BEING A TOTAL OF 15.245 ACRES OF LAND, ESTABLISHING LOTS 1-12, BLOCK 16, LOTS 1-24,

BLOCK 17, LOTS 1-15 AND LOT 901, BLOCK 18, AND LOTS 1-11, BLOCK 19, AND A 2.584 ACRE

PUBLIC RIGHT-OF-WAY, AND 1.146 ACRES OF OFF-LOT EASEMENTS, CONSISTING OF 13.45

ACRES OUT OF THE 32.728 ACRETRACT OF LAND RECORDED IN DOCUMENT NO. 20200059144

..072 ACRES OUT OF THE 137.38 ACRE TRACT OF LAND RECORDED IN VOLUME 13387, PAGES

1015-1029, 0.640 ACRES OUT OF THE 14.776 ACRE TRACT OF LAND RECORDED IN VOLUME

RECORDED IN VOLUME 11615, PAGES 2379-2389, CORRECTED IN VOLUME 12197, PAGES

4312, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

THEREIN EXPRESSED.

STATE OF TEXAS

Notary Public, State of Texas and AND SEAL OF OFFICE THIS

DATED THIS_

CERTIFICATE OF APPROVAL

MEGHAN JANE GRACE

Comm. Expires 12-27-2020

Notary ID 12081891

UNPLATTED
REMAINING PORTION OF -

32.728 ACRES HDC WESTLAKES

(DOC# 20200059144 OPR)

901

PERMEABLE

OWNER/DEVELOPER: PAUL POWELL

19028, PAGES 1060-1084, 0.064 ACRES OUT OF THE 45.28 ACRE TRACT OF LAND RECORDED IN

750-761, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL

SURVEY NO. 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK

SCALE: 1"= 100'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 24, 2020

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY

AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PUBLIC OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT

FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS

AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

HAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS

HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY

CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTON

TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STAT

OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE

KNOWN TO ME TO BE THE PERSON WHOSE NAME

DAY OF CONSOR, A.D. 2021

TARY PUBLIC, BEXAR COUNTY, TEXAS

TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME

HDC WESTLAKES, LLC

(210) 838-6784

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

DAY OF

45 NE LOOP 410, STE. 225

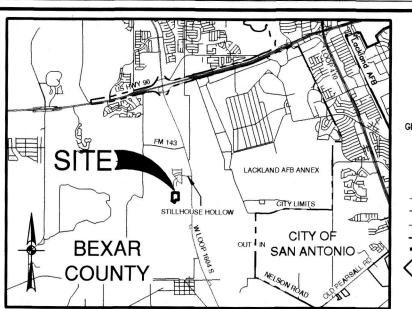
SAN ANTONIO, TEXAS 78216

VOLUME 19028, PAGES 1050-1059, AND 0.019 ACRES OUT OF THE 206.87 ACRE TRACT OF LAND

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

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

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

STATE OF TEXAS COUNTY OF BEXAF

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAF

CAROL MAYSONET

Notary Public, State of Texas

Comm. Expires 10-11-2023

Notary ID 132207388

MEGHAN JANE GRACE Notary Public, State of Texa

Comm. Expires 12-27-2020

Notary ID 12081891

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 GUITIERA

PEOPLES VERDES RANCH HOLDINGS CO!. LT 19230 STONE DAK PKWY STE 301 SAN ANTONIO, TEXAS 78258 (210) 403-2081

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 ________, A.D. 2000.

SURVEYOR'S NOTES:

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. 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

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



STATE OF TEXAS COUNTY OF BEXAR

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: E 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 VARIABLE WIDTH

LF LINEAR FEET VOLUME PAGE(S) RIGHT-OF-WAY FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

PR PLAT RECORDS OF BEXAR GAS, ELECTRIC, TELEPHONE (SURVEYOR) AND CABLE TELEVISION O SET 1/2" IRON ROD (PD) OFFICIAL PUBLIC RECORDS SET 1/2" IRON ROD (PD)-ROW (OFFICIAL PUBLIC RECORDS **©** EASEMENT P.I. POINT

----1140 EXISTING CONTOURS 1140—PROPOSED CONTOURS CENTERLINE --- CITY OF SAN ANTONIO LIMITS 100 YEAR EFFECTIVE (EXISTING) FLOOD PLAIN

LEGEND

16' SANITARY SEWER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL 20001, PGS 1022-1025 PR VAR WID SANITARY SEWER ESMT TO

ACRE(S)

COUNTY BLOCK

COUNTY, TEXAS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

ESMT EASEMENT

BLK BLOCK

EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (VOL 20001, PGS 1028-1032 PR VAR WID WATER, ACCESS AND

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 ELECTRIC AND GAS FACILITIES 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

DESCRIBED HEREON.

