

LOCATION MAP
NOT-TO-SCALE

LEGEND

CB	COUNTY BLOCK	AC	ACRE(S)
VOL	VOLUME	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
DR	DEED RECORDS	(PD)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
1140	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)
1140	PROPOSED CONTOURS	○	SET 1/2" IRON ROD (PD)-ROW
—	CENTERLINE	○	EASEMENT P.I. POINT
—	ORIGINAL SURVEY/ COUNTY LINE	123.45	MINIMUM FINISHED FLOOR ELEVATION
*	SEE COUNTY FINISHED FLOOR NOTE FOR LOTS ADJACENT TO FLOODPLAIN		100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN PER PAPE-DAWSON STUDY, MARCH 2013
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (WESTPOINTE EAST UNIT-22G) (PLAT# 180071)
11	20' BUILDING SETBACK LINE	8	20' BUILDING SETBACK LINE (WESTPOINTE EAST UNIT-22G) (PLAT# 180071)
12	10' BUILDING SETBACK LINE	9	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTCREEK OAKS UNIT-6) (PLAT# 140232)
13	5' WATER EASEMENT	10	10' BUILDING SETBACK (WESTPOINTE EAST UNIT-22G) (PLAT# 180071)
14	VARIABLE WIDTH NO HABITABLE STRUCTURE HIGH PRESSURE GAS SETBACK	11	12' SANITARY SEWER EASEMENT (WESTPOINTE EAST UNIT-22G) (PLAT# 180071)
1	30' SANITARY SEWER EASEMENT (VOL 12797, PG 1188-1197 OPR)	12	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9707, PG 136-138 DPR)
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4	50' PIPELINE EASEMENT (VOL 6059, PG 353-358 DR)		
5	PERMANENT WATER LINE EASEMENT (VOL 15846, PG 1135-1143 OPR)		

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

CPS/SAWS/COSA UTILITY:

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

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

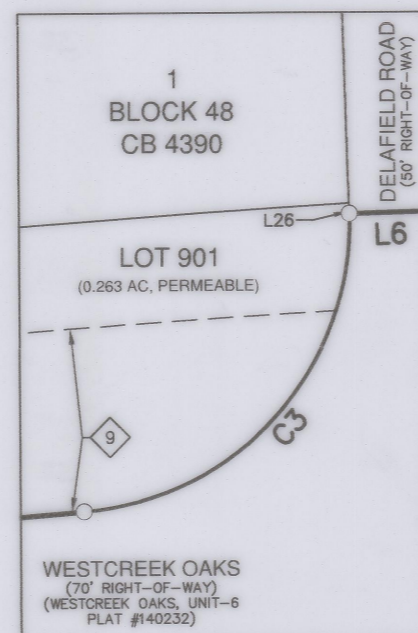
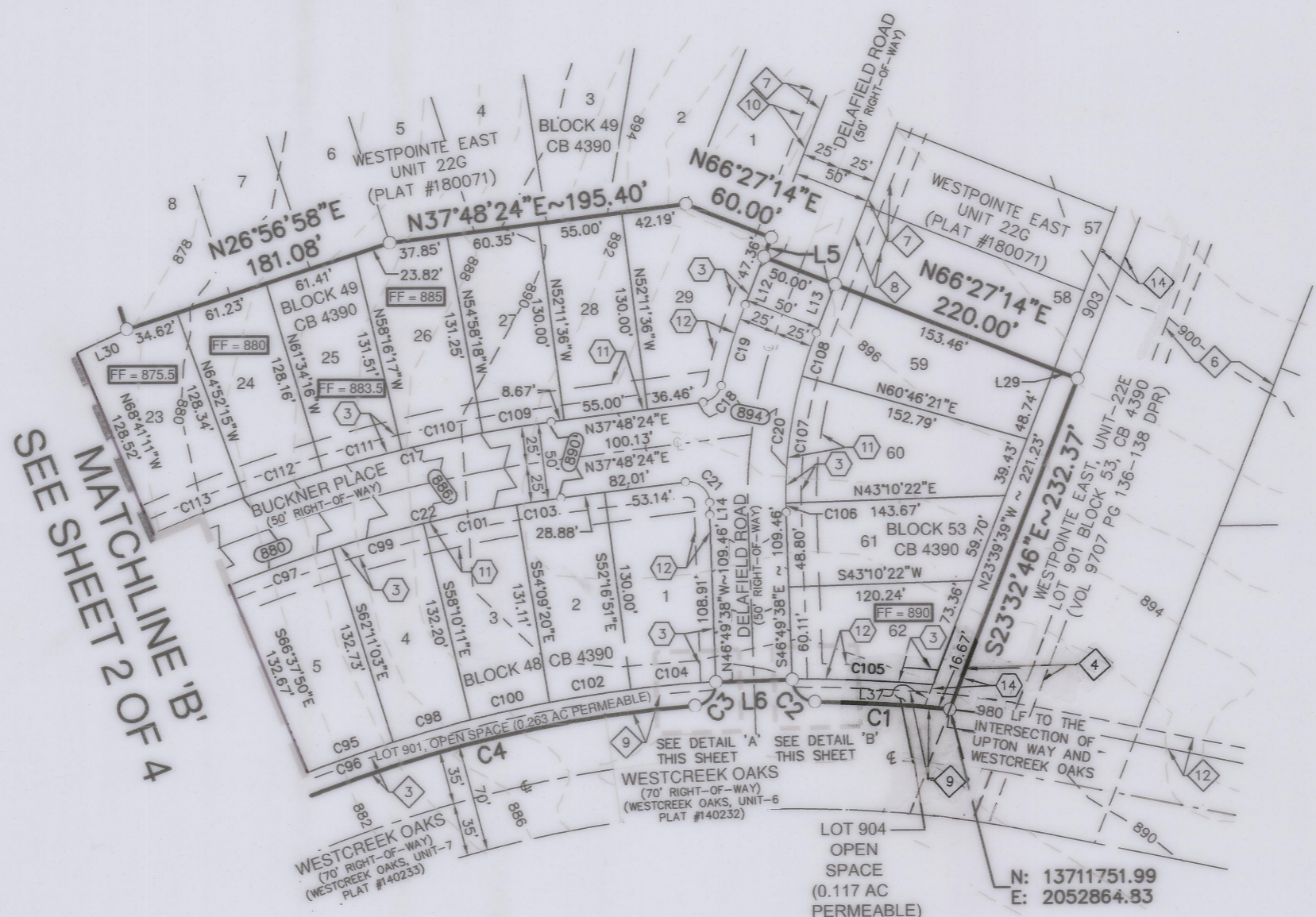
STATE OF TEXAS
COUNTY OF BEXAR

