

ACRE(S)

VAR WID WATER EASEMENT

(VOL 20001, PG 1699-1701 PR)

10' BUILDING SETBACK LINE

20' BUILDING SETBACK LINE

(VOL 20001, PG 1699-1701 PR)

(VOL 20001, PG 1699-1701 PR)

(VOL 20001, PG 1699-1701 PR)

(VOL 20001, PG 1033-1036, PR)

PULTE HOMES OF TEXAS, LP

PULTE HOMES OF TEXAS, LP

PULTE HOMES OF TEXAS, LP

REMAINING PORTION OF TRACT

(DOC# 20200059145 OPR)

(VOL 6702, PGS 50-54, OPR)

BIG STATE NURSERY, LLC

PULTE HOMES OF TEXAS, L.P.

(DOC# 20190080686 OPR)

& HDC WESTLAKES, LLC

(DOC# 20200059145 OPR

LOT 904 BLOCK 1 CB 4312

LOT 905 BLOCK 1 CB 4312

LOT 901 BLOCK 33 CB 4312

(50' PUBLIC STREET ROW)

(0.361 AC PERMEABLE)

JANICE UPTMORE

(DOC# 20200059146 OPR)

(VOL 19028, PG 1040, OPR)

30' GETCTV EASEMENT

WESTLAKES UNIT 1

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

61.581 AC

OPEN SPACE (0.058 AC PERMEABLE)

OPEN SPACE

MCCLELLAN

VAR WID PRIVATE DRAINAGE ESMT

REMAINING PORTION OF 39,760 AC

REMAINING PORTION OF 21.022 AC

REMAINING PORTION OF 14.611 AC

10' GETCTV EASEMENT

(VOL 15846, PGS 1122-1128 OPR)

COUNTY, TEXAS LINEAR FEET OFFICIAL PUBLIC RECORDS INTERSECTION (OFFICIAL PUBLIC RECORDS EASEMENT OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS GAS, ELECTRIC, TELEPHONE (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE AND CABLE TELEVISION SET 1/2" IRON ROD (PD) - 1140 --- EXISTING CONTOURS SET 1/2" IRON ROD (PDI-ROW — 1140 — PROPOSED CONTOURS CITY OF SAN ANTONIO LIMITS EASEMENT P.I. POINT 14' GETCTV EASEMENT 135' ELECTRIC EASEMENT (VOL 5773, PGS 839-843 DR) (0.046 TOTAL ACRE-"OFF LOT") 20' WATER EASEMENT 12' GETCTV EASEMENT (DOC: 20180120298 OPR)

(0.409 TOTAL ACRE-"OFF LOT") 10' GETCTV EASEMENT (0.090 TOTAL ACRE-"OFF LOT") 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) VAR WID CLEAR VISION ESMT

VAR WID DRAINAGE EASEMENT 7 (0.242 TOTAL ACRE-"OFF LOT") 10' WATER EASEMENT (0.025 TOTAL ACRE - "OFF-LOT")

20' BUILDING SETBACK VAR WID DRAINAGE ESMT **ENTIRE ESMT TO EXPIRE UPON** INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (1.087 TOTAL ACRE-"OFF LOT") (PERMEABLE)

20'X50' WATER, ACCESS AND DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.046 TOTAL ACRE-"OFF LOT")

(PERMEABLE) 5' WATER EASEMENT 0.007 TOTAL ACRE-"OFF-LOT")

VAR WID WATER, ACCESS, DRAINAGE, GETCTV ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (0.028 TOTAL ACRE-"OFF LOT")

16' GETCTV EASEMENT 28' SEWER AND DRAINAGE ESMT

17 (18) 10' BUILDING SETBACK 18' PRIVATE DRAINAGE

EASEMENT (PERMEABLE) 28' GETCTV EASEMENT (0.028 TOTAL ACRE-"OFF LOT")

VAR WID GETCTV EASEMENT 20' GETCTV EASEMENT **(22)**

30' GETCTV EASEMENT VAR WID SANITARY SEWER AND TURN AROUND EASEMENT (0.0018 TOTAL ACRE-"OFF LOT")

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

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

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:

ED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS PART OF ITS FLECTRIC GAS WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT." "ANCHOR EASEMENT." "SERVICE EASEMENT." "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID 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.

