



LOCATION MAP NOT TO SCALE

LEGEND

AC.	= ACRES	P.C.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
B.S.L.	= BUILDING SETBACK LINE	PGS.	= PAGES
C.B.	= CURVE NUMBER	PSI	= POUNDS PER SQUARE INCH
C.I.	= COUNTY BLOCK	R.O.W.	= RIGHT-OF-WAY
CP	= CITY PUBLIC SERVICE	SAN. SEW.	= SANITARY SEWER
DRN.	= DRAINAGE	TCI	= TRANSPORTATION & CAPITAL IMPROVEMENTS
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	VAR. WID.	= VARIABLE WIDTH
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	VOL.	= VOLUME
ESMT.	= EASEMENT	WAT.	= WATER
F.I.R.	= FOUND 1/2" IRON ROD	MAJOR CONTOUR (EXISTING)	
GPM	= GALLONS PER MINUTE	MINOR CONTOUR (EXISTING)	
LI	= LINE NUMBER	STREET CENTERLINE	
L.F.	= LINEAR FOOT	1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED	
MIN.	= MINIMUM	LIMITS OF EFFECTIVE FLOOD PLAIN	
NAD	= NORTH AMERICAN DATUM		
NO.	= NUMBER		

LINE TABLE	LINE TABLE	LINE TABLE
LINE LENGTH BEARING	LINE LENGTH BEARING	LINE LENGTH BEARING
L1 13.78' S15°33'10"W	L21 58.99' S64°29'48"E	L41 3.57' S07°39'13"E
L2 110.00' N74°26'50"W	L22 60.02' N15°33'10"E	L42 50.00' N74°26'50"W
L3 10.00' S15°33'10"W	L23 10.00' N74°26'50"W	L43 44.12' N74°26'50"W
L4 10.00' N74°26'50"W	L24 50.00' N15°33'10"E	L44 50.16' N15°33'10"E
L5 40.00' S15°33'10"W	L25 119.62' N15°33'10"E	L45 44.12' S74°26'50"E
L6 10.00' N74°26'50"W	L26 35.00' N74°26'50"W	L46 6.54' S07°39'13"E
L7 95.74' S15°33'10"W	L27 10.00' S15°33'10"E	L47 43.56' N48°49'01"W
L8 79.83' N64°29'48"W	L28 6.49' N74°26'50"W	L48 50.00' S15°33'10"E
L9 25.46' N15°33'10"E	L29 13.08' N15°33'10"E	L49 50.00' N15°33'10"E
L10 97.20' N64°29'48"W	L30 50.00' N74°26'50"W	L50 30.46' S15°33'08"E
L11 8.12' N64°29'48"W	L31 50.16' N15°33'10"E	L51 10.00' N74°26'50"W
L12 97.64' S10°35'11"W	L32 50.00' S74°26'50"E	L52 12.00' N15°33'10"E
L13 9.00' S07°39'13"E	L33 13.08' N15°33'10"E	L53 10.00' S74°26'50"E
L14 13.06' S78°42'26"W	L34 132.72' N15°33'10"E	L54 14.36' N15°33'10"E
L15 12.98' S82°02'54"W	L35 89.58' S86°10'59"W	L55 27.69' N80°10'59"E
L16 9.00' S80°58'58"E	L36 45.70' N14°16'40"W	L56 10.00' N74°26'50"W
L17 97.25' N10°35'11"E	L37 64.87' S44°47'13"W	
L18 38.58' S64°29'48"E	L38 83.70' N12°00'04"W	
L19 25.46' S15°33'10"E	L39 13.13' N12°00'04"W	
L20 90.00' S64°29'48"E	L40 42.95' S41°10'59"W	

