

BEING 0.279 OF ONE ACRE TRACT FOR A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, 14' GAS, ELECTRIC, TELEPHONE, CABLE & TELEVISION EASEMENT AND 25' BUILDING SETBACK LINE, PREVIOUSLY PLATTED AS WOODLAKE COUNTRY CLUB ESTATES UNIT-4A RECORDED IN VOLUME 9540, PAGES 148-149, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND A PORTION OF A 6.93 ACRE FILL EASEMENT, PREVIOUSLY PLATTED AS WOODLAKE COUNTRY CLUB ESTATES UNIT 4 RECORDED IN VOLUME 9514, PAGES 17-18, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

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 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS DEDICATION NOTE:
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.

IMPACT FEE PAYMENT NOTE:
WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET CONNECTION.

MINIMUM FINISHED FLOOR NOTE:
1) RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2) 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.

3) THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48023C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEDOM OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE PLUS FREEDOM ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS §
COUNTY OF BEXAR §

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

Mary P. Stewart
LICENSED PROFESSIONAL ENGINEER
10-12-2017

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: CIVIL ENGINEERING CONSULTANTS.

Don P. Altieri
REGISTERED PROFESSIONAL LAND SURVEYOR
10-12-17

SURVEY NOTES:

- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. THE DATUM IS NAD83 (2011). COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE SCALE FACTOR USED IS 1.00017. ROTATION GRID TO PLAT IS 00° 00'00".
- 2.) MONUMENTATION AS SHOWN, UNLESS OTHERWISE NOTED, IT IS THE POLICY OF "CEC" TO SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL LOT CORNERS (WHERE PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- 3.) THE BASIS OF BEARING RECITED HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), (OR THE DEED OR PLAT USED TO ESTABLISH THE ORIGINAL BOUNDARY).
- 4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON MAY 3, 2013.

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WOODLAKE COUNTRY CLUB ESTATES, UNIT-4A #980154, RECORDED IN VOLUME 9540, PAGE(S) 148-149, DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS; & WOODLAKE COUNTRY CLUB ESTATES, UNIT 4, RECORDED IN VOLUME 9514, PAGE(S) 17-18, DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS.

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 THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: CP WOODLAKE LIMITED PARTNERSHIP
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MICHIGAN 48034
(248) 208-2545
ATTN: Karen Deering

DULY AUTHORIZED AGENT

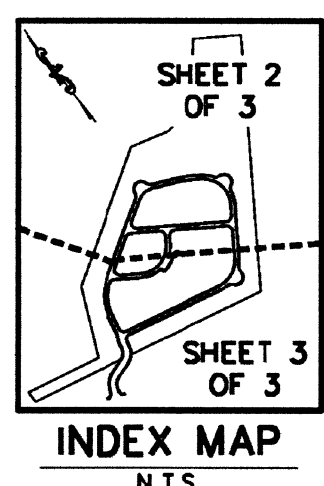
STATE OF MICHIGAN §
COUNTY OF OAKLAND §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Karen Deering* 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 11 DAY OF Oct, A.D. 2017.

Carol A. Thomas
NOTARY PUBLIC, OAKLAND COUNTY, MICHIGAN

CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF *Oakland*



NOTE:

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.

Line Table			
Line	Length	Direction	
L1	59.16'	N76°06'47"E	
L2	26.93'	N28°21'54"E	
L3	16.60'	N28°21'54"E	
L4	59.16'	N76°06'47"E	
L5	311.02'	N73°53'13"W	
L6	176.36'	N74°30'55"W	
L7	61.18'	N04°33'59"E	
L8	90.00'	N86°45'56"E	
L9	89.01'	N60°31'26"E	
L10	149.62'	N55°39'01"E	
L11	187.68'	N44°50'12"E	
L12	74.48'	S52°09'40"E	
L13	10.97'	N16°06'47"E	
L14	59.18'	N76°06'47"E	
L15	12.83'	N28°21'54"E	
L16	14.72'	N28°21'54"E	
L17	59.13'	N76°06'47"E	
L18	20.22'	N16°06'47"E	
L19	15.72'	N33°09'28"E	
L20	74.75'	N52°09'39"W	

