

0.18 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 57.20' DRAINAGE EASEMENT (PERMEABLE)(0.18 AC.) OF THE WESTWINDS NORTH, UNIT-1 RECORDED IN VOLUME 9573, PAGES 52-53 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 0.6121 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT (PRIVATE)(PERMEABLE) OF THE 151 DEVELOPMENT, UNIT-2A RECORDED IN VOLUME 9620, PAGE 59 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF TRAVIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTWINDS NORTH, UNIT-1 PLAT NO. 050679 WHICH IS RECORDED IN VOLUME 9573, PAGE(S) 52-53, AND ON 151 DEVELOPMENT, UNIT-2A PLAT NO. 100305, WHICH IS RECORDED IN VOLUME 9620, PAGE 59, OF 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 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: BRADFIELD HEISER  
ABACUS ALAMO RANCH APARTMENT LAND PURCHASE, LP  
ABACUS ALAMO RANCH PAD SITE LAND PURCHASE, LP  
901 S. MOPAC, BARTON OAKS #2, SUITE 505  
AUSTIN, TX 78746 (512) 467-1696

STATE OF TEXAS  
COUNTY OF TRAVIS

SWORN AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF July A.D. 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 6/11/20

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.

STATE OF TEXAS  
COUNTY OF BEXAR

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:

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

SAWS WASTEWATER EDU:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	RPR	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	TELE	TELEPHONE
ELEC	ELECTRIC	(PD)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	(PD)	SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK	(TYPE I)	SET 1/2" IRON ROD (PD)-ROW
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	(TYPE I)	FOUND TxDOT MONUMENTATION

EXISTING CONTOURS  
PROPOSED CONTOURS  
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN AS PER PANEL# 48029C02153  
1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN AS PER PANEL# 48029C02153  
CITY OF SAN ANTONIO LIMITS  
ORIGINAL SURVEY/COUNTY LINE  
CENTERLINE

- UNPLATTED REMAINING PORTION OF 54.57 ACRES 151 DEVELOPMENT, L.P. VOL. 11414, PG. 1517, OPR
- WESTWINDS NORTH, UNIT-1 VOL. 9573, PGS. 52-53, DPR
- WESTWINDS NORTH, UNIT-2 VOL. 9581, PG. 221 D.P.R.
- LOT 30, BLOCK 15, CB 4413 151 DEVELOPMENT, UNIT-2A (VOL. 9620, PG. 59, DPR)
- LOT 902, BLOCK 15 151 DEVELOPMENT, UNIT-1 VOL. 9650, PG. 68 D.P.R.
- UNPLATTED 1.807 ACRES ABACUS ALAMO RANCH PAD SITE LAND PURCHASE LP, VOL. 18810, PG. 1084 OPR
- UNPLATTED 15.000 ACRES ABACUS ALAMO RANCH APARTMENT LAND PURCHASE LP, VOL. 18810, PG. 1076 OPR

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (OFF LOT 0.577 AC.)
- 20' DRAINAGE EASEMENT
- 20' BUILDING SETBACK
- 16' SANITARY SEWER EASEMENT (OFF LOT 0.039 AC.)
- 16' PRIVATE SANITARY SEWER EASEMENT (OFF LOT 0.021 AC.)
- 25' X 25' SANITARY SEWER TURNAROUND EASEMENT
- VARIABLE WIDTH PRIVATE SHARED CROSS ACCESS EASEMENT
- VARIABLE WIDTH PRIVATE SHARED CROSS ACCESS EASEMENT (OFF LOT 0.208 AC.)
- VARIABLE WIDTH ROW DEDICATION (0.012 AC.)

