

LOCATION MAP

NOT-TO-SCALE CENID

EGI	<u>-ND</u>
AC	ACRE(S)
BLK	BLOCK
CATV	CABLE TELEVISION
CB	COUNTY BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF
	BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR

ELEC ELECTRIC

ESMT EASEMENT

GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION NCB NEW CITY BLOCK OFFICIAL PUBLIC RECORDS OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS VOLUME PG PAGE(S) COUNTY, TEXAS **RIGHT-OF-WAY** FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

PG 1-2 DPR)

(VOL 9675, PG 224, VOL 9676,

12' SANITARY SEWER EASEMENT

(VOL 9675, PG 219-220 DPR)

(VOL 6051, PG 649-652 OPR)

10 GAS ELECTRIC TELEPHONE

AND CABLE TY EASEMENT

(VOL 9675, PG 1-2 DPR)

(VOL 9676, PG 1-2 DPR)

AND CABLE TY EASEMENT

20' BUILDING SETBACK LINE

20' BUILDING SETBACK LINE

10 GAS ELECTRIC TELEPHONE

(VOL 9676, PG 219-220 DPR)

(VOL 9675, PG 219-220 DPR)

135' FLECTRIC EASEMENT

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

ETJ	EXTRA	TERRITORIAL JURISDICTION	(30,12,10	SET 1/2" IRON ROD (PD)
— -11- 	40	EXISTING CONTOURS PROPOSED CONTOURS ORIGINAL SURVEY/COU CURRENT EFFECTIVE 1%/ CHANCE (100-YR) FLOOR	ANNUAL '	SET 1/2" IRON ROD (PD)-ROV 06.00 MINIMUM FINISHED FLOOR ELEVATION
3		ELECTRIC, TELEPHONE BLE TV EASEMENT	14	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
•	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⇧	12' SANITARY SEWER EASEMENT (VOL 9675, PG 224, VOL 9676,
	WARRED WARTH OF EAR VACCOM	~	(VOL 9675, PG 224, VOL 96/6,

AND CABLE TV VARIABLE WIDTH CLEAR VISION EASEMENT 20' BUILDING SETBACK LINE

VARIABLE WIDTH PERMEABLE. SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (TOTAL OF 0.11 ACRES OF

OFF LOT EASEMENTS) 50'x50' PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (TOTAL OF 0.17 ACRES OF OFF LOT EASEMENTS)

SURVEYOR'S NOTES:

1. 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.

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.

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 BO) 1. THE CITY OF SAN ANTONIO AS PART OF ITS 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," "UTULITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLE, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANNORS ADJACENT LAND, THE RIGHT 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 OF PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANAGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLAS, 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 APER DESCRIPTION BURGET.

DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY CHIER EASEMENTS FOR CHIMINES CHALLS THE CHARGE THE CHARGE TO SOME EASEMENTS ARE DESCRIBED BELOW:

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE HVE (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 HVE (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.

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.

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

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

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 RE 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

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	02574'22"	N33*34'26"W	32.77*	33.04'
C2	125.00'	022"55'06"	S23"29'01"E	49.67	50.00'
C3	365.00'	007"50'55"	N07"26'48"W	49.96'	50.00'
C4	415.00'	006"54"11"	S06"26'44"E	49.97	50.00'
C5	655.00'	004"22'25"	NO3°46'08"W	49.99'	50.00'
C6	705.00'	004"03"49"	S03"26'27"E	49.99'	50.00'
C7	275.00'	023'32'52"	N79*04'56"E	112.23	113.02'
C8	325.00'	019"45'09"	S80*58'48"W	111.49'	112.04
C9	275.00'	042"57'01"	\$67°40'07"E	201.35'	206.15
C10	14.00'	090,00,00	N45"51'22"E	19.80'	21.99'
C11	75.00'	021'48'37"	N10"02"56"W	28.38'	28.55'
C12	125.00'	012"52'50"	S05'35'03"E	28.04	28.10'
C13	14.00'	090'00'00"	S44"06'36"E	19.80'	21.99'
C14	14.00'	090,00,00	N45"51"22"E	19.80'	21.99'
C15	365.00'	004"22'42"	N0179'59"W	27.89'	27.89'
C16	415.00'	003"51'00"	S01"04'06"E	27. 88'	27.89'
C17	14.00'	090,00,00	S44"06'38"E	19.80'	21.99'
C18	14.00'	090,00,00	N45"51'22"E	19.80'	21.99'
C19	655.00'	002"26'18"	N00°21'47"W	27.87*	27.87
C20	705.00'	00275'55"	S0016'35"E	27.87	27.87

