

LOCATION MAP  
NOT-TO-SCALE

NOTE:  
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

#### EDU NOTE:

THE NUMBER OF 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 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.

#### AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

#### SAWS NOTES:

1. 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.

2. 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.

#### 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 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORDS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LA CANTERA UNIT 3C SUBDIVISION - PLAT NO. 010465 WHICH IS RECORDED IN VOLUME 9538, PAGES 24-29, COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER #1: LCWW PARTNERS, A TEXAS JOINT VENTURE  
OWNER #2: US RLP WESTRIDGE LLC, A TEXAS LIMITED LIABILITY COMPANY  
OWNER #3: LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION

BY: BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF: (I) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS VENTURER AND USAA REAL ESTATE COMPANY, AS GENERAL PARTNER OF US-LAS COLINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, MANAGING VENTURER OF OWNER LCWW PARTNERS, A TEXAS JOINT VENTURE, AND (II) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS GENERAL PARTNER OF US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED LIABILITY COMPANY, AND (III) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

STATE OF TEXAS  
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 7<sup>th</sup> DAY OF October, A.D. 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6/3/2018

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 UNITED 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

#### C.P.S. NOTES:

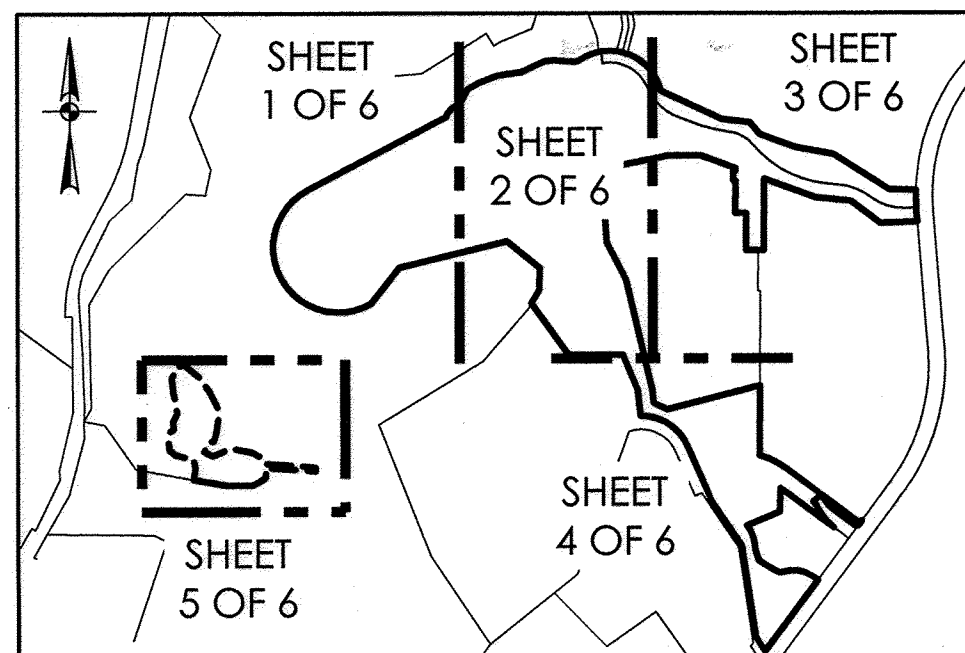
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD 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 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 TREE 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.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- 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 HEREIN.

#### 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:

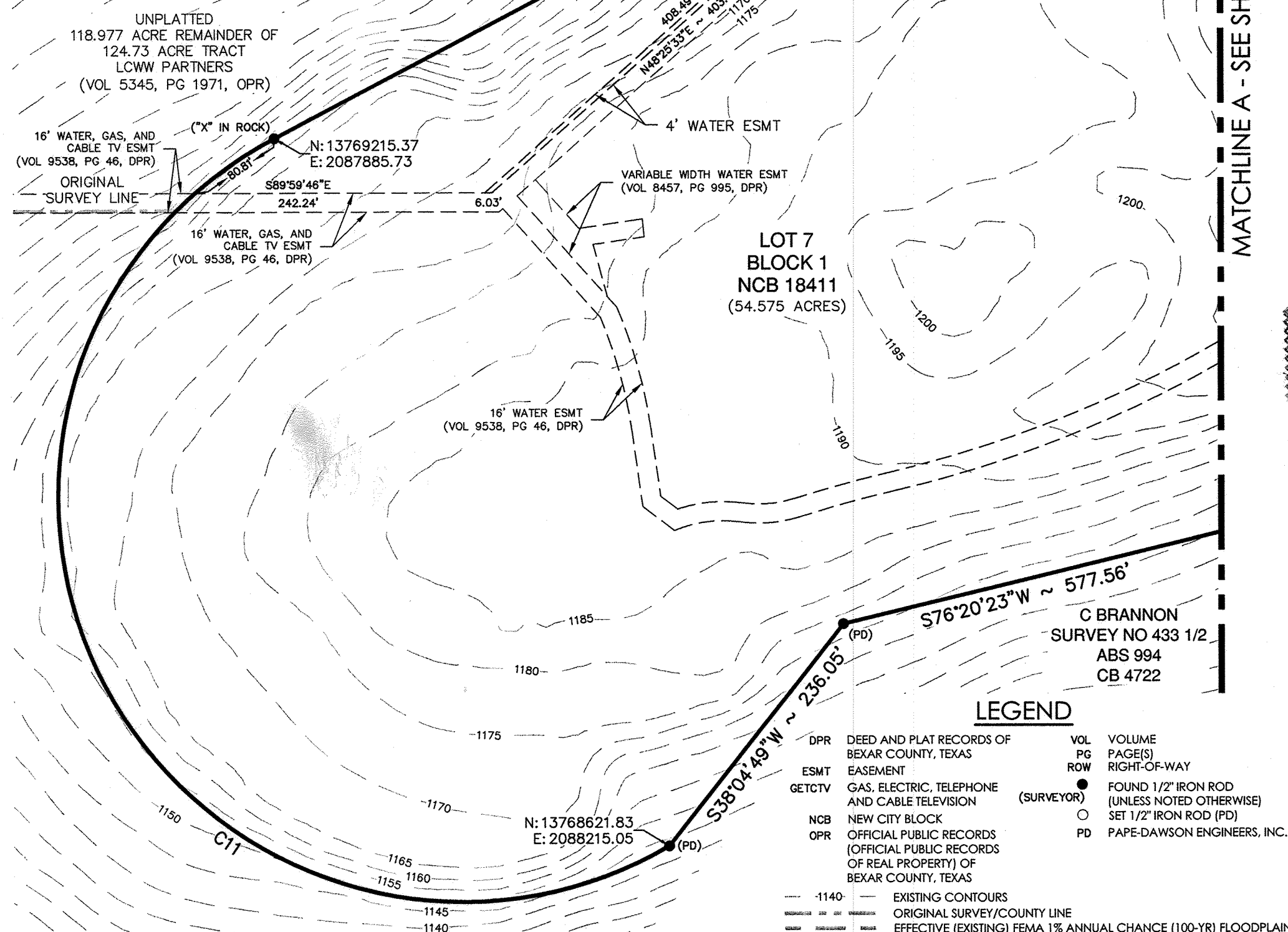
THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERE ON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOWEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



INDEX MAP  
SCALE: 1"= 1000'

#### LEGAL INSTRUMENT NOTE:

A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE PRIVATE STREET (LOT 999, BLOCK 5, NCB 18411) DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.





