, A.D. 20 __

PLAT NUMBER 180108

SUBDIVISION PLAT

OF

WESTPOINTE EAST, UNIT-22H BEING A TOTAL OF 24.488 ACRE TRACT OF LAND OUT OF A 183.507 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL

WARRANTY DEED RECORDED IN VOLUME 15874, PAGES 2258-2269 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE

T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387 AND THE J.H. BLANNERHASSET SURVEY, NUMBER 202, ABSTRACT

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: October 23, 2018

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

WPF VENTURES, IIC 1011 N. LAMAR BLVD

AUSTIN, TEXAS 78703

TEL. NO. (512) 477-2400

PAPE-DAWSON

56 COUNTRY BLOCK 4385, OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

300'

COUNTY OF TRAVIS

STATE OF TEXAS COUNTY OF TRAVIS

AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF _

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 4 ATCHLINE 'A' P SHEE SHEET 2 OF 4

INDEX MAP

SCALE: 1"= 100' 200' 100'

100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN PER PAPE-DAWSON STUDY, MARCH 2013 10' GAS, ELECTRIC, TELEPHONE 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TELEVISION EASEMENT

7 AND CABLE TELEVISION EASEMENT (WESTPOINTE EAST UNIT-22G)

EASEMENT P.I. POINT

123.45 MINIMUM FINISHED FLOOR ELEVATION

AC ACREIS

PG PAGE(S)

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

(PLAT# 180071) 20' BUILDING SETBACK LINE (WESTPOINTE EAST UNIT-22G) (PLAT# 180071) 10' GAS, ELECTRIC, TELEPHONE

STRUCTURE HIGH PRESSURE GAS 9 AND CABLE TV EASEMENT (WESTCREEK OAKS UNIT-6) (PLAT# 140232) 10' BUILDING SETBACK

(WESTPOINTE EAST UNIT-22G) (PLAT# 180071) 12' SANITARY SEWER EASEMENT (WESTPOINTE EAST UNIT-22G) (PLAT# 180071)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9707, PG 136-138 DPR) 30' SANITARY SEWER EASEMENT 30 SANNAKT SETTER (VOL 12797, PG 1198-1207 OPR) VARIABLE WIDTH NO HABITABLE STRUCTURE HIGH PRESSURE GAS

SETBACK (WESTPOINTE EAST UNIT-22G) (PLAT# 180071)

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.

VISEMAN BLVD

LOCATION MAP

NOT-TO-SCALE

CB COUNTY BLOCK

DR DEED RECORDS

OPR OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

1140 EXISTING CONTOURS

PROPOSED CONTOURS

ORIGINAL SURVEY/

COUNTY LINE

SEE COUNTY FINISHED FLOOR NOTE FOR LOTS ADJACENT

- CENTERLINE

TO FLOODPLAIN

3 10° GAS, ELECTRIC, TELEPHONE

20' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

VARIABLE WIDTH NO HABITABLE

30' SANITARY SEWER EASEMENT

(VOL 12797, PG 1188-1197 OPR)

12' SANITARY SEWER EASEMENT

10' GAS, ELECTRIC, TELEPHONE

(WESTPOINTE EAST UNIT-22G)

AND CABLE TV EASEMENT

(WESTCREEK OAKS UNIT-7)

(VOL 6059, PG 353-358 DR)

PERMANENT WATER LINE

(VOL 15846, PG 1135-1143 OPR)

50' PIPELINE EASEMENT

5' WATER EASEMENT

SETBACK

(PLAT# 180071)

(PLAT# 140233)

EASEMENT

(OFFICIAL PUBLIC RECORDS

VOL VOLUME

LEGEND

BEXAR COUNTY

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.

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 (SAWS) - IS HEREBY DEDICATED EASEMENTS AND HIGHTS-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, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING NSPECTING, 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 GHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S DJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE ACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF 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

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. STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

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.

