

LOCATION MAP NOT-TO-SCALE

VOL VOLUME

PG PAGE(S)

VNAE

VAR WID VARIABLE WIDTH

RIGHT-OF-WAY

INTERSECTION

FOUND 1/2" IRON ROD

6 FASEMENT POINT OF

NTERSECTION

10' GAS, ELECTRIC, TELEPHONE

(VOL 20001, PG 2220-2222 PR)

DRAINAGE EASEMENT ENTIRE

INCORPORATION INTO FUTURE

PLATTED PUBLIC STREET ROW

EASEMENT ENTIRE EASEMENT TO

EXPIRE UPON INCORPORATION

INTO FUTURE PLATTED PUBLIC

10' GAS, ELECTRIC, TELEPHONE

(VOL 20002, PG 385-387 PR)

AND CABLE TV EASEMENT

(VOL 20001, PG 2220-2222 PR

1' VEHICULAR NON-ACCESS

(VOL 20001, PG 2220-2222 PR)

VARIABLE WIDTH SANITARY

(VOL 20001, PG 1028-1032 PR)

AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

(PLAT NO. 20-11800023)

(PLAT NO. 20-11800023)

10' BUILDING SETBACK

(PLAT NO. 20-11800023)

10' BUILDING SETBACK

(VOL 20001, PG 2220-2222 PR)

10' GAS, ELECTRIC, TELEPHONE

SEWER EASEMENT

STREET ROW

FASEMENT

EASEMENT TO EXPIRE UPON

(VOL 20002, PG 385-387 PR)

VARIABLE WIDTH DRAINAGE

AND CABLE TV EASEMENT

O SET 1/2" IRON ROD (PD)

VEHICULAR NON-ACCESS

LEGEND

AC ACRE(S) BLK BLOCK CB COUNTY BLOCK DOC DOCUMENT NUMBER PR PLAT RECORDS OF BEXAR COUNTY, TEXAS

OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS LF LINEAR FEET

-1140- -- EXISTING CONTOURS PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

CENTERLINE

6 VARIABLE WIDTH CLEAR VISION EASEMENT (0.0006 AC TOTAL) VARIABLE WIDTH WATER, ACCESS, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC ROW

(0.074 ACRES TOTAL OFF-LOT) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

LOT 902, BLOCK 16 OPEN SPACE CB 4312 (0.135 TOTAL ACRES PERMEABLE)

2 LOT 903, BLOCK 19 OPEN SPACE (0.003 TOTAL ACRES PERMEABLE)

WESTLAKES UNIT 4 & 5 (VOL 20001, PGS 2220-2222 PR)

WESTLAKES COLLECTOR PHASE 3 (VOL 20002, PG 385-387 PR) 5 WESTLAKES UNIT 8 (PLAT NO. 20-11800023, PLATTED

CONCURRENTLY) 1 UNPLATTED PULTE HOMES OF TEXAS, L.P. HDC WESTLAKES, LLC 84.89 ACRES

(VOL 19028, PG 1060-1084, OPR) 7 UNPLATTED HDC WESTLAKES, LLC. 15.493 AC (DOC# 20200059144 OPR)

8 UNPLATTED PULTE HOMES OF TEXAS, L.P. HDC WESTLAKES, LLC 4.846 ACRES (VOL 19028, PG 1060-1084, OPR)

9 UNPLATTED HDC WESTLAKES, LLC 32,728 AC

(DOC# 20200059144 OPR) 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

PAPE-DAWSON ENGINEERS, INC.

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 SUBVEYING ACCORDING TO AN ACTUAL SUBVEY MADE ON THE GROUND BY

PROFESSIONAL LAND SURVEYOR

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 FASEMENT." "UTILITY EASEMENT". "GAS EASEMENT." "TRANSFORMER EASEMENT." "WATER ASEMENT, "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 ERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THÉREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, ANDOR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN FASEMENT AREAS WITHOUT AN ENGROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 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 R GROUND ELEVATION ALTERATIONS.

SAWS IMPACT FEE

ANTONIO WATER SYSTEM

MAINTENANCE NOTE

FINISHED FLOOR NOTE

OPEN SPACE:

CLEAR VISION:

EXCEED 6,000 SQUARE FEET

50' TO THE INTERSECTION OF THE CENTERLINE OF

STILL HOUSE HOLLOW AND

THE CENTERLINE OF PINKSTON

INCHES ABOVE FINAL ADJACENT GRADE.