## Civil Job No. 8441-10; Survey Job No. 9412-07

## LA CANTERA UNIT 3E

LA CANTERA UNIV

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

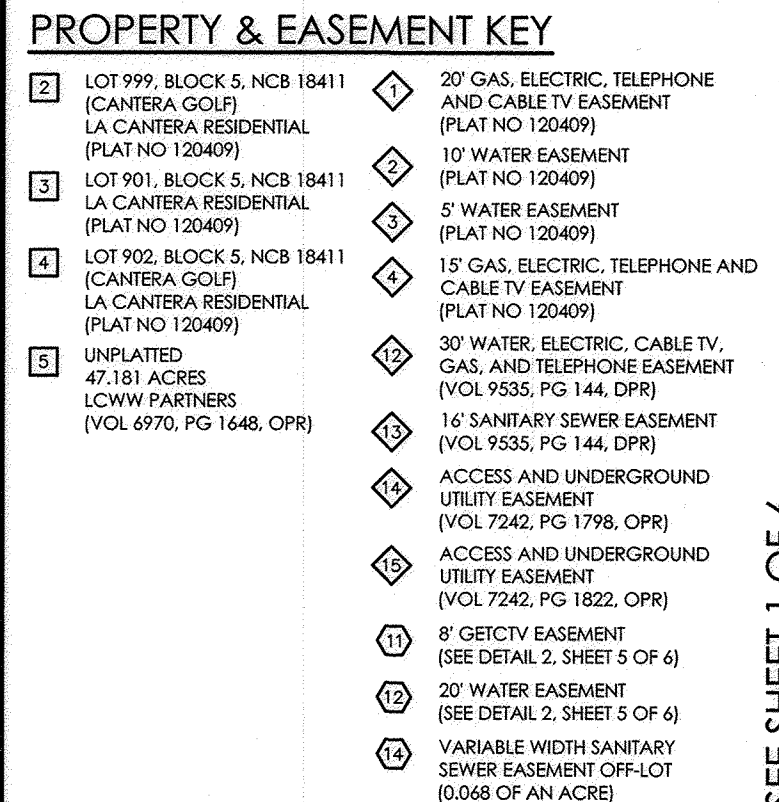
NOTE:  
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE

STATE OF TEXAS  
COUNTY OF BEXAR

Civil,

11:58 AM USER ID: carrington  
I:\Design\Civil\Plat\PL844110.dwg

5/1/2019  
\\84\41\1



2	LOT 999, BLOCK 5, NCB 18411 (CANTERA GOLF) LA CANTERA RESIDENTIAL (PLAT NO 120409)	1	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO 120409)
3	LOT 901, BLOCK 5, NCB 18411 LA CANTERA RESIDENTIAL (PLAT NO 120409)	2	10' WATER EASEMENT (PLAT NO 120409)
4	LOT 902, BLOCK 5, NCB 18411 (CANTERA GOLF) LA CANTERA RESIDENTIAL (PLAT NO 120409)	3	5' WATER EASEMENT (PLAT NO 120409)
5	UNPLATTED 47.181 ACRES LCWW PARTNERS (VOL 6970, PG 1648, OPR)	4	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO 120409)
		12	30' WATER, ELECTRIC, CABLE TV, GAS, AND TELEPHONE EASEMENT (VOL 9535, PG 144, DPR)
		13	16' SANITARY SEWER EASEMENT (VOL 9535, PG 144, DPR)
		14	ACCESS AND UNDERGROUND UTILITY EASEMENT (VOL 7242, PG 1798, OPR)
		15	ACCESS AND UNDERGROUND UTILITY EASEMENT (VOL 7242, PG 1822, OPR)
		11	8' GETCTV EASEMENT (SEE DETAIL 2, SHEET 5 OF 6)
		12	20' WATER EASEMENT (SEE DETAIL 2, SHEET 5 OF 6)
		14	VARIABLE WIDTH SANITARY SEWER EASEMENT OFF-LOT (0.068 OF AN ACRE)

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL PG ROW	VOLUME PAGE(S) RIGHT-OF-WAY
ESMT	EASEMENT	●	
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK	○	
OFR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS)	PD	PAPE-DAWSON ENGINEERS, IN

1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE FOLLOWING MANNER: "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT." THE PURPOSE OF THESE EASEMENTS, INCLUDING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY ACCESS, SHALL BE TO MAINTAIN, REPAIR, REPLACE, RECONSTRUCT, RELOCATE, OR REMOVE THE FACILITIES IN ORDER 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 OPERATION OF SAID FACILITIES, SHALL BE GRANTED TO THE CITY OF SAN ANTONIO. NO BUILDINGS, STRUCTURES, OR CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN OR ADJACENT TO SAID EASEMENT AREAS, SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO SHALL BE RESPONSIBLE FOR THE PERSONS OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND LEVEL ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING EASEMENT FOR GAS, WATER, SEWER, OR OTHER UTILITIES, OR ANY EASEMENTS OR RIGHTS-OF-WAY FOR OTHER UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

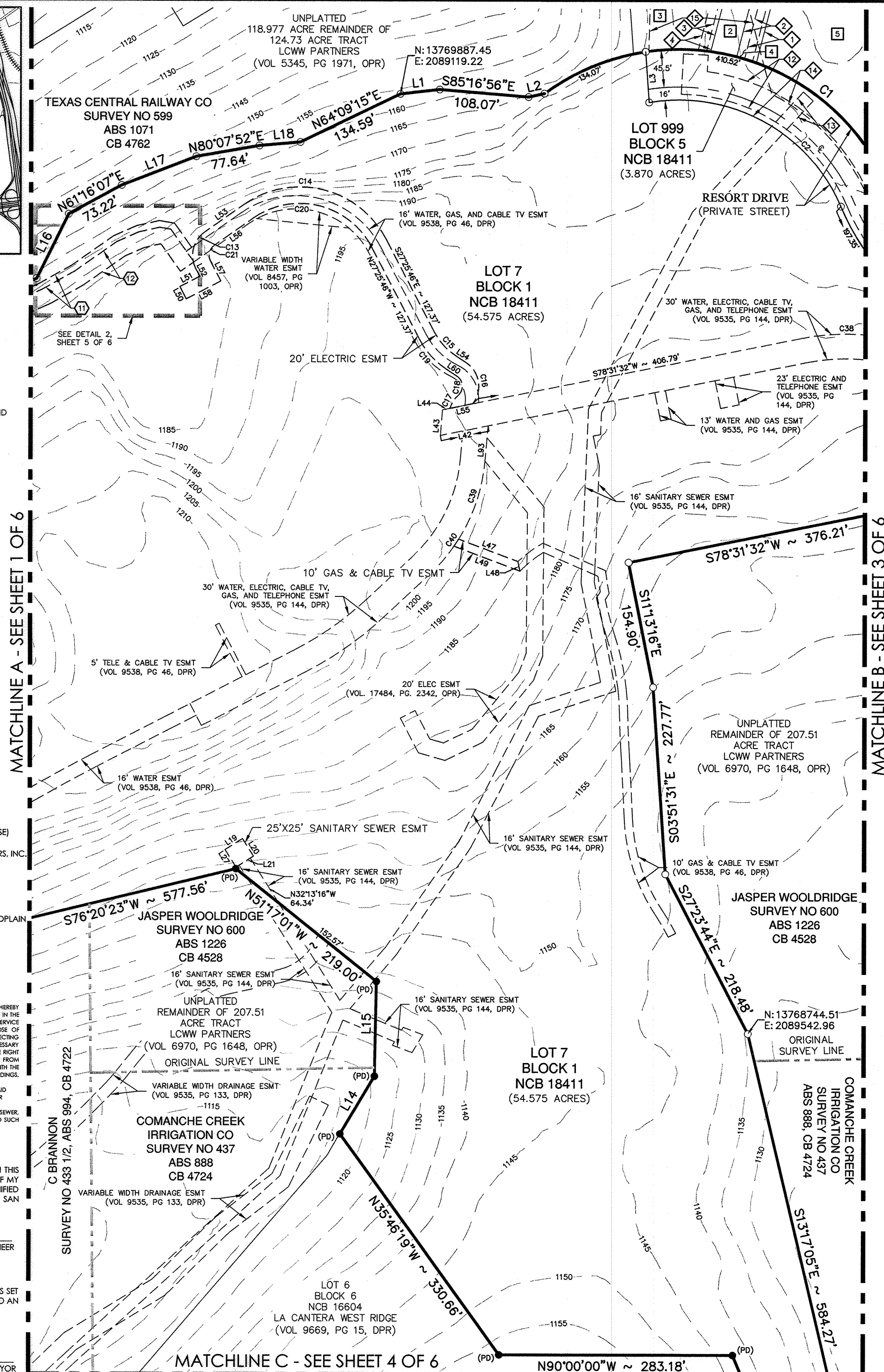
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS  
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY  
KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED  
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN  
ANTONIO PLANNING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

LICENSED PROFESSIONAL ENGINEER

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.

