SECRETARY

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

SITE LACKLAND AFB ANNEX CITY OF BEXAR SAN ANTONIO COUNTY

LOCATION MAP

NOT-TO-SCALE

LEGEND

VOL

VOLUME

ROW RIGHT-OF-WAY

FOUND 1/2" IRON ROD

X EASEMENT CORNER

SET 1/2" IRON ROD (PD)

PG PAGE(S)

AC ACRE(S) BLK BLOCK NCB NEW CITY BLOCK CB COUNTY BLOCK

DPR DEED AND PLAT RECORDS OF (SURVEYOR) (UNLESS NOTED OTHERWISE) BEXAR COUNTY, TEXAS DR DEED RECORDS OF BEXAR

COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

VAR WID VARIABLE WIDTH LF LINEAR FEET

-1140 --- EXISTING CONTOURS --- 1140 ---- PROPOSED CONTOURS — € — CENTERLINE - - - CITY OF SAN ANTONIO LIMITS

3 10' GAS, ELECTRIC, TELEPHONE 3 AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

16' SANITARY SEWER EASEMENT (11) 20' BUILDING SETBACK LINE 20'X50' WATER, ACCESS AND

DRAINAGE EASEMENT. ENTIRE EASMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.092 TOTAL ACRE - "OFF-LOT")

VARIABLE WIDTH WATER, FILL, (13) ACCESS AND DRAINAGE EASEMENT ENTIRE EASEMENTTO EXPIRE **UPON INCORPORATION INTO** PLATTED PUBLIC STREET ROW (TOTAL 0.069 OF AN ACRE -"OFF-LOT")

(PERMEABLE) 65' DRAINAGE EASEMENT PERMEABLE (0.960 TOTAL ACRE - OFF-LOT)

25' SANITARY SEWER AND TURN AROUND EASEMENT

VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT (TOTAL 0.602 OF AN ACRE -(PERMEABLE)

10' BUILDING SETBACK

VARIABLE WIDTH WATER. ACCESS, DRAINAGE AND FILL EASEMENT **UPON INCORPORATION INTO** PLATTED PUBLIC STREET ROW (TOTAL 0.574 OF AN ACRE -"OFF-LOT") (PERMEABLE)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

(VOL. 20001, PGS. 1026-1027 DPR)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT# 19-11800063)

(VOL. 20001, PGS. 1022-1025 DPR) 10' BUILDING SETBACK

20' BUILDING SETBACK LINE (VOL. 20001, PGS. 1026-1027 DPR)

AND CABLE TV EASEMENT 20' BUILDING SETBACK LINE

PERMEABLE (VOL. 20001, PGS. 1022-1025 DPR) 23' GAS, ELECTRIC, TELEPHONE

30' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PGS. 1022-1025 DPR)

VARIABLE WIDTH SANITARY FUTURE PLATTED PUBLIC STREET ROW

16' SANITARY SEWER INCORPORATION INTO PLATTED PUBLIC STREET BOW (VOL. 20001, PGS. 1022-1025

COUNTY OF BEXAR

会

SHAUNA L. WEAVER

89512

SSIONAL ENGIN

EOF

DAVID A. CASANOV

9,4251

SURVE

CENSED

BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE

LICENSED PROFESSIONAL ENGINEER

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 PAPE-DAWSON ENGINEERS

CPS/SAWS/COSA UTILITY: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER TEMS - 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 IGHT-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 BUILDING, STRUCTURE, 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 ANGES 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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) OOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND 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. SAWS IMPACT FEE:

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.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN O SET 1/2" IRON ROD (PD)-ROW ANTONIO WATER SYSTEM.

N: 13676202.36 E: 2064768.80 HUBBARD CREEK (50' PUBLIC R.O.W.) -L6-C4 L1 -665-N89'43'31"E N89'43'31"E N89'43'31"E 3 3 125.00 125.00 / 21 29 N89'43'31"E N89'43'31"E N89'43'31"E 125.00

125.00'-

28

N89'43'31"E

125.00

27

125.00' (3)

N89'43'31"E

26

N89'43'31"E

25 (1)

125.00

N89'43'31"E

125.00

24

N89'43'31"E

125.00

23

N89'43'31"E

125.00

22

N89'43'31"E

125.00

21

N89'43'31"E

125.00

20

N89'43'31"E

125.00

19

N89'43'31"E

125.00

18

N89'43'31"E

125.00

17

N89'43'31"E

125.00

-110.00

L30-

2-645-

125.00'

N89'43'31"E

125.00

N89'43'31"E

125.00

N89'43'31"E

125.00

/ 6/

N89'43'31"E

125.00

N89'43'31"E

125.00

. 8

N89'43'31"E

N89'43'31"E

125.00

10

N89'43'31"E

125.00

11

N89'43'31"E

125.00

12/

N89'43'31"E

125.00

13

N89'43'31"E

125.00

14

N89'43'31"E

125.00

15

-110.00°

UNPLATTED REMAINING PORTION OF PEOPLES VERDES RANCH HOLDINGS CO. LTD.

