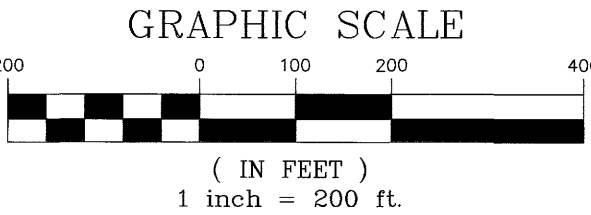
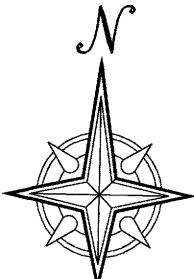


# WATERWHEEL UNIT 4A SUBDIVISION

BEING A TOTAL 18.744 ACRES OF LAND OUT OF THE CALLED 9.347 ACRE TRACT RECORDED IN VOLUME 8698, PAGE 237, AND OUT OF THE CALLED 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; LYING IN THE WILLIAM F. MEAD SURVEY NO. 374, ABSTRACT NO. 508 COUNTY BLOCK NO. 4452 AND A SECOND WILLIAM F. MEAD SURVEY NO. 372, ABSTRACT NO. 507, COUNTY BLOCK NO. 4489, OF BEXAR COUNTY, TEXAS.



CIVIL ENGINEERING CONSULTANTS  
dba. DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-2214 / #10041000

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.

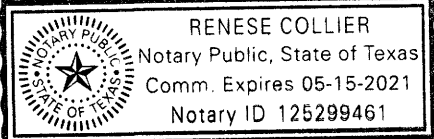
OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
BRIAN BARRON, VICE-PRESIDENT  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

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 22nd DAY OF July, 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 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 4A 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

## CPS/SAWS/COSA UTILITY GENERAL NOTES:

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS— CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (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," AND "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REMOVING, MAINTAINING, 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 BY 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.

## DRAINAGE EASEMENT NOTE:

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 TO/ 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.

## DETENTION MAINTENANCE NOTE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

## DETENTION POND NOTE:

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 ALLOWED 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 NOTE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

## OTHER NOTES:

- ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
- 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 SHOWN HEREON ARE PERMEABLE 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.

## LEGEND

- BUILDING SETBACK LINE ————— B.S.L.
- VEHICULAR NON-ACCESS EASEMENT ————— V.N.E.
- GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ————— G.E.T.V.E.
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS ————— D.P.R.
- DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS ————— D.P.R.
- COUNTY BLOCK ————— C.B.
- VARIABLE ————— VAR.
- VOLUME ————— VOL.
- PAGE ————— PG.
- EASEMENT ————— ESM'T
- RIGHT OF WAY ————— R.O.W.
- STREET CENTERLINE ————— C
- EXISTING CONTOUR ————— 980
- PROPOSED FINISHED CONTOUR ————— 990
- EFFECTIVE FLOODPLAIN —————
- 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 ————— \*
- 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.
- 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 WEST LINE OF LOT 904, BLOCK 180 OF THE WATERWHEEL UNIT 3 RECORDED IN VOLUME 20001 PAGES 860-862, D.P.R. BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED N81°13'09"E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLAN COORDINATE SYSTEM — 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 ANTONIO PLANNING COMMISSION.

*Mary P. Stewart*  
LICENSED PROFESSIONAL ENGINEER  
MARY P. STEWART

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, R.P.L.S. #3964

SHEET 2  
OF 3

SHEET 3 OF 3

## INDEX MAP

1"=200'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

## FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C01956, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## RESIDENTIAL FINISHED FLOOR NOTE:

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

## SAWS LOW PRESSURE NOTE:

A PORTION OF THE TRACT IS ABOVE THE GROUND ELEVATION 985 FEET WHERE THE STATIC PRESSURE MAY BE LESS THAN 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE BOOSTER PUMP CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

## RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS 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.

## IMPACT FEE PAYMENT 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.

## WASTEWATER EDU NOTE:

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

## 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# 2393647) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HERE UNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35477(h).

## MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 905, BLOCK 180, LOT 906, BLOCK 180, AND LPT 907, BLOCK 182 CB 4451, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE WATERWHEEL UNIT 4A SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

## Parcel Line Table

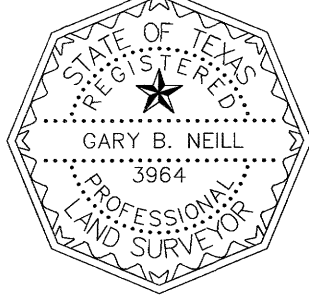
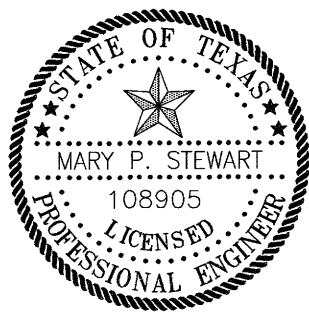
Line #	Length	Direction
L1	17.85'	N76° 27' 17"W
L2	17.61'	N23° 13' 45"W
L3	88.90'	N50° 58' 10"W
L4	4.26'	N39° 01' 50"E
L5	50.00'	S50° 58' 10"E
L6	50.00'	S47° 44' 24"E
L7	50.00'	S55° 28' 18"E
L8	50.00'	S64° 52' 30"E
L9	50.00'	S74° 16' 42"E
L10	50.00'	S83° 36' 10"E
L11	64.34'	S89° 36' 07"E
L12	21.21'	S45° 23' 51"W
L13	10.00'	N89° 36' 09"W
L14	50.00'	S00° 23' 51"W
L15	10.01'	S89° 36' 09"E
L16	9.23'	S45° 17' 44"E
L17	44.81'	S24° 06' 01"W
L18	38.26'	N04° 34' 43"E
L19	30.00'	S61° 29' 01"E
L20	35.07'	S39° 26' 03"E

## Parcel Line Table

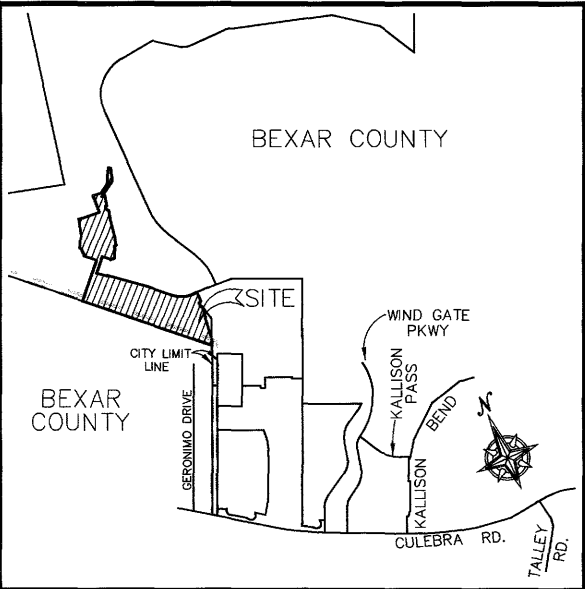
Line #	Length	Direction
L21	29.69'	S81° 04' 17"W
L22	57.48'	N39° 01' 50"E
L23	25.99'	N03° 09' 52"E
L24	5.24'	S23° 13' 45"E
L25	5.63'	N27° 34' 35"E
L26	42.61'	S03° 09' 52"W
L27	73.66'	S39° 01' 50"W
L28	39.02'	N24° 06' 01"E
L29	25.69'	N08° 13' 09"E
L30	32.85'	N89° 36' 09"W
L31	13.62'	S55° 45' 12"W
L32	58.53'	S12° 49' 21"W
L33	58.53'	N12° 49' 21"E
L34	13.62'	N30° 06' 29"W
L35	32.85'	S89° 36' 09"E
L36	32.85'	N89° 36' 09"W
L37	14.00'	N84° 11' 12"E
L38	64.75'	N04° 15' 50"W
L39	69.53'	N75° 31' 10"E

## Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	115.69'	150.00'	44°11'20"	N6° 16' 24"W	112.84'
C2	53.45'	325.00'	9°25'20"	S80° 42' 37"E	53.39'
C3	46.99'	51.00'	52°47'15"	N86° 50' 08"W	45.34'
C5	22.39'	25.00'	51°19'04"	N13° 22' 18"E	21.65'
C6	109.70'	55.00'	114°16'56"	N44° 51' 14"E	92.40'
C7	109.70'	55.00'	114°16'56"	S33° 12' 26"W	92.40'
C8	22.39'	25.00'	51°19'04"	S64° 41' 22"W	21.65'
C9	68.70'	475.00'	8°17'12"	N85° 27' 33"W	68.64'
C10	21.32'	25.00'	48°51'38"	S11° 36' 27"E	20.68'
C11	247.20'	51.00'	27°43'16"	N77° 10' 39"W	67.11'
C12	21.32'	25.00'	48°51'38"	N37° 15' 10"E	20.68'
C13	216.12'	475.00'	26°04'10"	N60° 00' 16"W	214.26'
C14	30.57'	475.00'	3°41'15"	N48° 48' 49"W	30.57'
C15	16.56'	25.00'	37°57'14"	N69° 38' 03"W	16.26'
C16	147.40'	51.00'	165°35'44"	N5° 48' 48"W	101.20'
C17	16.56'	25.00'	37°57'14"	N58° 00' 27"E	16.26'
C18	39.13'	25.00'	89°41'16"	S5° 48' 48"E	35.26'
C19	33.79'	525.00'	3°41'15"	S48° 48' 49"E	33.78'
C20	316.23'	425.00'	42°37'58"	S68° 17' 10"E	308.99'
C21	97.59'	450.00'	12°25'30"	N83° 23' 24"W	97.39'
C22	237.25'	450.00'	30°12'28"	N62° 04' 25"W	234.51'
C23	32.18'	500.00'	3°41'15"	N48° 48' 49"W	32.17'
C24	142.20'	194.97'	41°47'24"	N66° 15' 41"W	139.07'
C25	77.58'	110.00'	40°24'35"	N67° 10' 28"W	75.98'



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



## LOCATION MAP

NOT TO SCALE

## LEGEND

- BUILDING SETBACK LINE \_\_\_\_\_ B.S.L.
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*Mary P. Stewart*  
LICENSED PROFESSIONAL ENGINEER  
MARY P. STEWART

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GARY B. NEILL, R.P.L.S., #3964

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

## CPS/SAWS/COSA UTILITY GENERAL NOTES:

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

2) ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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.

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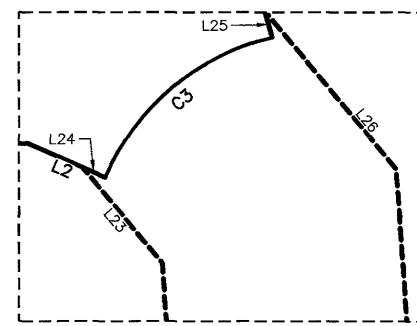
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REFERENCE LINE AND  
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SHEET 1 OF 3



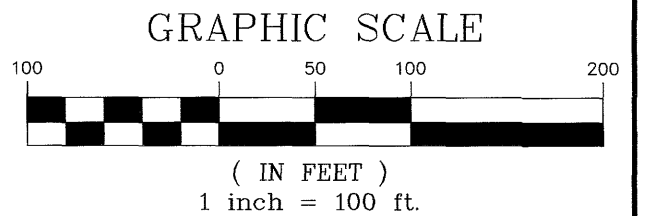
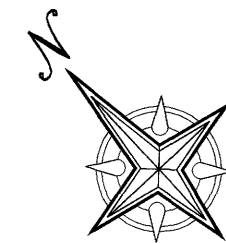
DETAIL "A"

PLAT No. 180412

SUBDIVISION PLAT ESTABLISHING

# WATERWHEEL UNIT 4A SUBDIVISION

BEING A TOTAL 18.744 ACRES OF LAND OUT OF THE CALLED 9.347 ACRE TRACT RECORDED IN VOLUME 8698, PAGE 237, AND OUT OF THE CALLED 514.674 ACRE TRACT RECORDED IN VOLUME 10278, PAGE 1454, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; LYING IN THE WILLIAM F. MEAD SURVEY NO. 374, ABSTRACT NO. 508 COUNTY BLOCK NO. 4452 AND A SECOND WILLIAM F. MEAD SURVEY NO. 372, ABSTRACT NO. 507, COUNTY BLOCK NO. 4499, OF BEXAR COUNTY, TEXAS.



