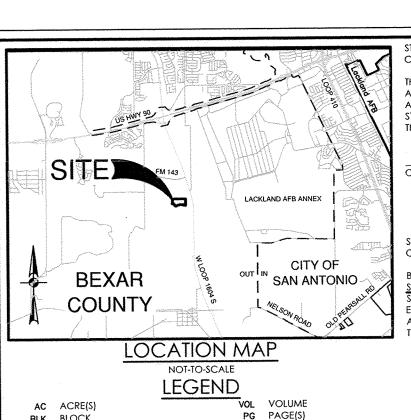
SECRETAR



RIGHT-OF-WAY

VARIABLE WIDTH DRAINAGE

(0.299 TOTAL ACRE-"OFF-LOT")

25'X25' SANITARY SEWER AND

TURN AROUND EASEMENT

INCORPORATION INTO FUTURE

(0.014 TOTAL ACRE - "OFF-LOT")

AND ACCESS EASEMENT ENTIRE

NCORPORATION INTO FUTURE

PLATTED PUBLIC STREET R.O.W.

(1.740 TOTAL ACRE - "OFF-LOT")

VARIABLE WIDTH GAS, ELECTRIC,

30' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (0.399 TOTAL ACRE - "OFF-LOT")

10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT WESTLAKES UNIT 2A

20' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

(VOL. 15846 PGS. 1122-1128 OPR)

10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

WESTLAKES COLLECTOR

WESTLAKES UNIT 2A

WESTLAKES UNIT 2A

80' WATER EASEMENT

DOC #20120243688

TELEPHONE, AND CABLE TV

PLATTED PUBLIC STREET ROW

VARIABLE WIDTH DRAINAGE

EASEMENT TO EXPIRE UPON

FASEMENT

(PERMEABLE)

TO EXPIRE UPON

INON-PERMEARIEL

(PERMEABLE)

(NON-PERMEABLE)

(PLAT #180216)

(PLAT #180216)

(PLAT #180216)

PHASE 1 & 2

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

BLK BLOCK CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF (SURVEYOR) BEXAR COUNTY, TEXAS NCB NEW CITY BLOCK OFFICIAL PUBLIC RECORDS *(OFFICIAL PUBLIC RECORDS*

OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS 1140 — EXISTING CONTOURS PROPOSED CONTOURS (7) CENTERLINE 1% ANNUAL CHANCE (100-YR) FUTURE

CONDITIONS FLOODPLAIN 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR

1140

VISION EASEMENT 20'X60' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.028 TOTAL ACRE-"OFF-LOT")

(NON-PERMEABLE) 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.050 TOTAL ACRE - "OFF-LOT") (NON-PERMEABLE)

20' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

40'X60' WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC (0.055 TOTAL ACRE - "OFF-LOT")

(PERMEABLE) VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT (14.208 TOTAL ACRE-"OFF-LOT")

(PERMEABLE) 30' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT

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, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER 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 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS COUNTY OF BEXAR

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.

STATE OF TEXAS 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.

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

OWNER/DEVELOPER: SCOTT TEETER HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

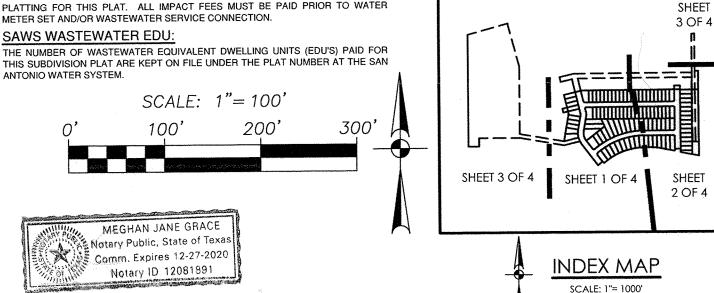
STATE OF TEXAS

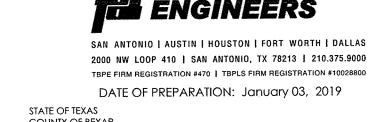
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS UBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

Notary Public, State of Texas

Comm. Expires 12-27-2020

NOTARY PUBLIC, BEXAR COUNTY, TEXAS





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.

