

SHEET 1 OF 3  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**WATERWHEEL UNIT 3  
SUBDIVISION**

BEING A TOTAL OF 28.238 ACRES, AND BEING A REPLAT OF 0.096 ACRES OUT OF THE WIND GATE RANCH SECTION 2A, P.U.D. PLAT RECORDED IN VOLUME 9565, PAGES 128-131, IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND A SUBDIVISION PLAT OF 28.144 ACRES OUT OF THE JUAN JOSE SANCHEZ SURVEY No. 83, ABSTRACT No. 666, COUNTY BLOCK No. 4451, AND THE WILLIAM F. MEAD SURVEY No. 372, ABSTRACT No. 507, COUNTY BLOCK No. 4499, AND BEING OUT OF A CALLED 9.34 ACRE TRACT RECORDED IN VOLUME 8698, PAGE 237, AND A CALLED 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.



**OWNER/DEVELOPER:**  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78258  
PHONE: (210) 403-8200

STATE OF TEXAS  
COUNTY OF BEAR

**Civil Engineering Consultants**  
D.R. DUREN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #2214/10041000

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
BRIAN BARRON, VICE-PRESIDENT

DULY AUTHORIZED AGENT:

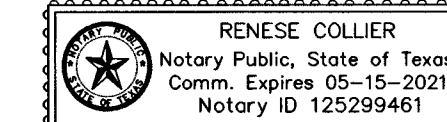
STATE OF TEXAS  
COUNTY OF BEAR

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 & SEAL OF OFFICE THIS 29th DAY OF January A.D., 2019.



NOTARY PUBLIC, BEAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

**WATERWHEEL UNIT 3 SUBDIVISION**

THIS PLAT OF \_\_\_\_\_ 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., 2019.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

**OTHER NOTES:**

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE DEVELOPER 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.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE HEREON ARE PERMANENT AREAS UNLESS NOTED OTHERWISE.
- CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
- 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 BEAR 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.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS INCLUDING: LOT 908, 907 & 908, BLOCK 173; LOT 901, BLK 176; LOT 901, BLK 177; LOT 904, BLK 180, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 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.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.
- THE MAINTENANCE OF THE DETENTION POND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) 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 BEAR COUNTY.

**"C.P.S. NOTES"**

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

**MONUMENT NOTE:**

- = 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- = 1/2" IRON ROD FOUND W/ CEC CAP
- \* = 1/2" IRON ROD SET W/ CEC CAP

**LOCATION MAP**

NOT TO SCALE

**LEGEND**

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CEC PLASTIC CAP
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
- COUNTY BLOCK
- VARIABLE
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- EXISTING CONTOUR
- FINISHED CONTOUR
- SAN ANTONIO CITY LIMIT LINE
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/2011, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'06".
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOT 2, BLOCK 11 WIND GATE RANCH UNIT 2A, P.U.D. RECORDED IN VOLUME 9565, PGS 128-131, D.P.R. BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED S65°53'56"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF WIND GATE RANCH UNIT 2A P.U.D. (PLAT ID NO. 050010), WHICH IS RECORDED IN VOLUME 9565, PAGES 128-131, DEED AND PLAT RECORDS BEAR COUNTY, TEXAS.

THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF \_\_\_\_\_ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
BRIAN BARRON, VICE-PRESIDENT

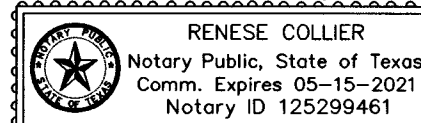
DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 29th DAY OF

January 2019.

Renee Collier  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

MY COMMISSION EXPIRES: 5/15/21



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	171.04	436.00	22°19'25"
C2	104.37	475.00	12°36'47"
C3	83.86	428.00	12°36'47"
C4	131.22	497.00	15°07'38"
C5	150.78	571.00	15°07'38"
C6	86.13	892.00	7°07'52"
C7	30.83	175.00	10°01'46"
C8	16.72	29.00	36°59'23"
C9	145.86	51.00	163°58'46"
C10	16.72	29.00	36°59'23"
C11	152.11	425.00	20°30'21"
C12	18.46	325.00	3°15'14"
C13	82.59	436.00	8°10'09"
C14	810.69	818.00	56°37'04"
C15	39.39	225.00	10°01'46"

