

PLAT NO. 18-90011 REPLAT & SUBDIVISION PLAT ESTABLISHING WESTPOINTE EAST, UNIT-33 PHASE 5

BEING A TOTAL OF 35.14 ACRES COMPRISED OF 34.50 ACRES OUT OF A 55.576 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190037256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.641 OF AN ACRE OFFSITE EASEMENTS OUT OF THE REMAINING PORTION OF 399.402 ACRE TRACT RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4338, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10228800

DATE OF PREPARATION: January 07, 2020

STATE OF TEXAS
COUNTY OF BEXAR

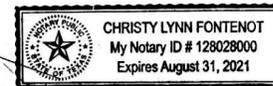
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

Brian Otto
OWNER/DEVELOPER: BRIAN OTTO

MERITAGE HOMES OF TEXAS, LLC
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
(210) 293-4922

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 7 DAY OF January, A.D. 2020.



Christy Lynn Fontenot
CHRISTY LYNN FONTENOT
My Notary ID # 128028000
Expires August 31, 2021
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, 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

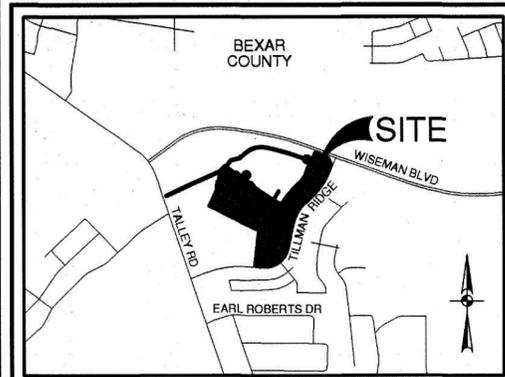
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-33 PHASE 5, 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.

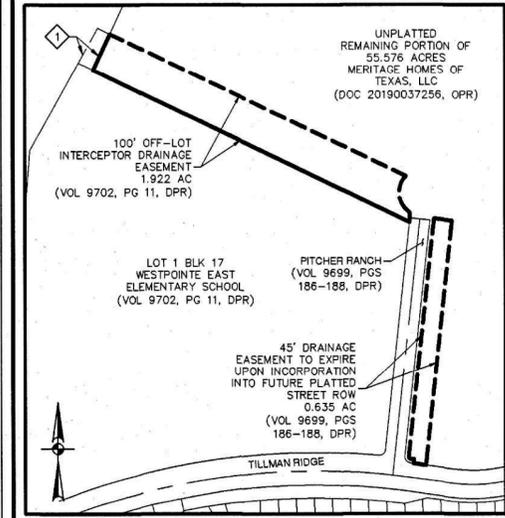
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION
SCALE: 1"=300'

THE TOTAL OF 2.557 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 45' DRAINAGE EASEMENT (0.635 OF AN ACRE) OF THE WESTPOINTE EAST, UNIT-33 PHASE 1 RECORDED IN VOLUME 9699, PAGES 186-188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND AS A 100' OFF-LOT INTERCEPTOR DRAINAGE EASEMENT (1.922 ACRES) OF THE WESTPOINTE EAST ELEMENTARY SCHOOL RECORDED IN VOLUME 9702, PAGE 11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON WESTPOINTE EAST ELEMENTARY SCHOOL (PLAT NO. 150127) WHICH IS RECORDED IN VOLUME 9702, PAGE 11 AND ON WESTPOINTE EAST, UNIT-33 PHASE 1 (PLAT NO. 150340) WHICH IS RECORDED IN VOLUME 9699, PAGES 186-188, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. (I/WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: BRIAN OTTO
MERITAGE HOMES OF TEXAS, LLC
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
(210) 293-4922

SWORN AND SUBSCRIBED BEFORE ME THIS THE 7 DAY OF January, A.D. 2020.

Christy Lynn Fontenot
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.

Rick Worzel
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:

David A. Casanova
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 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 BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

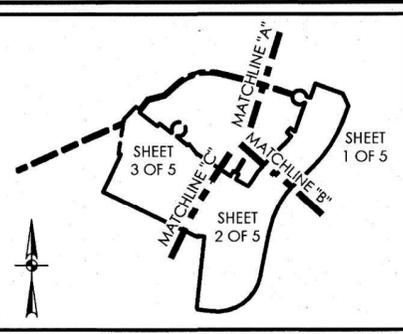
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LEGEND

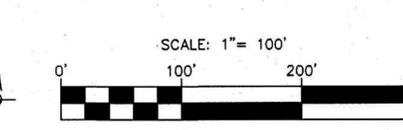
AC	ACRE(S)	VL	VOLUME PAGE(S)
BLK	BLOCK	PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DOC	DOCUMENT NUMBER	○	SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW

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

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ③ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- ⑤ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑥ 59' DRAINAGE, SEWER, WATER, AND TEMPORARY TURNAROUND EASEMENT ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. (0.506 AC OFF-LOT)
- ⑦ 13' SANITARY SEWER EASEMENT
- ⑧ 12' SANITARY SEWER EASEMENT
- ⑨ VARIABLE WIDTH DRAINAGE, SEWER AND WATER EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. (0.090 AC OFF-LOT)
- ⑩ 20' MAINTENANCE ACCESS EASEMENT (0.220 AC OFF-LOT)
- ⑪ 20' MAINTENANCE ACCESS EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. (0.594 AC OFF-LOT)
- ⑫ 20' PRIVATE DRAINAGE EASEMENT (0.046 AC OFF-LOT)
- ⑬ 5' WATER EASEMENT
- ⑭ 20' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT (0.453 AC OFF-LOT)
- ⑮ 50' DRAINAGE AND WATER EASEMENT. ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. (0.057 AC OFF-LOT)
- ⑯ 3' WALL EASEMENT (NOT-TO-SCALE)
- ⑰ 20' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT
- ⑱ REMAINDER OF 100' OFF-LOT INTERCEPTOR DRAINAGE EASEMENT (0.086 ACRES) (VOL 9702, PG 11, DPR)
- ⑲ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9716, PGS 188-192, DPR)
- ⑳ 16' X 16' PERMANENT SANITARY SEWER EASEMENT (DOC 20180146043, OPR)
- ㉑ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9699, PGS 186-188, DPR)
- ㉒ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9702, PG 11, DPR)
- ㉓ VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (DOC 20180224922, OPR)
- ㉔ 10' WATER EASEMENT (VOL 9699, PGS 186-188, DPR)
- ㉕ 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) (VOL 9702, PG 11, DPR)