> 10-23-18 GISTERED PROFESSIONAL LAND SURVEYOR

LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA TABLES

LOCATED ON SHEET 4 OF 4

L6 LOT 901 (0.263 AC. PERMEABLE) (9) WESTCREEK OAKS

DETAIL 'A' SCALE: 1"=10"

WESTCREEK OAKS (70' RIGHT-OF-WAY) (WESTCREEK OAKS, UNIT-6 PLAT #140232) DETAIL 'B' SCALE: 1"=10'

N: 13711751.99

E: 2052864.83

9

62

BLOCK 53

CB 4390

LOT 904

(0.117 AC, PERMEABLE)

SPACE

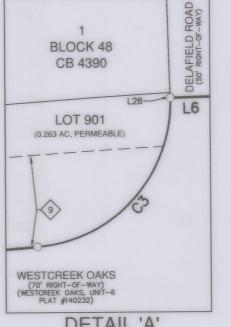
(0.117 AC

DEL (50

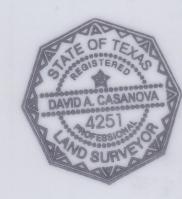
L6

PERMEABLE)

BLOCK 49 & CB 4390 TC106 143.67 61 BLOCK 53 R 2 SEE DETAIL 'A' SEE DETAIL 'B'
THIS SHEET THIS SHEET & R LOT 904 -**OPEN**



CENSED ALL



SHEET 1 OF 4

My Notary ID # 126808

SECRETARY

OF

STATE OF TEXAS COUNTY OF TRAVIS

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.

DATE OF PREPARATION: October 23, 2018

WPE VENTURES, LLC 1011 N. LAMAR BLVD AUSTIN, TEXAS 78703 TEL. NO. (512) 477-2400

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
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 24 DAY OF OFFICE THIS 2.4. DAY OFFI DAY

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

Expires February 17, 20 THIS PLAT OF WESTPOINTE EAST, UNIT-22H 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 ____ CHAIRMAN

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 OURT 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 _

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 4

WISEMAN BLVD BEXAR COUNTY LOCATION MAP LEGEND AC ACRE(S) DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS PG PAGE(S)

CB COUNTY BLOCK VOL VOLUME OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF

SITE

BEXAR COUNTY, TEXAS DR DEED RECORDS 1140 EXISTING CONTOURS

ORIGINAL SURVEY/

COUNTY LINE SEE COUNTY FINISHED FLOOR NOTE FOR LOTS ADJACENT

PROPOSED CONTOURS

- CENTERLINE

5' WATER EASEMENT

(WESTPOINTE EAST UNIT-22G)

AND CABLE TV EASEMENT (WESTCREEK OAKS UNIT-7)

(VOL 6059, PG 353-358 DR)

(VOL 15846, PG 1135-1143 OPR)

PERMANENT WATER LINE

50' PIPELINE EASEMENT

SETBACK

(PLAT# 180071)

(PLAT# 140233)

FASEMENT

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)=ROW EASEMENT P.I. POINT 123.45 MINIMUM FINISHED FLOOR ELEVATION

100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN PER PAPE-DAWSON STUDY, MARCH 2013

3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT 10' GAS, ELECTRIC, TELEPHONE 20' BUILDING SETBACK LINE 10' BUILDING SETBACK LINE

AND CABLE TELEVISION EASEMENT (WESTPOINTE EAST UNIT-22G) (PLAT# 180071) 20' BUILDING SETBACK LINE (WESTPOINTE EAST UNIT-22G)

(PLAT# 180071) VARIABLE WIDTH NO HABITABLE 10' GAS, FLECTRIC, TELEPHONE STRUCTURE HIGH PRESSURE GAS AND CABLE TV EASEMENT (WESTCREEK OAKS UNIT-6) (PLAT# 140232) 30' SANITARY SEWER EASEMENT

10' BUILDING SETBACK (VOL 12797, PG 1188-1197 OPR) (WESTPOINTE EAST UNIT-22G) 12' SANITARY SEWER EASEMENT (PLAT# 180071) 12' SANITARY SEWER EASEMENT 10' GAS, ELECTRIC, TELEPHONE

(WESTPOINTE EAST UNIT-22G) (PLAT# 180071) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9707, PG 136-138 DPR)

30' SANITARY SEWER EASEMENT (VOL 12797, PG 1198-1207 OPR) VARIABLE WIDTH NO HABITABLE STRUCTURE HIGH PRESSURE GAS SETBACK

(WESTPOINTE EAST UNIT-22G) (PLAT# 180071)

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.

