

LOCATION MAP
NOT TO SCALE

LEGEND

- | | |
|--|------------|
| 1. BUILDING SETBACK LINE | B.S.L. |
| 2. VEHICULAR NON-ACCESS EASEMENT | V.N.E. |
| 3. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT | G.E.T.V.E. |
| 4. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS | O.P.R. |
| 5. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS | D.P.R. |
| 6. LINEAR FEET | LF |
| 7. COUNTY BLOCK | C.B. |
| 8. VARIABLE | VAR. |
| 9. VOLUME | VOL. |
| 10. PAGE | PG. |
| 11. EASEMENT | ESMT |
| 12. RIGHT OF WAY | R.O.W. |
| 13. STREET CENTERLINE | CL |
| 14. EXISTING CONTOUR | 990 |
| 15. PROPOSED FINISHED CONTOUR | 990 |
| 16. SAN ANTONIO/ETJ BOUNDARY | |
| 17. 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN | |
| 18. 1/2" IRON ROD FOUND W/ CEC CAP | |
| 19. 1/2" IRON ROD SET W/ CEC CAP | |

SURVEY NOTES:

- 1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM NAD83 (2011) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID. THE COMBINED SCALE FACTOR IS 1.00017. BEARING ROTATION PLAT TO GRID IS 0°00'00".
- 2.) MONUMENTATION AS SHOWN HEREON. SET 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL CORNERS (WHERE POSSIBLE) AT COMPLETION OF CONSTRUCTION.
- 3.) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD83 (2011) BETWEEN FOUND MONUMENT SHOWN HEREON CALLED N46°58'11"W.
- 4.) THE CONTOURS SHOWN HEREON WERE TAKEN FROM A FIELD SURVEY COMPLETED ON FEB 2019.

OTHER NOTES:

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
3. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
4. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
5. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

CPS/SAWS/COSA UTILITY GENERAL NOTES:

- 1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS- CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS)- IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "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 ACROSS 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 BUILDINGS, STRUCTURES, 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 DESCRIBED HEREON.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

Mary P. Stewart
LICENSED PROFESSIONAL ENGINEER
MARY P. STEWART

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 ENGINEERS AND LAND SURVEYORS, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

DRAINAGE EASEMENT NOTE:

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 TO/ DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, (INCLUDING LOTS 905, BLOCK 180; CB 4451), AND DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE WATERWHEEL SUBDIVISION UNIT 5B SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND/OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2607986) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HERE UNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORISTS OFFICE PER 35477(h).

TREE SAVE AREA NOTE:

LOT 905, BLOCK 180, CB 4451, (2,528 AC.) IS DESIGNATED AS TREE SAVE AREA.

RESIDENTIAL FINISHED FLOOR NOTE:

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

BUILDING 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.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS WASTEWATER EDU NOTE:

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

SAWS IMPACT FEE PAYMENT NOTE:

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 HIGH PRESSURE:

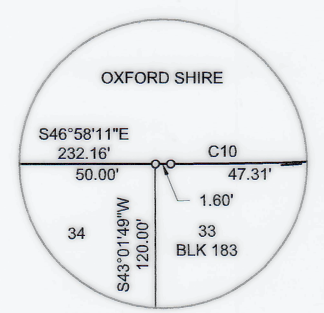
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STORM WATER DETENTION NOTE:

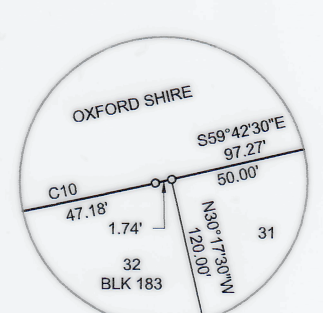
STORM WATER DETENTION IS REQUIRED FOR PROPERTY AND IS ACCORDING FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 905, BLOCK 180, CB 4451, WATERWHEEL UNIT 4A VOLUME 20001, PAGE 1761-1763 (PLAT# 180412)

FLOODPLAIN VERIFICATION NOTE:

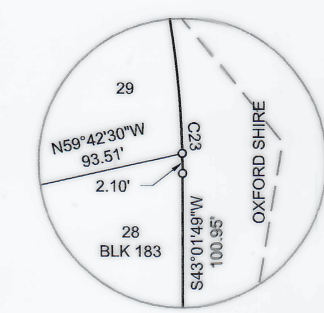
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0195G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



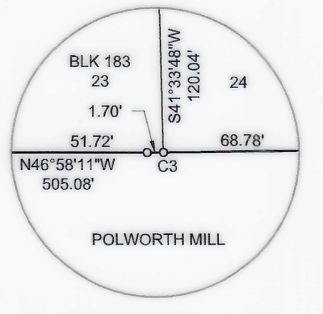
DETAIL 4
1" = 20'



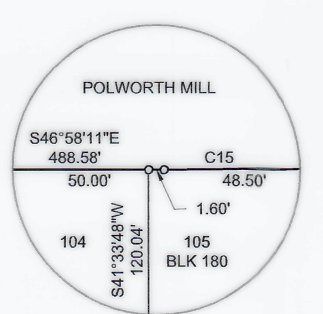
DETAIL 5
1" = 20'



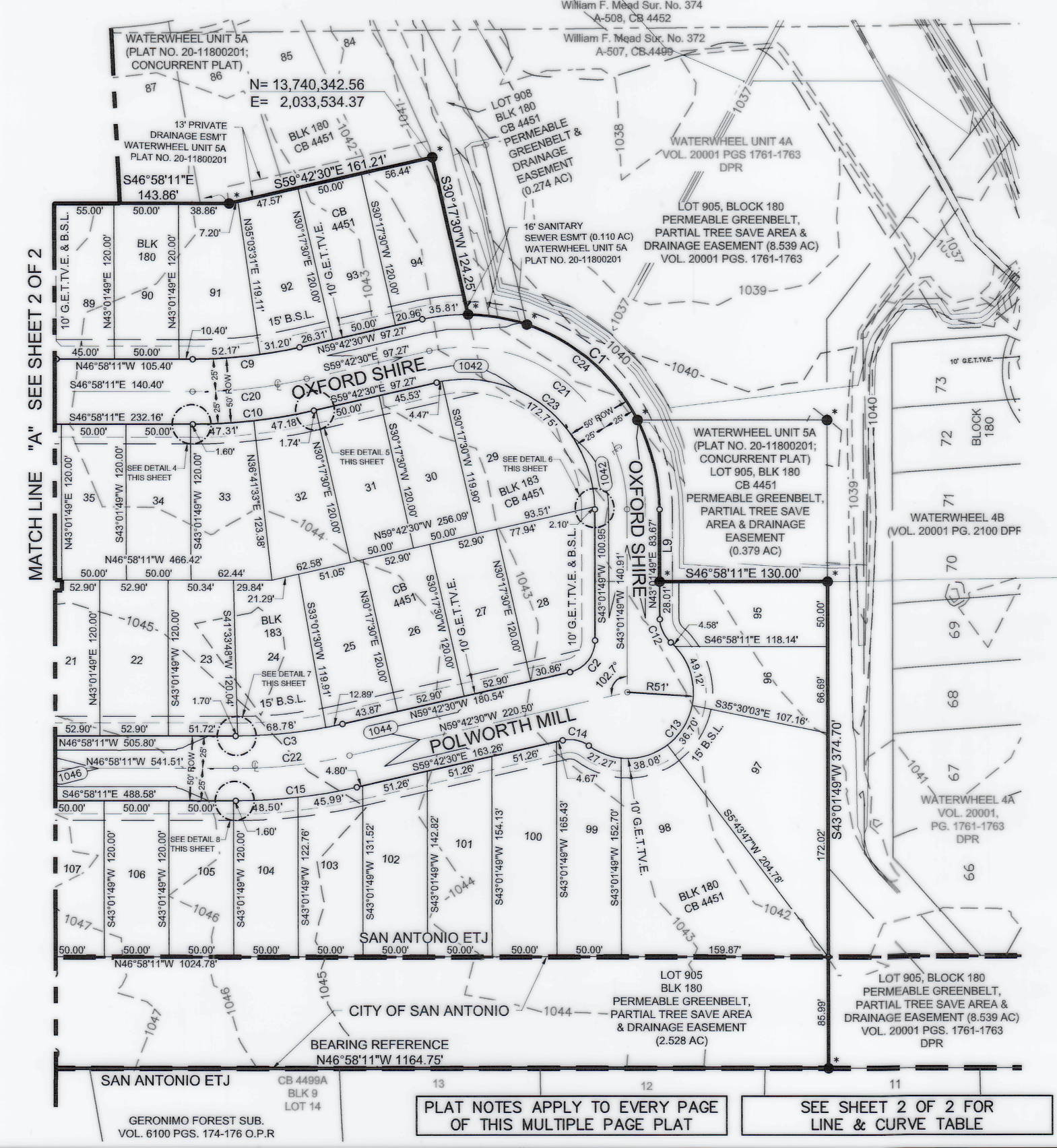
DETAIL 6
1" = 20'