INDEX MAP
SCALE: 1"=1000'



- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9702, PG 11, DPR)
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STATE OF TEXAS
COUNTY OF BEXAR

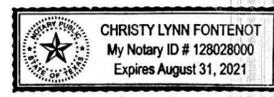
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OWNER/DEVELOPER: HUGO GUTIERREZ
WISE OAKS I, LTD
(0.046 AC OF 20' PRIVATE DRAINAGE EASEMENT; 0.453 AC OF 20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND MAINTENANCE ACCESS EASEMENT)
19230 STONE OAK PARKWAY, SUITE 301
SAN ANTONIO, TEXAS 78258
(210) 403-2081

STATE OF TEXAS
COUNTY OF BEXAR

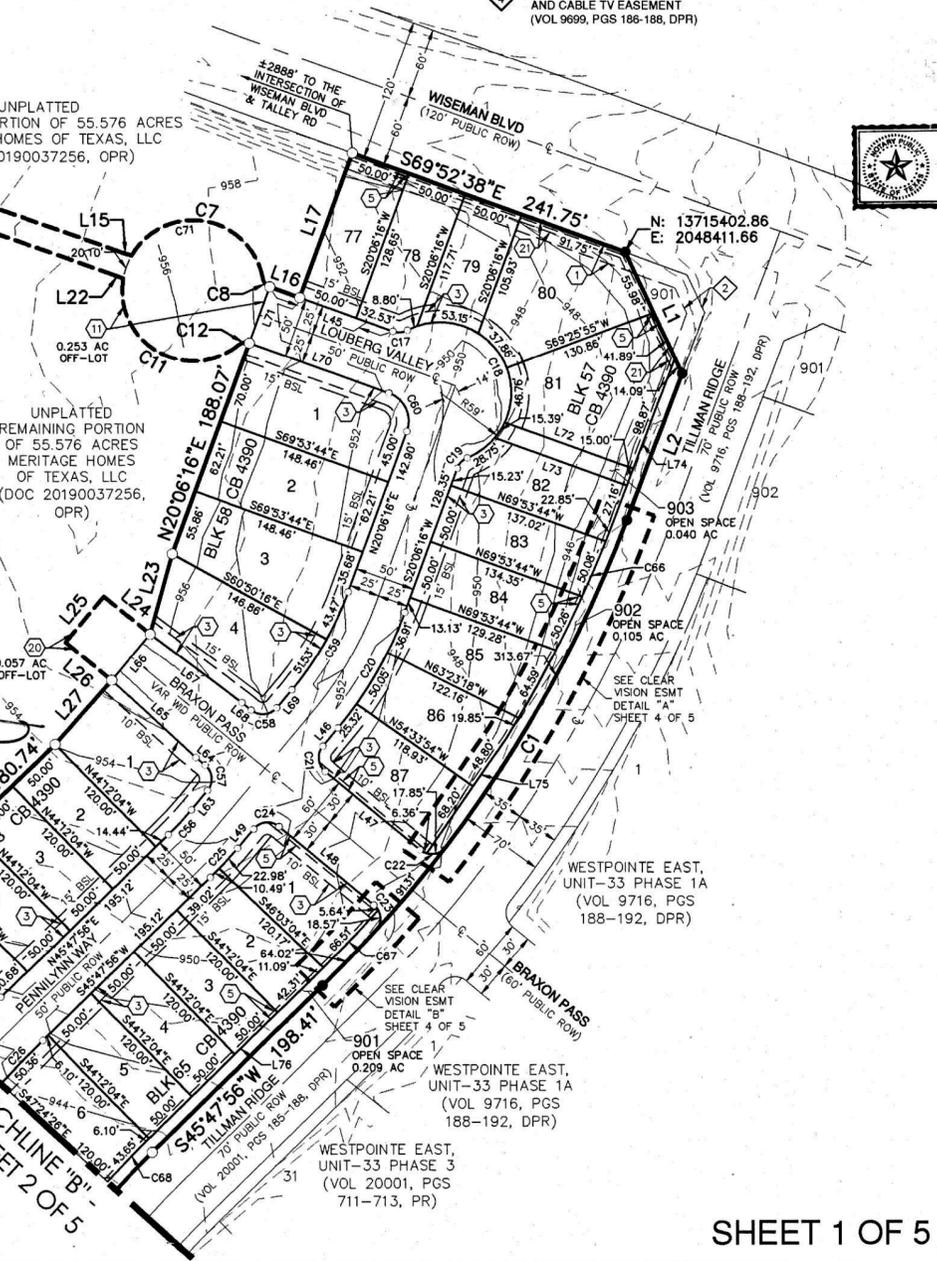
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF January, A.D. 2020.