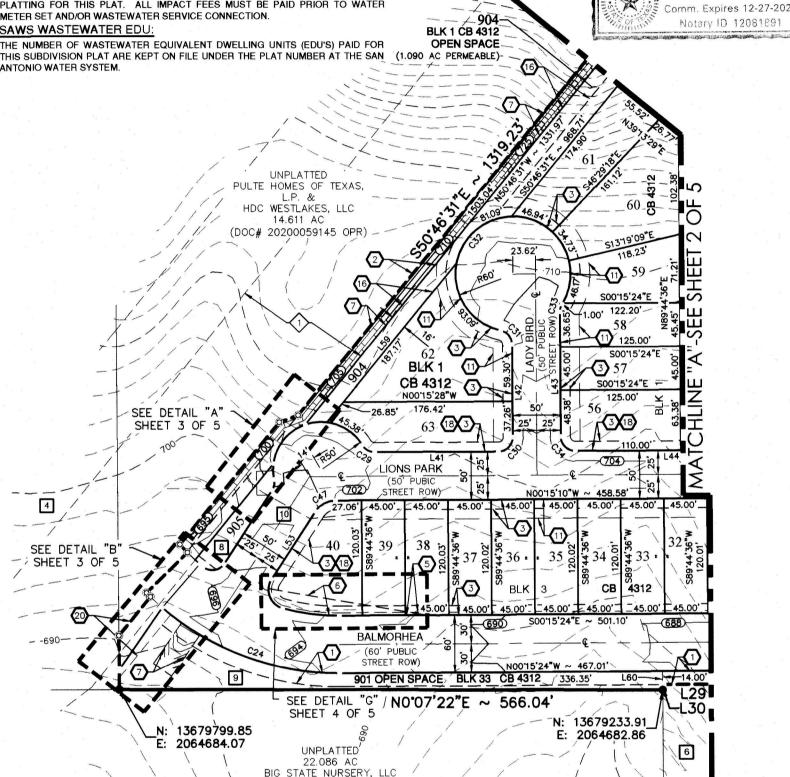
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES

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

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

SAWS WASTEWATER EDU THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR



(DOC# 20190080686 OPR)

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

EXECUTED THE SAME FOR THE

AND IN THE CAPACITY THER

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 ALI

7

HDC WESTLAKES, LLC

45 NE LOOP 410, STE, 225

SAN ANTONIO, TEXAS 78216

PAUL POWELL

(210) 838-6784

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

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

TARY PUBLIC, BEXAR COUNTY, TEXAS

MEGHAN JANE GRACE

Notary Public, State of Texa

STATE OF TEXAS

STATE OF TEXAS

PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

BLOCK 1 BLK 1 CB 4312 26 | 25 | 24 | 23 31 | 30 | 29 | WESTLAKES UNIT 34 (VOL 20001, PG 1699-1701 PR) CHAMPION CREEK (50' PUBLIC STREET ROW) 23 24 23 UNIT 3B & 3C 25 22 AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

NOT-TO-SCALE 0.104 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 27 OF WESTLAKES UNIT 3A RECORDED IN VOL 20001, PGS 1699-1701, OF THE PLAT

STATE OF TEXAS COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF WESTLAKES UNIT 3A, PLAT NO. 180250, WHICH IS RECORDED IN VOLUME 20001, PAGE(S) 1699 -1701, PLAT RECORDS OF BEXAR COUNTY. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. HELD A PUBLIC HEARING WHICH I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR

1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

SWORN AND SUBSCRIBED BEFORE ME THIS THE 3 DAY OF DECEMBER NOTARY PUBLIC, BEXAR COUNTY, TEXAS MY COMMISSION EXPIRES: 10-11-2023

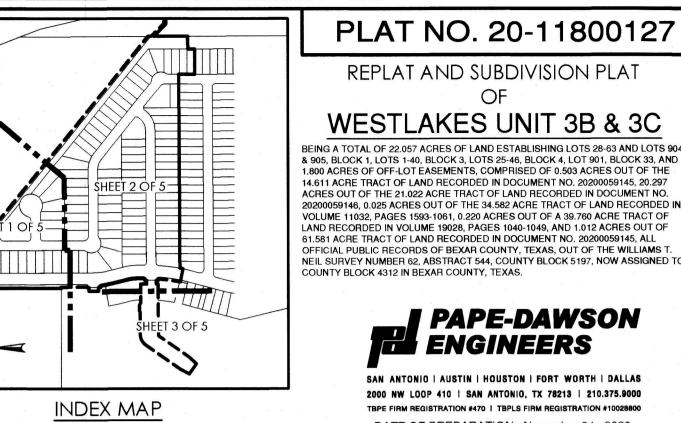
> NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 5 OF 5

CAROL MAYSONET

Notary Public, State of Texas

Comm. Expires 10-11-2023

Notary ID 132207388



SCALE: 1"= 500"

SCALE: 1"= 100'

STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

19230 STONE OAK PKWY STE 301

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

EXECUTED THE SAME FOR THE PORPOSES AND CONSIDERATIONS THEREIN EXPRESSED

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

UNDER MY HAND AND SEAL OF OFFICE

OWNER/DEVELOPER: HUGO GUITIER REZ (10 WATER EASEMENT)

PEOPLES VERDES RANC

SAN ANTONIO, TEXAS 102

HOLDINGS CO., LTD.

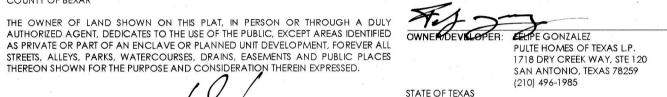
(210)-403-2081

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: November 24, 2020

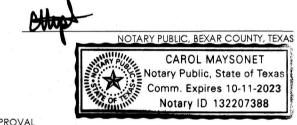
STATE OF TEXAS COUNTY OF BEXAR

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 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 PURPOSI AND CONSIDERATION THEREIN EXPRESSED.



COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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



A.D. 20

CERTIFICATE OF APPROVAL

DATED THIS

DAY OF

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 O 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	Y JUDO	GE, BE	XAR CO	UNTY, T	EXAS	•	-			9		
COUNTY	Y CLER	RK, BE	XAR COL	JNTY, TE	XAS							
THIS P	LAT (OF W	ESTLAKE	S UNI	Т 3В	&	зС	HAS	BEEN	SUBM	ITTED 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 _

CHAIRMAN

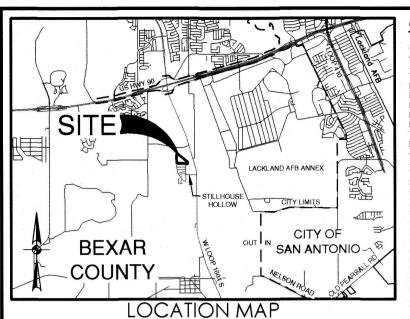
SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 5







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

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HUGO GUITIERREZ (10 WATER EASEMENT) PEOPLES VERDES RANCH HOLDINGS CO., LTD.

19230 STONE OAK PKWX STE 301 SAN ANTONIO, TEXAS 78258 (210)-403-2081

STATE OF TEXAS COUNTY OF BEXAR

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 CHIPPER., A.D. 2006

MEGHAN JANE GRACE Notary Public, State of Comm. Expires 12-2 Notary ID 12081

MEGHAN JANE GRACE

tary Public, State of Texa

omm. Expires 12-27-2020

Notary ID 12081891

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.

~

(210) 838-6784

OWNER/DEVELOPER: PAUL POWELL HDC WESTLAKES, LLC. 45 NE LOOP 410, STE. 225

STATE OF TEXAS

before me, the undersigned authority on this day personally appeared KNOWN TO ME TO BE THE PERSON WHOSE NAME IS S INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE JURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THE STATED. SIVEN UNDER MY HAND AND SEAL OF OFFICE

SAN ANTONIO, TEXAS 78216

STATE OF TEXAS COUNTY OF BEXAF

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

PAPE-DAWSON ENGINEERS, INC

TERED PROFESSIONAL LAND SURVEYOR

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," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID 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.

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

WIDE 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.

> UNPLATTED PULTE HOMES OF TEXAS, HDC WESTLAKES, LLC

> > S0015'24"E

49-728-

125.00

130.00°

L44 LIONS PARK

STREET ROW)

S00"15"24"E 688

UNPLATTED

PULTE HOMES OF TEXAS, L.P.

& HDC WESTLAKES, LLC 61.581 AC

(DOC# 20200059145 OPR)

S

Ш

MATCHLINE

14.611 AC (DOC# 20200059145 OPR

1.83' S00'15'24"E ~ 184.14' 43

S0015'24"E 148.85 28 S0015'24"E 129.56 29 -6.56' S00'15'24"E 125.00

S0015'24"E

15 🛈

125.00

3 23

S00'15'24"E

125.00

7.77' S0015'24"E

27

SEE SHEET 3 OF 5

29.06 26

3

4 1

S0015'24"E

W LOOP 1604

(VAR WID ROW)

CB 4312

UNPLATTED

PEOPLES VERDES RANCH HOLDINGS

34.582 ACRES

SEE DETAIL "C"

SHEET 4 OF 5

40.00

CHAMPION CREEK

22

21

20

18

38

39

3 42

43

S00'15'24"E

125.00

/(3/18_/-(5)

688 2 SHEET 4 OF 5

S89'44'36"W

268.48'

MATCHLINE "B"

SEE SHEET 3 OF 5

2 N: 13678598.01

E: 2064783.56

145± L.F. TO INT. OF

BLK 2

50' PUBLIC STREET ROW)

SHEET 4 OF 5

904 \\7>

N: 13678570.97

E: 2065992.48

11032, PGS 1593-1601 OPR)

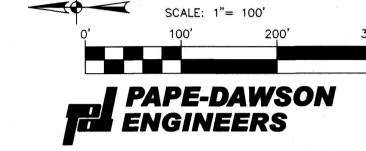
CAROL MAYSONET Notary Public, State of Texa Comm. Expires 10-11-2023 Notary ID 132207388

PLAT NO. 20-11800127

REPLAT AND SUBDIVISION PLAT

WESTLAKES UNIT 3B & 3C

BEING A TOTAL OF 22.057 ACRES OF LAND ESTABLISHING LOTS 28-63 AND LOTS 904 & 905, BLOCK 1, LOTS 1-40, BLOCK 3, LOTS 25-46, BLOCK 4, LOT 901, BLOCK 33, AND 1.800 ACRES OF OFF-LOT EASEMENTS, COMPRISED OF 0.503 ACRES OUT OF THE 14.611 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, 20.297 ACRES OUT OF THE 21.022 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059146, 0.025 ACRES OUT OF THE 34.582 ACRE TRACT OF LAND RECORDED IN VOLUME 11032, PAGES 1593-1061, 0.220 ACRES OUT OF A 39.760 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1040-1049, AND 1.012 ACRES OUT OF 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAMS T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312 IN 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: November 24, 2020

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.

PULTE HOMES OF TEXAS L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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 _______, A.D. 20 20_.



