

LOCATION MAP
NOT-TO-SCALE

LEGEND

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

1140	EXISTING CONTOURS	10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1140	PROPOSED CONTOURS	11	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
1140	ORIGINAL SURVEY/COUNTY LINE	12	VARIABLE WIDTH CLEAR VISION EASEMENT
1140	CURRENT EFFECTIVE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN	13	20' BUILDING SETBACK LINE
1140		14	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)
1140		15	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)

16	15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
17	12' SANITARY SEWER EASEMENT (VOL 9675, PG 224, VOL 9676, PG 1-2 DPR)
18	12' SANITARY SEWER EASEMENT (VOL 9675, PG 219-220 DPR)
19	135' ELECTRIC EASEMENT (VOL 6051, PG 449-452 OPR)
20	10' GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT (VOL 9675, PG 1-2 DPR)
21	20' BUILDING SETBACK LINE (VOL 9676, PG 1-2 DPR)
22	10' GAS ELECTRIC TELEPHONE AND CABLE TV EASEMENT (VOL 9676, PG 219-220 DPR)
23	20' BUILDING SETBACK LINE (VOL 9675, PG 219-220 DPR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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:

- 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 THE PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES 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 CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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, REJECT 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

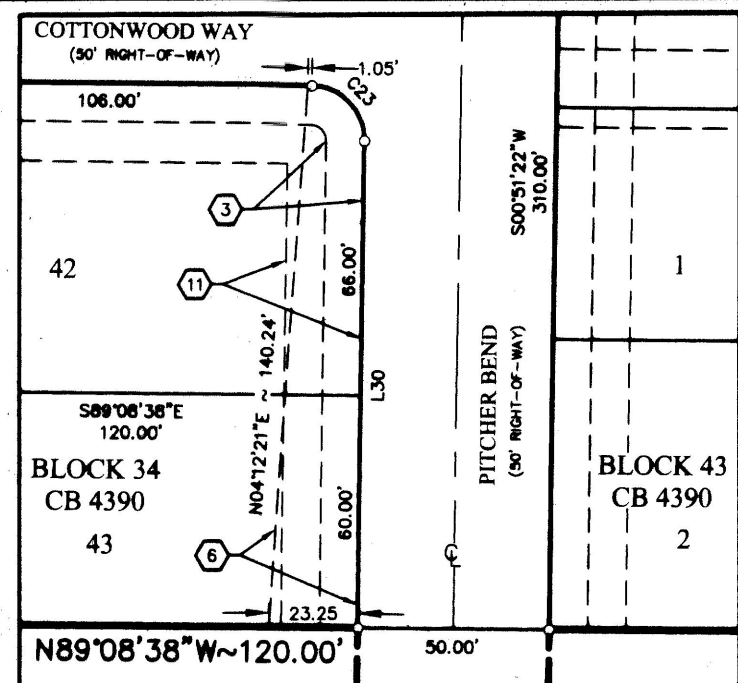
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Cara C. Tackett
LICENSED PROFESSIONAL ENGINEER