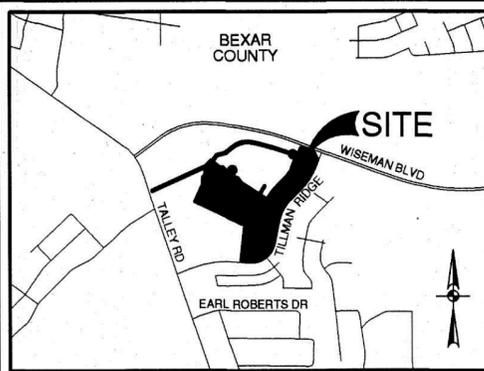
Hugo Gutierrez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



NOTE:
SEE SHEET 5 OF 5 FOR
CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT





LOCATION MAP
NOT-TO-SCALE

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 DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES 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 WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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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.

SAWS IMPACT FEE:

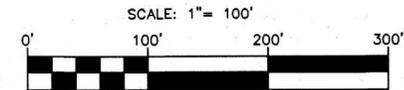
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SAWS WASTEWATER EDU:

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.

NOTE:
SEE SHEET 1 OF 5 FOR LEGEND.
SEE SHEET 5 OF 5 FOR CURVE
AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT



PLAT NO. 18-900011
REPLAT & SUBDIVISION PLAT-
ESTABLISHING
WESTPOINTE EAST, UNIT-33
PHASE 5

BEING A TOTAL OF 35.14 ACRES COMPRISED OF 34.50 ACRES OUT OF A 55.576 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190037256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.641 OF AN ACRE OFFSITE EASEMENTS OUT OF THE REMAINING PORTION OF 399.402 ACRE TRACT RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4338, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP#LS FIRM REGISTRATION #10028800

DATE OF PREPARATION: January 07, 2020

STATE OF TEXAS
COUNTY OF BEXAR

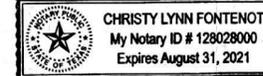
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Brian Otto

OWNER/DEVELOPER: BRIAN OTTO
MERITAGE HOMES OF TEXAS, LLC
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
(210) 293-4922

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 7 DAY OF January, A.D. 2020.



Christy Lynn Fontenot
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 EAST, UNIT-33 PHASE 5, 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

STATE OF TEXAS
COUNTY OF BEXAR

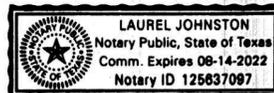
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OWNER/DEVELOPER: HUGO GUERRERIZ
VISE OAKS I, LTD
(0.046 AC OF 20' PRIVATE DRAINAGE EASEMENT; 0.453 AC OF 20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND MAINTENANCE ACCESS EASEMENT)
19230 STONE OAK PARKWAY, SUITE 301
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Laurel Johnston
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

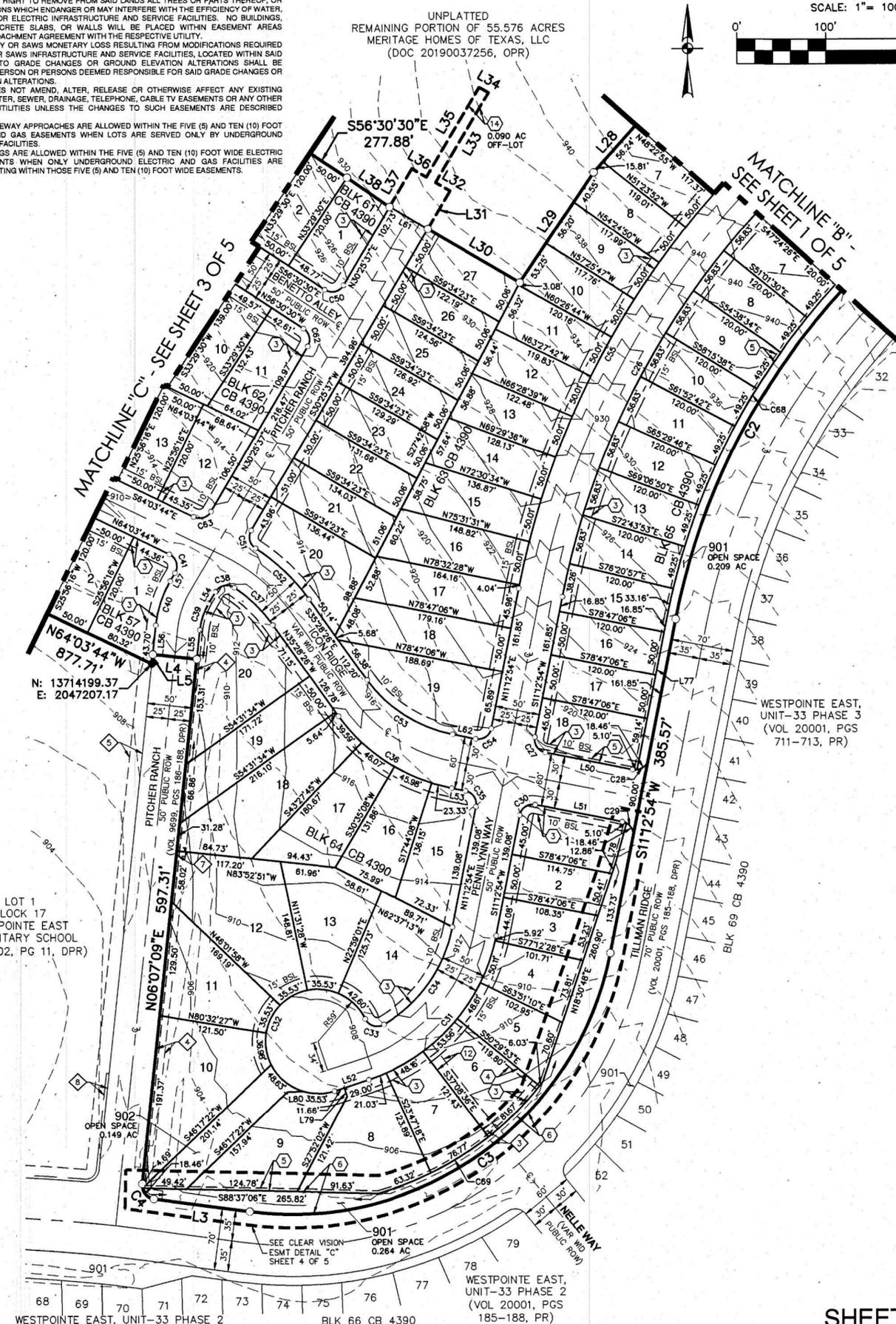
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