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.

ATED THIS _	DAY OF	A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 3B & 3C 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
BY:	e	9 8
		CHAIRMAN
BY:		SECRETARY

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 5 OF 5 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 5

COUNTY OF BEXAR

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

DAVID A. CASANOVA ه 4251 م

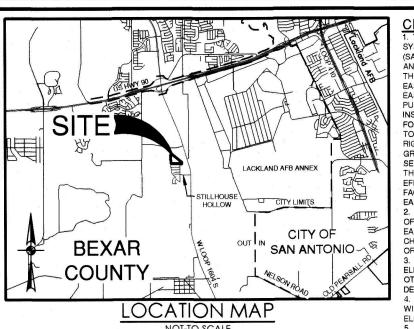
EUGENE H. DAWSON II

112792

CENSEC

ONAL

1188880



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: HUGO GUITIERREZ (10' WATER EASEMENT)

HOLDINGS CO. LTD.

(210)-403-2081

PEOPLES VERDES RANCH

19230 STONE OAK PKWY STE 301

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

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

before me, the undersigned authority on this day personally appeared

PAUL POWELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

HDC WESTLAKES, LLC.

(210) 838-6784

45 NE LOOP 410, STE, 225 SAN ANTONIO, TEXAS 78216

FAZED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

SAN ANTONIO, TEXAS 78258

T. 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. 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. OR GROUND ELEVATION ALTERATIONS.

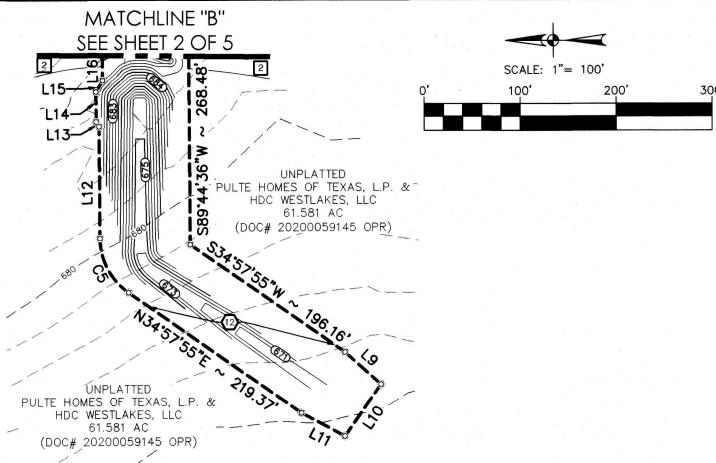
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

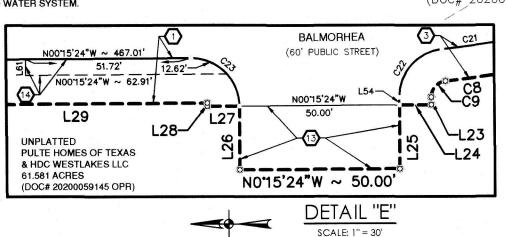
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

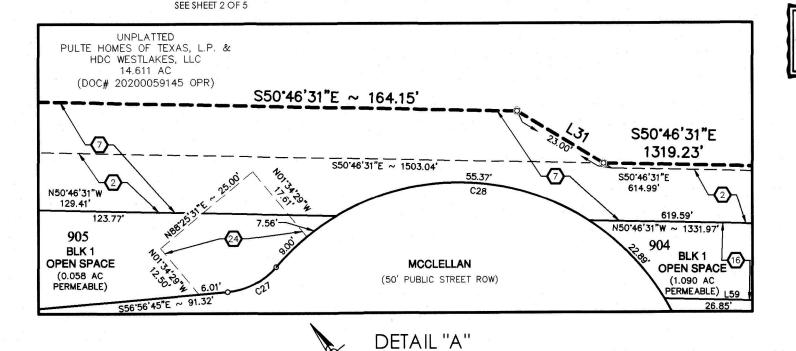
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. SAWS IMPACT FEE

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

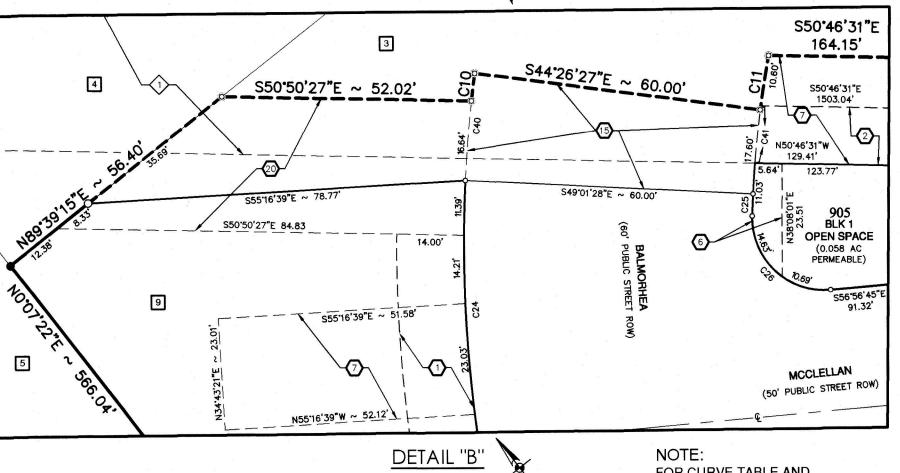






SCALE: 1" = 20'

