

CPS/SAWS/COSA 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 WASTEWATER SYSTEMS — CITY PUBLIC SERVICE BUARD (UPS 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 EASEMIENT", "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 CONTENTIONED PEROMYTE INSTALLING CONTENTIONED PEROMYTE MAINTAINING PEROMYTE 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 INIGRESS AND EGRESS OVER GRANTOR'S
ADJACENT LANDS FOR THE PURPLOSE OF ACCESSING SUCH INFRASTRUCTURE
AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL
TREES OR PARTS THEREOF, OR O'THER 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.

RESPECTIVE OF CHILITY.

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

ELEVATION ALTERATIONS.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND

CPS/SAWS/COSA UTILITY NOTES: 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.

SAWS NOTES:

1. 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 SYSTEM.

THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE
GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL
NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR
BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF
THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN
CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SURVEY NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, WITH COMBINES SCALE FACTOR (SURFACE TO GRID) OF 0.99983.

FEMA FIRM PANELS 48029C0290G AND 48029C0430G, WITH AN EFFECTIVE DATE OF

DRAINAGE NOTE:

1. STORMWATER DETENTION IS REQUIRED FOR THIS 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 CONTRACT OF CHIRD OF THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN THE PROPERTY MAY BE E

FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE 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 ISAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

RIGHTS-OF-WAY.

THE DRAIMAGE 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 PANELS 48029C0290G AND 48029C0430G, DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE

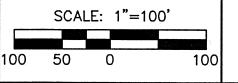
ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT CRADE SHALL BE AT OR AROUSE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT CRADE SHALL BE AT OR AROUSE

PLAT NO. 18-900089

SUBDIVISION PLAT **ESTABLISHING**

WOODLAKE ESTATES MH - PHASE V

BEING A TOTAL OF 27.374 ACRES OF LAND, CONVEYED UNTO IMHC LAND HOLDINGS, LLC, RECORDED IN DOCUMENT #20180186662, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 2, BLOCK 1, COUNTY BLOCK 5051, NEW CITY BLOCK 15894, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.







STATE OF ARIZONA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULLY 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 TUEFFEIN EXPRESSES. CONSIDERATION THEREIN EXPRESSED.



STATE OF ARIZONA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SCOTT ROBERTS

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 &

NOTARY PUBLIC MARICOPA COUNTY, ARIZONA Notary Public State of Arizorna Maricona County Christie Curtis Yoakam My Commission Express 12/05 Commission Number 572947

WOODLAKE ESTATES MH - PHASE V HAS BEEN SUBMITTED THIS PLAT OF 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 WHEIRE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DAT OF		A.D
	BY:	
	<u> </u>	CHAIRMAN