21/10

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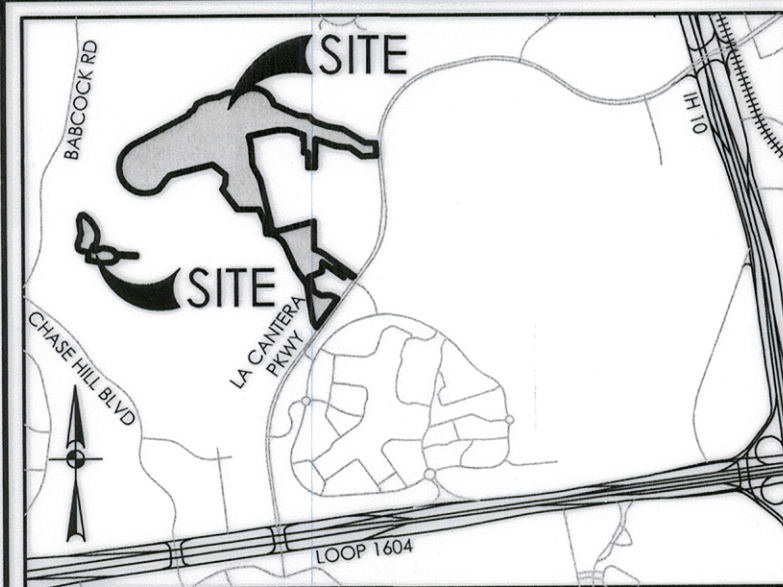
**WATCHLINE B - SEE SHEET 3 OF 6**

N90°00'00"W ~ 283.18'

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







LOCATION MAP  
NOT-TO-SCALE

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

NOTE:  
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE

EASEMENT KEY

- 12' SANITARY SEWER EASEMENT (VOL 9525, PG 12, DPR)
- 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9538, PG 76, DPR)
- 14' ELECTRIC, DRAINAGE, & SANITARY SEWER EASEMENT (VOL 9525, PG 12, DPR)
- 14' ELECTRIC, DRAINAGE, & SANITARY SEWER EASEMENT (VOL 9525, PG 12, DPR)
- PRIVATE ROADWAY & DRAINAGE EASEMENT UNDER PUBLIC ROW FOR PRIVATE ROAD UNDERPASS (VOL 9525, PG 12, DPR)
- 14' ELECTRIC EASEMENT (VOL 9535, PG 144, DPR)
- 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (VOL 9538, PG 76, DPR)
- BUILDING SETBACK LINE (VOL 9538, PG 76, DPR)
- 14' ELECTRIC & SANITARY SEWER EASEMENT (VOL 9525, PG 12, DPR)
- VARIABLE WIDTH SANITARY SEWER EASEMENT OFF-LOT (0.068 OF AN ACRE)

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- VOL PG ROW VOLUME PAGE(S) RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- PAPE-DAWSON ENGINEERS, INC.
- EXISTING CONTOURS
- ORIGINAL SURVEY/COUNTY LINE
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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 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 THEREON, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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 DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 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 HEREON.

STATE OF TEXAS  
COUNTY OF BEXAR

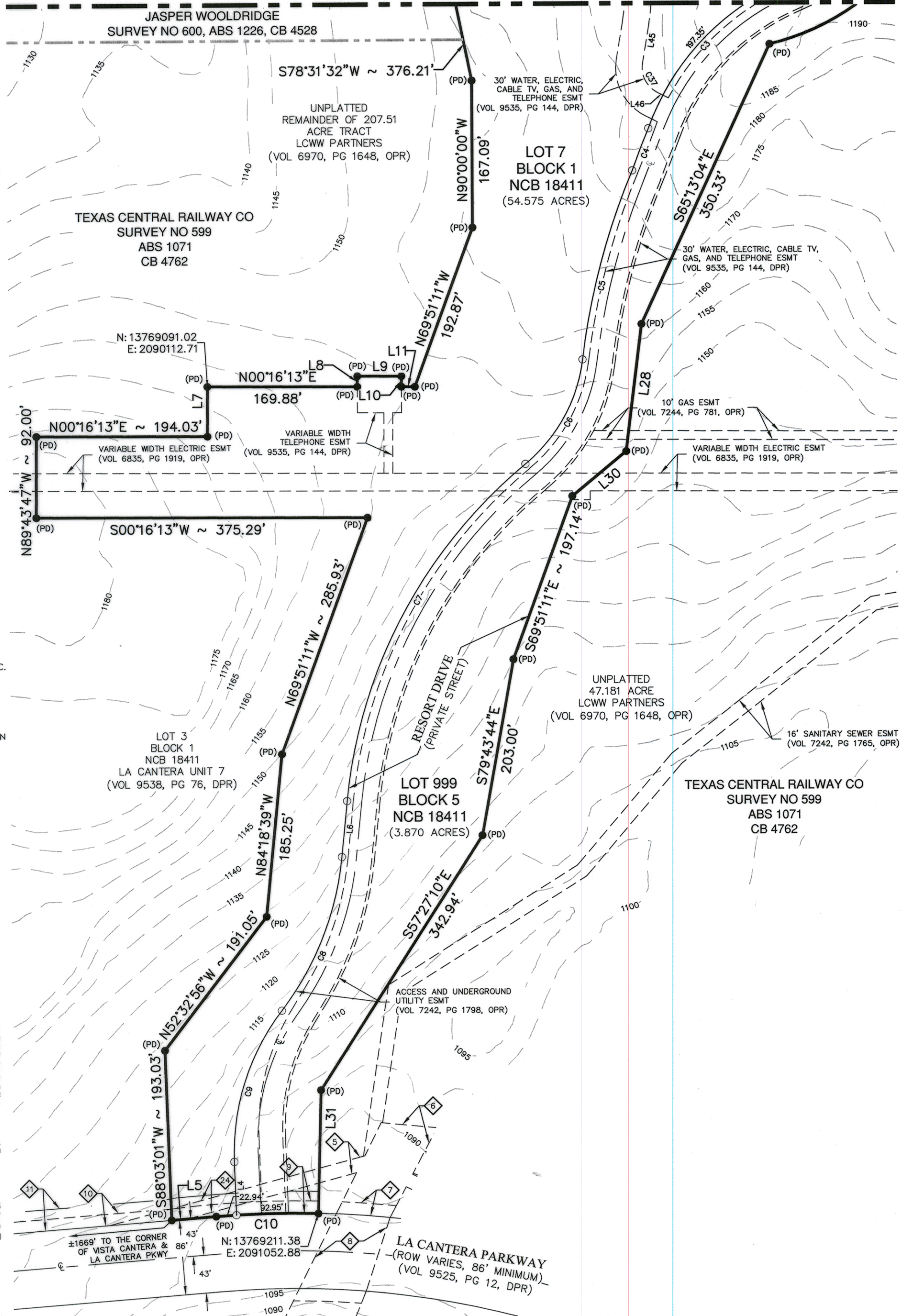
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE B - SEE SHEET 2 OF 6



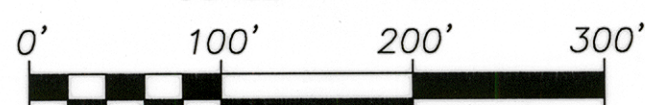
PLAT NUMBER 140287

REPLAT & SUBDIVISION PLAT  
ESTABLISHING

LA CANTERA UNIT 3D (ENCLAVE)