Line Table			
Line	Length	Direction	
L21	66.82'	N37°50'20"E	
L22	123.87'	S62°01'51"W	
L23	47.10'	N37°50'20"E	
L24	108.78'	S52°09'40"E	
L25	77.45'	S16°06'47"W	
L26	142.00'	N52°09'40"W	
L27	13.88'	N02°55'48"W	
L28	13.88'	N34°34'11"W	
L29	47.10'	S37°50'20"W	
L30	90.46'	N62°19'03"W	
L31	26.00'	S62°19'03"E	
L32	2.88'	S27°09'40"E	
L33	10.63'	S75°16'13"W	
L34	72.57'	S37°50'20"W	
L35	16.19'	S12°30'38"W	
L36	1.66'	S78°33'55"W	
L37	0.97'	N49°12'04"E	
L38	9.09'	N88°37'23"E	
L39	68.88'	N37°50'20"E	
L40	10.71'	N20°34'35"W	

Line Table			
Line	Length	Direction	
L41	2.90'	N27°40'57"E	
L42	167.88'	N77°54'20"E	
L43	16.22'	S52°09'39"E	
L44	160.42'	N77°54'20"E	
L45	2.89'	S52°09'40"E	
L46	10.66'	S03°58'17"E	
L47	32.30'	S52°09'40"E	
L48	74.35'	N77°54'20"E	
L49	17.94'	N49°27'46"E	
L50	2.40'	S63°44'05"E	
L51	13.62'	S73°53'13"E	
L52	6.27'	S73°53'13"E	
L53	97.02'	N37°50'20"E	
L54	342.32'	N73°53'13"W	
L55	84.36'	N37°50'20"E	
L56	218.47'	N52°09'39"W	
L57	96.41'	S61°25'06"E	

CPS 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", "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 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 AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO 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 BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

Curve Table						
Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	78.55'	134.00'	40.44'	77.43'	N59°19'13"E	33°35'07"
C2	55.00'	56.00'	29.21'	53.42'	S52°14'21"W	47°44'53"
C3	65.46'	50.00'	38.37'	60.88'	N51°51'55"W	75°00'35"
C4	105.00'	128.00'	55.77'	101.99'	S52°14'21"W	47°44'53"
C5	24.16'	25.00'	13.12'	23.23'	N34°20'30"E	55°22'43"
C6	121.98'	42.00'	352.45'	83.41'	S89°51'24"W	166°24'32"
C7	24.16'	25.00'	13.12'	23.23'	S34°37'42"E	55°22'43"
C8	39.71'	224.00'	19.91'	39.66'	N57°14'22"W	10°09'23"
C9	70.10'	163.00'	35.60'	69.56'	N39°56'09"W	24°38'30"
C10	25.41'	25.00'	13.92'	24.33'	S56°43'47"E	58°13'47"
C11	115.36'	42.00'	209.88'	82.37'	N70°40'40"W	157°22'02"
C12	25.41'	25.00'	13.92'	24.33'	S42°24'28"W	58°13'47"
C13	69.83'	163.00'	35.46'	69.30'	N25°33'57"E	24°32'45"
C14	38.93'	163.00'	19.56'	38.83'	N44°40'50"E	13°40'59"
C15	25.41'	25.00'	13.92'	24.33'	S22°24'26"W	58°13'47"
C16	115.36'	42.00'	209.88'	82.37'	N71°58'34"E	157°22'02"
C17	25.41'	25.00'	13.92'	24.33'	N58°27'19"W	58°13'47"
C18	38.93'	163.00'	19.56'	38.83'	S80°43'42"E	13°40'59"
C19	39.27'	25.00'	25.00'	35.36'	S61°06'47"W	90°00'00"
C20	127.10'	122.32'	69.96'	121.46'	N46°14'32"E	59°32'06"
C21	65.02'	78.29'	34.52'	63.17'	S52°14'25"W	47°35'06"
C22	101.67'	122.00'	54.00'	98.75'	S52°14'21"W	47°44'52"
C23	81.60'	79.47'	44.81'	78.06'	N46°06'47"E	58°49'50"
C24	15.47'	52.00'	7.79'	15.41'	S24°38'08"W	17°02'41"
C25	14.28'	48.00'	7.19'	14.23'	N24°38'08"E	17°02'41"
C26	210.77'	263.00'	111.41'	205.18'	S39°04'19"W	45°55'04"

