CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

August 5, 2013

Stephanie S. Castillo
Pape-Dawson Engineers, Inc
555 East Ramsey
San Antonio, Texas, 78216

Re: **Westwinds – Major Amendment, MDP No. 808-I / LDS No. 13-00006**

Dear Ms. Castillo,

The Development Review Committee has evaluated the **Westwinds – Major Amendment** Master Development Plan (**MDP No. 808-I / LDS No. 13-00006**). Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

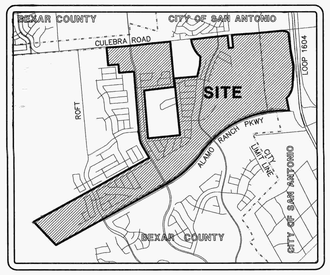
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

John P. Jacks
Assistant Director



LOCATION MAP

MAPSCO GRID: 577-E2
SCALE: 1" = 3000'

DRAINAGE NOTES:

1. REFERENCE STORM WATER MANAGEMENT PLAN FOR ±3,163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS 1–3 (CARACOL CREEK WATERSHED) WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON–SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL: ▨
6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

DETENTION POND PRELIMINARY SIZING

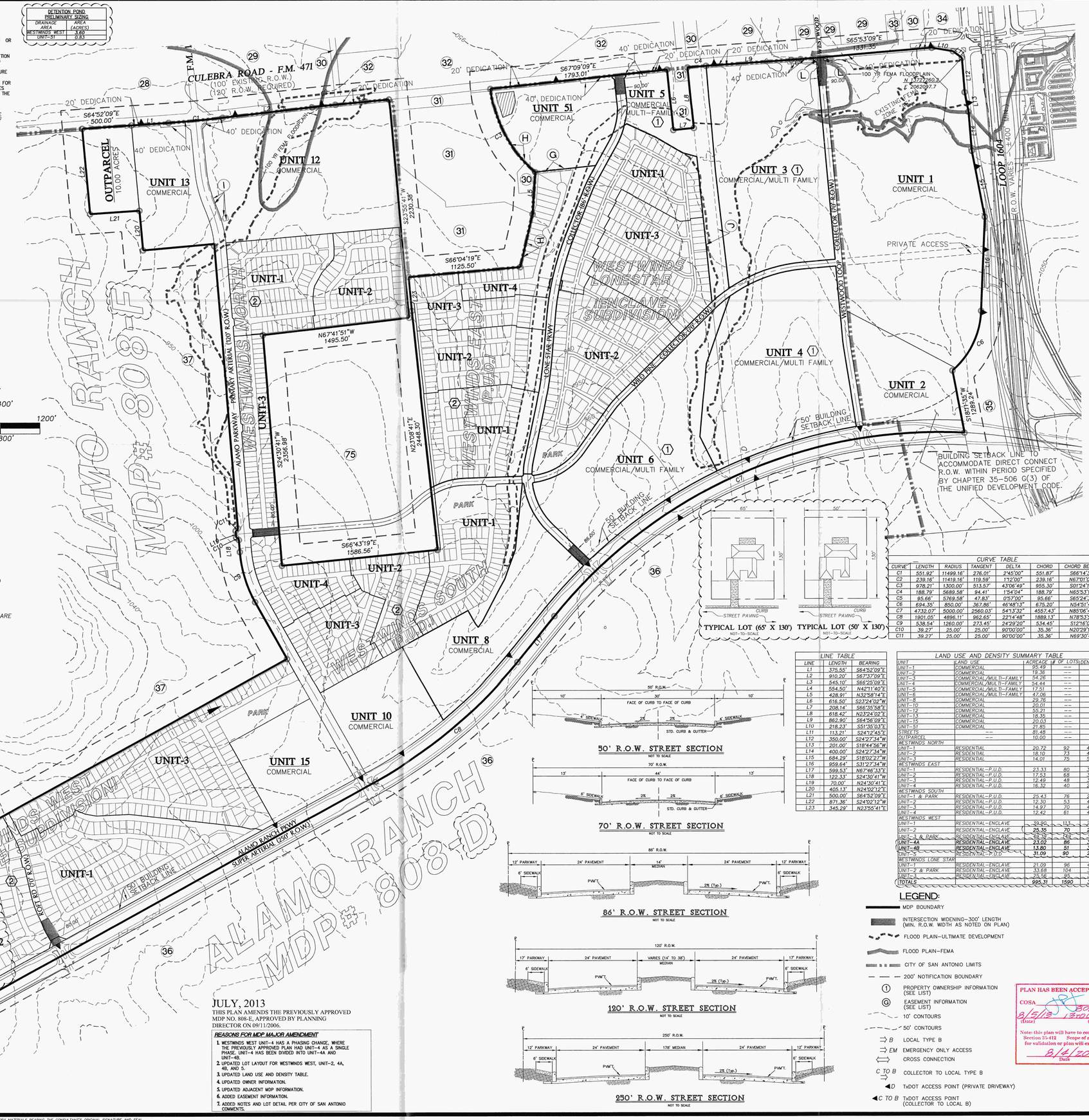
DRAINAGE AREA	AREA (ACRES)
WESTWINDS WEST	3.60
UNIT–51	0.83

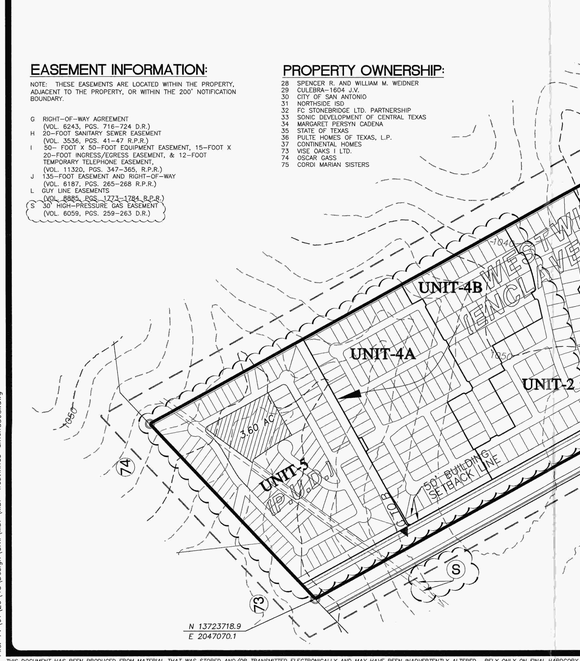
NOTE:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2–10' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
2. THE PROPERTY IS BOTH INSIDE AND OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO. PROPERTY ON THE WEST SIDE OF LOOP 1604, SOUTH OF CULEBRA ROAD IS ZONED C–3. THE REMAINDER OF THE PROPERTY IS OUTSIDE THE CITY LIMITS.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION. 2: 35–506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. CULEBRA MARKET–F.M. 471 (R.O.W. VARIES), F.M. 1560 (R.O.W. VARIES), LOOP 1604 (R.O.W. VARIES), AND WESTWOOD LOOP (60' R.O.W.) ARE PUBLIC DEDICATED RIGHTS–OF–WAY AND ARE WITHIN THE 200' NOTIFICATION BOUNDARY.
11. COMMERCIAL TRACTS ADJACENT TO ALAMO RANCH PKWY SHALL PROVIDE SHARED CROSS–ACCESS
12. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
13. INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35–506 (d) OF THE UNIFIED DEVELOPMENT CODE
14. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35–515 (b)(3)
15. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

SCALE : 1"=400'

0' 400' 800' 1200'





JULY, 2013

THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 808-E, APPROVED BY PLANNING DIRECTOR ON 09/11/2006.

REASONS FOR MDP MAJOR AMENDMENT

1. WESTWINDS WEST UNIT–4 HAS A PHASING CHANGE, WHERE THE PREVIOUSLY APPROVED PLAN HAD UNIT–4 AS A SINGLE PHASE. UNIT–4 HAS BEEN DIVIDED INTO UNIT–4A AND UNIT–4B.
2. UPDATED LOT LAYOUT FOR WESTWINDS WEST, UNIT–2, 4A, 4B, AND 5.
3. UPDATED LAND USE AND DENSITY TABLE.
4. UPDATED OWNER INFORMATION.
5. UPDATED ADJACENT MDP INFORMATION.
6. ADDED EASEMENT INFORMATION.
7. ADDED NOTES AND LOT DETAIL PER CITY OF SAN ANTONIO COMMENTS.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. — A B G DEVELOPMENT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
BRAD GALO
ABG DEVELOPMENT, INC.
1175 W. BITTERS, SUITE 100
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

KEYED NOTES:

1. MULTI–FAMILY PROJECTS LOCATED WITHIN UNITS 3, 4, 5, AND 6 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
2. RESIDENTIAL SUBDIVISIONS WITHIN WESTWINDS UNITS WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
   WESTWINDS NORTH––FEE WILL BE PAID IN LIEU OF PARK
   WESTWINDS EAST & SOUTH––4.35 ACRES
   WESTWINDS WEST––5.52 ACRES
   WESTWINDS LONESTAR––2.50 ACRES

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

G RIGHT–OF–WAY AGREEMENT (VOL. 6243, POS. 716–724 D.R.)
H 20–FOOT SANITARY SEWER EASEMENT (VOL. 3536, POS. 41–47 R.P.R.)
I 50– FOOT X 50–FOOT EQUIPMENT EASEMENT, 15–FOOT X 20–FOOT INGRESS/EGRESS EASEMENT, & 12–FOOT TEMPORARY TELEPHONE EASEMENT, (VOL. 11320, POS. 347–357 R.P.R.)
J 135–FOOT EASEMENT AND RIGHT–OF–WAY (VOL. 6187, POS. 265–268 R.P.R.)
L GUY LINE EASEMENTS (VOL. 6885, POS. 1723–1784, R.P.R.)
S 30' HIGH–PRESSURE GAS EASEMENT (VOL. 6059, POS. 259–263 D.R.)