SEE SHEET 1 OF 5



PLAT NO. 20-11800127

REPLAT AND SUBDIVISION PLAT

WESTLAKES UNIT 3B & 3C

BEING A TOTAL OF 22.057 ACRES OF LAND ESTABLISHING LOTS 28-63 AND LOTS 904 & 905, BLOCK 1, LOTS 1-40, BLOCK 3, LOTS 25-46, BLOCK 4, LOT 901, BLOCK 33, AND 1.800 ACRES OF OFF-LOT EASEMENTS, COMPRISED OF 0.503 ACRES OUT OF THE 14.611 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, 20.297 ACRES OUT OF THE 21.022 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059146, 0.025 ACRES OUT OF THE 34.582 ACRE TRACT OF LAND RECORDED IN VOLUME 11032, PAGES 1593-1061, 0.220 ACRES OUT OF A 39.760 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1040-1049, AND 1.012 ACRES OUT OF 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAMS T NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312 IN 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

STATE OF TEXAS **COUNTY OF BEXAF**

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

PULTE HOMES OF TEXAS L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

(210) 496-1985

STATE OF TEXAS

CAROL MAYSONET

Notary Public, State of Texas

Comm. Expires 10-11-2023

Notary ID 132207388

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

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 ______, A.D. 20 20___. THIS 3 DAY OF DECEMBER

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES UNIT 3B & 3C 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.

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

SECRETARY

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BEXAR

MEGHAN JANE GRACE

Notary Public, State of Texa Comm. Expires 12-27-202

Notary ID 12081891

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

COUNTY OF BEXAR

AND IN THE CAPACITY THEREIN THE THIS DAY OF

OWNER/DEVELOPER: PAUL POWEL

COUNTY OF BEXAR

COUNTY OF BEXAR 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

SAN ANTONIO PLANNING COMMISSION

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:

UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE

PAPE-DAWSON ENGINEERS, INC.

SCALE: 1" = 20' SEE SHEET 1 OF 5

FOR CURVE TABLE AND LINE TABLE. SEE SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 5



DAVID A. CASANOVA

4251

SECRETARY

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," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID 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 2. ANT OF STRENGT OF SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

S50°46'31"E ~ 1319.23' 3

4.05

S50°46'31"E ~ 1319.23'

4.05

32

N50'46'31"W ~ 1331.97'

7

CB 4312 Y

S50'46'31"E ~ 968.71'/

BLK 1 107

CB 4312 Y

\2

S50'46'31"E ~ 1058.76'

32

45.24

7

904

DETAIL "C-1

SCALE: 1" = 30'

SEE SHEET 2 OF 5 30' GAS, ELECTRIC, TELEPHONE,

AND CABLE TV EASEMENT

16' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

DETAIL "C-2

SCALE: 1" = 30'

SEE SHEET 2 OF 5

10' WATER EASEMENT

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

S45"15'25"E ~ 95.30'

N4575'25"W ~ 89.37"

S4515'25"E ~ 95.30'

N45'15'25"W ~ 89.37"

UNPLATTED

PEOPLES VERDES RANCH HOLDINGS CO. LTD.

34.582 ACRES

(VOL 11032, PGS 1593-1601 OPR)

UNPLATTED

PEOPLES VERDES RANCH HOLDINGS CO. LTD.

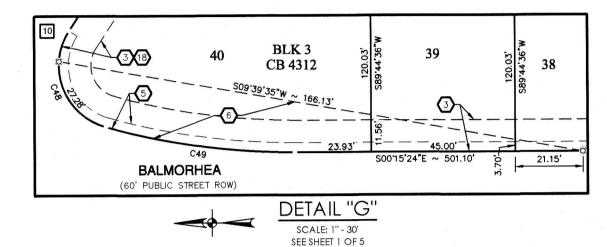
34.582 ACRES

(VOL 11032, PGS 1593-1601 OPR)

32

31

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.



FOR CURVE TABLE AND LINE TABLE, SEE SHEET 5 OF 5 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

(210)-403-2081

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 A\$ 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:

HUGO GUITIERREZ (10' WATER EASEMENT) PEOPLES VERDES RANCH HOLDINGS CO., LTD. 19230 STONE OAK PKWY STE 301 SAN ANTONIO, TEXAS 78258

STATE OF TEXAS

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 ALL OF OFFICE A.D. 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 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

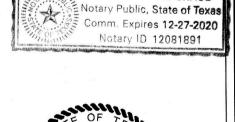
OWNER/DEVELOPER: PAUL POWELL

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

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE MEGHAN JANE GRACE

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _______, A.D. 200



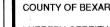
MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

