

## PLAT NUMBER 180238

SUBDIVISION PLAT  
OF  
WESTLAKES COLLECTOR  
PHASE 1 & 2

BEING A TOTAL OF 7.997 ACRES, ESTABLISHING STILLHOUSE HOLLOW AS A 3.129 ACRE PUBLIC RIGHT-OF-WAY, LOT 901 BLK 8 CB 4312, LOT 902 BLK 10 CB 4312, LOT 903 BLK 11 CB 4312, LOT 904 BLK 11 CB 4312, AND LOT 902 BLK 14 CB 4312; SAID 7.997 ACRES COMPRISED OF 5.487 ACRES OUT OF SAID 9.351 ACRE TRACT, 0.023 ACRES OUT OF A 4.400 ACRE TRACT AND 0.153 ACRES OUT OF A 4.852 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, LP AND HDC WESTLAKES LLC RECORDED IN VOLUME 19028, PAGES 1060-1084; 1.476 ACRES OUT OF A 39.760 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, LP, RECORDED IN VOLUME 19028, PAGES 1040-1049; 0.145 ACRES OUT OF A 45.281 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1050-1059; 0.693 ACRES OUT OF A 34.582 ACRE TRACT OF LAND CONVEYED TO PEOPLES VERDES RANCH HOLDINGS CO., LTD., RECORDED IN VOLUME 11032, PAGES 1593-1601, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800  
DATE OF PREPARATION: January 04, 2019

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/DEVELOPER: SEAN MILLER  
PULTE HOMES OF TEXAS L.P.  
1718 DRY CREEK WAY, STE 120  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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 2 DAY OF January, A.D. 2019.

MEGHAN JANE GRACE  
Notary Public, State of Texas  
Comm. Expires 12-27-2020  
Notary ID 12081891

THIS PLAT OF WESTLAKES COLLECTOR PHASE 1 & 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF January, A.D. 2019.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

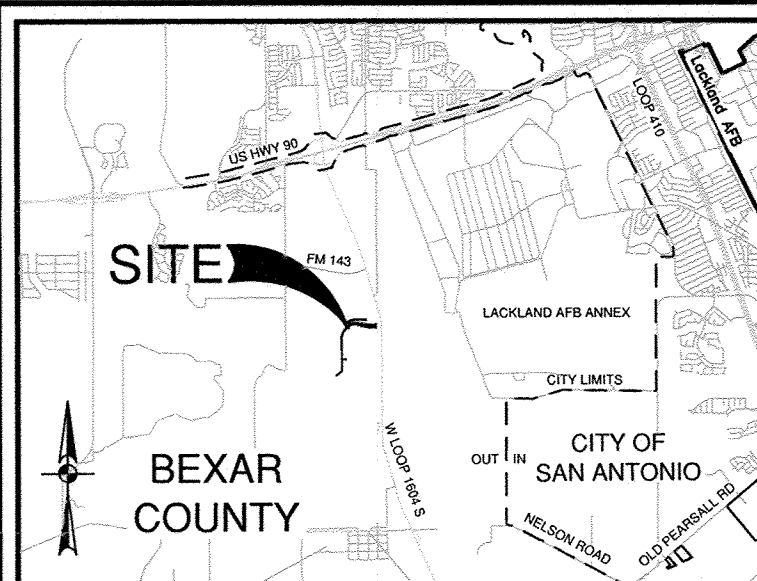
CERTIFICATE OF APPROVAL

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 January, A.D. 2019.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