206.87 ACRES (VOL.11615 PGS.2379-2389 O.PR.)

(VOL. 12197, PGS. 750-761 O.P.R.)

N89'43'31"E ~ 220.00'

-Q -PINKSTON-(VAR. WID. PUBLIC R.O.W.)

S89°43'31"W

220.00

25' 25'

125.00

125.00

125.00

N89'43'31"E

125.00

23

N89'43'31"E

125.00

/ 24

N89'43'31"E

125.00

25

N89'43'31"E

125.00

26

N89'43'31"E

125.00

27

N89'43'31"E

28

125.00

29

N89'43'31"E

125.00

N89'43'31"E

125.00

31

32 1

33 (5)_A

12

UNPLATTED

PULTE HOMES OF TEXAS, L.P. HDC

WESTLAKES, LLC

9.351 ACRES

(VOL. 19028, PGS. 1060-1084 OPR)

N89'43'31"E

125.00'

N89'43'31"E

125.00

901 -

(5)

5

22 (11)

1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) (VOL. 20001, PGS. 1026-1027 DPR 70' DRAINAGE EASEMENT PERMEABLE

(VOL. 20001, PGS. 1026-1027 DPR)

10' GAS, ELECTRIC, TELEPHONE (VOL. 20001, PGS. 1022-1025 DPR)

(VOL. 20001, PGS. 1022-1025 DPR) 65' DRAINAGE EASEMENT

AND CABLE TV EASEMENT (VOL. 20001, PGS. 1022-1025 DPR)

(VOL. 20001, PGS. 1022-1025 DPR)

SEWER EASEMENT TO EXPIRE

UPON INCORPORATION INTO

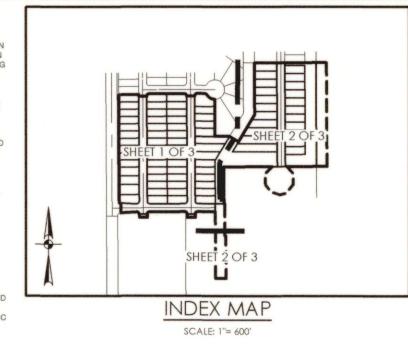
(VOL. 20001, PGS, 1022-1025 DPR) EASEMENT TO EXPIRE UPON

STATE OF TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS COUNTY OF BEXAR

1-15-2020



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 T CONSIDERATION THEREIN EXPRESSED. OWNER/DEVE DES RANCH E OAK PKWY STE 301 AN ANTONIO, TEXAS 78258 (210) 403-2081 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

44

BLK 12

CB 4312

WESTLAKES UNIT 2B

(VOL. 20001, PGS

1026-1027, DPR)

L. A.

N: 13675525.65

E: 2065430.94

(22)

UNPLATTED

REMAINING PORTION OF

PEOPLES VERDES RANCH

HOLDINGS CO. LTD. 137.38 ACRES

(VOL. 11397, PGS.

1015-1029 OPR)

40

125.00

S89'43'31"W

125.00

38

-37 -

S89°43'31"W

125.00

36

S89'43'31"W

189.33

35

S89'43'31"W ~ 158.87

4 6.56'

N89'43'31"E

128.41

33

S89'43'31"W

125.00

32

125.00

_:S89'43'31"W

30

125.00

29

S89'43'31"W

125.00

L27

MATCHLINE "B"

SEE SHEET 2 OF 3

-C6

-L28

L29√12

UNPLATTED

PEOPLES VERDES RANCH

HOLDINGS CO. LTD 137.38 ACRES

(VOL. 11397, PGS.

1015-1029 OPR)

125.00

S89'43'31"W

640=31=

S89'43'31"W

0 25' 25' 0

3 125.00'

640

38 \$89'43'31"W— 90 PERMEABLE PERMEABLE (1.254 AC)

589°43'31"W-

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 2 DAY OF JAMAS U. A.D. 2020.

