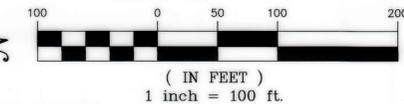


SUBDIVISION PLAT ESTABLISHING

WATERWHEEL PARK COLLECTOR

BEING A TOTAL OF 5.204 ACRES OF LAND OUT OF A 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS AND LYING IN THE WILLIAM F. MEAD SURVEY NO. 374, ABSTRACT NO. 508 COUNTY BLOCK NO. 4452 AND A SECOND WILLIAM F. MEAD SURVEY NO. 372, ABSTRACT NO. 507, COUNTY BLOCK NO. 4499, OF BEAR COUNTY, TEXAS.

GRAPHIC SCALE



CIVIL ENGINEERING CONSULTANTS dba. 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



STATE OF TEXAS COUNTY OF BEAR

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: LENNA HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BRIAN BARRON, VICE-PRESIDENT 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259 PHONE: (210) 403-6200

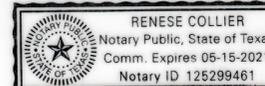
DULY AUTHORIZED AGENT:

STATE OF TEXAS COUNTY OF BEAR

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 THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 28th DAY OF July A.D., 2019.



Renese Collier NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF WATERWHEEL PARK COLLECTOR 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., 2019.

BY: CHAIRMAN

BY: SECRETARY

CPS/SAWS/COSA UTILITY:

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2) ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING... 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT... 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

OTHER NOTES:

- 1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS. 2. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM... 3. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE. 4. CONTOURS SHOWN ARE FOR GRAPE VINE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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 TQ/DIRECTOR OF PUBLIC WORKS...

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 83, BLOCK 180, CB 4451, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE WATERWHEEL PARK COLLECTOR SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION...

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1087 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...

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.

BUILDING SETBACK NOTE:

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

"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 HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED...

RESIDENTIAL FINISHED FLOOR:

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

SAW LOW PRESSURE NOTE:

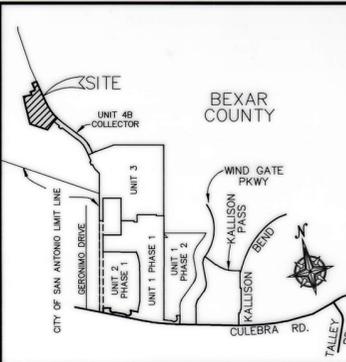
A PORTION OF THE TRACT IS ABOVE THE GROUND ELEVATION 1020 FEET WHERE THE STATIC PRESSURE MAY BE LESS THAN 56 PSI AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE BOOSTER PUMP CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029001956, EFFECTIVE SEPTEMBER 29, 2010, FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DETENTION POND NOTE:

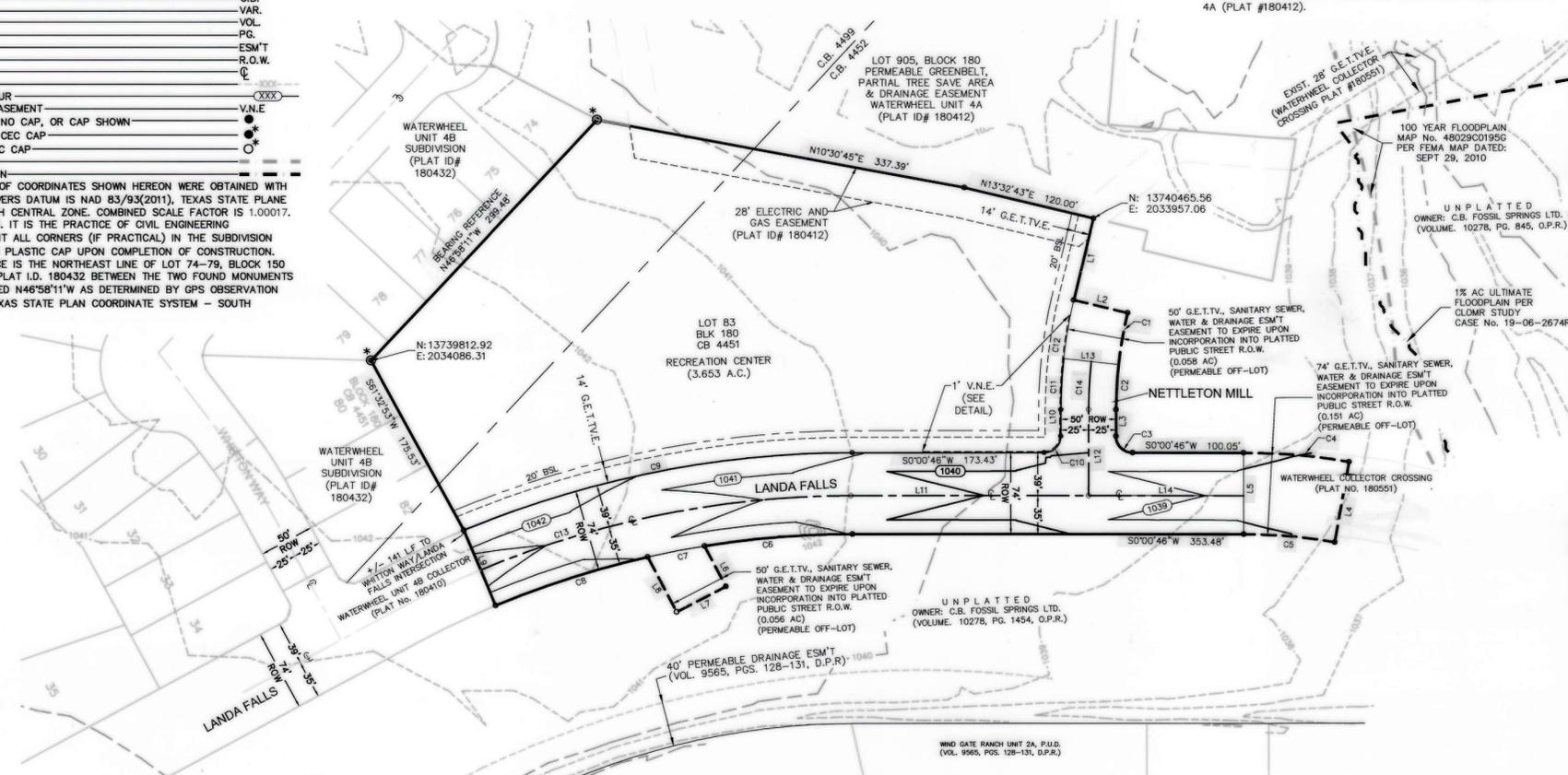
STORM WATER DETENTION IS REQUIRED FOR PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 905, BLOCK 180, CB OR NCB 4451, WATERWHEEL SUBDIVISION UNIT 4A (PLAT #180412).



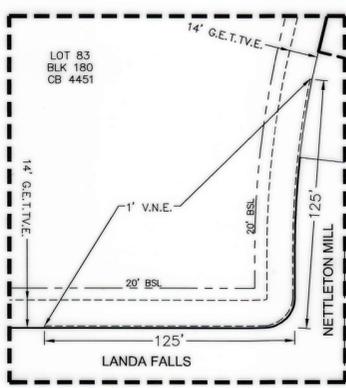
LOCATION MAP NOT TO SCALE

LEGEND

- 1. BUILDING SETBACK LINE - B.S.L. 2. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT - G.E.T.V.E. 3. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS - O.P.R. 4. DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS - D.P.R. 5. COUNTY BLOCK - C.B. 6. VARIABLE - VAR. 7. VOLUME - VOL. 8. PAGE - PG. 9. EASEMENT - ESM'T 10. RIGHT OF WAY - R.O.W. 11. STREET CENTERLINE - C. 12. EXISTING CONTOUR - 13. PROPOSED FINISHED CONTOUR - XXXX 14. VEHICULAR NON-ACCESS EASEMENT - V.N.E. 15. 1/2" IRON ROD FOUND W/ NO CAP OR CAP SHOWN - 16. 1/2" IRON ROD FOUND W/ CEC CAP - 17. 1/2" IRON ROD SET W/ CEC CAP - 18. EFFECTIVE FLOODPLAIN - 19. 1% AC ULTIMATE FLOODPLAIN - 20. THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(2011), TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. 21. 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. 22. BEARING REFERENCE SOURCE IS THE NORTHEAST LINE OF LOT 74-79, BLOCK 150 OF WATERWHEEL UNIT 4B, PLAT I.D. 180432 BETWEEN THE TWO FOUND MONUMENTS SHOWN HEREON, AND CALLED N46°58'11"W AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLAN COORDINATE SYSTEM - SOUTH CENTRAL ZONE.



Line Table and Curve Table providing technical data for the plat's boundaries and curves.



STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT... MARY P. STEWART LICENSED PROFESSIONAL ENGINEER 108905 GARY B. NEILL REGISTERED PROFESSIONAL LAND SURVEYOR 3964

