

SUBDIVISION PLAT OF WESTPOINTE NORTH UNIT 1B

BEING A TOTAL OF 14.033 ACRE TRACT OF LAND, ESTABLISHING LOTS 89-109 AND LOT 909, BLOCK 12, LOTS 1-12, BLOCK 24, LOTS 1-24, BLOCK 25, LOTS 1-18, BLOCK 26, CB 4408, A 2.361 ACRE PUBLIC RIGHT-OF-WAY AND 1.144 ACRES OF OFF-LOT EASEMENTS OUT OF THE 24.966 ACRE TRACT OF LAND CONVEYED TO HDC OLD CULEBRA, LLC AND RECORDED IN DOCUMENT 20190028837, A PORTION OF 22.837 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, LP AND HDC OLD CULEBRA, LLC IN DEED RECORDED IN DOCUMENT NO. 20190028838, THE REMAINING PORTION OF 185.151 ACRES, RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND THE REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LOUIS GONZAGA SURVEY 84, ABSTRACT 253, COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

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

OWNER/DEVELOPER: SCOTT TEETER HDC OLD CULEBRA, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF January 21, A.D. 2020.

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

DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

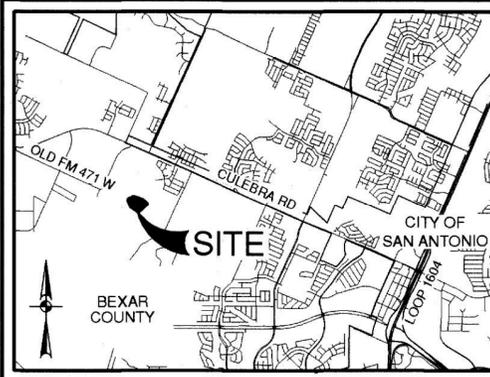
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY



LOCATION MAP NOT-TO-SCALE

LEGEND

- AC ACRE(S) VOL VOLUME
BLK BLOCK PG PAGE(S)
CB COUNTY BLOCK VAR WID VARIABLE WIDTH
DOC DOCUMENT NUMBER REPETITIVE BEARING AND/OR DISTANCE
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION R.O.W. RIGHT-OF-WAY
L.F. LINEAR FEET
INT. INTERSECTION
- - - - - 1140' - EXISTING CONTOURS
- - - - - 1140' - PROPOSED CONTOURS
- - - - - ORIGINAL SURVEY/COUNTY LINE (SURVEYOR)
- - - - - 100 YEAR EFFECTIVE (EXISTING) FLOOD PLAIN
- - - - - 100 YEAR PROPOSED FLOOD PLAIN PER CLOMR
- - - - - 100 YEAR PROPOSED ULTIMATE DEVELOPMENT FLOOD PLAIN
(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(9) 16' SANITARY SEWER EASEMENT (TOTAL 1.114 OF AN ACRE-OFF-LOT)
(11) 20' BUILDING SETBACK
(12) 20' SANITARY SEWER EASEMENT (0.501 TOTAL ACRES -OFF-LOT)
(13) 10' BUILDING SETBACK
(14) 20' SANITARY SEWER EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET (TOTAL 0.049 OF AN ACRE-OFF-LOT)
(17) 25' SANITARY SEWER AND TURN-AROUND EASEMENT (0.014 TOTAL ACRES -OFF-LOT)
(18) VARIABLE WIDTH WATER, SEWER, DRAINAGE, ACCESS, FILL AND TURNAROUND EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET) PERMEABLE (0.237 TOTAL ACRE -OFF-LOT)
(1) UNPLATTED REMAINING PORTION OF 38.028 ACRES PULTE HOMES OF TEXAS, L.P. (DOC. 20190028836 OPR)

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS VANESSA S. KLUS Notary Public, State of Texas Comm. Expires 03-05-2022 Notary ID 131478286