STATE OF TEXAS  
COUNTY OF BEAR

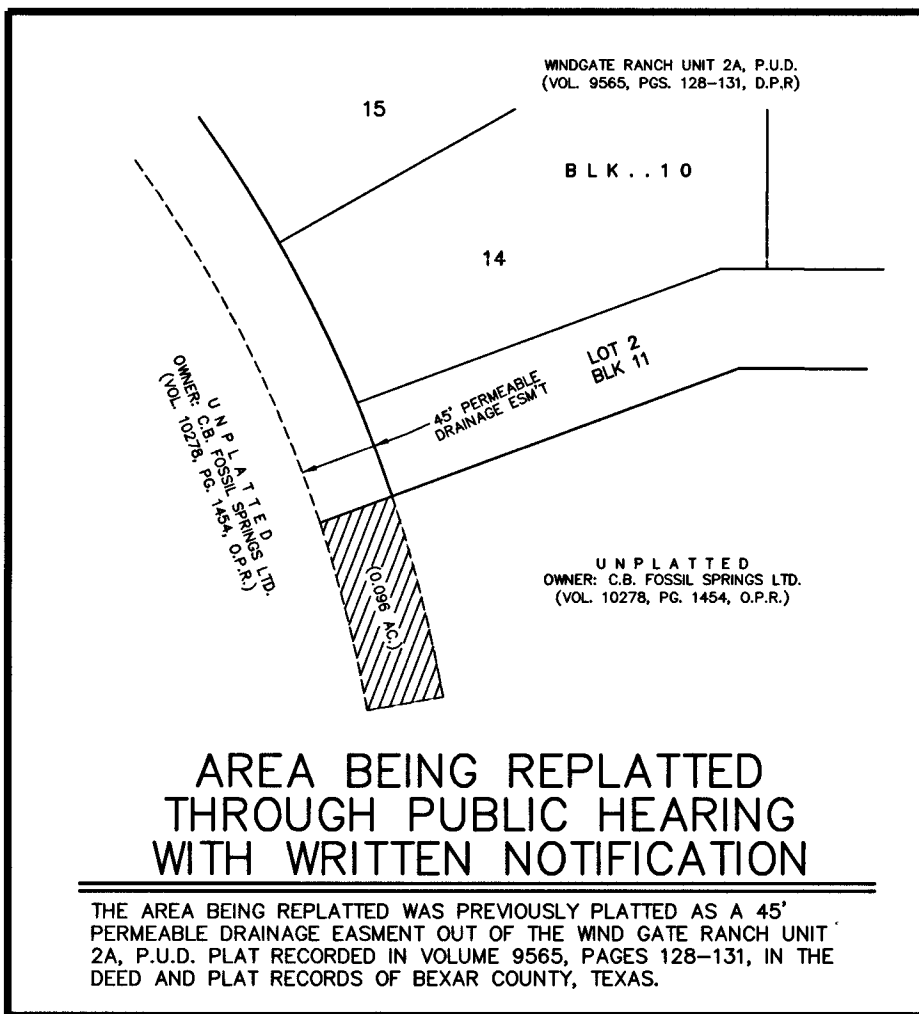
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Paul W. Denham  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Gary B. Neill  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL



**AREA BEING REPLATTED  
THROUGH PUBLIC HEARING  
WITH WRITTEN NOTIFICATION**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 45' PERMEABLE DRAINAGE EASEMENT OUT OF THE WIND GATE RANCH UNIT 2A, P.U.D. PLAT RECORDED IN VOLUME 9565, PAGES 128-131, IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

LINE TABLE			
LINE	DISTANCE	BEARING	
L1	15.90	N24°09'28"E	
L2	41.80	N85°50'34"W	
L3	14.14	N20°50'34"W	
L4	14.00	N24°09'28"E	
L5	60.01	N85°53'10"W	
L6	9.23	N45°17'44"W	
L7	42.86	N89°36'09"W	
L8	50.00	N17°00'39"E	
L9	42.85	S89°36'09"E	
L10	21.21	N45°23'51"E	
L11	74.00	N75°16'13"E	
L12	61.28	N23°51'E	
L13	66.87	S89°36'09"E	
L14	14.45	N85°22'17"E	
L15	18.57	S75°52'20"E	
L16	14.14	S20°50'34"E	
L17	21.21	N44°36'09"W	
L18	105.00	N23°51'E	
L19	74.00	N89°36'09"W	
L20	50.00	S23°51'W	

