

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 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.

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #4701 | 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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
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 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

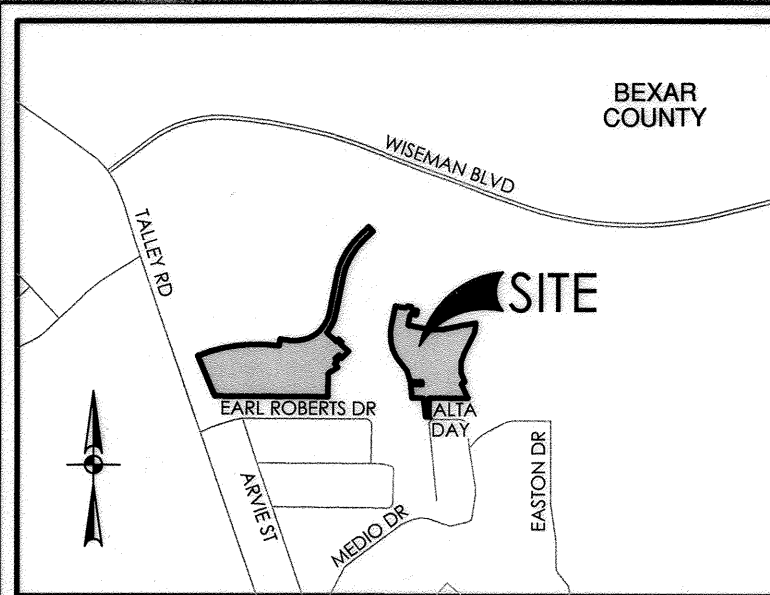
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

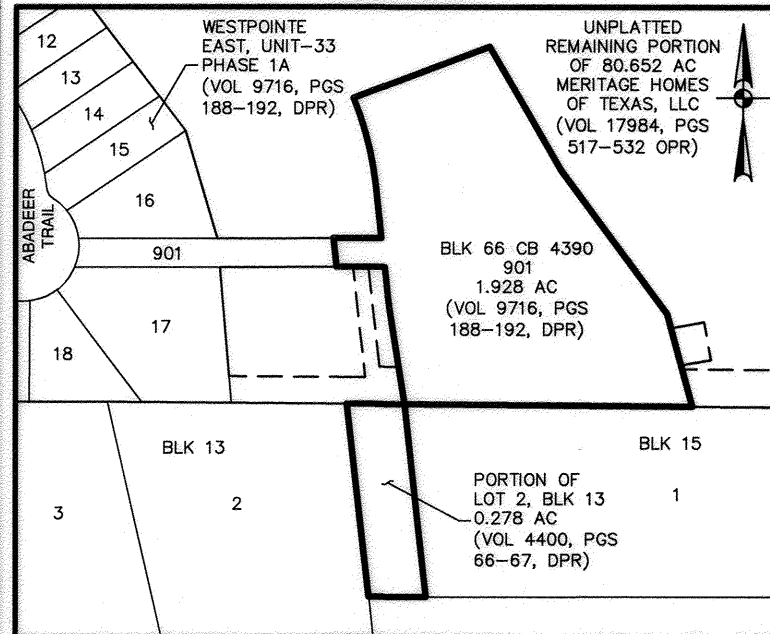
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 200'

THE 1.928 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 901, BLOCK 66, CB 4390 OF THE WESTPOINTE EAST, UNIT-33 PHASE 1A SUBDIVISION RECORDED IN VOLUME 9716, PAGES 188-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE 0.278 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 2, BLOCK 13, CB 4385A OF THE HILLTOP ACRES UNIT 2 SUBDIVISION RECORDED IN VOLUME 4400, PAGES 66-67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WESTPOINTE EAST, UNIT-33 PHASE 1A PLAT NO. 140509 WHICH IS RECORDED IN VOLUME 9716, PAGES 188-192, COUNTY PLAT AND DEED RECORDS AND PLATTED ON HILLTOP ACRES UNIT 2, 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: 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

SWORN AND SUBSCRIBED BEFORE ME THIS THE 19 DAY OF January, A.D. 2018.

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

MY COMMISSION EXPIRES: August 31, 2021

- SURVEYOR'S NOTES:**
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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

W.R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PREMISES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY C/P MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C/P EQUIPMENT, 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 NOTE:

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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

