

NOT-TO-SCALE
LEGEND

- | | |
|------------------------------|------------------------------|
| CB COUNTY BLOCK | VOL VOLUME |
| DPR DEED AND PLAT RECORDS OF | PG PAGE(S) |
| OPR OFFICIAL PUBLIC RECORDS | ● FOUND 1/2" IRON ROD (PD) |
| (OFFICIAL PUBLIC RECORDS | ○ SET 1/2" IRON ROD (PD) |
| OF REAL PROPERTY) OF | ○ SET 1/2" IRON ROD (PD)-ROW |
| BEXAR COUNTY, TEXAS | |
| — 1140 — EXISTING CONTOURS | |
| — 1140 — PROPOSED CONTOURS | |
-
- | | |
|--|---|
| 3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 2 20' BUILDING SETBACK (VOL 9675, PG 219-220, DPR) |
| 4 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 3 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9675, PG 219-220, DPR) |
| 6 VARIABLE WIDTH CLEAR VISION EASEMENT | 4 VARIABLE WIDTH CLEAR VISION EASEMENT (VOL 9675, PG 219-220, DPR) |
| 10 10' WATER EASEMENT | 5 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 150069) |
| 11 20' BUILDING SETBACK EASEMENT | 6 20' BUILDING SETBACK (PLAT # 150069) |
| 12 15' DRAINAGE EASEMENT | 7 VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT # 150069) |
| 1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9675, PG 219-220, DPR) | |

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.

MAINTENANCE NOTE:
THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN (WESTPOINTE EAST, UNIT 22-0) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 17 & LOT 29, BLOCK 37)

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

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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) 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, PATROLCING, 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.
2. ANY C.P.S. 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.
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.

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 CORS 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.

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

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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.

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.

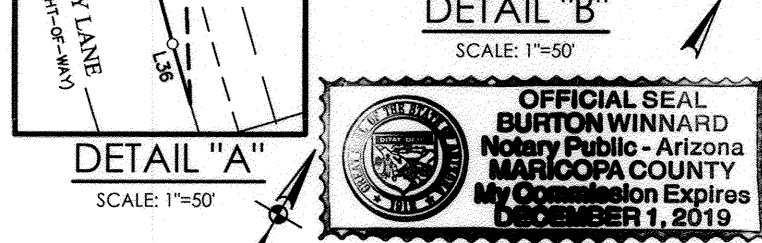
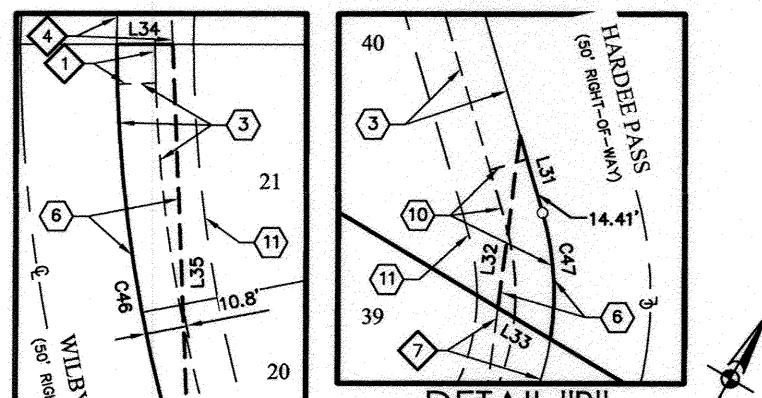
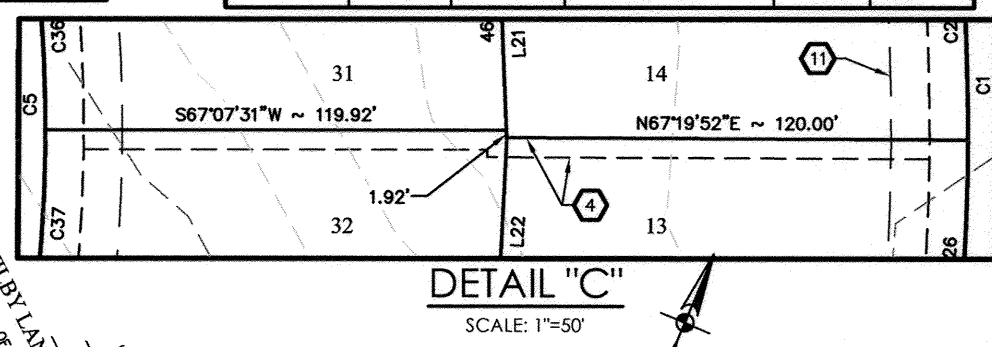
FINISHED FLOOR NOTE:
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S29°36'08"E	46.75'
L2	N46°11'37"W	30.85'
L3	N43°48'23"E	170.00'
L4	N46°11'37"W	5.68'
L5	N43°48'23"E	120.00'
L6	N46°11'37"W	50.00'
L7	N43°48'23"E	170.00'
L8	N46°11'37"W	24.65'
L9	N43°48'23"E	120.00'
L10	N45°12'31"W	58.18'
L11	N39°01'52"W	68.28'
L12	N31°42'49"W	68.28'
L13	N61°56'42"E	120.00'
L14	N60°08'51"E	173.60'
L15	S46°11'37"E	120.09'
L16	N46°11'37"W	120.09'
L17	N46°11'37"W	50.42'
L18	N42°03'25"W	75.67'
L19	N35°40'00"W	47.51'
L20	N30°24'42"W	48.18'
L21	N25°14'59"W	48.18'
L22	N20°05'17"W	48.18'
L23	N14°55'34"W	48.18'