Curve Table						
Curve	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C27	35.10'	198.00'	17.60'	35.05'	N57°14'21"W	10°09'24"
C28	215.20'	137.00'	137.00'	193.75'	N70°40'40"W	90°00'00"
C29	39.27'	25.00'	25.00'	35.36'	N82°50'20"E	90°00'01"
C30	49.83'	25.00'	38.64'	41.98'	S4°56'06"W	114°11'30"
C31	84.50'	87.00'	45.92'	81.22'	S89°51'24"W	55°39'06"
C32	28.71'	25.00'	16.18'	27.16'	N85°03'54"W	65°48'30"
C33	39.27'	25.00'	25.00'	35.36'	N70°40'40"W	89°59'59"
C34	215.20'	137.00'	137.00'	193.75'	N82°50'20"E	90°00'00"
C35	49.83'	25.00'	38.64'	41.98'	S4°56'06"W	114°11'31"
C36	39.27'	25.00'	25.00'	35.36'	S82°50'20"W	90°00'01"
C37	39.27'	25.00'	25.00'	35.36'	N70°40'40"W	89°59'59"
C38	163.25'	137.00'	92.89'	153.76'	N71°58'34"E	68°16'27"
C39	39.27'	25.00'	25.00'	35.36'	S28°53'13"E	90°00'00"
C40	168.87'	237.00'	88.20'	165.32'	S36°31'35"W	40°49'35"
C41	30.94'	25.00'	17.80'	29.00'	N87°36'39"W	70°53'58"
C42	109.19'	163.00'	56.73'	107.16'	S71°21'05"E	38°22'53"
C43	7.65'	5.00'	4.80'	6.92'	N46°44'09"W	87°36'45"
C44	104.37'	181.75'	53.67'	102.94'	N71°15'00"E	32°54'03"
C45	7.65'	5.00'	4.80'	6.92'	S91°40'09"W	87°36'45"
C46	43.25'	163.00'	21.75'	43.12'	N45°26'26"E	15°12'12"
C47	5.66'	6.50'	3.03'	5.49'	N77°07'40"W	49°56'00"
C48	26.03'	42.00'	13.45'	25.61'	N26°27'30"W	35°30'21"
C49	35.84'	42.00'	19.09'	34.76'	N55°53'3"E	48°53'16"
C51	8.18'	74.00'	4.09'	8.18'	N72°56'40"E	6°20'04"
C52	4.87'	24.25'	2.44'	4.86'	S22°36'57"W	11°29'54"

STATE OF TEXAS §
COUNTY OF BEXAR §

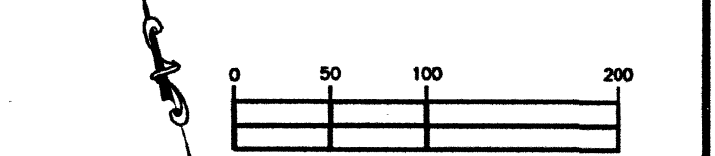
THIS PLAT OF WOODLAKE TRAILS 3 MHC HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS ____ DAY OF ____ A.D., 2016.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

PLAT NO. 160288

REPLAT ESTABLISHING WOODLAKE TRAILS 3 MHC

BEING 22.804 ACRES OF LAND IN BEXAR COUNTY, TEXAS, BEING A REMAINING PORTION OF A 32.425 ACRE TRACT OF LAND DESCRIBED BY DEED IN BOOK 16368, PAGE 471, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND 0.278 OF AN ACRE OF LAND OUT OF LOT 5, REPLAT AND SUBDIVISION PLAT, WOODLAKE COUNTRY CLUB ESTATES UNIT 4A, RECORDED IN VOLUME 9540, PAGES 148-149, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK (C.B.) 5080, BEXAR COUNTY, TEXAS.



CEC
CIVIL ENGINEERING CONSULTANTS
DON DUREN, INC.
11650 LULU WEST, SUITE 300
SAN ANTONIO, TEXAS 78230
P: 210.641.8900
F: 210.641.8440
REGISTRATION #2214
ENR# 00000000000000000000
JOB NUMBER: E0468000

DATE: MARCH 2016
STATE OF MICHIGAN §
COUNTY OF OAKLAND §

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: CP WOODLAKE LIMITED PARTNERSHIP
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MICHIGAN 48034
(248) 208-2545
ATTN: Karen Deering