BEING 61.952 ACRES ESTABLISHING LOT 7 & LOT 999, BLOCK 1, NCB 18411, BEING (LOT 6, BLOCK 1, NCB 18411 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 3C) RECORDED IN VOLUME 9553, PAGES 25-29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, LOT 6, BLOCK 2, 16600, BEING (LOT 5, BLOCK 2, NCB 16600 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 4) RECORDED IN VOLUME 9528, PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 1.555 ACRE TRACT OF LAND OUT OF A 618.58 ACRE TRACT OF LAND RECORDED IN VOLUME 4735, PAGES 911-920 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 5.753 ACRE TRACT OF LAND OUT OF A 124.730 ACRE TRACT OF LAND RECORDED IN VOLUME 5345, PAGES 1971-1975 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 2.497 ACRE PORTION OF LOT 6, BLOCK 2, NCB 16600 OF THE LA CANTERA UNIT 5, RECORDED IN VOLUME 9530, PAGE 49 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE TEXAS CENTRAL RAILWAY CO SURVEY NUMBER 599, ABSTRACT 1071, COUNTY BLOCK 4762, AND JASPER WOOLDRIDGE SURVEY NO 600, ABSTRACT 1226, COUNTY BLOCK 4528 IN NEW CITY BLOCK 18411, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**  
TBE, FIRM REGISTRATION # 470  
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: October 7, 2015

NOTE:  
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE

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 #1: LCWW PARTNERS, A TEXAS JOINT VENTURE  
OWNER #2: US RELP WESTRIDGE LLC, A TEXAS LIMITED LIABILITY COMPANY  
OWNER #3: LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION

BY: BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF: (I) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS VENTURER AND USAA REAL ESTATE COMPANY, AS GENERAL PARTNER OF US-LAS COLINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, MANAGING VENTURER OF OWNER LCWW PARTNERS, A TEXAS JOINT VENTURE, AND (II) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS GENERAL PARTNER OF US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, SOLE MEMBER OF OWNER US RELP WESTRIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND (III) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AND LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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 7th DAY OF October, A.D. 2015.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA UNIT 3D (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

STATE OF TEXAS  
COUNTY OF BEXAR

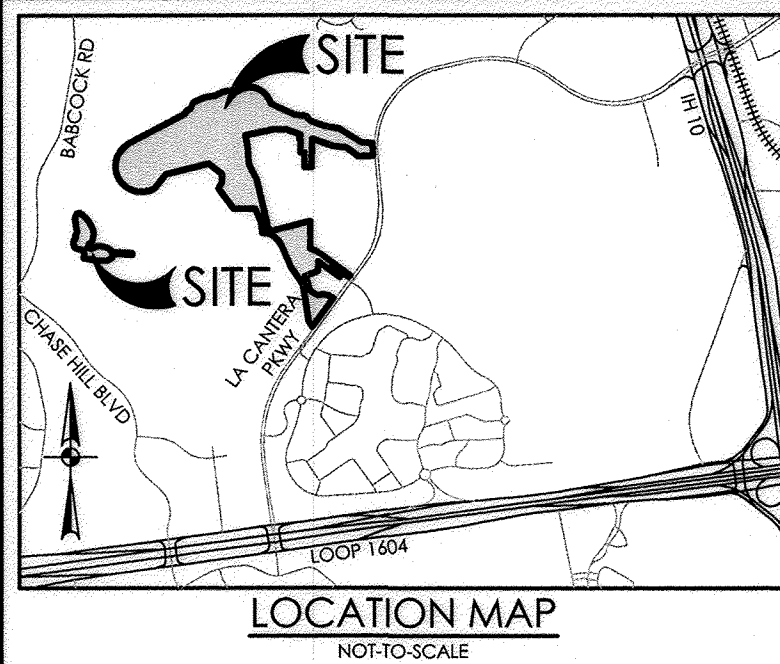
BY: SECRETARY

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



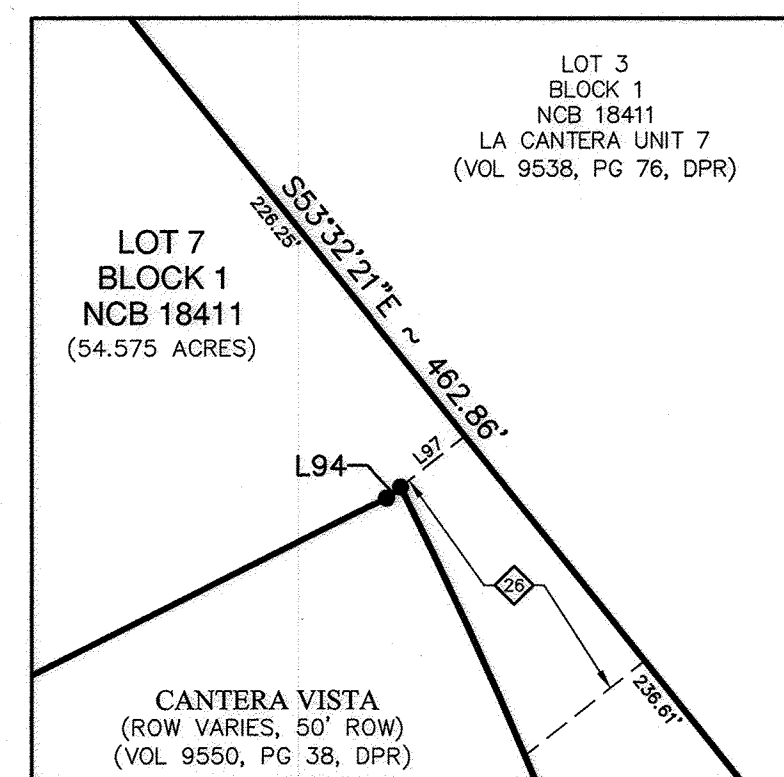


### EASEMENT KEY

- 14' GETCTV EASEMENT (VOL 9538, PG 74, DPR)
- 15' WATER EASEMENT (VOL 9550, PG 38, DPR)
- 20' ELECTRIC EASEMENT (VOL 10516, PG 1874, OPR)
- 14' GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION EASEMENT

### LEGEND

- |        |  |     |  |
|--------|--|-----|--|
| DPR    | DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS  | VOL | VOLUME                                       |
| ESMT   | EASEMENT   | PG  | PAGE(S)                                      |
| GETCTV | GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)                                 | ROW | RIGHT-OF-WAY                                 |
| NCB    | NEW CITY BLOCK   | ●   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| OPR    | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS | ○   | SET 1/2" IRON ROD (PD)                       |
|        |  | PD  | PAPE-DAWSON ENGINEERS, INC.                  |
- EXISTING CONTOURS  
--- ORIGINAL SURVEY/COUNTY LINE  
--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN



### C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE 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 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.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 ALTERATION.
- 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 HEREON.

