

LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
BSL	BUILDING SETBACK LINE		OF REAL PROPERTY) OF
CATV	CABLE TELEVISION		BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	VOL	VOLUME
CV	CLEAR VISION	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF		FOUND 1/2" IRON ROD
	BEXAR COUNTY, TEXAS		(UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
1234.56	MINIMUM FINISHED FLOOR ELEVATION		
1140	EXISTING CONTOURS		
140	PROPOSED CONTOURS		
2	12' GAS, ELECTRIC, TELEPHONE	2	16' GAS, ELECTRIC, TELEPHONE
	AND CABLE TV EASEMENT		AND CABLE TV EASEMENT
3	10' GAS, ELECTRIC, TELEPHONE		(VOL 9537 PG 207 DPR)
	AND CABLE TV EASEMENT		
4	5' GAS, ELECTRIC, TELEPHONE	3	12' SANITARY SEWER EASEMENT
	AND CABLE TV EASEMENT		(VOL 9668 PG 142-145 DPR)
11	20' BUILDING SETBACK LINE	4	10' GAS, ELECTRIC, TELEPHONE
			AND CABLE TV EASEMENT
12	10' BUILDING SETBACK LINE		(VOL 9688 PG 98-100 DPR)
13	10' PRIVATE DRAINAGE	5	20' BUILDING SETBACK LINE
	EASEMENT		(VOL 9688 PG 98-100 DPR)
14	12' SANITARY SEWER EASEMENT	6	12' SANITARY SEWER EASEMENT
			(VOL 9682 PG 58-59 DPR)
15	12' SANITARY SEWER EASEMENT	7	VARIABLE WIDTH DRAINAGE
	OFF-LOT (0.014 ACRES)		EASEMENT EASEMENT
16	12' SANITARY SEWER EASEMENT		(VOL 9537 PG 207 DPR)
	OFF-LOT (0.014 ACRES)		
1	WESTPOINTE EAST UNIT-22J	8	VARIABLE WIDTH DRAINAGE
	(VOL 9668 PG 142-145 DPR)		EASEMENT
2	WESTPOINTE EAST UNIT-22K2		(VOL 9536 PG 113-114 DPR)
	(VOL 9688 PG 98-100 DPR)		
		9	12' GAS, ELECTRIC, TELEPHONE
			AND CABLE TV EASEMENT
			(VOL 9536 PG 113-114 DPR)
		10	VARIABLE WIDTH PUBLIC
			DRAINAGE EASEMENT
			(VOL 9688 PG 98-100 DPR)
		11	12' SANITARY SEWER EASEMENT
			(VOL 9690 PG 41-43 DPR)
		12	12' SANITARY SEWER EASEMENT
			(VOL 9688 PG 98-100 DPR)

SURVEYOR'S NOTES:

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- DIMENSIONS SHOWN ARE SURFACE.
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WASTEWATER EDU NOTE:

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IMPACT FEE NOTE:

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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," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REMOVING, 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 THEREON. 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.

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

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2154484) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS 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)(C).

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:

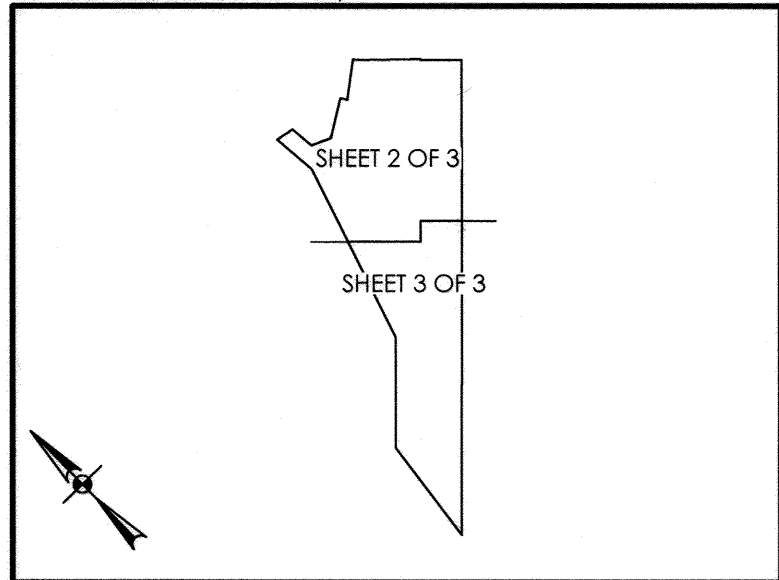
RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN (WESTPOINTE EAST, UNIT 22J) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE LOT OWNER OR HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT 901, BLOCK 44 & LOT 901, BLOCK 45)