LINE TABLE		
LINE #	BEARING	LENGTH
L24	N09°45'52"W	48.18'
L25	N40°39'23"W	47.18'
L26	N46°11'37"W	50.00'
L27	N46°11'37"W	49.11'
L28	S33°38'40"E	50.04'
L29	N23°12'51"W	49.91'
L30	N00°51'22"E	48.75'
L31	S46°11'37"E	20.71'
L32	N22°30'40"W	44.82'
L33	N89°08'38"W	15.91'
L34	N60°08'51"E	14.56'
L35	S32°08'12"E	118.24'
L36	N46°11'37"W	16.10'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	655.00'	044°36'41"	N23°53'16"W	497.21'	509.99'
C2	415.00'	016°20'28"	N38°01'23"W	117.96'	118.36'
C3	365.00'	016°20'28"	S38°01'23"E	103.75'	104.10'
C4	705.00'	044°47'04"	S23°48'05"E	537.13'	551.05'
C5	415.00'	043°11'59"	S24°35'37"E	305.54'	312.90'
C6	365.00'	042°40'17"	N24°51'28"W	265.60'	271.84'
C7	125.00'	034°10'09"	S29°06'32"E	73.45'	74.55'
C8	75.00'	025°14'22"	N33°34'26"W	32.77'	33.04'
C9	365.00'	010°57'04"	N35°19'41"W	69.66'	69.78'
C10	365.00'	005°23'23"	N43°29'55"W	34.32'	34.34'
C11	705.00'	000°04'53"	N46°09'10"W	1.00'	1.00'
C12	705.00'	004°04'04"	N44°04'42"W	50.04'	50.05'
C13	705.00'	004°03'49"	N40°00'45"W	49.99'	50.00'
C14	705.00'	004°03'49"	N35°56'57"W	49.99'	50.00'
C15	705.00'	004°03'49"	N31°50'08"W	49.99'	50.00'
C16	705.00'	004°03'49"	N27°49'19"W	49.99'	50.00'
C17	705.00'	004°03'49"	N23°45'31"W	49.99'	50.00'
C18	705.00'	004°03'49"	N19°41'42"W	49.99'	50.00'
C19	705.00'	004°03'49"	N15°37'53"W	49.99'	50.00'
C20	705.00'	004°03'49"	N11°34'04"W	49.99'	50.00'
C21	705.00'	004°03'49"	N07°30'16"W	49.99'	50.00'
C22	705.00'	004°03'49"	N03°26'27"W	49.99'	50.00'
C23	655.00'	005°36'05"	S04°22'58"E	64.01'	64.04'
C24	655.00'	005°09'42"	S09°45'52"E	58.99'	59.01'
C25	655.00'	005°09'42"	S14°55'34"E	58.99'	59.01'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	655.00'	005°09'42"	S20°05'17"E	58.99'	59.01'
C27	655.00'	005°09'42"	S25°14'59"E	58.99'	59.01'
C28	655.00'	005°09'42"	S30°24'42"E	58.99'	59.01'
C29	655.00'	005°27'11"	S35°34'08"E	62.32'	62.34'
C30	655.00'	007°44'53"	S42°19'10"E	88.51'	88.57'
C31	415.00'	003°30'14"	S44°28'30"E	25.38'	25.38'
C32	415.00'	007°19'02"	S39°01'52"E	52.96'	53.00'
C33	415.00'	005°31'11"	S32°36'45"E	39.97'	39.98'
C34	415.00'	008°40'59"	N41°51'07"W	62.83'	62.89'
C35	415.00'	008°00'31"	N33°30'22"W	57.96'	58.01'
C36	415.00'	006°37'37"	N26°11'18"W	47.97'	48.00'
C37	415.00'	006°37'37"	N19°33'41"W	47.97'	48.00'
C38	415.00'	006°37'37"	N12°56'04"W	47.97'	48.00'
C39	415.00'	006°37'37"	N06°18'27"W	47.97'	48.00'
C40	365.00'	013°50'43"	S10°26'42"E	87.99'	88.20'
C41	365.00'	011°41'35"	S23°12'51"E	74.36'	74.49'
C42	365.00'	011°41'35"	S34°54'25"E	74.36'	74.49'
C43	365.00'	005°26'24"	S43°28'25"E	34.64'	34.65'
C44	125.00'	011°15'03"	N40°34'05"W	24.51'	24.55'
C45	125.00'	022°55'06"	N23°29'01"W	49.67'	50.00'
C46	365.00'	016°20'28"	N38°01'23"W	103.75'	104.10'
C47	75.00'	025°14'22"	S33°34'26"E	32.77'	33.04'
C48	415.00'	001°47'51"	S28°57'14"E	13.02'	13.02'



