

THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN PPROVED BY THE CITY OF SAN ANTONIO FLOOD PLAIN 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 BEXAR COUNTY.

TCI DETENTION AND MAINTENANCE NOTE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF Line Table Line # Length Direction L1 21.38' N56° 13' 03"W L2 10.59' N01° 14' 46"W L3 58.67' S06° 11' 13"E L4 37.12' \$12° 15' 38"E L5 | 62.70' | S35° 56' 54"E L6 30.00' S45° 16' 13"E L7 60.50' N45° 16' 13"W

L28 | 21.21' | N45° 16' 13"W

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS

BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND

CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN

DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO.5543 KFW SURVEYING, LLC

STATE OF TEXAS

STATE OF TEXAS

TIM C. PAPPAS

PHONE: 210-979-8444

FAX: 210-979-8441

ANTONIO PLANNING COMMISSION.

3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231

LICENSED PROFESSIONAL ENGINEER

	Line 1	Table
ine #	Length	Direction
L1	21.38'	N56° 13' 03"W
L2	10.59'	N01° 14' 46"W
L3	58.67'	S06° 11' 13"E
L4	37.12	S12° 15' 38"E
L5	62.70'	S35° 56' 54"E
L6	30.00'	S45° 16' 13"E
L7	60.50'	N45° 16' 13"W
L8	56.62'	S45° 16' 13"E
L9	50.10'	N86° 43' 43"W
_10	63,81'	N00° 16' 13"W
L11	50,10'	N86° 11' 17"E
L12	2.87'	S89° 43' 48"W
L13	4.25'	N89° 43' 48"E
.14	92,22	N00° 16' 13"W
L15	9.41'	S01° 14' 46"E
.16	77.08'	N89° 43' 47"E
L17	95.13'	S03° 07' 57"E
.18	60.00'	S00° 16' 13"E
L19	21.21	S45° 16' 13"E
20	21,23'	N44° 46' 14"E
21	21,20'	N45° 13' 46"W
22	21.21'	S44° 43′ 47″W
L23	60.00'	S00° 16' 13"E
.24	16.94'	S78° 56' 44"W
L25	12.50'	S41° 10' 54"E
L26	100.62	N02° 59' 24"W
27	60.00'	N00° 16' 13"W
1 2R	21 21'	N45° 16' 13"W

-	L29	21.21	1444 43 41 E
	L30	60.00'	N00° 16' 13"W
	L31	95.13'	N02° 35' 32"E
	L32	78.63'	S89° 43' 47"W
	L33	1.37'	S89° 43' 47"W
	L34	58.32'	N48° 49' 06"E
	L35	82.11'	N09° 26′ 17 ° E
	L36	45.37'	N16° 35' 10"E
	L37	45.37'	N25° 52' 52"E
	L38	45.47'	N33° 52′ 56″E
	L39	70.61'	S44° 43' 47"W
	L40	29.03'	S00° 16′ 13″E
	L41	40.57'	S17° 43' 47"W
	L42	44.98'	S34° 06' 17"E
	L43	60.00'	S45° 16′ 13″E
	L44	40.51'	S25° 12' 12"E
	L45	60.00'	N00° 16' 13"W
	L46	121.06'	N07° 19' 51"E
	L47	60,00'	N00° 16' 13"W
	L48	121.06'	N07° 19' 51"E
	L49	51.74'	S55° 19' 26"E
	L50	16.43'	S26° 07′ 12″W
	L51	16.94'	N78° 56' 44"E
	L52	30.06'	S00° 16' 13"E
	L53	28.16'	N89° 43' 31"E
	L54	53.94'	S00° 16′ 29 ° E
	L55	30.06'	N00° 16' 13"W

STATE OF TEXAS

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.

WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND

RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION, INFRASTRUCTURE

ND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC

EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT.

INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE.

CPS ENERGY AND SAWS SHALL ALSO HAVE TO 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 INFRASTRUCTURE AND

SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR

CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT

ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS

EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO

CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5)

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS

SURVEYOR NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED *KFW

FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS

1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM

Delta Chord Chord Bearing

N69°48'11"E

S45°16'13"E

S01°42'05"E

4.75' S01°05'23"W

76.54' N22°46'13"W

5.00' N01°09'39"E

N42°24'16"E

N89°43'47"E

THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

9.38' | 125.00' | 4.69' | 4°17'54" | 9.38' | \$47°25'10"E

3.39' 15.00' 1.70' 12°57'21" 3.38' N51°44'53"W

14.44' | 15.00' | 7.84' | 55°09'36" | 13.89' | \$62°08'59"W

278.67' 55.00' 38.30' 290°18'01" 62.86' N00°16'48"W

14.44' 15.00' 7.83' 55°08'25" 13.89' \$62°42'00"E

10.43' 15.00' 5.44' 39°51'13" 10.22' \$19°39'24"W

137.44' 175.00' 72.49' 45°00'00" 133.94' S22°13'47"W

117.81' | 150.00' | 62.13' | 45°00'00" | 114.81' | \$22°46'13"E

175.78' | 59.00' | 725.27' | 170°41'55" | 117.61' | N00°16'13"W

98.17' | 125.00' | 51.78' | 45°00'00" | 95.67' | N22°13'47"E

5.00' 100.00' 2.50' 2°51'44" 5.00' N01°09'39"E

C27 39.27' 25.00' 25.00' 90°00'00" 35.36' N45°16'13"W

90°00'00" 21.21'

