

PLAT NUMBER 140094

# SUBDIVISION PLAT OF WILLIS RANCH, U-3A/4A/5A (ENCLAVE)

A 22.170-ACRE TRACT OF LAND, OUT OF THAT 277.23 ACRE TRACT, DESCRIBED TO BASS PROPERTIES IN DEED RECORDED IN VOLUME 12807, PAGES 2201-2203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND DESCRIBED IN VOLUME 2091, PAGES 230-231 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 354, COUNTY BLOCK 4857, AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**  
TYPE, FIRM, REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
DATE OF PRINT: June 4, 2015 FAX: 210.375.9010

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: LLOYD A. DENTON, JR.  
SA WILLIS RANCH UNIT 3, LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 5 DAY OF JUNE, A.D. 2015.



SARAH E. CARRINGTON  
My Commission Expires August 2, 2018  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WILLIS RANCH, U-3A/4A/5A (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 OR LOCAL LAWS AND REGULATIONS: RULES 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 BEXAR COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M., AND DULY RECORDED THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE

DEED AND PLAT RECORDS OF BEXAR 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

## LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  
(FUD) PLANNED UNIT DEVELOPMENT  
CB COUNTY BLOCK  
ROW RIGHT-OF-WAY  
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
SET 1/2" IRON ROD  
1140 EXISTING CONTOURS  
1140 PROPOSED CONTOURS  
ZERO LOT LINE  
1 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
10 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
5 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
VARIABLE WIDTH CLEAR VISION EASEMENT  
16 SANITARY SEWER EASEMENT (OFF-LOT) (0.429 OF AN ACRE)  
TURNAROUND SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET ROW (OFF-LOT) (0.199 OF AN ACRE)  
VARIABLE WIDTH SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (OFF-LOT) (PERMEABLE) (0.268 OF AN ACRE)

- 16 WATER EASEMENT (OFF-LOT) (0.421 OF AN ACRE)  
10 BUILDING SETBACK LINE  
1 VEHICULAR NON-ACCESS EASEMENT AND TREE SAVE AREA  
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  
15 WALL LANDSCAPE EASEMENT  
VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET ROW (OFF-LOT) (PERMEABLE) (0.122 OF AN ACRE)  
10 WATER EASEMENT (VOLUME 9642, PAGES 111-114 DPR) (1.09 ACRES)  
VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 9683, PAGE 104 DPR)  
50 ACCESS, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET, OFF-LOT (2.34 ACRES) (PERMEABLE) (VOLUME 9675, PAGES 182-185)

- UNPLATTED  
OWNER: BASS PROPERTIES  
277.23 ACRE TRACT  
(VOLUME 12807, PAGES 2201-2203 OPR)  
16 SANITARY SEWER EASEMENT  
5 MAINTENANCE EASEMENT (OFF-LOT) (0.014 OF AN ACRE)  
5 MAINTENANCE EASEMENT (OFF-LOT) (0.013 OF AN ACRE)

MINIMUM FINISHED FLOOR NOTE:  
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FLOODPLAIN NOTES:  
THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE Delineated BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS AND APPROVED BY FEMA ON SEPTEMBER 30, 2010 CASE NO. 10-06-3101P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

## SURVEYOR'S NOTES:

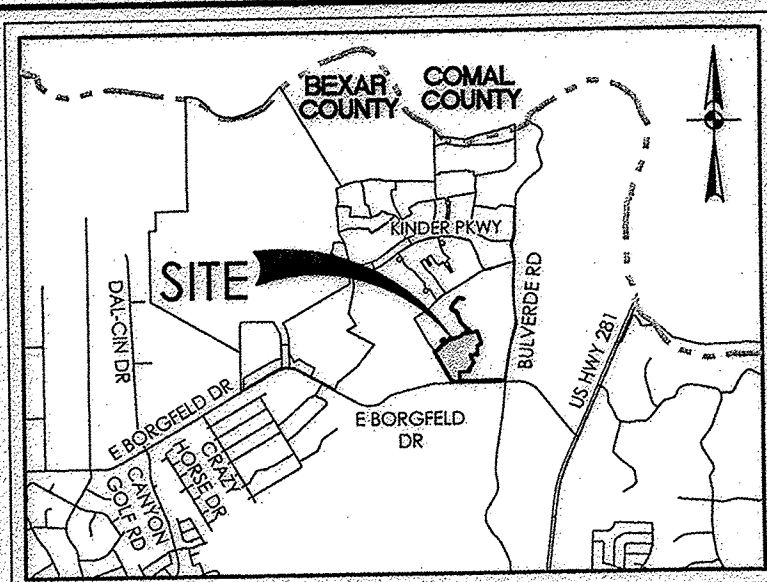
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

## SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 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.

## ZERO LOT LINE NOTE:

FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.



LOCATION MAP  
NOT-TO-SCALE

## 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.

## PRIVATE STREET DESIGNATION NOTE:

LOT 999, BLOCK 2, CB 4855, (BASS KNOLL & WORTHAM PASS) IS A PRIVATE STREETS AND IS ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN AND SANITARY SEWER EASEMENT. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

## OPEN SPACE NOTE:

LOT 901, BLOCK 1, CB 4855 (1.399 ACRES), LOT 901, BLOCK 2, CB 4855 (2.642 ACRES) & LOT 902, BLOCK 2, CB 4855 (0.317 ACRES) ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND AN DRAINAGE, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. AREAS OF LOT 901, BLOCK 1, CB 4855 (1.399 ACRES), LOT 901, BLOCK 2, CB 4855 (2.642 ACRES) & LOT 902, BLOCK 2, CB 4855 (0.317 ACRES) ARE CONSIDERED AS TREE SAVE AREAS. PLEASE REFER TO THE TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

## FIRE FLOW 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 1500 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.

## FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

## 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 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 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 PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WILLIS RANCH, U-3A/4A/5A (ENCLAVE) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WILLIS RANCH, U-3A/4A/5A (ENCLAVE) 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 1, CB 4855 (1.399 ACRES), LOT 901, BLOCK 2, CB 4855 (2.642 ACRES) & LOT 902, BLOCK 2, CB 4855 (0.317 ACRES).

## WASTEWATER EDU NOTE:

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

## IMPACT FEE NOTE:

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

## C.P.S. NOTES:

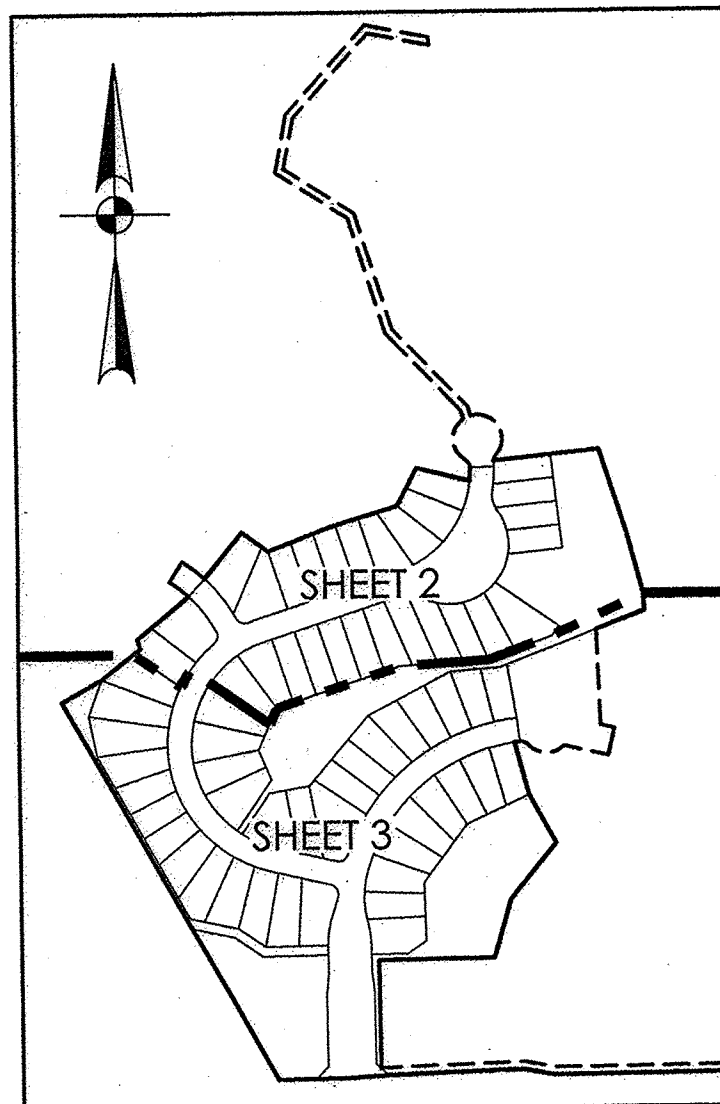
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIRED 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS, WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) 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.