W.R. Wood
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.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR



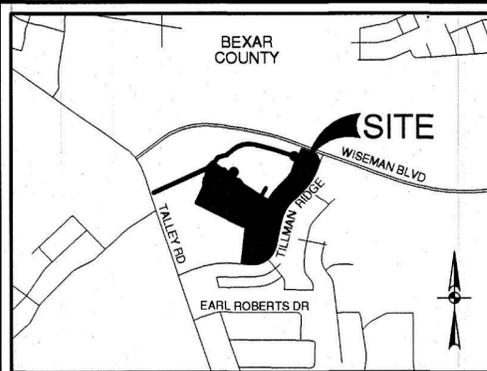
STATE OF TEXAS
COUNTY OF BEXAR

WESTPOINTE EAST, UNIT-33 PHASE 2
(VOL 20001, PGS 185-188, PR)

WESTPOINTE EAST, UNIT-33 PHASE 5
(VOL 20001, PGS 185-188, PR)

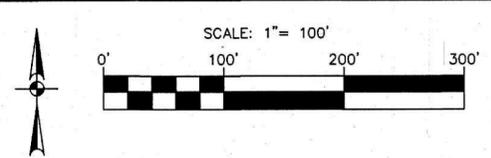


Civil Job No. 8222-57; Survey Job No. 9136-18 WESTPOINTE EAST, UNIT-33 PHASE 5



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



PLAT NO. 18-90011
REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTPOINTE EAST, UNIT-33
PHASE 5

BEING A TOTAL OF 35.14 ACRES COMPRISED OF 34.50 ACRES OUT OF A 55.576 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190037256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND 0.641 OF AN ACRE OFFSITE EASEMENTS OUT OF THE REMAINING PORTION OF 399.402 ACRE TRACT RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4338, IN BEXAR COUNTY, TEXAS.

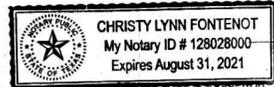


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TYPE FIRM REGISTRATION #470 | TSP/LS FIRM REGISTRATION #10028800
 DATE OF PREPARATION: January 07, 2020

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: BRIAN OTTO
 MERITAGE HOMES OF TEXAS, LLC
 2722 W. BITTERS RD, SUITE 200
 SAN ANTONIO, TEXAS 78248
 (210) 293-4922

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 7 DAY OF January, A.D. 2020.



Christy Lynn Fontenot
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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____

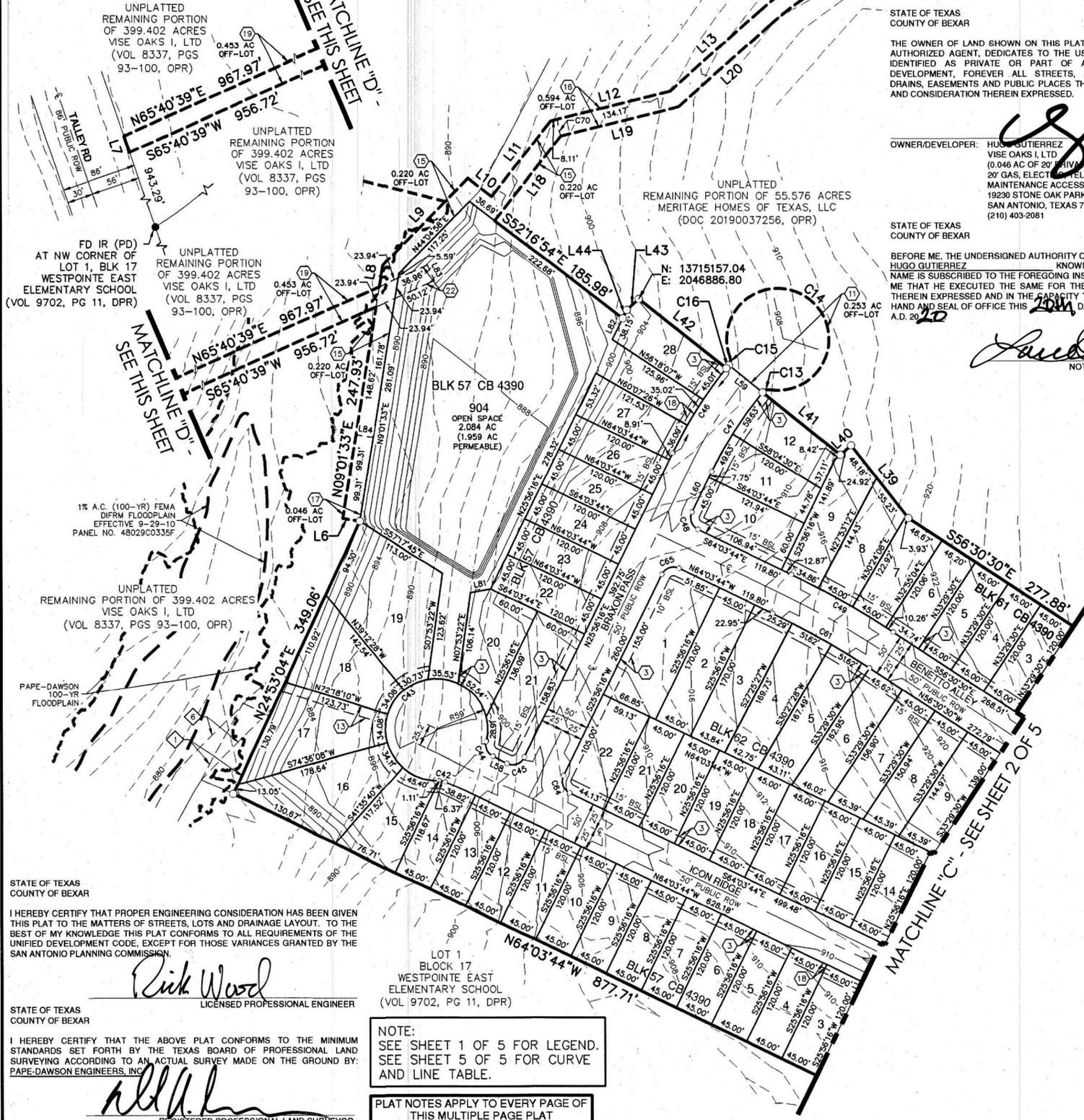
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS
 THIS PLAT OF WESTPOINTE EAST, UNIT-33 PHASE 5, 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