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

OWNER/DEVELOPER: HUGO GUTIERREZ SPH CULEBRA, LLC 19230 STONE OAK PKWY, STE 301 SAN ANTONIO, TEXAS 78258 (210) 403-2081

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

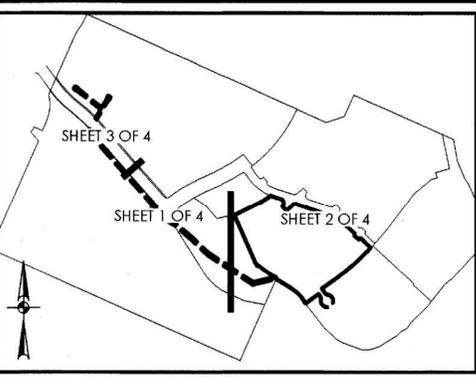
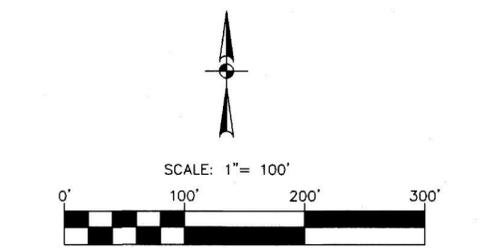
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR G. E. BUCHANAN 4999

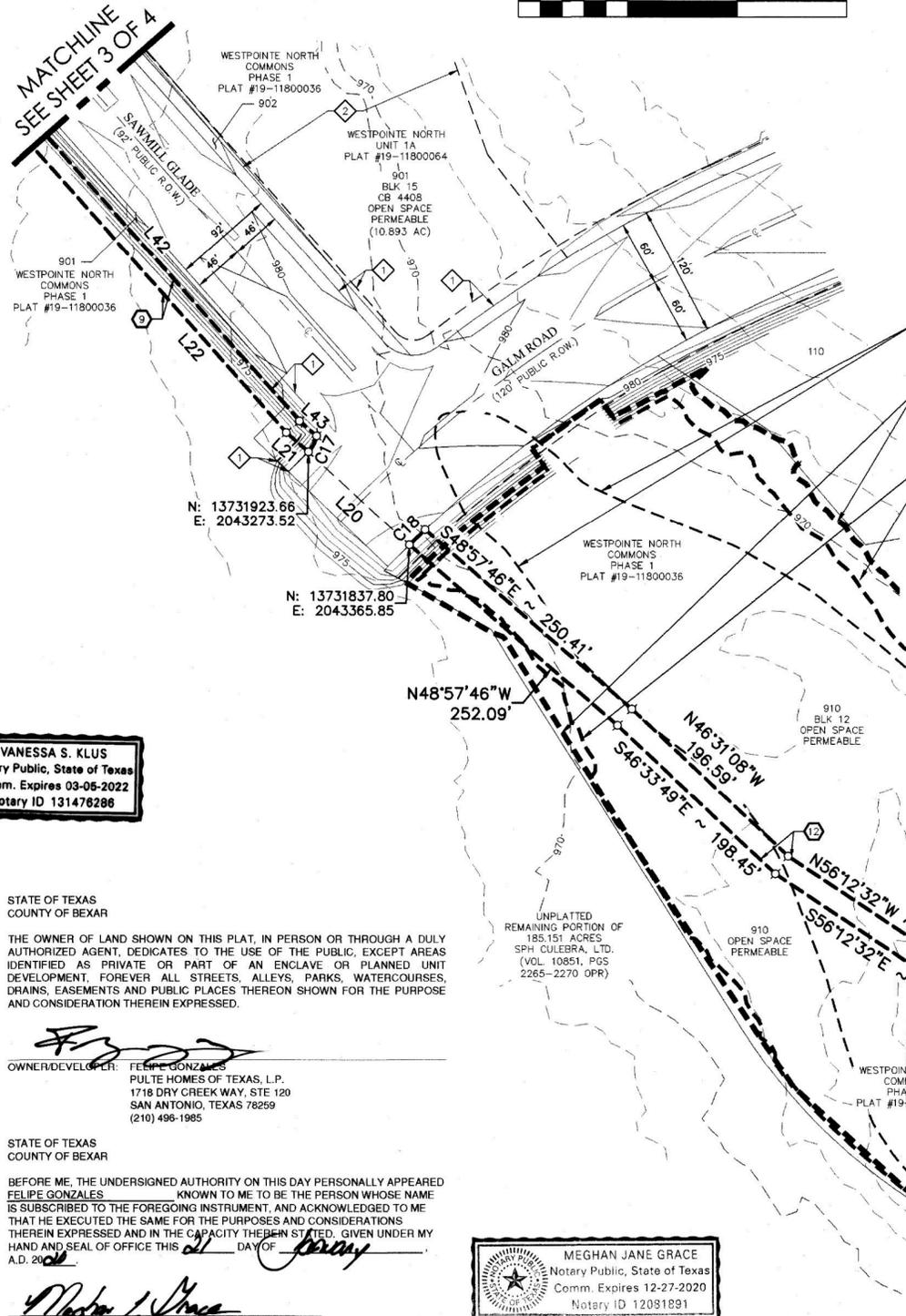
CPS/SAWS/COSA UTILITY: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT... SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. SAWS WASTEWATER EDU: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



