

LEGEND			
AC	ACRE(S)	GETCTV	GAS, ELECTRIC, TELEPHONE
BLK	BLOCK		AND CABLE TELEVISION
CATV	CABLE TELEVISION	NCB	NEW CITY BLOCK
CB	COUNTY BLOCK	OPR	OFFICIAL PUBLIC RECORDS
DOC	DOCUMENT NUMBER		(OFFICIAL PUBLIC RECORDS
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)
ELEC	ELECTRIC	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	●	FOUND 1/2" IRON ROD
ETJ	EXTRATERRITORIAL JURISDICTION (SURVEYOR)	○	SET 1/2" IRON ROD (PD)

1234.56 FINISHED FLOOR ELEVATION			
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	6' SANITARY SEWER EASEMENT (VOL 9668, PG 142, DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 142-145, DPR)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	4	20' BUILDING SETBACK EASEMENT (VOL 9668, PG 142-145, DPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	5	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 137-138, DPR)
10	10X15' WATER EASEMENT	6	20' BUILDING SETBACK EASEMENT (VOL 9668, PG 137-138, DPR)
11	20' BUILDING SETBACK EASEMENT	7	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 140231)
13	12' SANITARY SEWER EASEMENT (OFF LOT 0.069 ACRES)	8	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 140232)
14	TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, 0.257 ACRES OFF LOT, PERMEABLE)	9	VARIABLE WIDTH DRAINAGE EASEMENT (0.98 ACRES OFF-LOT) PLAT # 140232
15	10X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10	10' DRAINAGE EASEMENT (VOL 9668, PG 142-145, DPR)
1	12' SANITARY SEWER EASEMENT (0.829 ACRE PERMEABLE OFF LOT) (VOL 9668, PG 142, DPR)	11	7' DRAINAGE EASEMENT (VOL 9668, PG 142-145, DPR)
		12	12' SANITARY SEWER EASEMENT (VOL 9682, PG 58-62 DPR)
		13	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 129-130, DPR)
		14	12' SANITARY SEWER EASEMENT (PLAT # 150214)

**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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

**C.P.S. NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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 THEREO. 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 BELOW:

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

*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.

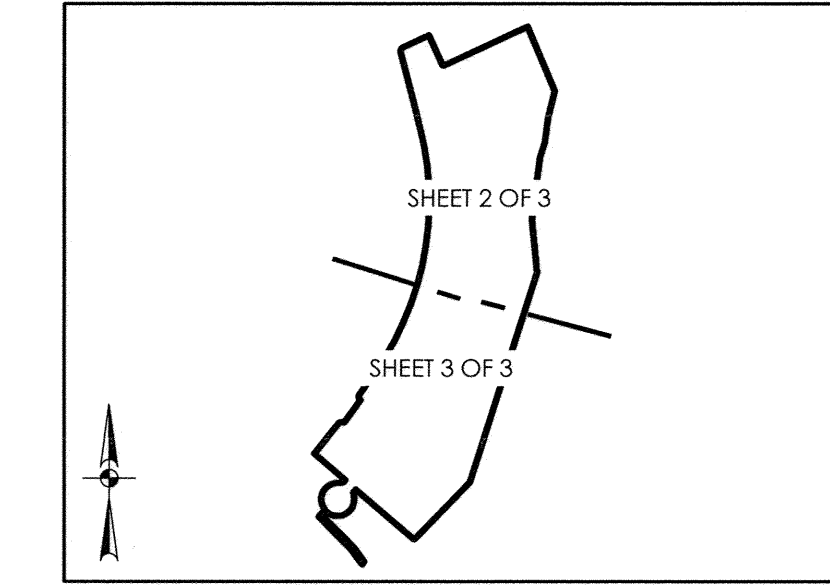
**SAWS NOTE:**  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT

**SAWS HIGH PRESSURE NOTE:**  
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 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.

**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 1750 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1059.00'	050°25'18"	N10°54'33"E	902.16'	931.95'
C2	15.00'	079°41'43"	N25°32'45"E	19.22'	20.86'
C3	2305.00'	000°10'16"	S40°50'48"W	6.88'	6.88'
C4	14.00'	044°15'53"	S06°07'23"W	10.55'	10.82'
C5	59.00'	145°50'02"	S56°54'28"W	112.79'	150.17'
C6	59.00'	137°52'23"	N30°27'43"E	110.12'	141.97'
C7	14.00'	058°29'34"	N70°09'08"E	13.68'	14.29'
C8	2255.00'	000°08'41"	N40°50'01"E	5.69'	5.69'
C9	2110.00'	004°36'10"	N38°24'50"E	169.46'	169.51'
C10	2255.00'	000°02'55"	N40°44'13"E	1.91'	1.91'
C11	2255.00'	004°38'28"	N38°26'26"E	182.61'	182.66'
C12	1204.00'	021°06'05"	N25°34'09"E	440.92'	443.42'
C13	14.00'	093°04'59"	N31°31'22"W	20.32'	22.74'
C14	1059.00'	008°31'49"	N11°56'08"E	120.63'	120.70'
C15	14.00'	093°04'59"	N55°23'39"E	20.32'	22.74'
C16	1204.00'	007°30'24"	N05°05'58"E	157.63'	157.74'
C17	25.00'	017°45'10"	N07°31'49"W	7.72'	7.75'
C18	59.00'	273°58'43"	S59°25'02"E	80.49'	282.13'
C19	25.00'	076°13'33"	S39°27'33"W	30.86'	33.26'
C20	1254.00'	033°12'56"	S17°57'14"W	716.83'	726.97'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	59.00'	056°20'41"	N49°23'59"E	55.71'	58.02'
C62	59.00'	096°53'52"	N27°13'18"W	88.31'	99.78'
C63	59.00'	039°29'42"	S84°34'55"W	39.87'	40.67'
C64	59.00'	079°07'07"	S25°16'31"W	75.15'	81.47'
C65	1204.00'	003°45'40"	S03°13'36"W	79.02'	79.03'
C66	1204.00'	003°44'44"	S06°58'48"W	78.69'	78.71'
C67	11.00'	086°27'30"	S34°51'28"E	15.07'	16.60'
C68	11.00'	002°15'46"	N76°57'20"W	0.43'	0.43'
C69	1069.00'	004°08'50"	N07°10'51"E	77.36'	77.38'
C70	1069.00'	003°53'55"	N03°09'28"E	72.73'	72.74'
C71	1069.00'	004°01'25"	N00°48'11"W	75.05'	75.07'
C72	1069.00'	004°02'39"	N04°50'13"W	75.44'	75.45'
C73	1069.00'	004°05'09"	N08°54'07"W	76.22'	76.23'
C74	1069.00'	003°21'24"	N12°37'24"W	62.62'	62.63'
C75	59.00'	002°07'21"	S15°20'43"E	2.19'	2.19'
C76	1069.00'	023°33'22"	S02°31'25"E	436.41'	439.50'
C77	2120.00'	004°36'10"	S38°24'50"W	170.26'	170.30'
C78	1069.00'	021°30'11"	S25°22'07"W	398.84'	401.20'
C79	59.00'	011°42'02"	S44°19'30"E	12.03'	12.05'
C80	59.00'	145°50'02"	S56°54'28"W	112.79'	150.17'



**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "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 CORN 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.

**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.

**MAINTENANCE NOTE:**  
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN (WESTPOINTE EAST, UNIT-22D) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOMEOWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (901,902, 903 & 999, BLOCK 47, CB 4390)

**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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	17.00'	067°12'15"	S00°57'34"W	18.82'	19.94'
C22	59.00'	137°08'39"	S35°25'47"W	109.84'	141.22'
C23	17.00'	068°22'54"	S70°18'39"W	19.11'	20.29'
C24	2305.00'	004°38'28"	S38°26'26"W	186.66'	186.71'
C25	2255.00'	001°59'39"	S39°42'56"W	78.49'	78.49'
C26	2255.00'	001°59'39"	S37°43'16"W	78.49'	78.49'
C27	2255.00'	000°36'15"	S36°25'19"W	23.77'	23.77'
C28	1204.00'	001°01'17"	S35°36'33"W	21.46'	21.46'
C29	1204.00'	003°53'39"	S33°09'05"W	81.82'	81.83'
C30	1204.00'	003°53'39"	S29°15'26"W	81.82'	81.83'
C31	1204.00'	003°53'39"	S25°21'46"W	81.82'	81.83'
C32	1204.00'	003°53'39"	S21°28'07"W	81.82'	81.83'
C33	1204.00'	004°30'10"	S17°16'12"W	94.60'	94.62'
C34	11.00'	002°20'14"	N79°08'11"W	0.45'	0.45'
C35	11.00'	086°32'02"	S58°45'55"W	15.08'	16.61'
C36	1069.00'	004°54'16"	N17°04'09"E	91.48'	91.51'
C37	1069.00'	003°53'39"	N21°28'07"E	72.64'	72.66'
C38	1069.00'	003°53'39"	N25°21'46"E	72.64'	72.66'
C39	1069.00'	003°53'39"	N29°15'26"E	72.64'	72.66'
C40	1069.00'	003°53'39"	N33°09'05"E	72.64'	72.66'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C81	1204.00'	003°12'38"	S07°14'51"W	67.46'	67.47'
C82	14.00'	046°07'18"	N31°54'49"E	10.97'	11.27'
C83	1254.00'	000°41'08"	N32°36'11"E	15.01'	15.01'
C84	14.00'	044°39'58"	N07°18'52"W	10.64'	10.91'
C85	1204.00'	004°21'43"	N17°11'59"E	91.64'	91.66'
C86	14.00'	012°40'37"	N34°35'38"E	3.09'	3.10'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S07°49'20"W	94.04'
L2	S41°46'59"W	20.61'
L3	S35°55'19"E	63.67'
L4	S47°08'05"W	8.34'
L5	S17°51'31"W	4.61'
L6	N35°55'19"W	66.51'
L7	N47°57'52"W	5.79'
L8	N41°46'59"E	33.01'
L9	N49°19'43"W	145.00'
L10	S36°07'12"W	71.88'
L11	N78°03'52"W	120.00'
L12	S78°03'52"E	120.01'
L13	S40°56'23"W	10.00'
L14	N48°59'29"W	9.65'
L15	N14°18'06"W	41.40'
L16	N08°04'33"E	71.07'
L17	N47°22'00"E	49.71'
L18	N03°36'23"E	75.06'
L19	N00°44'48"W	75.05'
L20	N03°39'57"E	75.06'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N13°01'17"E	85.67'
L22	N33°19'39"E	67.93'
L23	N13°50'33"W	54.80'
L24	N10°01'22"E	46.23'
L25	N14°42'17"E	101.42'
L26	N10°37'51"E	77.56'
L27	N49°14'20"W	50.00'

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

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2032567) 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).

**OPEN SPACE NOTE:**  
LOT 903, BLOCK 47, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS DRAINAGE EASEMENT. LOTS 901 AND 902, BLOCK 47, CB 4390 ARE DESIGNATED AS OPEN SPACE.

**PUBLIC WORKS STORM WATER:**  
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 ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

**PRIVATE STREET DESIGNATION NOTE:**  
LOT 999, BLOCK 47, CB 4390 IS A PRIVATE STREET AND IS DESIGNATED AS A GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, SANITARY SEWER AND UNDERGROUND ELECTRIC EASEMENT.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	1069.00'	001°01'17"	N35°36'33"E	19.06'	19.06'
C42	2120.00'	000°36'51"	N36°25'11"E	22.72'	22.72'
C43	2120.00'	001°59'39"	N37°43'26"E	73.79'	73.79'
C44	2120.00'	001°59'39"	N39°43'05"E	73.79'	73.79'
C45	2305.00'	001°51'51"	N39°49'45"E	75.00'	75.00'
C46	2305.00'	001°51'51"	N37°57'53"E	75.00'	75.00'
C47	2305.00'	000°54'45"	N36°34'35"E	36.71'	36.71'
C48	59.00'	059°21'34"	N74°49'19"E	58.43'	61.12'
C49	59.00'	077°47'05"	N06°15'00"E	74.09'	80.10'
C50	1254.00'	001°36'57"	N33°45'13"E	35.36'	35.36'
C51	1254.00'	003°25'36"	N30°32'49"E	74.99'	75.00'
C52	1254.00'	003°25'36"	N27°07'13"E	74.99'	75.00'
C53	1254.00'	003°25'36"	N23°41'36"E	74.99'	75.00'
C54	1254.00'	003°25'36"	N20°16'00"E	74.99'	75.00'
C55	1254.00'	003°25'36"	N16°50'23"E	74.99'	75.00'
C56	1254.00'	003°25'36"	N13°24'47"E	74.99'	75.00'
C57	1254.00'	003°25'36"	N09°59'10"E	74.99'	75.00'
C58	1254.00'	003°25'36"	N06°33'34"E	74.99'	75.00'
C59	1254.00'	003°25'36"	N03°07'58"E	74.99'	75.00'
C60	1254.00'	000°04'23"	N01°22'58"E	1.60'	1.60'

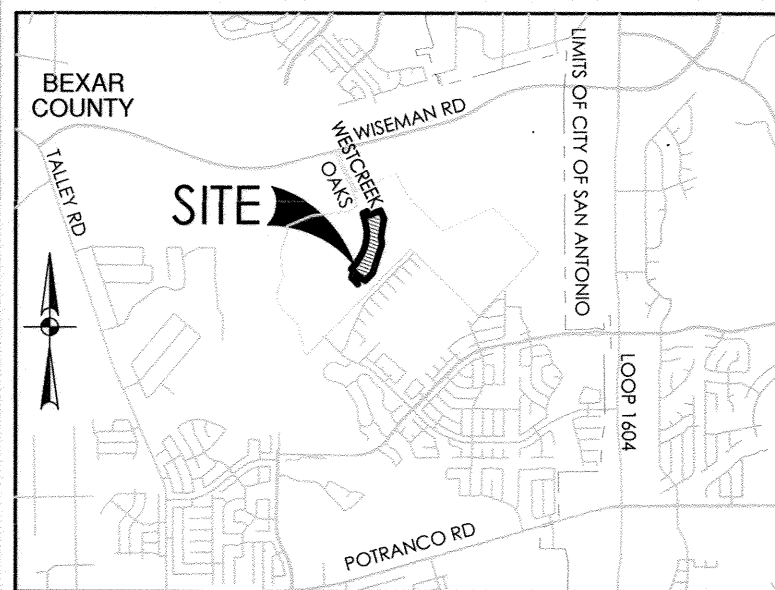


# PLAT NUMBER 150260

## SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22D (ENCLAVE)

A 17.492 ACRE TRACT OF LAND OUT OF A 144.685 ACRE TRACT OF LAND DESCRIBED IN DEED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 ½, ABSTRACT 825, COUNTY BLOCK 4400, OF BEXAR COUNTY, TEXAS.





### 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 OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK		
DGC	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 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)

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

1234.56 FINISHED FLOOR ELEVATION

- |  |   |
|--|---|
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                                 | 6' SANITARY SEWER EASEMENT (VOL 9668, PG 142, DPR)  |
| 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                                  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 142-145, DPR)  |
| 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)                                    | 20' BUILDING SETBACK EASEMENT (VOL 9668, PG 142-145, DPR)   |
| VARIABLE WIDTH CLEAR VISION EASEMENT   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 137-138, DPR)  |
| 10X15' WATER EASEMENT  | 20' BUILDING SETBACK EASEMENT (VOL 9668, PG 137-138, DPR)   |
| 20' BUILDING SETBACK EASEMENT  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 140231)  |
| 10' BUILDING SETBACK EASEMENT  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 140232)  |
| 12' SANITARY SEWER EASEMENT (OFF LOT 0.069 ACRES)                                  | TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, 0.257 ACRES OFF LOT, PERMEABLE) |
| 10X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT                              | 12' SANITARY SEWER EASEMENT (VOL 9682, PG 58-62 DPR)  |
| 12' SANITARY SEWER EASEMENT (0.829 ACRE PERMEABLE OFF LOT) (VOL 9668, PG 142, DPR) | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 129-130, DPR)  |
|  | 12' SANITARY SEWER EASEMENT (PLAT # 150214)   |

### WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

### IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE 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 DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

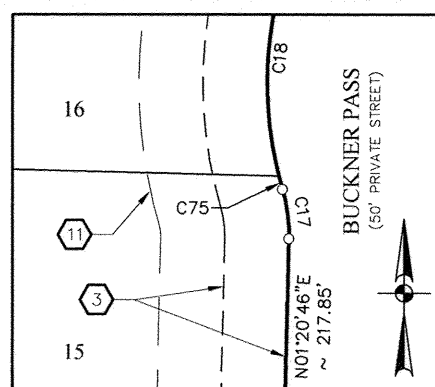
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Cara C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

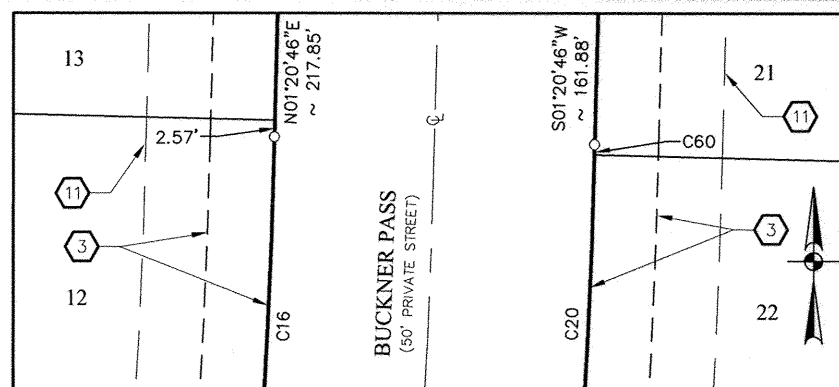
STATE OF TEXAS  
COUNTY OF BEXAR

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.

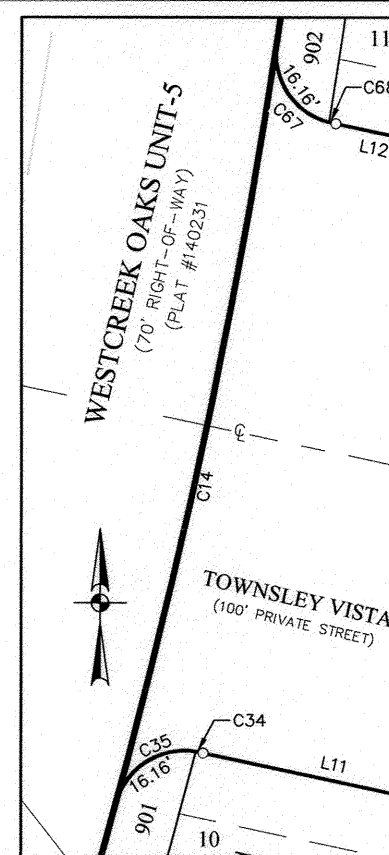
*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



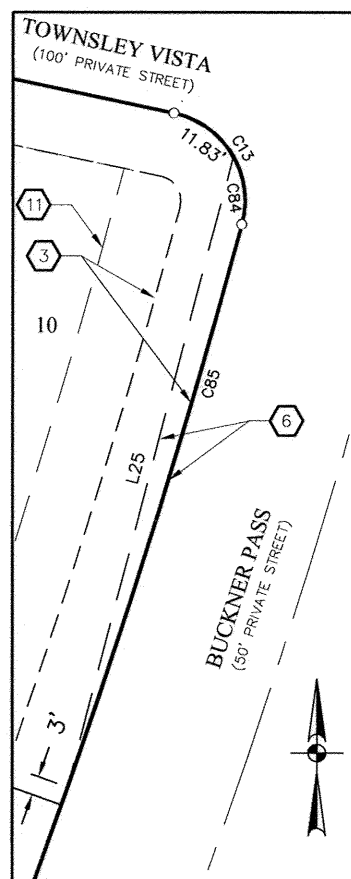
DETAIL "A"  
SCALE: 1" = 30'



DETAIL "B"  
SCALE: 1" = 30'



DETAIL "C"  
SCALE: 1" = 30'

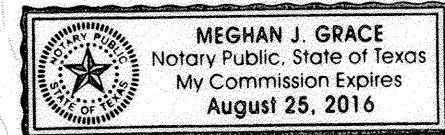


DETAIL "D"  
SCALE: 1" = 30'

### 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.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



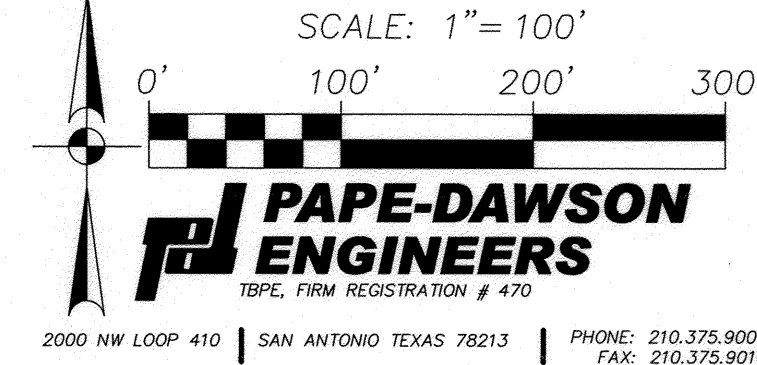
T.R. EDMONSON  
SURVEY NO. 207,  
ABSTRACT NO. 228  
COUNTY BLOCK  
4387

UNPLATTED  
183.507 ACRE  
WPE VENTURES, LLC  
(VOL 15874,  
PG 2258-2269 OPR)

## PLAT NUMBER 150260

### SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22D (ENCLAVE)

A 17.492 ACRE TRACT OF LAND OUT OF A 144.685 ACRE TRACT OF LAND DESCRIBED IN DEED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, OF BEXAR COUNTY, TEXAS.



DATE OF PRINT: August 17, 2015

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 18 DAY OF August, A.D. 2015.

*Meghan J. Grace*  
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-22D \_\_\_\_\_ 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

STATE OF TEXAS  
COUNTY OF BEXAR  
BY: \_\_\_\_\_ SECRETARY

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

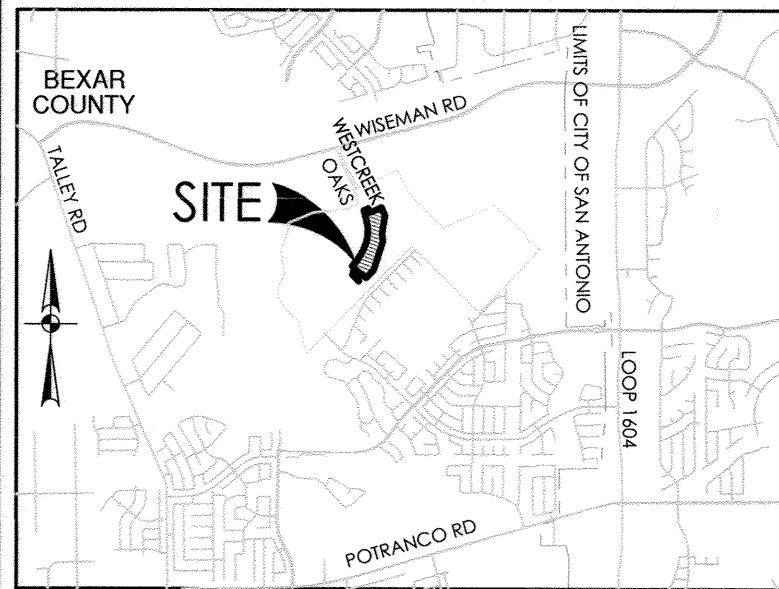
SHEET 2 of 3

WESTPOINTE EAST, UNIT-22D (ENCLAVE)

Civil Job No. 8222-20; Survey Job No. 9372-12

DATE: 8/17/2015 11:17 AM USER: ID: mwright  
FILE: P:\8222-20\DESIGN\Civil\Plat\1502220.dwg





### 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	VOL	VOLUME
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	PG	PAGE(S)
ELEC	ELECTRIC	ROW	RIGHT-OF-WAY
ESMT	EASEMENT		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ETJ	EXTRATERRITORIAL JURISDICTION (SURVEYOR)		SET 1/2" IRON ROD (PD)

114.0	EXISTING CONTOURS
114.0	PROPOSED CONTOURS
114.0	ORIGINAL SURVEY/COUNTY LINE

### 1234.56 FINISHED FLOOR ELEVATION

- |   |   |
|---|---|
| 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT  | 6' SANITARY SEWER EASEMENT (VOL 9668, PG 142, DPR)  |
| 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 142-145, DPR)  |
| 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)   | 20' BUILDING SETBACK EASEMENT (VOL 9668, PG 142-145, DPR)   |
| VARIABLE WIDTH CLEAR VISION EASEMENT  | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 137-138, DPR)  |
| 10X15' WATER EASEMENT   | 20' BUILDING SETBACK EASEMENT (VOL 9668, PG 137-138, DPR)   |
| 20' BUILDING SETBACK EASEMENT   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 140231)  |
| 10' BUILDING SETBACK EASEMENT   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 140232)  |
| 12' SANITARY SEWER EASEMENT (OFF LOT 0.069 ACRES)   | VARIABLE WIDTH DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, 0.257 ACRES OFF LOT, PERMEABLE) |
| TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, 0.257 ACRES OFF LOT, PERMEABLE) | 10' DRAINAGE EASEMENT (VOL 9668, PG 142-145, DPR)   |
| 10X10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT   | 7' DRAINAGE EASEMENT (VOL 9668, PG 142-145, DPR)  |
| 12' SANITARY SEWER EASEMENT (0.829 ACRE PERMEABLE OFF LOT) (VOL 9668, PG 142, DPR)  | 12' SANITARY SEWER EASEMENT (VOL 9662, PG 58-62 DPR)  |
|   | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9668, PG 129-130, DPR)  |
|   | 12' SANITARY SEWER EASEMENT (PLAT # 150214)   |

### WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

### IMPACT FEE NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE 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 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.
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- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

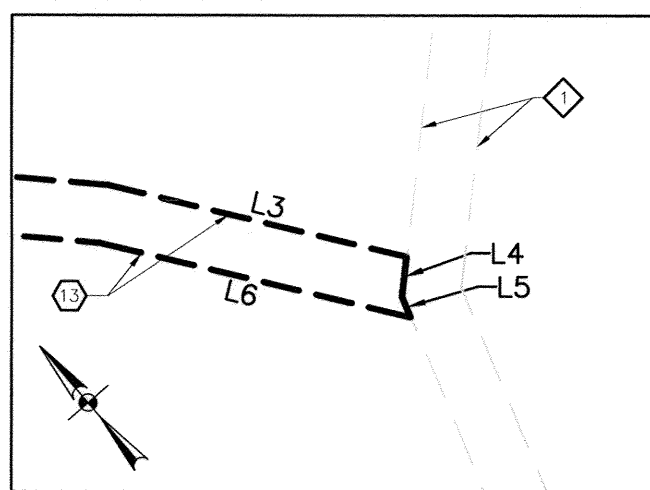
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Carla C. Tackett*  
LICENSED PROFESSIONAL ENGINEER

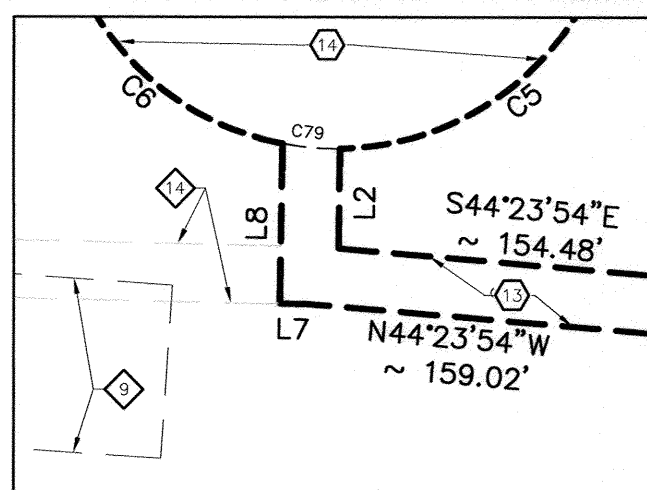
STATE OF TEXAS  
COUNTY OF BEXAR

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.

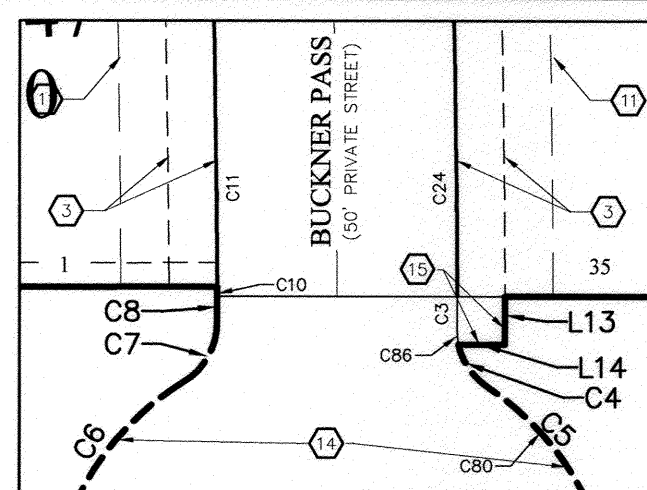
*David A. Casanova*  
REGISTERED PROFESSIONAL LAND SURVEYOR



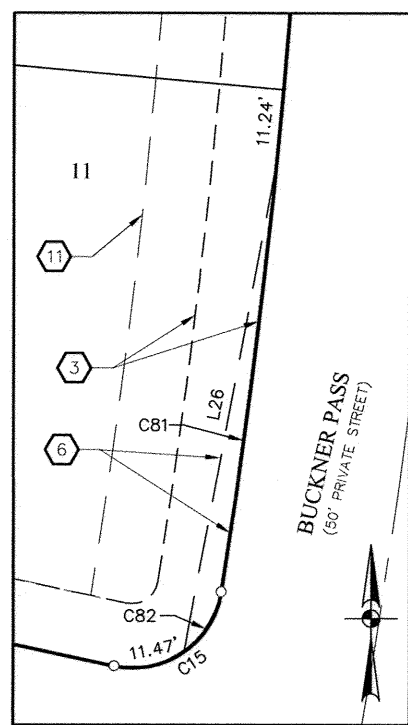
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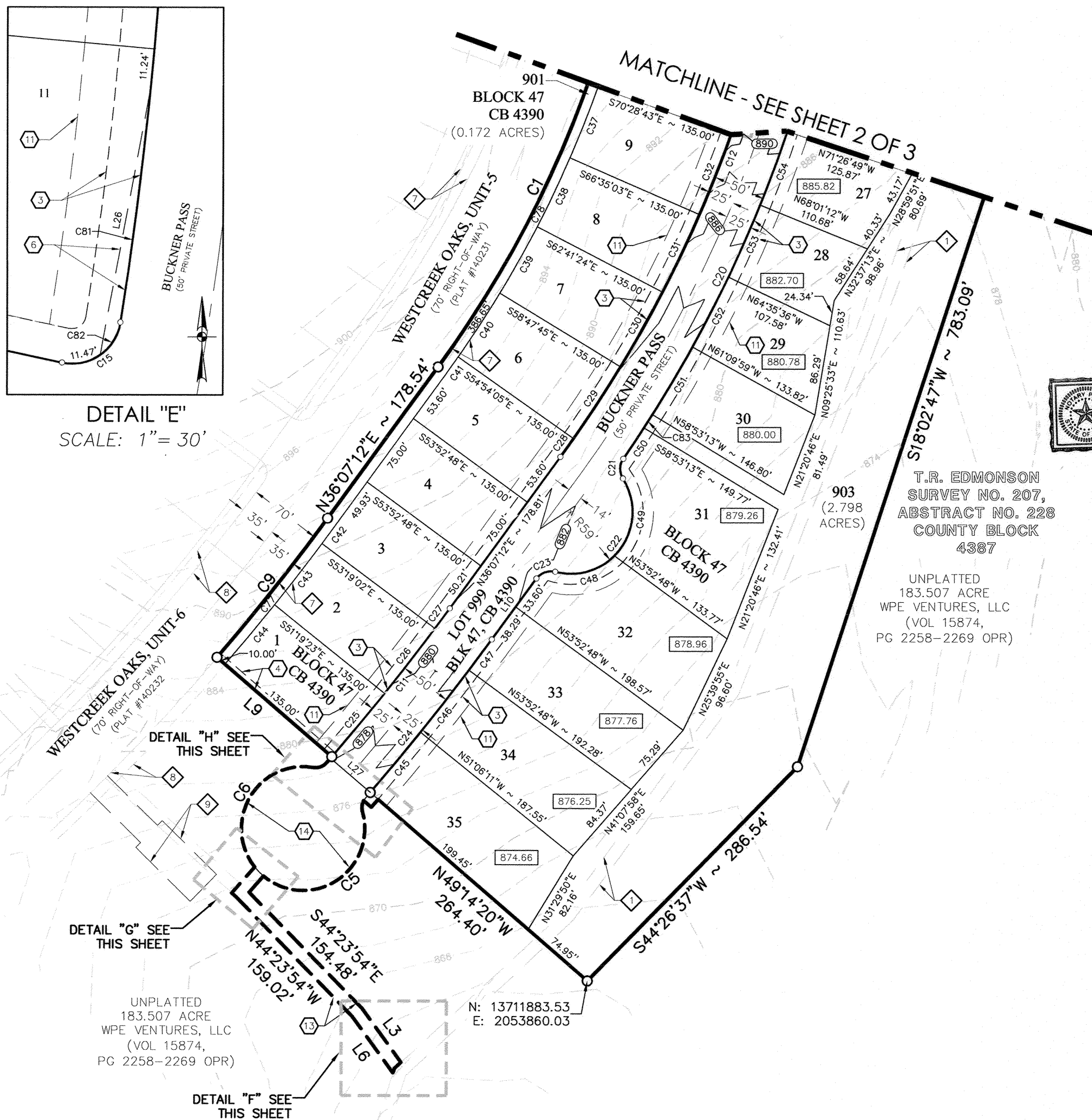
DETAIL "G"  
SCALE: 1" = 40'



DETAIL "H"  
SCALE: 1" = 40'



DETAIL "E"  
SCALE: 1" = 30'



T.R. EDMONSON  
SURVEY NO. 207,  
ABSTRACT NO. 228  
COUNTY BLOCK  
4387

UNPLATTED  
183.507 ACRE  
WPE VENTURES, LLC  
(VOL 15874,  
PG 2258-2269 OPR)

N: 13711883.53  
E: 2053860.03

### SURVEYOR'S NOTES:

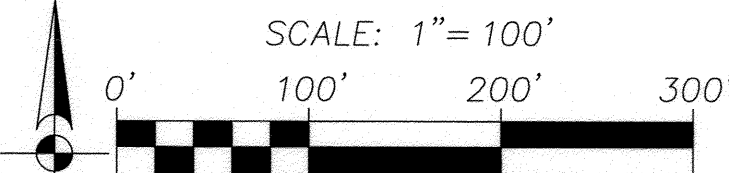
- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORDS 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.

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

## PLAT NUMBER 150260

### SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22D (ENCLAVE)

A 17.492 ACRE TRACT OF LAND OUT OF A 144.685 ACRE TRACT OF LAND DESCRIBED IN DEED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, OF 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: August 17, 2015

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 18 DAY OF August, A.D. 2015.

*Meghan J. Grace*  
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-22D \_\_\_\_\_ 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