UNPLATTED
 REMAINING PORTION OF 55.576 ACRES
 MERITAGE HOMES OF TEXAS, LLC
 (DOC 20190037256, OPR)

OWNER/DEVELOPER: HUGO GUTIERREZ
 VISE OAKS I, LTD
 (0.046 AC OF 20' PRIVATE DRAINAGE EASEMENT; 0.453 AC OF 20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND MAINTENANCE ACCESS EASEMENT)
 19230 STONE OAK PARKWAY, SUITE 301
 SAN ANTONIO, TEXAS 78258
 (210) 403-2081

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 20th DAY OF January, A.D. 2020.

Laurel Johnston
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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.

Richard Wood
 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.

DAVID A. CASANOVA
 REGISTERED PROFESSIONAL LAND SURVEYOR

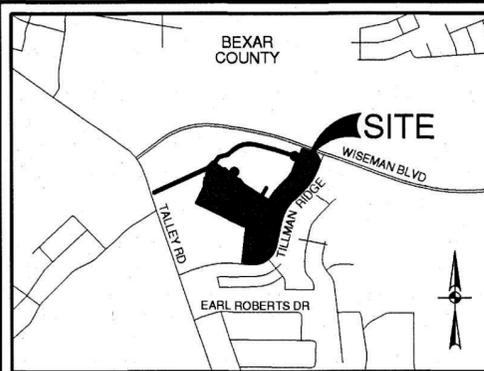
LOT 1
 BLOCK 17
 WESTPOINTE EAST
 ELEMENTARY SCHOOL
 (VOL 9702, PG 11, DPR)

NOTE:
 SEE SHEET 1 OF 5 FOR LEGEND.
 SEE SHEET 5 OF 5 FOR CURVE
 AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF
 THIS MULTIPLE PAGE PLAT



WESTPOINTE EAST, UNIT-33 PHASE 5
 Civil Job No. 8222-57; Survey Job No. 9136-18



LOCATION MAP
NOT-TO-SCALE

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 DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
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SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING 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.

NOTE:
 SEE SHEET 1 OF 5 FOR LEGEND.
 SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
 COUNTY OF BEJAR

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 VISE OAK, LTD.
 (0.046 AC OF 20' PRIVATE DRAINAGE EASEMENT; 0.453 AC OF 20' GAS, ELECTRIC, TELEPHONE, CABLE TV AND MAINTENANCE ACCESS EASEMENT)
 19230 STONE OAK PARKWAY, SUITE 301
 SAN ANTONIO, TEXAS 78258
 (210) 403-2081

STATE OF TEXAS
 COUNTY OF BEJAR

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 20th DAY OF January, A.D. 2020.

Laurel Johnston
 NOTARY PUBLIC, BEJAR COUNTY, TEXAS



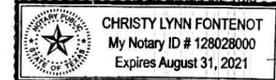
STATE OF TEXAS
 COUNTY OF BEJAR

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OWNER/DEVELOPER: BRIAN OTTO
 MERITAGE HOMES OF TEXAS, LLC
 2722 W. BITTERS RD, SUITE 200
 SAN ANTONIO, TEXAS 78248
 (210) 293-4922

STATE OF TEXAS
 COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 January, A.D. 2020.



