

LOCATION MAP

LEGEND

B.S.L.

DRN. EDU E.G.T.CA

= BUILDING SETBACK LINE

= FOLIVALENT DWELLING LINE

= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION

= COUNTY BLOCK

= DIAMETER

NOT TO SCALE

;PS/SAWS/COSA UTILITY NOTES (18526-22-24): . The City of San Antonio as a part of its electric, gas, and water 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", "OVER THANGE EASEMENT," UTILITY FASEMENT", "BOTH OF THE PROPERTY OF THE PRO EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSI OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING OF INSTRUCTION, CONSTRUCT THE RECEIVED WITH THE REASONS DESCRIBED ABOVE. OF SHRUCTION, AND ERECTIVED UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. OF SENERGY 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 O PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, GAS AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS

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.

. 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.

COMMON AREA MAINTENANCE NOTE (IB526-1):

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 AND LOT 902, BLOCK 27, C.B. 5090, DRAINAGE EASEMENTS AND LOT 903, BLOCK 20, C.B. 5090 DRAINAGE EASEMENTS AND ASSEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN MATCHING OR BEYEN COUNTY.

SETBACK NOTE (IB526 - 41):
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO

DRAINAGE EASEMENT ENCROACHMENT NOTE (IBS26 - 12):

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 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.

MISCELLANEOUS NOTE: EXISTING 8" SEWER LINE WILL NEED A STEEL CASING PIPE INSTALLED DURING THE WOODLAKE PARKWAY CONSTRUCTION

LINE

L8

LINE TABLE

S22°17'55"W

S68°54'23"W

L10 S22°20'31"E

L11 S18°21'27"E

L12 N71°38'33"E

L13 S18°21'27"E

BEARING LENGTH

46.03'

87.90'

101.22'

60.00'

60.00'

60.00'

LINE TABLE

LINE | BEARING | LENGTH

86.00'

5.001

5.00'

L15 S71°38'33"W

L16 S71°38'33"W

L17 N71°38'33"E

L18 S18°21'27"E

L19 S71°38'33"W

L20 N67°39'29"E

LINE TABLE

LINE | BEARING | LENGTH

20.00'

27.071

81.73'

1.08'

1.08'

S71°38'33"W

N18°21'27"W

N22°20'31"W

S44°18'42"W

L5 N18°17'06"W

L6 S18°17'06"E

SAWS NOTES (1B526-30-33): 1. Water impact fees were not paid at the time of 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 LINDS

THE OWNER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND I. 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.

1. ALL PROPERTY CORNERS SHOWN HEREON ARE SET ½" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE

2. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERIC

4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID, NORTH AMERICAN

SAN ANTONIO RIVER AUTHORITY NOTES (18526 - 28):

I. SAN ANTONIO RIVER AUTHORITY 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, RECONSTRUCTING, 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 BEGNESS OVER GRANTORS 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 RILLINGS STRUCTURES CONCEPTE SLABS OR WALLS WILL BE PLACED WITHIN ASSERBEDT RESS.

IAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS W

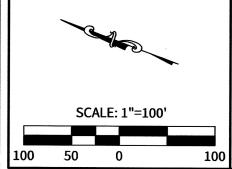
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR

. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THE SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES

PLAT NUMBER: 180192

SUBDIVISION PLAT HORIZON POINTE WOODLAKE PKWY, PH. 2

BEING A TOTAL OF 8.388 ACRES OUT OF A 118.555 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 17460, PAGE 1, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE JOSHUA L SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5090 BEXAR COUNTY, TEXAS.



M.W. CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. ● S-101

SAN ANTONIO, TEXAS 78231 :210.681.2951 • F:210.523.7112 WWW.CUDEENGINEERS.COM TBPE #455 • TBPLS #10048500 MWC: JEFFREY A. MCKINNIE, P.E. PRJ. NO.: 01792.002

STATE OF TEXAS COUNTY OF BEXAR

EASEMENTS FOR FLOODPLAIN NOTE (18526 - 2): The drainage easements were delineated to contain the lesser of the boundaries of the 1% annua

CHANCE(100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCROBANCE WITH DFIRM PANEL 48025C0430G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SERVICE ELEVATION; OR THE 4% ANNUAL CHANCE

CLOMRS PENDING FEMA APPROVAL NOTE (IB526 - 5):
LOTS THROUGH LOT 901, BLOCK 27, C.B. 5090 AND LOT 903, BLOCK 20, C.B. 5090, LIE WITHIN THE FEMA 1%
ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOODPLAIN INSURANCE MAP OF BEXAR
COUNTY, TEXAS, DFIRM PANEL NUMBER 48029C0430G, DATED SEPTEMBER 29, 2010. A FEMA CLOMR FLOODPLAIN
STUDY HAS BEEN PREPARED BY CUDE ENGINEERS AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR
BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 19-06-1470R) IS PENDING APPROVAL BY FEMA.
FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR
AMENIMMENTS.

