CHAIRMAN

SECRETAR'

DEPUTY

OFFICIAL PUBLIC RECORDS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

FOUND 1/2" IRON ROD

REPETITIVE BEARING

AND/OR DISTANCE

12' SANITARY SEWER EASEMENT

(VOL 9675, PG 224, VOL 9676,

135' ELECTRIC EASEMENT

(VOL 6051, PG 649-652 OPR)

AND CABLE TV EASEMENT

20' BUILDING SETBACK LINE

20' BUILDING SETBACK LINE

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

(VOL 6037, PG 61 OPR)

(VOL 9516, PG 162-164 DPR)

10' GAS, ELECTRIC, TELEPHONE

(VOL 9675, PG 224, VOL 9676,

(VOL 9675, PG 224, VOL 9676,

10' GAS, ELECTRIC, TELEPHONE

12' GAS, ELECTRIC, TELEPHONE

PG 1-2 DPR)

PG 1-2 DPR)

PG 1-2 DPR)

(PLAT # 150069)

(PLAT # 150069)

SET 1/2" IRON ROD (PDI-ROW

NCB NEW CITY BLOCK CATV CABLE TELEVISION CB COUNTY BLOCK DOC DOCUMENT NUMBER DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS DR DEED RECORDS OF BEXAR VOL VOLUME COUNTY, TEXAS PG PAGE(S) ROW RIGHT-OF-WAY ELEC ELECTRIC ESMT EASEMEN ETJ EXTRATERRITORIAL JURISDICTION (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) -1140- EXISTING CONTOURS —1140— PROPOSED CONTOURS ORIGINAL SURVEY/COUNTY LINE

PROPOSED 1% ANNUAL CHANCE (100-YR) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VARIABLE WIDTH CLEAR VISION

20' BUILDING SETBACK LINE

TURNAROUND, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE FASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT (0.264 ACRES OFF-LOT)

50'x50' PERMEABLE, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT

6 (0.058 ACRES OFF-LOT)

135' CPSB ELECTRIC EASEMENT

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.

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 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," "UVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF EASEMENT, "OVERHANCE SASMENT," UITH FASSMENT, AND TRANSFORMER EASEMENT FOR THE FOR THE FOR THE FORM TH SEFICIENCY 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 THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, HONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS. THE CHANGES TO SUCH

DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR STREET OF STREET 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

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.



DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR

EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN WASTEWATER EASEMENTS SHOWN ON THIS PLAT

SETBACK NOTE:

ANTONIO. FINISHED FLOOR NOTE:

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

OPEN SPACE NOTE: LOT 901, BLOCK 43, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE,

SAWS HIGH PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 926 FEET, THE BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI 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 BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR SAWS NOTE:

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

PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR SUCH LOTIS). ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS). ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS. ONLY SINGLE SERVICES AND LOTIS IF *PRV IS/ARE REQUIRED FOR SUCH LOTIS IF *PRV IS/ARE AS A PRESSURE REDUCING VALVE (PRV).
BEXAR COUNTY MAINTENANCE NOTE:

BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE THE MAINTENANCE OF DRAINAGE EASEMENTS (LOT 901, BLOCK 43), GREENBELTS AND PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

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)

CURVE # RADIUS DELTA

125,00'

415.00'

415.00

415.00'

415.00

415.00'

415.00

415.00'

415.00'

125.00

125.00'

125.00

365.00'

365.00'

365.00

365.00'

365.00

365.00

14.00'

C22

C23

C24

C25

C26

C27

C28

C29

C30

C31

C32

C33

C34

C35

C36

C37

C38

C39

C40

021'55'01

002'20'12'

000'44'57'

002'24'31"

008'23'44'

008'03'02"

008'07'52'

007'44'37"

00813'15"

007'27'00"

020'44'25'

014'45'37'

009*21'24"

019'07'37"

014*28'00'

003'29'44"

015"16'54"

01814'54"

03015'11"

415.00' 012'04'08"

CURVE TABLE

N30'28'23"W

S76'52'11"W

S84'04'21"W

N89°31'07"W

N87'56'23"W

N82'32'16"W

N7418'53"W

N66"13'26"W

N58"17'11"W

N5018'14"W

N04'34'52"E

N18'40'34"E

N36'25'35"E

S50°52'19"E

S65'06'49"E

S81'54'38"E

N89°06'30"E

N79'43'11"E

N62'57'17"E

S58'55'59"W

CHORD BEARING CHORD LENGTH

47.52'

