

PLAT NO.: 19-11800376
 REPLAT AND SUBDIVISION
 PLAT ESTABLISHING
WATERWHEEL SUBDIVISION
 UNIT 4C

BEING A TOTAL OF 6.486 ACRES COMPRISED OF A 0.663 ACRE PARCEL AND A 5.823 ACRE PARCEL OF LAND OUT OF THE REMAINDER OF A CALLED 514.674 ACRE TRACT OF LAND RECORDED IN VOLUME 10,278, PAGE 1481 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM F MEAD SURVEY NO 372, ABSTRACT NO 507, COUNTY BLOCK 4496, THE WILLIAM F MEAD SURVEY NO 374, ABSTRACT 508 CB 4452, AND THE J.J. SANCHEZ SURVEY 83, ABSTRACT 666, CB 4451 BEXAR COUNTY, TEXAS SAID 6.486 ACRES CONTAINING A 0.032 ACRES REPLAT OF LOT 905, BLOCK 180 OF WATERWHEEL SUBDIVISION UNIT 4A RECORDED IN VOLUME 20001, PAGE 1762 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 1.346 ACRES REPLAT OF WIND GATE RANCH UNIT 2A, P.U.D. RECORDED IN VOLUME 9565, PAGES 128-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND

- | | |
|--|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. VEHICULAR NON-ACCESS EASEMENT | V.N.A.E. |
| 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS | O.P.R. |
| 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS | D.P.R. |
| 6. COUNTY BLOCK | C.B. |
| 7. BLOCK | B.L.K. |
| 8. VARIABLE | VAR. |
| 9. VOLUME | VOL. |
| 10. PAGE | P.G. |
| 11. EASEMENT | ESMT. |
| 12. RIGHT OF WAY | R.O.W. |
| 13. EXTRATERRITORIAL JURISDICTIONAL JURISDICTION | ETJ |
| 14. ACREAGE | AC |
| 15. STREET CENTERLINE | CL |
| 16. EXISTING CONTOUR | 980 |
| 17. PROPOSED FINISHED CONTOUR | 990 |
| 18. EFFECTIVE FLOODPLAIN | 990 |
| 19. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | ○ |
| 20. 1/2" IRON ROD FOUND W/ CEC CAP | ○ |
| 21. 1/2" IRON ROD SET W/ CEC CAP | ○ |

SURVEY NOTES:

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD83 (2011) BETWEEN FOUND MONUMENT SHOWN HEREON CALLED N28°27'07"W.
- THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON FEB, 2019.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS— CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "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.
- 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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.

Mary P. Stewart
 LICENSED PROFESSIONAL ENGINEER
 MARY P. STEWART

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 ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

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

SAWS IMPACT FEE PAYMENT 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.

SAWS DEDICATION NOTE:
 THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE:
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1193 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 20 PSI AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW:
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- OTHER NOTES:**
- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
 - ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
 - CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
 - THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

FLOODPLAIN VERIFICATION NOTE:
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C01956, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER DETENTION NOTE:
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE REGIONAL DETENTION POND LOCATED IN LOT 905, BLOCK 180, CB 4451, WATERWHEEL SUBDIVISION UNIT 4A, RECORDED IN VOLUME 20001, PAGE 1762 (PLAT #180412).

OPEN SPACE NOTE:
 LOTS 909, 913, 914, AND 915, BLOCK 173, CB 4451, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

DRAINAGE EASEMENT NOTE:
 NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TO/ DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.

MAINTENANCE NOTE:
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 909, LOTS 913-915, BLOCK 173, CB 4451, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE WATERWHEEL SUBDIVISION UNIT 4C SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