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.

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 (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTIS-OF-WAY FOR UTILITY, TRANSPOSION 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, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER EASEMENT, FOR THE SURVEY NO. 202, PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, ABSTRACT NO. 56
NSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES

ABSTRACT NO. 56 OR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT COUNTY BLOCK . —
O RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND

4385 IGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S DJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE ACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS,

SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE PACIFICE. NO BUILDING, 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 ASSMENTS, 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 ASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

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 FACILITIES ARE

ROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. STATE OF TEXAS COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF BEXAR

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,

LAT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT CURVE AND LINE DATA TABLES

LOCATED ON SHEET 4 OF 4







, A.D. 20 ___

DUSTIN EINHAUS

My Notary ID # 126808132

Expires February 17, 2021

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF _

PLAT NUMBER 180108

SUBDIVISION PLAT

WESTPOINTE EAST, UNIT-22H BEING A TOTAL OF 24.488 ACRE TRACT OF LAND OUT OF A 183.507 ACRE

THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE

PAPE-DAWSON

T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK

4387 AND THE J.H. BLANNERHASSET SURVEY, NUMBER 202, ABSTRACT

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: October 23, 2018

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.

IA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

THIS PLAT OF WESTPOINTE EAST, UNIT 22H 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

EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF October, A.D. 20 18

WPF VENTURES, LLC

1011 N. LAMAR BLVD

AUSTIN, TEXAS 78703

TEL. NO. (512) 477-2400

TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15874, PAGES 2258-2269 OF

56, COUNTRY BLOCK 4385, OF BEXAR COUNTY, TEXAS.

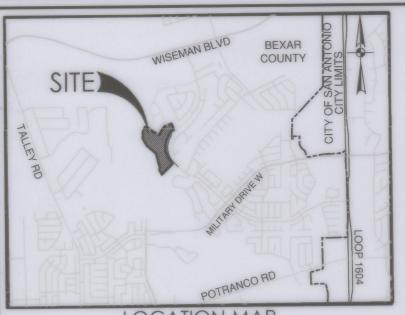
STATE OF TEXAS COUNTY OF TRAVIS

STATE OF TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 4



LOCATION MAP NOT-TO-SCALE

AC ACRE(S)

PG PAGE(S)

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

O EASEMENT P.I. POINT

123.45 MINIMUM FINISHED FLOOR ELEVATION

10' GAS, ELECTRIC, TELEPHONE

(WESTPOINTE EAST UNIT-22G)

20' BUILDING SETBACK LINE

AND CABLE TV EASEMENT

(WESTCREEK OAKS UNIT-6)

(WESTPOINTE EAST UNIT-22G)

10' GAS, ELECTRIC, TELEPHONE

(PLAT# 180071)

(PLAT# 180071)

9

AND CABLE TELEVISION EASEMENT

SET 1/2" IRON ROD (PD)

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN PER PAPE-DAWSON STUDY, MARCH 2013

LEGEND CB COUNTY BLOCK VOL VOLUME OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

DR DEED RECORDS -1140 EXISTING CONTOURS PROPOSED CONTOURS - CENTERLINE ORIGINAL SURVEY/ COUNTY LINE

SEE COUNTY FINISHED FLOOR NOTE FOR LOTS ADJACENT

TO FLOODPLAIN 10' GAS, ELECTRIC, TELEPHONE
AND CABLE TELEVISION EASEMENT 20' BUILDING SETBACK LINE 10' BUILDING SETBACK LINE

5' WATER EASEMENT VARIABLE WIDTH NO HABITABLE STRUCTURE HIGH PRESSURE GAS SETBACK

30' SANITARY SEWER EASEMENT (VOL 12797, PG 1188-1197 OPR) 12' SANITARY SEWER EASEMENT (WESTPOINTE EAST UNIT-22G) (PLAT# 180071)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTCREEK OAKS UNIT-7) (PLAT# 140233) 50' PIPELINE EASEMENT

