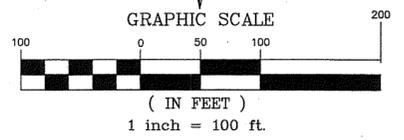


SUBDIVISION ESTABLISHING
WOODLAKE BLUFFS ENCLAVE

BEING A TOTAL 9.095 ACRES ESTABLISHING LOT 999, BLOCK 138, C.B. 5080, LOTS 1-21, BLOCK 136, C.B. 5080, LOTS 1-10, BLOCK 137, C.B. 5080, LOTS 901-903, BLOCK 137, C.B. 5080, OUT OF THE ORIGINAL 9.120 ACRES SITUATED IN THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO 420 AND THE BURCHARD MILLER SURVEY NO. 40, ABSTRACT NO. 486, AS RECORDED IN VOL. 12615, PAGE 73, DEED RECORDS OF BEXAR COUNTY, TEXAS.

KEY LEGEND

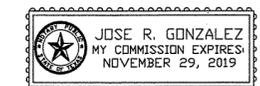
- (A) LOT 901, BLOCK 137 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.028 ACRES)
- (B) LOT 902, BLOCK 137 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.020 ACRES)
- (C) LOT 903, BLOCK 137 GREENBELT, PARKING SPACE AND PEDESTRIAN EASEMENT (0.080 ACRES)



COUNTY OF BEXAR
STATE OF TEXAS
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: CLARK REALTY & ASSOCIATES, LLC
KEVIN CLARK

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN CLARK 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 23 DAY OF JUNE, 2016.



Jose R. Gonzalez
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.

ON THIS _____ DAY OF _____, 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WOODLAKE BLUFFS ENCLAVE 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 AND 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

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 _____ DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D., 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

NOTES

- 1.) 1/2" IRON ROD SET WITH RED PLASTIC CAP MARKED "RPLS 4540" AT ALL LOT CORNERS.
- 2.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION - GULBEAU, P.L.D. 1Y 0950.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 4.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
- 5.) CONTOURS SHOWN HEREON ARE FOR GRAPHICAL USE ONLY. CUTTER ELEVATIONS AND CENTERLINE PAVERMENT ARE NOT REFLECTED DUE TO THE SCALE OF SUBDIVISION PLAT.
- 6.) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- 7.) THE 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.
- 8.) LOT 999, BLOCK 138 INCLUDES ALL PRIVATE STREETS (2.294 ACRES).
- 9.) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V., DRAINAGE, AND ACCESS EASEMENTS.
- 10.) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 11.) ALL LOTS WILL BE FOR RESIDENTIAL DUPLEX, TRIPLEX OR FOURPLEX UNITS.
- 12.) INGRESS & EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- 13.) PRIVATE STREET DESIGNATION AS WATER AND/OR SANITARY SEWER EASEMENT: LOT 999, BLOCK 138, C.B. 5080 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND EASEMENT FOR PUBLIC WATER AND PUBLIC WASTEWATER MAINS.
- 14.) ALL ONSITE DRAINAGE EASEMENTS ARE DESIGNATED AS "PRIVATE".
- 15.) LOTS 901, 902 AND 903 SHOWN HEREON ARE ALSO ELECTRIC, GAS, TELEPHONE, AND CABLE T.V., AND ACCESS EASEMENTS.

SAWS High Pressure Note (PRVs Required):

Contractor to verify that no portion of the tract is below ground elevation of 745 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 745 feet, 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. No dual services allowed for any lot(s) if *PRV is/are required for such lot(s), only single service connections shall be allowed. *Note: A pressure regulator is also known as a pressure reducing valve (PRV).

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE 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," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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 ALTERATION 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 EASEMENTS 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 AND GAS EASEMENTS UNLESS UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED.

PROPERTY OWNER MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN PERMISSIBLE SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WOODLAKE BLUFFS ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 137; LOT 902, BLOCK 137; LOT 903, BLOCK 137; LOT 999, BLOCK 138.

DRAINAGE EASEMENT NOTE:

NO STRUCTURES, 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 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.

WASTEWATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) 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.

EDU IMPACT PAYMENT 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.

SAWS NOTE:

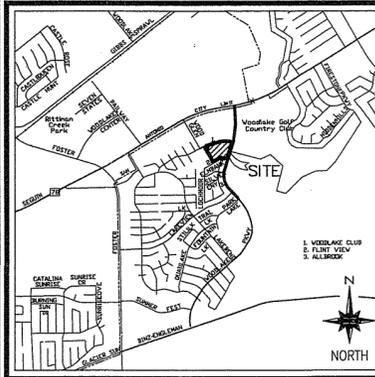
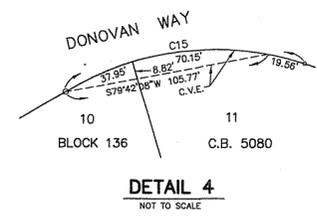
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
Dedication of the Water Mains:
The Developer dedicates the water mains to the San Antonio Water System upon completion by the Developer and acceptance by the San Antonio Water System.

