

IMPACT FEE PAYMENT DUE:
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.

DEDICATION OF THE WATER MAINS:
THE OWNER DEDICATES THE 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 (PREVS REQUIRED):
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 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.

INGRESS/EGRESS NOTE (WATER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND
EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S)
SHOWN ON THIS PLAT.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND
RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE
AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE
OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING
AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL
NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO
REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER
OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID
FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES,
CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN
ENCROACHMENT AGREEMENT WITH SARA.

CPS/SAWS/COSA UTILITY NOTES:
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 THE 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," "OVERHEAD EASEMENT," "UTILITY EASEMENT," "GAS
EASEMENT," "TRANSFORMER 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10)
FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY
UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

SURVEYOR NOTES:
1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT
ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR
THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF
1.00017.
4. A PORTION OF THE REFERENCED PROPERTY IS IN ZONE AE, SPECIAL HAZARD AREA
SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD
ELEVATIONS DETERMINED, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 430 OF 785,
COMMUNITY PANEL NO. 48029C04005, DATED SEPTEMBER 29, 2010.
5. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 08)

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.

TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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.

JAMES JANISSE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
KFW SURVEYING, LLC
3421 PASANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

EASEMENTS FOR FLOOD PLAINS:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE
BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL
48029C04005, DATED SEPTEMBER 29, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR)
ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL
CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD.
CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS
AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOOD
PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOOD PLAIN:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOOD PLAIN OR
ADJACENT TO THE FLOOD PLAIN (INDICATED WITH AN X) SHALL BE IN COMPLIANCE WITH
THE FLOOD PLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT
BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. (F-142(a) & (b)(1))

RESIDENTIAL FINISHED FLOOR:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL
ADJACENT GRADE. (APPENDIX H. 15.2)

RESIDENTIAL FINISHED FLOOR ELEVATION:
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO
ULTIMATE DEVELOPMENT FLOOD PLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL
STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF
THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT
FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD
ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO
PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE
REQUIRED PRIOR TO THE OCCUPANCY OF THE RESIDENTIAL BUILDINGS, AS DETERMINED
BY THE FLOOD PLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. (F125(a)(2) & F142(a)(1))

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 THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO
AND BEXAR COUNTY SHALL HAVE THE RIGHT OF 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. (APPENDIX H)

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS 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 (35-906)(a)(5).

FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND
OF 1,500 GPM AT 25 PSI RESIDUAL 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 THE 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 MARSHALL.

FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE
FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION
CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED
FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO
DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE
MARSHALL.

BUILDING SETBACK NOTE:
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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2385028) 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 THE OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER
FOR WHICH CONSTRUCTION OF A 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 ARBORISTS
OFFICE PER 35-477(n).

