-8200



CIVIL ENGINEERING CONSULTANTS d.b.a. DON DURDEN, INC. 11560 IH 10 WEST, SUITE 305 SAN ANTONIO, TEXAS 78230-1037 TEL: (210) 641-9999 FAX: (210) 641-8440 REGISTRATION #F-2214 / #10041000

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, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BRIAN BARRON, VICE-PRESIDENT

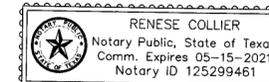
DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

BRIAN BARRON 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 & SEAL OF OFFICE THIS 24th DAY of April A.D. 2018.



Renese Collier 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 WATERWHEEL UNIT 1 PHASE 1 SUBD. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND 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. 2018.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

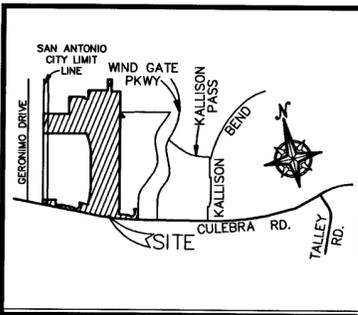
I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF ___ A.D. AT ___ M, AND DULY RECORDED THE

DAY OF ___ A.D. AT ___ M, IN THE RECORDS OF ___ OF SAID COUNTY, IN BOOK VOLUME

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

DAY OF ___ A.D. COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

NOT TO SCALE

LEGEND

- 1. BUILDING SETBACK LINE B.S.L.
2. VEHICULAR NON-ACCESS EASEMENT V.N.E.
3. VARIABLE VAR.
4. VOLUME VOL.
5. PAGE PGS.
6. EASEMENT ESM'T
7. RIGHT OF WAY R.O.W.
8. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT G.E.T.T.V.E.
9. CLEAR VISION EASEMENT C.V.E.
10. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. O.P.R.
11. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. D.P.R.
12. STREET CENTERLINE C
13. SAN ANTONIO CITY LIMIT LINE
14. SAN ANTONIO CITY LIMIT LINE
15. EXISTING CONTOUR
16. PROPOSED CONTOUR
17. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0'00'06".
18. MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
19. BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE BETWEEN THE TWO FOUND 1/2" REBAR SHOWN HEREON, OF THE CALLED 4.00 ACRE TRACT RECORDED IN VOLUME 8282, PAGE 845, D.P.R. AND SHOWN AS S65°56'41"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83 (2011) DATUM.

"C.P.S. NOTES" 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM - CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATED EASEMENTS AND RIGHTS - OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, TELEVISION OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE:

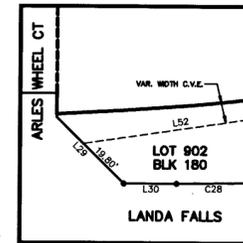
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

BUILDING SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

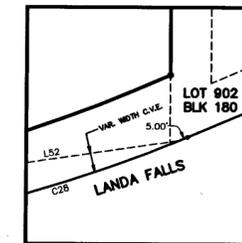
MONUMENT NOTE:

- = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
* = 1/2" IRON ROD FOUND W/ CEC CAP
○ = 1/2" IRON ROD SET W/ CEC CAP



DETAIL "A"

