

### LOCATION MAP

NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF
BSL	BUILDING SETBACK LINE		BEXAR COUNTY, TEXAS
CATV	CABLE TELEVISION	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
CV	CLEAR VISION	ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	SS	SANITARY SEWER
ELEC	ELECTRIC	TELE	TELEPHONE
ESMT	EASEMENT	VAR WID	VARIABLE WIDTH
FFE	FINISHED FLOOR ELEVATION		
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		
IN/EG	INGRESS/EGRESS		
NCB	NEW CITY BLOCK		

---	ORIGINAL SURVEY/COUNTY LINE		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	CENTERLINE		
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9690, PG 41-43 DPR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	5	20' BUILDING SETBACK EASEMENT
11	20' BUILDING SETBACK EASEMENT	6	VARIABLE WIDTH DRAINAGE EASEMENT (WESTPOINTE EAST UNIT-22E, PLAT #150214)
12	VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, 0.059 ACRES OFF-LOT, PERMEABLE)	7	12' SANITARY SEWER EASEMENT (VOL 9690, PG 41-43 DPR)
13	10' BUILDING SETBACK EASEMENT	8	PERMANENT WATER EASEMENT (VOL 15846, PG 1135-1143 OPR)
14	VARIABLE WIDTH SANITARY SEWER EASEMENT	9	12' SANITARY SEWER EASEMENT (WESTPOINTE EAST UNIT-22E, PLAT #150214)
15	VARIABLE WIDTH DRAINAGE EASEMENT (0.548 ACRES OFF-LOT)	10	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9690, PG 41-43 DPR)
16	5' WALL EASEMENT	11	16' SANITARY SEWER EASEMENT (VOL 16218, PG 428 OPR)
1	12' SANITARY SEWER EASEMENT (VOL 9668, PG 142-143 DPR)	12	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTPOINTE EAST UNIT-22E, PLAT #150214)
2	50' PIPELINE EASEMENT (VOL 6059, PG 353-358 OPR)	13	35' DRAINAGE EASEMENT (WESTPOINTE EAST UNIT-22E, PLAT #150214)

### 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 ERIGING 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 EASEMENTS, 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 TV EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE TV FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

### 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.

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.

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.

STATE OF TEXAS  
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STATE OF TEXAS  
COUNTY OF BEXAR

### CLEAR VISION NOTE:

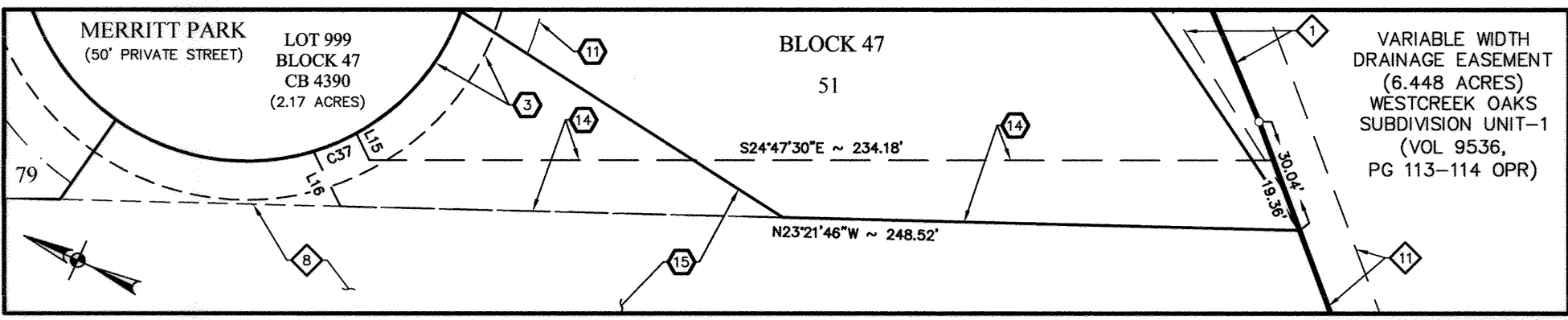
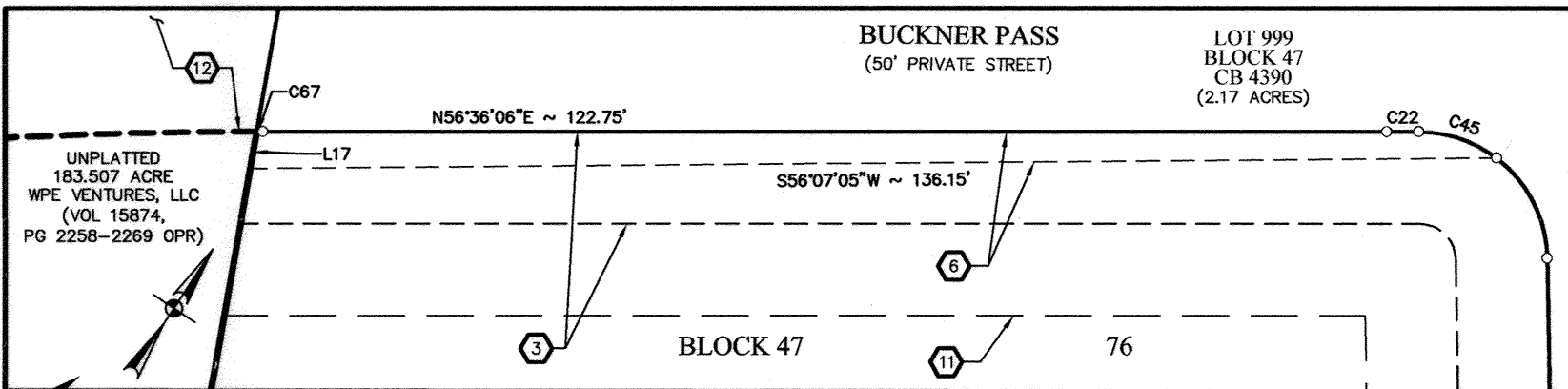
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC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