PROPERTY OWNERSHIP:

28 SPENCER R. AND WILLIAM M. WEIDNER
29 CULEBRA–1604 J.V.
30 CITY OF SAN ANTONIO
31 NORTHSIDE ISD
32 FC STONEBRIDGE LTD. PARTNERSHIP
33 MANGO DEVELOPMENT OF CENTRAL TEXAS
34 MARIO & ROSPIN CADENA
35 STATE OF TEXAS
36 PULTE HOMES OF TEXAS, L.P.
37 CONTINENTAL HOMES
73 WSE OAKS I LTD.
74 OSCAR GASS
75 CORDI MARIAN SISTERS

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	551.92'	11499.16'	276.01'	2°45'00"	551.87'	S66°14'39"E
C2	239.16'	11419.16'	119.59'	1°12'00"	239.16'	N67°01'09"W
C3	978.21'	1300.00'	513.57'	43°06'49"	955.30'	S01°24'15"W
C4	188.79'	5689.58'	94.41'	1°54'04"	188.79'	N65°53'11"W
C5	95.66'	5769.58'	47.83'	0°57'00"	95.66'	S65°24'39"E
C6	624.35'	850.00'	327.86'	46°48'13"	675.20'	N54°51'41"E
C7	473.02'	5000.00'	236.51'	5°41'32"	472.84'	N85°06'41"W
C8	1901.05'	4896.11'	962.65'	22°14'48"	1888.13'	N78°53'57"E
C9	538.54'	1260.00'	273.45'	24°29'20"	534.45'	S12°16'01"W
C10	39.27'	25.00'	25.00'	90°00'00"	35.36'	N20°29'19"W
C11	39.27'	25.00'	25.00'	90°00'00"	35.36'	N69°30'41"E

CURVE TABLE

50' R.O.W. STREET SECTION
NOT TO SCALE

70' R.O.W. STREET SECTION
NOT TO SCALE

86' R.O.W. STREET SECTION
NOT TO SCALE

120' R.O.W. STREET SECTION
NOT TO SCALE

250' R.O.W. STREET SECTION
NOT TO SCALE

TYPICAL LOT (65' X 130') NOT-TO-SCALE — TYPICAL LOT (50' X 130') NOT-TO-SCALE

LINE	LENGTH	BEARING
L1	375.55'	S64°52'09"E
L2	910.20'	S67°37'09"E
L3	545.10'	S66°25'09"E
L4	554.50'	N42°11'40"E
L5	428.91'	N32°58'14"E
L6	616.50'	S23°24'02"W
L7	208.14'	S86°35'58"E
L8	618.42'	N23°24'02"E
L9	862.90'	S64°56'09"E
L10	218.23'	S51°35'03"E
L11	113.21'	S24°12'45"E
L12	350.00'	S24°27'34"W
L13	201.00'	S18°44'56"W
L14	400.00'	S24°27'34"W
L15	684.29'	S18°02'27"W
L16	959.64'	S31°27'34"W
L17	599.53'	N67°46'33"E
L18	122.33'	S24°30'41"W
L19	70.00'	N24°30'41"E
L20	405.13'	N24°02'12"E
L21	500.00'	S64°52'09"E
L22	871.36'	S24°02'12"W
L23	345.29'	N23°55'41"E

LINE TABLE

UNIT	LAND USE	ACREAGE	# OF LOTS	DENSITY
UNIT–1	COMMERCIAL	95.49	––	
UNIT–2	COMMERCIAL	19.36	––	
UNIT–3	COMMERCIAL/MULTI–FAMILY	54.26	––	
UNIT–4	COMMERCIAL/MULTI–FAMILY	54.44	––	
UNIT–5	COMMERCIAL/MULTI–FAMILY	17.51	––	
UNIT–6	COMMERCIAL/MULTI–FAMILY	47.06	––	
UNIT–8	COMMERCIAL	29.76	––	
UNIT–10	COMMERCIAL	20.01	––	
UNIT–12	COMMERCIAL	55.21	––	
UNIT–13	COMMERCIAL	18.35	––	
UNIT–15	COMMERCIAL	20.03	––	
UNIT–51	COMMERCIAL	21.85	––	
STREETS	––	81.48	––	
OUTPARCEL	––	10.00	––	
WESTWINDS NORTH				
UNIT–1	RESIDENTIAL	20.72	92	4.44
UNIT–2	RESIDENTIAL	18.10	73	4.03
UNIT–3	RESIDENTIAL	14.01	75	5.35
WESTWINDS EAST				
UNIT–1	RESIDENTIAL–P.U.D.	23.33	80	3.43
UNIT–2	RESIDENTIAL–P.U.D.	17.53	68	3.88
UNIT–3	RESIDENTIAL–P.U.D.	12.49	48	3.84
UNIT–4	RESIDENTIAL–P.U.D.	16.32	40	2.45
WESTWINDS SOUTH				
UNIT–1 & PARK	RESIDENTIAL–P.U.D.	25.43	76	2.99
UNIT–2	RESIDENTIAL–P.U.D.	12.30	53	4.31
UNIT–3	RESIDENTIAL–P.U.D.	14.97	70	4.68
UNIT–4	RESIDENTIAL–P.U.D.	12.42	61	4.91
WESTWINDS WEST				
UNIT–1	RESIDENTIAL–ENCLAVE	39.90	113	2.83
UNIT–2	RESIDENTIAL–ENCLAVE	25.35	70	2.76
UNIT–3 & PARK	RESIDENTIAL–ENCLAVE	49.32	143	3.02
UNIT–4A	RESIDENTIAL–ENCLAVE	23.02	86	3.74
UNIT–4B	RESIDENTIAL–ENCLAVE	13.80	51	3.70
UNIT–5	RESIDENTIAL–P.U.D.	31.09	90	2.89
WESTWINDS LONE STAR				
UNIT–1	RESIDENTIAL–ENCLAVE	21.09	96	4.55
UNIT–2 & PARK	RESIDENTIAL–ENCLAVE	33.68	104	3.09
UNIT–3	RESIDENTIAL–ENCLAVE	24.56	95	3.72
TOTALS		995.31	1590	3.53

LAND USE AND DENSITY SUMMARY TABLE

LEGEND:

- MDP BOUNDARY
- INTERSECTION WIDENING–300' LENGTH (MIN. R.O.W. WIDTH AS NOTED ON PLAN)
- FLOOD PLAIN–ULTIMATE DEVELOPMENT
- FLOOD PLAIN–FEMA
- CITY OF SAN ANTONIO LIMITS
- 200' NOTIFICATION BOUNDARY
- (1) PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- (G) EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- B LOCAL TYPE B
- EM EMERGENCY ONLY ACCESS
- CROSS CONNECTION
- C TO B COLLECTOR TO LOCAL TYPE B
- D TxDOT ACCESS POINT (PRIVATE DRIVEWAY)
- C TO B TxDOT ACCESS POINT (COLLECTOR TO LOCAL B)

PLAN HAS BEEN ACCEPTED BY
COSA
8/5/13 (Date) 808-E 13-00006 (Number)
Note: this plan will have to comply with Section 35-412 Scope of approval for validation or plan will expire on 8/4/2015 Date

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

WESTWINDS
995.31 ACRE TRACT
MASTER DEVELOPMENT PLAN MAJOR AMENDMENT 13-00006 (808-I)

JOB NO. 6123-00
DATE JANUARY 2013
DESIGNER RBS
CHECKED RBS DRAWN MCS
SHEET 1 of 1

Date: Aug 01, 2013, 9:57am User ID: RGomez
File: A:\61\23\43\Design\Civil\MDP\MDP-westwinds-amend808.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

City of San Antonio
Development Services Department
Land Entitlements Section

RECEIVED
13 MAR 28 PM 3:54
LAND DEVELOPMENT SERVICES DIVISION

MASTER PLAN REVIEW APPLICATION

In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 ½ by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP)
- ☒ Master Development Plan Amendment
  - ☒ Major ☐ Minor
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Flexible Development Plan (FDP)
  - ☐ Urban Development (UD) ☐ Farm and Ranch (FR)
  - ☐ Rural Development (RD) ☐ Mixed Light Industrial (MI-1)
  - ☐ Mixed Heavy Industrial (MI-2)
- ☐ Form Based Zone District (FBZD)
- ☐ Planned Unit Development (PUD)
- ☐ Planned Unit Development Amendment
  - ☐ Major ☐ Minor
- ☐ Mixed Use District (MXD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Master Planned Community District (MPCD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: Westwinds MDP Amendment 808I MDP # 13-00006.00
Owner/Agent: A. Bradford Galo E-mail: N/A
Address: 1175 W. Bitters, Suite 100, SA, Texas Zip code: 78216 Phone: (210) 497-3385
Contact Person Name: Stephanie S. Castillo E-mail: sscastillo@pape-dawson.com
Company: Pape-Dawson Engineers, Inc. Relationship to Owner: _____
Address: 555 E. Ramsey, San Antonio, TX Zip code: 78216 Phone: (210) 375-9000

Plan Proposal:

Total number of lots: 1590 Total acreage: 995.31
Existing zoning: OCL Proposed zoning: OCL
Density (dwelling units per acre): 3.53 Typical residential lot size: 50'x130' & 65'x130'
Number of dwelling units per phase: **(Please see attached form)**

Phase: _____	Dwelling units: _____	Phase: _____	Dwelling units: _____
Phase: _____	Dwelling units: _____	Phase: _____	Dwelling units: _____
Phase: _____	Dwelling units: _____	Phase: _____	Dwelling units: _____

Complete this subsection for PUD Plans only:

☐ Private street(s), linear feet of street: _____ ☐ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____ %

☐ Gated ☐ Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

X/Y coordinates at major street entrance(s): X: _____ Y: _____

For City Use Only		
Application#: _____	***Intake Date:*** _____	***Intake By:*** _____

Site Description:

Jurisdiction: ☐ San Antonio City Limits ☒ San Antonio ETJ ☐ Outside ETJ

City Council District: 6

School District: NISD

Ferguson map grid: 577, B4, C4, D3-4, E2-4, F2-4, 578, A2-4, B3-4

USGS Grid: Culebra Hill, La Coste NE, Helotes

Existing land use(s): Residential, Commercial

RECEIVED
13 MAR 26 PM 3: 55
LAND DEVELOPMENT

Description of plan boundaries:

The 995.31 acres is located southeast of Loop 1604 and Culebra Road. Tract is to be developed as residential, commercial, and multi-family.