SECRETARY

09/29/2010 SHOW THE SCALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED WITHIN FLOOD ZONE 'AE', WHICH IS A SPECIAL FLOOD HAZARD AREA (SFHA), DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO. AND FLOOD ZONE 'X', WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY,
THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. PROPERTY OWNERS, OR THE IPROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE SAN ANTONIO OR BEXAR COUNTY. SHEET 1 SHEET 2 REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE. HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG WALZEM RD. (FM 1976), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1359.11 L.F.
4. 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 FIRE ACCESS NOTE: INCRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. SHALL BE DIRECTED BY TXDOT. SHEET INDEX -17' E.G.T.C., SANITARY SEWER AND ACCESS EASEMENT 9524/1-8, D.P.R ±595' TO THE INTERSECTION OF WALZEM RD. AND WOODLAKE PARKWAY **WALZEM RD. (FM 1976)** VARIABLE WIDTH ROW, MIN. 1 10' E.G.T.C. AND WATER EASEMENT-25' SANITARY SEWER, WATER AND RECYCLED WATER EASEMENT \$77'08'19"E 1359.11' (OVERALL) 148.14 X-1-1-N=13730914.20_ E=2170107.03 -14' E.G.T.C. EASEMENT 14' E.G.T.C. EASEMENT 9524/1-8, D.P.F. __N77'07'35"W ___303.49' VRIABLE WIDTH WATER EASEMENT (PERMEABLE) L3--2 OF 112' X 300' DRAINAGE EASEMENT 7181/1197, R.P.R. UNPLATTED L16 7 REMAINING PORTION OF 5.664 AC. LOTS P-8E, P-9G AND P-9H LOT 2 1% AC ULTIMATE~ NCB 15894 ZACHRY REALTY, INC. CONDITIONS FLOODPLAIN BLOCK 1 CB 5051 5279/1472, R.P.R. SH N.C.B. 15894 111' DRAINAGE EASEMENT-27.374 ACRES 5 9524/1-8, D.P.R Ш ادي S 1% AC EFFECTIVE FLOODPLAIN-PER PANEL #48029C0290G 4 AND #48029C0430G Ш S77'07'35"E 386.42 Z 댕 158 , SANITARY SEWER-AND ACCESS EASEMENT 9524/1-8, D.P.R. Š 9| 42 -VARIABLE WIDTH WATER EASEMENT (PERMEABLE) (5.52 ACRES) 17' E.G.T.C.. (c15 Ser 35'4,7 ∕-L26 SANITARY SEWER N77'07'35"W ARIABLE WIDTH AND ACCESS PRIVATE DRAINAGE EASEMENT 9524/1-8, D.P.R. 55.5 DATED THIS (PERMEABLE) S77'08'27"E 330.42' (1.19 ACRES) C19 L12 9524/1-8, D.P.R. -10' SANITARY' SEWER EASEMENT 9524/1-8, D.P.R. E PARKNAY. _S77'05'47"E / 378.08

1870.83' (OVERALL)

WOODLAKE MANUFACTURED

9542/68, D.P.R.

= PLAT BOUNDARY — = ADJOINER BOUNDARY ----- & ----- = CENTERLINE

● = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION

 = IRON PIN SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD"

E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS R.P.R. = REAL PROPERTY RECORDS OF

BEXAR COUNTY TEXAS D.R. = DEED RECORDS OF

BEXAR COUNTY TEXAS N.C.B. = NEW CITY BLOCK

CB = COUNTY BLOCK 9400/113 = VOLUME/PAGE

> ROW = RIGHT OF WAY BSL = BUILDING SETBACK LINE

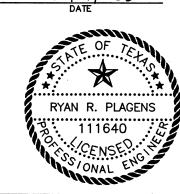
ESM'T = EASEMENT

--1160 - - = EXISTING CONTOUR --- - = EASEMENT

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 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. 10/14/2020

RYAN E. PLAGENS/ P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 111640



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: WESTWOOD PROFESSIONAL SERVICES, INC.

JASON R. GABRIEL R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6530
WESTWOOD PROFESSIONAL SERVICES, INC.
1718 DRY CREEK WAY, SUITE 110 SAN ANTONIO, TEXAS 78259 (210) 265-8300 TEXAS FIRM NO. 10194064

OF * `o.' GABRIEI

U:_Projects\10 - Roberts Resorts\10.04 - Woodlake Phase V - Roberts Resorts\ACAD\PLAT\Woodlake Estates MH - Phase V Subdivision Plat.dwg 2020/10/14 3:39pm justi

-VARIABLE WIDTH DRAINAGE EASEMENT

-14' E.G.T.C. EASEMENT

9542/68, D.P.R

9542/68, D.P.R.

9542/68, D.P.R.

CURVE AND LINE TABLES ARE PROVIDED ON SHEET 3.