> VANESSA S. KLUS Notary Public, State of Texas Comm. Expires 03-05-2022 Notary ID 131476286

> > VANESSA S. KLUS Notary Public, State of Texas Comm. Expires 03-05-2022 Notary ID 131476286

SEE SHEET 3 OF 3 FOR LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SCALE: 1"= 100'

SHEET 1 OF 3

PLAT NO. 19-11800062

SUBDIVISION PLAT

WESTLAKES UNIT 4 & 5

BLOCK 10, LOTS 7-17, LOTS 28-41 AND LOT 901, BLOCK 12, LOTS 20-33, BLOCK 14 AND LOTS 1-30, BLOCK 15, COUNTY BLOCK 4312, A 3.008 ACRE PUBLIC RIGHT-OF-WAY AND 2.25 ACRES OF OFF-LOT EASEMENTS, CONSISTING OF 0.960 ACRES OUT OF THE 34.582 ACRES RECORDED IN VOLUME 11032, PAGES 1593-1601, 17.325 ACRES OUT OF THE 45.281 ACRES RECORDED IN DOCUMENT NO. 20180044319, 1.203 ACRES OUT OF THE 137.38 ACRES RECORDED IN VOLUME 11397, PAGES 1015-1029, 0.023 ACRES OUT OF THE 206.87 ACRES RECORDED IN VOLUME 12197. PAGES 750-761. ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210,375,9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 15, 2020

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 PUBLIC 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/DEVELO SCOTT TEETER HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 DAY OF AND AND SEAL OF OFFICE THIS DAY OF

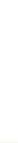
OTARY PUBLIC, BEXAR COUNTY, TEXAS WESTLAKES UNIT 4 & 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

BY:	
	CHAIRMAN

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.

COUNTY JUDGE, BEXAR COUNTY,	TEYAS		
JOHN JOBOL, BEAAR COONTY,	ILAAS		

COUNTY CLERK, BEXAR COUNTY, TEXAS



CHAIRMAN

MATCHLINE "B"

SEE SHEET 1 OF 3

L24

UNPLATTED REMAINING PORTION OF PEOPLES

VERDES RANCH HOLDINGS CO. LTD. 137.38 ACRES

(VOL. 13387, PGS. 1015-1029 OPR)

CPS/SAWS/COSA UTILITY:

SEE

SHEET 3 OF 3

FOR LINE &

CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

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 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," "SUILITY 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. OPS 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 BUILDING, STRUCTURE, 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.

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

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.

WESTLAKE'S UNIT 2A.

(VOL. 20001, PGS.

1022-1025 DPR)

N89'44'36"E

140.00

.8

N89'44'36"E

140.00

140.00

10

N89'44'36"E

140.00

\11

140.00

12

N89'44'36"E

140.00

N89'44'36"E ~ 158.77

14

N89'44'36"E ~ 189.20'

15

N89'44'36"E ~ 219.64

16

N89'44'36"E ~ 250.08'

17

N89'44'36"E ~ 280.5

BLK 12

CB 4312

N89°43'31"E ~ 303.24"

OF PEOPLES VERDES RANCH HOLDINGS CO. LTD. 137.38 ACRES

(VOL. 11397, PGS. 1015-1029

334.50

OPEN SPACE PERMEABLE 901

901

SAWS IMPACT FEE:

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.

SAWS WASTEWATER EDU:

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

-18.00' N89'44'36"E

N89'44'36"E

125.00

125.00

19

125.00

20

N89'44'36"E

125.00

21-

125.00'

125.00

23

3 125.00

N89'44'36"E

125.00'

CB 4312

OPEN SPACE

N89'44'36"E PERMEABLE 125.00' (1.306 AC)

THIS SHEET

N89'44'36"E

125.00

125.00'

N89'44'36"E 2

-125.00

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, PAINS, EASEMENTS AND PUBLIC PLACES

NSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: PEOPLES VERIOS RANCH
HOLDINGS CD., TD.
19230 STONLOGA PKWY STE 301
SAN ANTONIO, TEXAS 78258
(210) 403-2081

SIGNING FOR 0.960 ACRES OF A 65' DRAINAGE EASEMENT.