INDEX MAP

SCALE: 1" = 800'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S44°26'37"W	4.22'
L2	S43°48'23"W	5.77'
L3	N44°26'37"E	27.89'
L4	N48°05'27"W	50.88'
L5	N47°08'05"E	6.05'
L6	N36°13'08"E	6.01'
L7	S48°05'27"E	51.43'
L8	N88°47'06"W	50.73'
L9	N19°14'13"E	4.56'
L10	N15°23'11"E	7.91'
L11	S88°47'06"E	51.02'
L12	S78°26'01"E	77.17'
L13	S66°44'59"E	87.23'
L14	N87°05'45"E	5.25'
L15	N87°05'45"E	30.17'
L16	S48°11'37"E	6.73'
L17	S48°05'27"E	85.08'
L18	N48°05'27"W	85.08'
L19	N88°47'06"W	109.42'
L20	S88°47'06"E	111.52'
L21	N18°02'47"E	12.54'
L22	N44°26'37"E	12.01'
L23	S44°26'37"W	12.01'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	155.00'	008°27'02"	S41°58'06"E	22.84'	22.86'
C2	325.00'	005°20'17"	S35°04'26"E	30.27'	30.28'
C3	275.00'	008°27'02"	N41°58'06"W	40.52'	40.56'
C4	14.00'	089°21'46"	N89°07'30"E	19.69'	21.84'
C5	275.00'	008°05'52"	S48°29'33"W	38.83'	38.87'
C6	225.00'	008°05'52"	S48°29'33"W	31.77'	31.80'
C7	17.00'	083°57'28"	S02°27'53"W	22.74'	24.91'
C8	59.00'	263°57'28"	N87°32'07"W	87.72'	271.81'
C9	275.00'	001°54'40"	S45°23'57"W	9.17'	9.17'
C10	14.00'	061°24'52"	N15°38'52"E	14.30'	15.01'
C11	59.00'	133°44'28"	N51°48'40"E	106.52'	137.72'
C12	14.00'	065°11'43"	N86°05'02"E	15.08'	15.93'
C13	225.00'	009°02'34"	N48°57'54"E	35.47'	35.51'
C14	14.00'	090°38'14"	N00°52'30"W	19.91'	22.15'
C15	17.00'	083°57'28"	N88°10'20"W	22.74'	24.91'
C16	59.00'	263°57'28"	S01°49'40"W	87.72'	271.81'
C17	14.00'	089°21'46"	N89°07'30"E	19.69'	21.84'
C18	14.00'	090°38'14"	N00°52'30"W	19.91'	22.15'
C19	325.01'	008°27'02"	N41°58'06"W	47.89'	47.93'
C20	325.00'	009°12'43"	S37°00'39"E	52.20'	52.25'
C21	325.00'	004°34'36"	S43°54'19"E	25.95'	25.96'
C22	59.00'	019°11'35"	N55°47'22"W	19.67'	19.76'
C23	59.00'	064°52'32"	S82°10'34"W	63.29'	66.81'
C24	59.00'	016°29'57"	S41°29'16"W	16.93'	16.99'
C25	59.00'	012°56'39"	S26°45'58"W	13.30'	13.33'
C26	59.00'	061°56'44"	S18°45'53"W	60.73'	63.79'
C27	59.00'	117°56'30"	S71°10'47"E	101.12'	121.45'
C28	59.00'	026°37'26"	N74°37'49"W	27.17'	27.42'
C29	59.00'	107°07'02"	S38°29'57"W	94.93'	110.30'
C30	59.00'	211°12'59"	S61°09'52"E	113.65'	217.50'
C31	59.00'	052°44'30"	N13°08'36"W	52.41'	54.31'
C32	225.00'	002°06'32"	N45°29'53"E	915.45'	8.28'
C33	225.00'	005°59'20"	S49°32'49"W	23.51'	23.52'
C34	275.00'	007°32'24"	N48°46'18"E	36.16'	36.19'
C35	275.00'	000°33'29"	N44°43'21"E	2.68'	2.68'

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 901, BLOCK 45 & LOT 901, BLOCK 44, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.