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS WESTLAKES UNIT 4 & 5

OR GROUND ELEVATION ALTERATIONS.

(VOL 20001, PG 2220-2222 PR) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)

(VOL 20001, PG 2220-2222 PR) 20' BUILDING SETBACK LINE (VOL 20001, PG 2220-2222 PR) 10' GETCTV EASEMENT

DRAINAGE ESMT

(0.033 TOTAL ACRE OFF-LOT) 5' GETCTV EASEMENT

EASEMENT (NOT-TO-SCALE) 10' BUILDING SETBACK

(14) ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (1.47 TOTAL ACRES OFF-LOT) 60' DRAINAGE EASEMENT

(0.197 TOTAL ACRES OFF-LOT) VAR WID WATER, ACCESS AND

(0.028 TOTAL ACRE OFF-LOT) SANITARY SEWER, WATER, GAS,

UNPLATTED REMAINING PORTION

OF 14,776 ACRES PULTE HOMES OF TEXAS, L.P. HDC WESTLAKES, LLC (VOL 19028, PG 1060-1084, OPR)

UNPLATTED REMAINING PORTION OF 206.87 ACRES PEOPLES VERDES RANCH

22 21 634 20 19 18 17 (12)-16 (3)-1 15 125.00" S89'43'31"W S89'43'31"W N89'43'31"E N89'43'31"E ~ 220.00 GLADEWATER N89'43'31"E 125.00 133.09 S89'43'31"W N89'43'31"E € S89'43'31"W

(VOL 20001, PGS 2220-2222 PR) UNPLATTED REMAINING PORTION OF 32.728 ACRES HDC WESTLAKES (50' PUBLIC ROW) (DOC# 20200059144 OPR) **PINKSTON** PINKSTON & STILLHOUSE HOLLOW VAR WID PUBLIC ROW SEE DETAIL "C" 125.00' 125.00' S89'43'31"W S89'43'31"V SHEET 3 OF 3 S89'43'31"W N89'43'31"E 23

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM.

SAWS WASTEWATER EDU

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

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

INDEX MAP

SHEET 2 OF 3

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SHEET 1 OF 3

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

EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY

FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN

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

ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

N: 13677789.65 C1-1

(VOL 20001, PG 2220-2222 PR) 10' GETCTV EASEMENT (VOL 20001, PG 2220-2222 PR) 10' BUILDING SETBACK E: 2065123.35 1' VEHICULAR NON-ACCESS 20' BUILDING SETBACK

25' X 50' WATER, SEWER, ACCESS AND DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED (0.029 TOTAL ACRES OFF-LOT) VAR WID DRAINAGE ESMT ENTIRE

DRAINAGE ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

VAR WID DRAINAGE, CONSTRUCTION, ELECTRIC, TELEPHONE, CABLE TV, AND TURNAROUND ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

16' SANITARY SEWER ESMT ENTIRE ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW

OF 32.728 ACRES HDC WESTLAKES, LLC. (DOC# 20200059144 OPR)

UNPLATTED REMAINING PORTION OF 137.38 ACRES PEOPLES VERDES RANCH HOLDINGS CO. LTD. UNPLATTED REMAINING PORTION

HOLDINGS CO. LTD. (VOL 11615, PGS 2379-2389 OPR)

(0.269 TOTAL ACRES OFF-LOT) (0.015 TOTAL ACRE OFF-LOT) (VOL 12197, PGS 750-761 OPR)

SHEET 2 OF 3

3

125.00 _{-1.50}, 7 N89'43'31"E N: 13676919.90_ 18.43'-E: 2065086.47 100 YR EFFECTIVE (EXISTING) FEMA FLOODPLAIN SEE DETAIL "B"

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 OF 3

13

S89'43'31"W

L43

2

MATCHLINE

SEE SHEET 2 OF 3

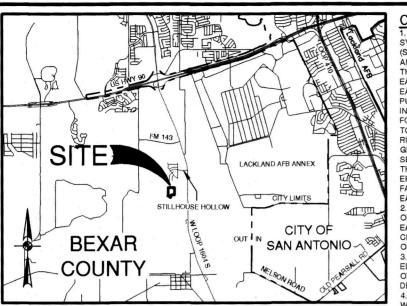
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

EUGENE H. DAWSON 112792 ONA!