Existing legal description:

A 995.31 acre, 73,355,704 square feet, more or less, tract of land being out of a 2,474.069 acre, tract of land surveyed previously and being comprised of a 271.018 acre tract being that called 271.243 acre tract conveyed to Seale in Volume 3178, Pages 1410-1413 of the Official Public Records of Real Property of Bexar County, Texas, a 198.899 acre tract being that called 198.76 acre tract conveyed to Seale in Volume2729, Pages 1635-1637 of the Deed Records of Bexar County, Texas, a 217.842 acre tract being the remainder of that called 223.315 acre tract conveyed to Seale in Volume 8253, Pages 180-183 of the Deed Records of Bexar County, Texas, a 356.858 acre tract being that called 356.820 acre tract conveyed to Seale in Volume 2267, Pages 892-897 of the Official Public Records of Real Property of Bexar County, Texas, and a 1,429.452 acre tract being the remainder of that called 1,690.26 acres described in deed to Seale in Volume 4589, Pages 617-620 and Volume 5487, Pages 643-648 of the Deed Records of Bexar County, Texas, out of the Thomas York Survey No. 201½, Abstract 825, County Block 4400, the I. & G. N.R.R. Co. Survey No. 202, Abstract 938, County Block 4400, the Sarah Tyler Survey No. 367, Abstract 744, County Block 4401, the B.B.B. & C.R.R. Survey No. 386, Abstract 97, County Block 4411, the J. Rodriguez Survey No. 338, Abstract 639, County Block 4412, the B.B.B. & C.R.R. Survey No. 387, Abstract 103, County Block 4413, the B.B.B. & C.R.R. Survey No. 388, Abstract 95, County Block 4414, and the A.J. Leslie Survey No. 217, Abstract 436, County Block 4415, now partly in New City Block (N.C.B.) 17641 of the City of San Antonio, and all in Bexar County, Texas.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): ☐ Contributing ☐ Recharge N/A ☐ Transition ☐ Artesian

Watershed(s): Culebra Creek, Medio Creek

Generalized slope of site: 4-10%

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:

N/A

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:

N/A

Related applications:

Is there a previous MDP (*formerly POADP*) for this site? ☒ YES ☐ NO

Name: Westwinds File #: 808-E Date accepted: 09/11/2006

Is there a corresponding PUD for this site? ☒ YES ☐ NO

Name: Westwinds West, Unit-5 File #: 07-027 Date approved: 07/09/2008

Are there any Rights Determinations associated with this site? ☒ YES ☐ NO

Name: Westwinds Commercial Unit-3 File #: RD 10-09-058 Date approved: 11/19/10

Name: Westwinds Commercial Unit-4 File #: RD 13-11-007R Date approved: 12/16/12

Is there another name for this project or another name commonly used to describe this site?

Name:

List all associated Plats for this site whether approved or pending approval? **(Please see attached form)**

Name: Plat #:

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? ☐ YES ☒ NO

Is this project within the boundaries of the City South Management Authority (CSMA)? ☐ YES ☒ NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

Owner or Authorized Representative:

RECEIVED
13 MAR 28 PM 3:55
LAND DEVELOPMENT SERVICES DIVISION

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: A. BRADFORD GALO Signature: [signature]

Date: 3/27/13 Phone: (210) 497-3385 Fax: (210) 495-2587

E-mail: BRADG@galoproperties.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Planning Manager (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Donna Camacho Planner (210) 207-5016 Donna.Camacho@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
Rudy Munoz Planner (210) 207-5014 Rudy.Munoz@sanantonio.gov	

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

RECEIVED
13 MAR 28 PM 3:55
LAND DEVELOPMENT SERVICES DIVISION

GENERAL:

☒ Name of the Master Development Plan or PUD and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☒ The name(s) of all adjacent property owner(s) as shown on current tax records;

☐ Certificate of agency or power of attorney if other than owner; **N/A**

☒ Signature blocks for the chairperson and secretary (Development Services Director or assignee).

☒ Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);

☒ Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);

☐ Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearings used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

☒ The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;

☒ The schematic (typical section) of all existing and proposed streets, as well as proposed access points;

☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);

☒ Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

☒ The location and dimensions of all proposed or existing lots;

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;

☐ A delineation of EARZ, wetlands and floodplains; ***N/A***

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) Total number of lots;
- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

☐ Location and size in acres of school sites, as applicable; ***N/A***

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the

boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

RECEIVED
13 MAR 28 PM 3:55
LAND DEVELOPMENT DIVISION

STORM WATER MANAGEMENT:

☒ Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

☐ Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☐ Proposed covenants on the property, if any, including a map and legal description of area affected;

☐ Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

☐ Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

☐ Tabulation showing the following:
- (a) Total acreage;
- (b) Total number of lots;
- (c) Square footage of all buildings and structures;
- (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
- (f) Total floor area ratio (FAR) for each type of non-residential use;
- (g) Total area of passive open space;
- (h) Total area of active developed recreational open space;
- (i) Total number of off-street parking and loading spaces.

☐ The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

☐ Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

☐ Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

☐ Staging plan if PUD is to be developed in more than one phase;

☐ Utilities plan;

☐ Lots numbered as approved by the City;

☐ Perimeter setbacks as required;

☐ Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

☐ Delineation of woodlands;

☐ List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

☐ Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

☐ Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

☐ Delineation of woodlands;

☐ A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;

☐ Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

☐ Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

RECEIVED
13 MAR 28 PM 3:55
LAND DEVELOPMENT SERVICES DIVISION

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

☐ Land Use: location, acreage, notation of restrictions based on use-type;

☐ Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;

☐ Block lengths must be indicated on plan;

☐ Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

☐ Location and arrangement of all-weather walkways;

☐ Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

☐ Site size, locational information, and adjacent land uses;

☐ Dimensioned layout, with the location, size, and height of all buildings and structures;

☐ Floor area ratio of each lot;

☐ The location and size of all above and below ground storage containers for flammable and combustible materials;

☐ Size and location of all vehicular access points, streets, and parking areas;

☐ Major physical features such as creeks, topography, and easements;

☐ Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;

☐ Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

☐ A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;

☐ The name of the developer;

☐ The name of the record owner of the land involved;

☐ The legal description of the land being developed, with an identification number assigned to each manufactured home site;

☐ The tract boundary lines;

☐ The scale; north arrow and date;

☐ The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;

☐ The source of water supply and layout of the water system, including locations of standard fire hydrants;

☐ The method of sewage disposal and the layout of the sewer system;

☐ The name of the manufactured home park and the legal description of property;

☐ The location and dimensions or all streets, easements, and other rights-of-way

☐ Typical space dimensions and the locations of park facilities shall be shown;

☐ The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;

☐ A location diagram.

☒ Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.

City of San Antonio
Development Services Department
Land Entitlements Section

MASTER DEVELOPMENT PLAN COMPLETENESS REVIEW

RECEIVED
13 MAR 28 PM 3:54

Project Name: Westwinds MDP Amendment 808-I

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, Texas 78216

Contact Person Name: Stephanie S. Castillo

Phone: (210) 375-9000 **Fax:** (210) 375-9010 **E-mail:** sscastillo@pape-dawson.com

Master Plan Application Type (check one):

☐ Master Development Plan (MDP)	☐ Planned Unit Development (PUD)
☒ Master Development Plan Amendment	☐ Planned Unit Development Amendment
☒ Major ☐ Minor	☐ Major ☐ Minor
☐ MDP/ P.U.D. Plan (combination)	☐ Mixed Use District (MXD)
☐ Flexible Development Plan (FDP)	☐ Traditional Neighborhood Development (TND)
☐ Urban Development (UD) ☐ Farm and Ranch (FR)	☐ Master Planned Community District (MPCD)
☐ Rural Development (RD) ☐ Mixed Light Industrial (MI-1)	☐ Military Airport Overlay Zone (MAOZ)
☐ Mixed Heavy Industrial (MI-2)	☐ Manufactured Home Park Plan (MHPP)
☐ Form Based Zone District (FBZD)	☐ Alternative Pedestrian Plan (APP)

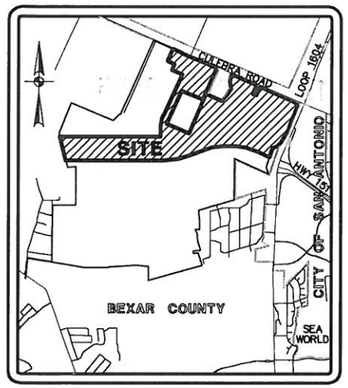
To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Items Submitted	Staff Inventory	***Required Items for Completeness Review***
☒	☐	Completed and signed Application Form
☒	☐	Plan Review Fee
☒	☐	Digital information in xxx.DWG or xxx.DXF
☒	☐	8 1/2 "x 11" Reduced Copy
☒	☐	Storm Water Management Plan **(2 copies)**
☒	☐	Traffic Impact Analysis (TIA) **(4 copies)** – FEE Received ☐ Indicate type: ☒ Worksheet ☐ Level 1 ☐ Level 2 ☐ Level 3
☒	☐	Parks Review Fee
☒	☐	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.
☒	☐	20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required. ☐ Master Development Plan/ Major Thoroughfare ☐ Storm Water Engineering ☐ Historic ☐ Traffic & Streets ☐ Disability Access (Sidewalks) ☐ Trees Preservation ☐ Zoning ☐ Parks ☐ SAWS Aquifer ☐ Bicycle Mobility ☐ Bexar County Public Works ☐ Other: _____