N77'05'47"W

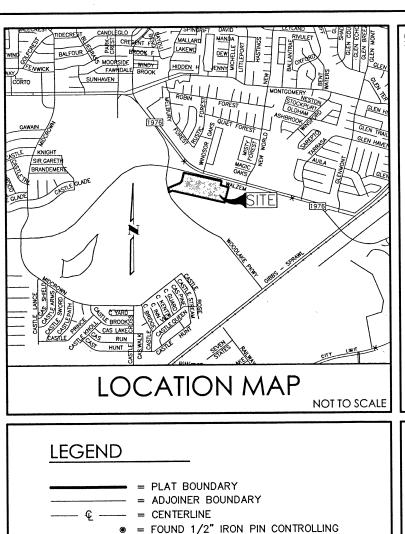
1% AC ULTIMATE CONDITIONS FLOODPLAIN

-1% AC EFFECTIVE FLOODPLAIN

PER PANEL #48029C0290G

AND #48029C0430G

October 2020 SHEET 1 OF 3



MONUMENTATION

CAP STAMPED "WESTWOOD"

E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV D.P.R. = DEED AND PLAT RECORDS OF

BEXAR COUNTY TEXAS

BEXAR COUNTY TEXAS

R.P.R. = REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS

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--1160 --- = EXISTING CONTOUR

- - - - = EASEMENT

STATE OF TEXAS

RYAN R./PLAGENS, P.E.

LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 111640

BSL = BUILDING SETBACK LINE

CPS/SAWS/COSA UTILITY NOTES:

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SHEET

SHEET

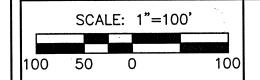
SHEET INDEX

PLAT NO. 18-900089

SUBDIVISION PLAT **ESTABLISHING**

WOODLAKE ESTATES MH - PHASE V

BEING A TOTAL OF 27.374 ACRES OF LAND, CONVEYED UNTO MIHC LAND HOLDINGS, LLC, RECORDED IN DOCUMENT #20180186662, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOT 2, BLOCK 1, COUNTY BLOCK 5051, NEW CITY BLOCK 15894, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.







1270 N LOOP 1604 E, SUITE 1310
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TEXAS REG. NO. F-17992

COUNTY OF MARICOPA

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.



SCOTT ROBERTS, MANAGING MEMBER MHC LAND HOLDINGS, LLC 8350 E. RAINTREE DRIVE, SUITE 220 SCOTTSDALE, AZ 85260

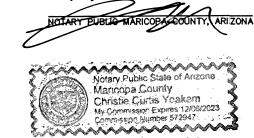
STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON SCOTT ROBERTS 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 ONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

A.D. 2020

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF October



THIS PLAT OF WOODLAKE ESTATES MH - PHASE V 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 WHEIRE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

HIS	 DAY	OF		A.D.	
			,	,	
			BY:		

SECRETARY

MAINTENANCE NOTE:

1. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRAIDE.

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PRIOVIDED BETWEEN ALL ADJACENT LOTS FOR
ADEQUATE FIRE DEPARTMENT ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE.
THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF
THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO
DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT

TXDOT NOTES:

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

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE

REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS" IN STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG WALZEM RD. (FM 1976), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1359.11 L.F.

4. 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.

___ادا___ L23--14' E.G.T.C. EASEMENT

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 10/14/2020 M RYAN R. PLAGENS 111640

CENSED

ONAL

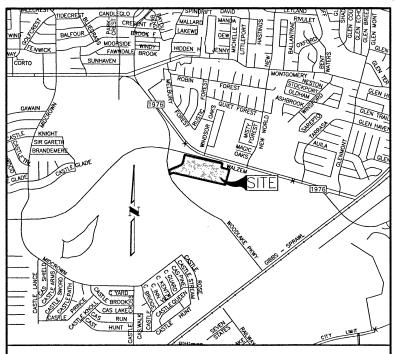
U:\ Projects\10 - Roberts Resorts\10.04 - Woodlake Phase V - Roberts Resorts\ACAD\PLAT\Woodlake Estates MH - Phase V Subdivision Plat.dwg 2020/10/14 3:40pm justi

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: JASON R. GABRIEL, R.F.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6530 WESTWOOD PROFESSIONAL SERVICES, INC. 1718 DRY CREEK WAY, SUITE 110 SAN ANTONIO, TEXAS 78259 (210) 265-8300 TEXAS FIRM NO. 10194064 OF CO LOSTER LA JASON R. GABRIEL