CURVE TABLE

090'00'00"

090'00'00"

090,00,00

042"57'01"

002"04'16"

028'04'04

012'48'41"

00172'05"

010'34'40'

010"34"40"

325.00' 010'07'44'

325.00' 009'49'25"

325.00' 000'38'28"

14.00' 053'06'35"

275.00' 026"25'19"

CURVE # RADIUS

C21

C22

C23

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

14.00

14.00'

14.00'

325.00'

275.00'

275.00'

275.00

325.00

325.00'

325.00'

DELTA CHORD BEARING CHORD LENGTH

S44'08'38"E

N45"51'22"E

N44"08"38"W

N67'40'07"W

N47"3'45"W

N6277'55"W

N82'44'18"W

S88'32'36"E

S82'39'13"E

S72"04"34"E

S61'43'22"E

S51"44'47"E

S46"30"51"E

\$6478'04"W

N75"55"58"W

19.80'

19.80

19.80'

237.96'

9.94

133.37

61.36

6.81

59.91

59.91

57.38

55.65

3.64

12.52'

DRAINAGE EASEMENT NOTE:

ABOVE FINISHED ADJACENT GRADE.

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 EASEMENT, 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

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF DRAINAGE EASEMENTS (LOT 901, BLOCK 41), 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

FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES

OPEN SPACE NOTE:
LOT 901, BLOCK 41, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE

CPS GRADING NOTE:
OWNER TO ENSURE CPS ENERGY CREWS WILL HAVE UNOBSTRUCTED ACCESS ACROSS COTTONWOOD WAY WITHIN LIMITS OF EXISTING TRANSMISSION ELECTRIC EASEMENT. SIDE SLOPES WITHIN THE LIMITS OF THE ELECTRIC EASEMENT MUST NOT EXCEED 5:1.

THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED

TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE

ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0355G, DATED SEPTEMBER 29, 2010 AND

THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR

THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER

SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN

ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO

PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

125.70' 126.82'

21.99

21.99

21.99

243.63

9.94

134.72

61.49

6.81

60.00'

60.00

57.45

55.72

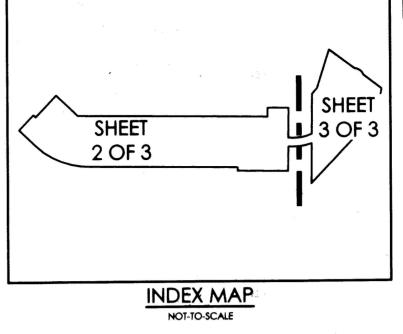
3.64

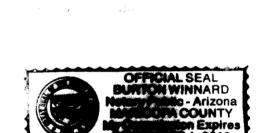
12.98

LINE TABLE			I	INE TABL	Æ	
LINE #	BEARING	LENGTH		LINE #	BEARING	LENGTH
L1	S46"11"37"E	18.30'		L21	N56'48'59"W	53.28'
L2	N46"11"37"W	16.96'		L22	N4978'46"W	66.92'
L3	N84'47'17"E	63.05		L23	N00"51'22"E	78.13'
L4	S8977'13"E	50.99'		L24	S00'51'22"W	78.13'
L5	S89'08'38"E	240.34		L25	N00"51'22"E	78.13'
L6	S8970'16"E	50.33'		L26	S00"51'22"W	78.13'
L7	N00"51'22"E	50.00'		L27	N00"51'22"E	78.13'
L8	S89"08'38"E	50.00'	1	L28	S00°51'22"W	78.13'
L9	S00"51'22"W	50.00'	1	L29	N00"51'22"E	106.00'
L10	S89'08'38"E	25.12'		L30	N00"51'22"E	126.00
L11	S48"14"53"E	9.29'		L31	S00"51'22"W	21.39'
L12	N89"06"38"W	25.12']	L32	N22'30'40"W	53.65'
L13	S00"51'22"W	50.00'		L33	S89"08'38"E	15.91'
L14	N89"08'38"W	50.00'				
L15	N00"51'22"E	50.00'				
L16	N00"51'22"E	20.00'	1			

1 -	INE TABL	_
LINE #	BEARING	LENGTH
L1	S4671'37"E	18.30'
L2	N46"1"37"W	16.96'
L3	N84'47'17"E	63.05
L4	S8977'13"E	50.99'
L5	S89"08'38"E	240.34'
L6	S8970'16"E	50.33'
L7	N00"51'22"E	50.00'
L8	S89"08'38"E	50.00'
L9	S00"51'22"W	50.00'
L10	S89"08'38"E	25.12'
L11	S4874'53"E	9.29'
L12	N89"06'38"W	25.12'
L13	S00"51'22"W	50.00'
L14	N89"08'38"W	50.00'
L15	N00"51'22"E	50.00'
L16	N00"51'22"E	20.00'
L17	N87'42'20"W	59.98'
L18	N80'34'01"W	59.95'
L19	N72°50'30"W	59.95'
L20	N65°06'59"W	59.95'