DULY AUTHORIZED AGENT

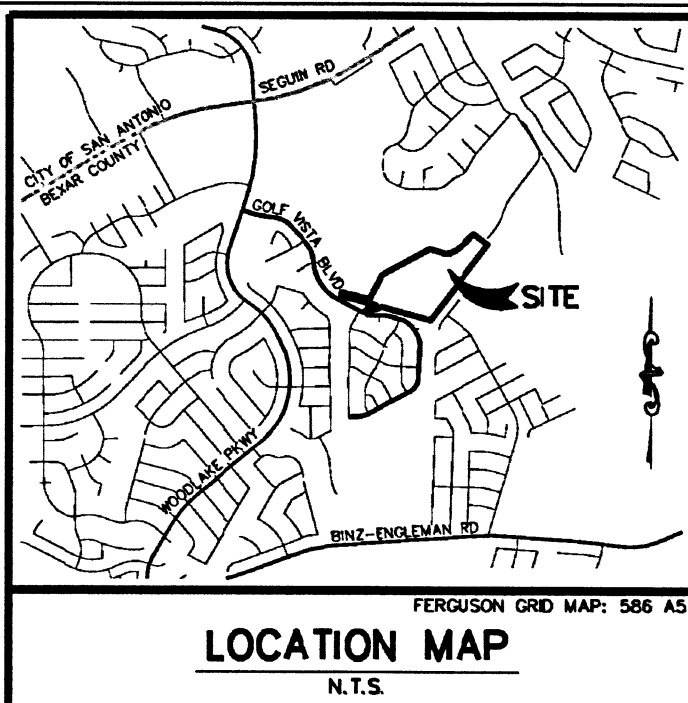
STATE OF MICHIGAN §
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF Oct, A.D. 2017.

Carol A. Thomas
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF *Oakland*

CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF



CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING 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 ENHANCE 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 AREAS.
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4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WOODLAKE TRAILS 3 MHC SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WOODLAKE TRAILS 3 MHC SUBDIVISION OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2144474) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARCHITECTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARCHITECT TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(0)(5)(C).

IDP NOTE:

THIS PLAT IS A COMPONENT OF AN INFRASTRUCTURE DEVELOPMENT PLAN (IDP) FOR MANUFACTURED HOME RENTAL COMMUNITIES. FOR A COPY OF THE PLAN CONTACT BEXAR COUNTY PUBLIC WORKS AT 210-335-6700.

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 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS DEDICATION NOTE:

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.

IMPACT FEE PAYMENT NOTE:

WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING. FOR THIS PLAT, ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET CONNECTION.

SURVEY NOTES:

- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. THE DATUM IS NAD83 (2011). COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE SCALE FACTOR USED IS 1.00017. ROTATION GRID TO PLAT IS 00° 00' 00".
- 2.) MONUMENTATION AS SHOWN, UNLESS OTHERWISE NOTED, IT IS THE POLICY OF "CEC" TO SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL LOT CORNERS (WHERE PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- 3.) THE BASIS OF BEARING REQUIT HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). (OR THE DEED OR PLAT USED TO ESTABLISH THE ORIGINAL BOUNDARY).
- 4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON MAY 3, 2013.

STATE OF TEXAS §
COUNTY OF BEXAR §

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

Mary P. Stewart
LICENSED PROFESSIONAL ENGINEER

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: CIVIL ENGINEERING CONSULTANTS

Chon P. Alvarado
REGISTERED PROFESSIONAL LAND SURVEYOR

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

MINIMUM FINISHED FLOOR NOTE:

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

2.) 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.

3.) THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATIONAL CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

NOTE:

- ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.

DETAIL #1
SCALE: 1" = 30'

DETAIL #2
SCALE: 1" = 30'

DETAIL #3
SCALE: 1" = 30'

DETAIL #4
SCALE: 1" = 30'

DETAIL #5
SCALE: 1" = 30'

DETAIL #6
SCALE: 1" = 30'

DETAIL #7
SCALE: 1" = 30'

DETAIL #8
SCALE: 1" = 30'

DETAIL #9
SCALE: 1" = 30'

DETAIL #10
SCALE: 1" = 30'

DETAIL #11
SCALE: 1" = 30'

DETAIL #12
SCALE: 1" = 30'

DETAIL #13
SCALE: 1" = 30'

DETAIL #14
SCALE: 1" = 30'

DETAIL #15
SCALE: 1" = 30'