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.



SHEET INDEX  
NOT-TO-SCALE

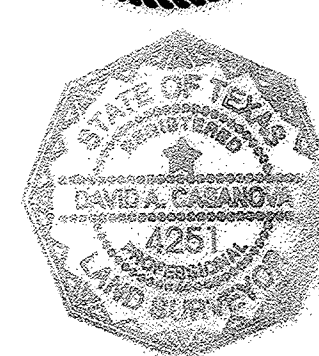
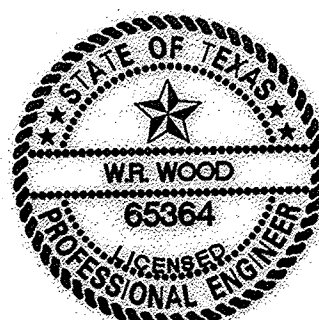
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	10°25'03"	N52°10'02"W	49.93'	50.00'
C2	325.00'	09°32'03"	S52°36'32"E	54.02'	54.08'
C3	225.00'	07°17'57"	N02°16'09"E	28.64'	28.66'
C4	20.00'	57°58'53"	N30°22'16"W	19.39'	20.24'
C5	51.00'	114°36'23"	N02°03'31"W	85.84'	102.01'
C6	51.00'	280°45'36"	N81°01'06"E	65.04'	249.91'
C7	51.00'	156°46'55"	S28°04'47"E	99.91'	139.35'
C8	275.00'	00°24'34"	S05°23'02"E	1.96'	1.98'
C9	275.00'	04°12'30"	S03°29'04"E	20.19'	20.20'
C10	51.00'	94°18'46"	N88°21'29"W	74.79'	83.95'
C11	51.00'	54°58'20"	N69°41'16"W	18.46'	19.19'
C12	20.00'	01°42'48"	S82°58'10"W	11.21'	11.21'
C13	375.00'	01°42'48"	S82°58'10"W	76.93'	87.15'
C14	51.00'	97°54'23"	S88°38'13"W	15.96'	16.42'
C15	20.00'	47°02'12"	N13°12'07"W	1.62'	1.62'
C16	425.00'	00°13'08"	S84°38'40"W	20.12'	20.17'
C17	90.00'	12°50'19"	N05°48'52"E	78.51'	78.97'
C18	211.00'	21°26'34"	N10°07'00"E	29.69'	29.72'
C19	200.00'	08°30'53"	N16°34'50"E	28.06'	31.11'
C20	20.00'	89°06'41"	N32°13'57"W	49.25'	610.34'
C21	275.00'	127°09'46"	N13°12'24"W	26.04'	28.35'
C22	20.00'	81°13'33"	N09°45'43"E	1.96'	1.98'
C23	275.00'	16°06'28"	N38°54'17"W	77.06'	77.31'

LINE	BEARING	LENGTH
L1	N60°42'15"E	94.95'
L2	N52°00'00"E	103.57'
L3	N16°00'00"W	21.68'
L4	N50°00'00"E	140.67'
L5	N38°55'23"E	123.67'
L6	S53°44'49"E	73.84'
L7	N69°00'00"E	136.45'
L8	N72°55'58"E	146.73'
L9	N27°13'46"E	89.78'
L10	S75°30'52"E	114.81'
L11	N16°27'25"E	19.51'
L12	N57°31'45"E	178.30'
L13	N10°31'47"E	125.22'
L14	S78°50'46"E	134.35'
L15	S09°27'59"E	17.10'
L16	N78°50'46"W	131.29'