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.

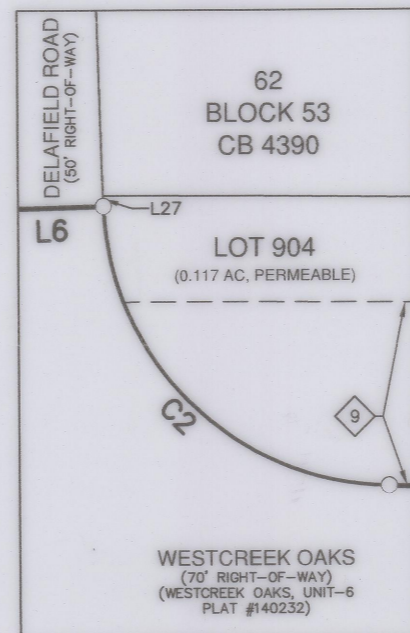
10-23-18
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

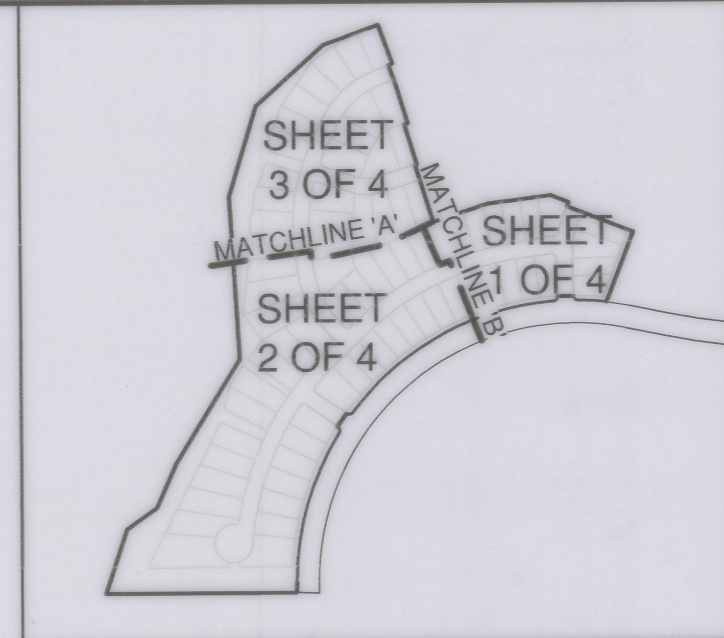
CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4