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.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 160363

SUBDIVISION PLAT

OF

WESTPOINTE EAST-UNIT 22L

BEING A TOTAL OF 17.108 ACRE TRACT OF LAND OUT OF A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE 12-FOOT SANITARY SEWER EASEMENT LOCATED ON LOT 903, BLOCK 27, WESTPOINTE EAST UNIT 22D RECORDED IN VOLUME 9690, PAGE 41 OF THE DEED AND PLAT RECORDED 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

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 PREPARATION: September 29,
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, WATER COURSES, 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 DAY OF November 18, A.D. 2016.

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'S 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 22L 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

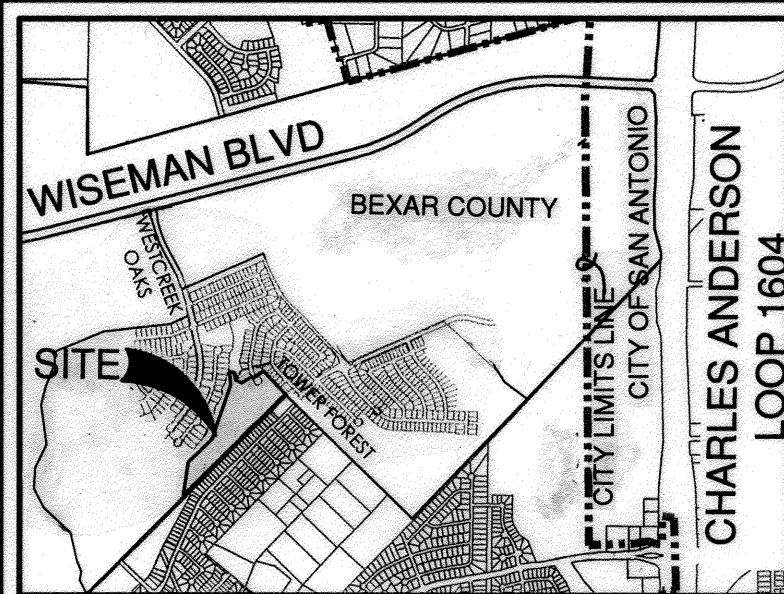
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

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

SHEET 1 OF 3



LOCATION MAP

NOT-TO-SCALE

LEGEND

- | | | | |
|---------|--|-----|---|
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| BLK | BLOCK | VOL | VOLUME |
| BSL | BUILDING SETBACK LINE | PG | PAGE(S) |
| CATV | CABLE TELEVISION | PG | PAGE(S) |
| CB | COUNTY BLOCK | PG | PAGE(S) |
| CV | CLEAR VISION | PG | PAGE(S) |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (SURVEYOR) | PG | PAGE(S) |
| 1234.56 | MINIMUM FINISHED FLOOR ELEVATION | PG | PAGE(S) |
| --- | EXISTING CONTOURS | PG | PAGE(S) |
| --- | PROPOSED CONTOURS | PG | PAGE(S) |
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| 3 | 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 4 | 16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9537 PG 207 DPR) |
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- 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 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 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 THERETO. 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 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 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
CARA C. TACKETT

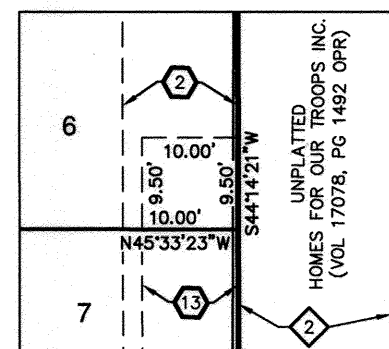
LICENSED PROFESSIONAL ENGINEER

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.