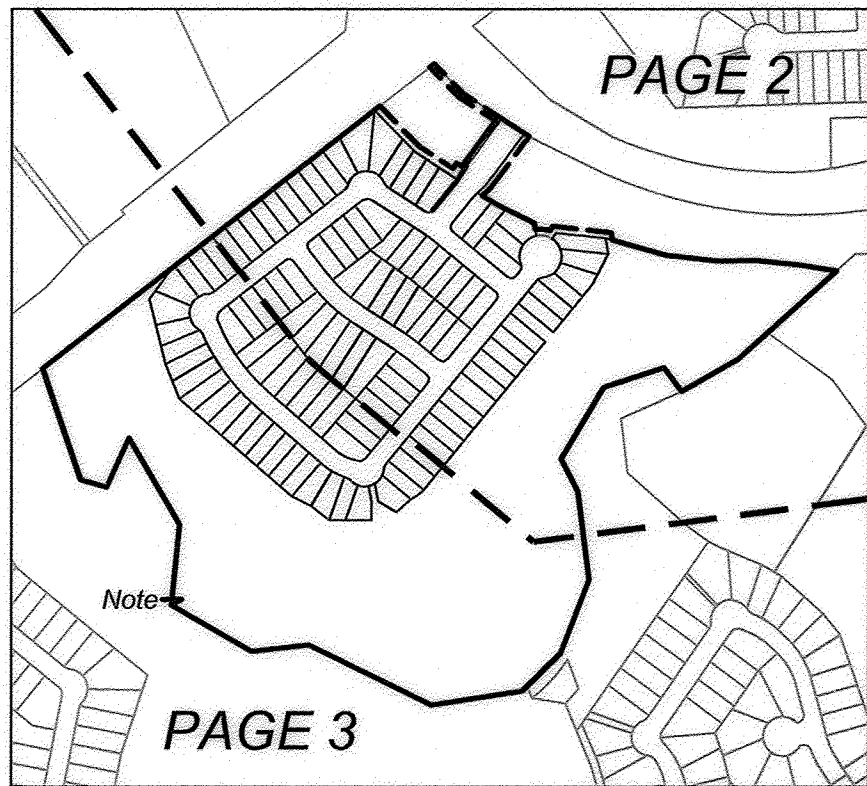
COMMON AREA MAINTENANCE NOTE:
THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS,
INCLUDING LOT 901 BLOCK 22, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE
WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR
THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE
RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:
LOT 901, BLOCK 22 IS DESIGNATED AS AN OPEN SPACE AND DRAINAGE EASEMENT LOT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.09'	N52°05'39"E
L2	107.60'	S44°31'40"E
L3	104.31'	S57°08'57"E
L4	14.00'	S32°51'03"W
L5	30.92'	S45°10'53"W
L6	18.12'	N52°05'39"E
L7	16.00'	N33°45'37"E
L8	16.00'	S57°11'14"E
L9	7.31'	N33°45'37"E
L10	100.18'	S57°08'57"E
L11	75.59'	N36°19'00"E
L12	100.15'	N36°12'37"E
L13	38.81'	N36°19'00"E
L14	110.92'	N57°08'57"W
L15	40.01'	S47°40'48"E
L16	110.77'	N44°31'40"W
L17	10.00'	S57°11'14"E
L18	26.00'	S57°11'14"E
L19	38.99'	S57°11'14"E
L20	17.13'	S10°34'44"E
L21	13.62'	N33°21'42"E
L22	19.57'	S8°17'50"E
L23	22.88'	S48°01'58"W
L24	77.25'	N38°18'28"W
L25	93.55'	S27°46'04"E
L26	69.92'	N74°44'34"W
L27	50.25'	S45°10'53"W
L28	87.12'	S39°28'15"W

LINE TABLE		
LINE	LENGTH	BEARING
L29	17.96'	N39°28'15"E
L30	92.76'	N39°28'15"E
L31	50.25'	N33°45'37"E
L32	66.18'	N50°31'45"W
L33	79.41'	N37°54'21"W
L34	79.41'	S37°54'21"E
L35	66.18'	S50°31'45"E
L36	17.53'	N8°17'50"W
L37	16.00'	S10°34'44"E
L38	18.03'	N33°21'42"E
L39	17.53'	S74°10'49"E
L40	41.30'	N8°17'50"W
L41	86.74'	N27°29'44"E
L42	42.24'	N37°44'37"E
L43	16.01'	S88°10'09"W
L44	52.24'	S7°05'39"W
L45	53.05'	S7°05'39"W
L46	5.00'	S50°31'45"E
L47	5.00'	N50°31'45"W
L48	5.00'	S50°31'45"E
L49	5.00'	N50°31'45"W
L50	46.49'	N11°44'17"W
L51	40.08'	N11°03'14"W
L52	34.16'	S74°10'49"E
L53	16.00'	N15°49'11"E
L54	34.62'	S18°53'07"E
L55	56.25'	N18°53'07"W