LOCATION MAP NOT-TO-SCALE

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

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

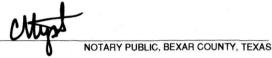
Notary ID 132207388

MEGHAN JANE GRACE Notary Public, State of Texa

Comm. Expires 12-27-2020

Notary ID 12081891

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 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN



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: HUGO GUITIERREZ PEOPLES VERDES RANCH HOLDINGS CO., LTD. 19230 STONE OAK PKWY STE 301 SAN ANTONIO, TEXAS 78258

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 GARACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF ________, A.D. 20

SURVEYOR'S NOTES:

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 FINON 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.

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

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 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: PAPE-DAWSON ENGINEERS, INC.

> 11.24.2020 ERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER THE CITY OF SAN ANIONIO 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 FFICIENCY 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

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.

SEE SHEET 1 OF 3 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT PERMEABLE 2 UNPLATTED REMAINING PORTION OF 32.728 ACRES HDC WESTLAKES, LLC. (DOC# 20200059144 OPR) UNPLATTED REMAINING PORTION OF 206.87 ACRES PEOPLES VERDES RANCH (VOL 11615, PGS 2379-2389 OPR (VOL 12197, PGS 750-761 OPR) UNPLATTED REMAINING PORTION OF 137.38 ACRES PEOPLES VERDES RANCH (VOL 11397, PGS 1015-1029 OPR) 100 YR EFFECTIVE (EXISTING) FEMA FLOODPLAIN UNPLATTED A REMAINING PORTION OF PULTE HOMES OF TEXAS, L.P.

(VOL 19028, PG 1060-1084, OPR)

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

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

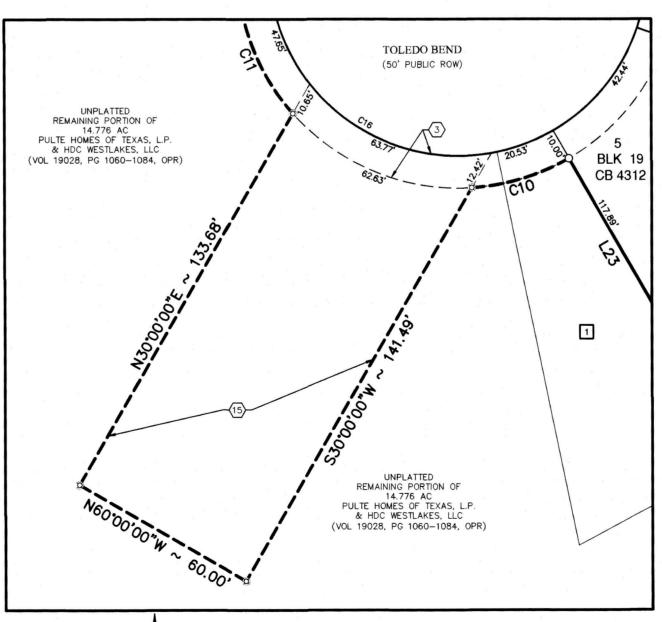
THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

MATCHLINE

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS IMPACT FEE:

SAWS WASTEWATER EDU:



DETAIL "B" SCALE: 1" = 30'