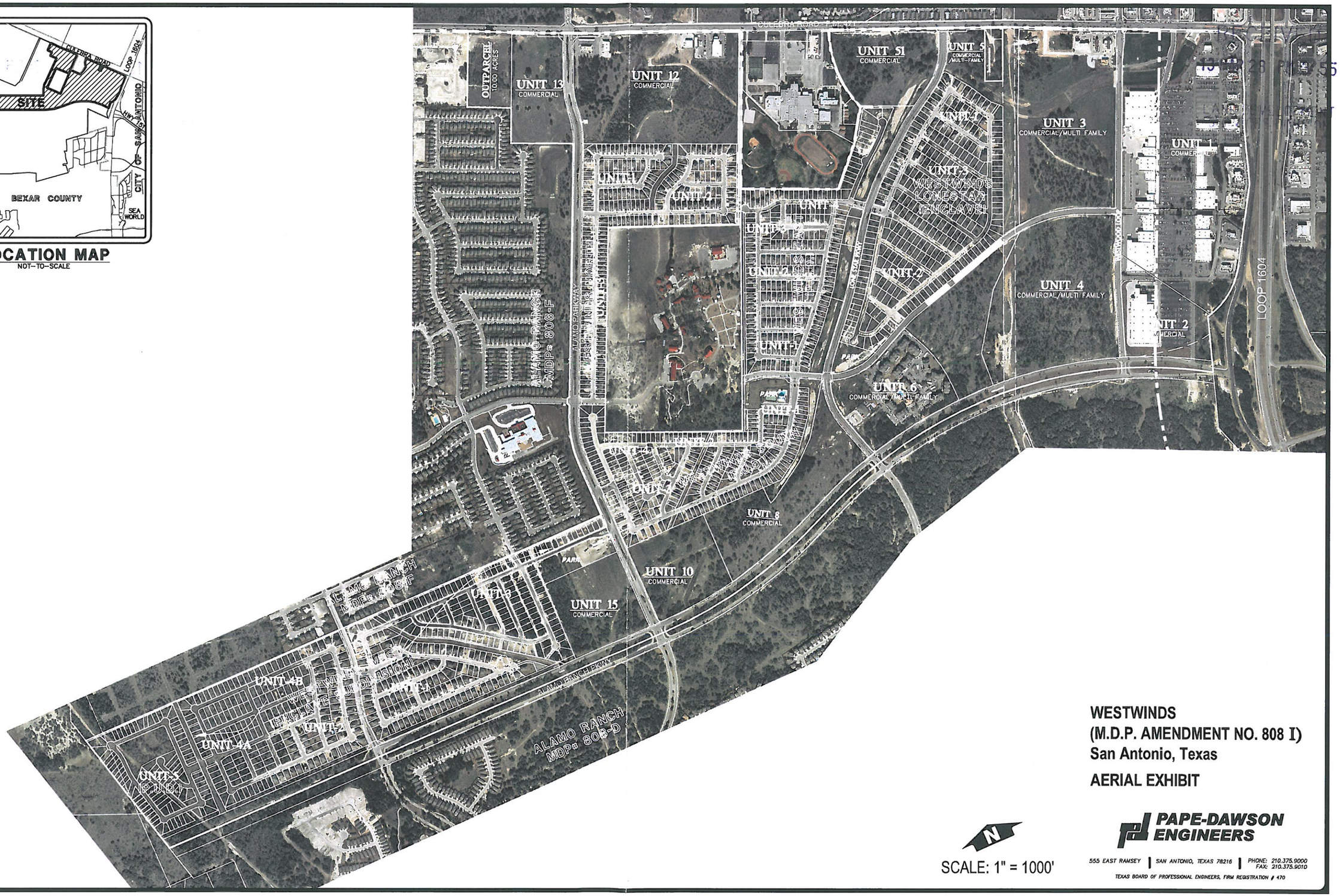
For Staff Use Only

☐ Complete ☐ Incomplete

Completeness Review By: _____ Date: _____



LOCATION MAP
NOT-TO-SCALE



WESTWINDS
(M.D.P. AMENDMENT NO. 808 I)
San Antonio, Texas

AERIAL EXHIBIT

SCALE: 1" = 1000'

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Mar 27, 2013, 11:03am User ID: JDuano
File: P:\81\23\45\PdFS\Habitat Report\EX130327-AERIAL-TOPO-MDP.dwg

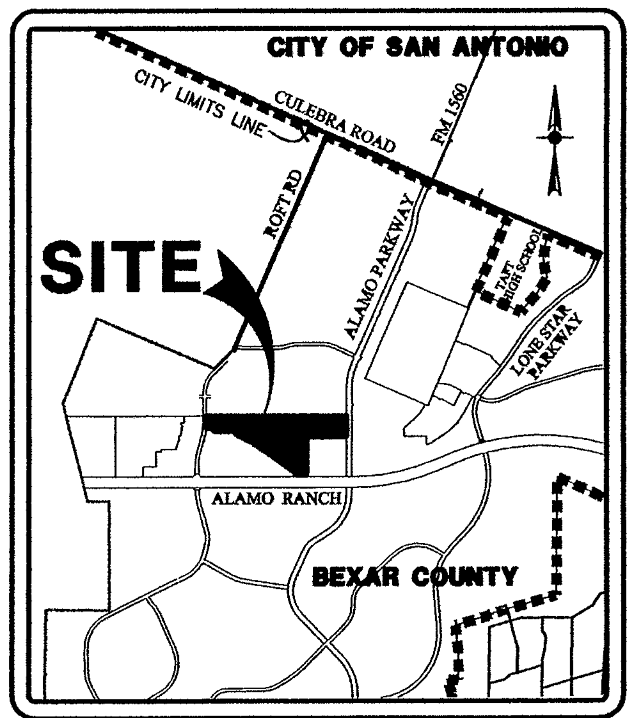
PLAT NO. 060506

Doc# 20120029761 Fees $72 00
02/17/2012 2 42PM # Pages 1
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C RICKHOFF COUNTY CLERK

Book 9637 Page 175 1pgs

RECORDER S MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY CARBON OR 1 HOTO COPY DISCOLORED PAPER ETC

PI2-20120029761-1



LOCATION MAP

NOT-TO-SCALE

GENERAL NOTES: *FERGUSON MAP GRID 577E3&4/F3&F4*

1 NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE GAS, ELECTRIC TELEPHONE, CABLE TV WATER AND/OR SANITARY SEWER EASEMENTS THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. 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 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 OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

3 THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT

4 ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS WEST UNIT-3 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION

5 THE MAINTENANCE OF THE PRIVATE STREET LOT 118 BLOCK 30 AND ALL GREENBELTS LOTS 72 90 96 100 & 119 BLOCK 30 LOTS 12 31 38 & 39 BLOCK 31 LOTS 15 1 & 18 BLOCK 39 AND LOT 8 BLOCK 37 COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS WEST UNIT-3, ENCLAVE SHALL BE THE RESPONSIBILITY OF THE WESTWINDS WEST SUBDIVISION HOMEOWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

6 LOT 118, BLOCK 30 COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE CABLE TV SANITARY SEWER, PEDESTRIAN DRAINAGE AND WATER EASEMENT

7 LOTS 72, 90 96 100 & 119 BLOCK 30 LOTS 12, 31 38 & 39 BLOCK 31 LOTS 15 1 & 18 BLOCK 39 AND LOT 8 BLOCK 37 COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC TELEPHONE, CABLE T V AND ACCESS EASEMENT

8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 ABOVE FINISHED ADJACENT GRADE.

9 ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB WHERE AN ELECTRIC GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB

10 THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

11 THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS THE DEVELOPER OR BUILDING 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

C P S NOTE

1 The City f So Anten port f ts electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric nd gas distribution nd service facilities in the [illegible] designated this plat "Electri Easement, Ga Easement, Ancho Easement, "Service Easement, "Overhang Easement "Utility E sement, and fr nsformer Easem t for the purpose f nstalling con tructing reconstructing m i tai ing removing i pecting petrolli g nd erecti g poles hanging or burying ires cables cond ts pipelines transfo ers each with its necessary ppurten nces together with the right of ngress and egress over gro te adjacent land the rig t to relocate said facilities withi said easement and ght-of way eas and the right t remove from said lands ll trees or parts thereof or ther obstructions hich enda ger may nt f with the fficiency f said lines epp rtenances theret It is greed nd nderstood that no building concret labs or wall 'll be placed withi said easement area

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located thi said easement, du t grade changes ground elevation lt rations shall be harged t the perso or persons deemed responsible for said grade changes or ground elevation alteration

3 This pl t does not amend lter release or th rwise ffect ny existing electric gas water sewer drainag telepho cabl easem ts y ther easements for utilities less the ch ges to such easements are described below

4 Concrete driveway approaches nd steps re allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric nd gas facilities.

5 Roof overhangs are allowed withi five (5) foot ide electric nd gas easements when only nderground electric and gas facilities re proposed or existing within those five (5) foot wide easements

CLEAR VISION EASEMENT. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS E.G STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

PROPOSED CONTOURS NOTE. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT

WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

IMPACT FEE PAYMENT DUE. WATER AND 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

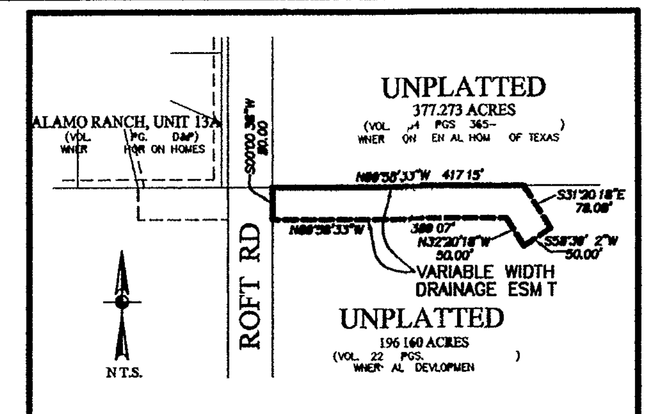
FINISHED FLOOR NOTE. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT

SURVEYOR S NOTES

1 1/2 IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED
2 THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND
3 N A.D 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N 292928 343 W 0983435 880 DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N 274426 854 W 0972630 011 AF9488 ARP3 ARANSAS PASS 3 CORS ARP N 275018 049 W 0970332 219
4 DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0 99983
5 THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO PKWY AS RECORDED IN VOLUME 9575 PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

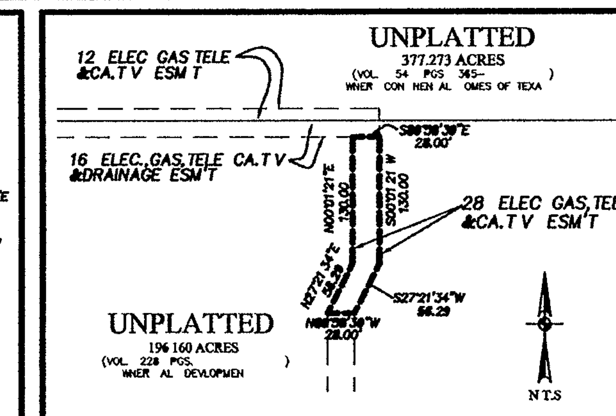
LEGEND

ELEC = ELECTRIC
TELE = TELEPHONE
CA TV = CABLE TELEVISION
ESM T = EASEMENT
B S L. = BUILDING SETBACK LINE
F I R = FOUND 1/2 IRON ROD
N C B = NEW CITY BLOCK
O P R = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D &P = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
D R = DEED RECORDS OF BEXAR COUNTY TEXAS
RAD BRG = RADIAL BEARING
SAN SWR = SANITARY SEWER
F F = MINIMUM FINISHED FLOOR FOR SEWER
C V = CLEAR VISION
5 ESM T = 5 ELEC GAS TELE &CA T V ESM T
FF= = MINIMUM FINISHED FLOOR FOR SEWER