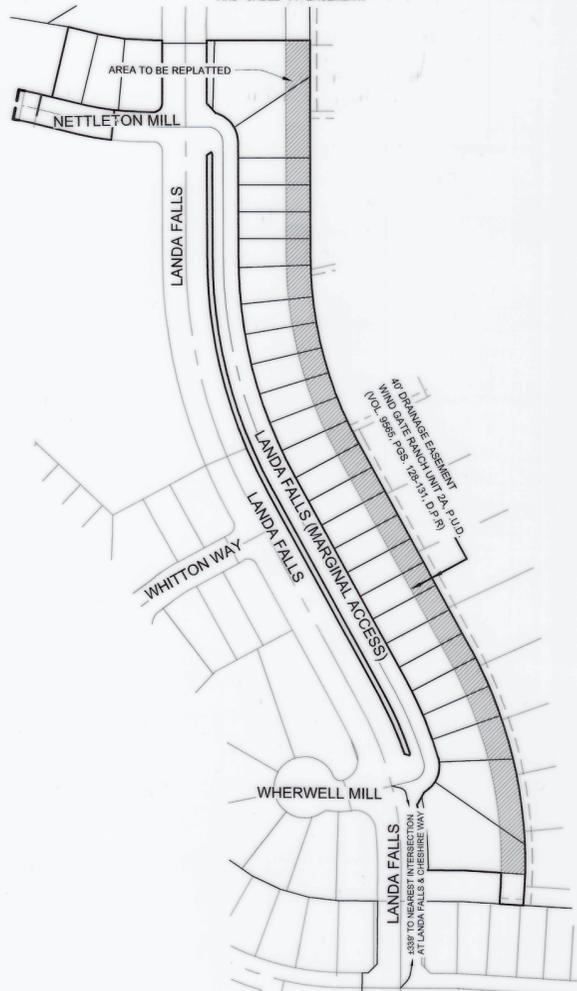
TREE NOTE:
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2393647) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HERE UNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS WITHOUT PER 35477(h).

RESIDENTIAL FINISHED FLOOR NOTE:
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

BUILDING 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.

Line #	Length	Direction
L1	40.02	N86° 20' 55"W
L2	63.84	N86° 20' 55"W
L3	68.15	N89° 36' 09"W
L4	9.29	N00° 23' 51"W
L5	24.18	N89° 59' 14"W
L6	50.00	S05° 15' 34"W
L7	80.17	N76° 27' 17"W
L8	21.84	S76° 27' 17"E
L9	50.00	S76° 27' 17"E
L10	45.64	S79° 50' 25"E
L11	52.28	S88° 50' 21"E
L12	10.00	S89° 59' 14"E
L14	50.01	N10° 51' 03"E
L16	8.40	S72° 54' 15"E
L17	8.54	S54° 41' 11"W
L18	86.96	N00° 00' 46"E
L19	22.35	S41° 49' 12"E
L20	22.91	N29° 40' 56"E
L21	76.18	S76° 27' 17"E
L22	9.29	S00° 23' 51"W
L23	36.45	N76° 13' 14"E
L24	37.00	N89° 59' 14"W
L25	78.18	N89° 59' 14"W
L26	80.17	N76° 27' 17"W
L27	12.92	S89° 59' 27"E
L28	105.00	S00° 00' 46"W
L29	4.65	S00° 00' 46"W
L30	74.00	N89° 59' 14"W
L31	4.95	N00° 00' 46"E
L32	40.03	S86° 20' 55"E
L33	184.89	N01° 11' 26"E
L34	50.00	S10° 51' 03"W

Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing
C1	52.01	703.00	004°14'21"	52.00	N03° 34' 11"E
C2	287.51	571.00	028°50'58"	284.48	N14° 01' 38"W
C3	411.85	829.00	028°27'53"	407.63	N14° 13' 11"W
C4	326.40	657.00	028°27'53"	323.05	S14° 13' 11"E
C5	241.31	743.00	034°01'53"	434.85	S11° 26' 11"E
C6	23.55	15.00	090°00'00"	21.21	S45° 00' 46"W
C7	40.85	375.00	006°14'48"	40.85	N86° 51' 50"W
C8	54.04	425.00	007°17'09"	54.01	N80° 05' 51"W
C9	101.32	571.00	010°10'00"	101.19	N04° 41' 08"W
C10	5.60	7.00	045°49'02"	5.45	N04° 25' 21"E
C11	100.88	580.00	009°57'58"	100.76	N23° 28' 08"W
C12	407.38	820.00	028°27'53"	403.20	N14° 13' 11"W
C13	5.48	7.00	044°50'09"	5.34	N22° 24' 18"W
C14	65.48	50.00	075°02'19"	60.90	S37° 30' 23"E
C15	386.02	777.00	028°27'53"	382.06	S14° 13' 11"E
C16	132.35	623.00	012°10'18"	132.10	S22° 21' 58"E
C17	67.67	50.00	077°32'22"	62.62	S22° 29' 22"W
C18	47.69	375.00	007°17'09"	47.65	S80° 05' 51"E
C19	115.10	581.00	011°21'01"	114.91	S05° 16' 39"E
C20	40.36	25.00	092°30'02"	36.12	N29° 58' 13"E
C21	127.04	588.00	012°10'18"	126.80	N22° 21' 58"W
C22	398.44	802.00	028°27'53"	394.35	N14° 13' 11"W
C23	39.27	25.00	090°00'00"	35.35	N44° 59' 14"W
C24	94.48	400.00	013°31'57"	94.26	N83° 13' 15"W
C25	52.01	743.00	004°00'39"	52.00	S03° 34' 27"W
C26	32.34	475.00	003°54'03"	32.33	N76° 24' 18"W
C27	34.69	525.00	003°47'09"	34.68	S78° 20' 51"E
C28	23.51	500.00	002°41'40"	23.51	S77° 48' 07"E