UNPLATTED
HPSA LAND PARTNERS, LLC
REMAINING PORTION
OF 118.555 Ac. TRACT

S18°21'27"E

<u>337.97</u>'

7460, PG. 1) O.P.R.B.C

(305-FEAR) ULTIMATE DEVELOPMENT CONDITION WATER SERVICE ELEVATION) OF THE 470 ANNUAL CHARGE (25-YEAR) ULTIMATE DEVELOPMENT CONDITION FLOODPLAIN APER PROHESTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTON

THE OWNER OF THE 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 AN

OWNER/DEVELOPER HPSA LAND PARTNERS, LLC 16607 BLANCO ROAD, SUITE 707

PHONE: (210) 495-8777 CONTACT PERSON: J.L. "JOEY" GUERRA, JI

JGRCBB INVESTMENTS, LLC 16607 BLANCO ROAD, SUITE 707 SAN ANTONIO, TEXAS 78232

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS AND DAY OF GANUAUL

Milanie U. Reici

MELANIE A PIERCE Notary ID #12244403 My Commission Expire Mar 4, 2021

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

ab comm	SSIGNENS COOK	٠.			
DATED THIS	DAY OF	***************************************		, A.D. 20	 _:
		COUNTY JUDGE	, BEXAR COUN	IY, IEXAS	

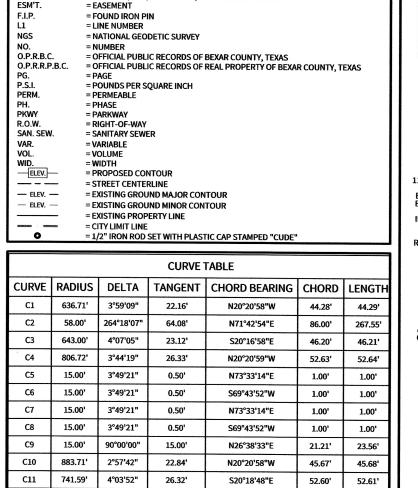
THIS PLAT OF HORIZON POINTE WOODLAKE PKWY, PH. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AN REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEE

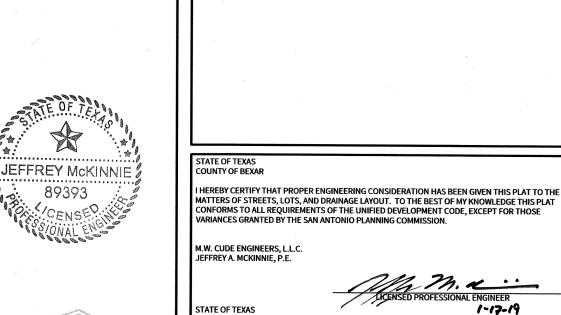
SECRETARY

SHEET 1 OF 1

CONTACT PERSON: J.L. "JOEY" GUERRA, JR STATE OF TEXAS J.L. Guerra, Jr. 2019 NOTARY PUBLIC BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS DATED THIS

DECEMBER 2018





COUNTY OF BEXAR

M.W. CUDE ENGINEERS, L.L.C. JAMES W. RUSSELL, R.P.L.S.

C12

C13

C14

C15

C16

C17

C18

657.00'

743.00'

15.00'

15.00'

15.00'

15.00'

4°03'25"

3°59'04"

90°00'00"

90°00'00"

90°00'00

90°00'00"

15.00' 90°00'00"

23.271

15.00'

15.00'

15.00'

15.00'

15.00'

HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON

S20°18'48"E

N20°20'59"W

S63°21'27"E

S26°38'33"W

S63°21'27"E

S26°38'33"W

N63°21'27"W

46.51'

51.66'

21.21'

21.21'

21.21'

21,21'

21.21'

51.67'

23.56'

23.56'

23.561