2°43'11" 4.75' N01°37'48"W

2°43'11" 4.75' N01°37'48"W

C14 23.56' 15.00' 15.00' 90°00'00" 21.21' S00°16'13"E

C16 22.34' 15.00' 13.83' 85°20'57" 20.34' N42°56'41"W

22.34' 15.00' 13.83' 85°20'57" 20.34'

21.51' 25.00' 11.47' 49°17'54" 20.85'

78.54' 100.00' 41.42' 45°00'00"

2°51'44"

2°43'11"

169°42'26" 99.60'

2°51'44" 5.00'

5.00'

2°43'11" 4.75' S01°05'23"W

Curve Table

Tangent

10.43' | 15.00' | 5.44' | 39°51'13" | 10.22'

148.10' 50.00' 555.16'

5.00' 100.00' 2.50'

5.00' 100.00' 2.50'

4.75' 100.00' 2.37'

4.75' 100.00' 2.37'

23.56' 15.00' 15.00'

4.75' 100.00' 2.37'

4.75' 100.00' 2.37'

5.00' 99.49' 2.50' 2°52'37"

C10

C13

C18

C19

C21

C24

AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED

SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID

NFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES,

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC GAS WATER SEWER DRAINAGE TELEPHONE CABLE

WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC

AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY

GRADE CHANGES OR GROUND ELEVATION ALTERATION.

SUCH EASEMENTS ARE DESCRIBED HEREON.

SURVEYING* UNLESS NOTED OTHERWISE

3. DIMENSIONS SHOWN ARE SURFACE.

PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE

FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY

OWNER / DEVELOPER SCOTT TEETER HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TX 78216 (210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>SCOTT TEETER</u>, 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

DAY OF ANGES A.D. A.D. A.D. A.D.

1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE FASEMENTS SHOWN ON THIS PLAT NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-ECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 & 902, BLOCK 35, CB 4312; LOT 901, BLOCK 36, 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 COUNTY.

IPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

ON LOT 81 TO 83. BLOCK 35. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 (ONE) ACCESS POINT ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2189.09'.

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

STATE OF TEXAS

COUNTY OF BEXAR

FREDERICK M. DONECKER, JR.

1315 GREER STREET

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

ROSE M. SELLER

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

TARA B. JAECKLE

STATE OF TEXAS

1315 GREER STREET

DONECKER 4 RANCH 1315 GREER STREET

SAN ANTONIO, TX 78210

Nove m Veller

EXPRESSED AND IN THE CAPACITY THEREIN STATED.

EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS DO DAY OF AUGUST A.D. 2020

<u>FLOODPLAIN NOTE:</u> THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0530F, DATED SEPTEMBER 29, 2010 ; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION: OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

> 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

> BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>FREDERICK M. DONECKER</u>,

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED<u>ROSE M. SELLER</u>, KNOWN

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>TARA B. JAECKLE</u>, 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

PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

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

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND

THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

RENESE COLLIGR

k Notary Public, State of Teass

Comm. Expires 05-18-2021

Notary 10 125299481

RENESECOLO

Notary Public, State of Tex

Comm. Expires 05-18-2021

Notary ID 125299481

RENESE COLLIER Notary Public, State of To

Notary ID 125299461

HENESE COLLIER

и<mark>ary Public, State</mark> of Toxa: Готт. Ехриад 05 15-20**2**1

OF TO COMM Expires 05-15-2021

SAWS DEDICATION NOTE: 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.

WASTEWATER EDU NOTE: 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 AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET

AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION. FIRE FLOW DEMAND NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR
THE PROPOSED RESIDENTIAL DEVELOPMENT, 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

PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL. S.A.W.S. 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 DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER. AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH

REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE

INGRESS AND EGRESS NOTE (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER

EASEMENT(S) SHOWN ON THIS PLAT. INGRESS AND EGRESS NOTE (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2514914) 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 HEREUNDER 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 ARBORIST OFFICE PER 35-477(H).