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF A PREVIOUSLY PLATTED 50-FOOT WIDE DRAINAGE EASEMENT IN THE PLAT KNOWN AS ALAMO RANCH UNIT-13A, PLAT NO 060048 AS RECORDED IN VOLUME 9571 PAGES 27-31 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY TEXAS



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF A PREVIOUSLY PLATTED 28-FOOT WIDE ELECTRIC GAS TELEPHONE & CABLE TV EASEMENT IN THE PLAT KNOWN AS WESTWINDS WEST UNIT-1 (ENCLAVE) PLAT NO 060262 AS RECORDED IN VOLUME 9575 PAGES 57-60 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS

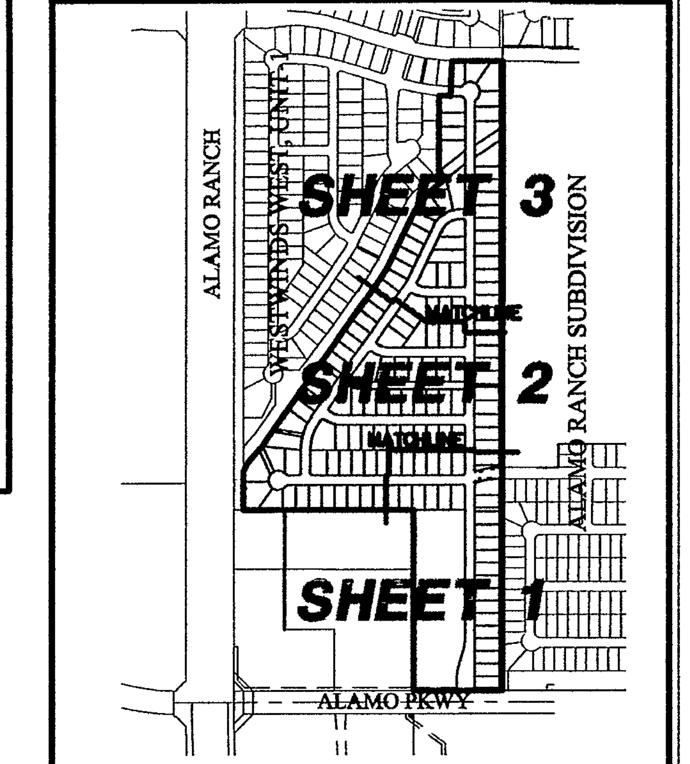
NOTE. LOTS DESIGNATED WITH THE SYMBOL ⊜ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS CONSTRUCTION PLANS FOR THIS SUBDIVISION

NOTE

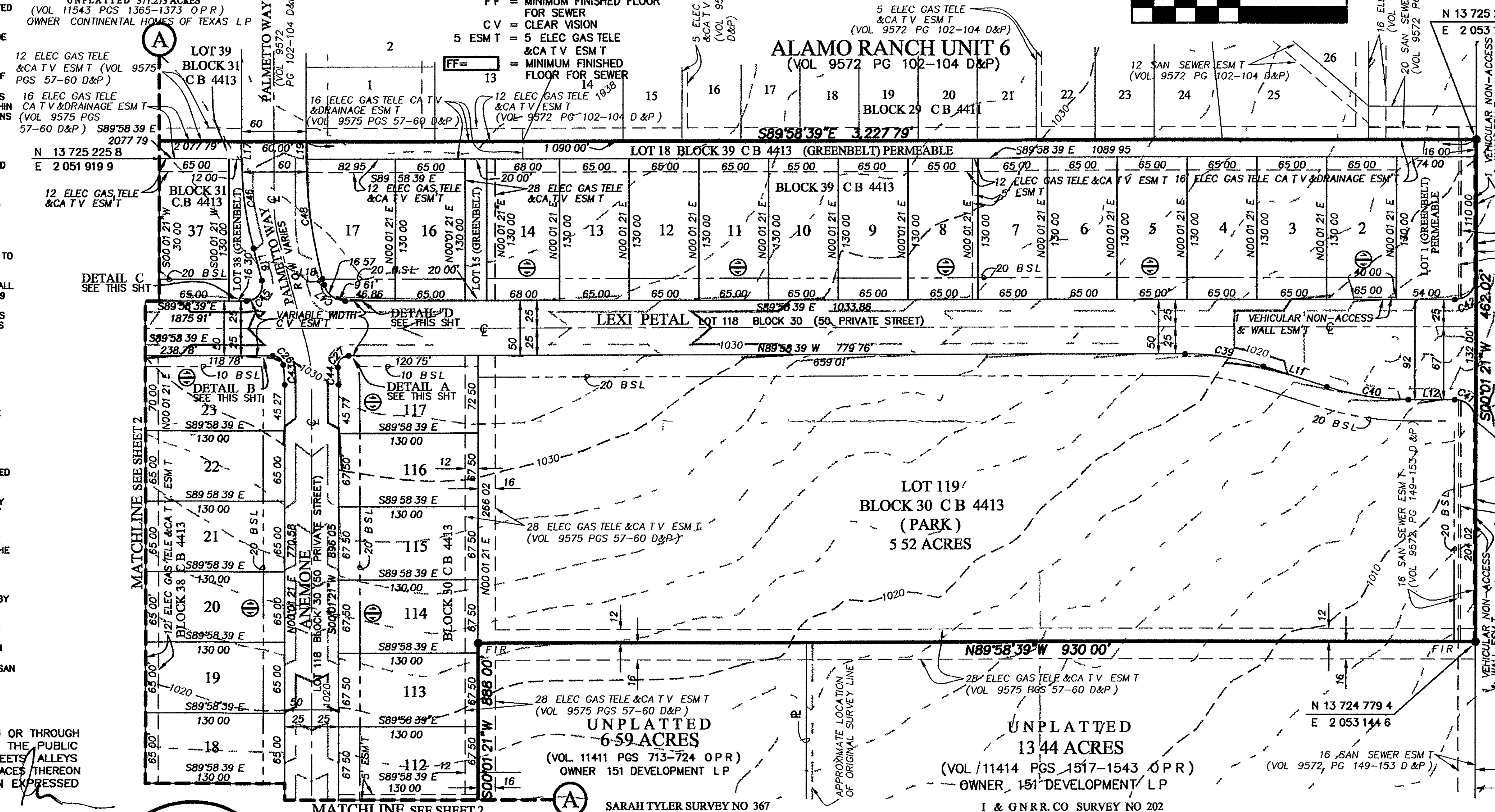
FOR CURVE TABLE AND LINE TABLE SEE SHEET 3 OF 3

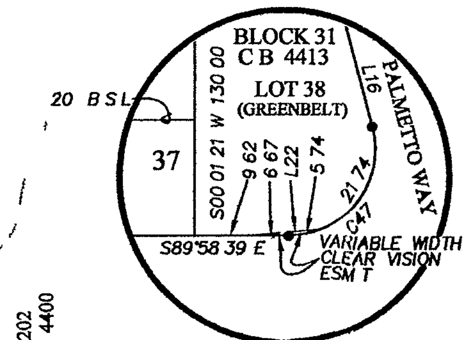
SCALE 1"=100'

0' 100' 200'

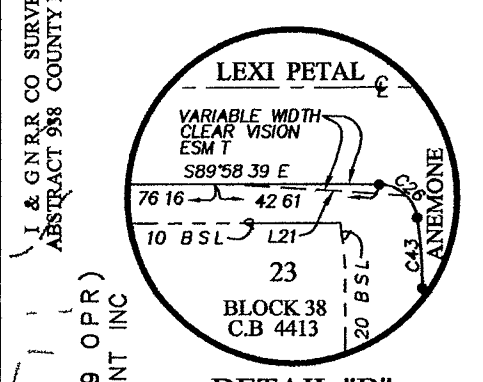


INDEX MAP
NOT-TO-SCALE

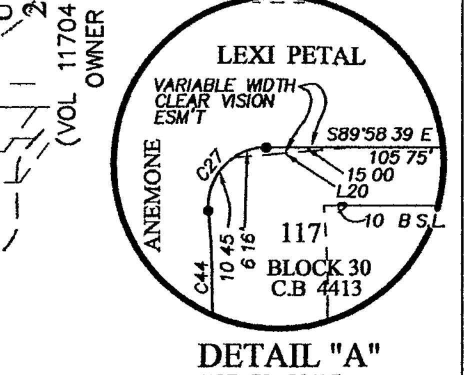




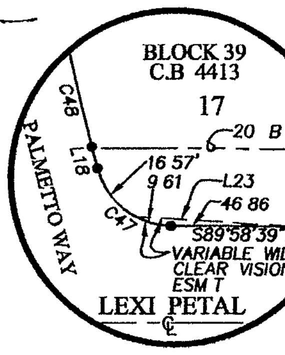
DETAIL "C"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "A"
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE 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 FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER ALT DEVELOPMENT INC
A. BRADFORD GALO MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A BRADFORD GALO 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 7TH DAY OF MAY A.D 2007

NOTARY PUBLIC BEXAR COUNTY TEXAS

CARLOS C SANDOVAL
Notary Public
State of Texas
My Comm Exp 08-22 2010

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

STATE OF TEXAS
ALFONSO R CHUA JR
84556
LICENSED
PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G E BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER

ALT DEVELOPMENT INC
18618 TUSCANY STONE STE 100
SAN ANTONIO TX 78258
TEL NO (210) 497 3385

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 PHONE 21 375 9000 AX 0375 901

REPLAT & SUBDIVISION PLAT ESTABLISHING
WESTWINDS WEST, UNIT-3 (ENCLAVE)

A 48 66 ACRE TRACT OF LAND BEING OUT OF A 196 160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT INC AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281 PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS AND OUT OF THE SARAH TYLER SURVEY NUMBER 367 ABSTRACT 744 COUNTY BLOCK 4401 AND THE I & G N RAILROAD COMPANY SURVEY NUMBER 202 ABSTRACT 938 COUNTY BLOCK 4400 IN BEXAR COUNTY TEXAS

THIS PLAT OF WESTWINDS WEST UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 13 DAY OF June AD 2007

BY ______ CHAIRMAN

BY ______ SECRETARY

CITY OF SAN ANTONIO

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 ON ______ 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 21 DAY OF June A D 2007

COUNTY JUDGE BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

COMMISSIONERS COURT BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I Gerard C Rickhoff COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17 DAY OF February A.D 2012 AT 2 42 pm M AND DULY RECORDED THE 17 DAY OF February A.D 2012 AT 2 42 pm IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME 9637 ON PAGE 175 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17 DAY OF February A.D 2012