MATCH LINE "A"

**INDEX MAP**

1"=300'

STATE OF TEXAS  
COUNTY OF BEAR

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: C.B. FOSSIL SPRINGS LTD.  
C. EDWARD BARRON III  
30829 MAN O WAR, FAIR OAKS  
SAN ANTONIO, TX 78015

BY:

DULY AUTHORIZED AGENT:

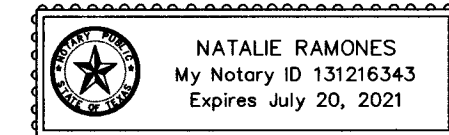
STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

C. EDWARD BARRON III 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.

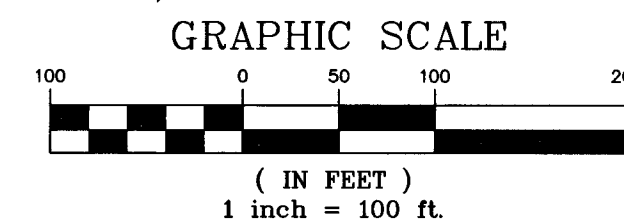
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 18 DAY OF JANUARY A.D., 2019.



NOTARY PUBLIC, BEAR COUNTY, TEXAS

SHEET 2 OF 3  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**WATERWHEEL UNIT 3  
SUBDIVISION**

BEING A TOTAL OF 28.238 ACRES, AND BEING A REPLAT OF 0.096 ACRES OUT OF THE WIND GATE RANCH SECTION 2A, P.U.D. PLAT RECORDED IN VOLUME 9565, PAGES 128-131, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 28.142 ACRES OUT OF THE JUAN JOSE SANCHEZ SURVEY No. 83, ABSTRACT No. 666, COUNTY BLOCK No. 4451, AND THE WILLIAM F. MEAD SURVEY No. 372, ABSTRACT No. 507, COUNTY BLOCK No. 4499, AND BEING OUT OF A CALLED 9.34 ACRE TRACT RECORDED IN VOLUME 8698, PAGE 237, AND A CALLED 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-8200

STATE OF TEXAS  
COUNTY OF BEXAR

**CEC**

CIVIL ENGINEERING CONSULTANTS  
d.b.a. DON DUREN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-8440  
REGISTRATION #F-2214/ 10041000

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BRIAN BARRON, VICE-PRESIDENT

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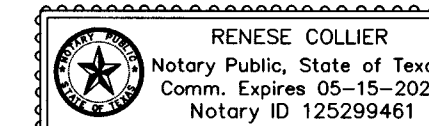
STATE OF TEXAS  
COUNTY OF BEXAR

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 & SEAL OF OFFICE THIS 28th DAY OF January A.D., 2019.



*Renee 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 HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WATERWHEEL UNIT 3 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., 2019.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

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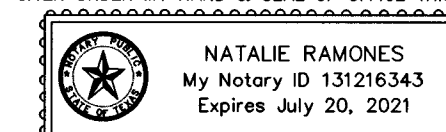
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GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 28th DAY OF January A.D., 2019.



*Natalie Ramones*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**LEGEND**

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- COUNTY BLOCK
- VARIABLE
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- MINIMUM FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- FINISHED CONTOUR
- SAN ANTONIO CITY LIMIT LINE
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(2011), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'06".
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CIVIL ENGINEERING CONSULTANTS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND CEC PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
- BEARING REFERENCE SOURCE IS THE SOUTHWEST LINE OF LOT 2, BLOCK 11 WIND GATE RANCH UNIT 2A, P.U.D. RECORDED IN VOLUME 9565, PGS 128-131 D.P.R. BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED 'S65°53'56"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.

PLAT REFERENCE	
①	WATERWHEEL SUBD. UNIT 1 PHASE 1 (VOL. 20001, PGS. 504-506)
②	WIND GATE RANCH SECTION 1, P.U.D. (VOL. 9549, PGS. 151-152, D.P.R.)
③	WIND GATE RANCH UNIT 2A, P.U.D. (VOL. 9565, PGS. 128-131, D.P.R.)
④	WIND GATE RANCH SECTION 1 AMENDING PLAT (VOL. 9565, PGS. 79, D.P.R.)