STATE OF TEXAS  
COUNTY OF BEAR

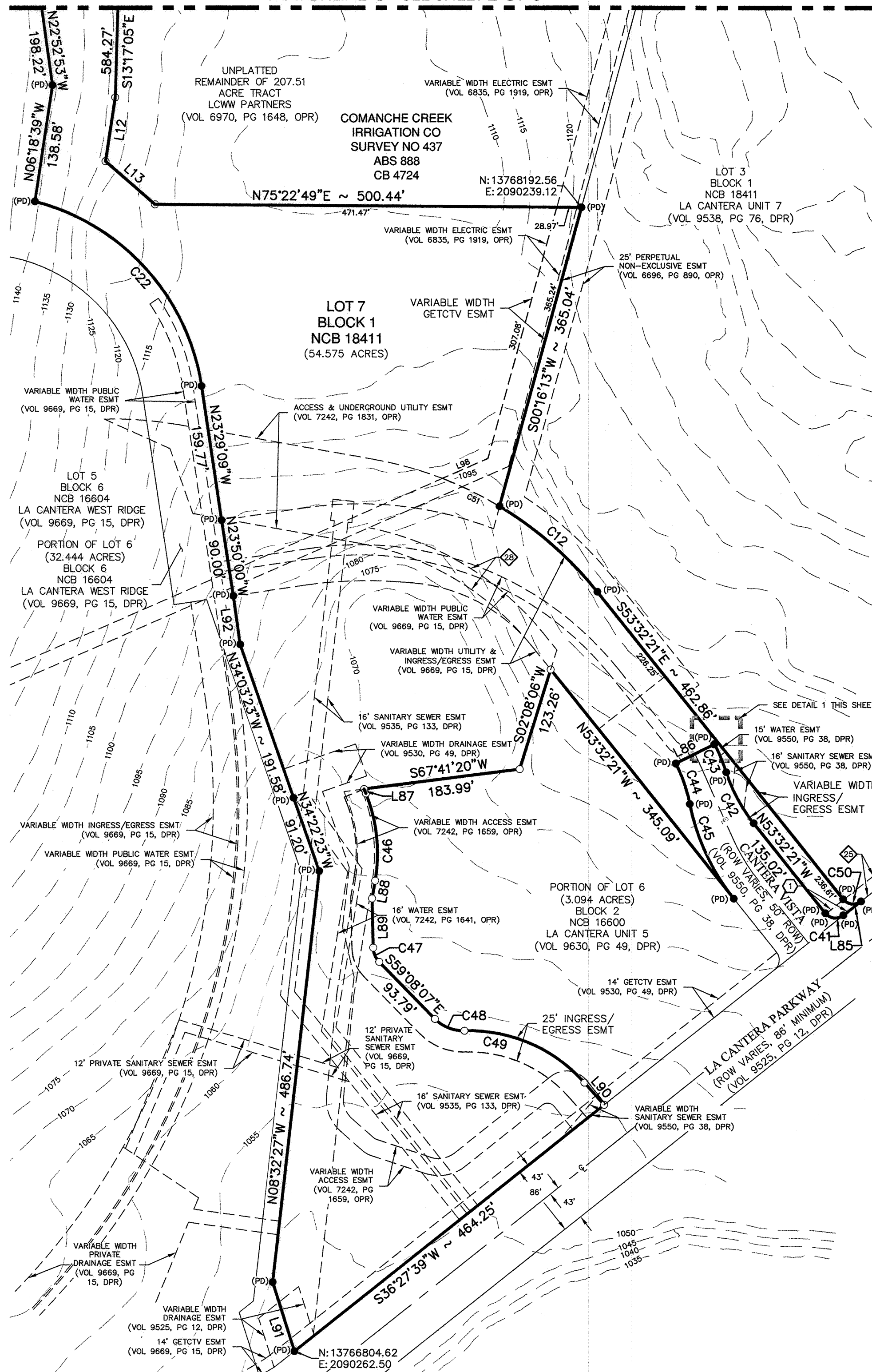
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE C - SEE SHEET 2 OF 6



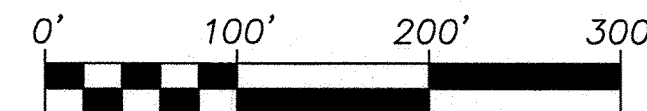
PLAT NUMBER 140287

## REPLAT & SUBDIVISION PLAT ESTABLISHING LA CANTERA UNIT 3D (ENCLAVE)

BEING 61.952 ACRES ESTABLISHING LOT 7 & LOT 999, BLOCK 1, NCB 18411, BEING (LOT 6, BLOCK 1, NCB 18411 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 3C) RECORDED IN VOLUME 9553, PAGES 25-29 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, LOT 6, BLOCK 2, 16600, BEING (LOT 5, BLOCK 2, NCB 16600 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 4) RECORDED IN VOLUME 9528, PAGE 157 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, A 1.555 ACRE TRACT OF LAND OUT OF A 618.58 ACRE TRACT OF LAND RECORDED IN VOLUME 4735, PAGES 911-920 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 5.753 ACRE TRACT OF LAND OUT OF A 124.730 ACRE TRACT OF LAND RECORDED IN VOLUME 5345, PAGES 1971-1975 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, A 2.497 ACRE PORTION OF LOT 6, BLOCK 2, NCB 16600 OF THE LA CANTERA UNIT 5, RECORDED IN VOLUME 9530, PAGE 49 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE TEXAS CENTRAL RAILWAY CO SURVEY NUMBER 599, ABSTRACT 1071, COUNTY BLOCK 4762, AND JASPER WOODRIDGE SURVEY NO 600, ABSTRACT 1226, COUNTY BLOCK 4528 IN NEW CITY BLOCK 18411, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



SCALE: 1" = 100'



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

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: October 7, 2015

NOTE:  
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS  
COUNTY OF BEAR

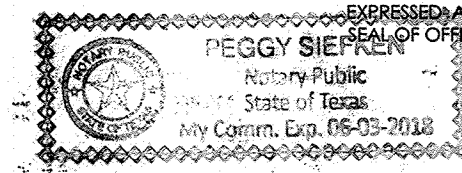
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER #1: LCWW PARTNERS, A TEXAS JOINT VENTURE  
OWNER #2: US RELP WESTRIDGE LLC, A TEXAS LIMITED LIABILITY COMPANY  
OWNER #3: LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION

BY: BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF: (I) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS VENTURER AND USAA REAL ESTATE COMPANY, AS GENERAL PARTNER OF US LAS COLINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, MANAGING VENTURER OF OWNER LCWW PARTNERS, A TEXAS JOINT VENTURE, AND (II) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS GENERAL PARTNER OF US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, SOLE MEMBER OF OWNER US RELP WESTRIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND (III) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AND LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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 7th DAY OF October, A.D. 2015.



NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA UNIT 3D (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

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR 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 BEAR 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, BEAR COUNTY, TEXAS

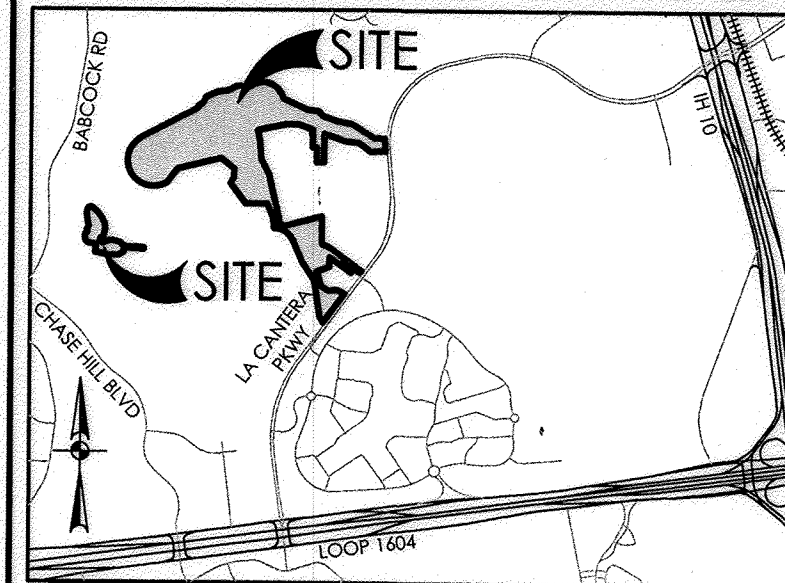
BY: \_\_\_\_\_ DEPUTY

SHEET 4 OF 6

Civil Job No. 8441-10: Survey Job No. 9412-07

DATE: 10/7/2015 11:58 AM USER: D:\correction  
FILE: 6414110.Dwg Plot: V:\6414110.dwg