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT



PAGE INDEX
NTS

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1.51'	1.00'	0.94'	86°32'03"	1.37'	S79°35'02"W
C2	25.54'	455.00'	12.78'	3°13'00"	25.54'	N37°55'30"E
C3	38.31'	71.00'	19.63'	30°55'02"	37.85'	S85°07'13"E
C4	29.45'	535.00'	14.73'	3°09'15"	29.45'	S37°53'38"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S5°31'45"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	N84°28'15"E
C7	16.44'	15.00'	9.16'	62°48'08"	15.63'	N8°04'11"E
C8	277.90'	55.00'	38.87'	289°30'15"	63.48'	S58°34'46"E
C9	12.23'	15.00'	6.48'	46°42'07"	11.89'	S82°49'19"W
C10	9.64'	15.00'	4.99'	36°48'17"	9.47'	S21°04'07"W
C11	118.80'	50.00'	124.18'	136°08'09"	92.76'	S70°44'03"W
C12	8.54'	15.23'	4.38'	32°06'49"	8.42'	N57°30'27"W
C13	75.46'	175.00'	38.33'	24°42'27"	74.88'	N61°27'48"W
C14	237.23'	525.00'	120.68'	25°53'25"	235.22'	N36°09'52"W
C15	9.71'	15.00'	5.03'	37°04'51"	9.54'	N41°45'36"W
C16	131.31'	50.00'	189.71'	150°28'10"	96.70'	N14°56'04"E
C17	9.97'	15.00'	5.18'	38°04'30"	9.79'	N71°07'54"E
C18	9.87'	15.00'	5.12'	37°43'02"	9.70'	N33°14'08"E
C19	127.54'	50.00'	164.33'	146°09'11"	95.67'	N87°27'12"E
C20	9.87'	15.00'	5.12'	37°43'02"	9.70'	S38°19'43"E
C21	21.82'	15.00'	13.35'	83°20'30"	19.95'	N81°08'30"E
C22	25.60'	465.00'	12.80'	3°09'15"	25.60'	N37°53'38"E
C23	20.34'	175.00'	10.18'	6°39'30"	20.32'	S53°51'30"E
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S5°31'45"E
C25	23.56'	15.00'	15.00'	90°00'00"	21.21'	S84°28'15"W
C26	51.34'	425.00'	25.70'	6°55'19"	51.31'	N53°59'24"W
C27	127.92'	375.00'	64.59'	19°32'43"	127.30'	N47°40'42"W
C28	23.56'	15.00'	15.00'	90°00'00"	21.21'	N7°05'39"E
C29	30.86'	25.00'	17.74'	70°43'06"	28.94'	N87°27'12"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	S82°54'21"E
C31	144.98'	425.00'	73.20'	19°32'43"	144.28'	S47°40'42"E
C32	45.30'	375.00'	22.68'	6°55'19"	45.28'	S53°59'24"E
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	S5°31'45"E
C34	26.84'	25.00'	14.88'	61°30'36"	25.57'	S70°13'33"W
C35	65.25'	125.00'	33.39'	29°54'34"	64.51'	N64°03'52"W
C36	224.21'	475.00'	114.23'	27°02'42"	222.14'	N35°34'14"W
C37	32.36'	25.00'	18.89'	74°09'32"	30.15'	N15°00'53"E
C38	30.93'	549.00'	15.47'	3°13'39"	30.92'	S37°55'50"W
C39	22.65'	15.00'	14.12'	86°32'03"	20.56'	S79°36'02"W
C40	24.47'	15.00'	15.94'	93°27'57"	21.85'	N10°24'58"W
C41	54.45'	71.00'	28.84'	43°56'27"	53.13'	S78°36'31"E