CB 4312, LOTS 1-14, 901-902 BLK 1 CB 4312, LOTS 1-17 BLK 8 CB 4312, LOTS 1-44 BLK 7 CB 4312 AND LOTS 1-23 BLK 6 CB 4312, COMPRISED OF 22.054

ACRES OUT OF A 39.760 ACRE TRACT OF LAND CONVEYED TO PULTE

HOMES OF TEXAS, LP RECORDED IN VOLUME 19028, PAGES 1040-1049; 0.149 ACRE OUT OF THAT 4.400 ACRE TRACT OF LAND CONVEYED TO PULTE

PAPE-DAWSON

SEAN MILLER PULTE HOMES OF TEXAS L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 DAY OF ALD. 20 7. THIS ____ DAY OF _________

BEXAR COUNTY, TEXAS THIS PLAT OF WESTLAKES UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY

CHAIRMAN

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 N CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PHASE 1 & 2 (PLAT #180238) SHEET 1 OF 4



AULT, ROSS 5158 🔀

HOMES OF TEXAS LP AND HDC WESTLAKES LLC RECORDED IN VOLUME COUNTY OF BEXAR 19028, PAGES 1060-1084; AND 1.426 ACRES OUT OF A 206.87 ACRE TRACT 2 OF 4 AND 12.684 ACRES OUT OF A 116.42 ACRE TRACT CONVEYED TO THE PEOPLES VERDES RANCH HOLDINGS CO., LTD RECORDED IN VOLUME 11615, PAGES 2379-2389 AND VOLUME 11397, PAGES 1015-1029 ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS. SCALE: 1"= 1000' N89'44'36"E ~ 1226.23 S89*44'36"W ~ 1185.37 SEE SHEET 4 OF 4 PULTE HOMES OF TEXAS, L.P. 39.760 ACRES FOR LINE & (VOL. 19028, PGS. 1040-1049 O.P.R.) N89'44'36"E ~ 972.78 SEE SHEET 4 OF 4 **CURVE TABLES** 40.00' 40.00' 40.00' OWNER/DEVELOPE PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT N: 13677968.41 E: 2064598.36 STATE OF TEXAS COUNTY OF BEXAR 40.00 40.00 40.00 40.00 CB 4312 BLOCK 9 N89*44'36"E ~ 916.83" DUNLAP OPEN SPACE PERMEABLE (50' PUBLIC R.O.W)_ MEGHAN JANE GRACE (0.116 ACRES) Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891 -11.60 10.04'~ 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 74.31 PEOPLES VERDES RANCH 55.28 53.91 N89*44'36"E ~ 159.23' 59.24 57.04 61.95 APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS 206.87 ACRES AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR (VOL.11615 PGS.2379-2389 O.PR.) S80'17'12"E N89*44*36"E VARIANCE(S) HAVE BEEN GRANTED. CORRECTION DEED (VOL. 12197, PGS. 750-761 O.P.R.) 43 \$8077'12"E N89'44'36"E 183.36 N89'30'01"E 129.91 S8017'12"E 467.31 N8017'12"W 468.78' SEE SHEET 4 OF PULTE HOMES OF TEXAS, L.P. 20 HDC WESTLAKES, LLC 4.400 ACRES (VOL. 19028, PGS 1060-1084 O.P.R.) DATED THIS STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUL' WESTLAKES UNIT 2A AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED (PLAT #180216) AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL VARIABLE WIDTH CLEAR VISION STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. **FASEMENT** WESTLAKES COLLECTOR PHASE 1 & 2 (PLAT #180238) WESTLAKES COLLECTOR OWNER/DEVELOPER: HUGO-GUMERR VARIABLE WIDTH CLEAR VISION PEOPLES VERDES RANCH PHASE 1 & 2 EASEMENT (PLAT #180238) HOLDINGS CO. LTD. WESTLAKES UNIT 2A 19230 STONE OAK PKWY STE 301 (PLAT #180216) SAN ANTONIO, TEXAS 78258 VARIABLE WIDTH GAS, ELECTRIC. (210) 403-2081 TELEPHONE AND CABLE TV STATE OF TEXAS VARIABLE WIDTH WATER, ACCESS, COUNTY OF BEXAR WESTLAKES COLLECTOR PHASE 1 & 2 AND DRAINAGE EASEMENT TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUITIERREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS EXPIRE UPON INCORPORATION INTO (PLAT #180238) FUTURE PLATTED PUBLIC STREET ROW 16' SANITARY SEWER EASEMENT SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WESTLAKES COLLECTOR WESTLAKES UNIT 2A CONT. LEGEND PHASE 1 & 2 (PLAT #180238) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED (PLAT #180216) AND IN THE CAPACITY THEFEIN STATED. GIVEN UNDER MY HAND, AND SEAL OF OFFICE THIS _______, A.D. 2019____. VARIABLE WIDTH DRAINAGE VARIABLE WIDTH SANITARY SEWER 14' GAS, ELECTRIC, TELEPHONE EASEMENT EASEMENT AND CABLE TV EASEMENT WESTLAKES COLLECTOR WESTLAKES COLLECTOR WESTLAKES COLLECTOR PHASE 1 & 2 PHASE 1 & 2 (PLAT #180238) MEGHAN JANE GRACE Vou (PLAT #180238)