WALZEM RD. (FM 1976) S77"08'19"E 1359.11' (OVERALL) UNPLATTED 0.331 AC. UNPLATTED 0.623 AC. LOT P-9B NCB 15894 LOT P-9 NCB 15894 15 KEITH NICHOLS COLLINS VINCENT E. 15935/183. R.P.R. VILLEGAS N77'07'30"W 246.00' 0609/965, R.P.R S74'23'29"E 286.79' N77'07'35"W 153.00 2 0 N77'07'35"W 148.26' C26) N77'07'35"W 151.50' 32 N77'07'35"W 224.98' WATER EASEMENT (5.52 ACRES) Ш N77'07'35"W 153.00' C (c) N77'07'35"W 135.25' N77'07'35"W 151.50' C3, SH Ш Ш S WATER EASEMENT LOT 2 ⋖ (5.52 ACRES) WATER EASEMENT **BLOCK 1** (PERMEABLE) Ш MATCHLINI (5.52 ACRES) **CB 5051** N.C.B. 15894 Ξ 27.374 ACRES UNPLATTED 6.745 AC. LOT P-1 NCB 15894 STATE OF TEXAS 7843/1091, R.P.R. 42' Cy S77'07'35"E 151.35' (C2 S77'07'35"E 135.25' C13) S77'07'35"E 153.00' C34 S77'07'35"E 153.00' 12 S77'07'35"E 767.27' C44 C20 VARIABLE WIDTH WATER EASEMENT (PERMEABLE) (5.52 ACRES) N77'05'47"W 1870.83' (OVERALL) E=2171524.92 LOT 15, NCB 15894 WOODLAKE MANUFACTURED HOUSING SUBDIVISION 9542/68, D.P.R.

CURVE AND LINE TABLES ARE PROVIDED ON SHEET 3.

October 2020 SHEET 2 OF 3



LOCATION MAP

NOT TO SCALE

CPS/SAWS/COSA 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 WASIEWATER SYSTEMS — CITY PUBLIC SERVICE BUARD (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", 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 10 RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT—OF—WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADD AGENT LANDS FOR THE PURPOSE OF ACCESSING SICH INFRASTRUCTURE 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 ENCROPACHMENT AGREEMENT WITH THE DESPECTIVE LITTLE STATES.

RESPECTIVE UTILITY.

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASIEMENTS, 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 O SUCH EASEMENTS ARE DESCRIBED HEREON CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF

FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVIATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

FIRE ACCESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT ACCESS IPER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAN ANTONIO OR BEXAR COUNTY'-

CPS/SAWS/COSA UTILITY NOTES:

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.

SAWS NOTES:

1. 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 SYSTEM.

2. SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES WUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE

PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE

CONNECTION.

4. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SHALL BE DIRECTED BY TXDOT.

SURVEY NOTES:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, WITH COMBINES SCALE FACTOR (SURFACE TO GRID) OF 0.99983.

2. FEMA FIRM PANELS 48029C0290G AND 48029C0430G, WITH AN EFFECTIVE DATE OF 09/29/2010 SHOW THE SCALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED WITHIN FLOOD ZONE 'AE', WHICH IS A SPECIAL FLOOD HAZARD AREA (SFHA), AND FLOOD ZONE 'X', WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY,

THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION. 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE

REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE

HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF

ONE (1) ACCESS POINT(S) ALONG WALZEM RD. (FM 1976), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1359.11 LF.

4. 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.

DRAINAGE NOTE:

1. STORMWATER DETENTION IS REQUIRED FOR THIS 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

PLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR.

MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS—OF—WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS—SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS—OF—WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE 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 RIGHTS—OF—WAY.

RIGHTS-OF-WAY.

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 PANELS: 48029C029OG AND 48029C043OG, DATED 09/29/2010; OR THE 1% DFIRM PANELS 48029C029G AND 48029C0430G, DATED 09/29/2010; 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 FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT CRADE SHALL BE AT OR AROUSE.

DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

SHEET INDEX

SHEET

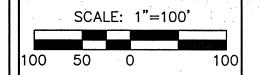
SHEET 2

PLAT NO. 18-900089

SUBDIVISION PLAT ESTABLISHING

WOODLAKE ESTATES MH - PHASE V

BEING A TOTAL OF 27.374 ACRES OF LAND, CONVEYED UNTO MHC LAND HOLDINGS, LLC, RECORDED IN DOCUMENT #20180186662, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOT 2, BLOCK 1, COUNTY BLOCK 5051, NEW CITY BLOCK 15894, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.







1270 N LOOP 1604 E, SUITE 1310 SAN ANTONIO, TX 78232 TEL 210-774-5504 WWW.UPENGINEERING.COM TEXAS REG. NO. F-17992

STATE OF ARIZONA

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: SCOTT ROBERTS, I SCOTT ROBERTS, MANAGING MEMBER

MHC LAND HOLDINGS, LLC 8350 E. RAINTREE DRIVE, SUITE 220 SCOTTSDALE, AZ 85260

STATE OF ARIZONA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SCOTT ROBERTS

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. KNOWN TO ME TO BE THE PERSON

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF October A.D. 2020

> NOTARY PUBLIC MARICORA COUNTY, ARIZONA Notary Public State of Anzona Maricopa Gounty Christie Curtis Yoakam My Commission Express 12/08/2023 Gcmmssion Number 572947 JAMANANANA S

THIS PLAT OF WOODLAKE ESTATES MH - PHASE V 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 EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED	THIS	-	DAY OF			A.D	
	•	•		BY:	-		
						CHAIRMAN	
				D.V			-

SECRETARY

MAINTENANCE NOTE: THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EA:SEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE

= PLAT BOUNDARY --- = ADJOINER BOUNDARY ----- & ----- = CENTERLINE

> ● = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION

 ■ IRON PIN SET WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD"

E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV D.P.R. = DEED AND PLAT RECORDS OF

BEXAR COUNTY TEXAS R.P.R. = REAL PROPERTY RECORDS OF

BEXAR COUNTY TEXAS D.R. = DEED RECORDS OF

BEXAR COUNTY TEXAS

N.C.B. = NEW CITY BLOCKCB = COUNTY BLOCK

9400/113 = VOLUME/PAGE

ROW = RIGHT OF WAY BSL = BUILDING SETBACK LINE

ESM'T = EASEMENT

--1160 - - = EXISTING CONTOUR- - - - - = EASEMENT

STATE OF TEXAS

LEGEND

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.

RYAN R FLAGENS, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 111640



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: WESTWOOD PROFESSIONAL SERVICES, INC. JASON R. GABRIEL R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6530 WESTWOOD PROFESSIONAL SERVICES, INC. 1718 DRY CREEK WAY, SUITE 110 SAN ANTONIO, TEXAS 78259 (210) 265-8300 TEXAS FIRM NO. 10194064 SON R. GABRIEL 6530

U:_Projects\10 - Roberts Resorts\10.04 - Woodlake Phase V - Roberts Resorts\ACAD\PLAT\Woodlake Estates MH - Phase V Subdivision Plat.dwg 2020//10/14 3:41pm justi

	LINE IADE	_
LINE	BEARING	LENGTH
L1	S77°08'36"E	12.00'
L2	N12*51'24"E	110.11
L3	S77°07'35"E	83.11
L4	S77°07'35"E	103.35
L5	N77°07'35"W	107.85
L6	N12*52'25"E	107.43
L7	S12*52'25"W	107.43
L8	S12*52'25"W	106.91
L9	N77°07'35"W	36.44
L10	S12*52'25"W	42.08'
L11	S64°22'05"E	27.59'
L12	S77°07'35"E	104.21
L13	S89°53'21"E	27.11
L14	N12*52'25"E	106.93
L15	N77*07'35"W	110.98
L16	N67°10'08"W	100.51
L17	N12*52'25"E	41.00'
L18	N12°53'22"E	100.50
L19	N12*53'22"E	52.30'
L20	N77*08'37"W	21.00'
L21	N77*07'37"W	34.00'
L22	N12*53'22"E	18.81'
L23	S77°07'37"E	8.00'
L24	S32°39'44"W	37.96'
L25	N77*07'35"W	10.86