PLAT NUMBER 180300

SUBDIVISION PLAT ESTABLISHING
WINDING CREEK SUBDIVISION

BEING A 37.49 ACRE TRACT OF LAND OUT OF THE JOSEFA LEAL SURVEY NO.
39, ABSTRACT NO. 420, THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT NO.
487, BEXAR COUNTY, TEXAS, BEING PARTIALLY LOCATED IN N.C.B. 17730,
CITY OF SAN ANTONIO, BEING ALL OF A 42.32 ACRE TRACT OF LAND AS
CONVEYED TO COLUMBIA REALTY LIMITED OF RECORD IN VOLUME 6417,
PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,
AND BEING ALL OF A 21.163 ACRE TRACT OF LAND AS CONVEYED TO
SCHAEFER-BURDICK HOMES, INC. OF RECORD IN VOLUME 2221, PAGE 141
OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND
& CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

KFW
ENGINEERS + SURVEYING
3421 Passanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

BRIAN BARRON
OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

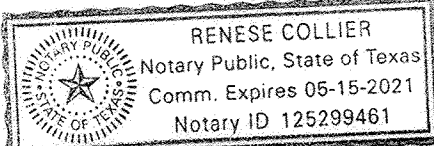
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Renese Collier, 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 11TH DAY OF January, A.D. 2017

Renese Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE
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.

ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

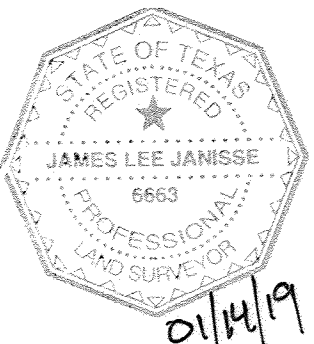
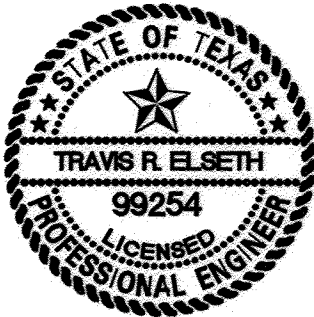
COUNTY CLERK, BEXAR COUNTY, TEXAS

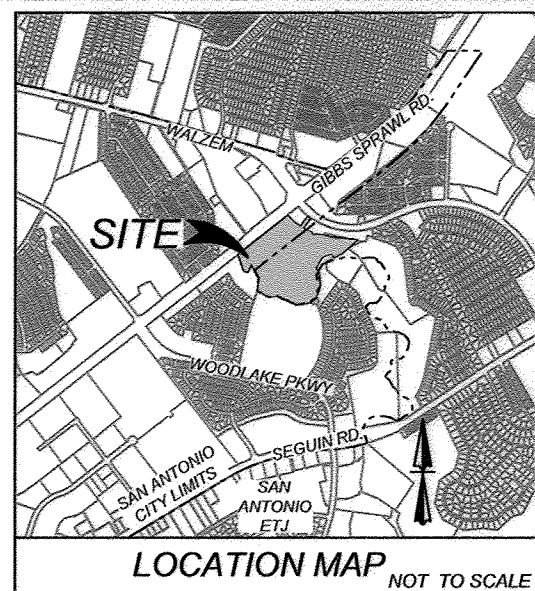
THIS PLAT OF WINDING CREEK SUBDIVISION HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY
OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN
ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE
ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY





LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- △ SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- CENTERLINE OF ROAD
- FLOODPLAIN PER PANEL 4802004306, EFFECTIVE DATE SEPTEMBER 29, 2010.
- CITY LIMITS LINE
- * REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON SHEET 1
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK

IMPACT FEE PAYMENT DUE:
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.