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

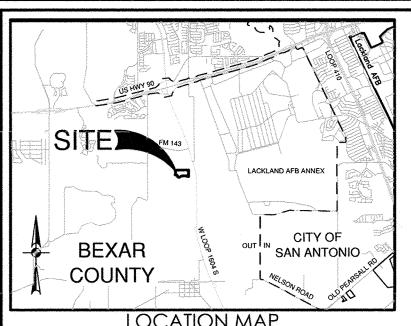
19230 STONE OAK PKWY STE 301 SAN ANTONIO, TEXAS 78258

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUITIERREZ 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 __________, A.D. 2019_. _DAY OF _JONUANY

MEGHAN JANE GRACE Notary Public, State of Texas

E Comm. Expires 12-27-2020



LOCATION MAP NOT-TO-SCALE

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, TRANS 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, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER 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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

> SEE SHEET 4 OF 4 FOR LINE & **CURVE TABLES**

> > PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS COUNTY OF BEXAR

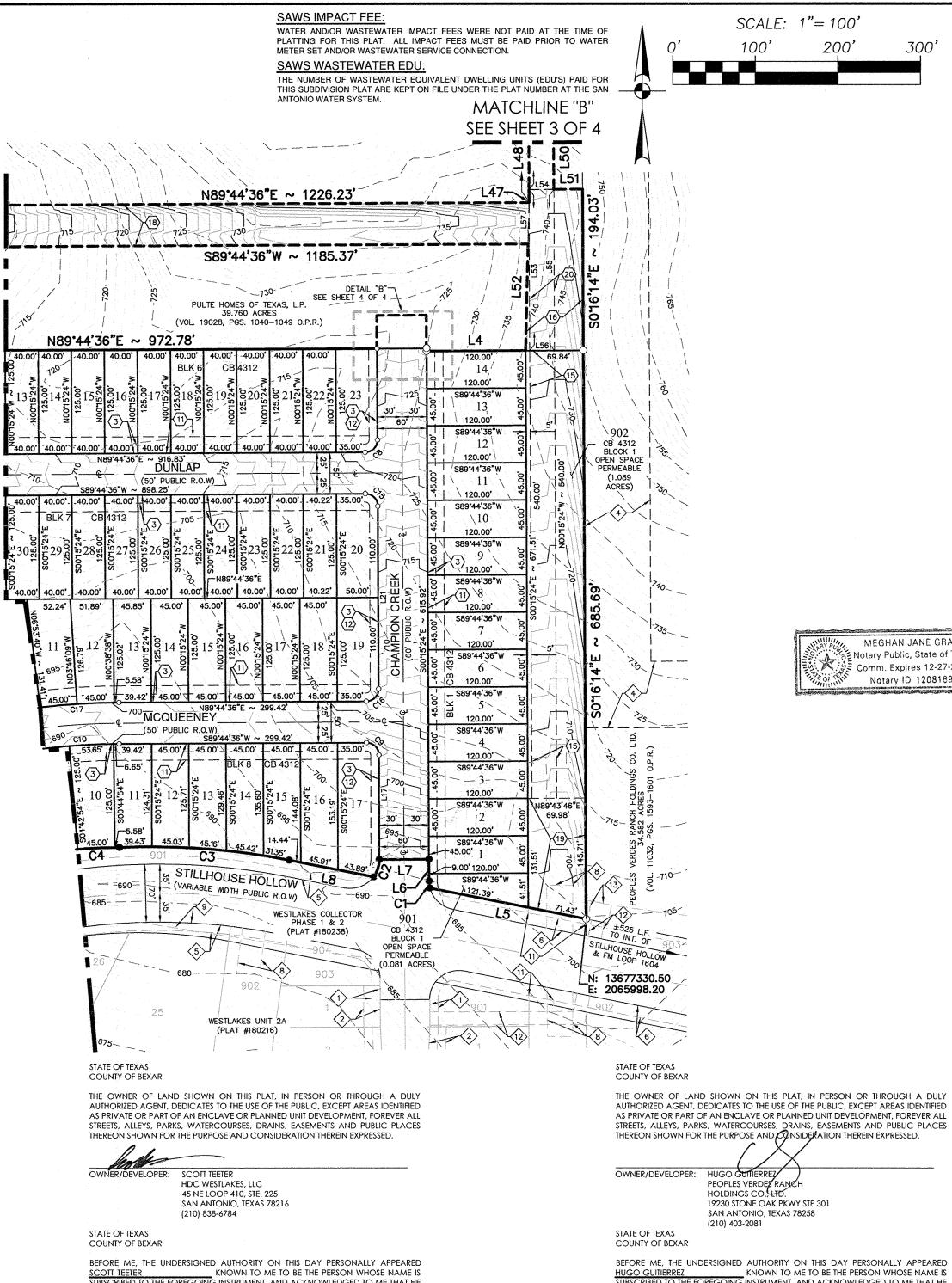
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 SURVEYO

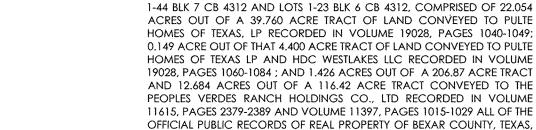
MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020



SCOTT TEETER 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 MANUARY

Jogan / Soc NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Notary ID 12081891



300'

SCALE: 1"= 100'