DETAIL #16
SCALE: 1" = 30'

DETAIL #17
SCALE: 1" = 30'

DETAIL #18
SCALE: 1" = 30'

DETAIL #19
SCALE: 1" = 30'

DETAIL #20
SCALE: 1" = 30'

DETAIL #21
SCALE: 1" = 30'

DETAIL #22
SCALE: 1" = 30'

DETAIL #23
SCALE: 1" = 30'

DETAIL #24
SCALE: 1" = 30'

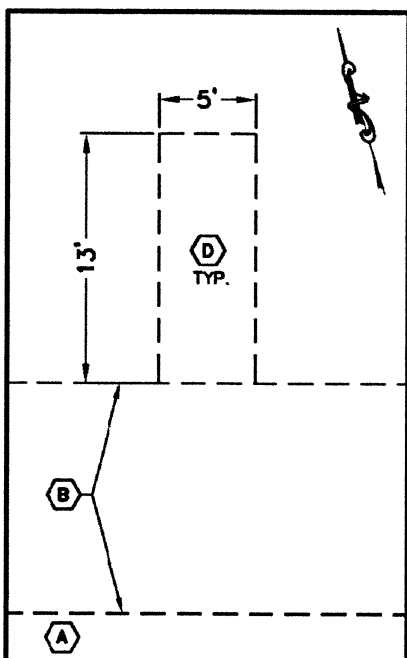
DETAIL #25
SCALE: 1" = 30'

DETAIL #26
SCALE: 1" = 30'

DETAIL #27
SCALE: 1" = 30'

DETAIL #28
SCALE: 1" = 30'

REFERENCE LEGEND,
CURVE, AND LINE DATA
ON SHEET 1 OF 3



TYPICAL DETAIL D
(5' x 13' GAS, ELEC, TEL
AND CATV EASEMENT)

SCALE: 1" = 10'

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS PLAT OF WOODLAKE TRAILS 3 MHC 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., 2017.

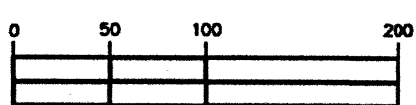
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NO. 160288

REPLAT ESTABLISHING WOODLAKE TRAILS 3 MHC

BEING 22.804 ACRES OF LAND IN BEXAR COUNTY, TEXAS, BEING A REMAINING PORTION OF A 32.425 ACRE TRACT OF LAND DESCRIBED BY DEED IN BOOK 16368, PAGE 471, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND 0.278 OF AN ACRE OF LAND OUT OF LOT 5, REPLAT AND SUBDIVISION PLAT, WOODLAKE COUNTRY CLUB ESTATES UNIT 4A, RECORDED IN VOLUME 9540, PAGES 148-149, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK (C.B.) 5080, BEXAR COUNTY, TEXAS.



CEC

CIVIL ENGINEERING CONSULTANTS
D O N D U R D E M - I R C
11860 L.L. 10 WEST, SUITE 300
SAN ANTONIO, TEXAS 78230
P: 210.841.9988
F: 210.841.8440
REGISTRATION #P-2214
Email: cec@cectexas.com

DATE: MARCH 2016
JOB NUMBER: E0468000

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

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.

Karen Deering
OWNER/DEVELOPER: CP WOODLAKE LIMITED PARTNERSHIP
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MICHIGAN 48034
(248) 208-2545
ATTN: Karen Deering

DULY AUTHORIZED AGENT

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Karen Deering* 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 11 DAY OF Oct., A.D., 2017.

CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF *Oakland*

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 ON ____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ____, A.D., 2017.

BY: _____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

BY: _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

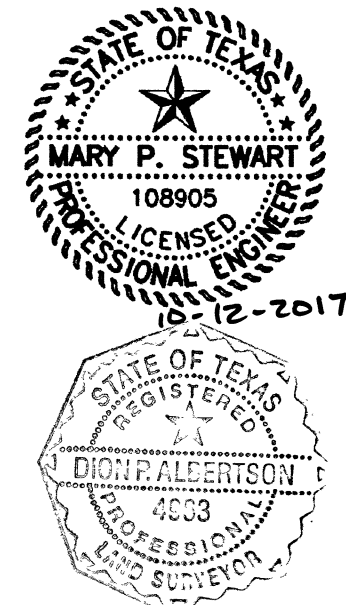
STATE OF TEXAS §
COUNTY OF BEXAR §

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., 2017 AT ____ M, AND DULY RECORDED THE ____ DAY OF ____, A.D., 2017 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., 2017.