Christy Lynn Fontenot
 NOTARY PUBLIC, BEJAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR 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, BEJAR COUNTY, TEXAS

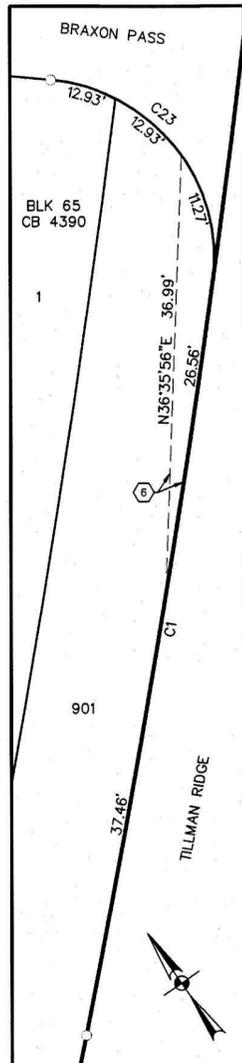
COUNTY CLERK, BEJAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-33 PHASE 5, 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



CLEAR VISION EASEMENT
 DETAIL "B" (SHEET 1 OF 5)
 NOT-TO-SCALE

STATE OF TEXAS
 COUNTY OF BEJAR

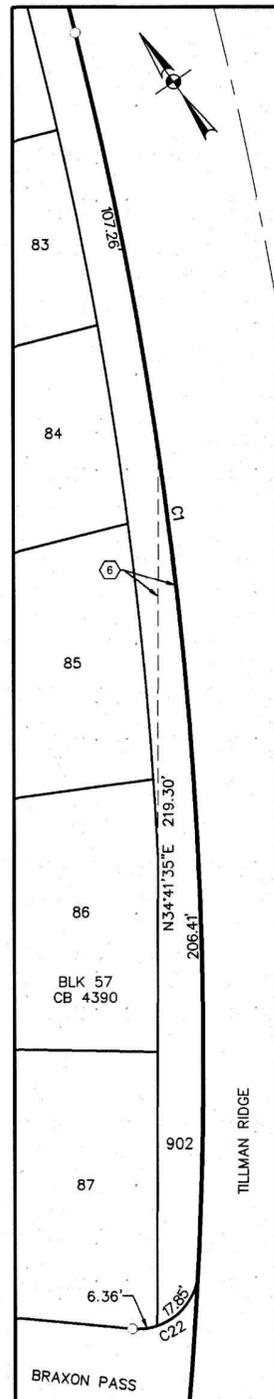
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood

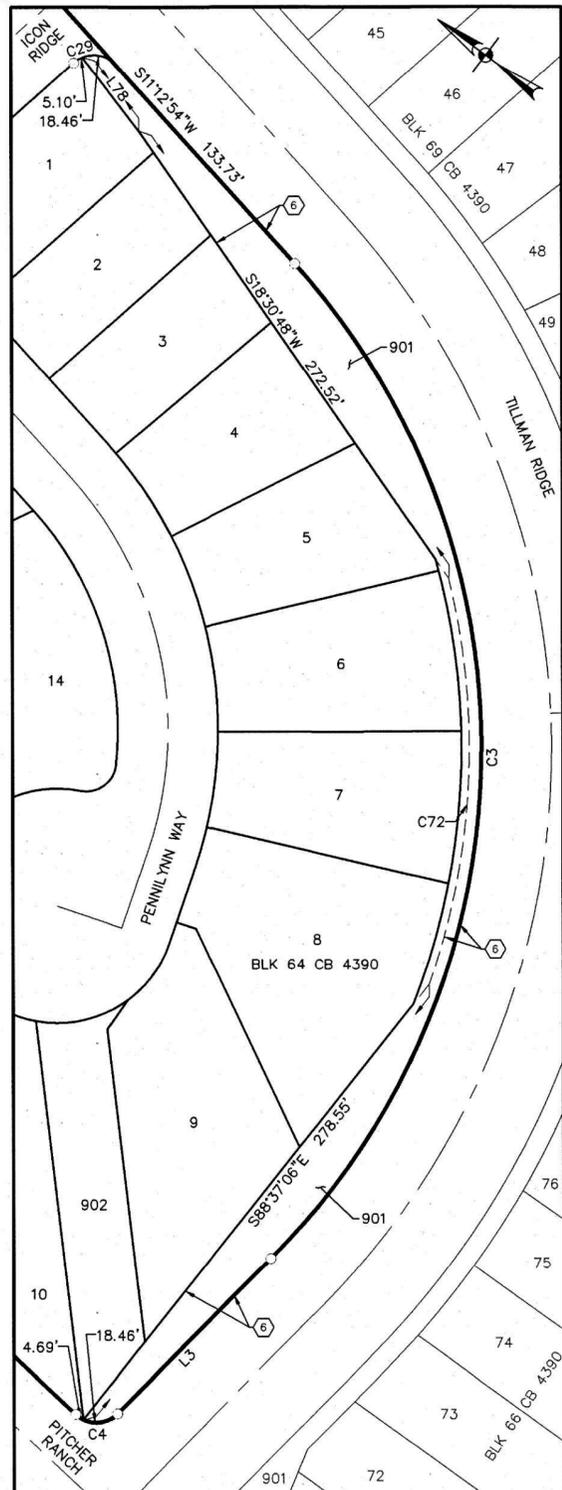
STATE OF TEXAS
 COUNTY OF BEJAR
 LICENSED PROFESSIONAL ENGINEER

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.

David A. Casanova
 REGISTERED PROFESSIONAL LAND SURVEYOR

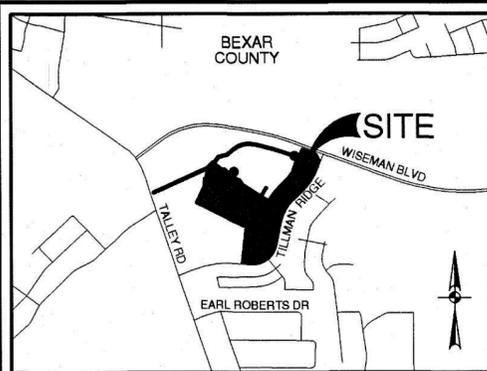


CLEAR VISION EASEMENT
 DETAIL "A" (SHEET 1 OF 5)
 NOT-TO-SCALE



CLEAR VISION EASEMENT DETAIL "C"
 (SHEET 2 OF 5)
 NOT-TO-SCALE





LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG 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 GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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 DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW:

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

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEJAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OPEN SPACE:

LOT 901, BLOCK 65, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOTS 902 & 903, BLOCK 57, CB 4390 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 904, BLOCK 57, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT. LOT 902, BLOCK 64, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 64, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE, DRAINAGE, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT.