INDEX MAP SCALE: 1" = 100'



1% ANNUAL CHANCE (100-YR) EFFECTIVE (EXISTING) FLOODPLAIN PER FEMA PANEL 48029C01950 EFFECTIVE 9/29/2010

1% ANNUAL CHANCE (100-YR) PROPOSED ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER FLOOD STUDY BY PAPE-DAWSON ENGINEERS, INC.

1% ANNUAL CHANCE (100-YR) PROPOSED FLOODPLAIN PER CLOMR BY PAPE-DAWSON ENGINEERS, INC.

SEE SHEET 4 OF 4 FOR LINE & CURVE TABLES

MATCHLINE - SEE SHEET 2 OF 4

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

OWNER/DEVELOPER: FELIPE GONZALES PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

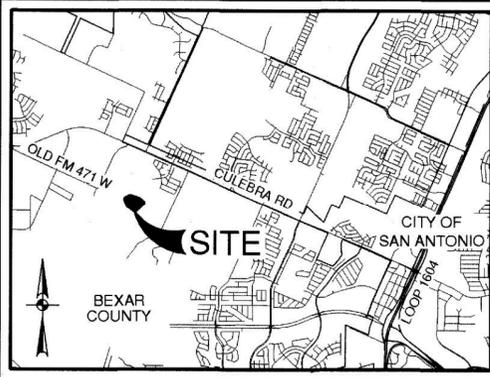
STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891



Civil Job No. 11144-26; Survey Job No. 11144-19 WESTPOINTE NORTH UNIT 1B





STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **HUGO GUTIERREZ**, 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 21 DAY OF January, A.D. 20 20.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: **HUGO GUTIERREZ**  
SPH CULEBRA, LTD.  
19230 STONE CREEK PKWY STE 301  
SAN ANTONIO, TEXAS 78258  
(210) 403-2081

**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," "AND/OR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

**SAWS IMPACT FEE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

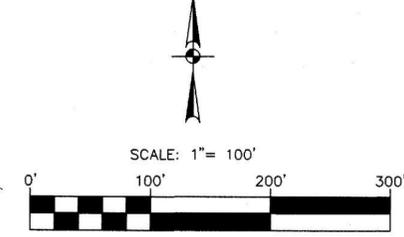
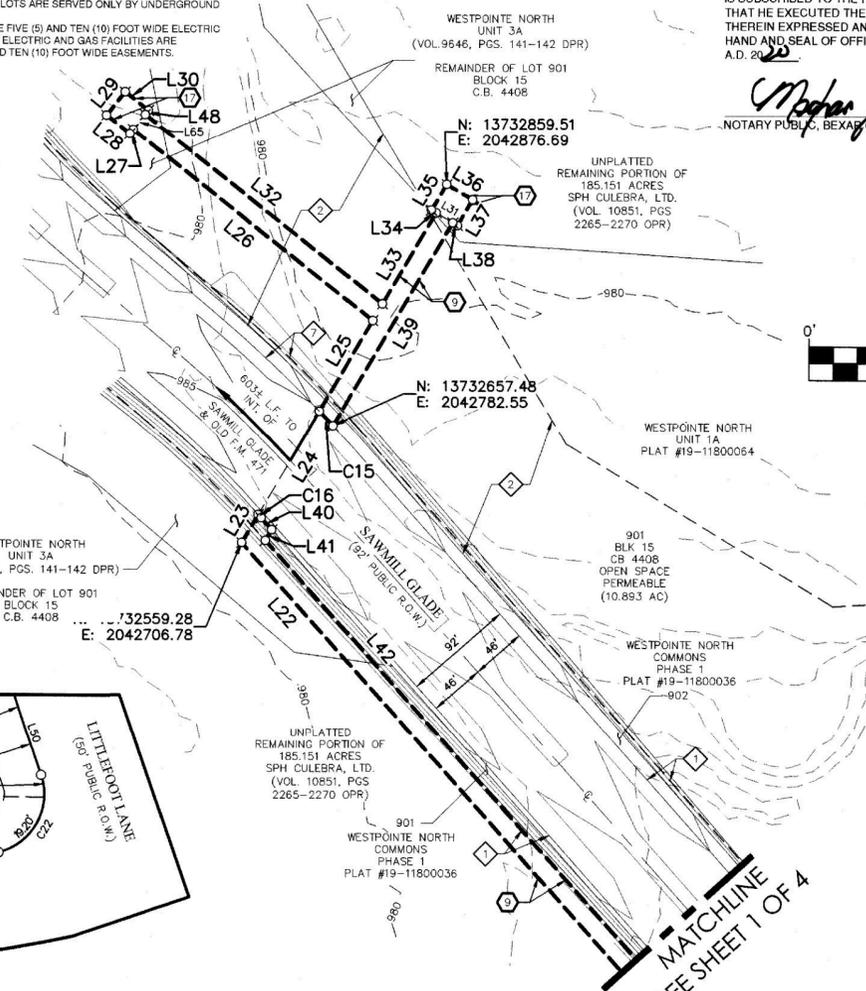
OWNER/DEVELOPER: **FELIPE GONZALES**  
PULTE HOMES OF TEXAS, L.P.  
1718 DRY CREEK WAY, STE 120  
SAN ANTONIO, TEXAS 78259  
(210) 496-1985