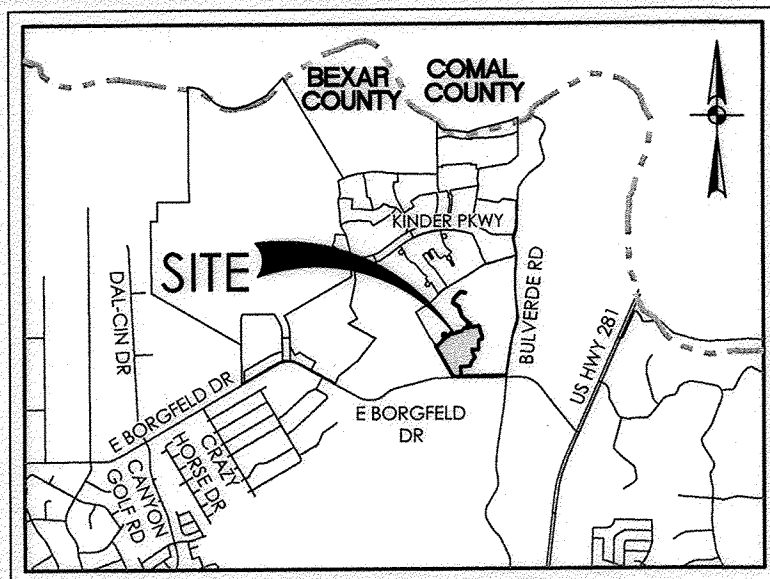
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C24	325.00'	16°06'28"	S38°54'17"E	91.07'	91.37'
C25	20.00'	81°13'33"	S71°27'50"E	26.04'	28.35'
C26	275.00'	03°58'50"	N69°53'18"E	18.86'	18.87'
C27	225.00'	73°14'03"	N35°14'12"E	268.41'	287.59'
C28	275.00'	11°05'00"	S04°09'40"W	53.11'	53.20'
C29	50.00'	45°38'19"	S13°06'58"E	38.78'	39.83'
C30	125.00'	154°37'38"	S41°22'40"W	243.90'	337.34'
C31	50.00'	46°50'15"	N84°43'39"W	39.74'	40.87'
C32	225.00'	148°38'31"	S02°28'01"E	433.26'	583.72'
C33	20.00'	84°11'46"	N61°06'50"E	26.82'	29.39'
C34	425.00'	64°48'37"	N51°25'16"E	455.52'	480.74'
C35	375.00'	67°16'33"	S50°11'18"W	415.46'	440.32'
C36	200.00'	31°09'30"	S00°58'16"W	107.43'	108.76'
C37	211.00'	14°00'12"	S07°36'23"E	51.44'	51.57'
C38	110.00'	12°50'19"	N05°48'52"E	24.60'	24.65'
C39	90.00'	12°50'19"	S07°01'27"E	20.12'	20.17'
C40	110.00'	12°50'19"	S07°01'27"E	24.60'	24.65'
C41	51.00'	70°30'47"	N09°13'44"E	58.88'	62.77'
C42	51.00'	280°46'38"	N81°01'06"E	65.04'	249.91'
C43	51.00'	281°06'53"	N01°45'32"W	64.80'	250.23'
C44	51.00'	18°22'56"	N35°13'07"W	16.29'	16.36'
C45	20.00'	78°27'47"	S50°19'15"W	25.30'	27.39'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3







LOCATION MAP  
NOT-TO-SCALE

STATE OF TEXAS  
COUNTY OF BEXAR

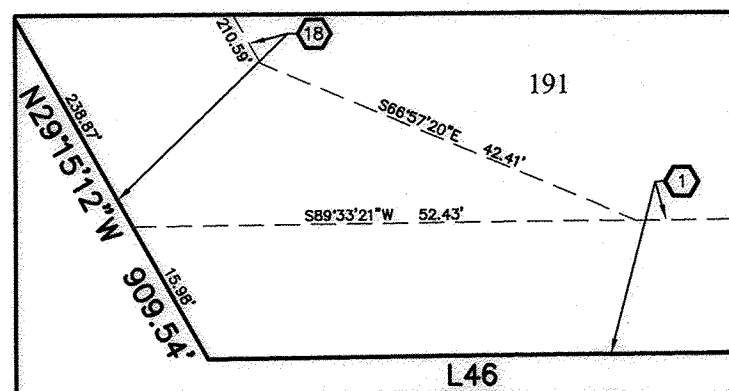
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: JOAN BASS  
BASS PROPERTIES  
26655 US HIGHWAY 281 N  
SAN ANTONIO, TEXAS 78260  
(830) 980-7600