STATE OF TEXAS
COUNTY OF BEJAR

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
2104 DAY OF JANUARY
AD 2020

STATE OF TEXAS
COUNTY OF BEJAR

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 21ST DAY OF JANUARY, A.D. 2020.

LAUREL JOHNSTON
Notary Public, State of Texas
Comm. Expires 08-14-2022
Notary ID 125637087

CHRISTY LYNN FONTENOT
My Notary ID # 128028000
Expires August 31, 2021

PLAT NO. 18-90011
REPLAT & SUBDIVISION PLAT
ESTABLISHING
WESTPOINTE EAST, UNIT-33
PHASE 5

BEING A TOTAL OF 35.14 ACRES COMPRISED OF 34.50 ACRES OUT OF A 55.576 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190037256 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS AND 0.641 OF AN ACRE OFFSITE EASEMENTS OUT OF THE REMAINING PORTION OF 399.402 ACRE TRACT RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4338, IN BEJAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028900

DATE OF PREPARATION: January 07, 2020

STATE OF TEXAS
COUNTY OF BEJAR

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.

BRIAN OTTO
MERITAGE HOMES OF TEXAS, LLC
2722 W. BITTERS RD, SUITE 200
SAN ANTONIO, TEXAS 78248
(210) 293-4922

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN OTTO 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 21ST DAY OF JANUARY, A.D. 2020.

CHRISTY LYNN FONTENOT
My Notary ID # 128028000
Expires August 31, 2021

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEJAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEJAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEJAR 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, BEJAR COUNTY, TEXAS

COUNTY CLERK, BEJAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-33, PHASE 5, 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

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1065.00'	2513'56"	S33°10'58"W	465.23'	469.01'
C2	770.00'	34'35"02"	S28°30'25"W	457.75'	464.77'
C3	365.00'	86°28'39"	S54°27'14"W	500.08'	550.90'
C4	15.00'	88°25'36"	N38°05'39"W	20.92'	23.15'
C5	400.00'	55°22'43"	N75°44'31"E	371.74'	386.62'
C6	4760.00'	6°40'24"	S73°13'56"E	554.09'	554.41'
C7	59.00'	140°14'30"	S80°00'59"E	110.97'	144.41'
C8	9.00'	60°00'00"	S39°53'44"E	9.00'	9.42'
C9	380.00'	55°22'43"	S75°44'31"W	353.15'	367.28'
C10	4740.00'	6°40'24"	N73°13'56"W	551.76'	552.08'
C11	59.00'	140°14'30"	N59°46'28"W	110.97'	144.41'
C12	9.00'	60°00'00"	S80°06'16"W	9.00'	9.42'
C13	9.00'	60°00'00"	S69°07'04"W	9.00'	9.42'
C14	59.00'	300°00'00"	S50°52'56"E	59.00'	308.92'
C15	9.00'	60°00'00"	N09°07'04"E	9.00'	9.42'
C16	525.00'	0°30'26"	N38°51'51"E	4.65'	4.65'
C17	15.00'	47°35'56"	N86°18'19"E	12.11'	12.46'
C18	59.00'	185°11'52"	S24°53'44"E	117.88'	190.71'
C19	15.00'	47°35'56"	S43°54'14"W	12.11'	12.46'
C20	325.00'	19°47'37"	S30°00'05"W	111.72'	112.28'
C21	15.00'	90°00'00"	S05°06'06"E	21.21'	23.56'
C22	15.00'	92°27'23"	N83°40'12"E	21.66'	24.20'
C23	15.00'	92°27'23"	N03°52'25"W	21.66'	24.20'
C24	15.00'	90°00'00"	S84°53'54"W	21.21'	23.56'
C25	325.00'	5°54'03"	S42°50'55"W	33.46'	33.47'
C26	900.00'	34°35'02"	S28°30'25"W	535.03'	543.24'
C27	15.00'	90°00'00"	S33°47'06"E	21.21'	23.56'
C28	15.00'	90°00'00"	N56°12'54"E	21.21'	23.56'
C29	15.00'	90°00'00"	N33°47'06"W	21.21'	23.56'
C30	15.00'	90°00'00"	S56°12'54"W	21.21'	23.56'
C31	215.00'	60°35'58"	S41°30'54"W	216.95'	227.40'
C32	59.00'	262°32'16"	N23°05'01"E	88.69'	270.35'
C33	15.00'	95°08'03"	S73°12'53"E	22.14'	24.91'
C34	165.00'	48°00'11"	N35°13'00"E	134.23'	138.24'
C35	15.00'	90°00'00"	N33°47'06"W	21.21'	23.56'
C36	205.00'	43°18'40"	N57°07'46"W	151.30'	154.96'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C37	175.00'	19°58'03"	N45°27'28"W	60.68'	60.99'
C38	15.00'	94°07'53"	S77°29'33"W	21.96'	24.64'
C39	75.00'	24°18'28"	S18°16'23"W	31.58'	31.82'
C40	125.00'	24°18'28"	N18°16'23"E	52.63'	53.03'
C41	15.00'	94°29'21"	N16°49'03"W	22.03'	24.74'
C42	15.00'	28°33'09"	N78°20'18"W	7.40'	7.48'
C43	59.00'	286°51'27"	N50°48'51"E	70.31'	295.39'
C44	15.00'	78°18'18"	S24°54'35"E	18.94'	20.50'
C45	15.00'	90°00'00"	N70°56'16"E	21.21'	23.56'
C46	525.00'	13°10'48"	N32°31'40"E	120.50'	120.77'
C47	475.00'	13°10'48"	S32°31'40"W	109.03'	109.27'
C48	15.00'	90°00'00"	S19°03'44"E	21.21'	23.56'
C49	1025.00'	7°33'13"	S60°17'07"E	135.03'	135.13'
C50	15.00'	93°03'52"	N76°57'33"E	21.77'	24.36'
C51	15.00'	87°14'50"	S13°11'48"E	20.70'	22.84'
C52	225.00'	21°20'47"	S48°08'49"E	83.34'	83.83'
C53	155.00'	43°18'40"	S57°07'46"E	114.40'	117.17'
C54	15.00'	90°00'00"	N56°12'54"E	21.21'	23.56'
C55	950.00'	34°35'02"	N28°30'25"E	564.76'	573.42'
C56	275.00'	5°54'03"	N42°50'55"E	28.31'	28.32'
C57	15.00'	90°00'00"	N05°06'06"W	21.21'	23.56'
C58	15.00'	90°00'00"	N84°53'54"E	21.21'	23.56'
C59	275.00'	19°47'37"	N30°00'05"E	94.53'	95.00'
C60	25.00'	90°00'00"	N24°53'44"W	35.36'	39.27'
C61	975.00'	7°33'13"	N60°17'07"W	128.45'	128.54'
C62	15.00'	86°56'08"	N13°02'27"W	20.64'	22.76'
C63	15.00'	85°30'39"	N73°10'57"E	20.37'	22.39'
C64	15.00'	90°00'00"	S19°03'44"E	21.21'	23.56'
C65	15.00'	90°00'00"	S70°56'16"W	21.21'	23.56'
C66	1055.00'	11°16'32"	N26°12'17"E	207.29'	207.62'
C67	1055.00'	4°12'52"	N43°41'30"E	77.58'	77.60'
C68	780.00'	34°35'02"	N28°30'25"E	463.69'	470.81'
C69	355.00'	36°45'53"	N55°54'02"E	223.90'	227.79'
C70	59.00'	19°33'08"	N10°34'38"W	20.04'	20.13'
C71	59.00'	300°00'00"	N20°06'16"E	59.00'	308.92'
C72	358.95'	33°04'08"	N55°48'21"E	204.31'	207.17'