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **FELIPE GONZALES**, 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 21 DAY OF January, A.D. 20 20.

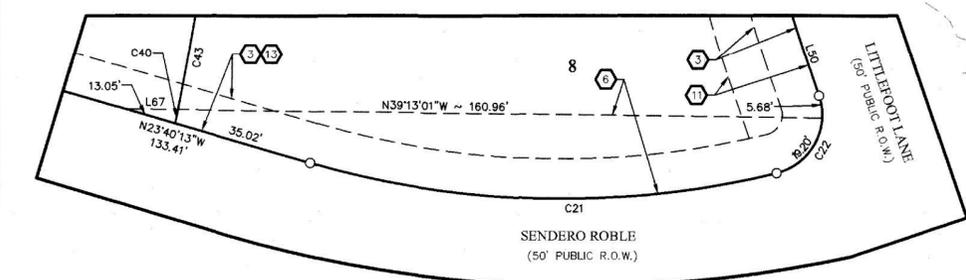
**Meghan J. Grace**  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



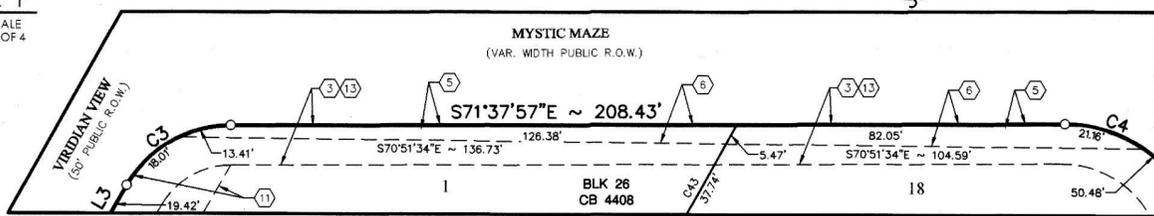
**VANESSA S. KLUS**  
Notary Public, State of Texas  
Comm. Expires 03-05-2022  
Notary ID 131476286

**MEGHAN JANE GRACE**  
Notary Public, State of Texas  
Comm. Expires 12-27-2020  
Notary ID 12081891

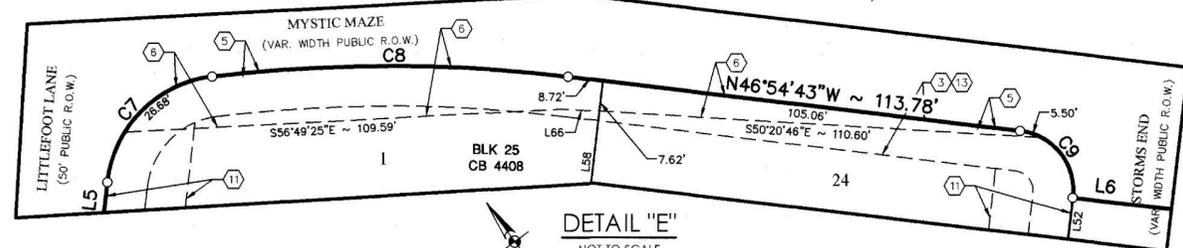


DETAIL "F"  
NOT-TO-SCALE  
SEE SHEET 2 OF 4

SEE SHEET 4 OF 4 FOR LINE & CURVE TABLES



DETAIL "D"  
NOT-TO-SCALE  
SEE SHEET 2 OF 4



DETAIL "E"  
NOT-TO-SCALE  
SEE SHEET 2 OF 4

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.