TELEPHONE AND CABLE TV EASEMENT)

N: 13675447.12

E: 2064692.44

7

WILLIAM T. NEIL

SURVEY NO. 62

ABSTRACT 544

COUNTY BLOCK 5197

FLOODPLAIN VERIFICATION:

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

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

4312. DRAINAGE EASEMENTS, AND EASEMENTS OF ANY NATURE WITHIN THIS

THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

LOT 902, BLOCK 16, AND LOT 903, BLOCK 19, CB 4312, IS DESIGNATED AS OPEN

SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC,

GAS, TELEPHONE AND CABLE TV EASEMENT. (VARIABLE WIDTH GAS, ELECTRIC,

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE

THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "URBAN LOW

DENSITY RESIDENTIAL." ALLOWABLE LOT SIZES FOR SINGLE-FAMILY RESIDENTIAL

USES RANGE FROM 3,000 SQUARE FEET TO 6,000 SQUARE FEET. LOT SIZE MAY

BLK 14

CB 4312

SEE THIS SHEET

BLK 16

0 CB 4312

10' CB 4312

DETAIL "C"

SEE THIS SHEET

SEE THIS SHEET

5

BLK 19

3 CB 4312

GLADEWATER

(60' PUBLIC R.O.W.)

70'

S

6

630 -

8

N: 13674781.68

2064695.63

PINKSTON

(VAR. WD. PUBLIC R.O.W.) (VOL 20001, PG 2220-2222 PR)

WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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.

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 FLECTRIC 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 DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS: HE 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:

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 OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OR LATEST REVISION THEREOF. EASEMENT (NOT-TO-SCALE) OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE PER ORDINANCE 2019-09-19-0763: WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

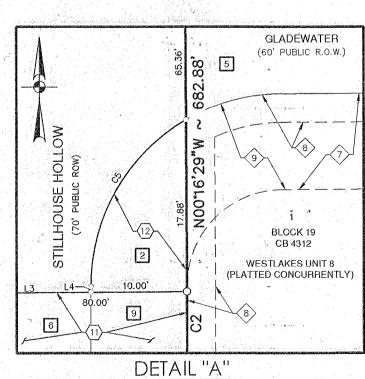
(UNLESS NOTED OTHERWISE)
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2294490) WHICH
SET 1/2" IRON ROD (PD)
REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT SET 1/2" IRON ROD (PD)-ROW BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE 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 ARBORIST OFFICE PER 35-477(h).

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, 40 X 60 WATER, ACCESS, FILL AND WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE FASEMENTS

> LINE TABLE INE # | BEARING | LENGTH S89'43'31"W 80.40' N89*43'31"E 70.00 89'43'31"W 70.00 0.56 S0'16'29"E L4

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	20.00'	60,00,00,	N29'43'31"E	20.00′	20.94
.C2	445.00'	5'09'26"	S2'18'13"W	40.04'	40.05
.03	365.00	6'17'30"	N2*52'17"E	40.06	40.08'
C4	20.00	60.00,00,	S3016'29"E	20.00	20.94'
.C5	20.00'	59*59'55"	S29'43'40"W	20.00	20.94



SCALE: 1" = 10'

SEE THIS SHEET

THE PERSON NAMED IN COLUMN TWO

1% ANNUAL CHANCE (100-YR) EFFECTIVE (EXISTING) FLOODPLAIN

ull the secretary and a second

STATE OF TEXAS COUNTY OF BEXAR WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

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

K1 42 OWNER/DEVELOPER: PAUL POWELL HDC WESTLAKES, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216

(210) 838-6784

4

902

BLK 16

N CB 4312

DETAIL "B"

SCALE: 1" = 5'

SEE THIS SHEET

902

BLK 16

CB 4312

120

HOLLOW R.o.w)

STILLHOUSE (70' PUBLIC

DETAIL

SCALE: 1" = 5'

SEE THIS SHEET

L2

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, STATE OF TEXAS TREE SAVED AREAS, INCLUDING LOT 902, BLOCK 16, AND LOT 903, BLOCK 19, CB COUNTY OF BEXAR

SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. OR THE BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS PAUL POWELL 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 TO THE GIVEN UNDER MY HAND A SEAL OF OFFICE THIS DAY OF A.D. 20 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) GIVEN UNDER MY HAND AND

BLOCK 5197, OF BEXAR COUNTY, TEXAS. SCALE: 1"= 100' PAPE-DAWSON MEGHAN JANE GRACE

Notary Public, State of Texa ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS Comm. Expires 01-07-2025 O NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 Notary ID 12081891 FIRM REGISTRATION #470 [TBPLS FIRM REGISTRATION #10028800

OF

TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY

DATE OF PREPARATION: May 04, 2021

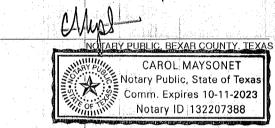
STATE OF TEXAS COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OF 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

FELIPE GONZALEZ PULTE HOMES OF TEXAS LP 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 KNOWN TO ME TO BE THE PERSON WHOSE 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 5 TH DAY OF MAY, A.D. 20 2



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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

DAY OF

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTLAKES COLLECTOR PHASE 4 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	D/	AY OF	_, A.D. 20
BY:			<u> 1 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1</u>
			CHAIRMAN
BY:			
			SECRETAR

EUGENE H. DAWSON III 112792 VCENSED. SOMAL ENGIN



SHEET 1 OF 1