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOAN BASS, 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 5 DAY OF JUNE, A.D. 2015.

*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



DETAIL "K"  
SCALE: 1"=20'

GUADALUPE COLLEGE  
SURVEY NO. 417  
ABSTRACT NO. 293  
COUNTY BLOCK 4855

N: 13,808,534.3  
E: 2,139,973.2

STATE OF TEXAS  
COUNTY OF BEXAR

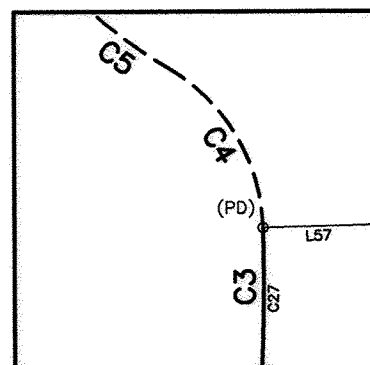
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Pink Wood*  
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.

*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



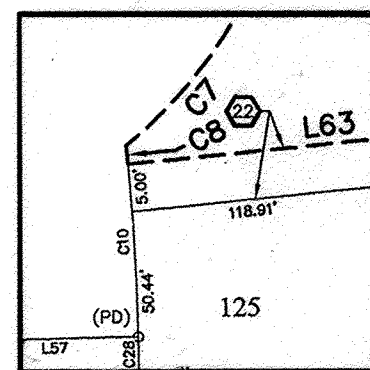
DETAIL "C"  
SCALE: 1"=20'

EXISTING 1% (100-YR) ANNUAL  
CHANCE FEMA FLOODPLAIN MAP  
NO. 48029C0130G (WILLIS RANCH  
LOMR 10-06-3101P)

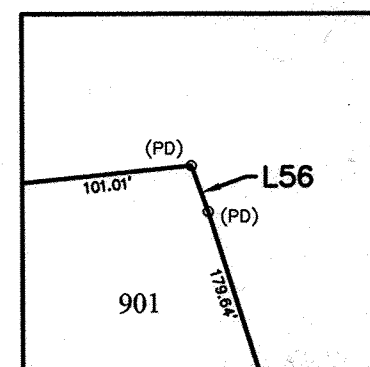
UNPLATTED  
277.23 ACRES  
OWNER: BASS PROPERTIES  
(VOLUME 12807, PAGES 2201-2203 OPR)

NOTE:  
SEE SHEET 1 OF 3 FOR LEGEND,  
NOTES, CURVE AND LINE TABLE.

SCALE: 1"=100'  
0' 100' 200' 300'



DETAIL "D"  
SCALE: 1"=20'

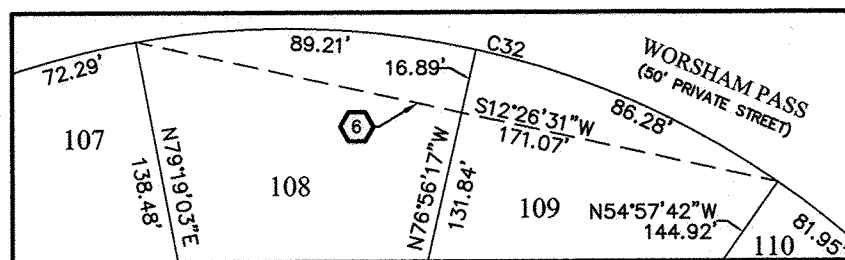


DETAIL "E"  
SCALE: 1"=20'

WILLIS RANCH  
UNIT - 1, ENCLAVE  
(VOLUME 9642,  
PAGES 111-114 DPR)