## LOCATION MAP

NOT-TO-SCALE

## LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	TELE	TELEPHONE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR	VARIABLE WIDTH
NCB	NEW CITY BLOCK	FOUN	FOUND 1/2" IRON ROD
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	SET	SET 1/2" IRON ROD (PD)
		SET	SET 1/2" IRON ROD (PD)-ROW
		PI	PI - PC
---	EXISTING CONTOURS	16	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
---	PROPOSED CONTOURS	17	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
---	CENTERLINE	18	25'X25' SANITARY SEWER AND TURN AROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.101 TOTAL ACRE - "OFF-LOT")
---	CITY LIMITS	19	25'X25' SANITARY SEWER AND TURN AROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.028 TOTAL ACRE - "OFF-LOT")
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	20	VARIABLE WIDTH WATER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.060 TOTAL ACRE - "OFF-LOT")
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	21	VARIABLE WIDTH ACCESS EASEMENT
2	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	22	50' DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (1.387 TOTAL ACRE - "OFF-LOT")
3	VARIABLE WIDTH CLEAR VISION EASEMENT	23	VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (1.345 TOTAL ACRE - "OFF-LOT")
4	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (0.115 TOTAL ACRE - "OFF-LOT")	24	20' WATER EASEMENT (BY SEPARATE INSTRUMENT) (DOC #20180120298)
5	16' SANITARY SEWER EASEMENT	25	MEDINA RIVER OUTFALL PARCEL P09-183
6	20'X60' WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.084 TOTAL ACRE - "OFF-LOT")	26	VARIABLE WIDTH PERMANENT SEWER ESMT. (VOL. 14367 PGS. 315-321 O.P.R.)
7	VARIABLE WIDTH SANITARY SEWER EASEMENT (0.166 TOTAL ACRE - "OFF-LOT")		
8	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.044 TOTAL ACRE - "OFF-LOT")		
9	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
10	VARIABLE WIDTH FILL EASEMENT (0.580 TOTAL ACRE - "OFF-LOT")		

SEE  
SHEET 5 OF 5  
FOR LINE &  
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLATSTATE 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.

Shauna L. Weaver  
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 BY: PAPE-DAWSON ENGINEERS, INC.

Paul T. Ross  
REGISTERED PROFESSIONAL LAND SURVEYOR

## CPS/SAWS/COSA UTILITY:

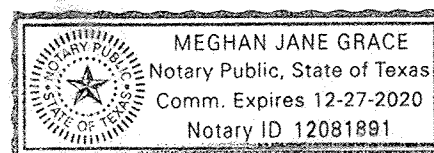
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



## NOTE 1: SEAN MILLER, PULTE HOMES OF TEXAS, L.P.

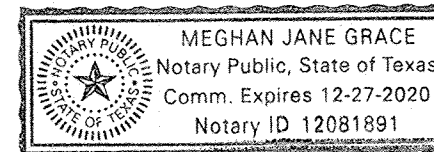
A 0.025 ACRE PORTION OF VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT, A 0.028 ACRE PORTION OF 20'X60' WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, A 0.153 ACRE PORTION OF VARIABLE WIDTH SANITARY SEWER EASEMENT, A 0.044 ACRE 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, A 0.014 ACRE PORTION OF 25'X25' SANITARY SEWER AND TURN AROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, A 0.060 ACRE VARIABLE WIDTH WATER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, AND A 1.298 ACRE PORTION OF VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW.

## NOTE 2: SCOTT TEETER, HDC WESTLAKES, LLC

A 0.047 ACRE PORTION OF VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT, A 0.056 ACRE PORTION OF 20'X60' WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, A 0.153 ACRE PORTION OF VARIABLE WIDTH SANITARY SEWER EASEMENT, A 0.014 ACRE PORTION OF 25'X25' SANITARY SEWER AND TURN AROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, A 0.032 ACRE PORTION OF VARIABLE WIDTH WATER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, A 0.023 ACRE PORTION OF 50' DRAINAGE EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW, AND A 1.345 ACRE VARIABLE WIDTH SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW.

## NOTE 3: HUGO GUTIERREZ, PEOPLES VERDES RANCH

A 0.043 ACRE PORTION OF VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT, A 0.013 ACRE PORTION OF VARIABLE WIDTH SANITARY SEWER EASEMENT, A 0.580 VARIABLE WIDTH FILL EASEMENT AND A 0.101 ACRE VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

OWNERSHIP NOTES APPLY TO EVERY  
PAGE OF THIS MULTIPLE PAGE PLAT

## 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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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/DEVELOPER: SCOTT TEETER  
HDC WESTLAKES, LLC  
45 NE LOOP 410, STE. 225  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER, 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 1 DAY OF January, A.D. 2019.