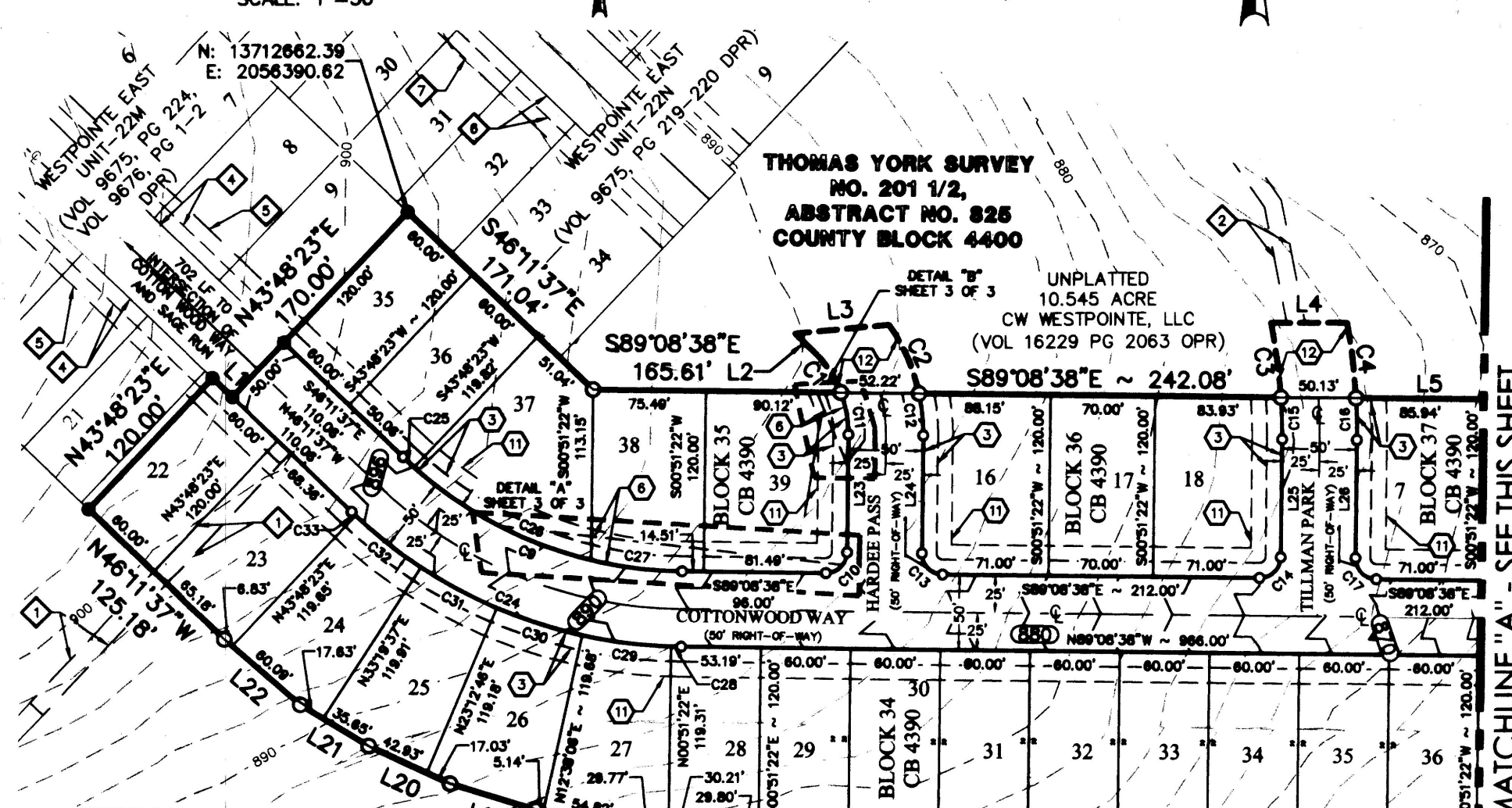
STATE OF TEXAS
COUNTY OF BEXAR

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.