N: 13,808,925.4  
E: 2,140,940.2

AMENDING PLAT OF  
WILLIS RANCH,  
UNIT-2 (ENCLAVE)  
(VOLUME 9683,  
PAGE 104 DPR)



DETAIL "J"  
SCALE: 1"=50'

PLAT NUMBER 140094

SUBDIVISION PLAT  
OF  
WILLIS RANCH, U-3A/4A/5A  
(ENCLAVE)

A 22.170 ACRE TRACT OF LAND, OUT OF THAT 277.23 ACRE TRACT, DESCRIBED TO BASS PROPERTIES IN DEED RECORDED IN VOLUME 12807, PAGES 2201-2203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND DESCRIBED IN VOLUME 2091, PAGES 230-231 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4855, AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**  
TBE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
DATE OF PRINT: June 4, 2015 | FAX: 210.375.9010

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: LLOYD A. DENTON, JR.  
SA WILLIS RANCH UNIT 3, LTD.  
111 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 5 DAY OF JUNE, A.D. 2015.

*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WILLIS RANCH, U-3A/4A/5A (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 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

STATE OF TEXAS

COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR 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

SHEET 2 OF 3

BY: \_\_\_\_\_, DEPUTY

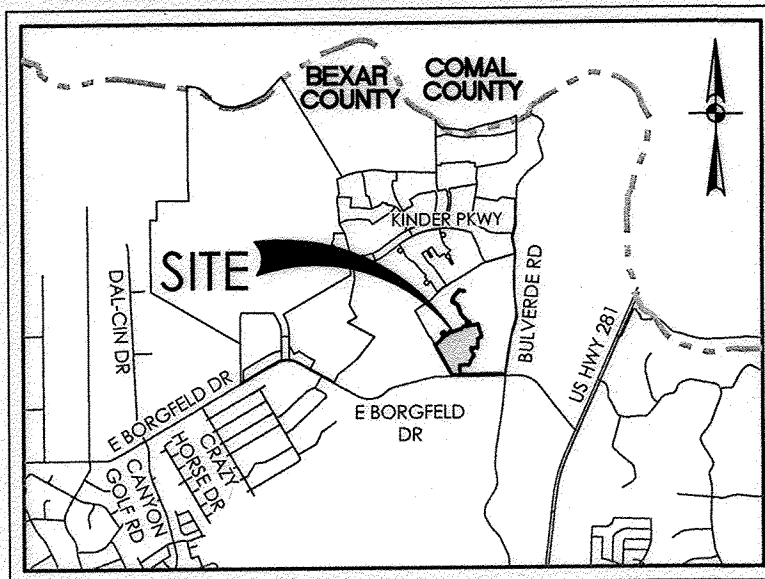


WILLIS RANCH, U-3A/4A/5A (ENCLAVE)

Civil Job No. 6180-30; Survey Job No. 6180-30

Date: Jun 04, 2015, 9:20am User ID: jrls  
File: P:\6180\30\Design\Civil\Plat\PL18030.dwg





LOCATION MAP  
NOT-TO-SCALE

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.

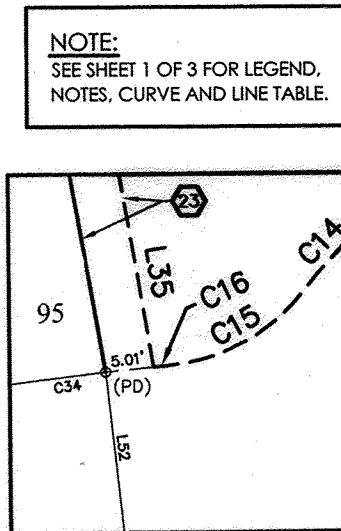
OWNER/DEVELOPER: JOAN BASS  
BASS PROPERTIES  
26655 US HIGHWAY 281 N  
SAN ANTONIO, TEXAS 78260  
(830) 980-7600

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOAN BASS, 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 5 DAY OF June, A.D. 2015.