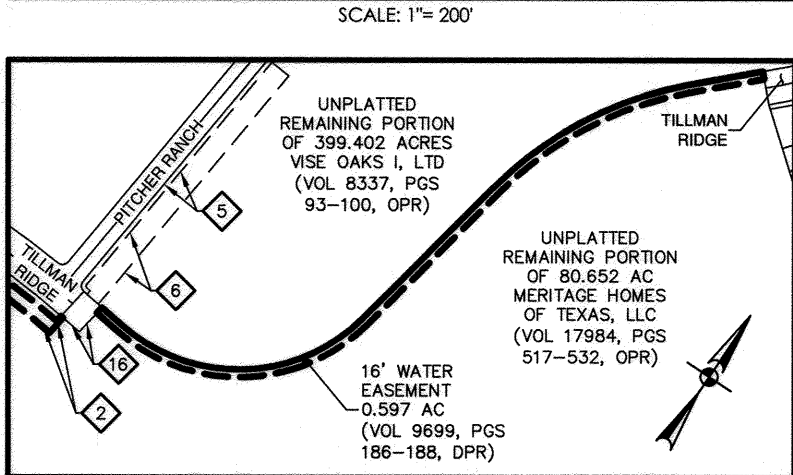
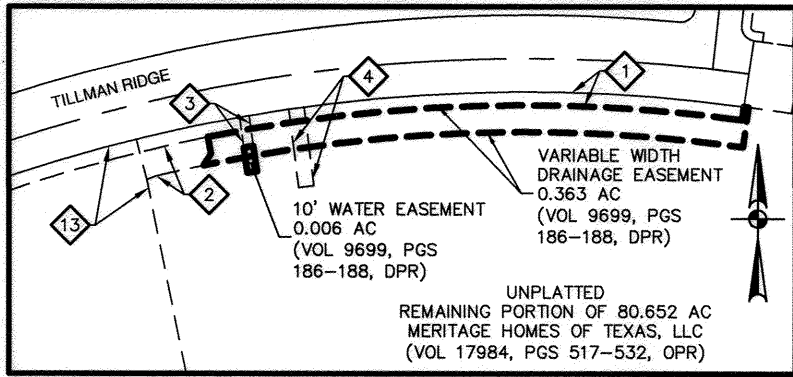
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

DRAINAGE EASEMENT NOTE:

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE FLOW DEMAND 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 1500 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.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 200'

THE TOTAL 0.966 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF 16' WATER EASEMENT (0.597 OF AN ACRE), A VARIABLE WIDTH DRAINAGE EASEMENT (0.363 OF AN ACRE) AND AS A PORTION OF 10' WATER EASEMENT (0.006 OF AN ACRE) ALL OF THE WESTPOINTE EAST, UNIT-33 PHASE 1 SUBDIVISION RECORDED IN VOLUME 9699, PAGES 186-188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTPOINTE EAST, UNIT-33 PHASE 1 PLAT NO. 150340 WHICH IS RECORDED IN VOLUME 9699, PAGES 186-188, COUNTY PLAT AND DEED RECORDS. 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: 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

SWORN AND SUBSCRIBED BEFORE ME THIS THE 19 DAY OF January, A.D. 2018.

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

MY COMMISSION EXPIRES: August 31, 2021

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SETBACK NOTE:

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

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT AP#2277443 WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS' 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 35-477(b)(5).

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 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 TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WESTPOINTE EAST, UNIT-33 PHASE 2, SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WESTPOINTE EAST HOMEOWNERS' ASSOCIATION OR LOT OWNER OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 901-905, BLOCK 66, LOT 901, BLOCK 69, AND LOTS 904 & 905, BLOCK 70.

OPEN SPACE NOTE:

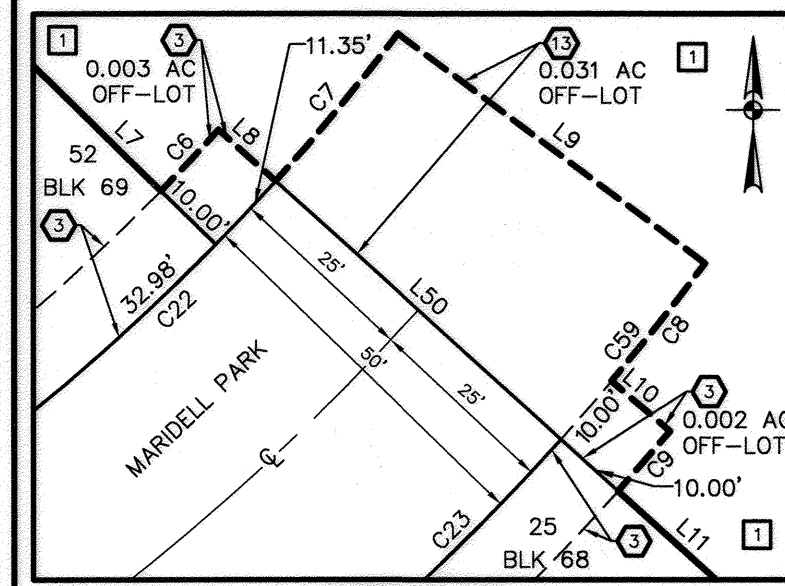
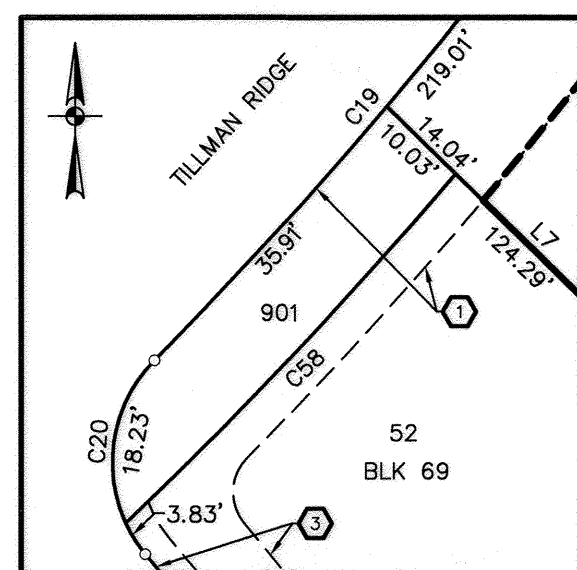
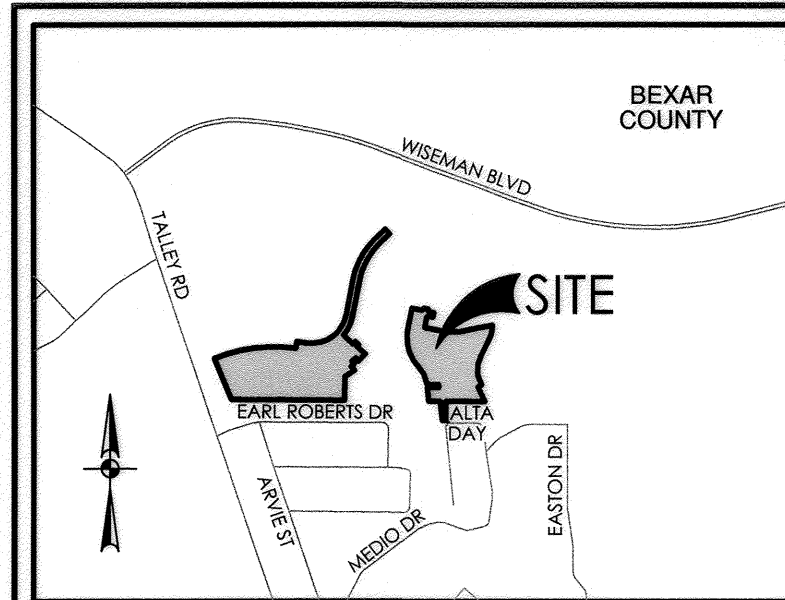
LOT 901, BLOCK 66, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE, LANDSCAPE, ACCESS AND PRIVATE SANITARY SEWER FORCE MAIN EASEMENT. LOT 902, BLOCK 66, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE AND ACCESS EASEMENT. LOT 903, BLOCK 66, CB 4390 IS DESIGNATED AS A LANDSCAPE AND MONUMENT EASEMENT. LOTS 904 & 905, BLOCK 66, CB 4390 AND LOT 904, BLOCK 70, CB 4390 ARE DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 69, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE EASEMENT. LOT 905, BLOCK 70, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE AND ACCESS EASEMENT. LOT 904, BLOCK 70, CB 4390 IS DESIGNATED AS A TREE SAVE AREA. TREES NOTED TO BE PRESERVED (SAVED) ARE AS SHOWN ON THE TREE PLAN FOR THIS UNIT.

LEGEND

| | | | |
|------|---|---------|----------------------------------|
| AC | ACRE(S) | PG | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| BSL | BUILDING SETBACK LINE | ROW | RIGHT-OF-WAY |
| CB | COUNTY BLOCK | VAR | VARIABLE WIDTH |
| CV | CLEAR VISION | ● | FOUND 1/2" IRON ROD |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | ○ | (UNLESS NOTED OTHERWISE) |
| ESMT | EASEMENT | ○ | SET 1/2" IRON ROD (PD) |
| INT | INTERSECTION | ○ | SET 1/2" IRON ROD (PD)-ROW |
| OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | 1234.56 | MINIMUM FINISHED FLOOR ELEVATION |
| --- | EXISTING CONTOURS | | |
| --- | PROPOSED CONTOURS | | |
| --- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE | | |

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 16' SANITARY SEWER EASEMENT
- 10' SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.011 ACRES TOTAL OFF-LOT)
- 50' DRAINAGE, SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.057 ACRES TOTAL OFF-LOT)
- 25' DRAINAGE, SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.029 ACRES TOTAL OFF-LOT)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9699, PGS 186-188, DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 9699, PGS 186-188, DPR)
- 10' WATER EASEMENT (VOL. 9699, PGS 186-188, DPR)
- 16' DRAINAGE EASEMENT (VOL. 9699, PGS 186-188, DPR)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9699, PGS 186-188, DPR)
- 45' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 9699, PGS 186-188, DPR)
- 16' WATER EASEMENT (VOL. 9699, PGS 186-188, DPR)
- 15' BUILDING SETBACK LINE (VOL. 9716, PGS 188-192, DPR)
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9716, PGS 188-192, DPR)
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9716, PGS 188-192, DPR)
- 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9716, PGS 188-192, DPR)
- 10' BUILDING SETBACK LINE (VOL. 9716, PGS 188-192, DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9699, PGS 186-188, DPR)
- 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 9716, PGS 188-192, DPR)
- 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 9716, PGS 188-192, DPR)
- 50'X70' PERMEABLE WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 9699, PGS 186-188, DPR)
- 40' DRAINAGE EASEMENT (VOL. 9716, PGS 188-192, DPR)
- 30' PERMANENT SANITARY SEWER EASEMENT (VOL. 17654, PGS 782-789, OPR)
- WESTPOINTE EAST, UNIT-33 PHASE 3 (CONCURRENT PLAT NO. 170445) UNPLATTED REMAINING PORTION OF 80.652 AC MERITAGE HOMES OF TEXAS, LLC (VOL. 17984, PGS 517-532, OPR)

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



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 NOTE:
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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 Wood
LICENSED PROFESSIONAL ENGINEER