### 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 GRANITOR'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.

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	605.00'	004°51'08"	S54°06'41"W	51.22'	51.23'
C2	655.00'	004°27'58"	N55°01'35"E	51.04'	51.06'
C3	2110.00'	015°53'10"	N48°39'31"E	583.16'	585.03'
C4	2255.00'	000°02'55"	S40°44'13"W	1.91'	1.91'
C5	2255.00'	015°50'26"	N48°40'53"E	621.45'	623.44'
C6	2305.00'	013°49'36"	S47°40'29"W	554.90'	556.25'
C7	14.00'	088°55'21"	S10°01'13"W	19.62'	21.74'
C8	290.00'	019°14'21"	S24°49'46"E	96.92'	97.38'
C9	14.00'	083°37'13"	S57°01'12"E	18.67'	20.43'
C10	113.00'	035°53'25"	N63°31'29"E	69.63'	70.78'
C11	25.00'	054°31'10"	N18°01'12"E	22.90'	23.79'
C12	59.00'	286°56'03"	S45°46'22"E	70.24'	295.47'
C13	25.00'	052°58'28"	S71°12'26"W	22.30'	23.11'
C14	163.00'	036°27'00"	S62°56'42"W	101.96'	103.70'
C15	14.00'	081°38'10"	S40°21'07"W	18.30'	19.95'
C16	290.00'	023°17'25"	S11°10'44"W	117.07'	117.88'
C17	14.00'	051°40'51"	S03°00'58"E	12.20'	12.63'
C18	59.00'	294°54'54"	N61°23'57"W	63.48'	303.69'
C19	14.00'	065°14'19"	N53°26'20"E	15.09'	15.94'
C20	240.00'	055°16'07"	N06°48'53"W	222.64'	231.51'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	2305.00'	001°51'51"	N48°09'22"E	74.99'	75.00'
C42	2305.00'	001°51'51"	N50°01'13"E	75.00'	75.00'
C43	2305.00'	001°51'51"	N51°53'04"E	75.00'	75.00'
C44	2305.00'	001°46'16"	N53°42'08"E	71.25'	71.26'
C45	14.00'	037°23'48"	N75°12'47"E	8.98'	9.14'
C46	59.00'	060°51'00"	N64°30'19"W	59.76'	62.66'
C47	59.00'	072°50'01"	S48°39'11"W	70.05'	75.00'
C48	59.00'	021°28'33"	S01°29'54"W	21.99'	22.11'
C49	2305.00'	000°53'02"	N44°55'04"E	35.56'	35.56'
C50	113.00'	025°59'31"	S58°16'32"W	50.82'	51.26'
C51	113.00'	009°53'54"	S76°31'15"W	19.50'	19.52'
C52	59.00'	082°10'29"	N07°00'25"E	77.55'	84.62'
C53	290.00'	019°14'21"	N24°49'46"W	96.92'	97.38'
C54	59.00'	105°00'53"	S42°11'33"E	93.62'	108.14'
C55	59.00'	036°54'15"	N66°50'53"E	37.35'	38.00'
C56	240.00'	003°02'11"	S32°55'51"E	12.72'	12.72'
C57	240.00'	032°37'17"	S15°06'07"E	134.81'	136.64'
C58	240.00'	019°36'39"	S11°00'51"W	81.75'	82.15'
C59	59.00'	003°09'34"	N27°16'37"W	3.25'	3.25'
C60	59.00'	075°44'36"	S48°11'12"W	72.44'	78.00'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE 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 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.