L26 N77°07'35"W 2.25'

LINE TABLE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	152.00'	144.21	54°21'31"	138.86'	N39*24'33"E
C2	1304.06	146.82	6*27'03"	146.75	N11*21'39"W
C3	15.00'	23.56'	90°00'00"	21.21	N32*07'35"W
C4	15.00'	23.56'	90.00,00	21.21	S57*52'25"W
C5	15.00'	23.57'	90°00'57"	21.22'	N32*07'07"W
C6	15.00'	23.56'	89*59'03"	21.21'	N57*52'53"E
C7	15.00'	23.57'	90°00'57"	21.22'	S32*07'07"E
C8	15.00'	26.51	101°15'28"	23.19'	S26*29'51"E
C9	221.00'	43.42'	11°15'28"	43.35'	N18'30'09"E
C10	179.00'	56.27	18*00'36"	56.03'	N21*52'43"E
C11	272.34	74.17	15°36'16"	73.94'	S21°31'45"W
C12	15.00'	23.56'	90°00'00"	21.21	N57*52'25"E
C13	15.00'	19.29'	73°41'03"	17.99'	S66°01'53"W
C14	179.00'	50.97	16°18'57"	50.80'	S21°01'53"W
C15	15.00'	23.56'	90°00'00"	21.21	S32*07'35"E
C16	10.00'	15.71	89*59'03"	14.14'	N57*52'53"E
C17	10.00'	15.71	90°00'57"	14.14'	N32*07'07"W
C18	129.50'	28.84'	12°45'31"	28.78'	N70*44'50"W
C19	170.50	37.97'	12°45'31"	37.89'	S70°44'50"E
C20	174.50	38.87	12°45'45"	38.79'	S83*30'28"E
C21	129.50	28.85'	12°45'45"	28.79'	N83*30'28"W
C22	15.00'	23.57'	90°00'57"	21.22'	S32*07'07"E
C23	15.00'	23.56'	89*59'03"	21.21'	N57*52'53"E

CLIDVE TARLE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C24	15.00'	23.57'	90°00'57"	21.22'	N32°07'07"W
C25	15.00'	23.56'	89*59'03"	21.21	S57*52'53"W
C26	15.00'	23.56'	89*59'03"	21.21	N57*52'53"E
C27	15.00'	23.57	90°00'57"	21.22'	S32*07'07"E
C28	15.00'	23.56'	89*59'03"	21.21	S57*52'53"W
C29	15.00'	23.57'	90°00'57"	21.22'	S32*07'07"E
C30	15.00'	23.56'	89*59'03"	21.21	N57*52'53"E
C31	16.50'	25.92'	90°00'57"	23.34'	N32*07'07"W
C32	16.50'	25.91	89*59'03"	23.33'	N57*52'53"E
C33	15.00'	23.56'	89*59'03"	21.21'	S57*52'53"W
C34	15.00'	23.57'	90°00'57"	21.22'	S32*07'07"E
C35	15.00'	23.56'	89*59'03"	21.21	N57*52'53"E
C36	15.00'	23.57'	90°00'57"	21.22'	N32*07'07"W
C37	15.00'	23.57'	90°00'57"	21.22'	S32*07'07"E
C38	15.00'	23.56'	89*59'03"	21.21'	S57*52'53"W
C39	15.00'	23.57'	90°00'57"	21.22'	S32*07'07"E
C40	15.00'	21.88'	83°34'14"	19.99'	N61°05'18"E
C41	15.00'	23.57	90°00'57"	21.22'	N32*07'07"W
C42	15.00'	23.56'	89*59'03"	21.21'	S57*52'53"W
C43	321.00'	81.35'	14°31'15"	81.13'	N20°08'59"E
C44	8.00'	10.54	75°27'48"	9.79'	N65*08'31"E
C45	292.13	141.76	27*48'13"	140.37	N53°39'34"E
C46	279.00'	31.23'	6°24'49"	31.21	N16°05'46"E

CLIDVE TABLE

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