NOT TO SCALE

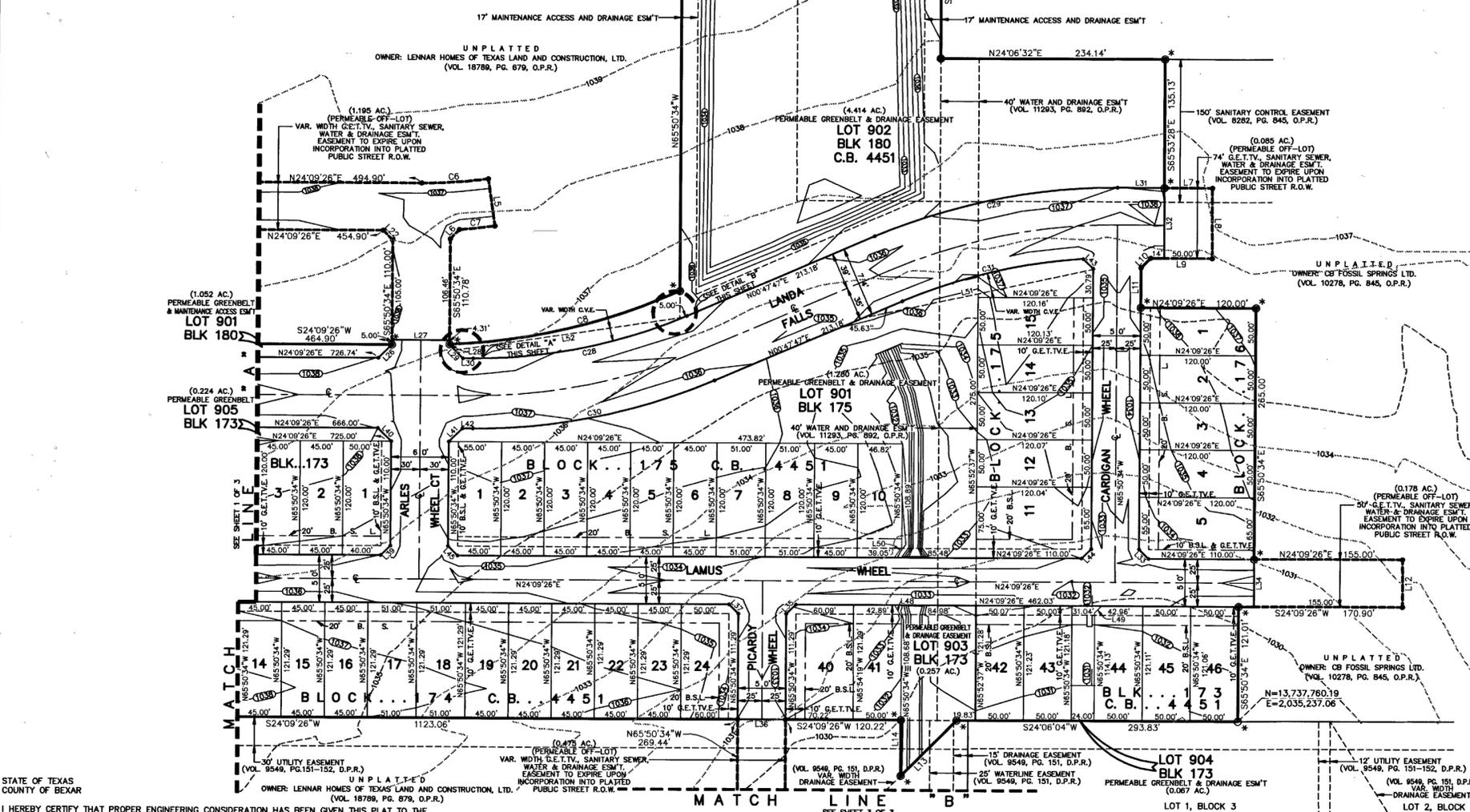


DETAIL "B"

NOT TO SCALE

IMPACT FEE NOTE:

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.



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

Paul W. Denham LICENSED PROFESSIONAL ENGINEER PAUL W. DENHAM

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Gary B. Neill LICENSED PROFESSIONAL LAND SURVEYOR GARY B. NEILL

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 1 OF 3



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

Doc#: Apr-13-2018 1:47pm User ID: rramonies File: D:\Data\develop\Proj\2017\1252994600_Waterwheel_U1_Phase 1\cadd\Waterwheel-U1-Ph1\dwg_L_Waterwheel_U1_Ph1.dwg

SUBDIVISION PLAT ESTABLISHING

WATERWHEEL UNIT 1 PHASE 1 SUBD.

BEING A TOTAL OF 25.301 ACRES INCLUSIVE OF THE 5.765 ACRES OF RIGHT OF WAY DEDICATION OF LAND OUT OF THE 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, AND OUT OF THE 9.347 ACRE TRACT RECORDED IN VOLUME 8699, PAGE 237, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, AND BEING OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 666, C.B. 4451 OF BEXAR COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.