### FINISHED FLOOR NOTE:

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

### MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN (WESTPOINTE EAST, UNIT 22F) 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 904, LOT 905 BLOCK 47)

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	14.00'	089°02'11"	N78°58'02"W	19.63'	21.76'
C22	2305.00'	000°05'13"	S56°33'29"W	3.50'	3.50'
C23	2255.00'	001°56'40"	S55°37'46"W	76.52'	76.53'
C24	2120.00'	001°56'40"	N55°37'46"E	71.94'	71.94'
C25	2120.00'	002°15'37"	N53°31'38"E	83.62'	83.63'
C26	2255.00'	002°15'37"	S53°31'38"W	88.95'	88.96'
C27	2120.00'	002°15'37"	S51°16'01"E	83.62'	83.63'
C28	2255.00'	002°15'37"	S51°16'01"W	88.95'	88.96'
C29	2255.00'	002°15'37"	S49°00'24"W	88.95'	88.96'
C30	2120.00'	002°15'37"	N49°00'24"E	83.62'	83.63'
C31	2255.00'	002°14'48"	S46°45'12"W	88.42'	88.43'
C32	2120.00'	002°10'47"	N46°47'13"E	80.64'	80.65'
C33	2255.00'	001°54'30"	S43°39'40"W	75.11'	75.11'
C34	2120.00'	002°04'13"	N43°44'40"E	76.59'	76.60'
C35	2255.00'	001°56'44"	S41°44'03"W	76.57'	76.58'
C36	2120.00'	001°59'39"	N41°42'45"E	73.78'	73.79'
C37	59.00'	011°41'49"	N47°33'21"W	12.02'	12.04'
C38	2305.00'	001°51'51"	N41°41'36"E	75.00'	75.00'
C39	2305.00'	001°51'01"	N43°33'02"E	74.43'	74.44'
C40	2305.00'	001°51'51"	N46°17'31"E	74.99'	74.99'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	163.00'	028°16'57"	N58°51'40"E	79.65'	80.46'
C62	59.00'	074°05'36"	N11°20'58"E	71.09'	76.30'
C63	59.00'	049°36'00"	N72°53'40"E	49.50'	51.08'
C64	290.00'	009°22'50"	N04°13'27"E	47.43'	47.48'
C65	290.00'	013°54'35"	N15°52'09"E	70.23'	70.40'
C66	163.00'	008°10'04"	N77°05'10"E	23.22'	23.24'
C67	605.00'	000°03'50"	N56°34'11"E	0.67'	0.67'
C68	2255.00'	001°00'53"	N45°07'21"E	39.93'	39.93'

LINE #	BEARING	LENGTH
L1	S45°32'43"W	49.24'
L2	S42°22'14"W	50.63'
L3	S44°39'57"W	69.58'
L4	N66°38'14"E	36.66'
L5	N23°21'46"W	51.61'
L6	N23°21'46"W	147.25'
L7	N23°21'46"W	137.36'
L8	S34°26'56"E	138.17'
L9	N81°10'12"E	55.65'
L10	S81°10'12"W	57.00'

LINE #	BEARING	LENGTH
L11	N34°26'56"W	138.17'
L12	N04°04'03"E	35.65'
L13	N05°39'12"W	46.19'
L14	S79°41'06"E	25.15'
L15	S38°49'20"W	7.73'
L16	N38°49'20"E	15.86'
L17	N23°21'46"W	4.07'

### 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.

### OPEN SPACE NOTE:

LOT 904, LOT 905, BLOCK 47, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

### TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P#2138910) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5).

### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 859 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.

### INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

### SAWS UTILITY:

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.

### 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 AN UNDERGROUND ELECTRIC, GAS, TELEPHONE CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.