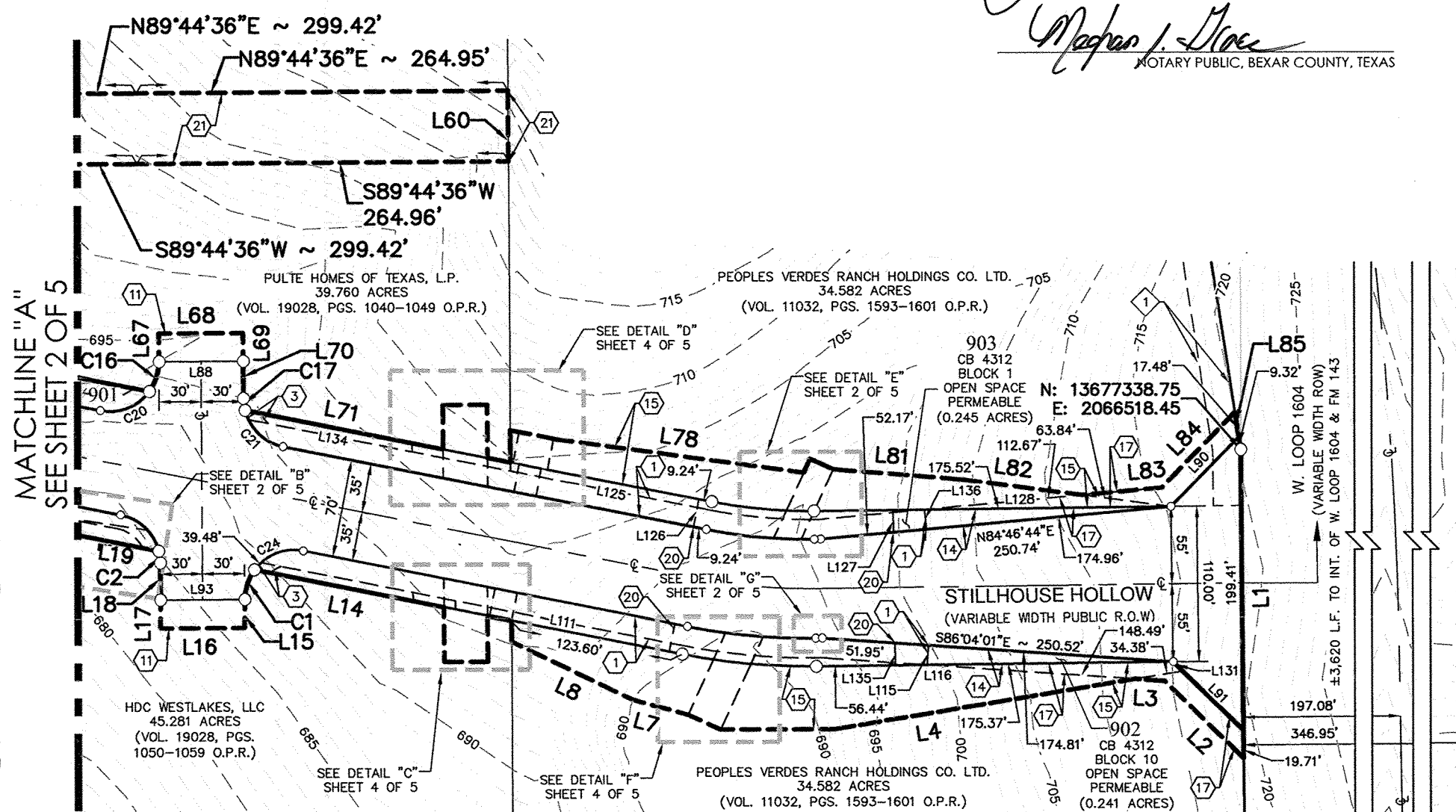
MEGHAN JANE GRACE  
Notary Public, State of Texas  
Comm. Expires 12-27-2020  
Notary ID 12081891STATE OF TEXAS  
COUNTY OF BEXAR

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.

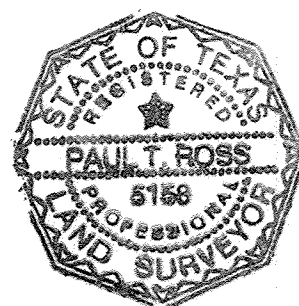
OWNER/DEVELOPER: HUGO GUTIERREZ  
PEOPLES VERDES RANCH  
HOLDINGS CO., LTD.  
19230 STONE OAK PKWY STE 301  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, 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 2 DAY OF January, A.D. 2019.