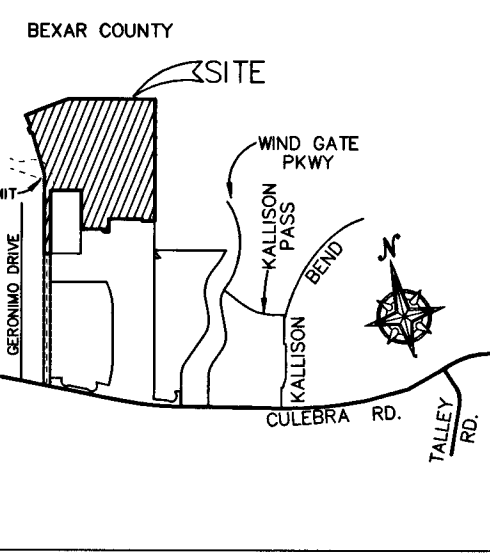
**MONUMENT NOTE:**

- = 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
- \* = 1/2" IRON ROD FOUND W/ CEC CAP
- = 1/2" IRON ROD SET W/ CEC CAP

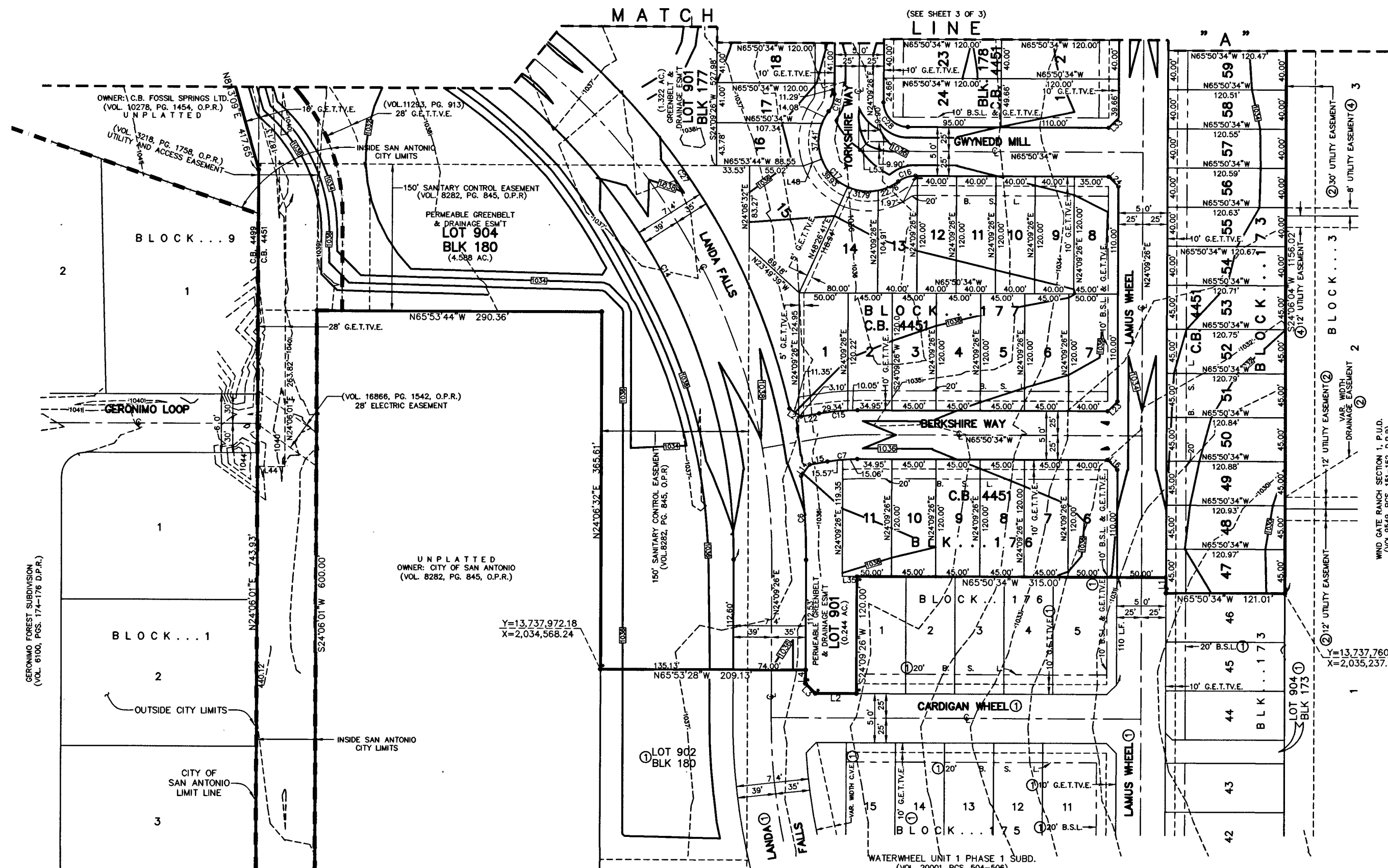
**SAWS NOTES**

- WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE DEVELOPER 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.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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.

**LOCATION MAP**  
NOT TO SCALE



**MATCH LINE**



LOT 902  
BLK 180  
WATERWHEEL UNIT 1 PHASE 1 SUBD.  
(VOL. 20001, PGS. 504-506)

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

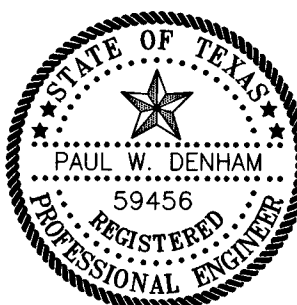
*Paul W. Denham*  
LICENSED PROFESSIONAL ENGINEER  
PAUL W. DENHAM

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:

*Gary B. Neill*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. NEILL

CURVE AND LINE DATA ON SHEET 1 OF 3  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



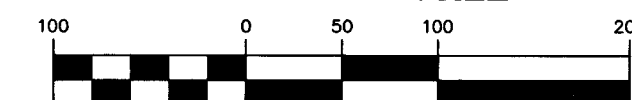
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



SHEET 3 OF 3  
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
**WATERWHEEL UNIT 3  
SUBDIVISION**

BEING A TOTAL OF 28.238 ACRES, AND BEING A REPLAT OF 0.096 ACRES OUT OF THE WIND GATE RANCH SECTION 2A, P.U.D. PLAT RECORDED IN VOLUME 9565, PAGES 128-131, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A SUBDIVISION PLAT OF 28.142 ACRES OUT OF THE JUAN JOSE SANCHEZ SURVEY No. 83, ABSTRACT No. 666, COUNTY BLOCK No. 4451, AND THE WILLIAM F. MEAD SURVEY No. 372, ABSTRACT No. 507, COUNTY BLOCK No. 4499, AND BEING OUT OF A CALLED 9.34 ACRE TRACT RECORDED IN VOLUME 8698, PAGE 237, AND A CALLED 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

OWNER/DEVELOPER:  
LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78229  
PHONE: (210) 403-8200

CIVIL ENGINEERING CONSULTANTS  
d.b.a. DON DUREN, INC.  
11550 IH 10 WEST, SUITE 385  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-2214/ 10041000

**CEC**

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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
BRIAN BARRON, VICE-PRESIDENT

DULY AUTHORIZED AGENT:  
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 & SEAL OF OFFICE THIS 29th DAY OF January A.D., 2019.

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

*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 HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WATERWHEEL UNIT 3 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., 2019.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

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: C.B. FOSSIL SPRINGS  
C. EDWARD BARRON III  
30829 MAN O WAR FAIR OAKS  
SAN ANTONIO, TX 78015

DULY AUTHORIZED AGENT:  
STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
C. EDWARD BARRON III 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 & SEAL OF OFFICE THIS 20 DAY OF January A.D., 2019.