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE 1.346 AC BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 40' PERMEABLE DRAINAGE EASEMENT OUT OF THE WIND GATE RANCH UNIT 2A, P.U.D. PLAT RECORDED IN VOLUME 9565, PAGES 128-131, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF WIND GATE RANCH UNIT 2A P.U.D. (PLAT ID NO. 050010), WHICH IS RECORDED IN VOLUME 9565, PAGES 128-131, AND WATERWHEEL SUBDIVISION UNIT 4A (PLAT ID NO. 180412), WHICH IS RECORDED IN VOLUME 20001, PAGE 1762, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: RICHARD MOTT, VICE PRESIDENT OF LAND DEVELOPMENT
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

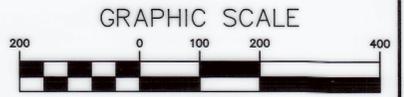
SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY OF January, 2021.

Robbie Ruff
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 9-26-2022

ROBBIE RUFF
 Notary Public, State of Texas
 My Commission expires September 26, 2022
 ID #12584001-8

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING 0.032 OF ONE ACRE AS LOT 905, BLOCK 180, PERMEABLE GREENBELT, PARTIAL TREE SAVE AREA & DRAINAGE EASEMENT OUT OF THE WATERWHEEL SUBDIVISION UNIT 4A, PLAT RECORDED IN VOLUME 20001, PAGE 1762, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



CIVIL ENGINEERING CONSULTANTS
 d.b.a. DON DURDEN, INC.
 11550 IH 10 WEST, SUITE 395
 SAN ANTONIO, TEXAS 78230-1037
 TEL: (210) 641-9999
 FAX: (210) 641-6440
 REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 01/2021

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: RICHARD MOTT, VICE PRESIDENT OF LAND DEVELOPMENT
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 1922 DRY CREEK WAY, SUITE 101
 SAN ANTONIO, TX
 (210) 403-6200

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 20th DAY OF January, A.D., 2021.

ROBBIE RUFF
 Notary Public, State of Texas
 My Commission expires September 26, 2022
 ID #12584001-8

Robbie Ruff
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT WATERWHEEL SUBDIVISION UNIT 4C OF 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. 2021.

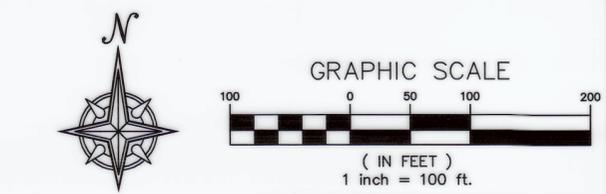
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NO.: 19-11800376
 REPLAT AND SUBDIVISION
 PLAT ESTABLISHING
WATERWHEEL SUBDIVISION
UNIT 4C

BEING A TOTAL OF 6.486 ACRES COMPRISED OF A 0.663 ACRE PARCEL AND A 5.823 ACRE PARCEL OF LAND OUT OF THE REMAINDER OF A CALLED 514.674 ACRE TRACT OF LAND RECORDED IN VOLUME 10,278, PAGE 1451 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM F. MEAD SURVEY NO. 373, ABSTRACT NO. 507, COUNTY BLOCK 4499, THE WILLIAM F. MEAD SURVEY NO. 374, ABSTRACT 508 CB 4452, AND THE J.J. SANCHEZ SURVEY 83, ABSTRACT 666, CB 4451 BEXAR COUNTY, TEXAS SAID 6.486 ACRES CONTAINING A 0.032 ACRES REPLAT OF LOT 905, BLOCK 180 OF WATERWHEEL SUBDIVISION UNIT 4A RECORDED IN VOLUME 20001, PAGE 1762 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A 1.346 ACRES REPLAT OF WIND GATE RANCH UNIT 2A, P.U.D. RECORDED IN VOLUME 9565, PAGES 128-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