200'

100'

PAPE-DAWSON **ENGINEERS**

OUT OF THE THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544,

SUBDIVISION PLAT OF

WESTLAKES UNIT 1

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

DATE OF PREPARATION: January 03, 2019

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: PULTE HOMES OF TEXAS L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

(210) 496-1985

COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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

MEGHAN JANE GRACEHIS DAY OF AND AND SEAL OF OFFICE Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891 OTARY PUBLIC, BEXAR COUNTY, TEXAS

IHI2 P	LAI OF	MEST	LAKES UN	111	HAS	BEEN	SUBM	IIIFD	IO AN	D CON	SID	ERED E
THE P	LANNING	COM	MOISSIN	OF T	HE CIT	Y OF	SAN	ANTO	OINC,	TEXAS,	IS	HEREE
APPRO	OVED BY	SUCH (COMMISS	SION	N ACC	CORD	ANCE	WITH	STATE	OR LC	CA	L LAV
AND	REGULAT	IONS;	AND/OF	R WH	IERE /	ADMIN	IISTRA	TIVE	EXCE	PTION(S)	1	AND/C
VARIANCE(S) HAVE BEEN GRANTED.												
DATE	O THIS		DAY OF					, A	.D. <u>20</u>			

BY:	
	CHAIF

BY:	
	SECRETAR'
RTIFICATE OF APPROVAL	

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 AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT

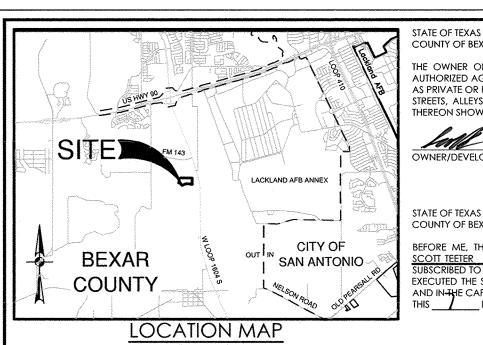
DATED THIS	DAY OF	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	A.D.	20	

SHEET 2 OF 4



AULT, ROSS

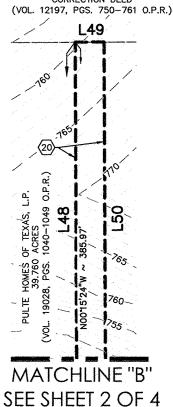
5158



SEE SHEET 4 OF 4 FOR LINE & **CURVE TABLES**

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PEOPLES VERDES RANCH HOLDINGS CO. LTD. (VOL.11615 PGS.2379-2389 O.PR.) CORRECTION DEED



CPS/SAWS/COSA UTILITY:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

GROUND ELEVATION ALTERATIONS.

ELECTRIC GAS, WATER SEWER DRAINAGE TELEPHONE CARLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

ELECTRIC AND GAS FACILITIES.

COUNTY OF BEXAR

ANTONIO PLANNING COMMISSION.

COUNTY OF BEXAR



SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FEMA 100 YR FLOODPLAIN

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

OWNER/DEVELOPER: SCOTT TEETER HDC WESTLAKES, LLC

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

45 NE LOOP 410, STE. 225

SAN ANTONIO, TEXAS 78216 (210) 838-6784

COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER 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 CAPACIPY THEREIN STATED. GIVEN UNDER MY HAND, AND SEAL OF OFFICE THIS ________, A.D. 20 ______.

MEGHAN JANE GRACE Comm. Expires 12-27-2020 Notary ID 12081891

Notary Public, State of Texas

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

ANTONIO WATER SYSTEM

PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER

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

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 ________, A.D. 20/9____. MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020

STATE OF TEXAS

COUNTY OF BEXAR

OWNER/DEVELOPER:

STATE OF TEXAS

COUNTY OF BEXAR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SCALE: 1"= 100'

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 JUNIT DEVELOPMENT, FOREVER ALL

STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

19230 STONE OAK PKWY STE 301

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

SAN ANTONIO, TEXAS 78258

HUGO GUITIERREZ

(210) 403-2081

PEOPLES VERDES RANCH

HOLDINGS CO., LTD.

200'

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 03, 2019 STATE OF TEXAS

> 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.

CB 4312, LOTS 1-14, 901-902 BLK 1 CB 4312, LOTS 1-17 BLK 8 CB 4312, LOTS

1-44 BLK 7 CB 4312 AND LOTS 1-23 BLK 6 CB 4312, COMPRISED OF 22.054

ACRES OUT OF A 39.760 ACRE TRACT OF LAND CONVEYED TO PULTE

HOMES OF TEXAS, LP RECORDED IN VOLUME 19028, PAGES 1040-1049;

0.149 ACRE OUT OF THAT 4.400 ACRE TRACT OF LAND CONVEYED TO PULTE

HOMES OF TEXAS LP AND HDC WESTLAKES LLC RECORDED IN VOLUME

19028, PAGES 1060-1084; AND 1.426 ACRES OUT OF A 206.87 ACRE TRACT

AND 12.684 ACRES OUT OF A 116.42 ACRE TRACT CONVEYED TO THE

PEOPLES VERDES RANCH HOLDINGS CO., LTD RECORDED IN VOLUME

11615, PAGES 2379-2389 AND VOLUME 11397, PAGES 1015-1029 ALL OF THE

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS,

OUT OF THE THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544,

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

PAPE-DAWSON

COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: SEAN MILLER PULTE HOMES OF TEXAS L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 _______, A.D. 20/9__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS THIS PLAT OF WESTLAKES UNIT 1 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.

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.