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STATE OF TEXAS COUNTY OF BEXAR

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OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BRIAN BARRON, VICE-PRESIDENT

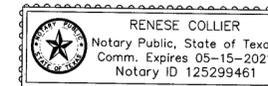
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GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 24th DAY OF April A.D., 2018.



Renese Collier 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

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DATED THIS _____ DAY OF _____ A.D., 2018.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE

DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

WASTEWATER EDU NOTE:

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MONUMENT NOTE:

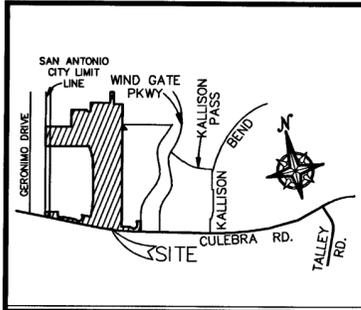
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IMPACT FEE NOTE:

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"C.P.S. NOTES"

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2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT...
3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS...
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5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES...

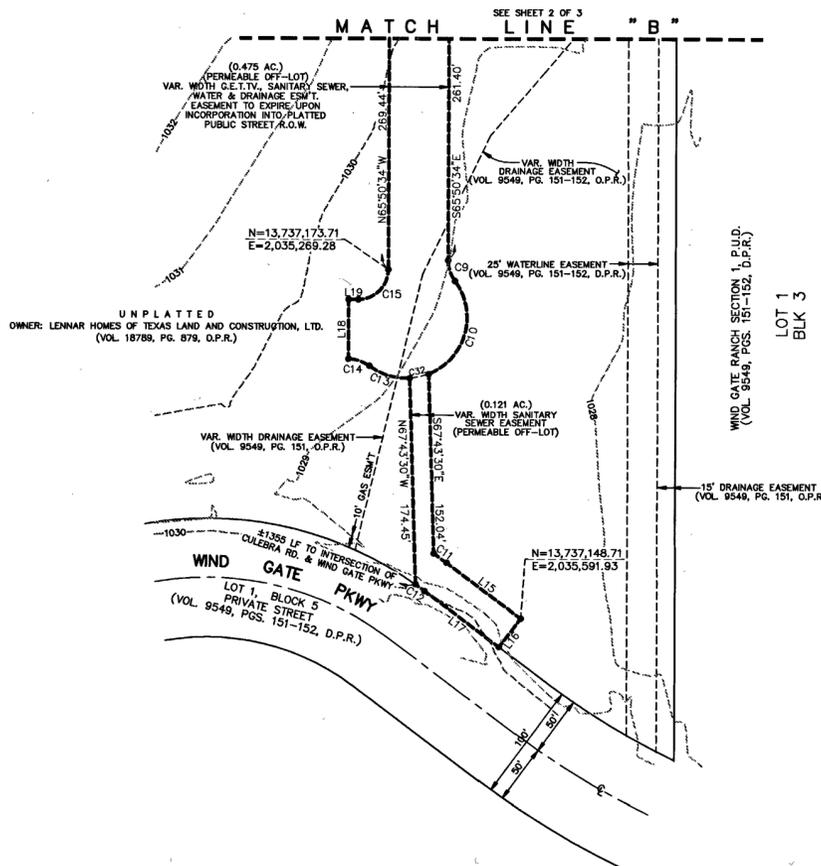


LOCATION MAP

NOT TO SCALE

LEGEND

- 1. BUILDING SETBACK LINE
2. VEHICULAR NON-ACCESS EASEMENT
3. VARIABLE
4. VOLUME
5. PAGE
6. EASEMENT
7. RIGHT OF WAY
8. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
9. CLEAR VISION EASEMENT
10. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
11. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
12. STREET CENTERLINE
13. SAN ANTONIO CITY LIMIT LINE
14. EXISTING CONTOUR
15. PROPOSED CONTOUR
16. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 0°00'06".
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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

Signature of Paul W. Denham, Licensed Professional Engineer

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Signature of Gary B. Neill, Licensed Professional Land Surveyor

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 1 OF 3