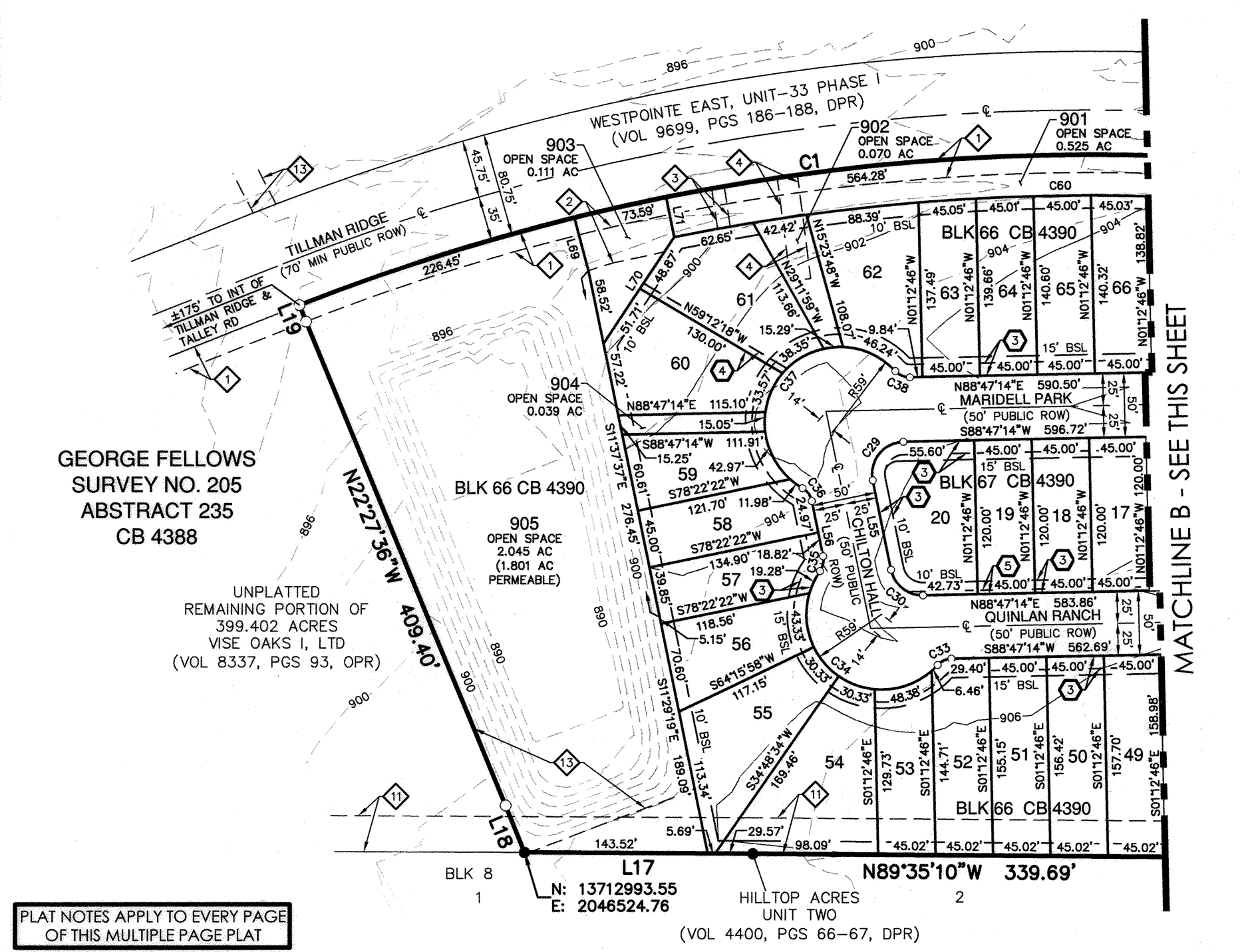
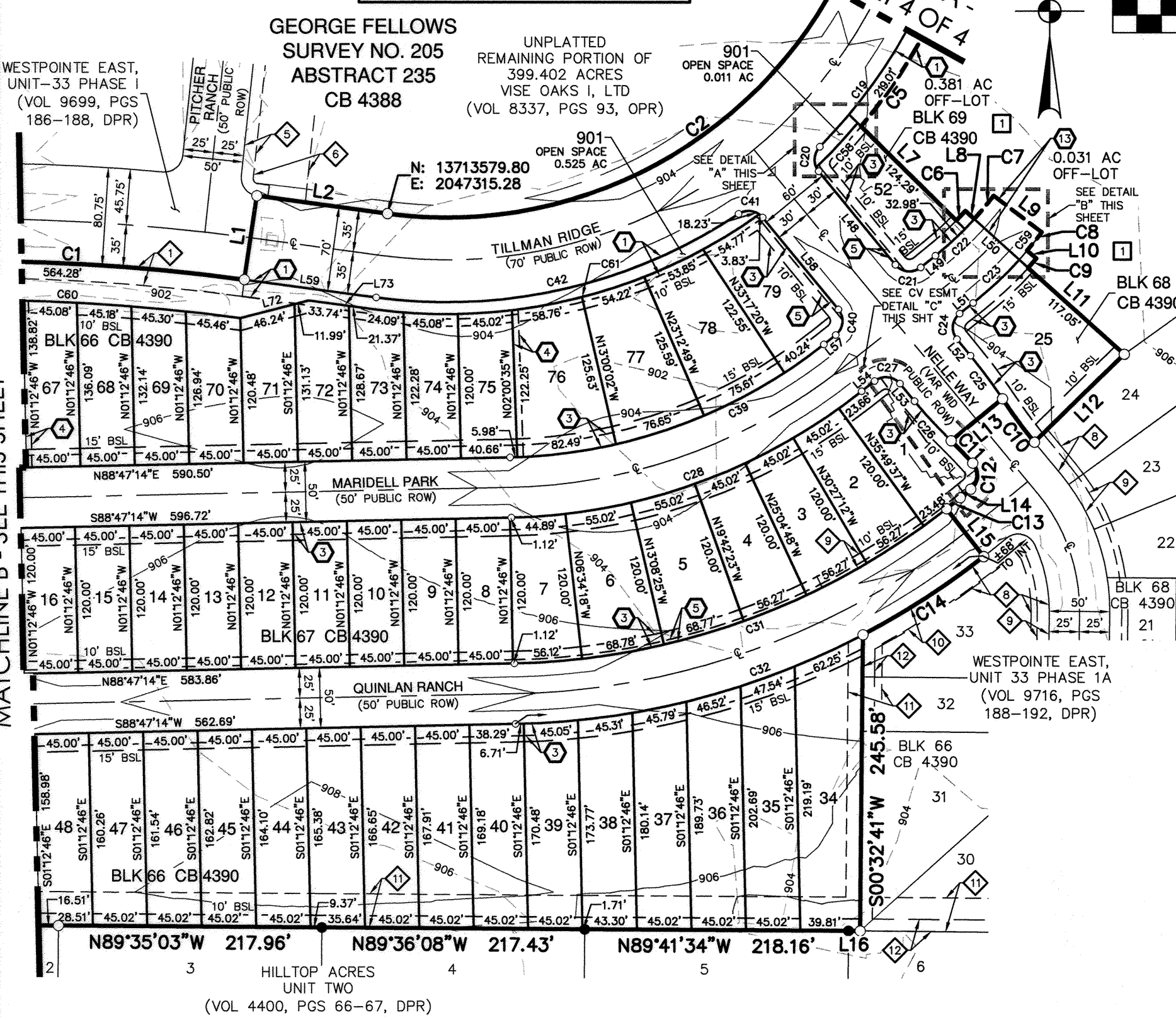
STATE OF TEXAS
COUNTY OF BEXAR