PLAT NUMBER 150069

SUBDIVISION PLAT

WESTPOINTE EAST UNIT-22S

BEING A 15,359 ACRE TRACT OF LAND, 15,074 ACRES OUT OF A 14,270 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2026-2043, 0.171 ACRES OUT OF A 10.545 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079, 0.057 ACRES OUT OF A 11.923 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2026-2043, AND 0.057 ACRES OUT OF A 13.298 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079, ALL 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 TBPS, FIRM REGISTRATION # 10020000

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

DATE OF PRINT: December 15, 2015

COUNTY OF MARICOPA 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, WATERCOURSED DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

CW-WESTPOINTE, LLC 8655 S. PRIEST DR TEMPE, AZ 85284 480-820-0977

STATE OF ARIZONA COUNTY OF MARICOPA

STATE OF ARIZONA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK 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 DAY OF 17, A.D. 20

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

ED THIS	DAY OF	A.D. 20
	*	

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF WESTPOINTE EAST, UNIT-22S 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.

, A.D. <u>20</u> DATED THIS _____ DAY OF _____

BY:		CHAIRMAN

BY:		SECRETARY
STATE OF TEXAS		SECKE! THE
COUNTY OF BEXAR		
l,	, COUNTY CLERK OF BEXAR COUNTY	DO HEREBY

COUNTY CLERK, BEXAR COUNTY, TEXAS

CERTIFY THAT THIS PLAT W ED FOR RECORD IN MY OFFICE, ON THE , A.D. 20 AT _____M. AND DULY RECORDED THE

_, A.D. <u>20</u>___AT______M. IN THE DAY OF ____ DEED AND PLAT RECORD' EXAR COUNTY, IN BOOK/ VOLUME

PAGE ______IN TESTI WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL () ___, A.D. <u>20</u>

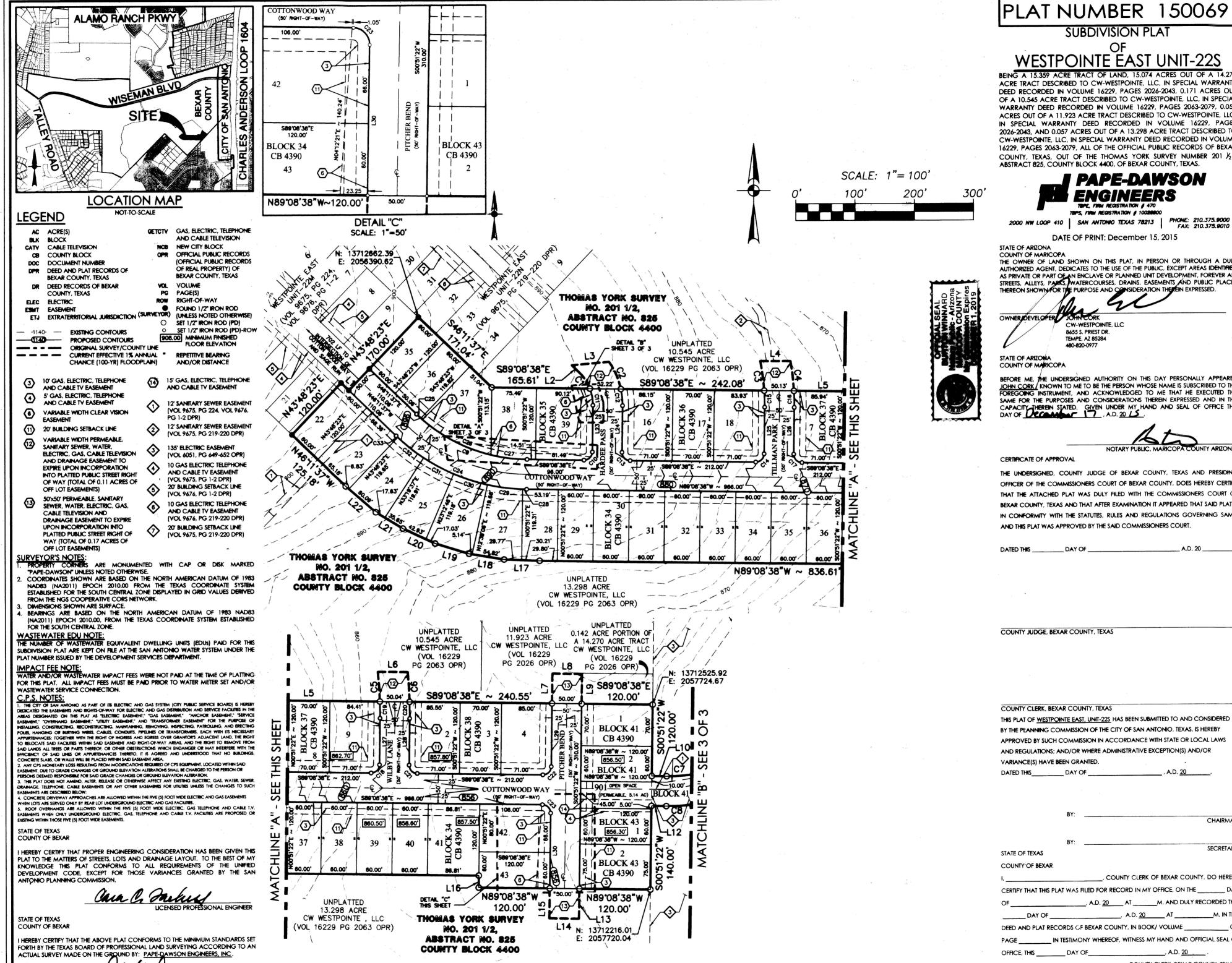
____, DEPUTY SHEET 1 OF 3 BY:



~200000

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PROFESSIONAL LAND SURVEYOR

CARA C. TACKETT

89491

CENSED.

POSSOSSI POSSOS

SONAL

SHEET 2 OF 3 BY:

SUBDIVISION PLAT OF

WESTPOINTE EAST UNIT-22S

BEING A 15.359 ACRE TRACT OF LAND, 15.074 ACRES OUT OF A 14.270 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2026-2043, 0.171 ACRES OUT OF A 10.545 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079, 0.057 ACRES OUT OF A 11.923 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2026-2043, AND 0.057 ACRES OUT OF A 13.298 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079, ALL 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**

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375,9000

DATE OF PRINT: December 15, 2015

STATE OF ARIZONA COUNTY OF MARICOPA

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, PARTS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN OR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CW-WESTPOINTE LLC 8655 S. PRIEST DR TEMPE, AZ 85284

STATE OF ARIZONA COUNTY OF MARICOPA

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DATED THIS	DAY OF	A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-225 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.

, A.D. <u>20</u> DATED THIS _____ DAY OF _

BY:	
	CHAIRMA
BY:	
	SECRETA

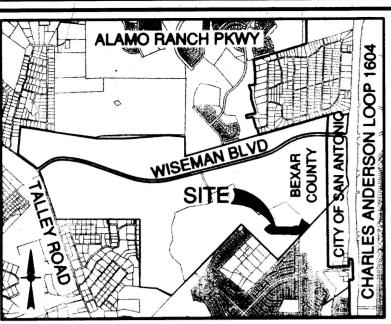
STATE OF TEXAS COUNTY'OF BEXAR

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

DAY OF_

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

DAY OF COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

GETCTV GAS, ELECTRIC, TELEPHONE

VOL VOLUME

PAGE(S)

RIGHT-OF-WAY

AND CABLE TELEVISION NEW CITY BLOCK

OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

FLOOR ELEVATION

REPETITIVE BEARING

AND/OR DISTANCE

AND CABLE TV EASEMENT

12' SANITARY SEWER EASEMENT

(VOL 9675, PG 224, VOL 9676,

12' SANITARY SEWER EASEMENT

(VOL 9675, PG 219-220 DPR)

(VOL 6051, PG 649-652 OPR)

10 GAS ELECTRIC TELEPHONE

AND CABLE TV EASEMENT

20' BUILDING SETBACK LINE

10 GAS ELECTRIC TELEPHONE

(VOL 9676, PG 219-220 DPR)

20' BUILDING SETBACK LINE

(VOL 9675, PG 219-220 DPR)

5.92

Q.