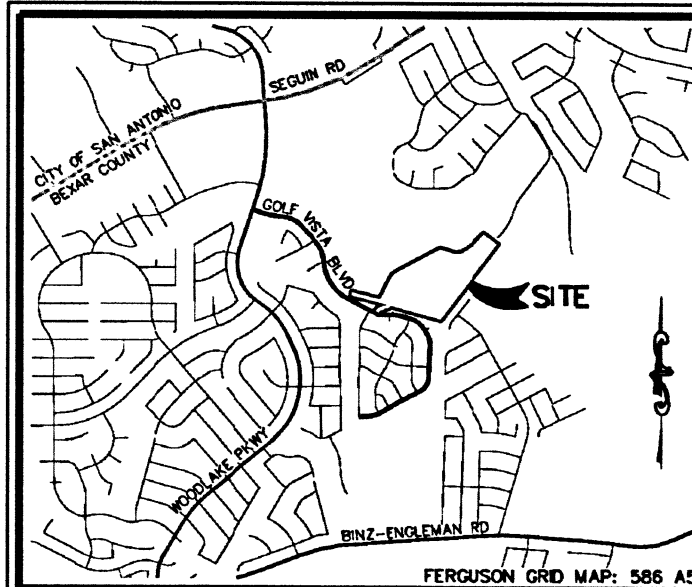
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 3



10-12-17



LOCATION MAP

N.T.S.

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "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 AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO 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 BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TV FACILITIES WHEN LOCATED WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WOODLAKE TRAILS 3 MHC SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WOODLAKE TRAILS PROPERTY OWNER/HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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 OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2144474) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)(C).

IDP NOTE:

THIS PLAT IS A COMPONENT OF AN INFRASTRUCTURE DEVELOPMENT PLAN (IDP) FOR MANUFACTURED HOME RENTAL COMMUNITIES. FOR A COPY OF THE PLAN CONTACT BEAR COUNTY PUBLIC WORKS AT 210-335-6703.

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 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS DEDICATION NOTE:

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.

IMPACT FEE PAYMENT NOTE:

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

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. THE DATUM IS NAD83 (2011). COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE SCALE FACTOR USED IS 1.00017. ROTATION GRID TO PLAT IS 00° 00' 00".
2. MONUMENTATION AS SHOWN UNLESS OTHERWISE NOTED, IT IS THE POLICY OF "CEC" TO SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL LOT CORNERS (WHERE PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
3. THE BASIS OF BEARING REITED HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), (OR THE DEED OR PLAT USED TO ESTABLISH THE ORIGINAL BOUNDARY).
4. THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON MAY 3, 2013.

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.

Mary P. Stewart
LICENSED PROFESSIONAL ENGINEER

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: CIVIL ENGINEERING CONSULTANTS.

William P. White
REGISTERED PROFESSIONAL LAND SURVEYOR

MINIMUM FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2. 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. NON-RESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE Delineated TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0430G, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE PLUS FREEBOARD CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

NOTE:

- ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE "AE" - BASE FLOOD ELEVATIONS DETERMINED.

APPROXIMATE LOCATION OF 100-YEAR FLOODPLAIN (48029C0430G DATED SEPT. 29, 2010)

UNPLATTED TRACT II 125.757 ACRE TRACT (VOL. 16370, PG. 502, R.P.R.) OWNER: WOODLAKE ACQUISITIONS LLC

1/2" REBAR FOUND

LOT 903, BLOCK 18, C.B. 5080 OPEN SPACE/TREE SAVE AREA/PUBLIC DRAINAGE EASEMENT (1.323 ACRES; PERMEABLE)

LOT 5

GOLF VISTA BLVD (PUBLIC R.O.W.-60') (VOL. 9514, PGS. 17-18, D.P.R.)

LOT 18 (DRAINAGE EASEMENT) WOODLAKE COUNTRY CLUB ESTATES UNIT 3A (VOL. 9540, PG. 147, D.P.R.) OWNER: PRESTO-NOVA WOODLAKE LTD.