COUNTY CLERK BEXAR COUNTY TEXAS

BY ______ DEPUTY

13 MAR 28 PM 3 15
RECEIVED

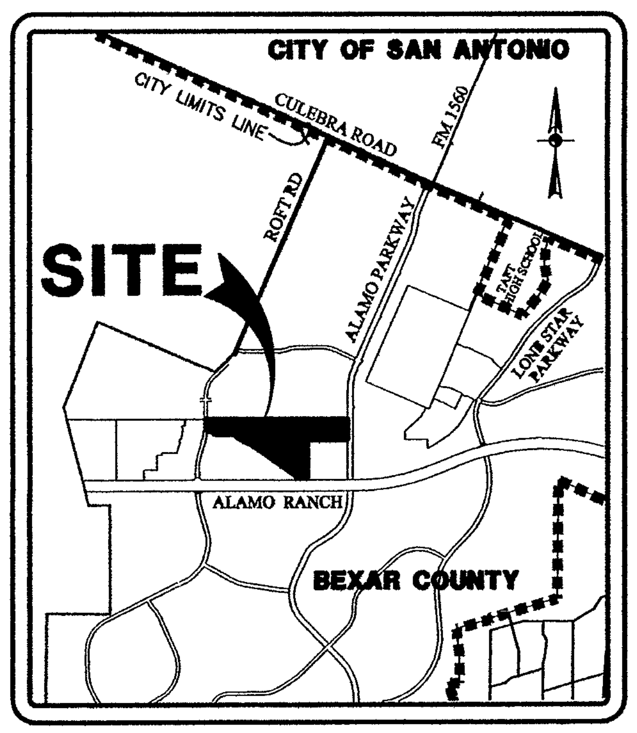
WESTWINDS WEST UNIT-3 (ENCLAVE) SHEET 1 OF 3

SHEET 1 OF 3

Date May 07 2007 12 49pm User ID EVonGunden
File P \61\23\23\Design\Civil\Plat\PL612323.dwg

JOB NO 6123-23

ORIGINAL



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID 577E3&4/F3&F4

SURVEYOR S NOTES

1 1/2 IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED
2 THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND
3 N A.D 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N 292928 343 W 0983435 880 DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N 274426 854 W 0972630 011 AF9488 ARP3 ARANSAS PASS 3 CORS ARP N 275018 049 W 0970332 219
4 DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0 99983
5 THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO PKWY AS RECORDED IN VOLUME 9575 PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

C P S NOTE

1 Th C ty f Sa Antonio part f ts electric and gas system (C ty P bli Service Board) is he eby dedicated the easements and rights-of way for electric nd gas distribution and service facil ties the reas desig ated on this plat as Electric E sement, Gas Easement, Anchor Easement "Service E sem t, Overhe g Easeme t "Util ty E sement, nd "Transformer Easement for the p rpose f i t lli g constructing reconstru ting ma tai ng removing i specti g patroll ng d erecting poles h gi g or burying wires cables conduits pipel nes or tr nsf rmers each with ts necessary ppurtenances tog ther with th ght f ingress d egress ove gra tor adjacent land the right t relocat said facil ties withi said easement nd right-of ay eas nd the right t remove from said lands ll trees or parts thereof ther bstructions which d nge may i terf re ith th fficiency f said ll es ppurt na ces theret It i greed nd nderstood that building concret slabs ll ill be placed within said easement area.

2. Any CPS monetary loss resulting from modifications req ired f CPS eq pment, located ithin said ease m nt, due t grade changes gro d elevation lt rations shall be h ged t the perso or persons deemed responsible for said grade changes or ground elevation lteration

3 This plat does ot mend lt release therwise aff ct ny existing lectri gas ter sewer d in g telephon cable easem ts or ny th easements f til ties less th h ges t such easements are described below

4 Concret driveway pproaches and steps are allo ed within the five (5) foot wid electric and gas easements when Lots are served only by rear lot underground electric nd gas facilities.

5 Roof overhangs are allowed within five (5) foot wide electric nd gas easements when only underground electric nd gas facilities re proposed or existing within these five (5) foot wide easements.

NOTE. LOTS DESIGNATED WITH THE SYMBOL ⊕ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS CONSTRUCTION PLANS FOR THIS SUBDIVISION

NOTE

FOR CURVE TABLE AND LINE TABLE SEE SHEET 3 OF 3

PLAT NO. 060506

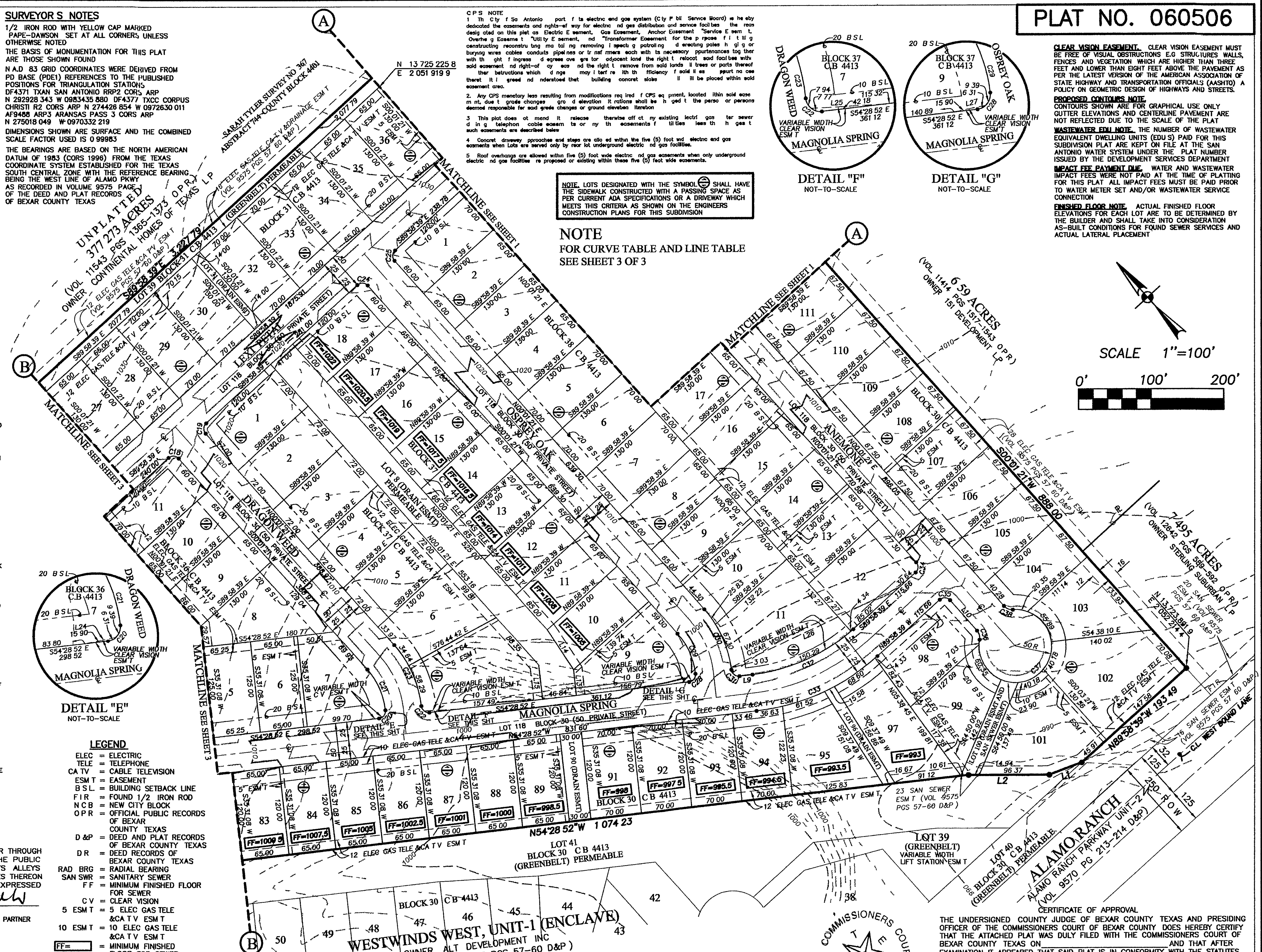
CLEAR VISION EASEMENT. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS E.G STRUCTURES WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

PROPOSED CONTOURS NOTE. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT

WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

IMPACT FEE PAYMENT DUE. WATER AND 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

FINISHED FLOOR NOTE. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT



DETAIL "E" NOT-TO-SCALE

DETAIL "F" NOT-TO-SCALE

DETAIL "G" NOT-TO-SCALE

SCALE 1"=100'

GENERAL NOTES:

1 NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS PROVIDED HOWEVER WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE GAS, ELECTRIC TELEPHONE CABLE TV WATER AND/OR SANITARY SEWER EASEMENTS THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. 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 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 OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3 THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT

4 ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS WEST UNIT-3 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION

5 THE MAINTENANCE OF THE PRIVATE STREET LOT 118 BLOCK 30 AND ALL GREENBELTS LOTS 72 90 96 100 & 119 BLOCK 30 LOTS 12 31 38 & 39 BLOCK 31 LOTS 15 1 & 18 BLOCK 39 AND LOT 8 BLOCK 37 COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS WEST UNIT-3 ENCLAVE SHALL BE THE RESPONSIBILITY OF THE WESTWINDS WEST SUBDIVISION HOMEOWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

6 LOT 118, BLOCK 30 COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC GAS TELEPHONE CABLE TV SANITARY SEWER PEDESTRIAN DRAINAGE AND WATER EASEMENT

7 LOTS 72 90 96 100 & 119 BLOCK 30 LOTS 12, 31 38 & 39 BLOCK 31 LOTS 15 1 & 18 BLOCK 39 AND LOT 8 BLOCK 37 COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER WATER, DRAINAGE, GAS ELECTRIC TELEPHONE CABLE T V AND ACCESS EASEMENT

8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

9 ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB WHERE AN ELECTRIC GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB

10 THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

11 THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS THE DEVELOPER OR BUILDING 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.