- 57.20' DRAINAGE EASEMENT (PERMEABLE)(0.18 AC.) VOL. 9573, PGS. 52-53, DPR
- VARIABLE WIDTH DRAINAGE EASEMENT (PRIVATE)(1.661 AC.) (PERMEABLE) VOL. 9620, PG. 59, DPR
- VARIABLE WIDTH DRAINAGE EASEMENT (PRIVATE)(1.661 AC.) (PERMEABLE) VOL. 9620, PG. 59, DPR
- VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) VOL. 9573, PG. 52-53 DPR
- 16' ELEC. GAS, TELE. & CA. T.V. EASEMENT VOL. 9573, PG. 52-53 DPR
- 12' ELEC. GAS, TELE. & CA. T.V. ESMT. VOL. 9573, PG. 52-53 DPR
- VARIABLE WIDTH DRAINAGE EASEMENT VOL. 9581, PG. 221 DPR
- 12' ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT VOL. 9581, PG. 221 DPR
- VAR. WIDTH DRAIN. & WATER ESMT. (PERM.) VOL. 9569, PG. 175 DPR VOL. 9650, PG. 68 DPR
- 20' SANITARY SEWER ESMT VOL. 9573, PG. 52 DPR
- 16' SAN. SEWER ESMT. VOL. 9650, PG. 68 DPR
- VARIABLE WIDTH WATER ESMT. VOL. 10931, PG. 1097 OPR
- 16' SANITARY SEWER EASEMENT VOL. 9573, PG. 52-53 DPR
- 20' BUILDING SETBACK VOL. 9576, PG. 59 DPR
- 14' GAS, ELEC. TELE. AND CABLE TV EASEMENT VOL. 9620, PG. 59 DPR
- 1' VEHICULAR NON-ACCESS EASEMENT VOL. 9576, PG. 168 DPR
- VARIABLE WIDTH DRAINAGE EASEMENT VOL. 9620, PG. 59 DPR
- EASEMENT AGREEMENT VOL. 14814, PG. 1267 OPR
- 60' PRIVATE ACCESS EASEMENT VOL. 9620, PG. 59 DPR
- VARIABLE WIDTH SANITARY SEWER EASEMENT VOL. 12566, PGS. 130-138 OPR
- 12' GAS, ELEC., TELE., AND CABLE TV EASEMENT VOL. 9576, PG. 168 DPR
- CROSS ACCESS & UTILITY EASEMENT AGREEMENT VOL. 18810, PG. 1092 OPR
- 12' GAS, ELEC., TELE., AND CABLE TV EASEMENT VOL. 9620, PG. 59 DPR
- 30' CROSS ACCESS EASEMENT VOL. 9576, PG. 168 DPR

STATE OF TEXAS  
COUNTY OF BEXAR

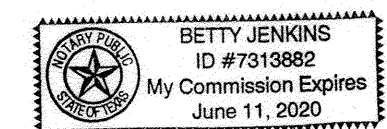
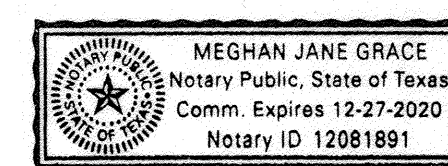
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: ROBERT W. TRAUTMANN  
151 DEVELOPMENT, L.P.  
110 UMBRA  
SAN ANTONIO, TX 78230

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT W. TRAUTMANN 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 12 DAY OF July, A.D. 2018.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NUMBER 180099

## REPLAT & SUBDIVISION PLAT ESTABLISHING WESTWINDS UNIT-12 MF

BEING A TOTAL OF 17.652 ACRES OF LAND BEING ALL OF A 15.000 ACRE TRACT OF LAND RECORDED IN VOLUME 18810, PAGE 1076 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 1.807 ACRE TRACT OF LAND RECORDED IN VOLUME 18810, PAGE 1092 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 0.060 OF AN ACRE OUT OF LOT 902, BLOCK 15 OF 151 DEVELOPMENT, UNIT 1 RECORDED IN VOLUME 9650, PAGE 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 0.785 OF AN ACRE OUT OF THE REMAINING PORTION OF A CALLED 54.57 ACRE TRACT OF LAND RECORDED IN VOLUME 11414, PAGE 1517 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOTS 133-134 AND BLOCK 15 SITUATE IN THE J. RODRIGUEZ SURVEY NUMBER 338, ABSTRACT 639, COUNTY BLOCK 4412 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF TRAVIS

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: BRADFIELD HEISER  
ABACUS ALAMO RANCH APARTMENT LAND PURCHASE, LP  
ABACUS ALAMO RANCH PAD SITE LAND PURCHASE, LP  
901 S. MOPAC, BARTON OAKS #2, SUITE 505  
AUSTIN, TX 78746 (512) 467-1696

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADFIELD HEISER 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 12 DAY OF July, A.D. 2018.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS PLAT OF WESTWINDS UNIT-12 MF 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