Fire Flow Demand Note:

In an effort to meet the City of San Antonio's fire flow requirements for the proposed residential development, the public water main system has been designed for a minimum fire flow demand of 1,000 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 Planning and Development Services and the San Antonio Fire Department Fire Marshal.

SUBDIVISION	VOLUME / PAGE
① WOODLAKE BAPTIST CHURCH SUBDIVISION	9643 / 198, D.P.R.
② WOODLAKE DUPLEX SUBDIVISION UNIT 1	9503 / 52, D.P.R.

OWNER/DEVELOPER:
CLARK REALTY & ASSOCIATES, LLC
KEVIN CLARK
8635 BRUCKS DR.
CONVERSE, TEXAS 78109
TELEPHONE: (210) 655-5355



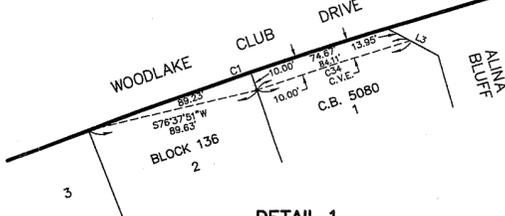
LOCATION MAP
NOT TO SCALE

LEGEND

- = 1/2" IRON ROD SET W/ RED CAP "RPLS" 4540 - UNLESS OTHERWISE NOTED
- = FOUND 1/2" IRON ROD
- D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- B.C.R.P.R. = BEXAR COUNTY REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- R.P.R. = REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- C.V.E. = CLEAR VISION EASEMENT
- 680--- = PROPOSED CONTOURS
- 680--- = EXISTING CONTOUR
- FF=802.00 = MINIMUM FINISH FLOOR ELEVATION
- C.B. = COUNTY BLOCK
- B.S.L. = BUILDING SETBACK LINE

LINE	LENGTH	BEARING
L1	12.87	S76°50'46"E
L2	12.49	N59°05'11"E
L3	30.59	S61°24'52"E
L4	20.99	N29°46'27"E
L5	17.65	S14°28'08"E
L6	43.70	N82°40'58"E
L7	19.14	N17°42'28"E
L8	18.00	N59°02'09"E
L9	67.00	N30°57'51"W
L10	18.00	S90°02'09"W
L11	18.72	N72°13'32"W
L12	8.82	N72°13'32"W
L13	13.87	N14°02'09"E

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	2770.00	487.25	244.26	100°44'33"	486.63
C2	772.71	356.77	181.62	26°27'14"	353.61
C3	25.00	39.73	23.47	91°03'41"	35.68
C4	2987.00	130.67	65.35	2°38'53"	136.65
C5	50.00	130.87	186.39	149°58'05"	96.59
C6	30.00	14.95	7.64	28°33'47"	14.80
C7	15.00	23.20	14.84	88°38'46"	20.95
C8	2670.00	109.46	54.74	2°23'59"	109.45
C9	29.00	18.80	9.63	36°44'37"	18.28
C10	51.00	156.25	1309.24	175°32'19"	101.92
C11	29.00	18.92	9.81	37°23'15"	18.59
C12	29.00	18.29	9.44	38°09'23"	17.89
C13	51.00	144.42	336.67	182°15'11"	100.78
C14	29.00	18.29	9.46	38°08'14"	17.99
C15	150.00	127.86	67.98	48°48'41"	123.84
C16	29.00	18.29	9.44	38°09'23"	17.89
C17	51.00	144.45	327.16	182°16'46"	100.78
C18	29.00	18.29	9.46	38°08'23"	17.99
C19	29.00	18.96	9.83	37°27'39"	18.62
C20	51.00	146.67	1462.84	178°02'02"	101.84
C21	29.00	17.32	8.92	34°12'40"	17.68
C22	525.00	164.09	82.72	17°54'27"	163.42
C23	15.00	23.21	14.85	88°38'54"	20.96
C24	25.00	44.26	35.67	101°28'21"	38.70
C25	2620.00	231.20	115.67	9°03'22"	231.12
C26	475.00	141.80	71.33	17°04'47"	141.07
C27	475.00	53.68	26.87	6°28'29"	53.65
C28	45.89	45.89	32.68	103°09'50"	39.71
C29	200.00	170.11	90.58	48°43'58"	185.03
C30	25.00	39.26	24.99	89°58'43"	35.35
C31	25.00	39.27	25.00	90°00'00"	35.36
C32	2758.00	111.84	55.88	2°19'32"	111.93
C33	760.71	75.07	37.58	8°39'14"	75.04
C34	2760.00	84.11	42.06	1°44'48"	84.11



DETAIL 1
NOT TO SCALE

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY
SAN ANTONIO, TX 78209
TBPE FIRM REG. NO. F-5028

(210) 828-1431
(210) 828 1432 fax



Sightline Surveying

475 CR 4175
Cranfills Gap, Texas 76637
Office (210) 286-8077
EMAIL: "ricksalley@gmail.com"
TBPLS FIRM NO. 10130900



R.P. Shelley
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

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 R.P. SHELLEY