DEDICATION OF THE WATER MAINS:
THE OWNER DEDICATES THE 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 (PRVS REQUIRED):
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 OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE COUNTERSIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

INGRESS / EGRESS NOTE (WATER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND 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 AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

CPS/SAWS/COSA UTILITY NOTES:

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

KEY NOTES

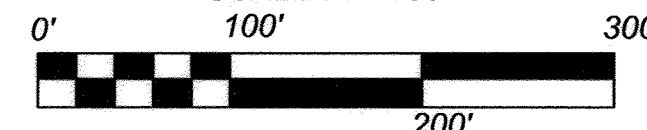
1. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 20' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. 16' SANITARY SEWER EASEMENT
5. 10' WATER LINE EASEMENT
6. OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, CABLE TV., WATER AND SANITARY SEWER EASEMENT (0.02 AC.)
7. OFF-LOT 16' SANITARY SEWER EASEMENT (0.06 AC.)
8. OFF-LOT 18' PRIVATE DRAINAGE EASEMENT (0.12 AC.)
9. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.03 AC.)
10. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.06 AC.)
11. 5' WATER LINE EASEMENT
12. 17' PRIVATE DRAINAGE EASEMENT
13. 16' WATER EASEMENT
14. VARIABLE WIDTH SANITARY SEWER EASEMENT
15. OFF-LOT 16'X26' SANITARY SEWER EASEMENT (0.01 AC.) (PERMEABLE)
16. OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.07 AC.)
17. 16' SANITARY SEWER EASEMENT (VOL. 478, PG. 1779 O.P.R.)
18. 16' SANITARY SEWER EASEMENT (VOL. 6507, PG. 293 O.P.R.)
19. 16' SANITARY SEWER EASEMENT (VOL. 4523, PG. 680 O.P.R.)
20. 60' DRAINAGE EASEMENT (VOL. 9515, PG. 20 D.P.R.)

PLAT NUMBER 180300

SUBDIVISION PLAT ESTABLISHING WINDING CREEK SUBDIVISION

BEING A 37.49 ACRE TRACT OF LAND OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT NO. 487, BEXAR COUNTY, TEXAS, BEING PARTIALLY LOCATED IN N.C.B. 17730, CITY OF SAN ANTONIO, BEING ALL OF A 42.32 ACRE TRACT OF LAND AS CONVEYED TO COLUMBIA REALTY LIMITED OF RECORD IN VOLUME 6417, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF A 21.163 ACRE TRACT OF LAND AS CONVEYED TO SCHAEFER-BURDICK HOMES, INC. OF RECORD IN VOLUME 2221, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'



OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TSP# Firm #: 9515 • TSP#S Firm #: 10122300

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:
BRIAN BARRON
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

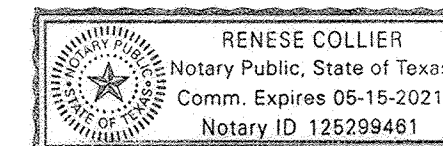
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron, 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 11th DAY OF January, A.D. 2019

Renese Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE 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.

ON THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TX

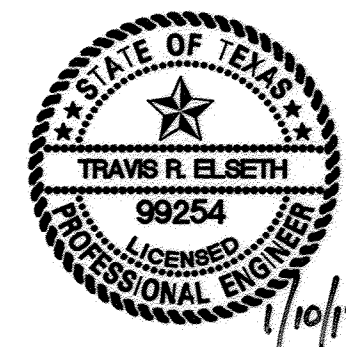
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WINDING CREEK SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20__

BY: _____
CHAIRMAN

BY: _____
SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRIVE 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.