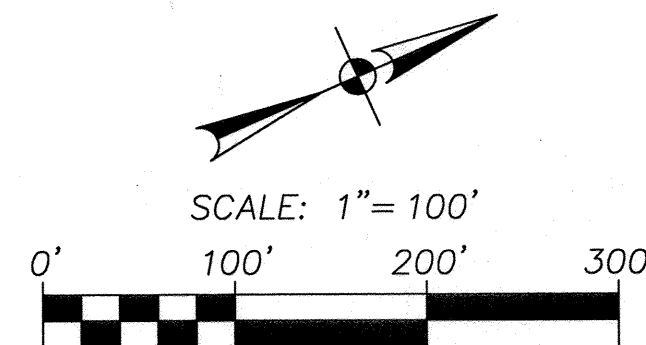
CERTIFICATE OF APPROVAL

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

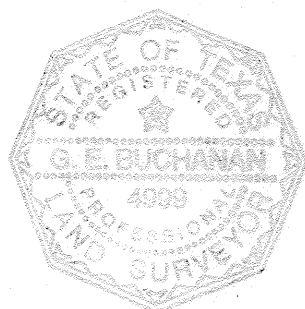


PAPE-DAWSON  
ENGINEERS

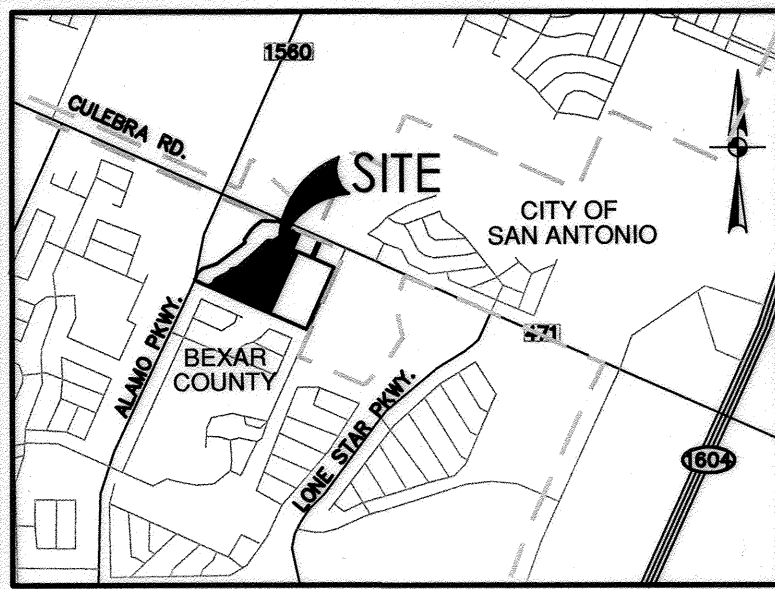
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800  
DATE OF PREPARATION: July 11, 2018

SHEET 1 OF 3









#### SETBACK:

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

#### SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 133-134, BLOCK 15, CB 4413, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE HOME OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

#### CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 133-134, BLOCK 15, CB 4413, IN ACCORDANCE WITH UDC 35-506(R)(3).

#### LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (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 09/07/2012 (CASE NO. 12-05-0109P). FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

#### COUNTY FINISHED FLOOR ELEVATION:-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

#### 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 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

#### CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

#### SAWS IMPACT FEE:

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

#### SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

#### TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT(S) (EXISTING) ALONG FM 471 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 95.74'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