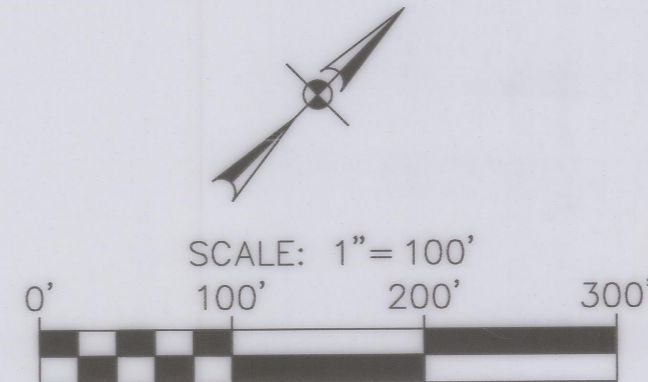
DETAIL 'A'
SCALE: 1"=10'



DETAIL 'B'
SCALE: 1"=10'



INDEX MAP
NOT-TO-SCALE



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

PAPE-DAWSON
ENGINEERS

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

DATE OF PREPARATION: October 23, 2018

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.

JAY A. HANNA
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 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 October, A.D. 2018.

DUSTIN EINHAUS
My Notary ID # 126808132
Expires February 17, 2021
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

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

BY: CHAIRMAN

BY: SECRETARY

CERTIFICATE OF APPROVAL

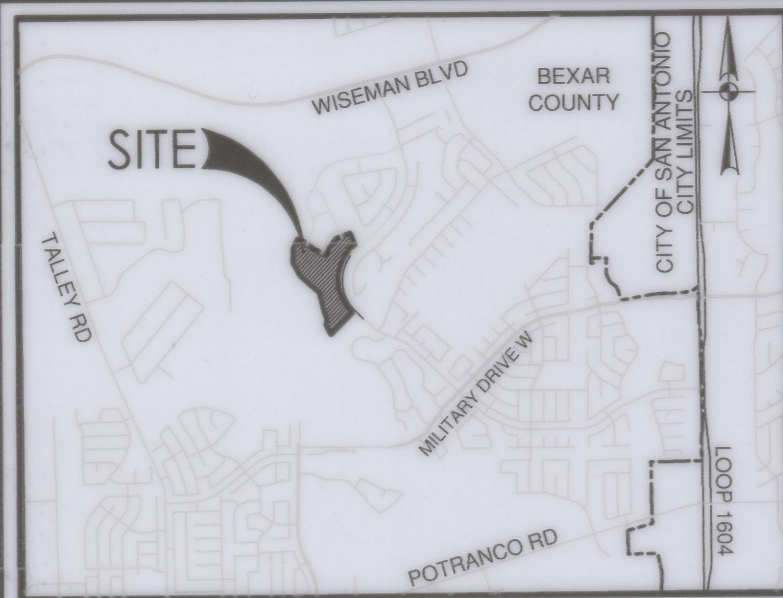
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH 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

SHEET 1 OF 4



LOCATION MAP

LEGEND

- | | |
|---|--|
| CB COUNTY BLOCK | AC ACRE(S) |
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| OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | PG PAGE(S) |
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| 1140 CENTERLINE | 123.45 MINIMUM FINISHED FLOOR ELEVATION |
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-
- | | |
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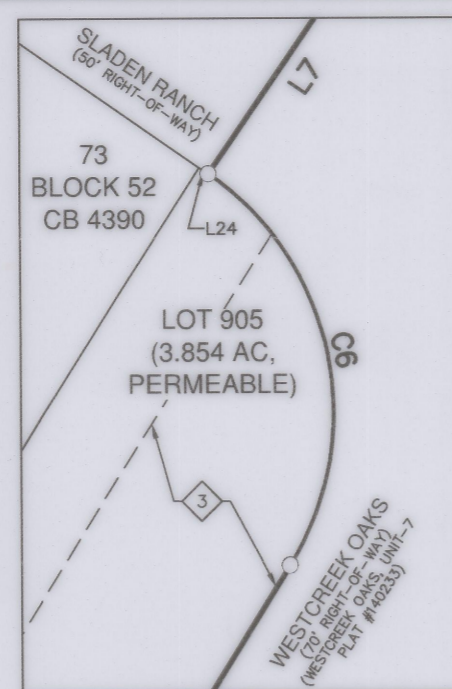
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STATE OF TEXAS
COUNTY OF BEXAR