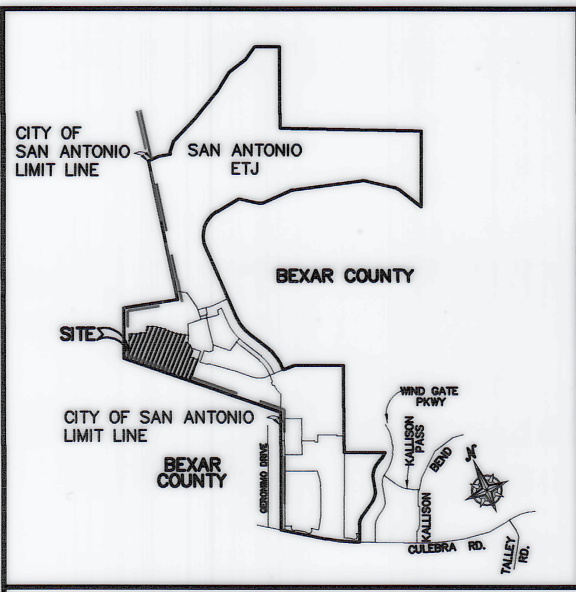


DETAIL 7
1" = 20'



DETAIL 8
1" = 20'





LOCATION MAP

NOT TO SCALE

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- VARIABLE VAR.
- VOLUME VOL.
- PAGE PG.
- EASEMENT ESM'T
- RIGHT OF WAY R.O.W.
- STREET CENTERLINE C
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- PROPOSED FINISHED CONTOUR
- SAN ANTONIO/ETJ BOUNDARY
- 1/2" IRON ROD FOUND W/ NO CAP, OR CAP SHOWN
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Mary P. Stewart
LICENSED PROFESSIONAL ENGINEER
MARY P. STEWART

STATE OF TEXAS
COUNTY OF BEXAR

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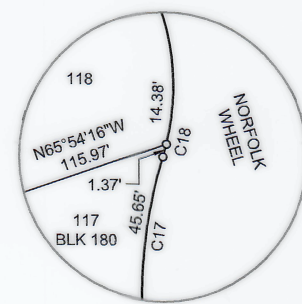
Gary B. Neill
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

RESIDENTIAL FIRE FLOW:

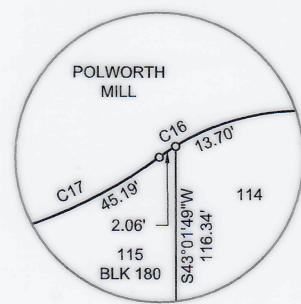
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SAWS HIGH PRESSURE:

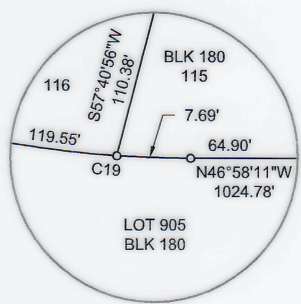
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DETAIL 1
1" = 20'



DETAIL 2
1" = 20'



DETAIL 3
1" = 20'