LEGEND

ELEC	=	ELECTRIC
TELE	=	TELEPHONE
CA TV	=	CABLE TELEVISION
ESM T	=	EASEMENT
B S L	=	BUILDING SETBACK LINE
F I R	=	FOUND 1/2 IRON ROD
N C B	=	NEW CITY BLOCK
O P R	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D &P	=	DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
D R	=	DEED RECORDS OF BEXAR COUNTY TEXAS
RAD BRG	=	RADIAL BEARING
SAN SWR	=	SANITARY SEWER
F F	=	MINIMUM FINISHED FLOOR FOR SEWER
C V	=	CLEAR VISION
5 ESM T	=	5 ELEC GAS TELE &CA T V ESM T
10 ESM T	=	10 ELEC GAS TELE &CA T V ESM T
FF=	=	MINIMUM FINISHED FLOOR FOR SEWER

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE 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 FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

[signature]
OWNER ALT DEVELOPMENT INC
A. BRADFORD GALO MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A BRADFORD GALO 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 7th DAY OF MAY A.D 20 07

[signature]
NOTARY PUBLIC BEXAR COUNTY TEXAS

CARLOS C SANDOVAL
Notary Public
State of Texas
My Comm Exp 08-22 2010

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ALFONSO R CHUA JR
84556
LICENSED
PROFESSIONAL ENGINEER

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G E BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER

ALT DEVELOPMENT INC
18618 TUSCANY STONE STE 100
SAN ANTONIO TX 78258
TEL NO (210) 497 3385

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 PHONE 210 375 9000 FAX 210 375 9010

REPLAT & SUBDIVISION PLAT ESTABLISHING

WESTWINDS WEST, UNIT-3 (ENCLAVE)

A 48 66 ACRE TRACT OF LAND BEING OUT OF A 196 160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT INC AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281 PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS AND OUT OF THE SARAH TYLER SURVEY NUMBER 367 ABSTRACT 744 COUNTY BLOCK 4401 AND THE I & G N RAILROAD COMPANY SURVEY NUMBER 202 ABSTRACT 938 COUNTY BLOCK 4400 IN BEXAR COUNTY TEXAS

THIS PLAT OF WESTWINDS WEST UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 13 DAY OF June A.D 20 07

BY [signature]
CHAIRMAN

BY [signature], P.E.
SECRETARY

CITY OF SAN ANTONIO

COMMISSIONERS COURT BEXAR COUNTY, TEXAS

COUNTY CLERK 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 ON ____ 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 21 DAY OF June A.D 20 07

[signature]
COUNTY JUDGE BEXAR COUNTY TEXAS

[signature]
COUNTY CLERK BEXAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I Gerard C Rickhoff COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17 DAY OF February A.D 2012 AT 2 42 P M AND DULY RECORDED THE 17 DAY OF February A.D 2012 AT 2 42 P M IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME 9637 ON PAGE 176 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17 DAY OF February A.D 2012

COUNTY CLERK BEXAR COUNTY TEXAS

BY [signature] DEPUTY

SHEET 2 OF 3

WESTWINDS WEST UNIT-3 (ENCLAVE) SHEET 2 OF 3

JOB NO 6123-23

Date May 07 2007 12 47pm User ID EVonGunden [illegible]

ORIGINAL

Doc# 20120029762 Fees $72 00
02/17/2012 2 42PM # Pages 1
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C RICKHOFF COUNTY CLERK

Book 9637 Page 176 1pgs

RECORDER S MEMORANDUM
AT THE TIME OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY CARBON OR PHOTO COPY DISCOLORED PAPER ETC

PI2-20120029762-1

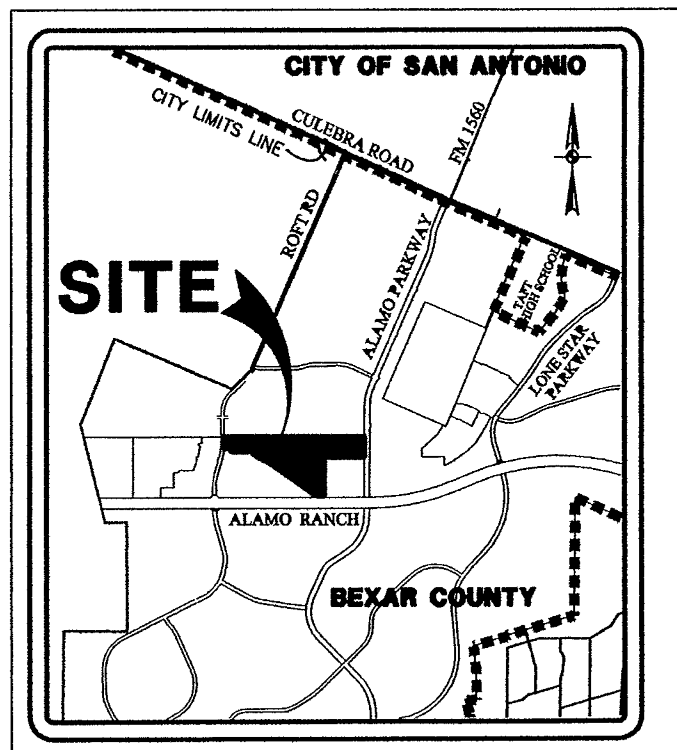
Doc# 20120029763 Fees $72 00
02/17/2012 2 42PM # Pages 5
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C RICKHOFF COUNTY CLERK

Book 9637 Page 177 5pgs

RECORDER S MEMORANDUM
AT THE TIME OF RECORDATION THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY CARBON OR
PHOTO COPY DISCOLORED PAPER ETC

PI2-20120029763-5

PLAT NO. 060506



LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID 577E3&4/F3&F4

GENERAL NOTES

1 NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS PROVIDED HOWEVER WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS ELECTRIC TELEPHONE CABLE TV WATER AND/OR SANITARY SEWER EASEMENTS THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. 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 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 OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3 THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT

4 ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS WEST UNIT-3 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION

5 THE MAINTENANCE OF THE PRIVATE STREET LOT 118 BLOCK 30 AND ALL GREENBELTS LOTS 72, 90 96 100 & 119 BLOCK 30 LOTS 12 31 38 & 39 BLOCK 31 LOTS 15 1 & 18 BLOCK 39 AND LOT 8 BLOCK 37 COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS WEST UNIT-3 ENCLAVE SHALL BE THE RESPONSIBILITY OF THE WESTWINDS WEST SUBDIVISION HOMEOWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

6 LOT 118 BLOCK 30 COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC GAS, TELEPHONE CABLE TV SANITARY SEWER PEDESTRIAN DRAINAGE AND WATER EASEMENT

7 LOTS 72, 90 96 100 & 119 BLOCK 30 LOTS 12, 31 38 & 39 BLOCK 31 LOTS 15 1 & 18 BLOCK 39 AND LOT 8 BLOCK 37 COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC TELEPHONE CABLE TV AND ACCESS EASEMENT

8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 ABOVE FINISHED ADJACENT GRADE.

9 ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB WHERE AN ELECTRIC GAS TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB

10 THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

11 THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING 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

C P S NOTE

1 The City f Se Antoni as part f its electric d gas system (City P blic Service Board) hereby dedicated the easements nd rights-of way for elect nd gas distribution and service facilities i the areas designated thi plat as "Electri Easement Gas Easement, Ancho E seme t, Service Easement, Overhang Easement, "Utility Easement, nd f rmer E sement for the purpose f installing con tructi g reconstructing mai t i ing removi j inspecting patrolling d recting poles hanging buryi g ree cables cond ts pipelines transf ers each with ts necessary ppurt nances togethe ith the right f gress nd egress ver gra t djacent nd the g t t relocate said facilities th said easement and right-of- ay areas and the ri t t remove from said lands ll trees or parts thereof er other obstructions which endanger or may interfere with the efficiency f said lines ppurtenances theret It is agreed and nderstood that no buildi gs concret slabs walls will be placed ithin said easement area

2. Any CPS monet ry loss esulting from modificati ns required f CPS equipment, located within said easement, d t grade ch ges ground elevation lterations shall be ch rged to the perse persons deemed responsible for said grade changes or ground elevation alteration

3 This plat does not mend lter release or therwise ffect y existi g electric gas t sewer drainage t lephone cable easements y the easements f tilities less th cha ges t such easements are described below

4 Concret driveway approaches and steps re llowed within the five (5) foot ide electric nd gas easements when Lots are served only by rear lot underground electric and gas facilities.

5 Roof overhangs are allowed within five (5) foot ide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements

LEGEND

ELEC = ELECTRIC
TELE = TELEPHONE
CA TV = CABLE TELEVISION
ESM T = EASEMENT
B S L = BUILDING SETBACK LINE
F I R = FOUND 1/2 IRON ROD
N C B = NEW CITY BLOCK
O P R = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D &P = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
D R = DEED RECORDS OF BEXAR COUNTY TEXAS
RAD BRG = RADIAL BEARING
SAN SWR = SANITARY SEWER
F F = MINIMUM FINISHED FLOOR FOR SEWER
C V = CLEAR VISION
5 ESM T = 5 ELEC GAS TELE &CA T V ESM T
FF= = MINIMUM FINISHED FLOOR FOR SEWER

SURVEYOR S NOTES

1 1/2 IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED

2 THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND

3 N A D 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N 292928 343 W 0983435 880 DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N 274426 854 W 0972630 011 AF9488 ARP3 ARANSAS PASS 3 CORS ARP N 275018 049 W 0970332.219

4 DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0 99983

5 THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO PKWY AS RECORDED IN VOLUME 9575 PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

CLEAR VISION EASEMENT. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS E.G STRUCTURES, WALLS FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