(VOL 6059, PG 353-358 DR) PERMANENT WATER LINE

(PLAT# 140232) 10' BUILDING SETBACK (WESTPOINTE EAST UNIT-22G) (PLAT# 180071) 12' SANITARY SEWER EASEMENT (WESTPOINTE EAST UNIT-22G) (PLAT# 180071) 10' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 9707, PG 136-138 DPR) 30' SANITARY SEWER EASEMENT (VOL 12797, PG 1198-1207 OPR) (VOL 15846, PG 1135-1143 OPR) VARIABLE WIDTH NO HABITABLE STRUCTURE HIGH PRESSURE OLD

SETBACK (WESTPOINTE EAST UNIT-22G)

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.

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 AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FASEMENT, "SERVICE EASEMENT," OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT, "SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER 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 DJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFI 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.

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 CORDUIND ELEVATION ALTERATIONS. 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

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. STATE OF TEXAS

COUNTY OF BEXAR

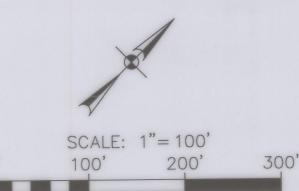
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION



STATE OF TEXAS COUNTY OF BEXAR

> 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. 10-23-18 PLAT NOTES APPLY TO EVERY PAG OF THIS MULTIPLE PAGE PLAT



N: 13711863.54 E: 2051755.82 UNPLATTED T.R. EDMONSON SURVEY 368.134 ACRES NO. 207, ABSTRACT NO. 228 OWNER: VISE OAKS I, LTD N2510'40"E **COUNTY BLOCK 4387** (VOL 12642, PG 1974-1978 OPR) UNIT 22G (PLAT 100 YR ULTIMATE -DEVELOPMENT FLOODPLAIN PER PAPE-DAWSON STUDY, MARCH 2013 UNPLATTED TRACT 1 194.989 ACRES OWNER: VISE OAKS I, LTD (VOL 7746, PG 803-808 OPR) LOT 905 BLOCK 52 CB 4390 OPEN SPACE (3.854 AC. PERMEABLE) FF = 855 137.98' 124.95 FF = 852.5 N42"11'31"E 135.19

T.R. EDMONSON SURVEY NO. 207. ABSTRACT NO. 228

COUNTY BLOCK 4387

MATCHLINE 'A' SEE SHEET 2 OF 4

LICENSED PROFESSIONAL ENGINEER

AVID A. CASANOVA

_, A.D. 20 ___

A.D. 20



LOCATION MAP NOT-TO-SCALE

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

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

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

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, SANITARYSEWER EASEMENT AND/OR RECYCLEDWATER 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 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

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

NCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

LECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER

ASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

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.

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN

THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE

LICENSED PROFESSIONAL ENGINEER

C65

885.00' 5'25'47"

885.00' 4°44'39"

S39°13'41"E

S36°05'03"E

83.84' 83.87'

73.26' 73.28'

C131 885.00' 0°56'07"

59.00' 71°25'56"

C132

S0°13'30"W

N4°57'43"W

14.45' 14.45'

68.88' 73.56'

BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL BEOLIBEMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS IMPACT FEE

ANTONIO WATER SYSTEM.

ROUND ELEVATION ALTERATIONS

SURVEYOR'S NOTES:

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

SAN ANTONIO PLANNING COMMISSI

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

SAWS WASTEWATER EDU:

DRAINAGE EASEMENT ENCROACHMENTS

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCLOB DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FINISHED FLOOR