16.92

87.25'

5.43'

17.44

60.75'

58.26'

58.85'

56.05'

59.49'

16.24

45.00'

32.11

59.54

121.28'

91.91'

22.27

97.06'

115.76

7.31'

47.82

16.92

87.42

5.43'

17.45

60.81

58.31

58.90'

56.09'

59.55

16.25

45.25'

32.20

59.61

121.85

92.16'

22.27

97.35'

116.25

7.39

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 RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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 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.

PLAT NUMBER 150281

SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT-22R

A 14,939 ACRE TRACT OF LAND, 13.169 ACRES OUT OF A 13.298 ACRE TRACT DESCRIBED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079, AND 1.77 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 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

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 480-820-0977

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. 20 1.5.

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.

____ DAY OF ____ DATED THIS ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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.

THIS PLAT OF WESTPOINTE EAST, UNIT-22R HAS BEEN SUBMITTED TO AND

DATED THIS ______ DAY OF _______, A.D. <u>20</u>____.

COUNTY OF BEXAR

STATE OF TEXAS

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

, A.D. 20 AT _____M. AND DULY RECORDED THE _, A.D. <u>20</u>___AT__

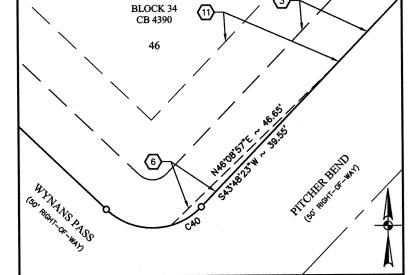
DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _ PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS _____ DAY OF____ ___, A.D. <u>20</u>

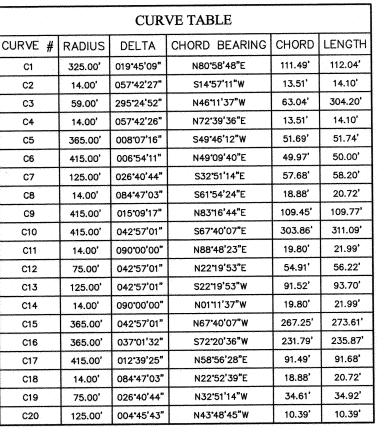
COUNTY CLERK, BEXAR COUNTY, TEXAS

, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

SHEET 1 OF 2 BY: _____



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



L	NE TABL	Æ
#	BEARING	LENGTH
1	N46"11'37"W	5.18'
1	N43'48'23"E	120.00'
T	S46"11"37"E	185.18'
1	S49"18'46"E	66.92'
1	S58'48'59"E	53.28'
	S65'06'59"E	59.95'
1	S72*50'30"E	59.95'
1	S80*34'01"E	59.95'
1	S87'42'20"E	59.98'

EINE TRIBEE					
LINE #	BEARING	LENGTH			
L1	N46"11'37"W	5.18'			
L2	N43'48'23"E	120.00'			
L3	S46"11'37"E	185.18'			
L4	S4918'46"E	66.92'			
L5	S58'48'59"E	53.28'			
L6	S65'06'59"E	59.95'			
L7	S72'50'30"E	59.95'			
L8	S80°34'01"E	59.95'			
L9	S87'42'20"E	59.98'			
L10	S00*51'22"W	20.00'			
L11	S43*48'23"W	17.85'			
L12	N43'48'23"E	6.29'			
L13	N46"11'37"W	120.00'			
L14	N43'48'23"E	26.04			
L15	N67*26'38"W	61.70'			
L16	N81*54'38"W	61.70'			
L17	S80'37'00"W	65.42'			
L18	S63'57'41"W	56.69'			
L19	N44"17'26"W	50.00'			
L20	S19*30'52"E	13.51			

LINE #	DEARING	LEINGITT
L1	N46*11'37"W	5.18'
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L18	S63*57'41"W	56.69'
L19	N4417'26"W	50.00'
L20	S19*30'52"E	13.51