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.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

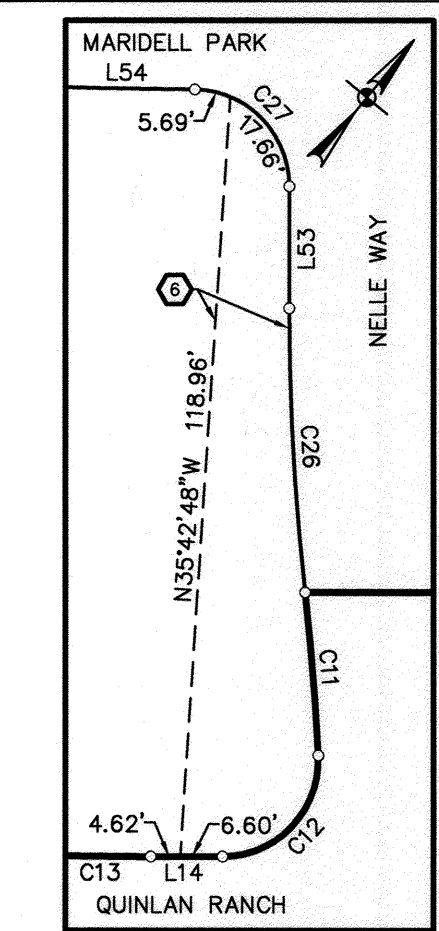
NOTE:
SEE SHEET 4 OF 4 FOR CURVE
AND LINE TABLE.

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



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SCALE: 1" = 100'
0' 100' 200' 300'



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

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, 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.

**PAPE-DAWSON
ENGINEERS**

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 #10288800

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

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
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 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

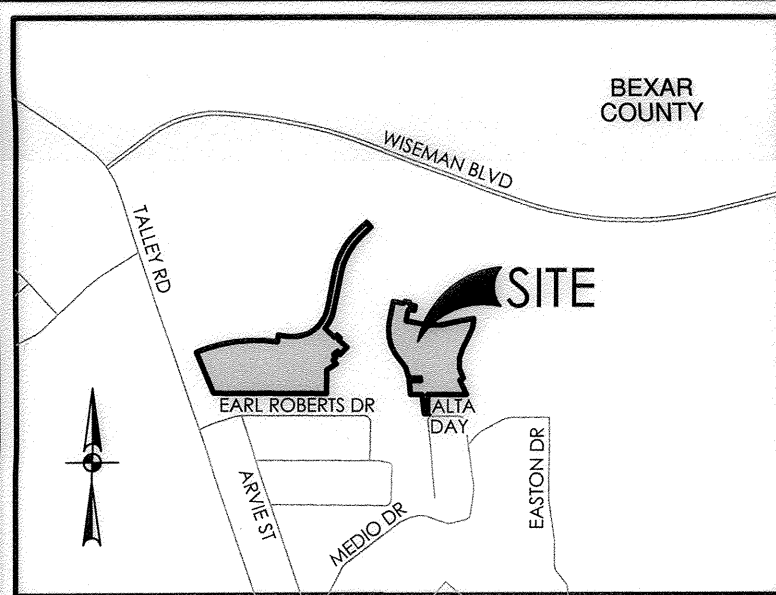
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