CURVE TABLE
CURVE RADIUS DELTA TANGENT LENGTH CHORD CHORD BEARING
C1 50.00' 7°05'12" 3.10' 6.18' 6.18' S86°42'50"W
C2 50.00' 14°01'11" 6.19' 12.23' 12.20' N68°35'26"W
C3 5.00' 90°00'00" 5.00' 7.85' 7.07' N29°26'50"W
C4 60.00' 18°22'42" 9.71' 19.25' 19.16' S60°23'38"W
C5 50.00' 12°10'27" 5.33' 10.62' 10.60' N54°41'44"E
C6 5.00' 46°45'20" 2.16' 4.08' 3.97' S71°59'11"W
C7 5.00' 46°45'20" 2.16' 4.08' 3.97' S40°52'50"E
C8 50.00' 12°10'27" 5.33' 10.62' 10.60' N23°35'23"W
C9 60.00' 12°57'46" 6.82' 13.57' 13.50' N32°01'45"W
C10 1135.00' 1°32'58" 15.35' 30.69' 30.69' S01°34'36"E
C11 510.00' 8°11'07" 30.53' 60.99' 60.99' S04°13'40"E
C12 125.00' 23°12'24" 25.67' 50.63' 50.28' S05°56'59"W
C13 5.00' 10°11'19" 0.45' 0.89' 0.89' N79°32'29"W
C14 5.00' 10°11'19" 0.45' 0.89' 0.89' S69°21'10"E
C15 5.00' 90°00'00" 5.00' 7.85' 7.07' N60°33'10"E
C16 75.00' 23°12'24" 15.40' 30.38' 30.17' N03°56'59"E
C17 1400.00' 2°31'02" 30.78' 61.51' 61.50' N08°54'44"W
C18 540.00' 3°13'41" 15.22' 30.42' 30.42' N08°33'23"W
C19 58.00' 33°33'28" 17.49' 33.97' 33.49' S09°52'31"E
C20 90.00' 13°48'32" 6.05' 12.02' 12.02' S82°30'18"E

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

M.W. CUDE ENGINEERS, L.L.C.  
COY ARMSTRONG, P.E.

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:

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

CPS/SAWS/COA UTILITY 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 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 LAND 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 THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR'S NOTES:

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
2. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (93).
3. 1/2" IRON RODS WITH RED CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

MISCELLANEOUS NOTES:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
2. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING (LOT 901-903, BLOCK 66, CB 5090), DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
3. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SARA NOTES:

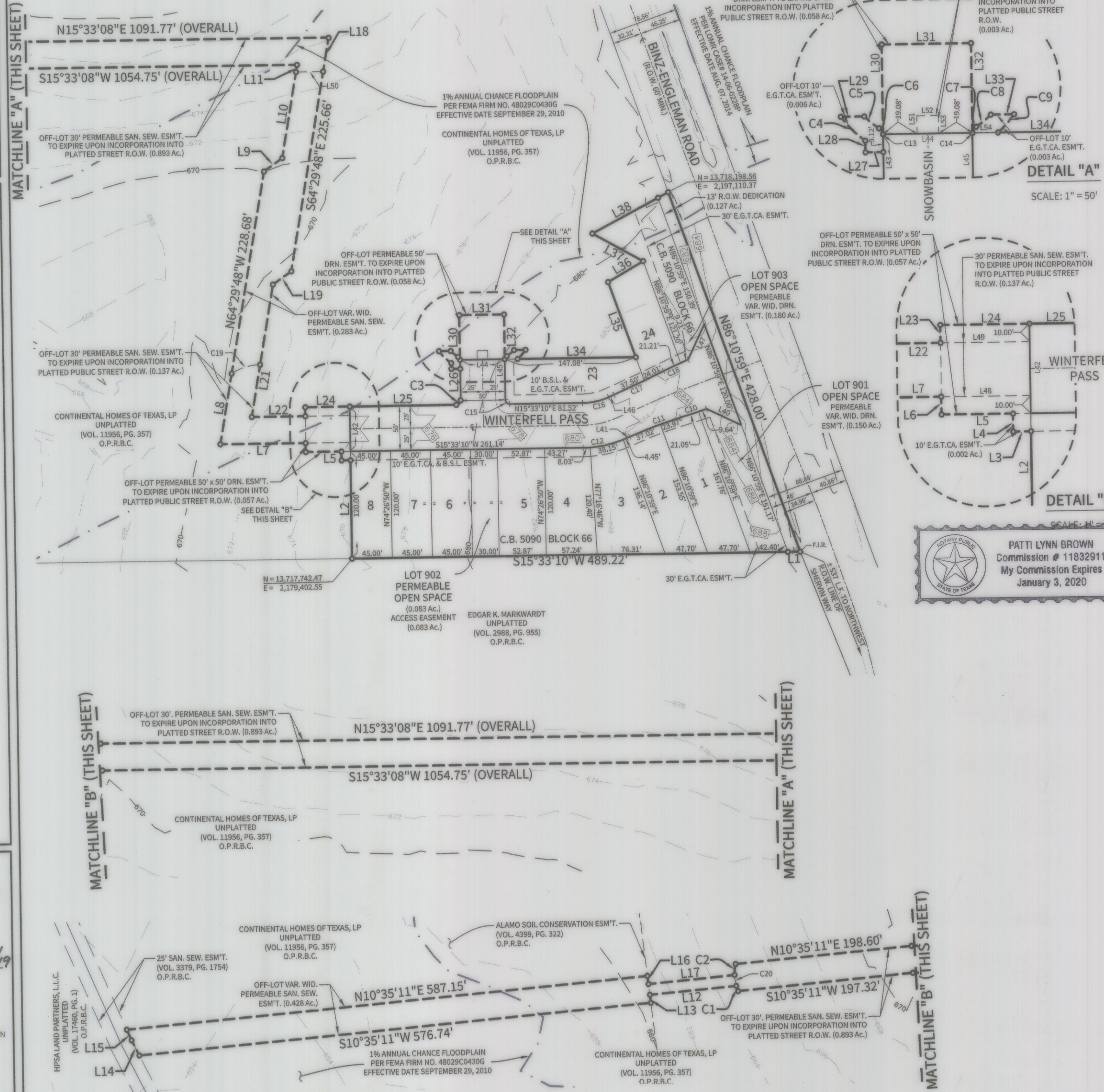
1. SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY AREAS FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, 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 SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