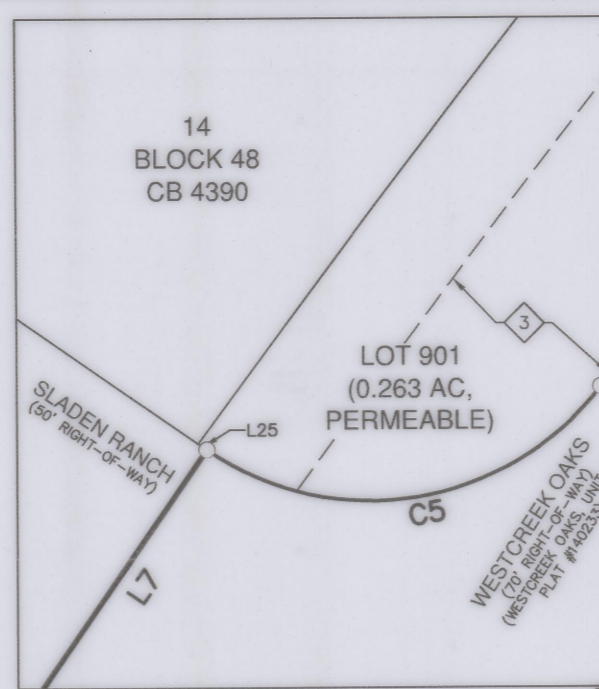
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10-23-18
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL 'C'

SCALE: 1"=10'



DETAIL 'D'

SCALE: 1"=10'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA TABLES LOCATED ON SHEET 4 OF 4

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 56, COUNTY BLOCK 4385, OF 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: October 23, 2018

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.

OWNER/DEVELOPER: JAY A. HANNA
WPE VENTURES, LLC
10111 N. LAMAR BLVD
AUSTIN, TEXAS 78703
TEL. NO. (512) 477-2400

STATE OF TEXAS
COUNTY OF TRAVIS

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NOTARY PUBLIC, TRAVIS COUNTY, TEXAS
DUSTIN EINHAUS
My Notary ID # 126809132
Expires February 17, 2021

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BY: CHAIRMAN

BY: SECRETARY

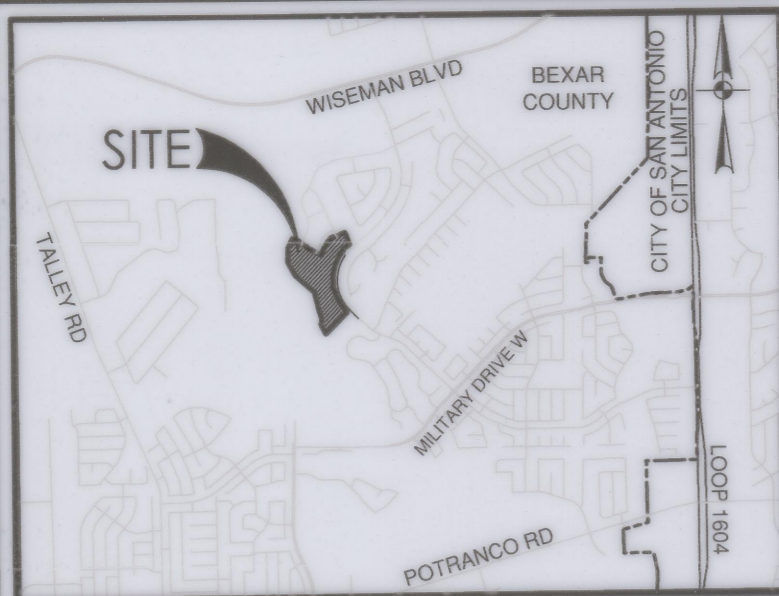
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DATED THIS DAY OF A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE

LEGEND

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CPS/SAWS/COSA UTILITY:

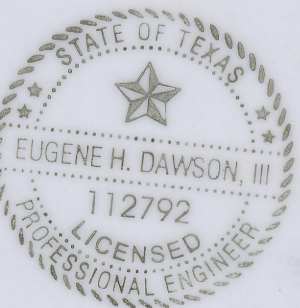
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS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