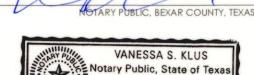
STATE OF TEXAS
COUNTY OF BEXAR

PEOPLES VERDES RANCH

HOLDINGS CO. LTD. 34.582 ACRES

1593-1601 O.P.R.)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUITIERREZ 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 DAY OF

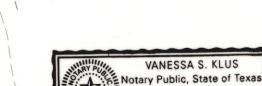


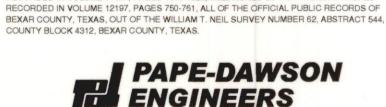
Comm. Expires 03-05-2022

Notary ID 131476286

Comm. Expires 03-05-2022

Notary ID 131476286





PLAT NO. 19-11800062

SUBDIVISION PLAT

OF

WESTLAKES UNIT 4 & 5

BEING A TOTAL OF 19.492 ACRE TRACT OF LAND, ESTABLISHING LOTS 17-27 AND LOT 902,

OF OFF-LOT EASEMENTS, CONSISTING OF 0.960 ACRES OUT OF THE 34.582 ACRES

RECORDED IN DOCUMENT NO. 20180044319, 1.203 ACRES OUT OF THE 137.38 ACRES

BLOCK 10, LOTS 7-17, LOTS 28-41 AND LOT 901, BLOCK 12, LOTS 20-33, BLOCK 14 AND LOTS

RECORDED IN VOLUME 11032, PAGES 1593-1601, 17.325 ACRES OUT OF THE 45.281 ACRES

RECORDED IN VOLUME 11397, PAGES 1015-1029, 0.023 ACRES OUT OF THE 206.87 ACRES

1-30, BLOCK 15, COUNTY BLOCK 4312, A 3.008 ACRE PUBLIC RIGHT-OF-WAY AND 2.25 ACRES

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 15, 2020

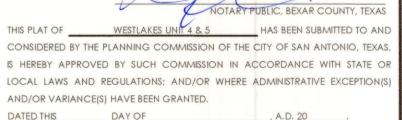
STATE OF TEXAS COUNTY OF BEXAR

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 PUBLIC 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.



STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER 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 DAY OF JOHN THE CAPACITY THEREIN STATED.



BY: ______SECRETARY

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,

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

AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT

COUNTY JUDGE, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

COUNTY CLERK, BEXAR COUNTY, TEXAS



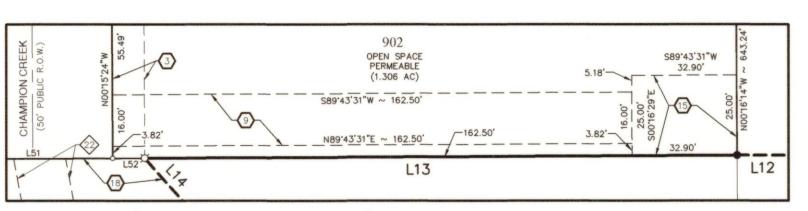
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

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:

1. L. 15-2020
REGISTERED PROFESSIONAL LAND SURVEYOR



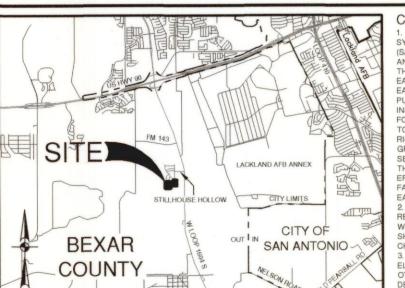


SHEET 2 OF 3

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SECRETAR





LOCATION MAP NOT-TO-SCALE

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE

PLUMBING CODE OF THE CITY OF SAN ANTONIO.

APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

SAN ANTONIO PLANNING COMMISSION.

DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

DRAINAGE EASEMENT ENCROACHMENTS:

OWNER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 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 PRESSURE REGULATOR IN CONFORMANCE WITH THE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) 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

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 TCLOR DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR

COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S

ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR

OT 902, BLOCK 10 AND LOT 901, BLOCK 12, CB 4312 ARE DESIGNATED AS OPEN

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM

ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83

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

(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

SPACE PERMEABLE AND AS GAS, ELECTRIC, TELEPHONE, CABLE TV AND PUBLIC

TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDERFOR 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 CPS/SAWS/COSA UTILITY:

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 ERVICE 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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WI 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 HANGES 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. 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

ECTRIC AND GAS FACILITIES. 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.

SAWS IMPACT FEE:

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.