COUNTY JUDGE, BEXAR COUNTY, TEXAS	

DATED THIS _____ DAY OF ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 4

Notary ID 12081891 PEOPLES VERDES RANCH HOLDINGS CO. LTD. 206.87 ACRES (VOL.11615 PGS.2379-2389 O.PR.) CORRECTION DEED (VOL. 12197, PGS.

750-761 O.P.R.)

MEGHAN JANE GRACE Notary ID 12081891

Notary Public, State of Texas Comm. Expires 12-27-2020

PEOPLES VERDES

LTD. 116.42 ACRES

1015-1029 O.P.R.)

S8077'12"E ~ 467.31"

N8017'12"W ~ 468.78'

RANCH HOLDINGS CO.

116,42 ACRES (VOL. 11397, PGS. 1015-1029 O.P.R.)

S89'58'47"W ~ 422.23'

ONE STAR 185.88 3698, PGS

Š)

L41

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, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES OR 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 IER 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 . 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 THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS

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

STATE OF TEXAS

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN



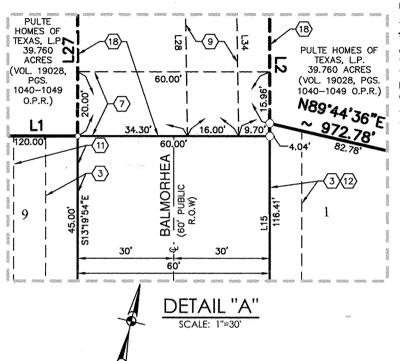


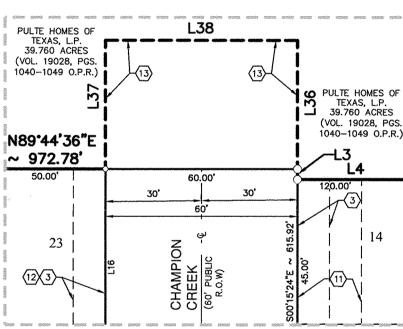
SHAUNA L. WEAVER

89512

SSIONAL ENGLE

LOCATION MAP NOT-TO-SCALE





Detail "B'

SURVEYOR'S NOTES

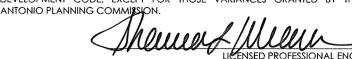
PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

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.

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



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.



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," SANITARYSEWER FASEMENT AND/OR RECYCLEDWATER FASEMENT 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, OF OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS. TRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) 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 NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDERFOR 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 OK UNDERSTORT SAME APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h). ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR

120.00

128.33

3.25

120.00

192.82

26.32

60.00

104.25'

34.88

60.00

279.76

152.67

290.52

135.00

112.37

110.00

125.92

15.85

80.45

156.14

220.00

25.85

109.32

156.14

29.04

219.79

140.00

136.63

4.50'

25.00

25.00

25.00

4.50'

136.88

50.00

40.00'

40.00'

60.00

165.50'

86.21

111.61

60.46

23.57

50.00

42.00'

50.00

1.75

400.00

30.00

385.97

34.80

128.30

194.03

30.00

194.03

30.00

50.02

LINE TABLE

LINE # BEARING LENGTH

N76'40'06"E

S1319'54"E

S0015'24"E

N89*44'36"E

N78'48'35"W

10015'24"W

S89*44'36"W

N78*48'35"W

S5218'03"W

S5218'03"W

N37*41*57"W

N76"10"52"E

N09'42'48"E

N1319'54"W

S13"19'54"E

N0015'24"W

N0015'24"W

S5218'03"W

S37'41'57"E

N09'42'48"E

N0015'24"W

N5218'03"E

S37'41'57"E

509*42'48"W

S13"19'54"E

S27'58'01"E

N13'19'54"W

N14"14'04"W

S75*45'56"W

N14"14'04"W

N75*45'56"E

S14"14'04"E

S75'45'56"W

S14"14'04"E

N13"19'54"W

S0015'24"E

N0075'24"W

N89*44'36"E

S76"10"52"W

S00°01'13"E

S89'58'47"W

400°00'50"E

N13"19'54"W

S76*40'06"W

N1319'54"W

N76*40'06"E

N01'20'04"E

N0015'24"W

N89'44'36"E

S0015'24"E

N89'44'36"E

N01"20'04"E

S0015'24"E

S89'44'36"W

S00"15"24"E

N89'44'36"E

S01°20'04"W

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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

SAWS WASTEWATER EDU:

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT NOTE

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE FASEMENTS 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.