DRAINAGE NOTES:

1. 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 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.
2. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOORPLAN OR ADJACENT TO THE FLOORPLAN (LOT 24, BLOCK 66, CB 5090) SHALL BE IN COMPLIANCE WITH THE FLOORPLAN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.
3. THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL #48029C0430G, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

SAWS NOTES:

1. FIRE FLOW NOTE:  
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO 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 DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
2. SAWS EDU NOTE:  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
3. SAWS DEDICATION NOTE:  
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.
4. SAWS HIGH PRESSURE NOTE:  
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.
5. IMPACT FEE NOTE:  
WATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.



PLAT NUMBER: 180070

SUBDIVISION PLAT  
ESTABLISHING

WINTERFELL SUBDIVISION, UNIT 1

BEING 4.388 ACRES OF LAND, INCLUSIVE OF 0.127 ACRE AREA AS A 13' R.O.W. DEDICATION, BEING OUT OF THE GUADALUPE TORRIS SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, AND THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEAR COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AS TRACT 2 IN DEED DATED FEBRUARY 21, 2006, CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AND RECORDED IN VOLUME 11956, PAGE 357 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

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TBPE FIRM #455 TBPLS No. 10048500  
[MWC: COY ARMSTRONG] PRJ. NO.: 003353.003

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/DEVELOPER  
CONTINENTAL HOMES OF TEXAS, L.P.,  
A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
ITS SOLE GENERAL PARTNER

211 N. LOOP 1604 EAST, SUITE 130  
SAN ANTONIO, TX 78232  
TEL: (210) 496-2668  
FAX: (210) 582-0961  
CONTACT PERSON:  
LESLIE K. OSTRANDER  
ASSISTANT SECRETARY

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
*Leslie K. Ostrander* KNOWN TO ME TO BE THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE  
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 26 DAY OF August  
A.D. 2019

*Patti Lynn Brown*  
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 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 SAID COMMISSIONERS COURT.

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

\_\_\_\_\_  
COUNTY JUDGE, BEAR COUNTY, TEXAS

\_\_\_\_\_  
COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF WINTERFELL SUBDIVISION, UNIT 1 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 AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

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

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