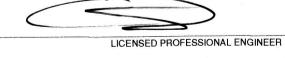




STATE OF TEXAS

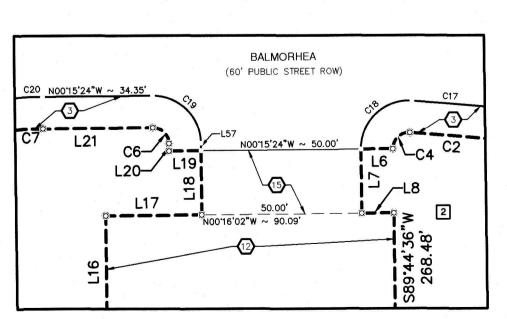
STATE OF TEXAS

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



COUNTY OF BEXAR 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:

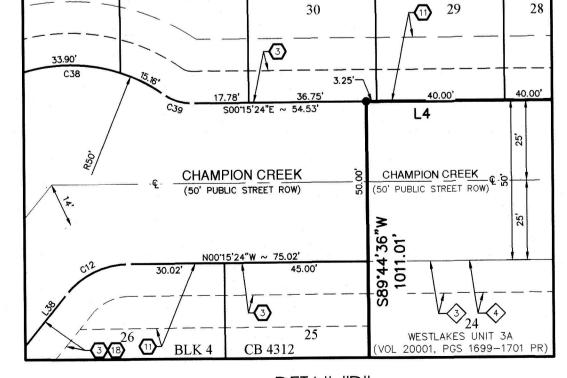




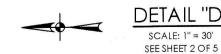
DETAIL "F"

SCALE: 1" - 30'

27.25 S4575'25"E ~ 38.34"



BLK 1



SHEET 4 OF 5

CB 4312

WESTLAKES UNIT 3B & 3C BEING A TOTAL OF 22.057 ACRES OF LAND ESTABLISHING LOTS 28-63 AND LOTS 904

REPLAT AND SUBDIVISION PLAT

PLAT NO. 20-11800127

& 905, BLOCK 1, LOTS 1-40, BLOCK 3, LOTS 25-46, BLOCK 4, LOT 901, BLOCK 33, AND 1.800 ACRES OF OFF-LOT EASEMENTS, COMPRISED OF 0.503 ACRES OUT OF THE 14.611 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, 20.297 ACRES OUT OF THE 21,022 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059146, 0.025 ACRES OUT OF THE 34.582 ACRE TRACT OF LAND RECORDED IN VOLUME 11032, PAGES 1593-1061, 0.220 ACRES OUT OF A 39.760 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1040-1049, AND 1.012 ACRES OUT OF 61.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAMS T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312 IN BEXAR COUNTY, TEXAS.



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

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.



STATE OF TEXAS COUNTY OF BEXAR

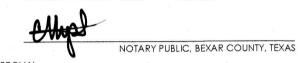
CAROL MAYSONET

Notary Public, State of Texas

Comm. Expires 10-11-2023

Notary ID 132207388

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 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 DELEMBER., A.D. 20 20.



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, T	EXAS	***************************************			

COUNTY CLERK, BEXAR COUNTY, TEXAS

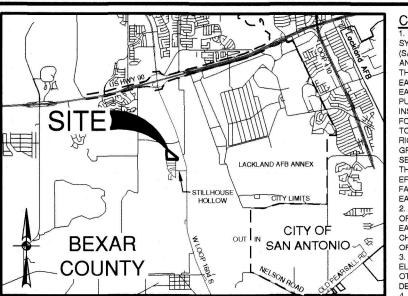
THIS PLAT OF WESTLAKES UNIT 3B & 3C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS	DAY OF	, A.D. 20
BY		
ВҮ.	The second secon	CHAIRMAN
DV		



₂4251





LOCATION MAF

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 ALI STREFTS. ALLEYS. PARKS. WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HUGO GUITIERBEZ (10' WATER EASEMENT)
PEOPLES VERDES RANCH

HOLDINGS CO., LTD. 19230 STONE OAK PKWY STE 30 SAN ANTONIO, TEXAS 78258 (210)-403-2081

STATE OF TEXAS COUNTY OF BEXAR

MEGHAN JAME GRACE

tary Public, State of Te:

Jemm. Expires 12-27-202

Notary ID 12081891

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 12-27-2020

Notary ID 12081891

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 EXECUTED THE SAME FOR HE BURDOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20

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.

OWNER/DEVELOPER: PAUL POWELL

HDC WESTLAKES, LLC SAN ANTONIO, TEXAS 78216

(210) 838-6784

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL POWELL 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 urposes, and considerations therein expressed AND INTHE CAPACITY THEREN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF CAPACITY THE PROPERTY AND AND SEAL OF OFFICE THIS DAY OF CAPACITY THE PROPERTY OF THE PRO

<u>SURVEYOR'S NOTES</u>

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ' IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- 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 FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A SURFACE ADJUSTMENT FACTOR OF
- BEARINGS 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.

STATE OF TEXAS COUNTY OF BEXAR

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.

LICENSED PROFESSIONAL ENGINEER

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:

PAPE-DAWSON ENGINEERS, INC.