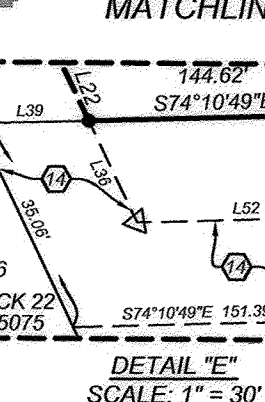
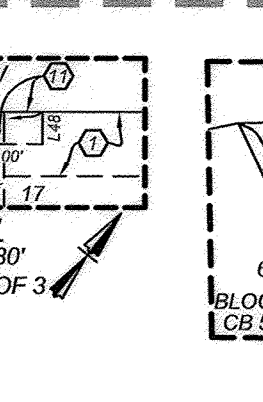
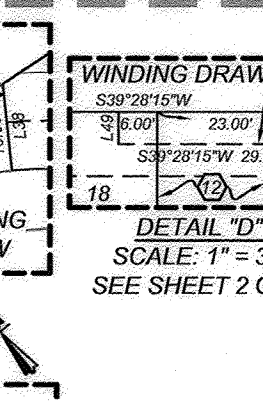
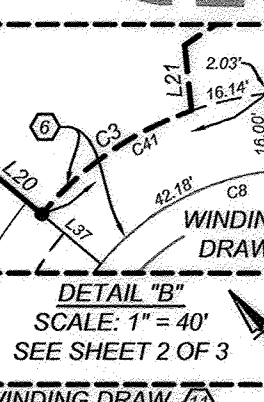
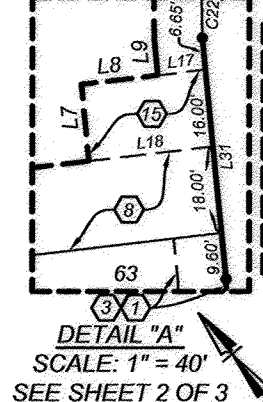
TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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.

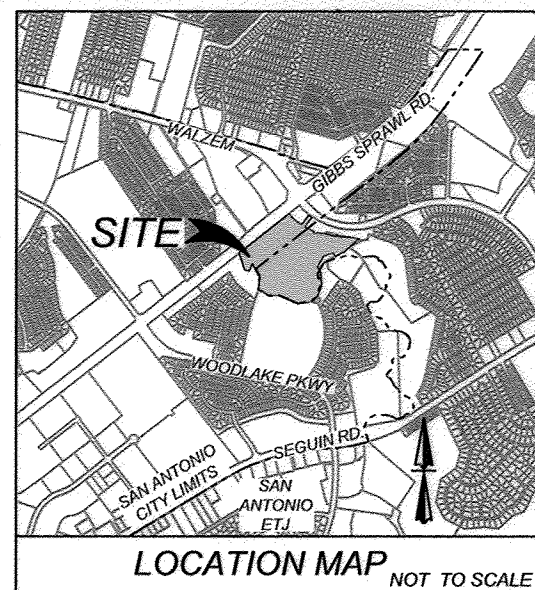
JAMES LEE JANISSE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

MATCHLINE "A" SEE PAGE 3 OF 3



REFER TO PAGE 1 OF 3 FOR ALL OTHER
ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 3 FOR
LINE AND CURVE TABLES



IMPACT FEE PAYMENT DUE:
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.

DEDICATION OF THE WATER MAINS:
THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

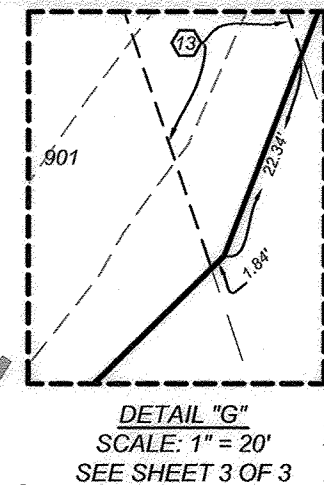
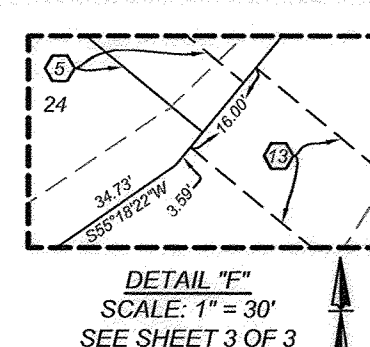
SAWS HIGH PRESSURE NOTE (PRVS REQUIRED):
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR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

INGRESS / EGRESS NOTE (WATER):
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

SAN ANTONIO RIVER AUTHORITY NOTE:
SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, AND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

CPS/SAWS/COSA UTILITY NOTES:

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



PLAT NUMBER 180300

SUBDIVISION PLAT ESTABLISHING
WINDING CREEK SUBDIVISION

BEING A 37.49 ACRE TRACT OF LAND OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, THE JOHN H. MILLER SURVEY NO. 41, ABSTRACT NO. 487, BEXAR COUNTY, TEXAS, BEING PARTIALLY LOCATED IN N.C.B. 17730, CITY OF SAN ANTONIO, BEING ALL OF A 42.32 ACRE TRACT OF LAND AS CONVEYED TO COLUMBIA REALTY LIMITED OF RECORD IN VOLUME 6417, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF A 21.163 ACRE TRACT OF LAND AS CONVEYED TO SCHAEFER-BURDICK HOMES, INC. OF RECORD IN VOLUME 2221, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=100'

0' 100' 200' 300'

KFW

ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TDRP Firm #: 9513 • TDRP Firm #: 10122300

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259
PHONE: (210) 403-6282

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.

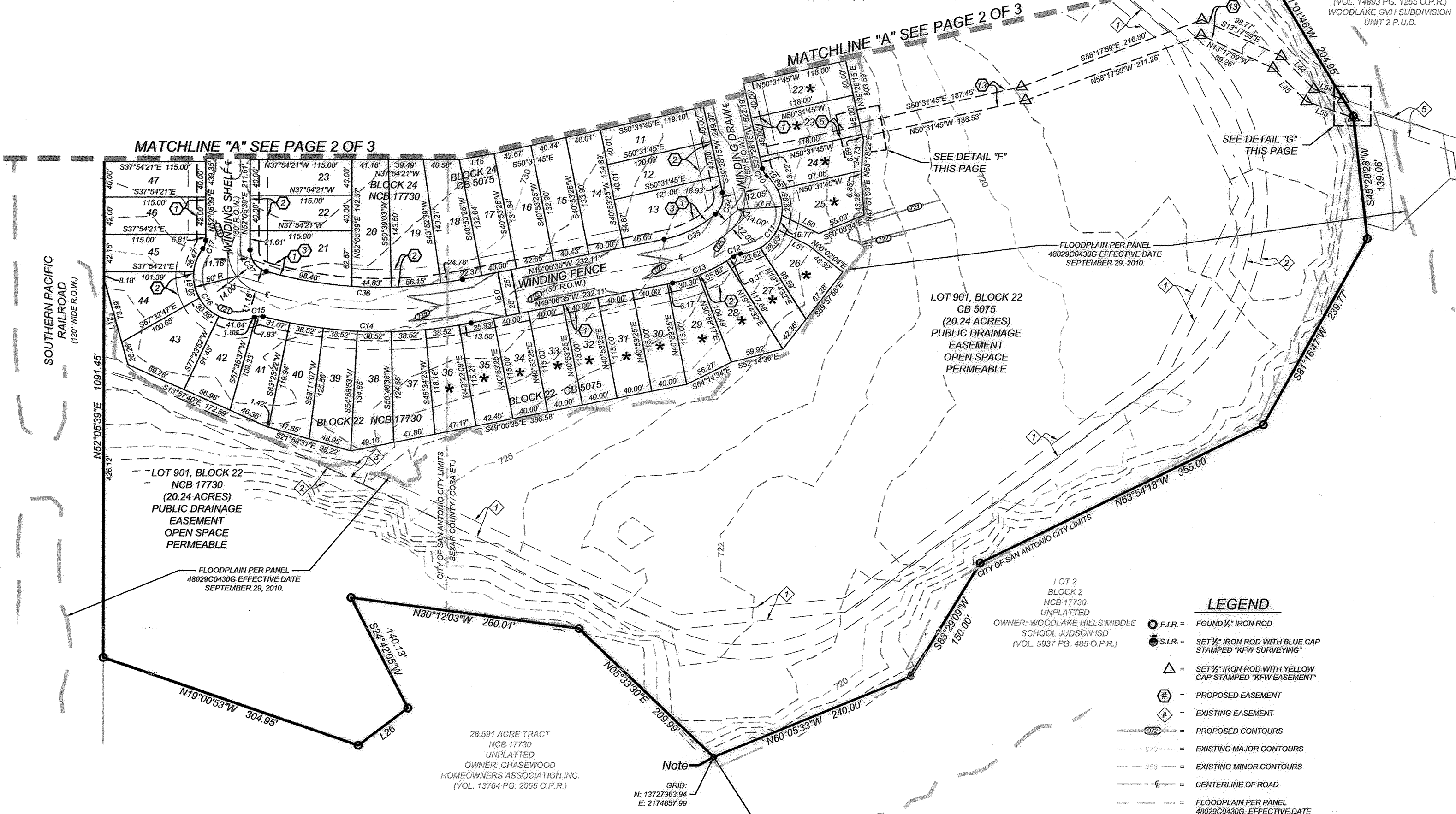
OWNER/DEVELOPER:
BRIAN BARRON
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brian Barron 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 11th DAY OF January A.D. 2019
Renae Collier
NOTARY PUBLIC BEXAR COUNTY TEXAS