2

SHE

CHLINE

BLOCK 41

CB 4390

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E: 2057853.45

AND CABLE TV EASEMENT

(VOL 9675, PG 1-2 DPR)

(VOL 9676, PG 1-2 DPR)

135' ELECTRIC EASEMENT

15' GAS, ELECTRIC, TELEPHONE

PG 1-2 DPR

(UNLESS NOTED OTHERWISE)

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

OFFICIAL PUBLIC RECORDS

IOFFICIAL PUBLIC RECORDS

LEGEND

ELEC ELECTRIC

AC	ACRE(S)
BLK	BLOCK
CATV	CABLE TELEVISION
CB	COUNTY BLOCK
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS

EASEMENT ETJ EXTRATERRITORIAL JURISDICTION (SURVEYOR) **EXISTING CONTOURS** PROPOSED CONTOURS ORIGINAL SURVEY/COUNTY LINE CURRENT EFFECTIVE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN)

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TY EASEMENT

6 VARIABLE WIDTH CLEAR VISION EASEMENT 20' BUILDING SETBACK LINE

VARIABLE WIDTH PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (TOTAL OF 0.11 ACRES OF OFF LOT EASEMENTS)

50'x50' PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT OF WAY (TOTAL OF 0.17 ACRES OF OFF LOT EASEMENTS)

SURVEYOR'S NOTES:

I. 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 NAD63 (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.

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

WASTEWATER SERVICE CONNECTION. C.P.S. NOTES:

I. 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 RISTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS INCESSARY INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMUVING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMUVING, WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURIENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 TIREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGES 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION, ALTERATION, 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EDISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

DRAINAGE. TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SI EASEMENTS ARE DESCRIBED BELOW; 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE RYE (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 EDISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

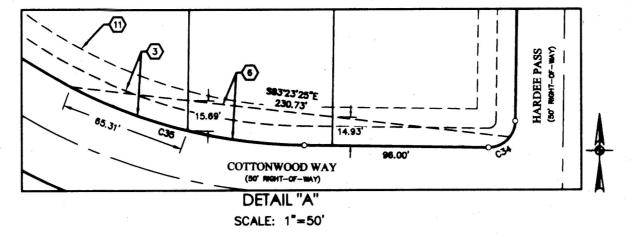
STATE OF TEXAS COUNTY OF BEXAR

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

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



CURRENT EFFECTIVE 1%-

ANNUAL CHANCE (100-YR)

FLOODPLAIN)

380.761 ACRE

SPH CULEBRA LTD.

(VOL 12572 PG 1639 OPR)

THOMAS YORK SURVEY

MO. 201 1/2.

ABSTRACT NO. 825

COUNTY BLOCK 4400

UNPLATTED 135.127 ACRE

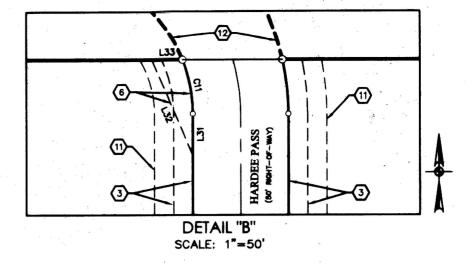
MCCOMBS FAMILY PARTNERS LTD. (VOL 11798 PG 867 OPR)

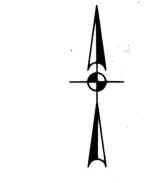
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PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

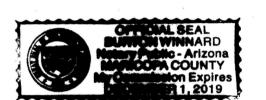
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SCALE: 1"= 100'

200' *300'* 100'



PLAT NUMBER 150069

SUBDIVISION PLAT

OF **WESTPOINTE EAST UNIT-22S**

BEING A 15.359 ACRE TRACT OF LAND, 15.074 ACRES OUT OF A 14.270 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2026-2043, 0.171 ACRES OUT OF A 10.545 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079, 0.057 ACRES OUT OF A 11,923 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2026-2043, AND 0.057 ACRES OUT OF A 13.298 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079, ALL 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.



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

DATE OF PRINT: December 15, 2015

STATE OF ARIZONA COUNTY OF MARICOPA 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 ENCLAYE OR PLANNED UNIT DEVELOPMENT, FOREYER ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. IE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER DEVELOPER: JOHN CORK CW-WESTPOINTE, LLC 8655 S. PRIEST DR. TEMPE, AZ 85284

STATE OF ARIZONA COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN CORK 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 DAY OF (20 12 , A.D. 20 /-

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.

TED THIS	DAY OF	A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT-22S 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

В	f:
	CHAIRMAN
В	Y:SECRETARY
STATE OF TEXAS	
COUNTY OF BEXAR	
l,	, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT W	AS FILED FOR RECORD IN MY OFFICE, ON THE DAY
OF	, A.D. <u>20</u> ATM, AND DULY RECORDED THE
DAY OF	, A.D. <u>20</u> ATM. IN THE
DEED AND PLAT RECORDS	S OF BEXAR COUNTY, IN BOOK/ VOLUMEON

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF __ DAY OF_

COUNTY CLERK, BEXAR COUNTY, TEXAS SHEET 3 OF 3 BY: _