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 NSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE, CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGH 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.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO 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

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. SAWS HIGH PRESSURE NOTE:

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 PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DETENTION FOR PREVIOUSLY RECORDED PLAT: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN VARIABLE WIDTH DRAINAGE EASEMENT AND ACCESS EASEMENT (14.208 TOTAL ACRE-"OFF-LOT") DESCRIBED AS KEYED NOTE 14, WESTLAKES UNIT 1, RECORDED IN VOLUME 20001, PAGES

L2

L4

L5

L6

L7

L8

L9

L11

L12

L13

L14

L15

L16

L18

C26

C27

C28

15.00

15.00

50.00

096'43'11

044'31'18

160'38'59'

S08'35'10"E

S79'12'24"E

S21'08'34"E

22.42

11.36

98.58

25.32

11.66

140.19

LINE TABLE

S89'44'36"W

S00'15'24"E

S89'44'36"W

N00°15'24"W

N78'31'25"W

N0015'24"W

S89'44'36"W

S00'16'02"

S41'48'29"W

N55'02'05"W

N28'07'21"

N89'44'36"E

N58'46'47"

N89'44'36"E

S60°18'49"E

N89'44'36"E

S00'16'02"E

N89'44'36"E

CURVE # RADIUS

LENGTH

64.84

35.00

130.00

83.25

70.00'

10.00

20.00'

10.09

50.27

65.93

51.05

116.29

5.83

31.24

13.85

97.03

30.00'

20.01

DELTA

INE # BEARING

SAWS IMPACT FEE:

ARBORIST OFFICE PER 35-477(h).

10.00

2.35

34.35

82.12

2.37

10.00

20.00'

20.00

10.00

1.00

135.66

5.57

34.35

16.92'

12.56

10.00'

16.76

CHORD LENGTH

LINE TABLE

LINE # | BEARING | LENGTH

N0015'24"W

N89'44'36"E

N0015'24"W

N13'58'31"W

S89'44'36"W

N0015'24"W

S89'44'36"W

N89'44'36"E

N0015'24"W

N89'44'36"E

N00'15'24"W

S89'44'36"W

S20'46'31"E

S00'15'24"E

S00'13'48"E

S89'25'52"E

S00'13'32"E

N89'25'52"W

L19

L20

L22

L23

L24

L25

L26

L27

L29

L30

L32

L33

L34

L35

L36

CURVE TABLE

CHORD BEARING

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

DRAINAGE EASEMENT ENCROACHMENTS:

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 IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. FIRE FLOW NOTE:

THE 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 TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE

TREE NOTE THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) WHICH DRAINAGE EASEMENT AND LOT 905, BLOCK 1, CB 4312 IS DESIGNATED AS AN OPEN 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 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 APPROVAL OF THE CITY

LINE TABLE

LINE # | BEARING | LENGTI

S00'13'48"E

N50'46'31"W

S39'13'29"W

N13*58'31"W

S00'15'10"E

N89°44'36"E

S89'44'36"W

S00'15'10"E

S89'44'36"W

N69'25'12"E

N39'13'29"E

N39'13'29"E

S00°13'48"E

N89°44'32"E

S89'44'32"W

S13'58'31"E

N56°56'45"W

N89'44'36"E

CURVE #

176.90

136.00

10.65

82.12

128.99

96.56

130.03

210.00

30.00

66.95

11.00

25.67

82.12

84.31

RADIUS

L37

L38

L39

L40

L41

L42

L43

L44

L45

L46

L47

L48

L49

L50

L51

L52

L53

L54

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 MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS OPEN SPACE GREENRELTS PARKS TREE SAVED AREAS, INCLUDING LOTS 904 & 905, BLOCK 1, AND LOT 901, BLOCK 33, CB 4312, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY 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:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)

INCHES ABOVE FINAL ADJACENT GRADE. **CLEAR VISION NOTE:**

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

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 DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: THE OWNER 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.

OPEN SPACE NOTE: OT 904, BLOCK 1, CB 4312 IS DESIGNATED AS OPEN SPACE PERMEABLE AND SPACE PERMEABLE AND DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 33, CB 4312 IS DESIGNATED AS OPEN SPACE PERMEABLE

"ETJMPD-2" LACKLAND/MEDINA ANNEX ETJ MILITARY

PROTECTION AREA:

LENGTI

20.72

126.56

2.35

5.90'

214.02

19.57

5.00

10.65

10.00'

CHORD BEARING CHORD LENGTH

LINE TABLE

N0013'48"W

S52'34'39"W

S89'44'36"W

N69'25'12"E

S50'46'31"E

S89'44'36"W

N89'44'36"E

N39'13'29"E

S52'34'39"W

LINE # BEARING

L55

L56

L57

L58

L59

L60

L61

L62

L63

CURVE TABLE

DELTA

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "MEDIUM DENSITY RESIDENTIAL. " ALLOWABLE LAND USES SHALL BE AS DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR ANY PROPERTY ZONED "R-3", "R-4", "RM-4", "R-5", "RM-5", "RM-6", "MF-18 ", "MF-25", "MF-33", "MH". "MHC". AND "MHP

PLAT NO. 20-11800127

REPLAT AND SUBDIVISION PLAT

WESTLAKES UNIT 3B & 3C

BEING A TOTAL OF 22.057 ACRES OF LAND ESTABLISHING LOTS 28-63 AND LOTS 904 & 905, BLOCK 1, LOTS 1-40, BLOCK 3, LOTS 25-46, BLOCK 4, LOT 901, BLOCK 33, AND 1.800 ACRES OF OFF-LOT EASEMENTS, COMPRISED OF 0.503 ACRES OUT OF THE 14.611 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, 20.297 ACRES OUT OF THE 21,022 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059146, 0.025 ACRES OUT OF THE 34,582 ACRE TRACT OF LAND RECORDED IN VOLUME 11032, PAGES 1593-1061, 0,220 ACRES OUT OF A 39,760 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1040-1049, AND 1.012 ACRES OUT OF 1.581 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059145, ALL OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAMS T NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312 IN BEXAR COUNTY, TEXAS.