SAWS WASTEWATER EDU:

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

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0530F, EFFECTIVE DATE 9/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 10 AND LOT LOT 901, BLOCK TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET 12, CB 4312, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER 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

RESIDENTIAL FINISHED FLOOR

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

CLEAR VISION:

WESTLAKES COLLECTOR

CLEAR VISION AREAS 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

SETBACK NOTE

THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. FIRE FLOW NOTE:

HE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDENTAL 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 FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

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 PURPAND O INSIDERATION THEREIN EXPRESSED.

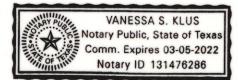
OWNER/DEVELOPE PKWY STE 301 19230 STO SAN ANTONIO, TEXAS 78258

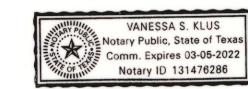
(210) 403-2081

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS OREGOING 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 2 DAY OF JANUARY , A.D. 20 20 .

NOTARY PUBLIC, BEXAR COUNTY, TEXAS





PLAT NO. 19-11800062

SUBDIVISION PLAT

OF

WESTLAKES UNIT 4 & 5

BEING A TOTAL OF 19,492 ACRE TRACT OF LAND, ESTABLISHING LOTS 17-27 AND LOT 902

OF OFF-LOT EASEMENTS, CONSISTING OF 0.960 ACRES OUT OF THE 34.582 ACRES

RECORDED IN DOCUMENT NO. 20180044319, 1.203 ACRES OUT OF THE 137.38 ACRES

BLOCK 10, LOTS 7-17, LOTS 28-41 AND LOT 901, BLOCK 12, LOTS 20-33, BLOCK 14 AND LOTS

RECORDED IN VOLUME 11032, PAGES 1593-1601, 17.325 ACRES OUT OF THE 45.281 ACRES

RECORDED IN VOLUME 11397, PAGES 1015-1029, 0.023 ACRES OUT OF THE 206.87 ACRES

RECORDED IN VOLUME 12197, PAGES 750-761, ALL OF THE OFFICIAL PUBLIC RECORDS OF

BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544,

1-30, BLOCK 15, COUNTY BLOCK 4312, A 3.008 ACRE PUBLIC RIGHT-OF-WAY AND 2.25 ACRES

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 15, 2020

STATE OF TEXAS

COUNTY BLOCK 4312, BEXAR COUNTY, 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 PUBLIC OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALI STREETS ALLEYS PARKS WATERCOURSES DRAINS FASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SCOTT TEETER OWNER/DEVELOPER: HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216

(210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER 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 2 DAY OF JANUARY , A.D. 2020. THIS 21 DAY OF January

> NOTARY PUBLIC, BEXAR COUNTY, TEXAS WESTLAKES UNIT 4 & 5 HAS BEEN SUBMITTED TO AND

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

CHAIRMA

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

PHASE 3 (PLAT# 19-11800063) C10-PINKSTON (VARIABLE WIDTH PUBLIC R.O.W.) L35 L34-C9-UNPLATTED REMAINING PORTION OF PEOPLES VERDES RANCH HOLDINGS CO. LTD. /12 (VOL. 13387, PGS. 1015-1029 OPR)

BLK 14 CB 4312



DELTA

090'00'00'

090,00,00,

057'46'09"

055'12'27

090'00'00

090,00,00

090'00'00"

030'00'00

90.00,00

090'00'00'

CURVE TABLE

S44'43'31"W

S45'16'29"E

N44'43'31"E

N61'23'25"W

S60'06'35"E

N45'16'29"W

S44'43'31"W

N45'16'29"W

N75'16'29"W

N45'16'29"W

S45'16'29"E

CHORD BEARING CHORD LENGTH

21.21

21.21

14.49

55.60'