UNPLATTED TRACT I 125.757 ACRE TRACT (VOL. 16370, PG. 502, R.P.R.) OWNER: WOODLAKE ACQUISITIONS LLC

LOT 903, BLOCK 18, C.B. 5080 OPEN SPACE/TREE SAVE AREA/PUBLIC DRAINAGE EASEMENT (1.323 ACRES; PERMEABLE)

LOT 5, BLK 18, C.B. 5080

GOLF VISTA BLVD (PUBLIC R.O.W.-60') (VOL. 9514, PGS. 17-18, D.P.R.)

LOT 18 (DRAINAGE EASEMENT) WOODLAKE COUNTRY CLUB ESTATES UNIT 3A (VOL. 9540, PG. 147, D.P.R.) OWNER: PRESTO-NOVA WOODLAKE LTD.

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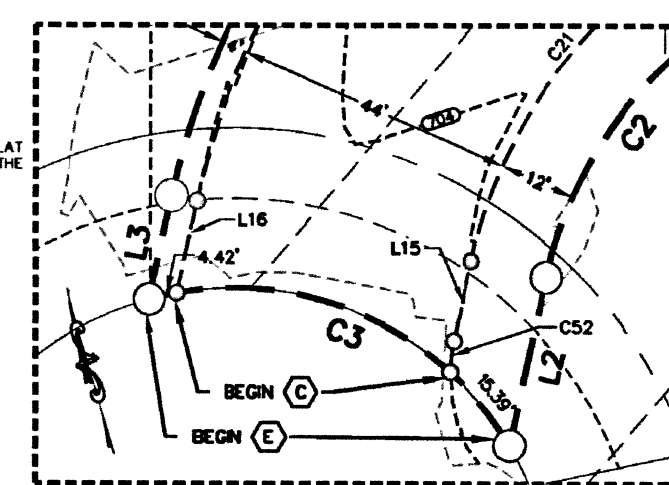
SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 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 OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

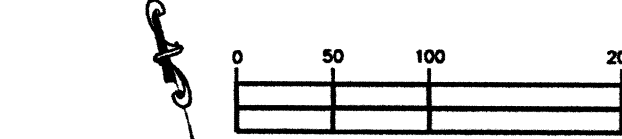
REFERENCE LEGEND, CURVE, AND LINE DATA ON SHEET 1 OF 3



PLAT NO. 160288

REPLAT ESTABLISHING WOODLAKE TRAILS 3 MHC

BEING 22.804 ACRES OF LAND IN BEAR COUNTY, TEXAS, BEING A REMAINING PORTION OF A 32.425 ACRE TRACT OF LAND DESCRIBED BY DEED IN BOOK 16368, PAGE 471, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, AND 0.278 OF AN ACRE OF LAND OUT OF LOT 5, REPLAT AND SUBDIVISION PLAT, WOODLAKE COUNTRY CLUB ESTATES UNIT 4A, RECORDED IN VOLUME 9540, PAGES 148-149, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS; ALSO BEING OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK (C.B.) 5080, BEAR COUNTY, TEXAS.



CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11880 L.L. WEST, SUITE 308
SAN ANTONIO, TEXAS 78230
P: 210.841.8888
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REGISTRATION #2214
Email: cec@cecengineers.com
JOB NUMBER: E0468000

DATE: MARCH 2016

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

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 OF AND CONSIDERATION THEREIN EXPRESSED.

Karen Deering
OWNER/DEVELOPER: CP WOODLAKE LIMITED PARTNERSHIP
27777 FRANKLIN ROAD, SUITE 200
SOUTHFIELD, MICHIGAN 48034
(248) 208-2545
ATTN: Karen Deering

DULY AUTHORIZED AGENT

STATE OF MICHIGAN §
COUNTY OF OAKLAND §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Karen Deering* 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 11 DAY OF Oct., A.D., 2017.

CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF *Oakland*

CERTIFICATE OF APPROVAL

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

DATED THIS ____ DAY OF ____ A.D., 2017.

BY: _____
COUNTY JUDGE, BEAR COUNTY, TEXAS

BY: _____
COUNTY CLERK, BEAR COUNTY, TEXAS

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., 2017 AT ____ M, AND DULY RECORDED THE ____ DAY OF ____ A.D., 2017 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., 2017.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS §
COUNTY OF BEAR §

THIS PLAT OF WOODLAKE TRAILS 3 MHC HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY 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., 2017.

BY: _____ CHAIRMAN

BY: _____ SECRETARY