NATALIE RAMONES  
My Notary ID 131216343  
Expires July 20, 2021

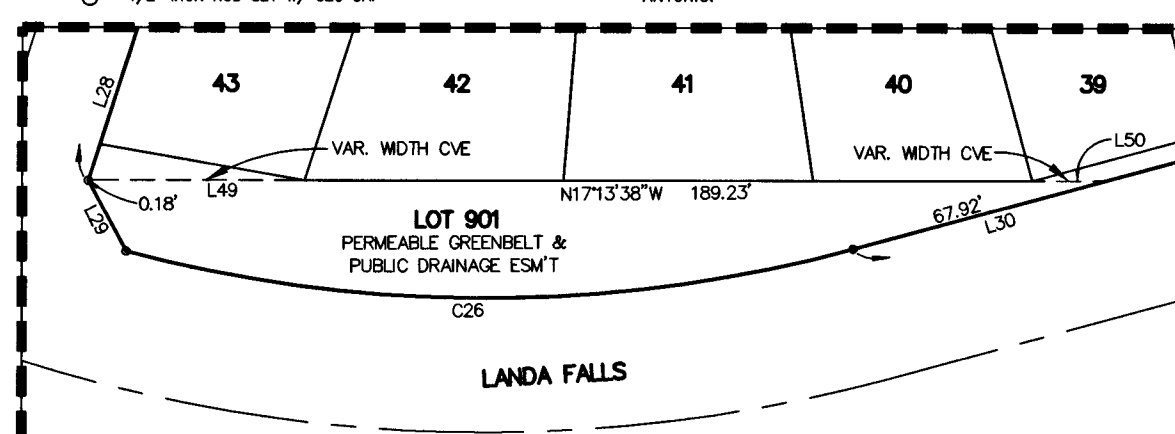
*Natalie Ramones*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**LEGEND**

- BUILDING SETBACK LINE
- VEHICULAR NON-ACCESS EASEMENT
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- CLEAR VISION EASEMENT
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- COUNTY BLOCK
- VARIABLE
- VOLUME
- PAGE
- EASEMENT
- RIGHT OF WAY
- STREET CENTERLINE
- MINIMUM FINISHED FLOOR ELEVATION
- EXISTING CONTOUR
- FINISHED CONTOUR
- SAN ANTONIO CITY LIMIT LINE
- THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/2011, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'06".
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\* = 1/2" IRON ROD FOUND W/ CEC CAP  
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**DETAIL "A"  
VAR. WIDTH CVE**

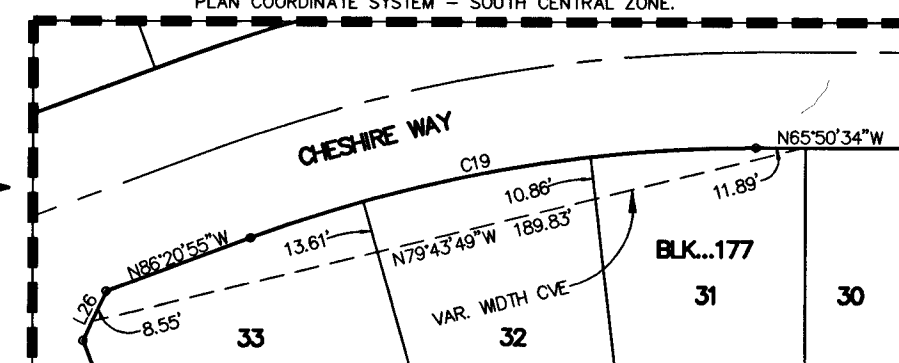
NOT TO SCALE

**LOCATION MAP**

NOT TO SCALE

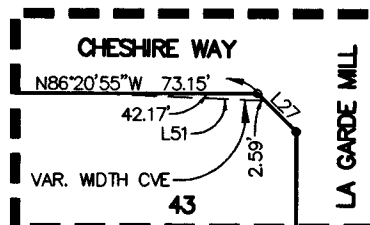
**DETAIL "C"  
VAR. WIDTH CVE**

NOT TO SCALE



**DETAIL "B"  
VAR. WIDTH CVE**

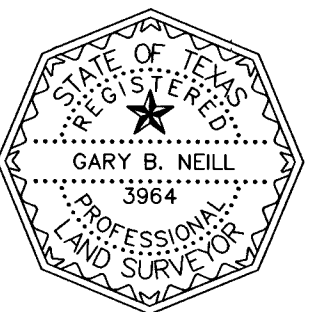
NOT TO SCALE



**DETAIL "B"  
VAR. WIDTH CVE**

NOT TO SCALE

CURVE AND LINE DATA ON SHEET 1 OF 3  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS  
COUNTY OF BEXAR  
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PAUL W. DENHAM

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