CEC
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 SAN ANTONIO, TEXAS 78230-1037
 TEL: (210) 641-9999
 FAX: (210) 641-6440
 REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 01/2021

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

OWNER: RICHARD MOTT, VICE PRESIDENT OF LAND DEVELOPMENT
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 1922 DRY CREEK WAY, SUITE 101
 SAN ANTONIO, TX
 (210) 403-6200

DULY AUTHORIZED AGENT:

STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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 20th DAY OF January, A.D., 2021.

Robbie Ruff
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT WATERWHEEL SUBDIVISION UNIT 4C OF 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

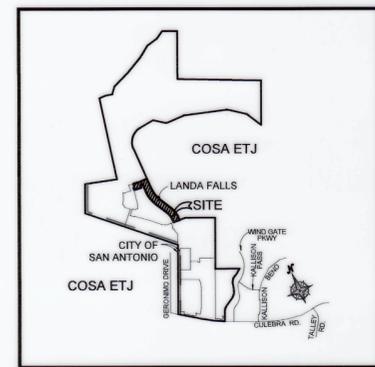
BY: _____ SECRETARY

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., 2021.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP
 NOT TO SCALE

LEGEND

- BUILDING SETBACK LINE - B.S.L.
- VEHICULAR NON-ACCESS EASEMENT - V.N.A.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.T.V.E.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS - O.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS - D.P.R.
- COUNTY BLOCK - C.B.
- BLOCK - B.L.K.
- VARIABLE - VAR.
- VOLUME - VOL.
- PAGE - PG.
- EASEMENT - ESM'T
- RIGHT OF WAY - R.O.W.
- EXTRATERRITORIAL JURISDICTIONAL JURISDICTION - ETJ
- ACREAGE - AC
- STREET CENTERLINE - C
- EXISTING CONTOUR - 980
- PROPOSED FINISHED CONTOUR - 990
- EFFECTIVE FLOODPLAIN - 990
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN - (Symbol)
- 1/2" IRON ROD FOUND W/ CEC CAP - (Symbol)
- 1/2" IRON ROD SET W/ CEC CAP - (Symbol)

SURVEY NOTES:

- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017.
- MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD83 (2011) BETWEEN FOUND MONUMENT SHOWN HEREON CALLED N28°27'07"W.
- THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON FEB, 2019.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1193 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "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.
- 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.
- 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.
- 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.
- ROOF OVERHANGS ARE ALLOWED WITHIN 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.