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

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

CURVE TABLE

| | | CUH | IVE TABLE | | |
|---------|---------|------------|----------------------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 870.00' | 5*47'15" | S48*39'25"W | 87.84 | 87.88 |
| C2 | 15.00' | 87°24'34" | S89°28'05"W | 20.73 | 22.88 |
| C3 | 15.00' | 87°24'34" | S3*07'21"E | 20.73 | 22.88 |
| C4 | 870.00 | 48°23'14" | S16°23'19"W | 713.09 | 734.73 |
| C5 | 15.00' | 87°24'34" | S35*53'59"W | 20.73 | 22.88 |
| C6 | 15.00' | 87°24'34" | S56°41'27"E | 20.73 | 22.88 |
| C7 | 870.00' | 32°08'10" | S29°03'15"E | 481.59 | 487.97 |
| C8 | 275.00' | 44"13'21" | S3*03'48"W | 207.02 | 212.25 |
| C9 | 550.00' | 4°33'34" | S21°19'40"E | 43.76 | 43.77 |
| C10 | 14.00' | 94°10′21" | S70°41'37"E | 20.51 | 23.01 |
| C11 | 75.00' | 34°51'16" | N44°47'34"E | 44.92' | 45.62 |
| C12 | 125.00' | 34°51'16" | S44°47'34"W | 74.87 | 76.04 |
| C13 | 14.00' | 94*10'21" | S15*08'01"W | 20.51 | 23.01 |
| C14 | 550.00' | 22°00'13" | S42°57'16"E | 209.93 | 211.22' |
| C15 | 275.00' | 31°21'46" | S69°38'16"E | 148.66 | 150.53 |
| C16 | 14.00' | 93*59'18" | N47*41'12"E | 20.48 | 22.97 |
| C17 | 935.00' | 37*06'51" | N19"14'59"E | 595.13 | 605.66 |
| C18 | 14.00' | 70°31'10" | N2°32'49"E | 16.16 | 17.23' |
| C19 | 345.00' | 9*10'00" | N28*07'46"W | 55.14' | 55.20' |
| C20 | 295.00 | 23"16'52" | S35"1'12"E | 119.04 | 119.87 |
| C21 | 14.00' | 96°01'12" | S85'49'00"W | 20.81 | 23.46 |
| C22 | 885.00' | 37°06'51" | S19*14'59"W | 563.30' | 573.27 |
| C23 | 885.00 | 643'35" | S2*25'14"E | 96.12 | 96.17 |
| C23 | | | | | |
| C24 | 14.00' | 94°51'42" | S52*57'53"E S34*28'01"W | 20.62' | 23.18' |
| | 14.00' | 90°16'30" | | 19.85 | 22.06' |
| C26 | 885.00' | 30°00'27" | S25*40'27"E | 458.22 | 463.50' |
| C27 | 59.00' | 268°16'49" | N86°32'16"W | 84.68 | 276.26 |
| C28 | 14.00' | 83°52'14" | N5°40'01"E | 18.71 | 20.49 |
| C29 | 935.00' | 36*57'39" | N17°47′16″W | 592.75 | 603.16 |
| C30 | 14.00' | 86*00'42" | N42*18'48"W | 19.10' | 21.02' |
| C31 | 325.00' | 31°21'46" | N69°38'16"W | 175.69 | 177.90' |
| C32 | 600.00' | 34*54'30" | N36°30'08"W | 359.93 | 365.56 |
| C33 | 325.00' | 44°13'21" | N3'03'48"E | 244.66 | 250.84 |
| C34 | 325.00' | 3°17'01" | N23°31'58"E | 18.62' | 18.63 |
| C35 | 325.00' | 10°41'06" | N16°32'54"E | 60.52 | 60.61 |
| C36 | 325.00' | 10°41'06" | N5°51'48"E | 60.52 | 60.61 |
| C37 | 325.00' | 10°44'13" | N4°50'52"W | 60.81 | 60.90' |
| C38 | 325.00' | 8°49'55" | N14°37'55"W | 50.05 | 50.10' |
| C39 | 600.00 | 5°31'50" | N22°29'53"W | 57.89 | 57.92' |
| C40 | 600.00 | 4°07'29" | S27°19'33"E | 43.18' | 43.19' |
| C41 | 600.00' | 5°36'15" | N32°11'25"W | 58.66 | 58.69' |
| C42 | 600.00' | 5*59'15" | N37*59'09"W | 62.67 | 62.70 |
| C43 | 600.00' | 5°59'15" | N43*58'24"W | 62.67 | 62.70' |
| C44 | 600.00' | 5*59'16" | N49°57'39"W | 62.67 | 62.70 |
| C45 | 600.00' | 1°00'06" | N53°27'20"W | 10.49' | 10.49 |
| C46 | 325.00' | 10°21'53" | N59*08'19"W | 58.71 | 58.79 |
| C47 | 325.00' | 10°41′06" | N69*39'49"W | 60.52 | 60.61 |
| C48 | 325.00' | 10°18'47" | N80°09'45"W | 58.42' | 58.50 |
| C49 | 935.00' | 1°58'42" | N0°17'48"W | 32.28' | 32.28 |
| C50 | 935.00' | 3°53'40" | N3°13'59"W | 63.54 | 63.55 |
| C51 | 935.00' | 3*53'40" | N7°07'39"W | 63.54 | 63.55 |
| C52 | 935.00' | 1"13'58" | N9°41'28"W | 20.12' | 20.12 |
| C53 | 935.00 | 3°53'56" | N12"15'25"W | 63.61 | 63.63 |
| C54 | 935.00 | 3°53'40" | N16°09'13"W | 63.54 | 63.55 |
| C55 | 935.00 | 210'11" | N19*11'09"W | 35.41 | 35.41 |
| C56 | | | N22°13'04"W | | |
| | 935.00' | 3°53'40" | | 63.54 | 63.55 |
| C57 | 935.00' | 3°54'01" | N26*06'55"W | 63.63' | 63.65' |
| C58 | 935.00' | 3°53'40" | N30°00'45"W | 63.54 | 63.55 |
| C59 | 935.00' | 3*53'40" | S33°54'25"E | 63.54 | 63.55 |
| C60 | 935.00' | 0°24′51″ | S36°03'40"E | 6.76' | 6.76' |
| C61 | 59.00' | 72°10'59" | S11*30'39"W | 69.51 | 74.33 |
| C62 | 59.00' | 95°12'23" | S72"11'02"E | 87.14 | 98.04 |
| C63 | 59.00' | 29°27′31″ | S45°29'01"W | 30.00' | 30.33' |
| C64 | 885.00' | 2°13'18" | N39°34'02"W | 34.31 | 34.32 |
| | | | | | |