# CEC

CIVIL ENGINEERING CONSULTANTS  
dba. DON DURDEN, INC.  
11550 IH 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230-1037  
TEL: (210) 641-9999  
FAX: (210) 641-6440  
REGISTRATION #F-2214 / #10041000

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: LENNIAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
BRIAN BARRON, VICE-PRESIDENT  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259  
PHONE: (210) 403-6200

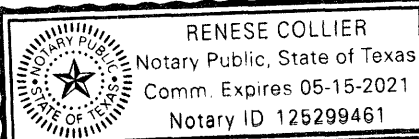
DULY AUTHORIZED AGENT:

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 28th DAY OF July 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 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 4A 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



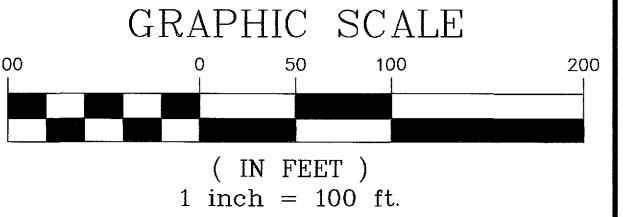
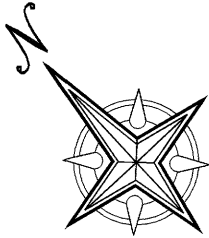
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Date: Jul 17, 2019, 4:27pm User ID: mslawyer File: L:\Data\dwg\wp\Proj\_2017\EC0584604-Waterwheel Unit 4A Subd PLAT.dwg



# WATERWHEEL UNIT 4A SUBDIVISION

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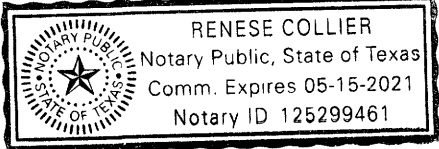
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*Renee Collier*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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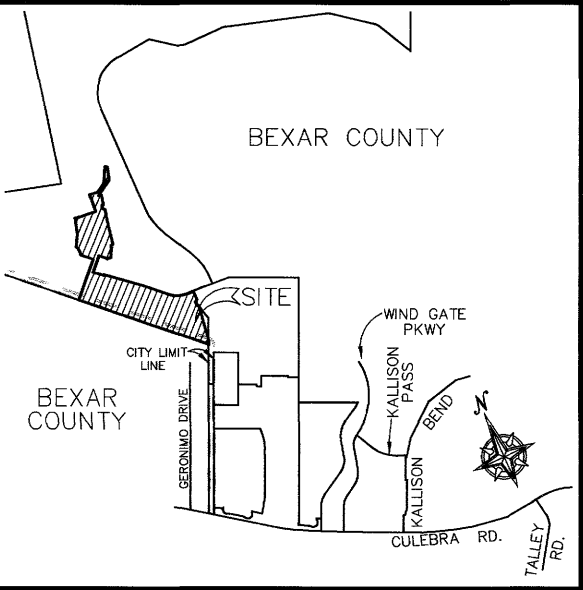
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## LOCATION MAP NOT TO SCALE

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## LEGEND

1. BUILDING SETBACK LINE
2. VEHICULAR NON-ACCESS EASEMENT
3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
6. COUNTY BLOCK
7. VARIABLE
8. VOLUME
9. PAGE
10. EASEMENT
11. RIGHT OF WAY
12. STREET CENTERLINE
13. EXISTING CONTOUR
14. PROPOSED FINISHED CONTOUR
15. EFFECTIVE FLOODPLAIN
16. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
17. 1/2" IRON ROD FOUND W/ CEC CAP
18. 1/2" IRON ROD SET W/ CEC CAP
19. 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.
20. 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.
21. BEARING REFERENCE SOURCE IS THE WEST LINE OF LOT 904, BLOCK 180 OF THE WATERWHEEL UNIT 3 RECORDED IN VOLUME 20001 PAGES 860-862, D.P.R. BETWEEN THE FOUND MONUMENTS SHOWN, AND CALLED NB11309'E AS DETERMINED BY GPS OBSERVATION BASED ON NAD83(2011) TEXAS STATE PLANE COORDINATE SYSTEM — 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 ANTONIO PLANNING COMMISSION.

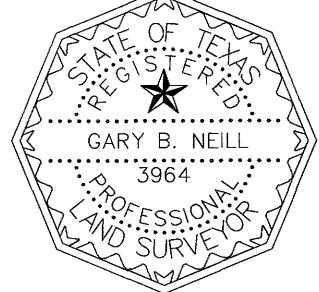
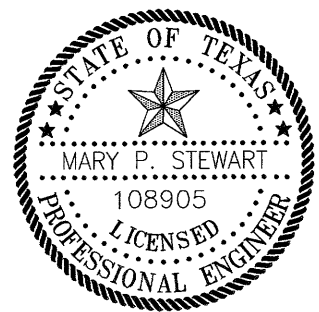
*Mary P. Stewart*  
LICENSED PROFESSIONAL ENGINEER  
MARY P. STEWART

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, R.P.L.S. #3964

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



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