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

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 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 MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

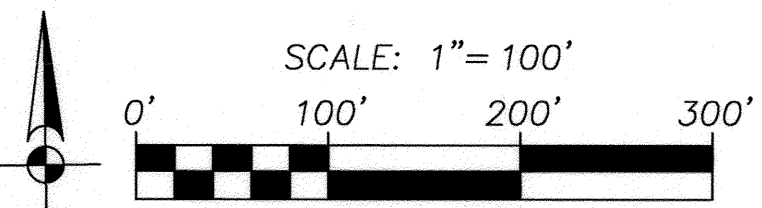
UNPLATTED
11.923 ACRES
CW-WESTPOINTE, LLC
(VOL 16229,
PG 2026 OPR)



PLAT NUMBER 160064

SUBDIVISION PLAT OF WESTPOINTE EAST, UNIT 22-0

BEING A TOTAL OF 10.535 ACRE TRACT OF LAND OUT OF A 10.545 ACRE TRACT OF LAND CONVEYED TO CW-WESTPOINTE, LLC, IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16229, PAGES 2063-2079 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
TEPE, FIRM REGISTRATION # 470
TBP, FIRM REGISTRATION # 10028800
2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
DATE OF PRINT: March 31, 2016

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 4th DAY OF April, A.D. 2016.

Burton Winnard
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 22-0 _____ 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