RENESE COLLIER
Notary Public, State of Texas
Comm. Expires 05-15-2021
Notary ID 125299461



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.

Travis R. Elseth
TRAVIS R. ELSETH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

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.

James Lee Janisse
JAMES LEE JANISSE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

- KEY NOTES**
- | | |
|---|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑭ VARIABLE WIDTH SANITARY SEWER EASEMENT |
| ② 20' BUILDING SETBACK LINE | ⑮ OFF-LOT 16'x26' SANITARY SEWER EASEMENT (0.01 AC.) (PERMEABLE) |
| ③ 10' BUILDING SETBACK LINE | ⑯ OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.07 AC.) |
| ④ 16' SANITARY SEWER EASEMENT | |
| ⑤ 10' WATER LINE EASEMENT | |
| ⑥ OFF-LOT 16' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. AND SANITARY SEWER EASEMENT (0.02 AC.) | |
| ⑦ OFF-LOT 16' SANITARY SEWER EASEMENT (0.06 AC.) | ⑰ 16' SANITARY SEWER EASEMENT (VOL. 4778, PG. 1709 O.P.R.) |
| ⑧ OFF-LOT 18' PRIVATE DRAINAGE EASEMENT (0.12 AC.) | ⑱ 16' SANITARY SEWER EASEMENT (VOL. 6507, PG. 293 O.P.R.) |
| ⑨ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.03 AC.) | ⑳ 16' SANITARY SEWER EASEMENT (VOL. 4523, PG. 680 O.P.R.) |
| ⑩ OFF-LOT 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (0.06 AC.) | ㉑ 60' DRAINAGE EASEMENT (VOL. 9515, PG. 20 D.P.R.) |
| ⑪ 5' WATER LINE EASEMENT | |
| ⑫ 17' DRAINAGE PRIVATE EASEMENT | |
| ⑬ 16' WATER EASEMENT | |

REFER TO PAGE 1 OF 3 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - △ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - ⬢ = PROPOSED EASEMENT
 - ⬢ = EXISTING EASEMENT
 - 0.02 — = PROPOSED CONTOURS
 - 970 — = EXISTING MAJOR CONTOURS
 - 988 — = EXISTING MINOR CONTOURS
 - C — = CENTERLINE OF ROAD
 - F — = FLOODPLAIN PER PANEL 48029C0430G, EFFECTIVE DATE SEPTEMBER 29, 2010.
 - L — = CITY LIMITS LINE
 - * = REFERENCE COUNTY FINISHED FLOOR ELEV. NOTE ON SHEET 1
- R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
N.C.B. = NEW CITY BLOCK
VOL. = VOLUME
PG. = PAGE
C.B. = COUNTY BLOCK

ON THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WINDING CREEK SUBDIVISION 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