SAWS DEDICATION

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS 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 1750 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 COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN) 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

LOT 901, BLOCK 48, LOT 905, BLOCK 52, AND LOT 904, BLOCK 53 CB 4390, ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|---------|-----------|---------------|---------|---------|
| C67 | 885.00 | 4°02'22" | S34°29'37"E | 62.38' | 62.40' |
| C68 | 885.00' | 4°44'39" | S31°20'24"E | 73.26 | 73.28 |
| C69 | 885.00' | 4°01'53" | S30°27'29"E | 62.25 | 62.27 |
| C70 | 885.00' | 4'44'39" | S26°35'45"E | 73.26 | 73.28 |
| C71 | 885.00' | 4°01'40" | S26°25'43"E | 62.20' | 62.21 |
| C72 | 885.00' | 4°44'39" | S21°51'05"E | 73.26 | 73.28 |
| C73 | 885.00' | 4*01'44" | S22*24'01"E | 62.22' | 62.23' |
| C74 | 885.00' | 29°55'44" | S26*58'43"E | 457.05 | 462.28 |
| C75 | 885.00' | 4°44'39" | S17°06'26"E | 73.26 | 73.28 |
| C76 | 885.00 | 4°02'06" | S18*22'06"E | 62.31 | 62.33 |
| | | | | | |
| C77 | 885.00' | 4°03′52″ | S12*42'10"E | 62.77' | 62.78' |
| C78 | 885.00' | 4°20'11" | S14*10'57"E | 66.96 | 66.98 |
| C79 | 885.00' | 4°50'21" | S6°21'26"E | 74.73 | 74.75 |
| C80 | 885.00' | 517'28" | S2*53'18"E | 81.70' | 81.73 |
| C81 | 885.00' | 3°31'52" | S2°10'19"E | 54.53' | 54.54 |
| C82 | 885.00 | 3°33'42" | S1°22'27"W | 55.00 | 55.01 |
| C83 | 885.00' | 3*28'07" | S4°53'22"W | 53.57 | 53.58 |
| C84 | 885.00 | 2°36'19" | S1°59'42"W | 40.24 | 40.24 |
| C85 | 885.00' | 3°27'01" | S8°20'56"W | 53.29' | 53.30' |
| C86 | 885.00' | 4°00'52" | S5°18'18"W | 61.99' | 62.01 |
| C87 | 885.00' | 3°26'14" | S11°47'33"W | 53.08 | 53.09 |
| C88 | 885.00' | 4*00'52" | S9"19'09"W | 61.99' | 62.01 |
| C89 | 885.00' | 3°25'36" | S15"3'28"W | 52.92' | 52.93' |
| C90 | 885.00' | 4*00'52" | S13*20'01"W | 61.99' | 62.01 |
| C91 | 885.00 | 3*25'08" | S18*38'50"W | 52.80' | 52.81 |
| | | | | | |
| C92 | 885.00' | 4°00'52" | S17*20'53"W | 61.99' | 62.01 |
| C93 | 885.00' | 3°24′51″ | S22°03'49"W | 52.73 | 52.73' |
| C94 | 885.00' | 4°00'52" | S21°21'44"W | 61.99 | 62.01 |
| C95 | 885.00' | 3°50'39" | S25°41'34"W | 59.37' | 59.38' |