#### RESIDENTIAL FINISHED FLOOR

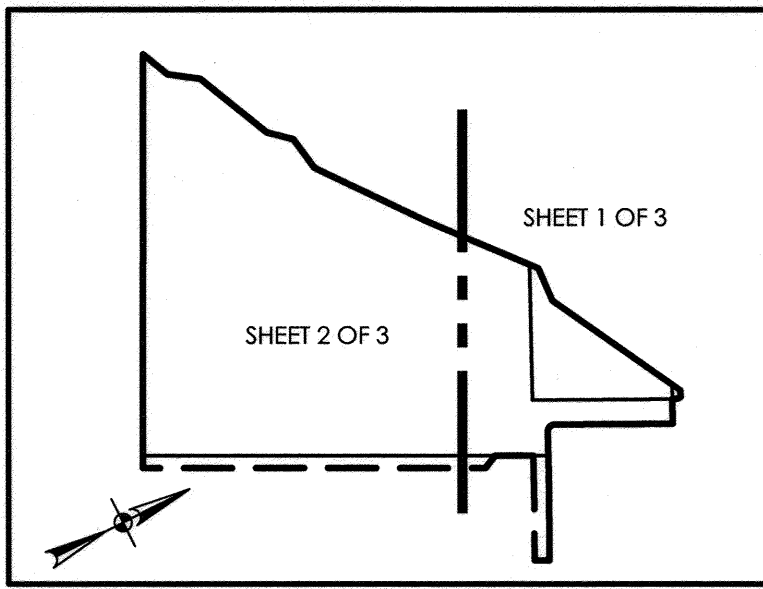
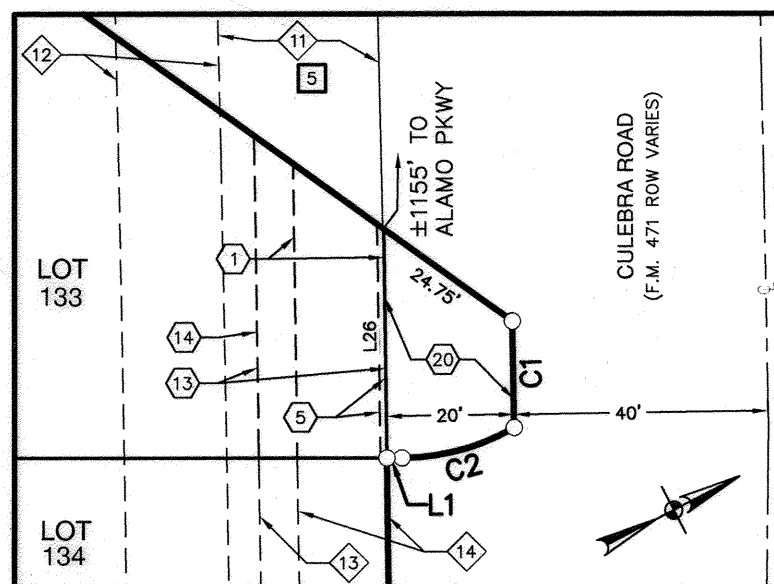
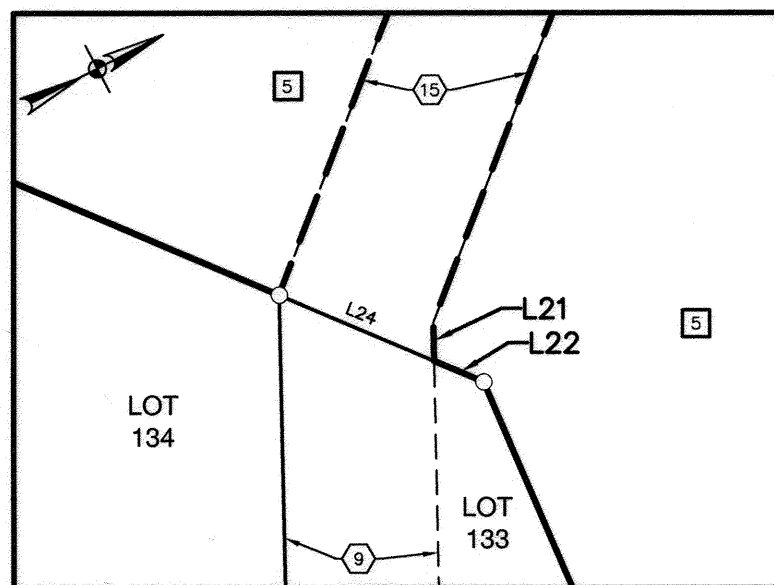
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

#### DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

#### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2381200) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).



STATE OF TEXAS  
COUNTY OF BEXAR

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

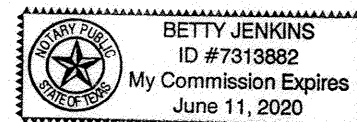
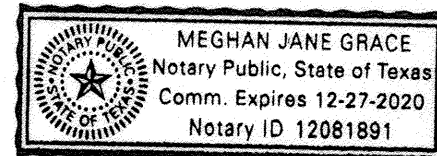
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: ROBERT W. TRAUTMANN  
151 DEVELOPMENT, L.P.  
110 UMBRA  
SAN ANTONIO, TX 78230

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT W. TRAUTMANN 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 12 DAY OF July, A.D. 2018.