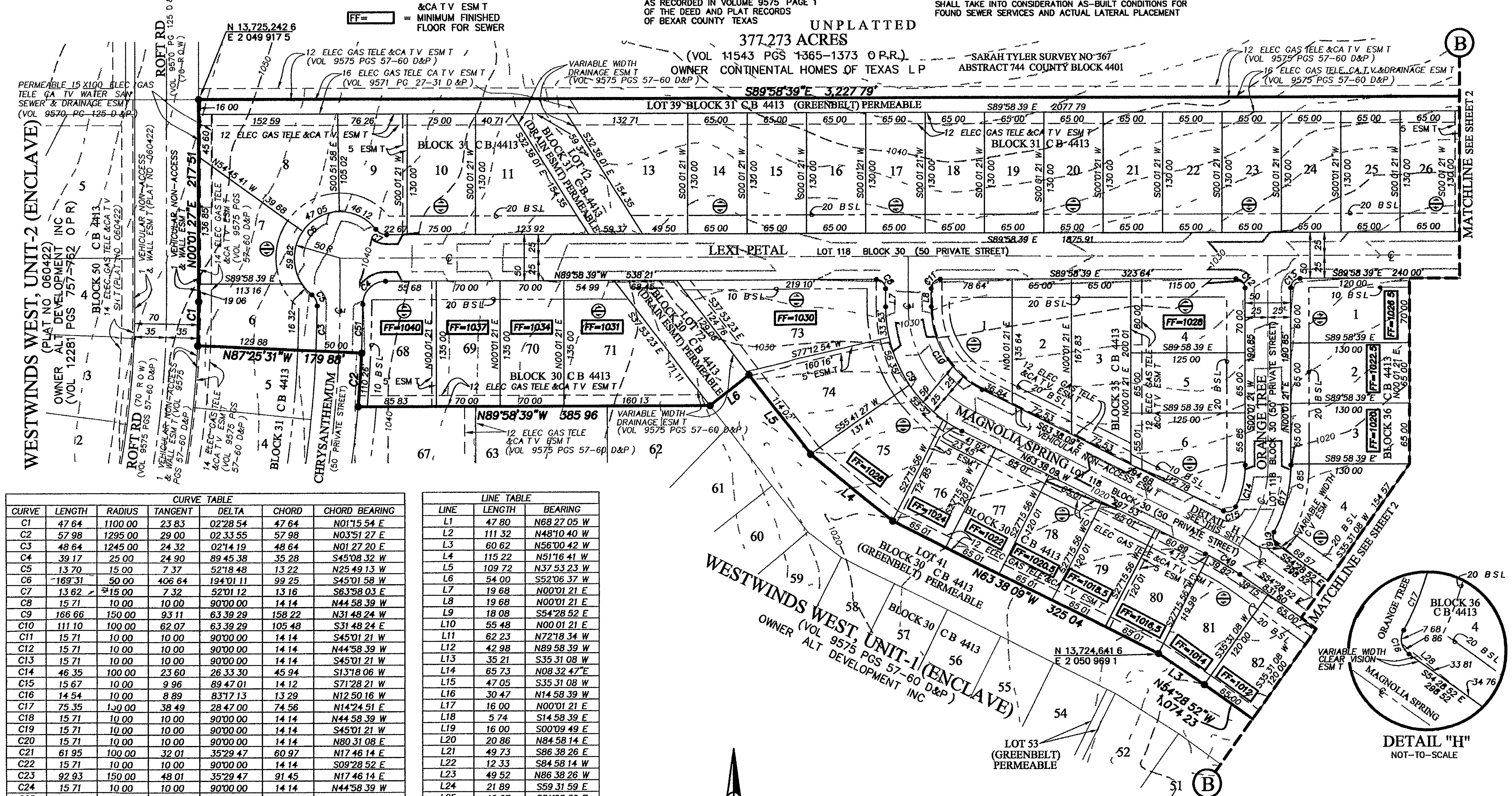
PROPOSED CONTOURS NOTE. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT

WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

IMPACT FEE PAYMENT DUE. WATER AND 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

FINISHED FLOOR NOTE. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT

NOTE. LOTS DESIGNATED WITH THE SYMBOL ⊕ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47 64	1100 00	23 83	02°28 54	47 64	N01°15 54 E
C2	57 98	1295 00	29 00	02 33 55	57 98	N03°51 27 E
C3	48 64	1245 00	24 32	02°14 19	48 64	N01 27 20 E
C4	39 17	25 00	24 90	89 45 38	35 28	S45°08 32 W
C5	13 70	15 00	7 37	52°18 48	13 22	N25 49 13 W
C6	169 31	50 00	406 64	194°01 11	99 25	S45°01 58 W
C7	13 62	15 00	7 32	52°01 12	13 16	S63°58 03 E
C8	15 71	10 00	10 00	90°00 00	14 14	N44°58 39 W
C9	166 66	150 00	93 11	63 39 29	158 22	N31 48 24 W
C10	111 10	100 00	62 07	63 39 29	105 48	S31 48 24 E
C11	15 71	10 00	10 00	90°00 00	14 14	S45°01 21 W
C12	15 71	10 00	10 00	90°00 00	14 14	N44°58 39 W
C13	15 71	10 00	10 00	90°00 00	14 14	S45°01 21 W
C14	46 35	100 00	23 60	26 33 30	45 94	S13°18 06 W
C15	15 67	10 00	9 96	89 47 01	14 12	S71°28 21 W
C16	14 54	10 00	8 89	83°17 13	13 29	N12 50 16 W
C17	75 35	150 00	38 49	28 47 00	74 56	N14°24 51 E
C18	15 71	10 00	10 00	90°00 00	14 14	N44 58 39 W
C19	15 71	10 00	10 00	90°00 00	14 14	S45°01 21 W
C20	15 71	10 00	10 00	90°00 00	14 14	N80 31 08 E
C21	61 95	100 00	32 01	35°29 47	60 97	N17 46 14 E
C22	15 71	10 00	10 00	90°00 00	14 14	S09°28 52 E
C23	92 93	150 00	48 01	35°29 47	91 45	N17 46 14 E
C24	15 71	10 00	10 00	90°00 00	14 14	N44°58 39 W
C25	15 71	10 00	10 00	90°00 00	14 14	S45°01 21 W
C26	14 25	10 00	8 64	81 38 11	13 07	N49 09 34 W
C27	16 61	10 00	10 95	95°11 16	14 77	S42°25 43 W
C28	15 71	10 00	10 00	90°00 00	14 14	S80 31 08 W
C29	61 95	100 00	32 01	35°29 47	60 97	S17 46 14 W
C30	92 93	150 00	48 01	35°29 47	91 45	N17 46 14 E
C31	15 71	10 00	10 00	90°00 00	14 14	S09°28 52 E
C32	154 88	250 00	80 02	35°29 47	152 42	S72°13 46 E
C33	185 86	300 00	96 02	35°29 47	182 90	N72°13 46 W
C34	15 71	10 00	10 00	90°00 00	14 14	N45°01 21 E
C35	15 71	10 00	10 00	90°00 00	14 14	N44 58 39 W
C36	13 62	15 00	7 32	52°01 12	13 16	N26°01 57 E
C37	247 87	50 00	39 04	284°02 25	61 54	N89 58 39 W
C38	13 62	15 00	7 32	52°01 12	13 16	S25°59 15 E
C39	74 01	240 00	37 30	17 40 05	73 72	N81°08 37 W
C40	77 09	250 00	38 85	17 40 05	76 79	S81°08 37 E
C41	31 42	20 00	20 00	90°00 00	28 28	N44 58 39 W
C42	31 42	20 00	20 00	90°00 00	28 28	N45°01 21 E
C43	18 25	125 00	9 14	08°21 49	18 23	S04°09 34 E
C44	15 84	175 00	7 93	05°11 16	15 84	N02 34 17 W
C45	27 49	15 00	19 55	105°00 00	23 80	N37 31 21 E
C46	82 64	320 12	41 55	14 47 25	82 41	S07 34 52 E
C47	26 18	20 00	15 35	74°59 59	24 35	S52°28 39 E
C48	110 97	450 00	55 77	14°07 47	110 69	S07°54 46 E
C49	43 94	275 00	22 02	09°09 16	43 89	N59°03 30 W
C51	52 28	1295 00	26 14	02°18 46	52 27	N01 25 06 W

LINE	LENGTH	BEARING
L1	47 80	N68 27 05 W
L2	111 32	N48°10 40 W
L3	60 62	N56°00 42 W
L4	115 22	N51°16 41 W
L5	109 72	N37 53 23 W
L6	54 00	S52°06 37 W
L7	19 68	N00°01 21 E
L8	19 68	N00°01 21 E
L9	18 08	S54°28 52 E
L10	55 48	N00 01 21 E
L11	62 23	N72°18 34 W
L12	42 98	N89 58 39 W
L13	35 21	S35 31 08 W
L14	65 73	N08 32 47"E
L15	47 05	S35 31 08 W
L16	30 47	N14 58 39 W
L17	16 00	N00°01 21 E
L18	5 74	S14 58 39 E
L19	16 00	S00°09 49 E
L20	20 86	N84 58 14 E
L21	49 73	S86 38 26 E
L22	12 33	S84 58 14 W
L23	49 52	N86 38 26 W
L24	21 89	S59 31 59 E
L25	49 27	S51°08 39 E
L26	256 24	S73°20 06 E
L27	21 89	S59 31 59 E
L28	40 21	S51°15 19 E

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE 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 FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ALT DEVELOPMENT INC
A. BRADFORD GALO MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A BRADFORD GALO 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 7th DAY OF MAY A.D 20 07

NOTARY PUBLIC BEXAR COUNTY TEXAS

CARLOS C SANDOVAL
Notary Public
State of Texas
My Comm Exp 08-22 2010

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

STATE OF TEXAS
ALFONSO R CHUA JR
84556
LICENSED
PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G E BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER

ALT DEVELOPMENT INC
18618 TUSCANY STONE STE 100
SAN ANTONIO TX 78258
TEL NO (210) 497 3385

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 PHONE 21 375 9000 FAX 21 37 901

REPLAT & SUBDIVISION PLAT ESTABLISHING WESTWINDS WEST, UNIT-3 (ENCLAVE)

A 48 66 ACRE TRACT OF LAND BEING OUT OF A 196 160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT INC AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281 PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS AND OUT OF THE SARAH TYLER SURVEY NUMBER 367 ABSTRACT 744 COUNTY BLOCK 4401 AND THE I & G N RAILROAD COMPANY SURVEY NUMBER 202 ABSTRACT 938 COUNTY BLOCK 4400 IN BEXAR COUNTY TEXAS

THIS PLAT OF WESTWINDS WEST UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 13 DAY OF June A.D 20 07

BY ______ CHAIRMAN

BY ______ SECRETARY

COMMISSIONERS COURT BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

CITY OF SAN ANTONIO

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 ON ______ 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 21 DAY OF June A.D 20__

COUNTY JUDGE BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I Gerard C Rickhoff COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17 DAY OF February A.D 2012 AT 2:42 pm M AND DULY RECORDED THE 17 DAY OF February A.D 2012 AT 2:42 pm IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME 9637 ON PAGE 177 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17 DAY OF February A.D 2012

COUNTY CLERK BEXAR COUNTY TEXAS

BY ______ DEPUTY

SHEET 3 OF 3

WESTWINDS WEST UNIT-3 (ENCLAVE) SHEET 3 OF 3

Date May 07 2007 12 45pm User ID EVonGunden

JOB NO 6123-23

ORIGINAL