MEGHAN JANE GRACE  
Notary Public, State of Texas  
Comm. Expires 12-27-2020  
Notary ID 12081891

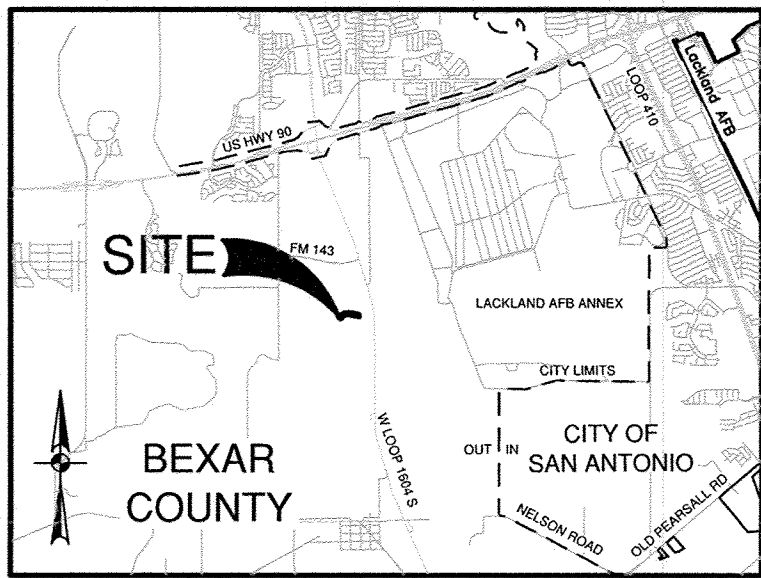
SHEET 1 OF 5







REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP  
NOT-TO-SCALE

**CPS/SAWS/COSA UTILITY:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS WASTEWATER EDU:**

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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.

*Shauna L. Weaver*  
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 BY: PAPE-DAWSON ENGINEERS, INC.

*Paul T. Ross*  
REGISTERED PROFESSIONAL LAND SURVEYOR

PULTE HOMES OF TEXAS, L.P.  
HDC WESTLAKES, LLC  
4.400 ACRES  
(VOL. 19028, PGS. 1060-1084 O.P.R.)

PULTE HOMES OF TEXAS, L.P.  
HDC WESTLAKES, LLC  
9.351 ACRES  
(VOL. 19028, PGS. 1060-1084 O.P.R.)

PULTE HOMES OF TEXAS, L.P.  
HDC WESTLAKES, LLC  
9.351 ACRES  
(VOL. 19028, PGS. 1060-1084 O.P.R.)

PEOPLES VERDES RANCH HOLDINGS CO. LTD.  
206.87 ACRES  
(VOL. 11615 PGS. 2379-2389 O.P.R.)  
CORRECTION DEED  
(VOL. 12197, PGS. 750-761 O.P.R.)

PEOPLES VERDES RANCH HOLDINGS CO. LTD.  
206.87 ACRES  
(VOL. 11615 PGS. 2379-2389 O.P.R.)  
CORRECTION DEED  
(VOL. 12197, PGS. 750-761 O.P.R.)

PULTE HOMES OF TEXAS, L.P.  
HDC WESTLAKES, LLC  
9.351 ACRES  
(VOL. 19028, PGS. 1060-1084 O.P.R.)

HDC WESTLAKES, LLC  
45.281 ACRES  
(VOL. 19028, PGS. 1050-1059 O.P.R.)

PULTE HOMES OF TEXAS, L.P.  
HDC WESTLAKES, LLC  
9.351 ACRES  
(VOL. 19028, PGS. 1060-1084 O.P.R.)

PULTE HOMES OF TEXAS, L.P.  
HDC WESTLAKES, LLC  
4.852 ACRES  
(VOL. 19028, PGS. 1060-1084 O.P.R.)

HDC WESTLAKES, LLC  
45.281 ACRES  
(VOL. 19028, PGS. 1050-1059 O.P.R.)