CNO PETAIL "B"		BLOCK 34 CB 4390 (1)—	(3) (8)	
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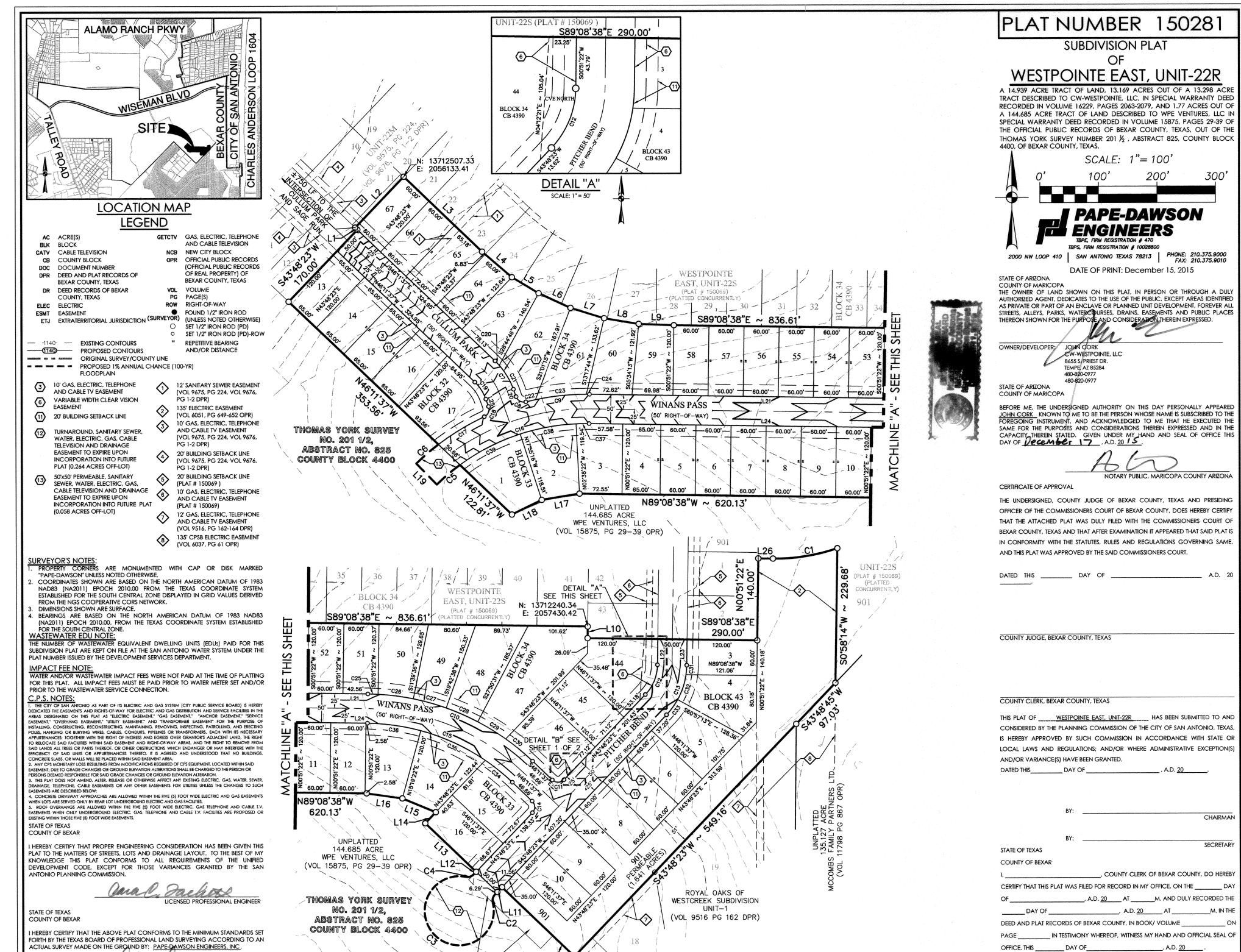
DEIVIL R NOT-TO-SCALE





, DEPUTY

COUNTY CLERK, BEXAR COUNTY, TEXAS



PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2 BY: _

UNPLATTED

13.298 ACRE

CW WESTPOINTE, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR

(VOL 16229 PG 2063 OPR)

N46"11'37"W

171.00'



CARA C. TACKETT

89491

ONAL.

100000