

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

PAPE-DAWSON

JAY A. HANNA WPE VENTURES, LLC 1011 NIAMAR RIVE AUSTIN, TEXAS 78703 (512) 477-2400

STATE OF TEXAS

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN

OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE

BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN, NONRESIDENTIAL

STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT

INDEX MAP

NOT-TO-SCALE

SHEET

3 OF 3

RICHARD OLIVAREZ

lotary Public, State of Texas

October 22, 2017

My Commission Expires

UBLIC WORKS STORM WATER:

ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

SHEET

2 OF 3

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 10 th DAY OF FEBRUARY , A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF ____ _ A.D. 20 ___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-22K2 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. <u>20____</u> .

CHAIRMAN

SECRETARY STATE OF TEXAS COUNTY OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY , A.D. <u>20</u> AT _____M. AND DULY RECORDED THE ___, A.D. <u>20</u>____AT______M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF____ ____, A.D. <u>20</u>____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 3 BY:

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. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN 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 HE 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 900, BLOCK 45, LOT 900, BLOCK 25), GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 29, LOT 901, BLOCK 45) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 85 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

CURVE TABLE

S14*25'59"W

S44"12'22"E

S41°25'00"E

N55'12'47"W

S1*06'25"E

N41°58'06"W

CHORD BEARING CHORD LENGT

23.02'

55.18'

118.48'

4.70'

21.24

22.84

23.03

55.19

118.59

4.72

23.60'

22.86

CURVE # RADIUS | DELTA

300.00'

1035.00

787.00'

15.00'

15.00'

155.00'

C2

C4

C5

C6

4*23'53"

3.03,19,

18'02'20

90'07'56"

8'27'02"

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
C41		325.00'	7*09'16"	S6*00'40"W	40.56	40.58
C42		325.00'	0'36'33"	N43*30'07"E	3.46'	3.46'
C43		325.00'	10*28'19"	S37*57'41"W	59.32'	59.40'
C44		325.00'	10*28'19"	S27*29'22"W	59.32	59.40'
C45		325.00'	10*28'19"	S17*01'03"W	59.32'	59.40'
C46		325.00'	2*11'36"	S10*41'06"W	12.44' 12.44'	
C47		205.00'	2*03'33"	S8*33'31"W	7.37'	7.37'
C48		205.00'	16 * 36'06"	S0*46'18"E	59.19'	59.40'
C49		205.00'	9*48'12"	S13*58'28"E	35.03'	35.08'
C50		205.00'	10*58'34"	S24°21′51″E	39.21'	39.27'
C51		205.00'	15*35'29"	S37*38'52"E	55.61'	55.78'
C52		155.00'	22*13'00"	N35°05'07"W	59.73	60.10'
C53		155.00'	33'33'55"	N7*11'40"W	89.51'	90.80'
C54		275.00'	23'38'48"	S58'01'01"E	112.69	113.50'
C55		50.00'	64*37'50"	N63*56'49"E	53.46'	56.40'
C56		50.00'	43'05'15"	N10*05'17"E	36.72	37.60'
C57		50.00'	71'36'29"	N47*15'35"W	58.50'	62.49'
C58		50.00'	15'35'08"	S89*08'37"W	13.56'	13.60'
C59		325.00'	0*48'06"	N46*35'40"W	4.55	4.55'
C60		325.00'	11'23'18"	N52*41'22"W	64.49'	64.60'
C61		325.00'	0' 13°13'25" N64°59'43"W		74.84	75.01
C62		275.00'	28 * 33'08"	N2518'25"E	135.63	137.04
C63		275.00'	4*13'24"	N41°41'41"E	20.27	20.27
C64		325.00'	8'48'16"	N76°00'34"W	49.89'	49.94'
C65	ř .	275.00'	10*34'17"	S75*07'33"E	50.67	50.74'
C66		205.00'	0*45'01"	S45*49'06"E	2.68'	2.68'
C67		1045.00'	2*35'39"	N43*58'32"W	47.31'	47.32'
C68		777.00'	7*48'25"	N41*49'49"W	105.79	105.87
C69		777.00'	1*29'36"	N37*10'49"W	20.25	20.25'
C70		1045.00	0*27'40"	0°27'40" N45°30'12"W		8.41
C71		325.00'	2*06'56"	S1*22'34"W	12.00'	12.00'
C72		155.00'	0' 43'56'18" N12'22'51"W		115.97	118.86'
C73	C73 14.00' 69'05'56" N44'0		N44*08'16"E	15.88'	16.88	
C74		14.00'	70'33'02"	N2414'40"W	16.17'	17.24
C75		275.00'	32'46'32"	N27*25'07"E	155.18'	157.31'
C76		14.00'	2*19'45"	N84*54'09"W	0.57	0.57
C77		14.00'	50.07,35,	S68*52'11"W	11.86'	12.25
C78		14.00'	20*54'04"	S89*08'16"W	5.08'	5.11'

BLOCK 29 LOT 29	C8
TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT	
C8 DETAIL "C" SCALE 1" = 20'	

S69:57'57"E

5.08'

5.10'

C79 14.00' 20*****53'31"

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 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.

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 1967516) WHICH

REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(H)

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	
C41	325.00'	7'09'16"	S6*00'40"W	40.56	r
C42	325.00'	0*36'33"	N43*30'07"E	3.46'	r
C43	325.00'	10*28'19"	S37*57'41"W	59.32'	r
C44	325.00'	10*28'19"	S27*29'22"W	59.32	r
C45	325.00'	10*28'19"	S17*01'03"W	59.32'	r
C46	325.00'	2*11'36"	S10*41'06"W	12.44'	r
C47	205.00'	2*03'33"	S8*33'31"W	7.37'	r
C48	205.00'	16°36'06"	S0'46'18"E	59.19'	ľ
C49	205.00'	9*48'12"	S13*58'28"E	35.03'	ľ
C50	205.00'	10*58'34"	\$24°21′51″E	39.21'	r
C51	205.00'	15*35'29"	S37*38'52"E	55.61	Ī
C52	155.00'	22*13'00"	N35°05'07"W	59.73	ľ
C53	155.00'	33'33'55"	N7*11'40"W	89.51'	Ī
C54	275.00	23'38'48"	S58'01'01"E	112.69	Γ
C55	50.00'	64*37'50"	N63*56'49"E	53.46'	l
C56	50.00'	43'05'15"	N10°05'17"E	36.72	Γ
C57	50.00'	71*36'29"	N47"15'35"W	58.50'	
C58	50.00'	15*35'08"	S89*08'37"W	13.56'	
C59	325.00'	0*48'06"	N46*35'40"W	4.55	Γ
C60	325.00'	11'23'18"	N52*41'22"W	64.49'	Γ
C61	325.00'	13*13'25"	N64*59'43"W	74.84	Γ
C62	275.00'	28*33'08"	N2518'25"E	135.63'	
C63	275.00'	4*13'24"	N41°41'41"E	20.27	
C64	325.00'	8'48'16"	N76°00'34"W	49.89'	Γ
C65	275.00'	10'34'17"	S75*07'33"E	50.67	Ī
C66	205.00'	0*45'01"	S45*49'06"E	2.68'	
C67	1045.00'	2'35'39"	N43*58'32"W	47.31'	
C68	777.00'	7'48'25"	N41°49'49"W	105.79	Γ
C69	777.00'	1'29'36"	N3710'49"W	20.25'	Γ
C70	1045.00	0*27'40"	N45*30'12"W	8.41'	I
C71	325.00'	2*06'56"	S1*22'34"W	12.00'	
C72	155.00'	43*56'18"	N12*22'51"W	115.97	ſ

S69*51'47"E 14.69' 15.47 14.00' 63*18'40" **EXISTING CONTOURS** ---1140-----S46*02'53"W 63.29' 303.91 PROPOSED CONTOURS 59.00' 295*07'59 ORIGINAL SURVEY/COUNTY LINE N12*57'31"W 12.53 C9 14.00' 53'08'49 12.99 1% ANNUAL CHANCE (100-YR) FUTURE 10.15' CONDITIONS FLOODPLAIN C10 325.00' 1'47'21 N38*38'15"W 10.15 92' INGRESS-EGRESS, DRAINAGE, 10' GAS, ELECTRIC, TELEPHONE C11 30.27 325.00' 5*20'17' S35'04'26"F 30.28 WATER, ELECTRIC, GAS, AND CABLE TV EASEMENT C12 300.00' S10*54'40"W 13.85' 13.85 2*38'45 5' GAS, ELECTRIC, TELEPHONE TELEPHONE, AND CABLE AND CABLE TV EASEMENT TELEVISION EASEMENT C13 275.00' 47*19'52" S14°04'38"E 220.77 227.17 12' SANITARY SEWER EASEMENT (VOL 12852, PG 1893-1900 OPR C14 325 00' 41'59'36" N11°24'30"W 232.90' 238.20 10' GAS, ELECTRIC, TELEPHONE 20' BUILDING SETBACK LINE AND CABLE TV EASEMENT N10°54'40"E 16.16' 16.16' 350.00' 2*38'45 TURNAROUND, SANITARY SEWER, WESTPOINTE EAST, U22K1 WATER, ELECTRIC, GAS, CABLE C16 S27*25'07"W 155.18' 157.31 (PLAT 140229) 275.00 32'46'32 TELEVISION AND DRAINAGE 20' BUILDING SET BACK C17 14.00' S34*41'26"E 20.05 22.34 91'26'33" EASEMENT TO EXPIRE UPON WESTPOINTE EAST, U22K1 INCORPORATION INTO FUTURE (PLAT 140229) C18 325.00' 34*13'05" S63"18'09"E 191.22 194,10 PLAT (0.8242 ACRES OFF LOT) 12' SANITARY SEWER EASEMENT 19.80' 50'x50', SANITARY SEWER, WATER, C19 14.00' N88'48'23"E 21.99 90,00,00 (VOL 9668, PG 142-145, OPR) ELECTRIC, GAS, CABLE C20 25.00' N1"11'37"W 35.36' 39.27 10' GAS, ELECTRIC, TELEPHONE AND 90'00'00' **TELEVISION AND DRAINAGE** CABLE TV EASEMENT (VOL 9675, PG EASEMENT TO EXPIRE UPON C21 14.00' 52*27'20' S72°25'17"E 12.37 12.82 224 & VOL 9676, PG 1 DPR) INCORPORATION INTO FUTURE C22 S1"11'37"E 99.15 170.09 50.00' 194'54'41 16' GAS, ELECTRIC, TELEPHONE PLAT (0.0574 ACRES OFF LOT) AND CABLE TV EASEMENT VARIABLE WIDTH PUBLIC 12.37 C23 14.00' 52*27*20 S70°02'04"W 12.82 (VOL 9537, PG 207 DPR) DRAINAGE EASEMENT C24 14.00' 90,00,00, S1*11'37"E 19.80' 21.99 VARAIBLE WIDTH CLEAR VISION 12' SANITARY SEWER EASEMENT **EASEMEN** WESTPOINTE EAST, U22K1 C25 275.00' 3413'05" N63'18'09"W 161.81 164.24 (17) 10' BUILDING SETBACK LINE (PLAT 140229) 19.80' C26 S54*35'18"W SURVEYOR'S NOTES: 14.00 90,00,00 21.99 PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED C27 155.00 55'46'55 S18"18"09"E 145.01' 150.90 "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 C28 14.00' 89'50'50' N88*52'58"F 19.77 21.95 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM C29 14.00' 90'09'10 N1'07'02"W 19.83' 22.03' ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK C30 14.00' S89*07'30"W 19.69' 21.84 DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 C31 14.00' 19.91 22.15 90'38'14 N0°52'30"W (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED C32 205.00' N18*18'09"W 191.79' 199.58 FOR THE SOUTH CENTRAL ZONE. C33 325.00 34*13'05 N26*41'51"E 191.22 194.10 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT C34 275.00' 16.50'04" N1"10'16"E 80.51 80.80 ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. C35 275.00' 8'08'29" N11*19'00"W 39.04 39.08 **EDU PAYMENT NOTE:** N26*33'54"W 106.62 107.30 C36 275.00' 22*21'20 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 52.25 325.00 S27'47'57"E 52.20' PRIOR TO THE WASTEWATER SERVICE CONNECTION.

C38

C39

325.00

325.00'

LINE TABLE

L18 N44*26'37"E 4.22'

L19 S52*15'25"W 120.00'

S37*58'31"E

C40 325.00' 10*31'21"

912'43"

3'46'37"

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

LOCATION MAP

LEGEND

GETCTV GAS, ELECTRIC, TELEPHONE

NEW CITY BLOCK

VOLUM

PAGE(S)

ROW

RIGHT-OF-WAY

FOUND 1/2" IRON ROD

AND CABLE TELEVISION

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

(OFFICIAL PUBLIC RECORDS

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID 2. AMY CPS MODELART LOSS ASSOCIATED MINIOR MODIFICATIONS REQUIRED OF CPS SQUIPMENT, EXCELED 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. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER

DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

STATE OF TEXAS COUNTY OF BEXAR

BEXAR

COUNTY

AC ACRE(S)

CATV CABLE TELEVISION

CB COUNTY BLOCK

DOC DOCUMENT NUMBER

DPR DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS

ETJ EXTRATERRITORIAL JURISDICTION (SURVEYOR)

MINIMUM FINISHED FLOOR ELEVATION

DR DEED RECORDS OF BEXAR

COUNTY, TEXAS

BLK BLOCK

ELEC ELECTRIC

ESMT EASEMENT

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. REGISTERED PROFESSIONAL LAND SURVEYOR

LINE # | BEARING | LENGT LINE # BEARING LENGTH L21 N43'48'23"E 41.54' L1 N57'14'05"E 36.08' L2 S43'48'23"W 10.00' L22 N43'48'23"E L23 N42'40'42"W 39.47' L3 S44*08'07"E 50.00' L24 N45°44'01"W L4 S46'11'37"E 120.00' L5 S43'48'23"W 8.13' L26 S80*24'42"E L27 S42*40'42"E 63.46 N80°24'42"W L28 N45'43'59"W S43'48'23"W L29 S44*26'37"W 105.85' S46'11'37"E S44*26'37"W L9 S43*57'33"W 104.96' S46°11'37"E S30°01'42"E L33 S18'43'31"W N45*48'47"W 112.31' L12 N43'40'19"W 83.66' L34 N47*35'06"E L13 L35 N43°48'23"E N43'48'23"E 5.77 N45'33'23"W 120.87' L36 N42'40'42"W L37 S1*47'25"W L15 S44*26'37"W 50.00' L16 N45*33'23"W 50.00' L17 N44*26'37"E

S18*35'14"E

S12*05'34"E

52.20'

21.42'

LINE TABLE

S4*56'35"E 59.60' 59.69'

52.25

46.59

58.96'

59.05

110.93'

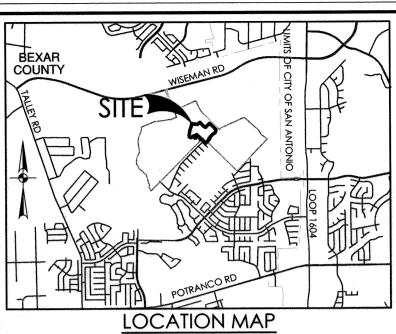
14.06

27.13

27.01

S/ONAL 1100000





LEGEND

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

SET 1/2" IRON ROD (PD) MINIMUM FINISHED FLOOR ELEVATION EXISTING CONTOURS PROPOSED CONTOURS -- 1140-----

ORIGINAL SURVEY/COUNTY LINE 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 12' SANITARY SEWER EASEMENT

20' BUILDING SETBACK LINE TURNAROUND, SANITARY SEWER, WATER ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.8242 ACRES OFF LOT) 50'x50', SANITARY SEWER, WATER, 4

ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.0574 ACRES OFF LOT) VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT VARIABLE WIDTH CLEAR VISION

12' SANITARY SEWER EASEMENT EASEMENT (SEE DETAIL SHT 2 OF 3) WESTPOINTE EAST, U22K1 17) 10' BUILDING SETBACK LINE

92' INGRESS-EGRESS, DRAINAGE,

(VOL 12852, PG 1893-1900 OPR)

10' GAS, ELECTRIC, TELEPHONE

12' SANITARY SEWER EASEMENT

10' GAS, ELECTRIC, TELEPHONE AND

CABLE TV EASEMENT (VOL 9675, PG

(VOL 9668, PG 142-145, OPR)

224 & VOL 9676, PG 1 DPR)

AND CABLE TV EASEMENT

(VOL 9537, PG 207 DPR)

16' GAS, ELECTRIC, TELEPHONE

WATER, ELECTRIC, GAS,

TELEPHONE, AND CABLE

AND CABLE TV EASEMENT

WESTPOINTE EAST, U22K1

WESTPOINTE EAST, U22K1

20' BUILDING SET BACK

(PLAT 140229)

(PLAT 140229)

TELEVISION EASEMENT

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.

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE "OVERHANG EASEMENT." "UTILITY EASEMENT." AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE SAID DANS ALL REES OF ANY THEREOU. TO COME TO STRUCTURE AND UNDERSTOOD THAT NO BUILDINGS. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID 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. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER 3. THE PLATE DOES NOT AMEND, ALLEY, RELEASE OR CHIEFWISE AFFECT AND EASING ELECTRIC, GAS, WALLEY, EXPENSION OF THE PLATE OF THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS.

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

STATE OF TEXAS COUNTY OF BEXAR

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

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.



-THIS SHEET

CB 4390

S80°24'32"E 112.05'

8 898.50

899.10

t.r. edmonson

ABSTRACT NO. 228

COUNTY BLOCK 4387

Survey No. 207

87.₂₃,

S88 37'26"E 124.59'

170.50

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.

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

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

BEXAR COUNTY MAINTENANCE NOTE HE 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. 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

COMMON AREAS MAINTAINED BY AN ASSOCIATION ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES (LOT 900, BLOCK 45, LOT 900, BLOCK 25), GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 29, LOT 901, BLOCK 45) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

WESTPOINTE EAST, UNIT-22J

(VOL 9668, PG 142-145 DPR)

BLOCK 27

CB 4390

THOMAS YORK

SURVEY

NO. 201 1/2,

ABSTRACT NO.

825

COUNTY

BLOCK 4400

T.R. EDMONSON

abstract no. 228

N: 13713224.43

E: 2054391

ULTIMATE

FLOODPLAIN

1 DEVELOPMENT

SURVEY NO. 207

-COUNTY BLOCK 4387

CURVE AND LINE TABLE SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 85 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

" WESTPOINTE ÉAST,

/573.22.04%

120.00

N80'24'42"W 120.00"

N80.24'42"W 120.00'

N80'24'42"W 120.00'

N80°24'42"W 120.00'

27 1

ORIGINAL-

SURVEY

LINE

C91

UNPLATTED

183.507 ACRE

WPE VENTURES, LLC

(VOL 15874,

PG 2258-2269 OPR)

O DETAIL "C" SEE-

N. 13712868.10

E: 2054451.05

(PLAT #140229)

PLATTED CONCURRENTLY)

N7873'27"W 120.33'

DETAIL "A" SEE THIS SHEET

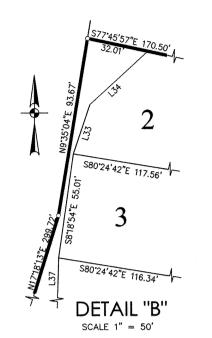
N80°24'42"W 120.0

BLOCK 29

CB 4390

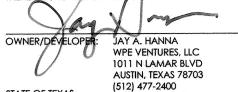
13 C47 N80°24'42"W 120.1. BLOCK 29

CB 4390



STATE OF TEXAS

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

BLOCK 30

CB 4390

CULLUM PARKWAY

BLOCK 31

CB 4390 \$

14.52'

CULLUM PARK

BLOCK 29

CB 4390

****−C78

18

C79 BLOCK 30 CB 4390

CB 4390

Δ=011*50'36"

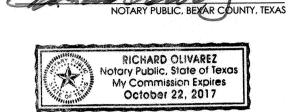
R=155.00'

L=32.04

DETAIL "A" CLEAR VISION EASEMENT

SCALE 1" = 100'

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 TOTAL DAY OF FEBRUARY .A.D. 20/5.



PLAT NUMBER 140230

SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22K2

A 20.156 ACRE TRACT OF LAND, 17.670 ACRES OUT OF A 144.685 ACRE TRACT OF LAND DESCRIBED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39, AND 2.498 ACRES 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

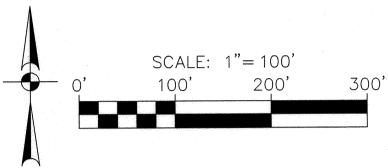
BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT

BLOCK 4387, AND THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT

OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY

825, COUNTY BLOCK 4400, OF BEXAR COUNTY, TEXAS. PAPE-DAWSON

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



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-22K2 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.

____ DAY OF ___ DATED THIS

В	Y:			CHAIRMAN
· · · · · · · · · · · · · · · · · · ·	Y:			
STATE OF TEXAS	••		-	SECRETARY
COUNTY OF BEXAR				
l,	, cou	NTY CLERK	OF BEXAR COU	NTY, DO HEREBY
CERTIFY THAT THIS PLAT W	AS FILED FOR REC	ORD IN MY	OFFICE, ON THE	DAY
OF	, A.D. <u>20</u>	_ AT	_M. AND DULY	RECORDED THE
DAY OF		, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT RECORD	S OF BEXAR COUN	NTY, IN BOO	K/ VOLUME	ON

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ ___ DAY OF_

_, A.D. <u>20</u>___ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 3 BY:





, DEPUTY

CHAIRMAN

, DEPUTY

LEGEND

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

MINIMUM FINISHED FLOOR ELEVATION

-1140 — EXISTING CONTOURS PROPOSED CONTOURS ORIGINAL SURVEY/COUNTY LINE - - 1% ANNUAL CHANCE (100-YR) FUTURE

92' INGRESS-EGRESS, DRAINAGE,

(VOL 12852, PG 1893-1900 OPR)

10' GAS, ELECTRIC, TELEPHONE

12' SANITARY SEWER EASEMENT

10' GAS, ELECTRIC, TELEPHONE AND

CABLE TV EASEMENT (VOL 9675, PG

(VOL 9668, PG 142-145, OPR)

224 & VOL 9676, PG 1 DPR)

AND CABLE TV EASEMENT

(VOL 9537, PG 207 DPR)

16' GAS, ELECTRIC, TELEPHONE

12' SANITARY SEWER EASEMENT WESTPOINTE EAST, U22K1

WATER, ELECTRIC, GAS, TELEPHONE, AND CABLE

TELEVISION EASEMENT

AND CABLE TV EASEMENT WESTPOINTE EAST, U22K1

20' BUILDING SET BACK WESTPOINTE EAST, U22K1

(PLAT 140229)

(PLAT 140229)

(PLAT 140229)

CONDITIONS FLOODPLAIN 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT 12' SANITARY SEWER EASEMENT 20' BUILDING SETBACK LINE TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON

INCORPORATION INTO FUTURE PLAT (0.8242 ACRES OFF LOT) 50'x50', SANITARY SEWER, WATER, 4 ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.0574 ACRES OFF LOT)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT VARIABLE WIDTH CLEAR VISION VARIABLE WIDTH CLEAR VISION EASEMENT (SEE DETAIL SHT 2 OF 3)

17) 10' BUILDING SETBACK LINE

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.

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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 PRIOR TO THE WASTEWATER SERVICE CONNECTION

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAN EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS,

CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID.

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, 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. A CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE FLECTRIC AND GAS FASEMENTS

WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

> Jacall 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.



CURVE AND LINE TABLE SHEET 1 OF 3 THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES

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

BY THE SAN ANTONIO WATER SYSTEM

ABOVE FINISHED ADJACENT GRADE.

DRAINAGE EASEMENT NOTE:

BEXAR COUNTY MAINTENANCE NOTE

RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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.

JAY A. HANNA WPE VENTURES, LLC 1011 N LAMAR BLVD AUSTIN, TEXAS 78703 (512) 477-2400 STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY 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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

2000 NW LOOP 410 SAN ANTONIO, TEXAS 78213 PHONE: 210.375.9000 FAX: 210.375.9010 SCALE: 1"= 100' 200 300

PLAT NUMBER 140230

SUBDIVISION PLAT

OF

WESTPOINTE EAST, UNIT-22K2

A 20.156 ACRE TRACT OF LAND, 17.670 ACRES OUT OF A 144.685 ACRE

TRACT OF LAND DESCRIBED TO WPE VENTURES, LLC IN SPECIAL WARRANTY

DEED RECORDED IN VOLUME 15875, PAGES 29-39, AND 2.498 ACRES 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

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

BLOCK 4387. AND THE THOMAS YORK SURVEY NUMBER 201 $\frac{1}{2}$, ABSTRACT

PAPE-DAWSON

825, COUNTY BLOCK 4400, OF BEXAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ ___ DAY OF ___ _ A.D. 20 __

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

OFFICE, THIS _____ DAY OF__

THIS PLAT OF WESTPOINTE EAST, UNIT-22K2 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:				-
ATE OF TEXAS				SECRETARY
DUNTY OF BEXAR				
	, cou	NTY CLERK	OF BEXAR COL	INTY, DO HEREBY
ERTIFY THAT THIS PLAT WA	S FILED FOR REC	ORD IN MY	OFFICE, ON TH	EDAY
	, A.D. <u>20</u>	AT	_M. AND DULY	RECORDED THE
DAY OF		, A.D. 20	AT	M. IN THE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

_, A.D. <u>20</u>___ COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 3 BY: _

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _

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 THIS 10 M DAY OF FEBRUARY , A.D. 2015 . 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 RICHARD OLIVAREZ PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT lotary Public, State of Texas SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL My Commission Expires October 22, 2017 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 COMMON AREAS MAINTAINED BY AN ASSOCIATION ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES (LOT 900, BLOCK 45, LOT 900, BLOCK 25), GREENBELTS AND DRAINAGE EASEMENTS (LOT 901, BLOCK 29, LOT 901, BLOCK 45) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS. 13713283.56 2055746.37 DETAIL "A" SEE WÉSTPOINTE ÈAST, UNIT-22M (VOL. 9675, PG. 224, VOL. 9676, PG. 1-2 DPR) (X) (12) UNPLÄTTED ORIGINAL 183.507 ACRE WPE VENTURES, LLC SURVEY LINE (VOL 15874, PG 2258-2269 OPR) T.R. EDMONSON UNPLATTED 144.685 ACRE SURVEY NO. 207 WPE VENTURES, LLC UNPLATTED ABSTRACT NO. 228 0.973 ACRE (VOL 15875, PG 29-39 OPR) COUNTY BLOCK 4387 PALOMINO 5 ENERGY, LP (VOL 14344, **V**E: 2055200.25 / PG 543 OPR) THOMAS YORK SURVEY

NO. 201 1/2,

ABSTRACT NO. 825

COUNTY BLOCK 4400