1% ANNUAL CHANCE  
(100-YR) EFFECTIVE  
(EXISTING) FLOODPLAIN  
PER FEMA PANEL  
#48029C0530F  
EFFECTIVE DATE:  
SEPTEMBER 29, 2010

SEE  
SHEET 5 OF 5  
FOR LINE &  
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS  
COUNTY OF BEXAR

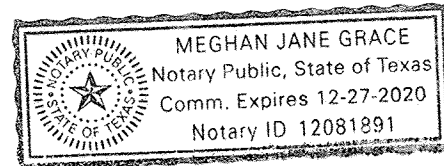
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SCOTT TEETER  
HDC WESTLAKES, LLC  
45 NE LOOP 410, STE. 225  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

SIGNING FOR  
NOTE 2

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER 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 1 DAY OF January, A.D. 2019.



STATE OF TEXAS  
COUNTY OF BEXAR

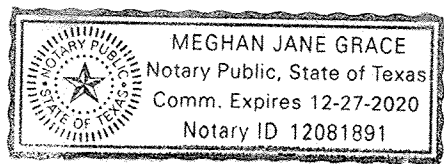
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HUGO GUTIERREZ  
PEOPLES VERDES RANCH HOLDINGS CO. LTD.  
19230 STONE OAK PKWY STE 301  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081

SIGNING FOR  
NOTE 3

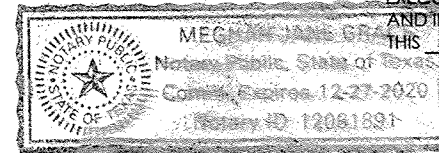
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ 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 1 DAY OF January, A.D. 2019.



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER 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 2 DAY OF January, A.D. 2019.



PLAT NUMBER 180238  
SUBDIVISION PLAT  
OF  
WESTLAKES COLLECTOR  
PHASE 1 & 2

BEING A TOTAL OF 7.997 ACRES, ESTABLISHING STILLHOUSE HOLLOW AS A 3.129 ACRE PUBLIC RIGHT-OF-WAY, LOT 901 BLK 8 CB 4312, LOT 902 BLK 10 CB 4312, LOT 903 BLK 1 CB 4312, LOT 904 BLK 11 CB 4312, AND LOT 902 BLK 14 CB 4312; SAID 7.997 ACRES COMPRISED OF 5.487 ACRES OUT OF SAID 9.351 ACRE TRACT, 0.023 ACRES OUT OF A 4.400 ACRE TRACT AND 0.153 ACRES OUT OF A 4.852 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS LP AND HDC WESTLAKES LLC RECORDED IN VOLUME 19028, PAGES 1040-1049; 0.165 ACRES OUT OF A 45.281 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, LP, RECORDED IN VOLUME 19028, PAGES 1050-1059; 0.693 ACRES OUT OF A 34.582 ACRE TRACT OF LAND CONVEYED TO PEOPLES VERDES RANCH HOLDINGS CO. LTD., RECORDED IN VOLUME 11032, PAGES 1593-1601, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9800  
TDE FIRM REGISTRATION #4701 TDEPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 04, 2019

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/DEVELOPER: SEAN MILLER  
PULTE HOMES OF TEXAS L.P.  
1718 DRY CREEK WAY, STE 120  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

SIGNING FOR  
NOTE 1

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER 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 2 DAY OF January, A.D. 2019.

THIS PLAT OF WESTLAKES COLLECTOR PHASE 1 & 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.  
DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL

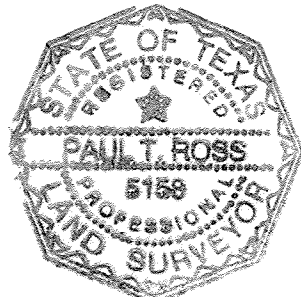
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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