<u>SETBACK NOTE:</u> 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

AS CONVEYED TO HDC WESTLAKES, LLC AND RECORDED IN DOCUMENT NO. 20200059144 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

PLAT NUMBER: 19-11800303

SUBDIVISION PLAT ESTABLISHING

MEDINA LANDING - UNIT 1

BEING A TOTAL OF 17.82 ACRES OF LAND, INCLUDING 0.15 ACRES OF OFF-LOT

EASEMENTS IN COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS, SITUATED IN

THE NEPOMUCENO JUAREZ SURVEY, SECTION NO. 61, ABSTRACT 373, AND

THE WILLIAM T. NEILSURVEY SECTION NO. 62. ABSTRACT 544. AND BEING A

PORTION OF THAT CALLED 26.21 ACRE TRACT OF LAND AS CONVEYED TO

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, AND RECORDED

IN DOCUMENT NO. 20200029559 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR

COUNTY, TEXAS, AND A PORTION OF THAT CALLED 32.728 ACRE TRACT OF LAND

TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS

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 EXPRESSEL

OWNER / DEVELOPER LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. ATTN: RICHARD MOTT, P.E. 1922 DRY CREEK WAY, SUITE 101 SAN ANTONIO, TX 78259 (210) 403-6200

STATE OF TEXAS

OPEN SPACE NOTE:
LOT 901 & 902, BLOCK 35, CB 4312; LOT 901, BLOCK 36, CB 4312 ARE DESIGNATED AS OPEN SPACE
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO
AND AS A COMMON AREA AND A DRAINAGE EASEMENT.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, 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

Note: y 10 1/152/92461

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE
COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERE CERTIFY THAT THE ATTACHED PLAT WAS DULY FILE
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, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MEDINA LANDING - UNIT 1 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. 20
•		



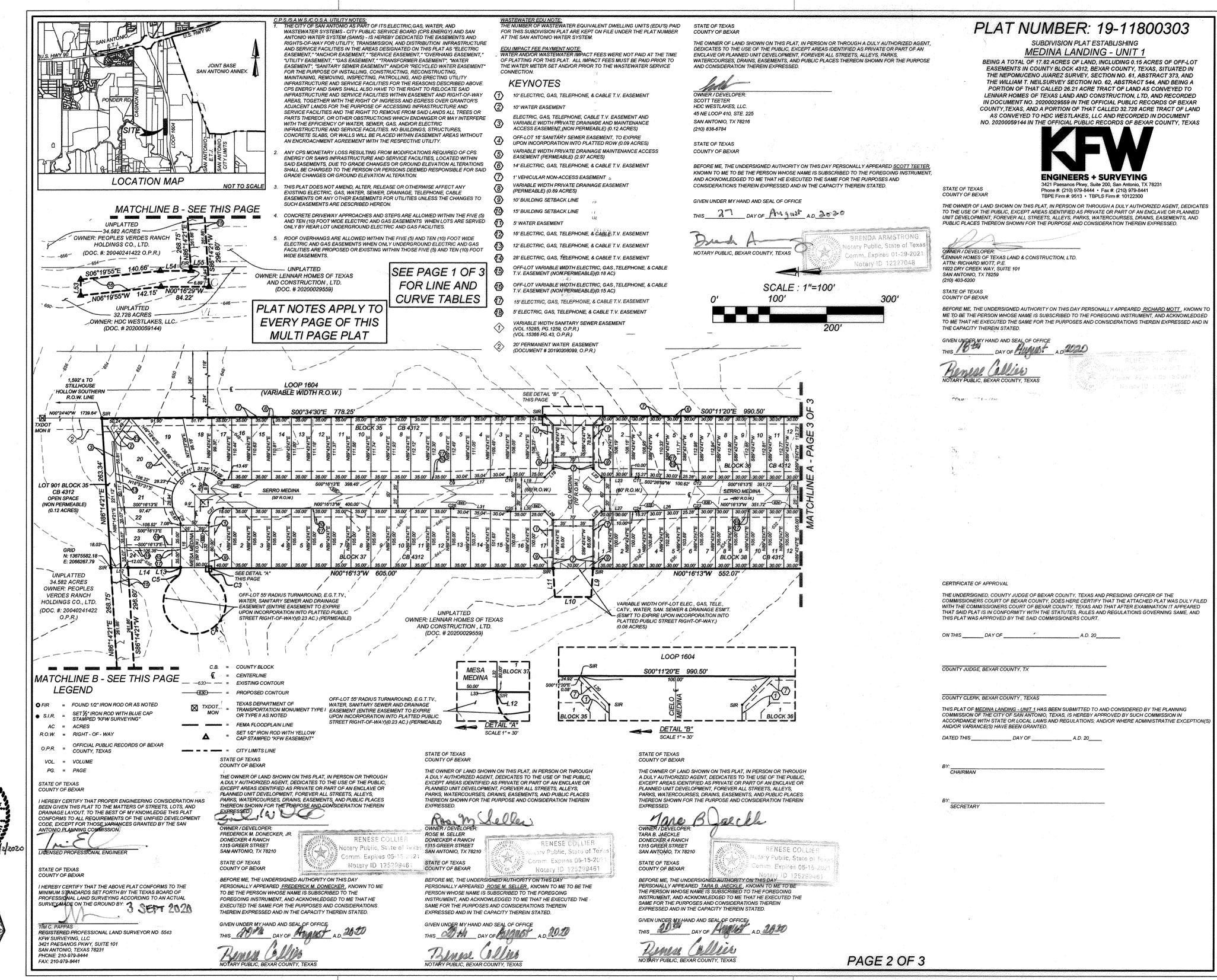


NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Notary Public, State of T ਵੇਂ Comm. Expires 01-2ਈ 702