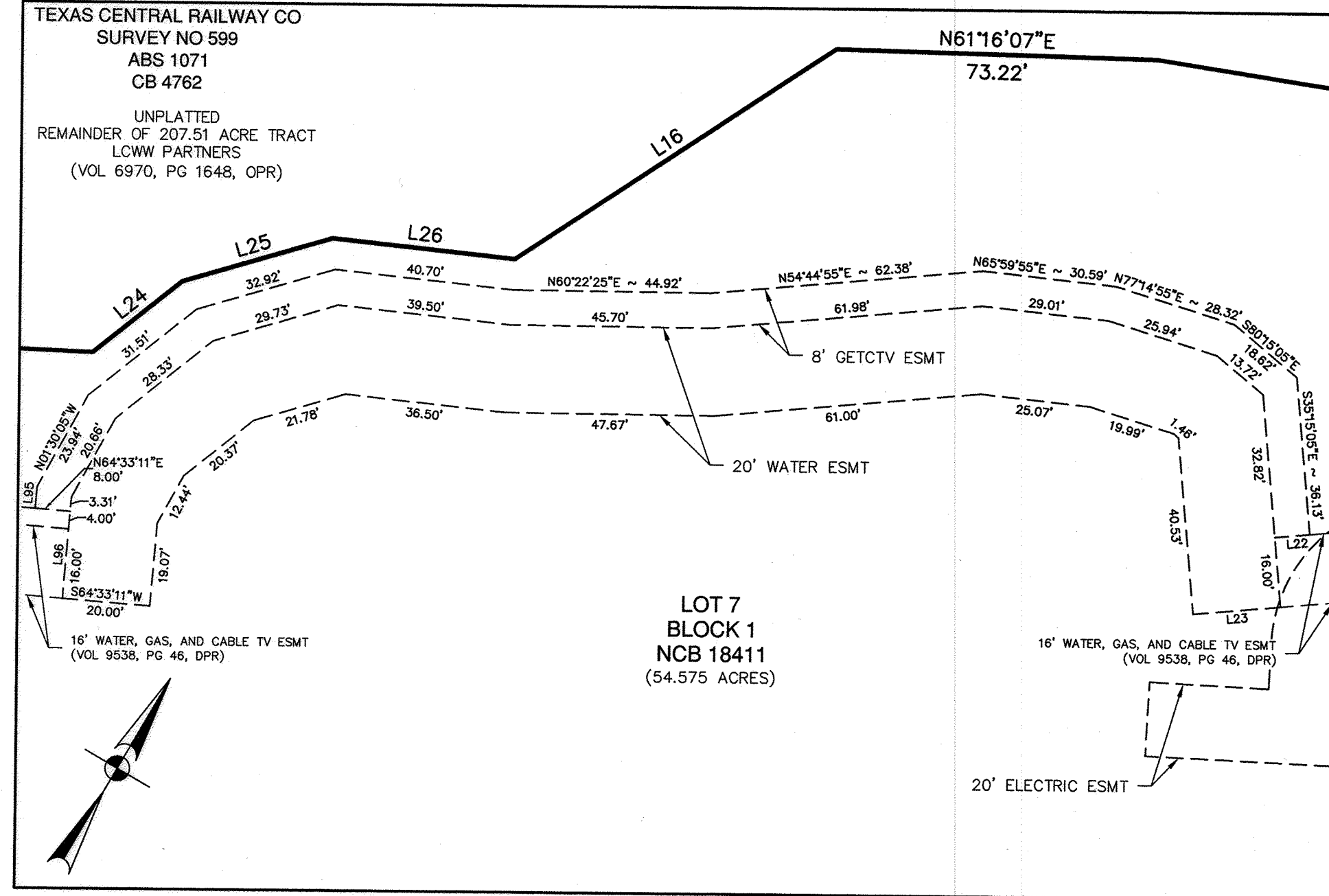
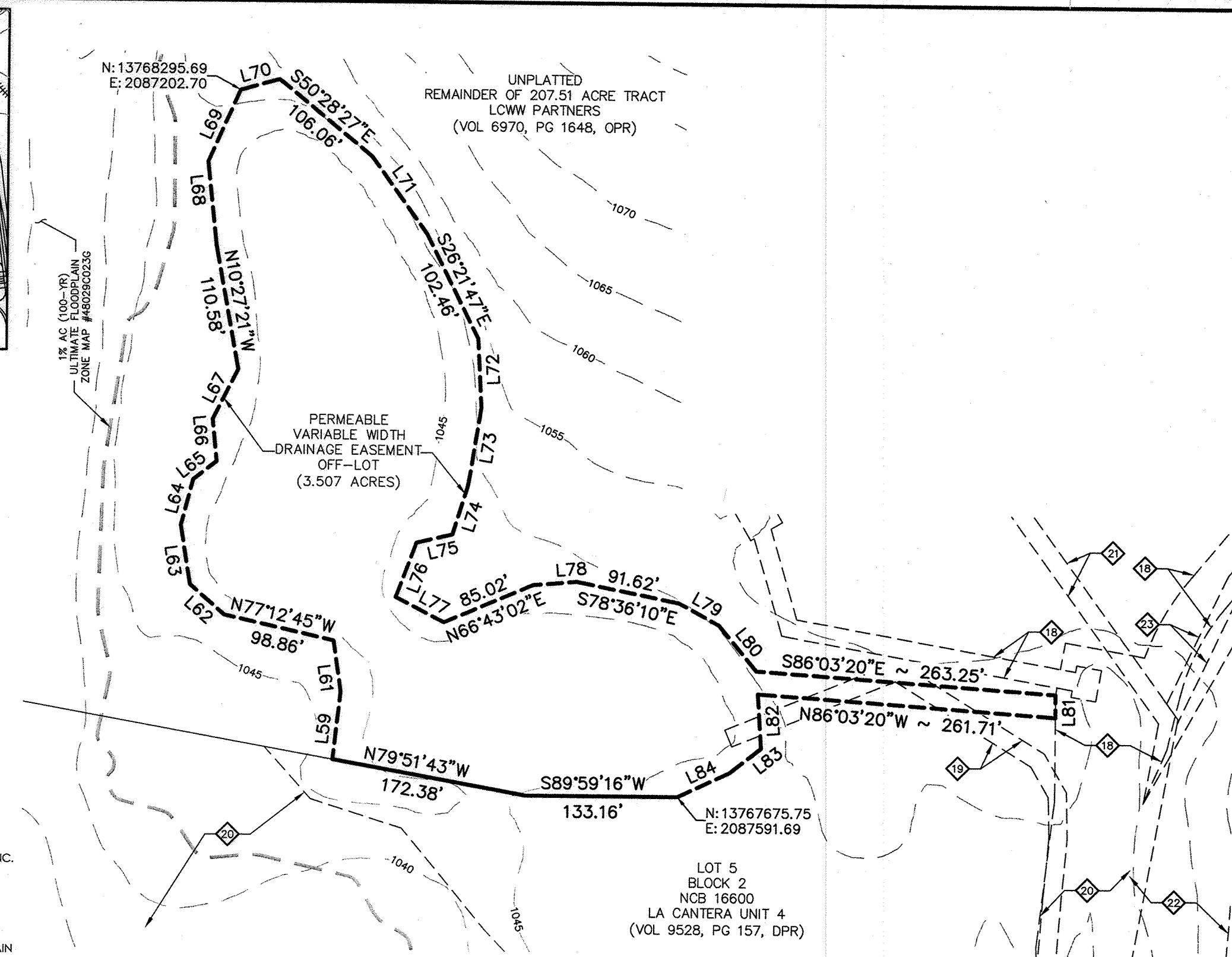
LOCATION MAP  
NOT-TO-SCALE

EASEMENT KEY

- 18 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9535, PG 133, DPR)
- 19 WELL WATER LINE EASEMENT (VOL 7242, PG 1789, OPR)
- 20 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9528, PG 157, DPR)
- 21 16" SANITARY SEWER EASEMENT (VOL 9535, PG 133, DPR)
- 22 INGRESS/EGRESS ACCESS EASEMENT (VOL 7242, PG 1698, DPR)
- 23 16" SANITARY SEWER EASEMENT (VOL 9535, PG 144, DPR)

LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT EASEMENT
- GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)
- NCB NEW CITY BLOCK
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- VOL VOLUME PAGE(S)
- PG RIGHT-OF-WAY
- ROW FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- PD PAPE-DAWSON ENGINEERS, INC.
- EXISTING CONTOURS
- ORIGINAL SURVEY/COUNTY LINE
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN



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 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 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 THEREON. 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 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 HEREON.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NUMBER 140287

REPLAT & SUBDIVISION PLAT  
ESTABLISHING

LA CANTERA UNIT 3D (ENCLAVE)

BEING 61.952 ACRES ESTABLISHING LOT 7 & LOT 999, BLOCK 1, NCB 18411, BEING (LOT 6, BLOCK 1, NCB 18411 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 3C) RECORDED IN VOLUME 9553, PAGES 25-29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, LOT 6, BLOCK 2, 16600, BEING (LOT 5, BLOCK 2, NCB 16600 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 4) RECORDED IN VOLUME 9528, PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 1.555 ACRE TRACT OF LAND OUT OF A 618.58 ACRE TRACT OF LAND RECORDED IN VOLUME 4735, PAGES 911-920 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 5.753 ACRE TRACT OF LAND OUT OF A 124.730 ACRE TRACT OF LAND RECORDED IN VOLUME 5345, PAGES 1971-1975 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 2.497 ACRE PORTION OF LOT 6, BLOCK 2, NCB 16600 OF THE LA CANTERA UNIT 5, RECORDED IN VOLUME 9530, PAGE 49 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE TEXAS CENTRAL RAILWAY CO SURVEY NUMBER 599, ABSTRACT 1071, COUNTY BLOCK 4762, AND JASPER WOOLDRIDGE SURVEY NO 600, ABSTRACT 1226, COUNTY BLOCK 4528 IN NEW CITY BLOCK 18411, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'



PAPE-DAWSON  
ENGINEERS  
TBP, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: October 7, 2015

NOTE:  
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLE

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 #1: LCWW PARTNERS, A TEXAS JOINT VENTURE  
OWNER #2: US RELP WESTRIDGE LLC, A TEXAS LIMITED LIABILITY COMPANY  
OWNER #3: LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION

BY: BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF: (I) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS VENTURER AND USAA REAL ESTATE COMPANY, AS GENERAL PARTNER OF US-LAS COLINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, MANAGING VENTURER OF OWNER LCWW PARTNERS, A TEXAS JOINT VENTURE, AND (II) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS GENERAL PARTNER OF US RELP WESTRIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND (III) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AND LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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 7th DAY OF October, A.D. 2015.

PEGGY SIEFKEN  
Notary Public  
State of Texas  
My Comm. Exp. 06-18-2018

LA CANTERA UNIT 3D (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 \_\_\_\_\_

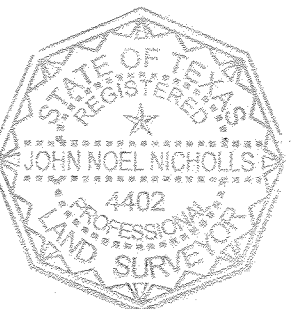
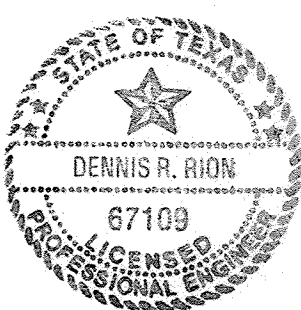
BY: \_\_\_\_\_ CHAIRMAN

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 \_\_\_\_\_

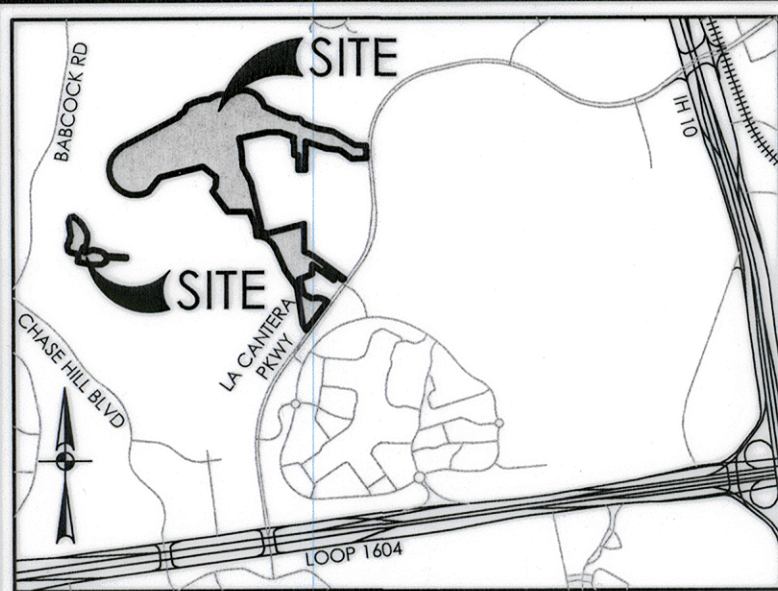
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 5 OF 6 BY: \_\_\_\_\_ DEPUTY



PLAT 140287, 11-28 AM USAA Registration FILED: 11/28/2015 11:28 AM USAA Registration





LOCATION MAP  
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N83°30'58"E	47.86'
L2	N77°19'55"E	19.67'
L3	N4°02'18"W	61.74'
L4	S88°03'01"W	60.62'
L5	S4°29'16"E	50.62'
L6	N84°18'39"W	63.62'
L7	N89°43'47"W	56.86'
L8	N89°43'47"W	12.00'
L9	N0°16'13"E	50.00'
L10	S89°43'47"E	12.00'
L11	N0°16'13"E	15.20'
L12	S6°19'59"E	76.27'
L13	S63°58'01"E	77.07'
L14	N30°43'41"E	81.63'
L15	N1°03'44"E	115.17'
L16	N26°14'36"E	87.62'
L17	N68°48'57"E	96.96'
L18	N85°01'03"E	49.90'
L19	N57°46'44"E	25.00'
L20	S32°13'16"E	25.00'
L21	S57°46'44"W	25.00'
L22	S54°44'55"W	8.00'
L23	S54°44'55"W	20.00'
L24	N20°59'55"E	25.96'
L25	N43°29'55"E	35.70'
L26	N65°59'55"E	41.75'
L27	N32°13'16"W	25.00'
L28	S82°52'50"E	146.17'
L30	S39°24'27"E	79.43'
L31	S88°25'01"E	140.00'
L42	S78°31'32"W	58.97'
L43	N4°44'55"E	31.24'
L44	N78°31'32"E	9.18'
L45	N80°35'46"W	42.98'
L46	S26°59'57"W	7.17'
L47	S69°24'44"E	76.80'
L48	S12°10'35"E	11.89'
L49	N69°24'44"W	85.49'
L50	N27°03'32"W	16.98'
L51	N62°47'27"E	27.15'
L52	N27°25'46"W	10.61'
L53	N54°44'55"E	57.74'
L54	S56°28'28"E	15.69'
L55	S78°31'32"W	28.23'
L56	S54°44'55"W	57.74'
L57	S27°25'46"E	27.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L58	N62°30'02"E	47.26'
L59	N6°24'27"E	59.99'
L60	N56°28'28"W	15.69'
L61	N8°22'55"W	45.44'
L62	N48°38'47"W	40.28'
L63	N9°07'31"W	53.08'
L64	N14°31'48"E	41.84'
L65	N51°37'02"E	25.83'
L66	N5°45'47"W	37.51'
L67	N26°36'54"E	49.17'
L68	N6°05'31"W	74.71'
L69	N23°44'29"E	69.15'
L70	N74°18'12"E	35.68'
L71	S35°41'10"E	83.80'
L72	S3°09'43"E	60.74'
L73	S9°01'49"W	69.49'
L74	S17°11'59"W	45.52'
L75	S76°36'50"W	32.32'
L76	S20°11'57"W	51.49'
L77	S62°47'03"E	47.74'
L78	N85°12'25"E	38.30'
L79	S61°26'33"E	40.04'
L80	S39°42'01"E	52.19'
L81	S0°00'30"E	20.05'
L82	S3°49'57"E	48.04'
L83	S51°53'24"W	35.29'
L84	S64°45'48"W	50.11'
L85	S36°27'39"W	26.57'
L86	S48°25'05"W	50.00'
L87	S36°58'51"E	5.59'
L88	S5°06'49"E	21.17'
L89	S16°20'39"E	58.00'
L90	S56°27'33"E	34.73'
L91	N32°36'56"W	85.00'
L92	N22°56'33"W	57.89'
L93	N4°44'55"E	42.32'
L94	S36°27'39"W	0.93'
L95	N25°26'49"W	5.00'
L96	N25°28'49"W	23.31'
L97	N36°27'39"E	4.27'
L98	S51°17'27"W	58.33'