| C96 | 885.00' | 50°19'52" | N16°23'19"E | 752.66 | 777.42' |
| C97 | 885.00 | 4°30'40" | S25*37'30"W | 69.66 | 69.68 |
| C98 | 885.00' | 3°24'47" | S29°19'17"W | 52.71 | 52.72 |
| C99 | 885.00' | 4°00'51" | S29°53'15"W | 61.99 | 62.00' |
| C100 | 885.00' | 3°25'01" | S32°44'11"W | 52.77 | 52.78' |
| C101 | 885.00' | 4°00'50" | S33*54'06"W | 61.98 | 62.00' |
| C102 | 885.00' | 3°29'30" | S36°11'27"W | 53.92' | 53.93' |
| C103 | 885.00' | 1°53′54" | S36°51'27"W | 29.32 | 29.32 |
| C104 | 885.00' | 3°37'03" | N39°44'43"E | 55.87 | 55.88 |
| C105 | 885.00 | 5*56'16" | N47*45'38"E | 91.68 | 91.72 |
| C106 | 295.00' | 1°10'55" | N46°14'10"W | 6.09' | 6.09 |
| C107 | 295.00' | 16*17'00" | S37°30'13"E | 83.56 | 83.84 |
| C108 | 295.00' | 5*48'57" | S26°27'14"E | 29.93 | 29.94 |
| C109 | 935.00' | 2*46'42" | N36*25'03"E | 45.34 | 45.34 |
| C110 | | 3°17'59" | | | |
| | 935.00' | | N33°22'43"E | 53.84 | 53.85 |
| C111 | 935.00' | 3°17'59" | N30°04'44"E | 53.84' | 53.85' |
| C112 | 935.00' | 3°17'59" | N26°46′44″E | 53.84' | 53.85 |
| C113 | 935.00' | 3°48'55" | N23°13'17"E | 62.25 | 62.26 |
| C114 | 935.00' | 3°17'48" | N19*39'55"E | 53.79 | 53.80' |
| C115 | 935.00' | 3°17'48" | N16°22'08"E | 53.79' | 53.80' |
| C116 | 935.00' | 3°17'48" | N13°04'20"E | 53.79' | 53.80' |
| C117 | 935.00' | 3°26'47" | N9°42'02"E | 56.23 | 56.24 |
| C118 | 935.00' | 3°17'48" | N6~19'45"E | 53.79' | 53.80' |
| C119 | 935.00 | 3°59'18" | N2°41'12"E | 65.07 | 65.08 |
| C120 | 275.00' | 14°31'43" | S78°03'18"E | 69.55 | 69.73 |
| C121 | 275.00 | 16°50'04" | S62°22'25"E | 80.51 | 80.80' |
| C122 | 550.00' | 6°08'54" | S50°52'56"E | 58.99' | 59.02 |
| C123 | 550.00' | 8°06'30" | S43°45'14"E | 77.77 | 77.83 |
| C124 | 550.00' | 7°44'50" | S35°49'34"E | 74.31 | 74.37 |
| C125 | 125.00' | 23°24'19" | S50°31'02"W | 50.71 | 51.06 |
| C126 | 125.00 | 11°26'57" | S33°05'24"W | 24.94 | 24.98 |
| | | | | | |
| C127 | 275.00' | 9°43′02" | S14"11'21"E | 46.58 | 46.64 |
| C128 | 275.00' | 23°52'10" | S2'36'15"W | 113.74 | 114.56 |
| C129 | 275.00' | 10°38'09" | S19°51'24"W | 50.97 | 51.05 |
| C130 | 600.00' | 0°41'06" | N19*23'25"W | 7.17' | 7.17' |
| C131 | 995 00' | 0°56'07" | C047'70"W | 1 4 4 5 | 14 45 |