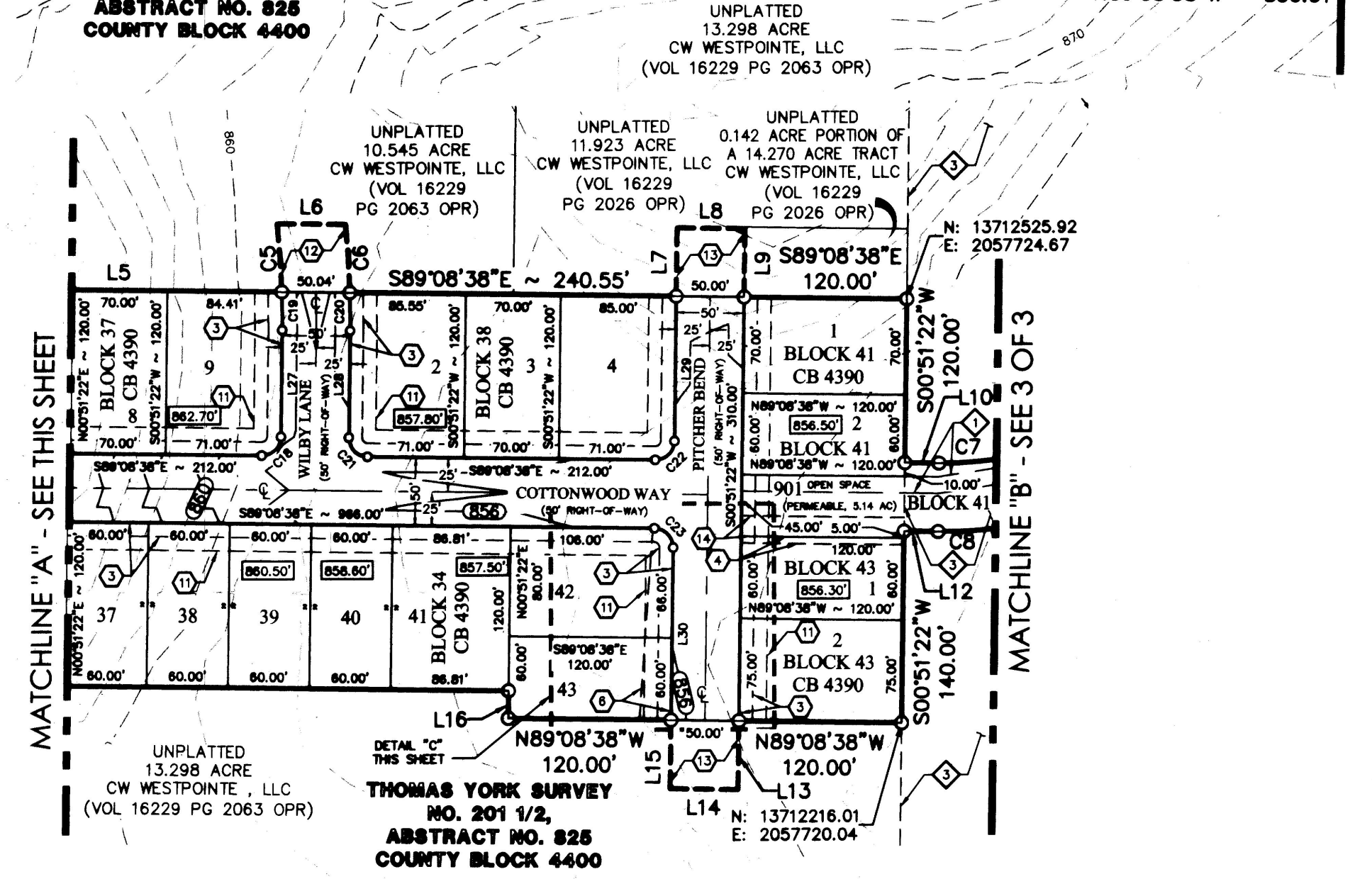
W. A. [Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "C"
SCALE: 1"=50'



THOMAS YORK SURVEY
NO. 201 1/2,
ABSTRACT NO. 825
COUNTY BLOCK 4400



THOMAS YORK SURVEY
NO. 201 1/2,
ABSTRACT NO. 825
COUNTY BLOCK 4400

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

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.



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

OWNER/DEVELOPER: JOHN CORK
CW-WESTPOINTE, LLC
8655 S. PRIEST DR.
TEMPE, AZ 85284
480-920-0777

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 December 17, A.D. 2015.

[Signature]
NOTARY PUBLIC, MARICOPA COUNTY ARIZONA

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-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____

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

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