21.21

10.35

21.21

21.21

21.21

23.56

23.56

23.56

15.12 57.81

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10.47

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23.56

23.56

23.56

LINE TABLE		LINE TABLE			
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N89'43'31"E	125.00'	L27	S89'43'31"W	110.00'
L2	S00'16'29"E	10.00'	L28	S00'16'29"E	20.00'
L3	N89'43'31"E	50.00	L29	S89°43'31"W	50.00
L4	N89'43'31"E	220.00'	L30	N00°16'29"W	20.00'
L5	N89'43'31"E	50.00'	L31	S00"16'29"E	20.00'
L6	N89'43'31"E	49.24	L32	S89*43'31"W	50.00'
L7	N89'43'31"E	92.17	L33	S00°16'29"E	20.00'
L8	S58'55'37"E	65.00'	L34	N89'43'31"E	2.00'
L9	N31'04'23"E	195.90'	L35	S86'32'43"W	90.14
L10	N89'44'36"E	385.24'	L36	S89*43'31"W	8.00'
L11	S89'43'46"W	65.00'	L37	S00'16'29"E	60.00'
L12	S89'43'31"W	65.00'	L38	S00'16'29"E	672.32'
L13	N89'43'31"E	185.40'	L39	S89°43'31"W	8.00'
L14	S41'52'14"E	57.14'	L40	N87'05'42"W	90.14
L15	S00'03'21"W	71.17	L41	S89°43'31"W	2.00'
L16	S39'16'09"W	69.43	L42	S89'43'31"W	109.00'
L17	S76*51'10"W	39.47	L43	S89°43'31"W	56.00
L18	N70'43'10"W	60.38	L44	S89°43'31"W	60.00'
L19	N37"10'45"W	53.48	L45	S00"16'29"E	50.00
L20	N01'49'34"W	69.64	L46	N89'43'31"E	50.00'
L21	N45'28'11"E	62.55	L47	N89'43'31"E	50.00'
L22	N89'43'31"E	4.00'	L48	N00'16'29"W	230.00'
L23	N89'43'31"E	6.00	L49	S00'16'29"E	200.00
L24	S89'50'05"W	65.00'	L50	N89'43'31"E	31.26
L25	N00'16'29"W	416.91	L51	N89'43'31"E	50.00'
L26	N00'16'29"W	416.91	L52	N89'43'31"E	10.00

ΓABL.	Æ				
RING	LENGTH		CURVE	#	RADIUS
3°31"W	110.00		C1		15.00'
'29"E	20.00'		C2		15.00'
31"W	50.00		С3		15.00'
'29"W	20.00'		C4		15.00'
29"E	20.00'		C5		60.00'
31"W	50.00'		C6		15.00'
29"E	20.00'		C7		15.00'
3'31"E	2.00'		C8		15.00'
2'43"W	90.14		C9		15.00'
3'31"W	8.00'		C10		20.00'
29"E	60.00'		C11		15.00'
3'29"E	672.32'		C12		15.00'
3'31"W	8.00		C13		15.00*
5'42"W	90.14		C14		15.00'
3'31"W	2.00'				
3'31"W	109.00'				
3'31"W	56.00'				
3'31"W	60.00'				
3'29"E	50.00'				
3'31"E	50.00'				
3'31"E	50.00'				
3'29"W	230.00'				
3'29"E	200.00				
3'31"E	31.26				
		1			

	the second secon				
L1	N89'43'31"E	125.00'	L27	S89'43'31"W	110.00'
L2	S00'16'29"E	10.00'	L28	S00'16'29"E	20.00'
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L23	N89°43'31"E	6.00'	L49	S00'16'29"E	200.00'

L2	S00'16'29"E	10.00'		L28	S00'16'29"E	
L3	N89'43'31"E	50.00	1	L29	S89°43'31"W	
L4	N89'43'31"E	220.00'	1	L30	N00°16'29"W	
L5	N89'43'31"E	50.00'	1	L31	S00"16'29"E	
L6	N89'43'31"E	49.24	1	L32	S89*43'31"W	
L7	N89'43'31"E	92.17	1	L33	S00°16'29"E	
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L10	N89'44'36"E	385.24	1	L36	S89°43'31"W	
L11	S89'43'46"W	65.00'		L37	S00'16'29"E	
L12	S89'43'31"W	65.00'	1	L38	S00'16'29"E	
L13	N89'43'31"E	185.40'		L39	S89'43'31"W	
L14	S41'52'14"E	57.14		L40	N87'05'42"W	
L15	S00'03'21"W	71.17'		L41	S89*43'31"W	
L16	S39'16'09"W	69.43'	1	L42	S89'43'31"W	
L17	S76°51'10"W	39.47	1	L43	S89'43'31"W	
L18	N70'43'10"W	60.38'	1	L44	S89°43'31"W	
L19	N37'10'45"W	53.48'	1	L45	S00'16'29"E	
L20	N01'49'34"W	69.64		L46	N89°43′31″E	
L21	N45'28'11"E	62.55	1	L47	N89°43′31″E	
L22	N89'43'31"E	4.00'		L48	N00'16'29"W	
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STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

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