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS. PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 48, LOT 904, BLOCK 53, AND LOT 905, BLOCK 52, CB 4390, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2061200) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR 4387 AND THE J.H. BLANNERHASSET SURVEY, NUMBER 202, ABSTRACT UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY 56, COUNTRY BLOCK 4385, OF BEXAR COUNTY, TEXAS, ARBORIST OFFICE PER 35-477(H).

L15

L26 N46°49'38"W

L27 N46°49'38"W

L28 S53°57'23"E

L31 N19°57'08"E

L29 S66°27'14"W 16.54'

L30 | S19°57'08"W | 36.31'

L32 | N19*57'08"E | 61.19"

L33 N19*57'08"E 61.43'

L34 N32°07'19"E 65.63' L35 N32°07'19"E 50.91'

L36 S53*57'23"E 37.26'

L37 N23°39'39"W 15.59'

0.55

0.55

18.82

55.46

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

LINE TABLE INE # BEARING LENGTH L1 S25°10'28"W 13.24' L2 S64°49'32"E 50.00 L3 | S27°21'56"W | 12.00' STATE OF TEXAS L4 S27°21'56"W COUNTY OF TRAVIS L5 N23°32'46"W 13.39 L6 S43°10'22"W 50.00 L7 S10°23'44"E 50.00' L8 S45°07'20"E 31.03 L9 N25°10'28"E 31.39 L10 | S25°10'28"W | 31.39' L11 N0°41'33"E 5.01 N23°32'46"W 33.97 L13 | S23*32'46"E | 33.97' L14 N46°10'24"W 8.03' N0°41'33"E 32.66 L16 N51°05'06"E 20.05 DATED THIS _____DAY OF ___ L17 N18'52'01"W 33.20' L18 N46°56'04"W 48.19 L19 S72°20'43"W L20 N41°19'07"W 43.48' L21 | S26°47'40"E 32.55 L22 S45°09'43"E 11.90 L23 S45°09'43"E 12.24 L24 S79°36'16"W 0.55 N79°36'16"E 0.55

PLAT NUMBER 180108

SUBDIVISION PLAT OF

WESTPOINTE EAST, UNIT-22H

BEING A TOTAL OF 24.488 ACRE TRACT OF LAND OUT OF A 183.507 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15874, PAGES 2258-2269 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK



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: October 23, 2018

COUNTY OF TRAVIS

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.

AY A HANNA WPE VENTURES, LLC 1011 N LAMAR BIVD AUSTIN, TEXAS 78703 TEL. NO. (512) 477-2400

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY A. HANNA 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 24 DAY OF CATOLOGY. A.D. 20 18



THIS PLAT OF WESTPOINTE EAST, UNIT-22H 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.

| BY: | CHAIRMAN |
|-----|----------|
| BY: | |

CERTIFICATE OF APPROVAL

THE LINDERSIGNED 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.

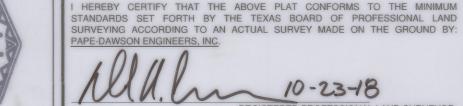
COUNTY JUDGE, BEXAR COUNTY, TEXAS

DATED THIS _____ DAY OF ___

COUNTY CLERK, BEXAR COUNTY, TEXAS







LAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT