



## LEGEND

— 1140 — EXISTING CONTOURS  
 — 1140 — PROPOSED CONTOURS  
 — — — ORIGINAL SURVEY/COUNTY LINE

- SURVEYOR'S NOTES:**
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKER. "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
  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 DERIVED FROM THE NGS COOPERATIVE CORCS NETWORK.
  3. DIMENSIONS SHOWN ARE SURFACE.
  4. 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.

**EDU PAYMENT 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.

[illegible]

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

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.


COMMON AREAS MAINTAINED BY AN ASSOCIATION:  
ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES(LOT 901, BLOCK 53, LOT 901, BLOCK 56), GREENBELTS AND DRAINAGE EASEMENTS ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

**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 DRAINAGE OF THE PROPERTY SHALL BE MADE WITHOUT THE APPROVAL OF 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 FROM THE DRAINAGE EASEMENTS AND DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**RESIDENTIAL FIRE FLOW 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 1,750 GPM AT 25 PSID 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**SAWS NOTE:**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	989.00'	20'18"39"	S40°8'47"E	348.76'	350.59'
C2	825.00'	2'40"10"	S6°44'33"W	38.43'	38.44'
C3	14.00'	55'42"15"	S19°46'20"E	13.08'	13.61'
C4	59.00'	295'21"37"	N79°56'34"W	63.09'	304.13'
C5	14.00'	59°51'18"	N37°48'41"E	13.97'	14.63'
C6	775.00'	0'04"30"	N75°0'47"E	1.02'	1.02'
C7	325.00'	1'53"36"	S2°23'37"W	10.74'	10.74'
C8	14.00'	52'19"29"	S22°49'20"E	12.35'	12.79'
C9	59.00'	295'01'34"	N81°28'17"W	63.38'	303.80'
C10	14.00'	64'15"30"	N33°54'45"E	14.89'	15.70'
C11	275.00'	0'20"11"	N1°36'54"E	1.61'	1.61'
C12	275.00'	3'00"24"	N0°03'23"W	14.43'	14.43'
C13	14.00'	57'42'27"	S52°12'58"E	13.51'	14.10'
C14	59.00'	295'24'52"	S66°38'14"W	63.04'	304.20'
C15	14.00'	57'42'26"	N5°29'27"E	13.51'	14.10'
C16	14.00'	33'03'59"	S39°53'15"E	7.96'	8.08'
C17	50.00'	155°44'03"	N21°77'17"E	97.77'	135.90'
C18	14.00'	29°07'34"	S84°45'32"W	7.04'	7.12'
C19	125.00'	12°22'50"	S76°23'10"W	26.96'	27.01'
C20	14.00'	90°00'00"	S37°34'35"W	19.80'	21.99'
C21	14.00'	90°00'00"	N52°25'25"W	19.80'	21.99'
C22	14.00'	52°27'20"	S56°20'55"W	12.37'	12.82'
C23	50.00'	194'31'56"	N52°45'47"W	99.23'	169.50'
C24	14.00'	44°54'04"	N21°54'09"E	10.69'	10.97'
C25	825.00'	8'23'28"	S33°38'51"W	120.72'	120.82'
C26	775.00'	8'21'25"	N3°37'49"E	112.94'	113.04'
C27	25.00'	96°52'32"	S48°59'09"E	37.41'	42.27'
C28	14.00'	90°00'00"	N37°34'35"E	19.80'	21.99'
C29	325.00'	8'52'14"	N2°59'18"W	50.27'	50.32'
C30	275.00'	8'52'14"	N2°59'18"W	42.53'	42.57'
C31	14.00'	90°00'00"	N52°25'25"W	19.80'	21.99'
C32	75.00'	12°22'50"	S76°23'10"W	16.17'	16.21'
C33	25.00'	93°33'31"	S23°25'00"W	36.44'	40.82'
C34	50.00'	90°04'52"	S51°52'18"E	7.92'	7.92'
C35	50.00'	41'11"03"	S26°44'21"E	35.17'	35.94'
C36	50.00'	27°47'21"	S74°45'51"W	24.01'	24.25'
C37	50.00'	45°45'09"	S44°31'06"W	38.87'	39.93'
C38	50.00'	31°55'36"	S83°21'30"W	27.50'	27.86'
C39	50.00'	4°31'33"	S32°23'01"W	3.95'	3.95'
C40	50.00'	88°44'10"	S79°00'53"W	69.93'	77.44'
C41	50.00'	66°12'54"	N23°30'36"W	54.62'	57.78'
C42	50.00'	34°45'19"	N26°58'31"E	29.87'	30.33'
C43	825.00'	1'06"59"	N0°00'36"E	16.07'	16.07'
C44	825.00'	4'50"54"	N2°59'33"E	69.79'	69.81'
C45	775.00'	6'10"23"	S44°3'20"W	83.46'	83.50'
C46	775.00'	2'11"01"	S0°32'38"W	29.54'	29.54'
C47	974.00'	6'10'47"	S11°12'43"E	105.00'	105.05'
C48	974.00'	4'36'58"	S5°48'50"E	78.45'	78.47'
C49	974.00'	4'45'07"	S1°07'47"E	80.76'	80.78'
C50	974.00'	4'45'43"	S3°37'38"W	80.93'	80.95'
C51	275.00'	5'51'50"	N4°29'30"W	28.13'	28.14'
C52	825.00'	0'14"35"	S75°7'30"W	3.50'	3.50'



**RICHARD OLIVAREZ**  
Notary Public, State of Texas  
My Commission Expires  
October 22, 2017

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.

STATE OF TEXAS  
COUNTY OF BEXAR

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 10th DAY OF FEBRUARY, A.D. 2015.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**BLOCK 55**  
CB 4390  
1

**BLOCK 53**  
CB 4390  
17

**SLADEN HILLS**  
(50' RIGHT-OF-WAY)

S66°38'14"W 50.00'

S66°38'14"W 253.96'

L9  
L10  
L11  
L12  
C13  
C14  
C15

TURNAROUND, SANITARY  
SEWER, WATER, ELECTRIC,  
GAS, CABLE TELEVISION AND  
DRAINAGE EASEMENT

**DETAIL "A"**  
SCALE 1" = 30'

DETAIL "A"  
SCALE 1" = 30'

DETAIL "B"

SCALE 1" = 30'

DETAIL "C"  
SCALE 1" = 30'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N75°03'37"E	70.61'	L14	N22°35'10"E	12.00'
L2	N66°53'24"E	72.71'	L15	N66°40'41"E	80.94'
L3	N65°23'37"E	164.98'	L16	S23°21'46"E	125.38'
L4	S14°18'06"E	140.40'	L17	S70°11'45"W	56.64'
L5	N81°37'31"W	128.89'	L18	S7°25'25"E	116.00'
L6	N10°59'50"E	9.23'	L19	N7°25'25"W	116.00'
L7	N88°33'11"W	130.14'	L20	N0°32'53"W	88.11'
L8	S23°21'46"W	7.86'	L21	S0°32'53"E	77.66'
L9	S66°38'14"W	130.00'	L22	S7°25'25"E	87.90'
L10	S23°21'46"E	6.03'	L23	N7°25'25"W	87.90'
L11	S23°21'46"E	6.29'	L24	S70°11'45"W	50.31'
L12	N23°21'46"W	6.29'	L25	S23°21'46"E	118.90'
L13	S66°40'41"W	86.06'	L26	S23°21'46"E	124.92'

SUBDIVISION PLAT  
OF  
WESTPOINTE EAST, UNIT-22C

A 12.864 ACRE TRACT OF LAND OUT OF A 183.507 ACRE TRACT OF LAND DESCRIBED 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, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON**  
**ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: February 9, 2015

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-22C 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\_\_\_\_\_.

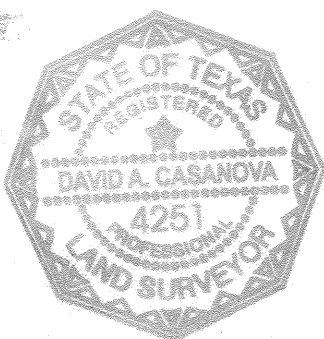
BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

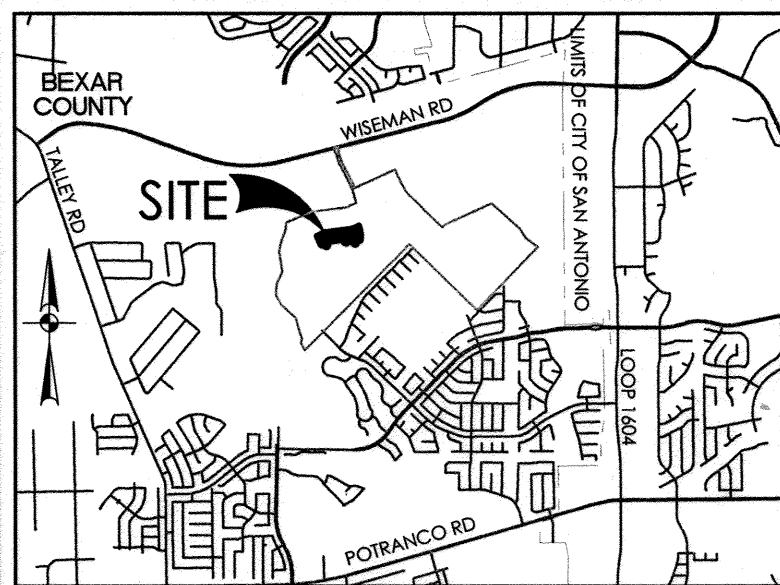
STATE OF TEXAS  
COUNTY OF BEXAR

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 \_\_\_\_\_ OF  
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

LEGEND

AC	ACRE(S)	GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
BLK	BLOCK	NCB	NEW CITY BLOCK
CATV	CABLE TELEVISION	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK		
DOC	DOCUMENT NUMBER		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
ELEC	ELECTRIC	PG	PAGE(S)
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
ETJ	EXTRATERRITORIAL JURISDICTION (SURVEYOR)	FOUND	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		SET	SET 1/2" IRON ROD (PD)

---+---+--- EXISTING CONTOURS  
---1140--- PROPOSED CONTOURS  
--- ORIGINAL SURVEY/COUNTY LINE

- |   |  |
|---|--|
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.067 ACRES OFF LOT)  | 10' BUILDING SETBACK LINE (WESTPOINTE EAST, UNIT-22B, VOL 9668, PG 137-138 DPR)                          |
| 12' SANITARY SEWER EASEMENT (0.067 ACRES OFF LOT)   | 12' SANITARY SEWER EASEMENT (WESTPOINTE EAST, UNIT-22B, VOL 9668, PG 137-138 DPR)                        |
| 20' BUILDING SETBACK LINE   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTCREEK OAKS, UNIT-5, PLAT #140231)                |
| 10' BUILDING SETBACK LINE   | 50' PIPELINE EASEMENT (VOL 4059, PG 353-358 DR)  |
| TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.8242 ACRES OFF LOT) | 80' PERMANENT WATER LINE EASEMENT (VOL 15846, PG 1179-1186 OPR)  |
| VARIABLE WIDTH DRAINAGE EASEMENT  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTPOINTE EAST, UNIT-22B, VOL 9668, PG 137-138 DPR) |
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTCREEK OAKS, UNIT-4, VOL 9668, PG 130 DPR)   | 10' BUILDING SETBACK LINE (WESTPOINTE EAST, UNIT-22B, VOL 9668, PG 137-138 DPR)                          |

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.

EDU NOTE:

THE NUMBER OF 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.

EDU PAYMENT 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:

- 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 BURNING 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.
- ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV 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.

*Cara C. Tackett*  
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

SAWS DEDICATION NOTE:

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.

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.

FINISHED FLOOR NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COMMON AREAS MAINTAINED BY AN ASSOCIATION:

ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES (LOT 901, BLOCK 53, LOT 901, BLOCK 56), GREENBELTS AND DRAINAGE EASEMENTS ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

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 EASEMENTS, 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.

RESIDENTIAL FIRE FLOW 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 1,750 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS NOTE:

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

CURVE AND LINE TABLE SHEET 1 OF 2

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS  
COUNTY OF BEXAR

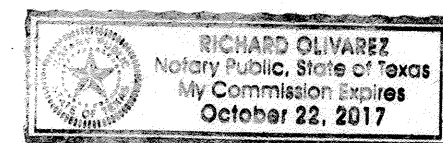
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: JAY A. HANNA  
WPE VENTURES, LLC  
1011 N LAMAR BLVD  
AUSTIN, TEXAS 78703  
(512) 477-2400

STATE OF TEXAS  
COUNTY OF BEXAR

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 10th DAY OF FEBRUARY, A.D. 2015.

*Richard Olivarez*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NUMBER 140228

SUBDIVISION PLAT  
OF  
WESTPOINTE EAST, UNIT-22C

A 12.864 ACRE TRACT OF LAND OUT OF A 183.507 ACRE TRACT OF LAND DESCRIBED 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, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON**  
**ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

DATE OF PRINT: February 9, 2015

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-22C 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

SHEET 2 OF 2