**Shauna Weaver**  
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.**

**G. E. BUCHANAN**  
REGISTERED PROFESSIONAL LAND SURVEYOR



**PLAT NO. 19-11800080**  
SUBDIVISION PLAT  
OF  
**WESTPOINTE NORTH UNIT 1B**

BEING A TOTAL OF 14.033 ACRE TRACT OF LAND, ESTABLISHING LOTS 89-109 AND LOT 909, BLOCK 12, LOTS 1-12, BLOCK 24, LOTS 1-24, BLOCK 25, LOTS 1-18, BLOCK 26, CB 4408, A 2.381 ACRE PUBLIC RIGHT-OF-WAY AND 1.144 ACRES OF OFF-LOT EASEMENTS OUT OF THE 24.966 ACRE TRACT OF LAND CONVEYED TO HDC OLD CULEBRA, LLC AND RECORDED IN DOCUMENT 20190028837, A PORTION OF 22.837 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, LP AND HDC OLD CULEBRA, LLC IN DEED RECORDED IN DOCUMENT NO. 20190028838, THE REMAINING PORTION OF 185.151 ACRES, RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND THE REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LOUIS GONZALEZ SURVEY 84, ABSTRACT 253, COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPSE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600  
DATE OF PREPARATION: January 14, 2020

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: **SCOTT TEETER**  
HDC OLD CULEBRA, LLC  
45 NE LOOP 410, STE. 225  
SAN ANTONIO, TEXAS 78216  
(210) 838-6784

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **SCOTT TEETER**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF January 21, A.D. 20 20.

**Scott Teeter**  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH UNIT 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

WESTPOINTE NORTH UNIT 1B  
Civil Job No. 11144-26; Survey Job No. 11144-19

**PLAT NO. 19-11800080**  
**SUBDIVISION PLAT**  
**OF**  
**WESTPOINTE NORTH UNIT 1B**



STATE OF TEXAS  
 COUNTY OF BEXAR

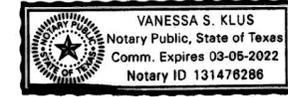
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **HUGO GUTIERREZ** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF January, A.D. 20 20.

*[Signature]*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: **HUGO GUTIERREZ**  
 SPM CONSULTING LTD.  
 19230 CHANDLER OAK PKWY STE 301  
 SAN ANTONIO, TEXAS 78258  
 (210) 403-2081



**CLOMRS PENDING FEMA APPROVAL:**  
 THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY. THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-1003R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**DETENTION FOR PREVIOUSLY RECORDED PLAT:**  
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 15, CB 4408, WESTPOINTE NORTH UNIT 1A, PLAT NO. 1911800064.

**DRAINAGE EASEMENT ENCROACHMENTS:**  
 NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF 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 EASEMENTS.

**COMMON AREA MAINTENANCE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 909, BLOCK 12, CB 4408, PRIVATE DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**SURVEYOR'S NOTES:**  
 1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
 2. 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 CORNER NETWORK.  
 3. DIMENSIONS SHOWN ARE SURFACE.  
 4. 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 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  
 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]* 01/14/2020  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**CPS/SAWS/COSA UTILITY:**

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID UTILITY INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY. 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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