Line Table		
Line #	Direction	Length
L1	S65°54'16"E	86.00'
L2	N24°05'44"E	12.79'
L3	S65°54'16"E	85.00'
L4	S64°47'42"E	47.83'
L5	S58°02'06"E	46.19'
L6	S50°54'45"E	47.34'
L7	S43°01'49"W	9.37'
L8	S46°58'11"E	50.00'
L9	S43°01'49"W	55.66'
L10	S88°01'49"W	14.14'
L11	N46°58'11"W	56.76'
L12	N01°58'11"W	14.14'
L13	N78°33'47"E	14.00'

Curve Table				
Curve #	Radius	Arc Length	Delta	Chord Bearing
C1	150.00'	233.16'	089°03'37"	S01°29'58"E
C2	25.00'	33.71'	077°15'41"	S81°39'40"W
C3	375.00'	83.37'	012°44'19"	N63°20'20"W
C4	25.00'	31.01'	071°03'55"	N11°28'13"W
C5	25.00'	21.32'	048°51'38"	N22°32'22"W
C6	51.00'	247.20'	277°43'16"	S43°01'49"W
C7	25.00'	21.32'	048°51'38"	S71°24'00"E
C8	275.00'	1.21'	000°15'08"	S42°54'15"W
C9	375.00'	83.37'	012°44'19"	N63°20'20"W
C10	425.00'	94.49'	012°44'19"	S63°20'20"E
C11	150.00'	35.81'	013°40'42"	N52°52'09"W
C12	25.00'	21.32'	048°51'38"	N18°38'00"E
C13	51.00'	155.76'	174°58'57"	N81°39'39"E
C14	25.00'	21.32'	048°51'38"	S35°16'41"E
C15	425.00'	94.49'	012°44'19"	S63°20'20"E
C16	25.00'	15.76'	036°06'36"	S65°01'29"E
C17	51.00'	127.54'	143°17'07"	S11°26'13"E
C18	25.00'	15.76'	036°06'36"	S42°09'02"W
C19	110.00'	136.44'	071°03'55"	N11°28'13"W
C20	400.00'	88.93'	012°44'19"	S53°20'20"E
C21	125.00'	224.14'	102°44'19"	S08°20'20"E
C22	400.00'	88.93'	012°44'19"	N53°20'20"W
C23	100.00'	179.31'	012°44'19"	S08°20'20"E
C24	150.00'	268.97'	102°44'19"	S08°20'20"E

WATERWHEEL SUBDIVISION UNIT 5B

BEING A 15.802 ACRES OF LAND OUT OF THE 28.375 ACRE TRACT RECORDED IN DOC. NO. 20200185172 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE WILLIAM F MEAD SURVEY NO. 372, ABSTRACT NO. 507, COUNTY BLOCK 4499, BEXAR COUNTY, TEXAS.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



CIVIL ENGINEERING CONSULTANTS
dba. DON DURDEN, INC.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214 / #10041000

DATE OF PREPARATION: 05/2021

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.

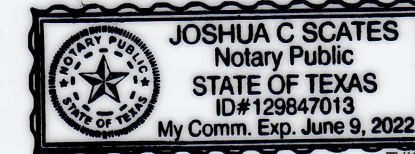
OWNER: RICHARD MOTT, VICE PRESIDENT OF LAND DEVELOPMENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX
(210) 403-6200

Richard Mott
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE

THIS 25 DAY OF May A.D., 2021.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT WATERWHEEL SUBDIVISION UNIT 5B OF 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: CHAIRMAN

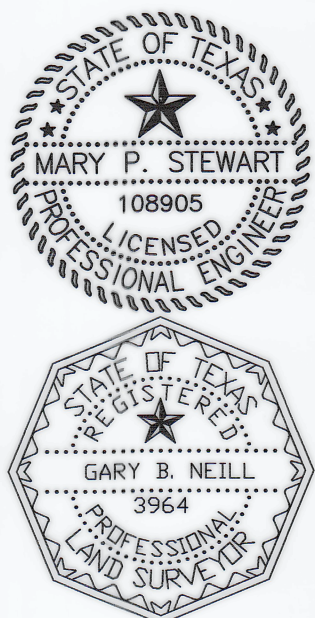
BY: SECRETARY

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 DAY OF A.D., 2021.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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