NOTE: FOR CURVE TABLE AND LINE TABLE. SEE SHEET 3 OF 3

OF THIS MULTIPLE PAGE PLAT

PLAT NO. 20-11800023

SUBDIVISION PLAT OF

WESTLAKES UNIT 8

BEING A TOTAL OF 15.245 ACRES OF LAND, ESTABLISHING LOTS 1-12, BLOCK 16, LOTS 1-24, BLOCK 17, LOTS 1-15 AND LOT 901, BLOCK 18, AND LOTS 1-11, BLOCK 19, AND A 2.584 ACRE PUBLIC RIGHT-OF-WAY, AND 1.146 ACRES OF OFF-LOT EASEMENTS, CONSISTING OF 13.45 ACRES OUT OF THE 32.728 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059144 1.072 ACRES OUT OF THE 137.38 ACRE TRACT OF LAND RECORDED IN VOLUME 13387, PAGES 1015-1029, 0.640 ACRES OUT OF THE 14.776 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1060-1084, 0.064 ACRES OUT OF THE 45.28 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1050-1059, AND 0.019 ACRES OUT OF THE 206.87 ACRE TRACT OF LAND RECORDED IN VOLUME 11615, PAGES 2379-2389, CORRECTED IN VOLUME 12197, PAGES 750-761, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312, 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

DATE OF PREPARATION: November 24, 2020

STATE OF TEXAS COUNTY OF BEXAR

SCALE: 1"= 100'

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

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

(210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

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 PAUL POWELL 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 TATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_ HAS BEEN SUBMITTED TO AND WESTLAKES UNIT 8 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. DAY OF ___

BY:		
		CHAIRMAN
BY:		
	 	OF COETADI

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

DUNTY HIDG	E BEYAD COL	JNTY, TEXAS		
JUNI 1 JUDG	E, BEAAN CO	DINTT, TEXAS		

COUNTY CLERK, BEXAR COUNTY, TEXAS

DAY OF

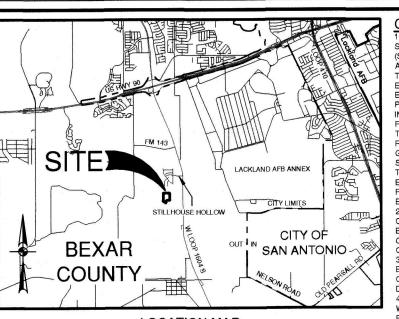
DATED THIS

SHEET 2 OF 3



SEE SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE



LOCATION MAP NOT-TO-SCALE

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

EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE 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

CAROL MAYSONET

Notary Public, State of Texas Comm. Expires 10-11-2023

Notary ID 132207388

MEGHAN JANE GRACE

Notary Public, State of Tex

Comm. Expires 12-27-2020

Notary ID 12081891

EUGENE H. DAWSON

112792

ONA 1111111

DAVID A. CASANOVA

NE GRACE

State of Tex

es 12-27-20**2**0

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 THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF __________, A.D. 20 20 ...



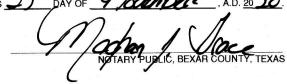
STATE OF TEXAS

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: PEOPLES VERDES RANCH HOLDINGS (10)., LTD. 19230 STONE OAK PKWY 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 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



SURVEYOR'S NOTES

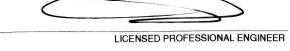
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED 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.
- 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

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.



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. 11-24-2020 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," "OVERHAN 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 CRS 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.

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM

OR LATEST REVISION THEREOF

CLEAR VISION:

INFORMATION

SAWS WASTEWATER EDU:

RESIDENTIAL FINISHED FLOOR

INCHES ABOVE FINAL ADJACENT GRADE.

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

DRAINAGE EASEMENT ENCROACHMENTS:

PROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COUNTY FINISHED FLOOR ELEVATION

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8)

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE

ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 4-5, BLOCK 19, CB 4312

OR LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE

IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF

CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE

WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION

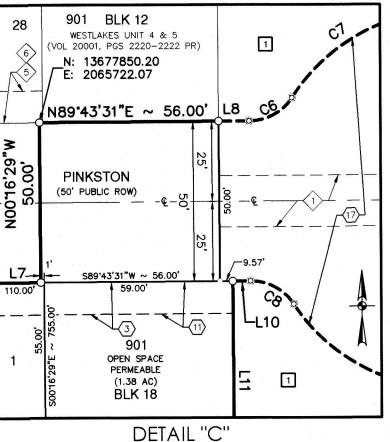
B. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC, GAS. WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND 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. COMMON AREA MAINTENANCE

RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 18, CB 4312, DRAINAGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY



SCALE: 1" = 30'