SHEET 3 OF 5









# PLAT NUMBER 180238

## SUBDIVISION PLAT

### OF

## WESTLAKES COLLECTOR

### PHASE 1 & 2

BEING A TOTAL OF 7.997 ACRES, ESTABLISHING STILLHOUSE HOLLOW AS A 3.129 ACRE PUBLIC RIGHT-OF-WAY, LOT 901 BLK 8 CB 4312, LOT 902 BLK 10 CB 4312, LOT 903 BLK 1 CB 4312, LOT 904 BLK 11 CB 4312, AND LOT 902 BLK 14 CB 4312; SAID 7.997 ACRES COMPRISED OF 5.487 ACRES OUT OF SAID 9.351 ACRE TRACT, 0.023 ACRES OUT OF A 4.400 ACRE TRACT AND 0.153 ACRES OUT OF A 4.852 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS LP AND HDC WESTLAKES LLC RECORDED IN VOLUME 19028, PAGES 1060-1084; 1.476 ACRES OUT OF A 39.760 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, LP, RECORDED IN VOLUME 19028, PAGES 1040-1049; 0.165 ACRES OUT OF A 45.281 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1050-1059; 0.693 ACRES OUT OF A 34.582 ACRE TRACT OF LAND CONVEYED TO PEOPLES VERDES RANCH HOLDINGS CO., LTD., RECORDED IN VOLUME 11032, PAGES 1593-1601, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

## PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10029800

DATE OF PREPARATION: January 04, 2019

STATE OF TEXAS  
COUNTY OF BEXAR

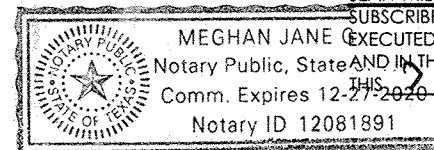
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SEAN MILLER  
PULTE HOMES OF TEXAS LP  
1718 DRY CREEK WAY, STE 120  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

SIGNING FOR  
NOTE 1

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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 7 DAY OF January, A.D. 2019.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES COLLECTOR PHASE 1 & 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

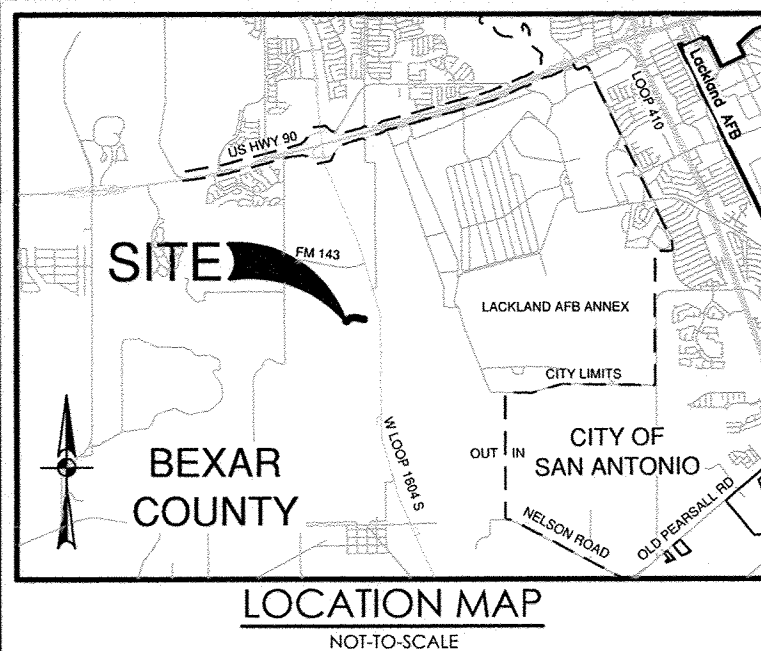
CERTIFICATE OF APPROVAL

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



### CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY 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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, 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.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

### CLEAR VISION NOTE:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

### 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.

### TREE NOTE:

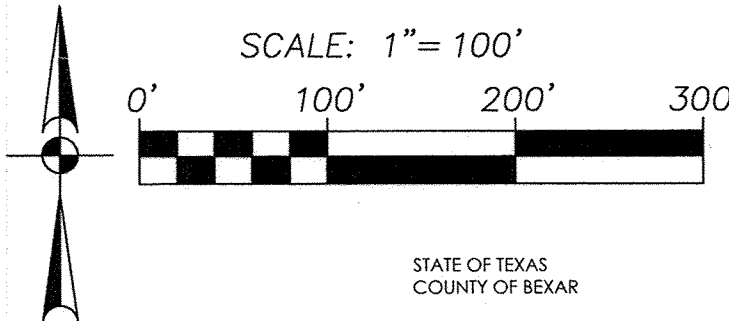
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

### SETBACK NOTE:

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

### DRAINAGE EASEMENT NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPIDE 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