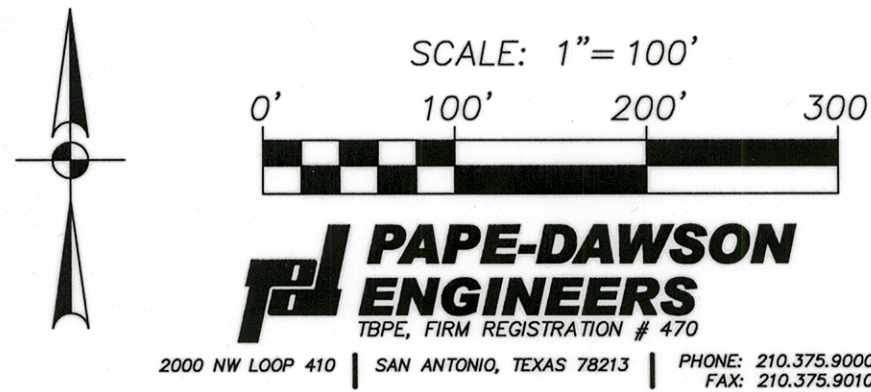
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	113°27'50"	S69°53'27"E	459.86'	544.59'
C2	213.03'	76°42'13"	N61°38'15"W	264.37'	285.19'
C3	287.00'	47°38'42"	S46°22'44"E	231.84'	238.66'
C4	983.00'	2°58'58"	S68°42'56"E	51.17'	51.17'
C5	817.00'	15°39'43"	S75°02'58"E	222.63'	223.33'
C6	183.00'	43°28'23"	N61°08'38"W	135.54'	138.85'
C7	567.00'	44°54'12"	S61°51'33"E	433.08'	444.36'
C8	343.00'	31°45'42"	N68°25'47"W	187.72'	190.14'
C9	267.00'	39°24'03"	S72°14'57"E	180.01'	183.61'
C10	1093.71'	6°04'15"	S1°27'09"E	115.83'	115.89'
C11	339.47'	182°28'13"	N29°01'22"W	678.78'	1081.11'
C12	430.00'	20°26'45"	S63°45'44"E	152.63'	153.44'
C13	35.00'	82°10'40"	N13°39'35"E	46.01'	50.20'
C14	118.00'	97°49'20"	S76°20'25"E	177.87'	201.46'
C15	75.00'	29°02'43"	S41°57'07"E	37.61'	38.02'
C16	35.00'	93°51'07"	S9°32'55"E	51.13'	57.33'
C17	35.00'	32°31'22"	N32°55'24"E	19.60'	19.87'
C18	15.00'	100°25'18"	N61°54'48"W	23.05'	26.29'
C19	95.00'	29°02'43"	N41°57'07"W	47.64'	48.16'
C20	98.00'	97°49'20"	N76°20'25"W	147.72'	167.32'
C21	15.00'	82°10'40"	S13°39'35"W	19.72'	21.51'
C22	265.00'	67°00'46"	N56°59'32"W	292.58'	309.95'
C37	31.00'	72°24'19"	N63°12'06"E	36.62'	39.18'
C38	272.00'	20°52'42"	S88°57'53"W	98.57'	99.12'
C39	215.00'	27°09'25"	N18°19'36"E	100.95'	101.90'
C40	215.00'	2°43'55"	N33°16'16"E	10.25'	10.25'
C41	15.00'	90°00'00"	S81°27'39"W	21.21'	23.56'
C42	190.00'	20°36'14"	N43°14'17"W	67.96'	68.33'
C43	240.00'	8°38'45"	N37°15'33"W	36.18'	36.22'
C44	190.00'	15°18'32"	S33°55'39"E	50.61'	50.77'
C45	260.00'	27°15'58"	S39°54'22"E	122.57'	123.73'
C46	187.85'	31°52'02"	S21°02'50"E	103.14'	104.48'
C47	25.00'	42°47'27"	S37°44'23"E	18.24'	18.67'
C48	46.25'	47°34'19"	S82°55'16"E	37.31'	38.40'
C49	180.75'	50°14'50"	S81°35'00"E	153.48'	158.51'
C50	15.00'	90°00'00"	N81°27'39"E	21.21'	23.56'
C51	430.00'	9°57'44"	N78°54'25"W	74.67'	74.77'

PLAT NUMBER 140287

REPLAT & SUBDIVISION PLAT  
ESTABLISHING

LA CANTERA UNIT 3D (ENCLAVE)

BEING 61.952 ACRES ESTABLISHING LOT 7 & LOT 999, BLOCK 1, NCB 18411, BEING (LOT 6, BLOCK 1, NCB 18411 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 3C) RECORDED IN VOLUME 9553, PAGES 25-29 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, LOT 6, BLOCK 2, 16600, BEING (LOT 5, BLOCK 2, NCB 16600 OF THE ORIGINAL RECORDED SUBDIVISION LA CANTERA UNIT 4) RECORDED IN VOLUME 9528, PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 1.555 ACRE TRACT OF LAND OUT OF A 618.58 ACRE TRACT OF LAND RECORDED IN VOLUME 4735, PAGES 911-920 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 5.753 ACRE TRACT OF LAND OUT OF A 124.730 ACRE TRACT OF LAND RECORDED IN VOLUME 5345, PAGES 1971-1975 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 2.497 ACRE PORTION OF LOT 6, BLOCK 2, NCB 16600 OF THE LA CANTERA UNIT 5, RECORDED IN VOLUME 9530, PAGE 49 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE TEXAS CENTRAL RAILWAY CO SURVEY NUMBER 599, ABSTRACT 1071, COUNTY BLOCK 4762, AND JASPER WOOLDRIDGE SURVEY NO 600, ABSTRACT 1226, COUNTY BLOCK 4528 IN NEW CITY BLOCK 18411, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



DATE OF PRINT: October 7, 2015

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 #1: LCWW PARTNERS, A TEXAS JOINT VENTURE  
OWNER #2: US RELP WESTRIDGE LLC, A TEXAS LIMITED LIABILITY COMPANY  
OWNER #3: LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION

BY: BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF: (I) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS VENTURER AND USAA REAL ESTATE COMPANY, AS GENERAL PARTNER OF US-LAS COINAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, MANAGING VENTURER OF OWNER LCWW PARTNERS, A TEXAS JOINT VENTURE, AND (II) USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AS GENERAL PARTNER OF US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, SOLE MEMBER OF OWNER US RELP WESTRIDGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND (III) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRUCE C. PETERSEN, EXECUTIVE MANAGING DIRECTOR OF USAA REAL ESTATE COMPANY, A DELAWARE CORPORATION AND LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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 7th DAY OF October, A.D. 2015.



Peggy Siefken  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA UNIT 3D (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

STATE OF TEXAS  
COUNTY OF BEXAR  
BY: SECRETARY

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

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 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 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 CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 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 HEREON.

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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