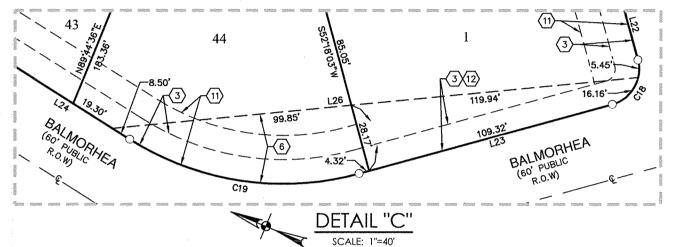
COMMON AREA MAINTENANCE

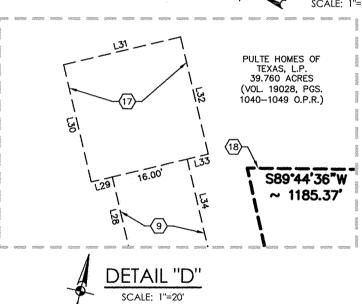
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 9, CB 4312, AND LOTS 901-902, BLOCK 1, CB 4312, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TCI DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH FLOODPLAIN ADMINISTRATOR, THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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





	A)				
		OX TYN			
		CUR	VE TABLE		
#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGT
	35.00'	013*55'48"	N0713'18"W	8.49'	8.51
	35.00'	036'49'25"	S18*09'19"W	22.11'	22.49
	865.90	013'39'25"	N85*44'28"W	205.91	206.39
	650.00	037'26'34"	S71 01'19"W	417.26	424.77
	35.00'	033'57'50"	N54*40'52"W	20.44	20.75
	180.00'	011'02'27"	N32*10*44"W	34.63'	34.69
	15.00'	076'55'30"	S51*47'39"E	18.66'	20.14
	15.00'	090'00'00"	N44°44'36"E	21.21'	23.56
	15.00'	090,00,00	N45"15'24"W	21.21'	23.56
	775.00	037"26'34"	S71°01'19"W	497.50'	506.46
	25.00*	090,00,00,	S0718'03"W	35.36	39.27
	180.00'	047"24'46"	S13*59*35"E	144.74	148.95
	70.00′	023'02'42"	N01*48'33"W	27.97'	28.15
	15.00'	107704'70"	C70*10'01"W	27.40	26.00

-1						
1	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
1	C1	35.00'	013*55'48"	N07"13'18"W	8.49'	8.51'
1	C2	35.00'	036*49*25"	S18*09'19"W	22.11'	22.49'
1	C3	865.90'	013'39'25"	N85*44'28"W	205.91	206.39'
1	C4	650.00'	037'26'34"	S71 01'19"W	417.26	424.77
1	C5	35.00'	033'57'50"	N54*40'52"W	20.44	20.75'
1	C6	180.00'	011'02'27"	N32*10*44"W	34.63'	34.69'
1	C7	15.00'	076'55'30"	S51*47'39"E	18.66	20.14'
1	C8	15.00'	090,00,00,	N44*44`36"E	21.21'	23.56'
1	C9	15.00'	090'00'00"	N45"15'24"W	21.21'	23.56'
1	C10	775.00'	037*26'34"	S71*01'19"W	497.50'	506.46
1	C11	25.00*	090,00,00,	S0718'03"W	35.36'	39.27'
1	C12	180.00'	047"24'46"	S13*59'35"E	144.74	148.95
1	C13	70.00′	023'02'42"	N01*48'33"W	27.97'	28.15*
1	C14	15.00'	103'04'30"	S3812'21"W	23.49'	26.98'
1	C15	15.00'	090'00'00"	N45*15'24"W	21.21	23.56'
1	C16	15.00'	090,00,00,	N44*44'36"E	21.21'	23.56'
1	C17	825.00	037*26'34"	N71°01'19"E	529.59'	539.14
	C18	15.00'	090'00'00"	S82*41'57"E	21.21	23.56'
	C19	120.00'	047"24"46"	S13'59'35"E	96.49'	99.30'
	C20	130.00'	023'02'42"	N01°48'33"W	51.94'	52.29
	C21	180.00'	012'50'23"	S20*14*19*E	40.25	40.34*
_	i i					