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

STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED



STATE OF TEXAS

CAROL MAYSONET

Notary Public, State of Texas

Comm. Expires 10-11-2023 Notary ID 132207388

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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



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 COU	NTY, TEXA	S				*
COUNTY CLERK,	BEXAR COU	VTY, TEXAS	<u> </u>				
335							
THIS PLAT OF CONSIDERED B' TEXAS, IS HEREI OR LOCAL LA EXCEPTION(S) A	Y THE PLAN BY APPROVE AWS AND	NING CO D BY SUC REGULAT	MMISSION H COMMISS TIONS; AN	OF THE SION IN A D/OR	CITY O ACCORDA WHERE	F SAN INCE WI	ANTONIO, TH STATE
	DATED THIS	·	_DAY OF _			, A.[). 20
	BY:						
						CH	AIRMAN
	DV-						

930.00 S10'58'50"W 15.00' 059'26'06" S29'27'53"W 14.87 15.56 C1 000:59'30 16.10 C29 16.09 C30 90'00'14" S45'15'17"E 21.21 23.56 C2 860.00 07'29'07 N07'44'02"E 112.27 15.00' C3 75.00 050:31'07' N64'29'03"E 66.13 C31 15.00 077'22'58" N51°03'08"E 18.75 20.26 64.01 69.37 C4 5.00' 094'14'52' N43'07'58"W 7.33' 8.22' C32 60.00 289'21'48' S22'57'27"E 303.02 C5 C33 031'58'50' N74'15'59"W 8.26 8.37 69.50 054'46'42 N62'21'15"E 63.94 66.45 15.00 5.00 N44'44'36"E 7.07 7.85 C34 15.00 089'59'46" S44'44'43"W 21.21' 23.56' C6 090'00'00" C7 200.00 013'43'07" N07'06'57"W 47.77 47.89 C35 25.00" 090'00'14" S45'15'17"E 35.36 39.27 91.20' 93.03' 440.00' 007'47'50' N10'04'36"W 59.83' 59.88 C36 135.00' 039'28'53" S70°30'57"E C9 5.00' N48'13'02"W 6.70' 7.34 15.00' 35'53'13' 9.24 084'04'43" C10 280.00' 001'10'41 N44'58'12"E 5.76 5.76 C38 50.00' 122'17'33" S25'30'57"E 87.59 106.72 11.47 C39 035'53'13" S17'41'13"W 9.24' 9.40' C11 220.00 N47'03'09"E 11.47 15.00 002'59'13 C40 280.00 004'35'01 S43"16'02"W 22.39 22.40 C12 25.00 N25'30'57"W 12.05 12.05 C13 15.00' 090.00,00 S84'13'29"W 21.21 23.56 C41 220.00 003'08'15" N44'12'58"E 23.56 C14 125.00' 050'31'07 S64'29'03"W 106.68 110.21 C42 15.00 N05'46'31"W 21.21 57.42' 58.57 C15 15.00' 086'09'25 S46'39'53"W 20.49 22.56 C43 85.00' 039'28'53" N70'30'57"W C44 15.00' 039'51'11' S69'49'01"W 10.22 10.43 C16 930.00' 007'53'25' S07'31'52"W 127.97 128.07 C17 113.58 113.66 C45 50.00' 169'42'40" N45'15'15"W 99.60' 148.10 870.00 007'29'07 N07'44'02"E 10.22 10.43 039'51'15' N19'40'28"E C18 15.00 094'14'52 N43'07'58"W 21.98 24.67 C46 15.00 23.74 C19 15.00 N44'44'36"E 21.21 23.56 C47 25.00' 056'41'35" N28'35'58"W 24.74 090,00,00 32.31 37.62 C20 210.00 013'43'07 N07°06'57"W 50.16 50.28 C48 20.00 107'45'43" S69'10'23"W 58.52 C49 220.00' 015'32'55 S07'31'04"W 59.52 59.70 C21 430.00' N10'04'36"W 58.47 007'47'50 C22 15.00 084'04'43 N48'13'02"W 20.09 22.01 C50 370.00 013°43'07" S07'06'57"E 88.38 88.59 013'43'07" 64.49' 64.65 S07'06'57"E C23 C51 15.00' 090'00'00' N44'44'36"E 21.21 23.56 270.00 15.00' 090'00'00" 21.21 23.56 C24 N20'21'34"E 197.18' 201.50 280.00 041'13'55 C25 4.61' 4.61 220.00

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

SHEET 5 OF 5

SECRETARY