Meghan J. Grace  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NUMBER 180099

## REPLAT & SUBDIVISION PLAT ESTABLISHING WESTWINDS UNIT-12 MF

BEING A TOTAL OF 17.652 ACRES OF LAND BEING ALL OF A 15.000 ACRE TRACT OF LAND RECORDED IN VOLUME 18810, PAGE 1076 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 1.807 ACRE TRACT OF LAND RECORDED IN VOLUME 18810, PAGE 1092 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, 0.060 OF AN ACRE OUT OF LOT 902, BLOCK 15 OF 151 DEVELOPMENT, UNIT 1 RECORDED IN VOLUME 9650, PAGE 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 0.785 OF AN ACRE OUT OF THE REMAINING PORTION OF A CALLED 54.57 ACRE TRACT OF LAND RECORDED IN VOLUME 11414, PAGE 1517 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS ESTABLISHING LOTS 133-134 AND BLOCK 15 SITUATE IN THE J. RODRIGUEZ SURVEY NUMBER 338, ABSTRACT 639, COUNTY BLOCK 4412 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF TRAVIS

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: BRADFIELD HEISER  
ABACUS ALAMO RANCH APARTMENT LAND PURCHASE, LP  
901 S. MOPAC, BARTON OAKS #2, SUITE 505  
AUSTIN, TX 78746 (512) 467-1696

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRADFIELD HEISER 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 12 DAY OF July, A.D. 2018.

Betty Jenkins  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

THIS PLAT OF WESTWINDS UNIT-12 MF 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

#### 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

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.

Matt Johnson 7-11-18  
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.

J. Buchanan  
REGISTERED PROFESSIONAL LAND SURVEYOR

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11419.16'	0°05'00"	S67°26'37"E	16.61'	16.61'
C2	35.00'	30°07'08"	S8°31'17"W	18.19'	18.40'
C3	11399.16'	0°18'06"	S67°13'45"E	60.01'	60.01'
C4	15.00'	90°48'22"	S21°49'20"E	21.36'	23.77'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S23°34'51"W	2.36'
L2	S67°13'31"E	81.79'
L3	S66°25'09"E	170.00'
L4	S23°34'51"W	36.00'
L5	N67°13'31"W	82.25'
L6	S23°54'29"W	92.16'
L7	S27°31'18"E	38.37'
L8	N66°04'19"W	30.00'
L9	N63°06'46"E	77.36'
L10	N31°39'26"E	79.17'
L11	N62°56'46"E	87.27'
L12	N38°16'03"W	56.61'
L13	N51°42'42"E	16.00'
L14	S38°16'03"E	59.78'
L15	N62°56'46"E	102.27'
L16	N38°35'22"E	66.88'
L17	N77°52'42"E	85.53'
L18	N44°53'27"W	105.00'
L19	N44°36'44"E	16.00'
L20	S44°53'27"E	101.98'
L21	S67°13'31"E	3.99'
L22	N46°51'09"E	5.62'
L23	S89°14'46"E	85.99'
L24	S46°51'09"W	17.52'
L25	N49°39'30"E	53.80'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S67°13'45"E	35.73'
L27	N18°21'34"W	70.87'
L28	N23°55'41"E	16.00'
L29	N66°04'19"W	57.20'
L30	N23°55'41"E	10.19'
L31	S85°31'36"E	86.91'
L32	N76°49'55"E	49.10'
L33	N41°32'58"E	49.10'
L34	N21°04'16"W	16.98'
L35	N23°54'29"E	47.01'
L36	N18°21'34"W	93.63'
L37	S89°14'46"E	31.75'
L38	S58°15'53"W	39.96'
L39	S51°08'19"W	58.25'
L40	S48°17'55"W	57.52'
L41	S60°44'07"W	53.65'
L42	N54°35'51"E	156.85'
L43	N47°13'31"E	143.73'
L44	N38°57'53"E	60.11'
L45	S23°54'29"W	36.01'

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: July 11, 2018

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