CLEAR VISION NOTE

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDENTAL PRESSURE TO MEET THE CITY OF SAN

ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS 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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

OPEN SPACE NOTE:

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, ÉASEMENTS AND PUBLIC PLACES

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

19230 STONE OAK PKWY STE 301

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

SAN ANTONIO, TEXAS 78258

PEOPLES VERDES RANCH

HOLDINGS CO., LTD.

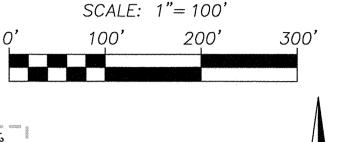
(210) 403-2081

OWNER/DEVELOPER: HUGO GUITIERREZ

STATE OF TEXAS

COUNTY OF BEXAR

LOT 901 BLOCK 1, CB 4312, IS DESIGNATED AS OPEN SPACE PERMEABLE AND LOT 901 BLOCK 9, CB 4312 AND LOT 902 BLOCK 1, CB 4312 SHALL BE DESIGNATED AS OPEN SPACE PERMEABLE AND AS PUBLIC DRAINAGE EASEMENTS



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 ALI STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR JHE PURPOSE AND CONSIDERATION THEREIN EXPRESSED OWNER/DEVELOPER SEAN MILLE PULTE HOMES OF TEXAS L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985 STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (ECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN-THE CAPACITY THEREN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________, A.D. 20/9. Comm. Expires 12-27-2020

PLAT NUMBER 180239

SUBDIVISION PLAT

OF

WESTLAKES UNIT:

CB 4312, LOTS 1-14, 901-902 BLK 1 CB 4312, LOTS 1-17 BLK 8 CB 4312, LOTS

1-44 BLK 7 CB 4312 AND LOTS 1-23 BLK 6 CB 4312, COMPRISED OF 22.054

ACRES OUT OF A 39.760 ACRE TRACT OF LAND CONVEYED TO PULTE

HOMES OF TEXAS, LP RECORDED IN VOLUME 19028, PAGES 1040-1049;

0.149 ACRE OUT OF THAT 4,400 ACRE TRACT OF LAND CONVEYED TO PULTE

HOMES OF TEXAS LP AND HDC WESTLAKES LLC RECORDED IN VOLUME

19028, PAGES 1060-1084; AND 1.426 ACRES OUT OF A 206.87 ACRE TRACT

AND 12.684 ACRES OUT OF A 116.42 ACRE TRACT CONVEYED TO THE

PEOPLES VERDES RANCH HOLDINGS CO., LTD RECORDED IN VOLUME

11615, PAGES 2379-2389 AND VOLUME 11397, PAGES 1015-1029 ALL OF THE

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS,

OUT OF THE THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544,

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: January 03, 2019

PAPE-DAWSON

COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

OTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 1 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. <u>20</u>	

MEGHAN JANE GRACE

MEGHAN JANE GRACE

Notary Public, State of Texas

Notary ID 12081891

Notary Public, State of Texase Undersigned, County Judge of Bexar County, texas and presiding Comm. Expires 12-27-2020 HEER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY Notary ID 12081891 THA THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF A.D. 20

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY COUNTY JUDGE, BEXAR COUNTY, TEXAS AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED

COUNTY CLERK, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER: SCOTT TEETER HDC WESTLAKES, LLC

45 NE LOOP 410, STE, 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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

AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED LINIT DEVELOPMENT. FOREVER ALL

STREETS ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED





SHEET 4 OF 4

MEGHAN JANE GRACE Notary Public, State of Terral Comm. Expires 12-27-2020 Notary ID 12081891



SHAUNA L. WEAVER

89512

PAULT, ROSS 5158 3 #28810)

CHAIRMA