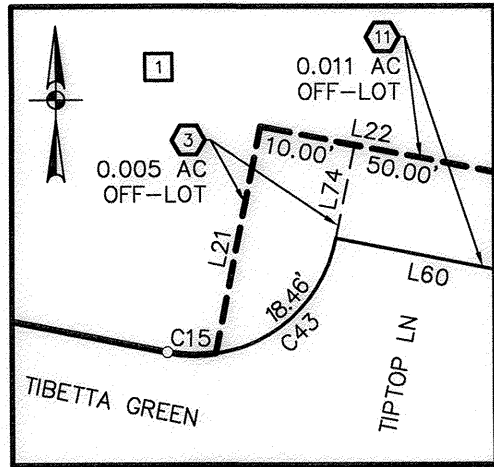
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

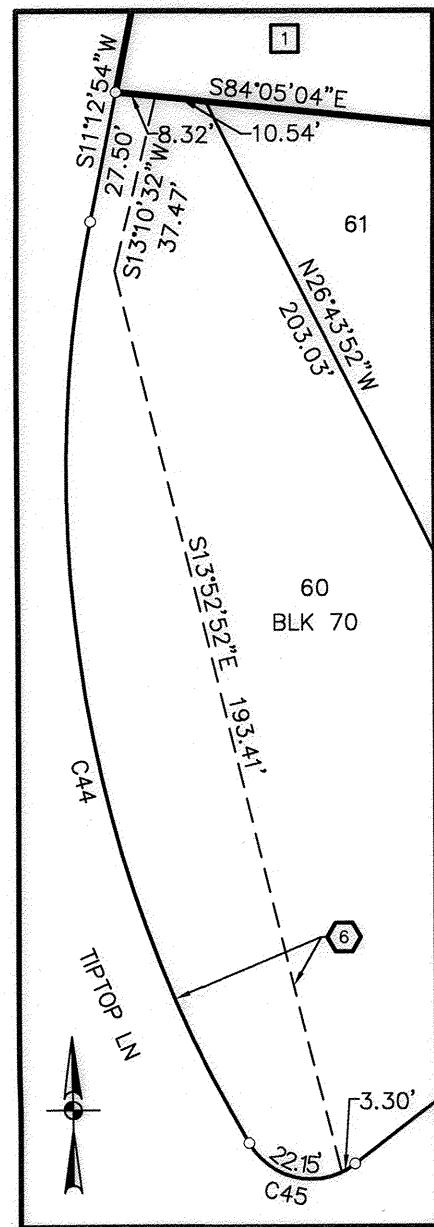
BY: _____ DEPUTY



LOCATION MAP
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE



CLEAR VISION EASEMENT DETAIL "E"
NOT-TO-SCALE

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF; IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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 NOTE:

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.

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

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

SCALE: 1"= 100'

0' 100' 200' 300'

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 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.

**PAPE-DAWSON
ENGINEERS**

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

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
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 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

STATE OF TEXAS

COUNTY OF BEXAR

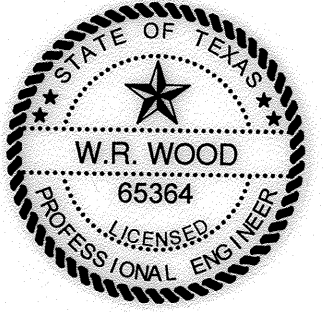
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____, AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____, AT _____ M., IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 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.

W.R. Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

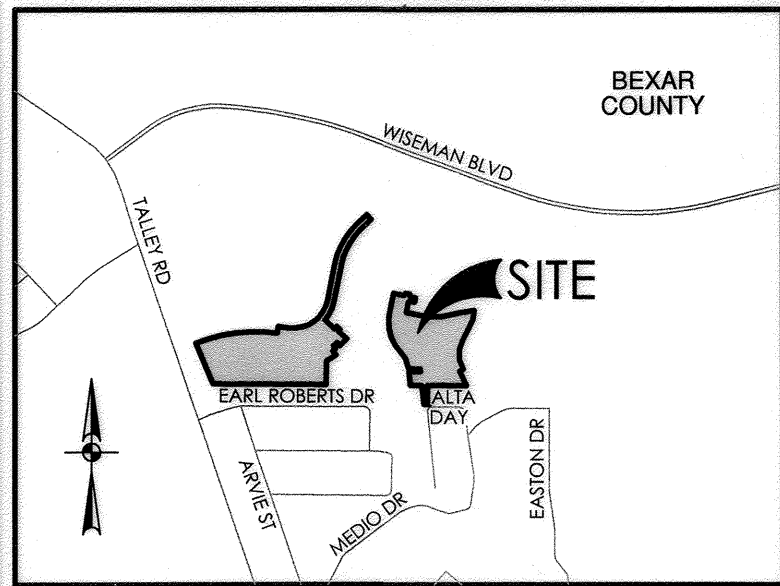
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