**FIRE FLOW NOTE:**  
 IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S71°37'57"E	57.06'	L58	N42°51'38"E	55.26'
L2	S41°37'57"E	50.00'	L59	N52°18'52"E	40.03'
L3	N48°22'03"E	72.17'	L60	N52°18'52"E	268.35'
L4	S44°21'31"E	50.00'	L61	N31°13'41"E	28.69'
L5	N42°51'38"E	21.12'	L62	S51°25'03"E	21.09'
L6	N47°08'22"W	50.00'	L63	S48°22'03"W	6.78'
L7	S42°51'38"W	4.68'	L64	N48°22'03"E	6.78'
L8	N46°54'43"W	104.74'	L65	N38°34'47"E	16.00'
L9	N42°51'38"E	42.78'	L66	S50°20'46"E	9.07'
L10	S35°54'26"E	22.59'	L67	N39°13'01"W	13.19'
L11	S35°54'25"E	25.08'			
L12	N35°54'25"W	25.08'			
L13	S32°29'53"E	71.32'			
L14	S45°02'00"E	51.00'			
L15	S52°17'03"E	51.20'			
L16	S03°06'55"E	14.54'			
L17	S58°46'19"E	24.16'			
L18	N27°05'55"E	41.58'			
L19	N76°13'53"E	159.74'			
L20	S47°04'44"E	126.11'			
L21	N48°48'37"W	26.63'			
L22	S41°29'35"E	825.32'			
L23	N30°14'50"E	27.37'			
L24	N30°14'50"E	100.47'			
L25	S30°14'50"W	87.86'			
L26	N51°25'13"W	255.59'			
L27	N38°34'47"E	4.50'			
L28	S51°25'13"E	25.00'			
L29	S38°34'47"W	25.00'			
L30	N51°25'13"W	25.00'			
L31	N59°32'04"W	16.00'			
L32	N51°25'13"W	253.24'			
L33	S30°14'50"W	88.12'			
L34	N59°32'04"W	4.55'			
L35	N30°27'56"E	25.00'			
L36	S59°32'04"E	25.00'			
L37	S30°27'56"W	25.00'			
L38	N59°32'04"W	4.45'			
L39	N30°14'50"E	196.91'			
L40	S41°29'35"E	13.14'			
L41	S30°14'50"W	10.53'			
L42	S41°29'35"E	813.75'			
L43	S48°48'37"E	20.70'			
L44	S76°13'53"W	141.78'			
L45	S27°05'55"W	33.88'			
L46	S58°46'19"E	36.38'			
L47	S53°49'36"E	124.58'			
L48	N38°34'47"E	4.50'			
L49	S57°14'23"W	101.57'			
L50	S31°13'41"W	12.87'			
L51	S31°13'41"W	13.69'			
L52	N42°51'38"E	11.26'			
L53	S42°51'38"W	11.26'			
L54	S35°54'25"E	82.41'			
L55	S54°05'35"W	50.00'			
L56	N35°54'25"W	105.00'			
L57	S58°46'19"E	20.05'			

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	004°03'54"	S69°36'00"E	30.86'	30.86'
C2	35.00'	120°00'00"	N11°37'57"W	60.62'	73.30'
C3	30.00'	060°00'00"	S78°22'03"W	30.00'	31.42'
C4	35.00'	117°16'26"	N12°59'44"W	59.77'	71.64'
C5	825.00'	002°46'51"	N44°15'04"E	40.04'	40.04'
C6	775.00'	006°40'22"	N48°58'40"E	90.21'	90.26'
C7	30.00'	076°25'28"	S81°04'23"W	37.11'	40.02'
C8	370.00'	013°48'11"	N53°48'48"W	88.92'	89.14'
C9	15.00'	089°46'21"	N02°01'32"W	21.17'	23.50'
C10	15.00'	090°13'39"	S87°58'28"W	21.26'	23.62'
C11	1655.00'	011°15'48"	N48°29'32"E	324.82'	325.34'
C12	28.00'	048°30'33"	S60°09'42"E	23.00'	23.71'
C13	52.00'	277°01'06"	N54°05'35"E	68.90'	251.41'
C14	28.00'	048°30'33"	N11°39'09"W	23.00'	23.71'
C15	1043.00'	000°55'05"	N42°58'02"W	16.71'	16.71'
C16	947.00'	000°13'27"	N41°36'19"W	3.70'	3.70'
C17	29.00'	032°43'33"	N27°24'48"E	16.34'	16.56'
C18	1140.00'	001°00'31"	S45°49'35"W	20.07'	20.07'
C19	825.00'	006°40'22"	N48°58'40"E	96.03'	96.08'
C20	25.00'	080°54'36"	S16°47'05"W	32.44'	35.30'
C21	225.00'	030°02'12"	S38°41'19"E	116.61'	117.95'
C22	15.00'	095°03'55"	N78°45'38"E	22.13'	24.89'
C23	225.00'	021°05'11"	N41°46'16"E	82.34'	82.81'
C24	275.00'	008°52'19"	N52°48'13"E	42.54'	42.58'
C25	325.00'	008°52'19"	S52°48'13"W	50.27'	50.32'
C26	175.00'	021°05'11"	S41°46'16"W	64.04'	64.40'
C27	15.00'	090°00'00"	S13°46'19"E	21.21'	23.56'
C28	275.00'	003°01'19"	S57°15'40"E	14.50'	14.50'
C29	15.00'	071°56'09"	N88°16'56"E	17.62'	18.83'
C30	1475.00'	009°27'13"	N47°35'15"E	243.09'	243.37'
C31	1525.00'	009°27'13"	S47°35'15"W	251.33'	251.62'
C32	15.00'	091°57'40"	S06°20'01"W	21.57'	24.08'
C33	275.00'	003°44'23"	S37°46'37"E	17.95'	17.95'
C34	225.00'	022°51'54"	N47°20'22"W	89.20'	89.79'
C35	275.00'	035°06'06"	N41°13'16"W	165.85'	166.48'
C36	75.00'	004°02'19"	N21°39'04"W	5.29'	5.29'
C37	15.00'	039°44'02"	N39°29'55"W	10.20'	10.40'
C38	51.00'	169°18'00"	N25°17'04"E	101.56'	150.70'
C39	15.00'	052°41'41"	N83°35'13"E	13.31'	13.80'
C40	1850.00'	000°06'36"	N60°50'37"E	3.55'	3.55'
C41	945.00'	009°27'13"	N47°35'15"E	155.75'	155.92'
C42	55.00'	021°05'11"	S41°46'16"W	20.13'	20.24'
C43	1850.00'	013°47'13"	N54°00'19"E	444.09'	445.16'