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

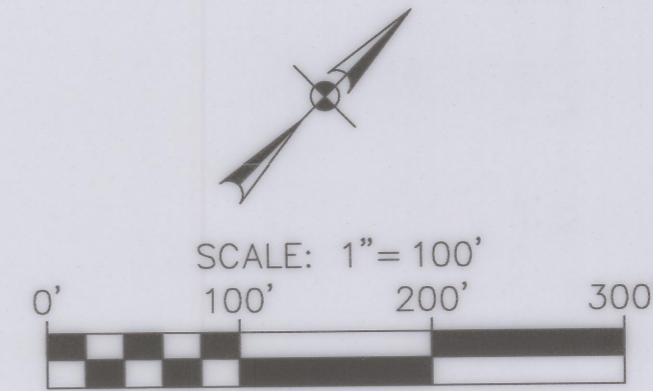
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

10-23-18
REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA TABLES LOCATED ON SHEET 4 OF 4



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



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

DATE OF PREPARATION: October 23, 2018

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.

JAY A. HANNA
OWNER/DEVELOPER
JAY A. HANNA
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 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 October, A.D. 2018.

DUSTIN EINHAUS
My Notary ID # 126908132
Expires February 17, 2021
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

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

BY: CHAIRMAN

BY: SECRETARY

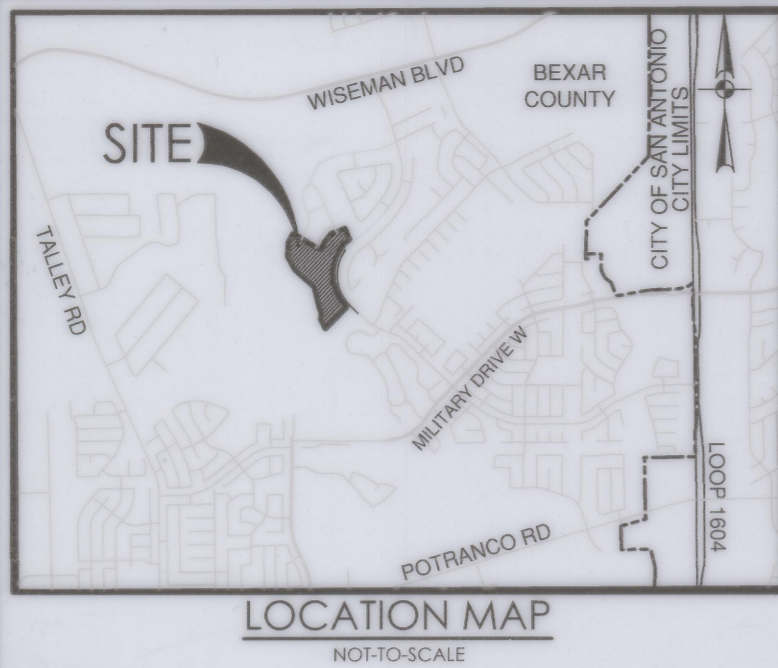
CERTIFICATE OF APPROVAL

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



LOCATION MAP
NOT-TO SCALE

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

CPS/SAWS/COSA UTILITY:

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

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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 (NAD2011) 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 (NAD2011) 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.

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.

10-23-18
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE 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.

COUNTY FINISHED FLOOR ELEVATION (RELATIVE TO FLOODPLAIN)

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					
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°11'12"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'	61°13'35"	S2°25'14"E	96.12'	96.17'
C24	14.00'	94°51'42"	S52°57'53"E	20.62'	23.16'
C25	14.00'	90°16'30"	S34°28'01"W	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'	31°7'01"	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"	N01°7'48"W	32.28'	32.28'
C50	935.00'	3°53'40"	N31°3'59"W	63.54'	63.55'
C51	935.00'	3°53'40"	N70°7'39"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'	2°10'11"	N19°11'09"W	35.41'	35.41'
C56	935.00'	3°53'40"	N22°13'04"W	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'
C65	885.00'	5°25'47"	S39°13'41"E	83.84'	83.87'
C66	885.00'	4°44'39"	S36°05'03"E	73.26'	73.28'

SAWS DEDICATION:

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

SAWS HIGH PRESSURE:

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

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 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 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.

OPEN SPACE:

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'	5°17'28"	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°13'28"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°28'30"	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	935.00'	3°17'59"	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	885.00'	0°56'07"	S01°33'0"W	14.45'	14.45'
C132	59.00'	71°25'56"	N4°57'43"W	68.88'	73.56'