STATE OF TEXAS  
COUNTY OF BEXAR

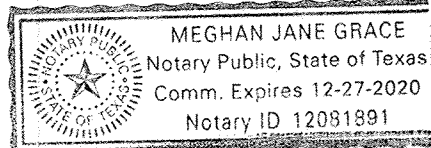
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SCOTT TEETER  
HDC WESTLAKES, LLC  
45 NE LOOP 410, STE. 225  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

SIGNING FOR  
NOTE 2

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER, 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 7 DAY OF January, A.D. 2019.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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/DEVELOPER: HUGO GUTIERREZ  
PEOPLES VERDES RANCH  
HOLDINGS CO., LTD.  
19230 STONE OAK PKWY STE 301  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081

SIGNING FOR  
NOTE 3

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, 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 7 DAY OF January, A.D. 2019.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°24'02"E	219.12'
L2	N45°38'46"W	78.80'
L3	N86°04'01"W	21.16'
L4	S80°36'51"W	218.14'
L5	N90°00'00"W	80.00'
L6	N85°21'24"W	25.52'
L7	N75°00'00"W	40.27'
L8	N64°16'39"W	96.01'
L9	N00°16'14"W	14.94'
L10	N78°48'35"W	17.39'
L11	S00°15'24"E	32.54'
L12	S89°55'03"W	31.00'
L13	N00°15'24"W	38.73'
L14	N78°48'35"W	137.76'
L15	S00°15'24"E	20.00'
L16	S89°44'36"W	60.00'
L17	N00°15'24"W	20.00'
L18	N00°15'24"W	26.32'
L19	N78°48'35"W	143.05'
L20	S07°48'35"W	33.42'
L21	N82°11'25"W	28.00'
L22	N07°48'35"E	35.07'
L23	N78°48'35"W	7.24'
L24	S37°41'57"E	18.17'
L25	S52°18'03"W	10.00'
L26	S37°41'57"E	20.00'
L27	S52°18'03"W	60.00'
L28	N37°41'57"W	20.00'
L29	S52°18'03"W	10.00'
L30	N37°41'57"W	11.63'
L31	N43°35'34"W	10.00'
L32	N43°35'34"W	10.03'
L33	S01°15'08"W	186.65'
L34	S00°16'29"E	13.77'
L35	S89°43'31"W	7.00'
L36	N89°43'31"E	174.50'
L37	N00°16'29"W	4.50'

LINE TABLE		
LINE #	BEARING	LENGTH
L38	N89°43'31"E	25.00'
L39	S00°16'29"E	25.00'
L40	S89°43'31"W	25.00'
L41	N00°16'29"W	4.50'
L42	S89°43'31"W	174.50'
L43	S00°16'29"E	2.38'
L44	S41°21'50"W	65.98'
L45	N49°00'31"W	7.42'
L46	N43°14'51"W	12.63'
L47	N41°21'50"E	67.55'
L48	S00°16'29"E	2.38'
L49	S89°43'31"W	7.00'
L50	N00°16'29"W	13.78'
L51	N01°15'08"E	190.59'
L52	N43°35'34"W	29.83'
L53	N37°41'57"W	20.00'
L54	N52°18'03"E	20.96'
L55	N37°09'32"W	85.45'
L56	S52°18'03"W	41.76'
L57	N37°41'57"W	50.00'
L58	N52°18'03"E	95.00'
L59	N52°18'03"E	25.85'
L60	S00°16'14"E	50.00'
L61	S52°18'03"W	63.08'
L62	S37°09'32"E	85.45'
L63	N52°18'03"E	23.04'
L64	S37°41'57"E	20.00'
L65	N52°18'03"E	34.88'
L66	S78°48'35"E	104.25'
L67	N00°15'24"W	20.00'
L68	N89°44'36"E	60.00'
L69	S00°15'24"E	20.00'
L70	S00°15'24"E	26.32'
L71	S78°48'35"E	144.00'
L72	N00°04'57"W	31.34'
L73	N89°49'45"E	31.50'
L74	S00°04'57"E	37.67'