David A. Casanova
REGISTERED PROFESSIONAL LAND SURVEYOR

WESTPOINTE EAST, UNIT 33 PHASE 2

Civil Job No. 8222-35; Survey Job No. 9122-16

DATE: 1/19/2018 8:39 AM USER ID: GRCdfgfrt
FILE: P:\8222\35 Design\Civil\Plat\16822235.dwg



| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N08°29'20"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"W | 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 | N11°12'54"E | 24.14' |
| L22 | S78°47'06"E | 60.00' |
| L23 | S11°12'54"W | 10.00' |
| L24 | S78°47'06"E | 50.00' |
| L25 | S11°12'54"W | 50.00' |
| L26 | N78°47'06"W | 50.00' |
| L27 | S11°12'54"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 | S241°3'52"W | 65.63' |
| L32 | S18°51'10"W | 103.21' |
| L33 | S01°17'06"E | 107.12' |
| L34 | S21°51'10"E | 107.12' |
| L35 | S57°51'48"W | 45.14' |
| L36 | S24°57'58"E | 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 | N26°37'09"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 | S11°37'38"E | 71.17' |
| L56 | N11°37'38"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 NOTE:
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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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 ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

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.

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

UNPLATTED
REMAINING PORTION OF
399.402 ACRES
VISE OAKS I, LTD
(VOL 8337, PGS 93, OPR)

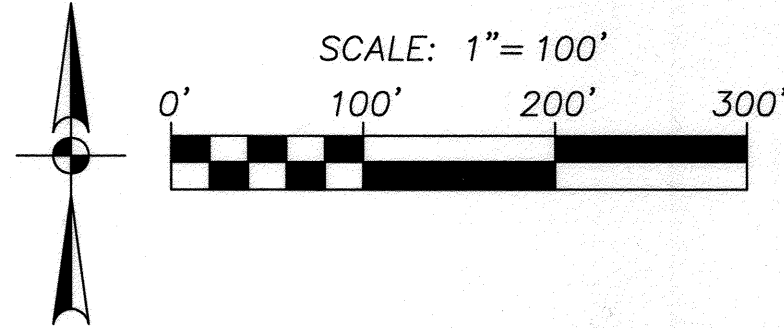
WESTPOINTE EAST,
UNIT-33 PHASE 3
(CONCURRENT
PLAT NO. 170445)

UNPLATTED
REMAINING PORTION OF 80.652 AC
MERITAGE HOMES OF TEXAS, LLC
(VOL 17984, PGS 517-532 OPR)