### LEGAL INSTRUMENT NOTE:

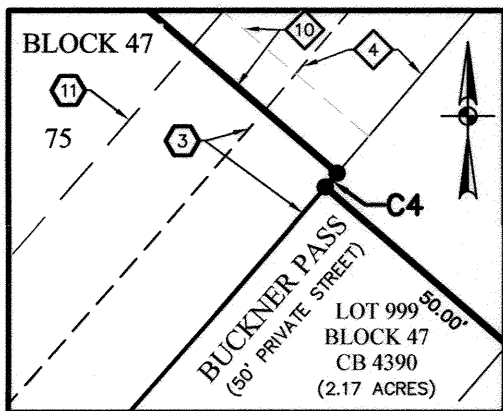
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

### 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.



DETAIL "B"  
NOT-TO-SCALE

## PLAT NUMBER 160235

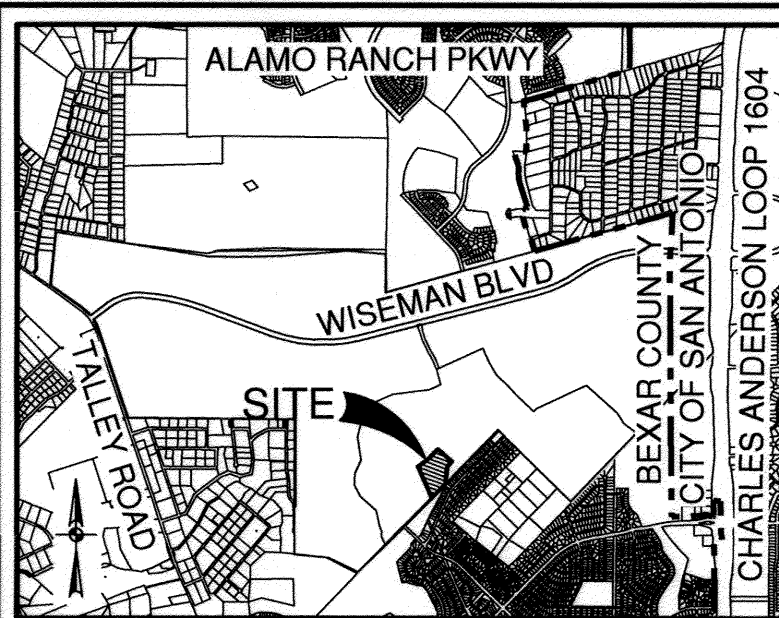
### SUBDIVISION PLAT OF WESTPOINTE EAST-UNIT 22F (ENCLAVE)

BEING A TOTAL OF 13.258 ACRE TRACT OF LAND OUT OF A 183.507 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15874, PAGES 2258-2269, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T R EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, OF BEXAR COUNTY, TEXAS.

## PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800

DATE OF PRINT: October 4, 2016



### LOCATION MAP

NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SS	SANITARY SEWER
CV	CLEAR VISION	TELE	TELEPHONE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VAR	VARIABLE WIDTH
ELEC	ELECTRIC	W	WATER
ESMT	EASEMENT	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
FEE	FINISHED FLOOR ELEVATION	SET 1/2" IRON ROD (PD)	
GETVTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)	SET 1/2" IRON ROD (PD)-ROW	
INGRESS	INGRESS/EGRESS	MINIMUM FINISHED FLOOR ELEVATION	
NCB	NEW CITY BLOCK		

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9690, PG 41-43 DPR)
20' BUILDING SETBACK EASEMENT	20' BUILDING SETBACK EASEMENT (VOL 9690, PG 41-43 DPR)
VARIABLE WIDTH SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE TELEVISION AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE STREET, 0.059 ACRES OFF-LOT, PERMEABLE)	VARIABLE WIDTH DRAINAGE EASEMENT (WESTPOINTE EAST UNIT-22E, PLAT # 150214)
10' BUILDING SETBACK EASEMENT	12' SANITARY SEWER EASEMENT (VOL 15846, PG 1135-1143 OPR)
VARIABLE WIDTH SANITARY SEWER EASEMENT	12' SANITARY SEWER EASEMENT (VOL 15846, PG 1135-1143 OPR)
VARIABLE WIDTH DRAINAGE EASEMENT (0.548 ACRES OFF-LOT)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9690, PG 41-43 DPR)
5' WALL EASEMENT	14' SANITARY SEWER EASEMENT (VOL 16218, PG 428 OPR)
12' SANITARY SEWER EASEMENT (VOL 9668, PG 142-143 DPR)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTPOINTE EAST UNIT-22E, PLAT # 150214)
50' PIPELINE EASEMENT (VOL 6059, PG 353-358 OPR)	35' DRAINAGE EASEMENT (WESTPOINTE EAST UNIT-22E, PLAT # 150214)

### 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, REPAIRING, 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- 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.

### 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.

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.