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PAGE 1 OF 3



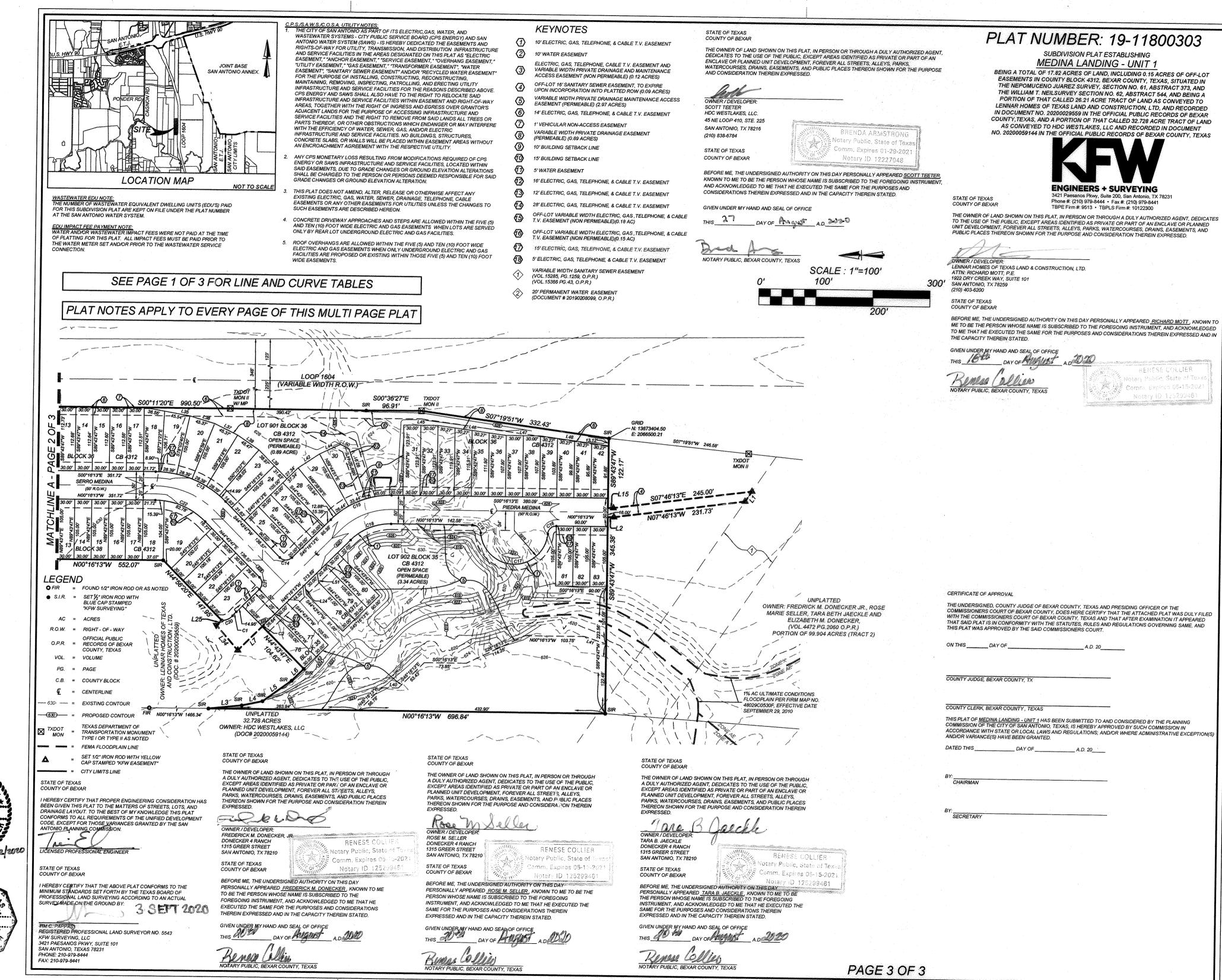
TRAVIS R. ELSETH

99254

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TIM C. PAPPAS

5543



TRAVIS R. ELSETH

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TIM C. PAPPAS

70 ESSION

Date: Aug 18, 2020, 11:21am User ID: Imartinez