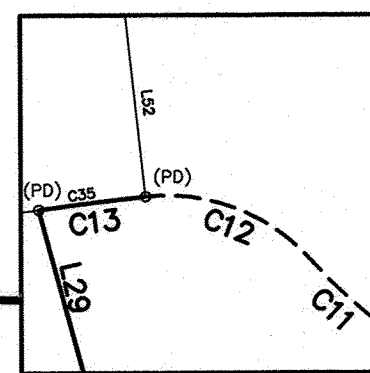


*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



DETAIL "F"  
SCALE: 1"= 20'

SCALE: 1"= 100'  
0' 100' 200' 300'



DETAIL "G"  
SCALE: 1"= 20'  
AMENDING PLAT  
OF WILLIS RANCH,  
UNIT-2 (ENCLAVE)  
(VOLUME 9683,  
PAGE 104 DPR)

PLAT NUMBER 140094

SUBDIVISION PLAT  
OF  
WILLIS RANCH, U-3A/4A/5A  
(ENCLAVE)

A 22.170 ACRE TRACT OF LAND, OUT OF THAT 277.23 ACRE TRACT, DESCRIBED TO BASS PROPERTIES IN DEED RECORDED IN VOLUME 12807, PAGES 2201-2203 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND DESCRIBED IN VOLUME 2091, PAGES 230-231 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, AND THE GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**  
TBE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
DATE OF PRINT: June 4, 2015 | FAX: 210.375.9010

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: LLOYD A. DENTON, JR.  
SA WILLIS RANCH UNIT 3, LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 5 DAY OF June, A.D. 2015.



*Sarah E. Carrington*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WILLIS RANCH, U-3A/4A/5A (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 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

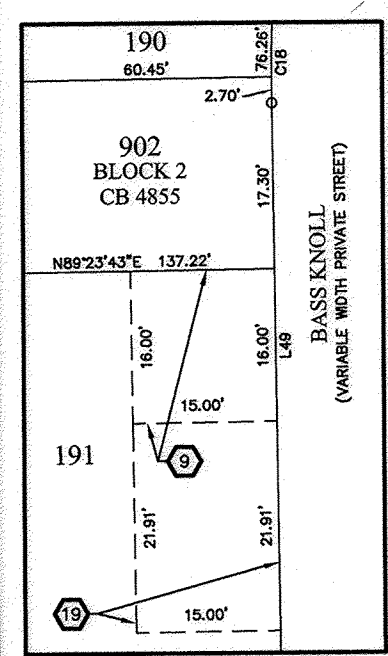
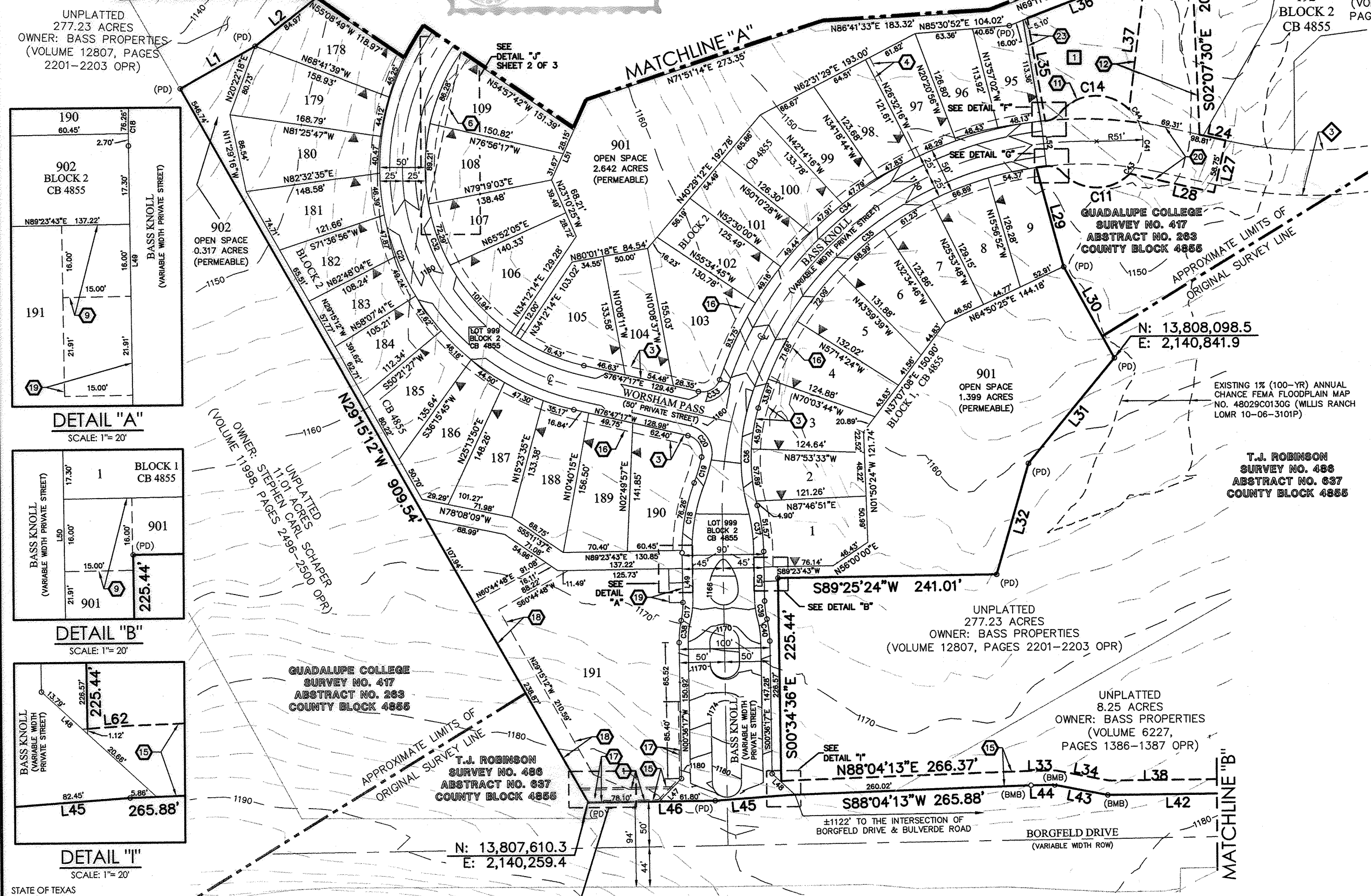
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