SEE SHEET 1 OF 3

LINE TABLE				LINE TABLE			
LINE #	BEARING	LENGTH	20	LINE #	BEARING	LENC	
L1	N89'43'31"E	8.00'		L26	S70'56'24"E	21.2	
L2	N86'32'43"E	90.14		L27	N81'50'11"W	98.8	
L3 N89'43'31"E		2.00'		L28	N0016'29"W	19.7	
L4	L4 N89'43'31"E			L29	S89'43'31"W	20.0	
L5 .	N89'43'31"E	220.00'		L30	N00'16'29"W	33.€	
L6	N89'43'31"E	50.00'		L31	N70'56'24"W	25.3	
L7	N89°43'31"E	109.00'	900	L32	N56'44'10"E	8.2	
L8 N89'43'31"E		9.57'		L33	N00'16'29"W	10.0	
L9	N00'16'29"W	16.96'		L34	S70°56'24"E	18.0	
L10	S89°43'31"W	5.57'		L35	N0016'29"W	11.1	
L11	S0016'29"E	150.00'		L36	N89'43'31"E	20.0	
L12	N89'43'31"E	6.00'		L37	S89'43'31"W	50.0	
L13	S52'35'27"E	11.87'		L38	N0016'29"W	70.0	

L39

L42

L43

L44

L45 N52'35'27"

L47 S52⁻35[']27"

L48 N52'35'27"

L14 N52'35'27"W 93.00'

N52'35'27"W

N89'43'31"E

N00'16'29"W

100'16'29"W

S89'43'31"W

S26'56'36"W

S61'56'37"W

S00'16'29"E

L23 N29'58'04"W

L25 S89*43'31"W

N00'16'29"W 157.62'

25.56

16.00

125.00

102.34

45.86

107.89

50.00

L15

L17

L18

L19

L20

L21

L22

	S70'56'24"E	21.20'	C1
	N81'50'11"W	98.87	C2
	N0016'29"W	19.70'	C3
	S89'43'31"W	20.00'	C4
	N00'16'29"W	33.61	C5
	N70'56'24"W	25.37'	C6
	N56'44'10"E	8.27	C7
	N00'16'29"W	10.02	C8
	S70*56'24"E	18.02'	C9
10000	N0016'29"W	11.15'	C10
	N89'43'31"E	20.00	C11
	S89'43'31"W	50.00'	C12
100000000000000000000000000000000000000	N00'16'29"W	70.00'	C13
	S89'43'31"W	100.00	C14
	N70'56'24"W	21.20'	C15
100000000000000000000000000000000000000	N89'43'31"E	100.00'	C16
	S00'16'29"E	182.62'	C17
	S89'43'31"W	125.00'	C18
	N0016'29"W	158.06	C19
8	N52°35'27"W	2.75'	C20
	N37'24'33"E	125.00'	C21
	S52*35'27"E	27.31	C22
	N52'35'27"W	82.13'	C23
		6	C24
			C25

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	030°00'00"	N74'43'31"E	10.35'	10.47'
C2	15.00'	090.00,00,	S45"16'29"E	21.21'	23.56'
C3	15.00'	090'00'00"	N44'43'31"E	21.21'	23.56'
C4	15.00'	090'00'00"	S45'16'29"E	21.21	23.56
C5	15.00'	090*00'00"	N44'43'31"E	21.21'	23.56
C6	16.00'	056'51'41"	N61°17'40"E	15.24	15.88'
C7	59.00'	293'43'22"	S00°16'29"E	64.51	302.46
C8	16.00'	056'51'41"	N61'50'39"W	15.24	15.88
C9	141.00'	052'18'58"	N26'25'58"W	124.32	128.75'
C10	69.00'	026'33'04"	S73"18'28"W	31.69'	31.97
C11	69.00'	049'34'15"	N16°37'18"W	57.85'	59.70
C12	445.00'	024'48'14"	N12'07'37"E	191.14	192.64'
C13	15.00'	090,00,00,	N45'16'29 "W	21.21	23.56
C14	15.00'	090.00,00	S44'43'31"W	21.21	23.56'
C15	15.00'	028'33'09"	S14'33'04"E	7.40'	7.48'
C16	59.00'	286'51'27"	N65'23'55"W	70.31	295.39
C17	15.00'	078'18'18"	N38°52'39"E	18.94	20.50'
C18	15.00'	090'00'00"	N45'16'29"W	21.21	23.56
C19	15.00'	090.00,00,	N44'43'31"E	21.21'	23.56'
C20	15.00'	090.00,00.	S45°16'29"E	21.21'	23.56
C21	15.00'	090.00,00,	N44'43'31"E	21.21	23.56'
C22	75.00'	052'18'58"	S26°25'58"E	66.13	68.48'
C23	20.00'	030.00,00,	S74'43'31"W	10.35	10.47
C24	20.00'	030'00'00"	S75"16'29"E	10.35	10.47
C25	10.00	089'59'50"	N45'16'34"W	14.14	15.71

