

PLAT NUMBER 170242

REPLAT & SUBDIVISION PLAT

ESTABLISHING

WESTPOINTE EAST, UNIT 33
PHASE 2

BEING A TOTAL OF 32.57 ACRE TRACT OF LAND OUT OF A 80.652 ACRE TRACT OF LAND RECORDED IN VOLUME 17984, PAGES 517-532 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, INCLUDING LOT 901, BLOCK 66, COUNTY BLOCK 4390 OF WESTPOINTE EAST, UNIT-33 PHASE 1A, A REPLAT RECORDED IN VOLUME 9716, PAGES 188-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND PORTION OF LOT 2, BLOCK 13 OF HILLTOP ACRES UNIT 2 RECORDED IN VOLUME 4400, PAGES 66-67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388, IN BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: January 19, 2018

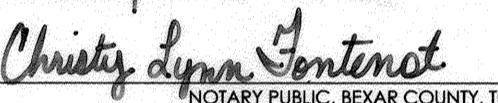
STATE OF TEXAS
COUNTY OF BEXAR

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, WATERWAYS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jeremy Flach
OWNER/DEVELOPER: JEREMY FLACH
MERITAGE HOMES OF TEXAS, LLC
3010 NORTH LOOP 1604 WEST, SUITE 214
SAN ANTONIO, TX 78231
(210) 293-4922

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH, 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 19 DAY OF January, A.D. 2018.


CHRISTY LYNN FONTENOT
My Notary ID # 12802800
Expires August 31, 2021

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 2 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.

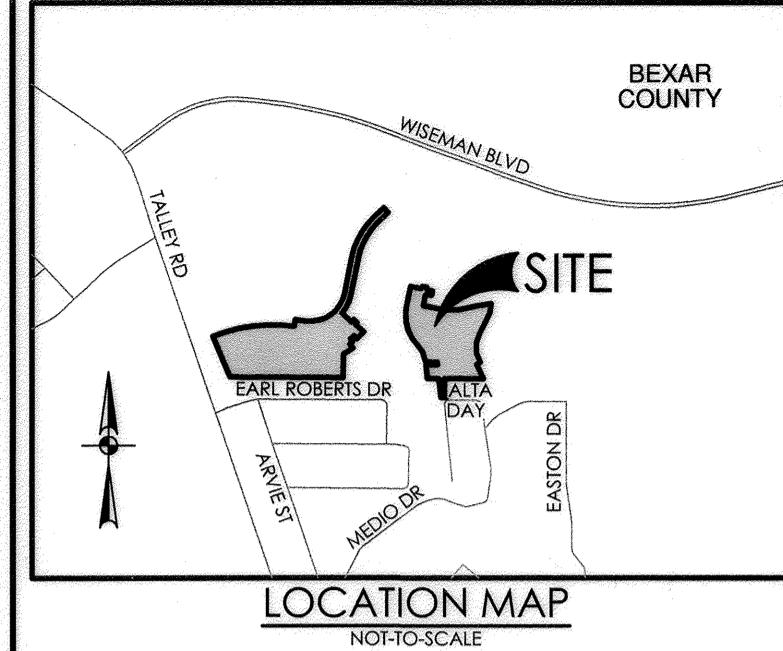
DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS



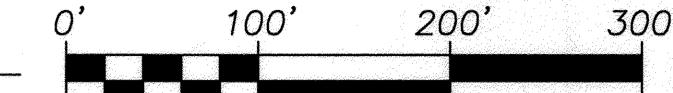
NOTE:
SEE SHEET 4 OF 4 FOR CURVE
AND LINE TABLE.

NOTE:
SEE SHEET 1 OF 4 FOR LEGEND
AND ENGINEER, SURVEYOR &
EXTRA NOTES.

GEORGE FELLOWS
SURVEY NO. 205
ABSTRACT 235
CB 4388

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SCALE: 1" = 100'



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N082°20' E	70.01'
L2	S82°18'27" E	109.03'
L3	N45°47'56" E	158.27'
L4	S44°12'04" E	70.00'
L5	S51°17'42" E	14.11'
L6	S45°47'56" W	160.01'
L7	S45°31'18" E	110.27'
L8	S47°53'12" E	10.00'
L9	S53°05'43" E	50.00'
L10	S49°38'59" E	10.00'
L11	S47°53'12" E	107.05'
L12	S45°20'54" E	104.34'
L13	S50°31'50" W	55.00'
L14	S50°31'50" W	11.22'
L15	S38°04'09" E	50.00'
L16	N89°32'11" W	9.69'
L17	N89°41'49" W	178.78'
L18	N21°54'44" W	39.66'
L19	N21°36'15" W	14.00'
L20	S78°47'06" E	105.00'
L21	N111°25'4" E	24.14'
L22	S78°47'06" E	60.00'
L23	S111°25'4" W	10.00'
L24	S78°47'06" E	50.00'
L25	S111°25'4" W	50.00'
L26	N78°47'06" W	50.00'
L27	S111°25'4" W	124.28'
L28	N80°55'22" E	142.34'
L29	S02°43'12" W	35.07'
L30	S10°20'13" W	63.46'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	S24°13'52" W	65.63'
L32	S18°51'10" W	103.21'
L33	S011°08" E	107.12'
L34	S21°51'10" E	107.12'
L35	S57°51'48" W	45.14'
L36	S24°57'58" W	163.77'
L37	N89°08"15" W	59.79'
L38	N89°34'11" W	120.26'
L39	N04°49'08" W	142.27'
L40	N89°54'57" E	121.54'
L41	N06°21'47" W	30.18'
L42	S89°54'57" W	120.72'
L43	N16°34'52" W	116.41'
L44	S26°33'09" W	91.93'
L45	N13°38'19" W	90.51'
L46	N01°58'57" W	90.24'
L47	N06°31'18" E	45.03'
L48	S39°28'10" E	99.87'
L49	N51°20'57" E	15.49'
L50	S47°53'12" E	50.00'
L51	S51°20'57" W	14.35'
L52	S39°28'10" E	17.65'
L53	N39°28'10" W	18.94'
L54	S51°20'57" W	13.73'
L55	S113°38' E	71.17'
L56	N113°38' W	43.79'
L57	N51°20'57" E	12.59'
L58	N39°28'10" W	98.58'
L59	N82°18'27" W	110.00'
L60	S78°47'06" E	50.00'

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) 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