**SAWS IMPACT FEE:**  
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

**SAWS HIGH PRESSURE NOTE:**  
 A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TREE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

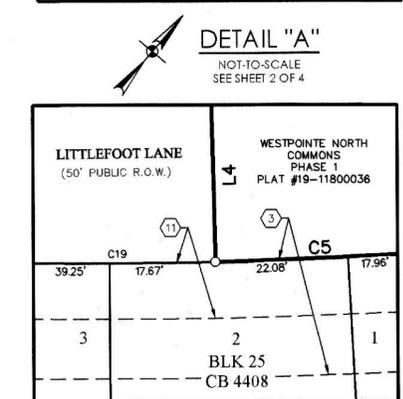
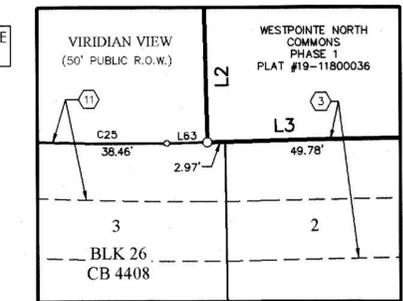
**TREE NOTE:**  
 THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2458337) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-47'(b)(5)(c).

**SETBACK NOTE:**  
 SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**EASEMENTS FOR FLOODPLAINS:**  
 THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 4802900195G, DATED 09/29/2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION, OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**OPEN SPACE:**  
 LOT 909, BLOCK 12, CB 4408, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PRIVATE DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



STATE OF TEXAS  
 COUNTY OF BEXAR

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

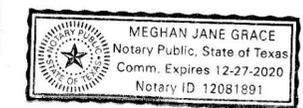
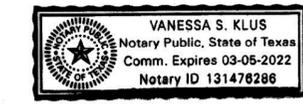
OWNER/DEVELOPER: **FELIPE GONZALES**  
 PULTE HOMES OF TEXAS, L.P.  
 1718 DRY CREEK WAY, STE 120  
 SAN ANTONIO, TEXAS 78259  
 (210) 496-1985

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **FELIPE GONZALES** 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 21 DAY OF January, A.D. 20 20.

*[Signature]*  
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**COUNTY FINISHED FLOOR ELEVATION**  
 FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 89-104, BLOCK 12, CB 4408 OR LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.



STATE OF TEXAS  
 COUNTY OF BEXAR

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

OWNER/DEVELOPER: **SCOTT TEETER**  
 HDC OLD CULEBRA, LLC  
 45 NE LOOP 410, STE. 225  
 SAN ANTONIO, TEXAS 78216  
 (210) 838-6784

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **SCOTT TEETER** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF January 21, A.D