MATCHLINE A -
SEE SHEET 2 OF 4

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L61 | S11°12'54"W | 50.00' |
| L62 | N52°31'28"E | 16.07' |
| L63 | S52°31'28"W | 18.12' |
| L64 | S37°28'32"E | 86.53' |
| L65 | S08°51'19"E | 100.62' |
| L66 | N03°22'20"W | 92.30' |
| L67 | N37°28'32"W | 133.88' |
| L68 | N78°47'06"W | 105.00' |
| L69 | S14°43'44"E | 43.31' |
| L70 | N33°22'22"E | 100.58' |
| L71 | S11°26'02"E | 32.00' |
| L72 | S75°28'19"W | 58.24' |
| L73 | N82°18'27"W | 55.11' |
| L74 | N11°12'54"E | 10.00' |
| L75 | S71°49'16"W | 25.83' |
| L76 | S11°31'12"E | 5.80' |
| L77 | S02°42'22"W | 92.73' |
| L78 | S00°26'08"W | 62.99' |
| L79 | N89°33'52"W | 16.00' |
| L80 | N00°26'08"E | 59.04' |
| L81 | N59°24'40"W | 20.30' |
| L82 | S59°24'40"E | 19.52' |
| L83 | N02°42'22"E | 87.27' |
| L84 | N11°13'12"W | 4.44' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1690.35' | 29°17'48" | N83°02'39"E | 854.93' | 864.32' |
| C2 | 365.00' | 86°28'39" | N54°27'14"E | 500.08' | 550.90' |
| C3 | 770.00' | 34°35'02" | N28°30'25"E | 457.75' | 464.77' |
| C4 | 686.00' | 34°35'02" | S28°30'25"W | 407.81' | 414.07' |
| C5 | 449.00' | 28°59'04" | S25°42'26"W | 224.72' | 227.14' |
| C6 | 265.00' | 22°1'54" | N43°17'45"E | 10.94' | 10.94' |
| C7 | 275.00' | 5°12'31" | N39°30'32"E | 24.99' | 25.00' |
| C8 | 325.00' | 3°28'45" | S38°37'39"W | 19.54' | 19.55' |
| C9 | 335.00' | 1°45'47" | S41°13'55"W | 10.31' | 10.31' |
| C10 | 400.00' | 6°24'33" | N36°15'54"W | 44.72' | 44.74' |
| C11 | 400.00' | 3°40'18" | S44°02'34"E | 25.63' | 25.63' |
| C12 | 15.00' | 92°44'16" | S04°09'42"W | 21.71' | 24.28' |
| C13 | 600.00' | 1°24'01" | S51°13'50"W | 14.66' | 14.66' |
| C14 | 650.00' | 10°29'06" | S57°10'24"W | 118.78' | 118.95' |
| C15 | 15.00' | 19°28'16" | S88°31'14"E | 5.07' | 5.10' |
| C16 | 15.00' | 90°00'00" | S33°47'06"E | 21.21' | 23.56' |
| C17 | 15.00' | 90°00'00" | S56°12'54"W | 21.21' | 23.56' |
| C18 | 700.00' | 34°35'02" | S28°30'25"W | 416.14' | 422.52' |
| C19 | 435.00' | 33°34'34" | S28°00'12"W | 251.28' | 254.92' |
| C20 | 15.00' | 84°15'39" | S02°39'39"W | 20.12' | 22.06' |
| C21 | 15.00' | 89°10'53" | S84°03'37"E | 21.06' | 23.35' |
| C22 | 275.00' | 9°14'09" | N46°43'52"E | 44.28' | 44.33' |
| C23 | 325.00' | 9°14'09" | S46°43'52"W | 52.33' | 52.39' |
| C24 | 15.00' | 90°49'07" | S05°56'23"W | 21.36' | 23.78' |
| C25 | 400.00' | 6°24'33" | S36°15'54"E | 44.72' | 44.74' |
| C26 | 400.00' | 6°24'33" | N42°40'27"W | 44.72' | 44.74' |
| C27 | 15.00' | 89°10'53" | N84°03'37"W | 21.06' | 23.35' |
| C28 | 480.00' | 37°26'17" | S70°04'05"W | 308.09' | 313.64' |
| C29 | 25.00' | 100°24'51" | S38°34'48"W | 38.42' | 43.81' |
| C30 | 25.00' | 79°35'09" | S51°25'12"E | 32.00' | 34.73' |
| C31 | 600.00' | 36°51'23" | N70°21'32"E | 379.34' | 385.96' |
| C32 | 650.00' | 36°51'23" | S70°21'32"W | 410.95' | 418.12' |
| C33 | 15.00' | 46°41'35" | S65°26'26"W | 11.89' | 12.22' |
| C34 | 59.00' | 172°58'19" | N51°25'12"W | 117.78' | 178.12' |
| C35 | 15.00' | 46°41'35" | N11°43'10"E | 11.89' | 12.22' |
| C36 | 15.00' | 48°34'34" | N35°54'55"W | 12.34' | 12.72' |
| C37 | 59.00' | 197°33'59" | N38°34'48"E | 116.62' | 203.44' |
| C38 | 15.00' | 48°34'34" | S66°55'29"E | 12.34' | 12.72' |
| C39 | 430.00' | 37°26'17" | N70°04'05"E | 276.00' | 280.97' |
| C40 | 15.00' | 90°49'07" | N05°56'23"E | 21.36' | 23.78' |
| C41 | 15.00' | 84°15'39" | N81°36'00"W | 20.12' | 22.06' |
| C42 | 435.00' | 41°25'22" | S76°58'52"W | 307.69' | 314.49' |
| C43 | 15.00' | 90°00'00" | N56°12'54"E | 21.21' | 23.56' |
| C44 | 275.00' | 41°28'40" | S09°31'26"E | 194.76' | 199.08' |
| C45 | 15.00' | 97°12'46" | S78°52'09"E | 22.51' | 25.45' |
| C46 | 305.00' | 38°04'57" | N71°33'57"E | 199.01' | 202.72' |
| C47 | 15.00' | 57°16'46" | N61°58'02"E | 14.38' | 15.00' |
| C48 | 59.00' | 294°33'33" | S00°36'26"W | 63.78' | 303.32' |
| C49 | 15.00' | 57°16'46" | N60°45'11"W | 14.38' | 15.00' |
| C50 | 255.00' | 38°04'57" | S71°33'57"W | 166.39' | 169.49' |
| C51 | 15.00' | 90°00'00" | S07°31'28"W | 21.21' | 23.56' |
| C52 | 325.00' | 31°06'45" | S21°55'10"E | 174.32' | 176.48' |
| C53 | 300.00' | 2°29'32" | S07°36'33"E | 13.05' | 13.05' |
| C54 | 300.00' | 2°59'27" | N04°52'04"W | 15.66' | 15.66' |
| C55 | 275.00' | 31°06'45" | N21°55'10"W | 147.50' | 149.33' |
| C56 | 325.00' | 48°41'26" | N13°07'49"W | 267.95' | 276.19' |
| C57 | 15.00' | 90°00'00" | N33°47'06"W | 21.21' | 23.56' |
| C58 | 445.00' | 6°28'28" | N43°22'54"E | 50.00' | 50.03' |
| C59 | 325.00' | 5°12'31" | S39°30'32"W | 29.54' | 29.55' |
| C60 | 1657.74' | 19°10'03" | N88°08'55"E | 551.99' | 554.58' |
| C61 | 445.00' | 43°14'01" | S76°04'33"W | 327.87' | 335.78' |



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 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.

PAPE-DAWSON ENGINEERS

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 #10028900

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

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 # 128028000
Expires August 31, 2021

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 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

STATE OF TEXAS
COUNTY OF BEXAR

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

SHEET 4 OF 4 BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