CURVE TABLE

SETBACK NOTE

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO. PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER 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. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN 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

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.

SAWS HIGH PRESSURE NOTE: OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS

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 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS TREE NOTE

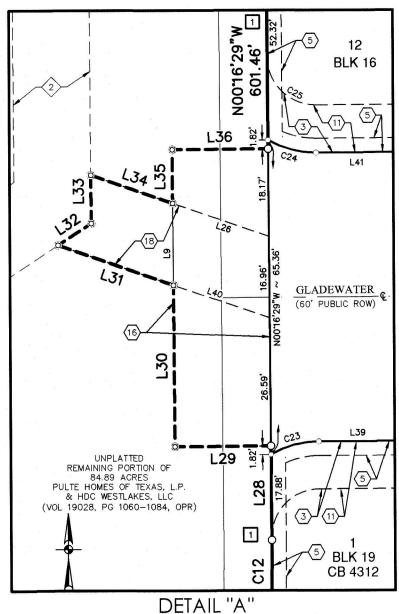
SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) WHICH WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S RESIDENTIAL LOTS SUBDIVIDED HEREUNDERFOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

LOT 901, BLOCK 18 IS DESIGNATED AS OPEN SPACE PERMEABLE AND AS GAS,

ELECTRIC, TELEPHONE, CABLE TV AND PUBLIC DRAINAGE EASEMENTS. "ETJMPD-2" LACKLAND/MEDINA ANNEX ETJ MILITARY

ROTECTION AREA:

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" 'BM-6", "ME-18", "ME-25", "ME-33", "MH", "MHC", AND "MHP "



SCALE: 1" = 20' SEE SHEET 1 OF 3

PLAT NO. 20-11800023

SUBDIVISION PLAT

WESTLAKES UNIT 8

BEING A TOTAL OF 15.245 ACRES OF LAND, ESTABLISHING LOTS 1-12, BLOCK 16, LOTS 1-24, BLOCK 17, LOTS 1-15 AND LOT 901, BLOCK 18, AND LOTS 1-11, BLOCK 19, AND A 2.584 ACRE PUBLIC RIGHT-OF-WAY, AND 1.146 ACRES OF OFF-LOT EASEMENTS, CONSISTING OF 13.45 ACRES OUT OF THE 32,728 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20200059144 1.072 ACRES OUT OF THE 137.38 ACRE TRACT OF LAND RECORDED IN VOLUME 13387, PAGES 1015-1029, 0.640 ACRES OUT OF THE 14.776 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1060-1084, 0.064 ACRES OUT OF THE 45.28 ACRE TRACT OF LAND RECORDED IN VOLUME 19028, PAGES 1050-1059, AND 0.019 ACRES OUT OF THE 206.87 ACRE TRACT OF LAND RECORDED IN VOLUME 11615, PAGES 2379-2389, CORRECTED IN VOLUME 12197, PAGES 750-761, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT 544, COUNTY BLOCK 5197, NOW ASSIGNED TO COUNTY BLOCK 4312, BEXAR COUNTY, TEXAS



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 1 TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 24, 2020

STATE OF TEXAS COUNTY OF BEXAR

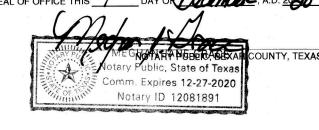
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PUBLIC OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

2 12 OWNER/DEVELOPER: PAUL POWELL HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216

(210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 EXAMED GIVEN UNDER MY
HAND AND SEAL OF OFFICE THIS _______ DAY OR _______. A.D. 20_____.



WESTLAKES UNIT 8 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 STATI OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

CHAIRMAI

SECRETARY

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 A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3