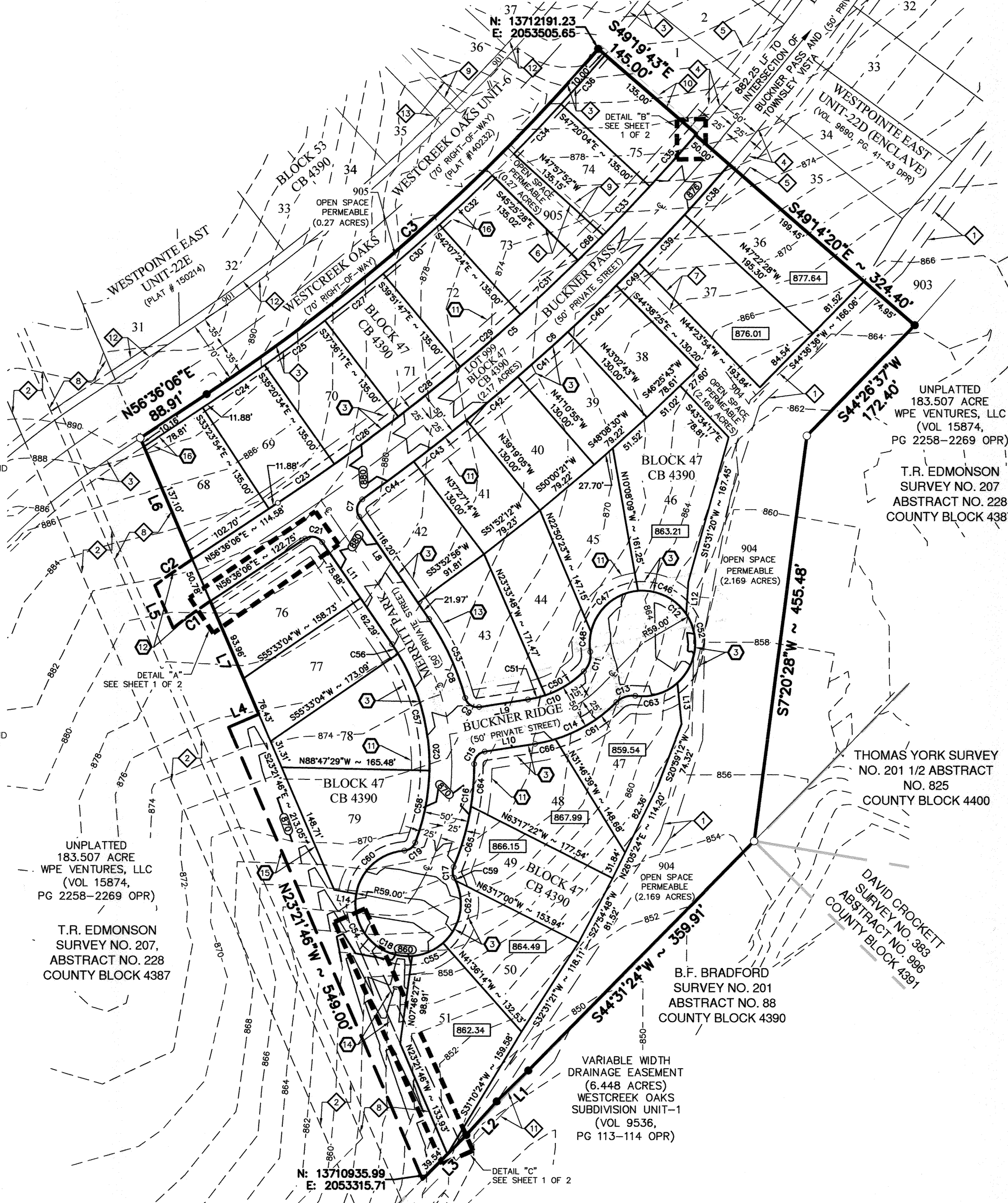
DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR

### 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.

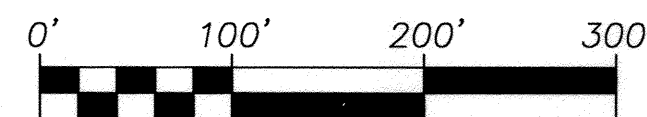


## PLAT NUMBER 160235

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

BEING A TOTAL OF 13.258 ACRE TRACT OF LAND OUT OF A 183.507 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15874, PAGES 2258-2269, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE T.R. EDMONSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON  
ENGINEERS**

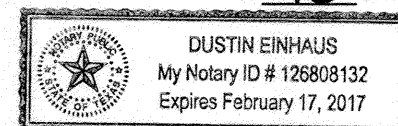
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: October 4, 2016

STATE OF TEXAS  
COUNTY OF TRAVIS  
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 November, A.D. 20 16.



DUSTIN EINHAUS  
My Notary ID # 126808132  
Expires February 17, 2017  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 22F \_\_\_\_\_ 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

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

BY: \_\_\_\_\_ DEPUTY