STATE OF TEXAS
 COUNTY OF BEXAR

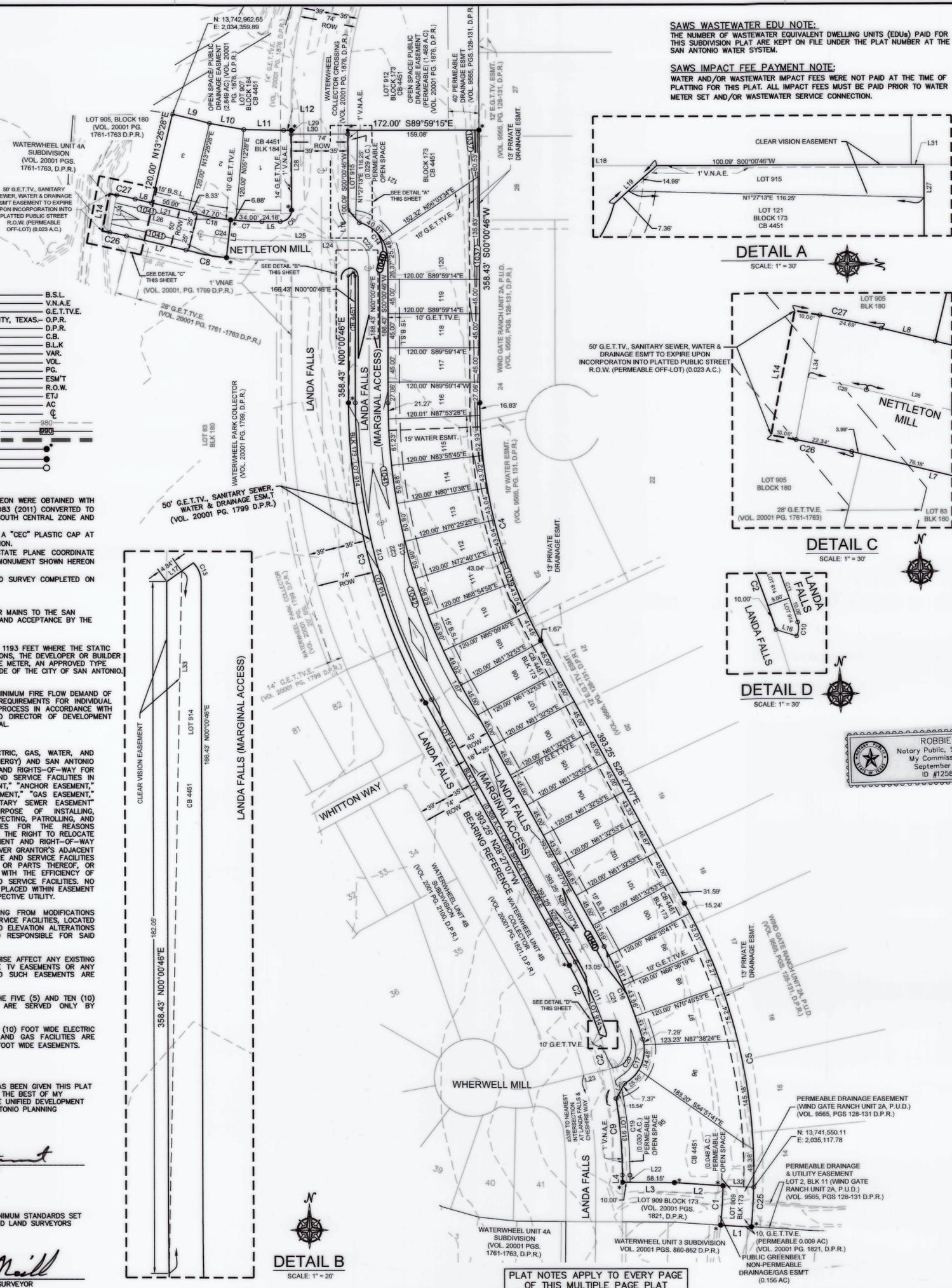
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Mary P. Stewart
 LICENSED PROFESSIONAL ENGINEER
 MARY P. STEWART

STATE OF TEXAS
 COUNTY OF BEXAR

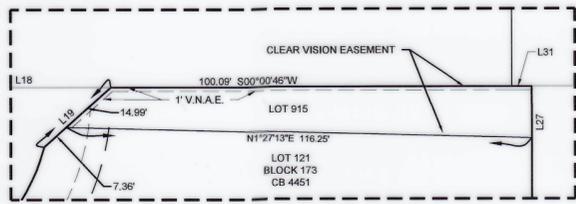
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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

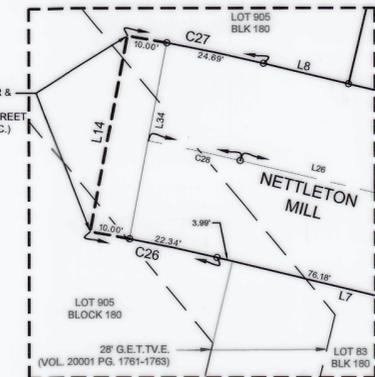


SAWS WASTEWATER EDU NOTE:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE PAYMENT 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.



DETAIL A
 SCALE: 1" = 30'



DETAIL C
 SCALE: 1" = 30'



DETAIL D
 SCALE: 1" = 30'

ROBBIE RUFF
 Notary Public, State of Texas
 My Commission expires
 September 26, 2022
 ID #12584001-8



DETAIL B
 SCALE: 1" = 20'

PLAT NOTES APPLY TO EVERY PAGE
 OF THIS MULTIPLE PAGE PLAT