LINE TABLE		
LINE #	BEARING	LENGTH
L75	S78°48'35"E	16.70'
L76	N00°16'14"W	22.94'
L77	S78°48'35"E	34.91'
L78	S82°13'41"E	176.24'
L79	N24°38'36"E	10.96'
L80	S65°21'24"E	18.17'
L81	S85°19'14"E	93.38'
L82	S82°33'10"E	84.89'
L83	N84°46'44"E	57.13'
L84	N44°21'14"E	74.72'
L85	S08°51'28"E	26.80'
L86	N52°18'03"E	60.00'
L87	S78°48'35"E	71.47'
L88	N89°44'36"E	60.00'
L89	N89°21'14"E	4.44'
L90	N44°21'14"E	69.40'
L91	S45°38'46"E	60.70'
L92	N89°21'14"E	4.65'
L93	S89°44'36"W	60.00'
L94	N78°48'35"W	99.81'
L95	S37°41'57"E	18.17'
L96	N37°41'57"W	11.63'
L97	N40°00'08"E	12.22'
L98	S65°23'03"W	12.80'
L99	N52°18'03"E	16.00'
L100	S52°50'28"W	4.50'
L101	N37°09'32"W	25.00'
L102	N52°50'28"E	25.00'
L103	S37°09'32"E	25.00'
L104	S52°50'28"W	4.50'
L105	S65°23'03"W	45.75'
L106	N81°09'08"W	284.46'
L107	N00°15'24"W	6.12'
L108	S00°15'24"E	6.12'
L109	N11°11'25"E	20.00'
L110	N11°11'25"E	20.00'
L111	N78°48'35"W	310.37'

LINE TABLE		
LINE #	BEARING	LENGTH
L112	N11°11'25"E	20.00'
L113	N24°38'36"E	43.13'
L114	N24°38'36"E	51.37'
L115	N03°55'59"E	14.00'
L116	S89°21'14"W	254.38'
L117	N00°15'24"W	6.12'
L118	S00°16'14"E	6.12'
L119	S11°11'25"W	20.00'
L120	S78°48'35"E	4.50'
L121	S11°11'25"W	22.48'
L122	N11°11'25"E	22.48'
L123	S78°48'35"E	4.50'
L124	N11°11'25"E	20.00'
L125	S78°48'35"E	119.10'
L126	N11°11'25"E	20.00'
L127	N00°38'46"W	15.84'
L128	S89°21'14"W	254.38'
L129	S00°16'29"E	19.08'
L130	S24°54'31"W	32.82'
L131	N45°38'46"W	9.38'
L132	S78°48'35"E	30.61'
L133	S78°48'35"E	71.44'
L134	S78°48'35"E	338.72'
L135	N00°38'46"W	15.85'
L136	S05°13'16"E	14.00'
L137	N37°41'57"W	5.52'
L138	S24°14'45"W	21.92'
L139	S43°35'34"E	70.00'
L140	N52°18'03"E	60.00'

### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNERS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

Shauna L. Weaver  
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 BY: PAPE-DAWSON ENGINEERS, INC.

Paul T. Ross  
REGISTERED PROFESSIONAL LAND SURVEYOR

### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	35.00'	036°49'25"	S18°09'19"W	22.11'	22.49'
C2	35.00'	013°55'48"	N07°13'18"W	8.49'	8.51'
C3	600.00'	024°04'14"	S89°09'18"W	250.22'	252.07'
C4	715.00'	020°21'00"	S66°56'40"W	252.62'	253.95'
C5	20.00'	094°28'08"	S09°32'06"W	29.37'	32.98'
C6	25.00'	095°53'36"	N85°38'46"W	37.13'	41.84'
C7	725.00'	001°34'51"	S45°37'01"W	20.00'	20.00'
C8	795.00'	001°26'30"	N45°41'11"E	20.00'	20.00'
C9	795.00'	001°18'56"	N47°03'54"E	18.25'	18.25'
C10	30.00'	085°25'19"	N05°00'42"E	40.70'	44.73'
C11	825.00'	037°26'34"	N71°01'19"E	529.59'	539.14'
C12	775.00'	037°26'34"	S71°01'19"W	497.50'	506.46'
C13	35.00'	033°57'50"	S54°40'52"E	20.44'	20.75'
C14	650.00'	037°26'34"	N71°01'19"E	417.26'	424.77'
C15	865.90'	01°33'25"	S85°44'28"E	205.91'	206.39'
C16	35.00'	036°49'25"	N18°09'19"E	22.11'	22.49'