LINE #	BEARING	LENGTH
L1	S24°39'19"E	111.95'
L2	S20°34'01"W	131.10'
L3	N82°18'27"W	109.03'
L4	N83°52'51"W	50.00'
L5	S06°07'09"W	10.67'
L6	N80°58'27"W	20.00'
L7	N18°52'16"W	20.09'
L8	N09°01'33"E	25.07'
L9	N44°04'58"E	141.46'
L10	S52°16'54"E	34.65'
L11	N37°54'27"E	110.75'
L12	N75°58'14"E	142.28'
L13	N48°03'09"E	137.14'
L14	S76°34'08"E	77.23'
L15	S69°53'44"E	9.98'
L16	S69°53'44"E	26.39'
L17	N20°06'16"E	128.66'

LINE #	BEARING	LENGTH
L18	S37°54'27"W	123.78'
L19	S75°58'14"W	140.35'
L20	S48°03'09"W	142.11'
L21	N76°34'08"W	77.23'
L22	N69°53'44"W	9.98'
L23	N15°28'14"E	69.82'
L24	S50°06'06"E	50.00'
L25	N39°53'54"E	50.00'
L26	S50°06'06"E	50.00'
L27	N41°33'55"E	71.31'
L28	N41°46'31"E	150.01'
L29	N33°50'18"E	150.00'
L30	S59°34'23"E	119.82'
L31	S30°25'37"W	50.00'
L32	S59°34'23"E	19.00'
L33	S30°25'37"W	117.98'
L34	S59°34'23"E	12.00'

LINE #	BEARING	LENGTH
L35	N30°25'37"E	117.98'
L36	S59°34'23"E	19.00'
L37	N30°25'37"E	50.00'
L38	S54°55'29"E	58.28'
L39	S37°56'13"E	107.33'
L40	N48°03'09"E	16.50'
L41	S50°52'56"E	115.64'
L42	S51°23'22"E	128.86'
L43	N48°03'09"E	18.78'
L44	N25°56'16"E	10.78'
L45	S69°53'44"E	108.92'
L46	S39°53'54"W	19.70'
L47	S50°06'06"E	102.60'
L48	N50°06'06"W	102.60'
L49	S39°53'54"E	20.98'
L50	S78°47'06"E	100.00'
L51	N78°47'06"W	100.00'

LINE #	BEARING	LENGTH
L52	S71°48'53"W	40.66'
L53	N78°47'06"W	15.73'
L54	S30°25'37"W	15.05'
L55	S06°07'09"W	33.04'
L56	N06°07'09"E	33.04'
L57	N30°25'37"E	10.58'
L58	S64°03'44"E	17.89'
L59	S50°52'56"E	50.00'
L60	S25°56'16"W	52.75'
L61	S59°34'23"E	50.00'
L62	S78°47'06"E	26.34'
L63	N39°53'54"E	20.98'
L64	N50°06'06"W	10.00'
L65	N47°05'47"W	95.36'
L66	N39°53'54"E	50.00'
L67	S53°06'26"E	95.36'
L68	S50°06'06"E	10.00'

LINE #	BEARING	LENGTH
L69	N39°53'54"E	19.70'
L70	N69°53'44"W	123.46'
L71	N20°06'16"E	50.00'
L72		