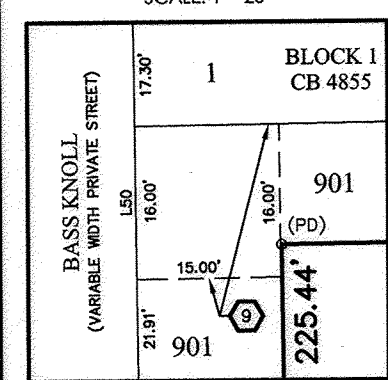
I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

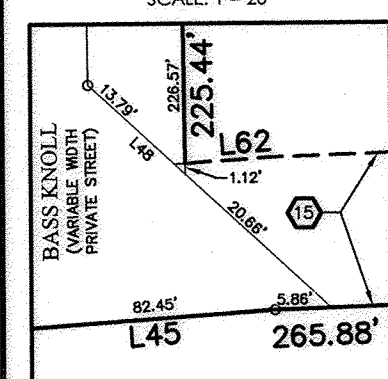
BY: \_\_\_\_\_, DEPUTY



DETAIL "A"  
SCALE: 1"= 20'



DETAIL "B"  
SCALE: 1"= 20'



DETAIL "C"  
SCALE: 1"= 20'

STATE OF TEXAS  
COUNTY OF BEXAR

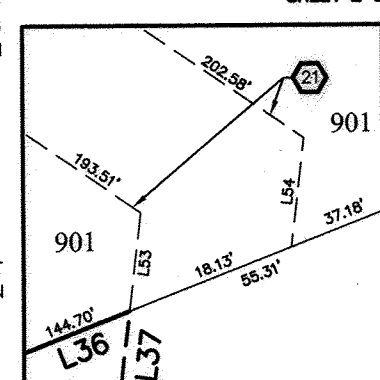
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Mike Wood*  
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.

*Abdullah*  
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "H"  
SCALE: 1"= 20'