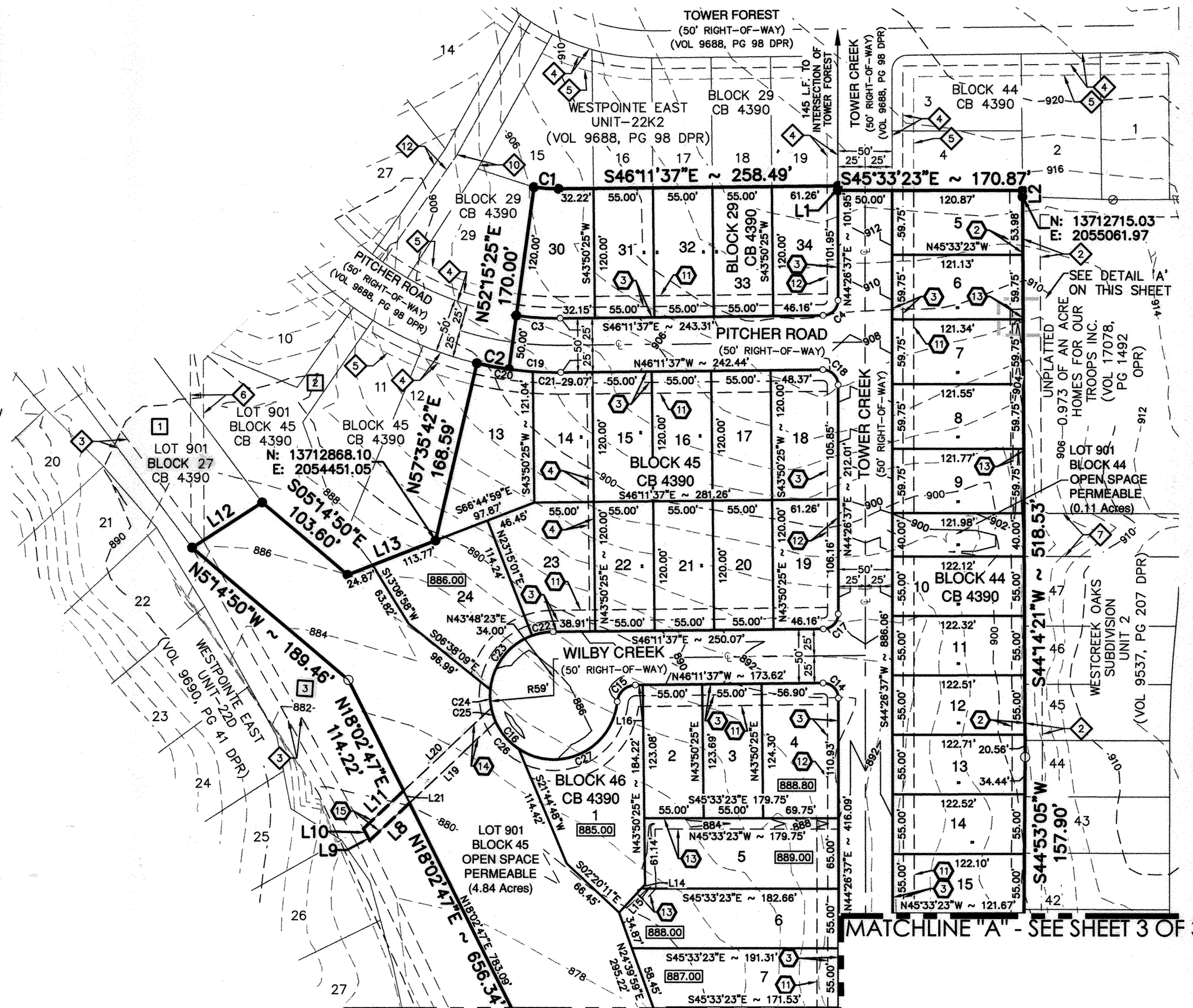
Alfred A. Casanova
ALFRED A. CASANOVA

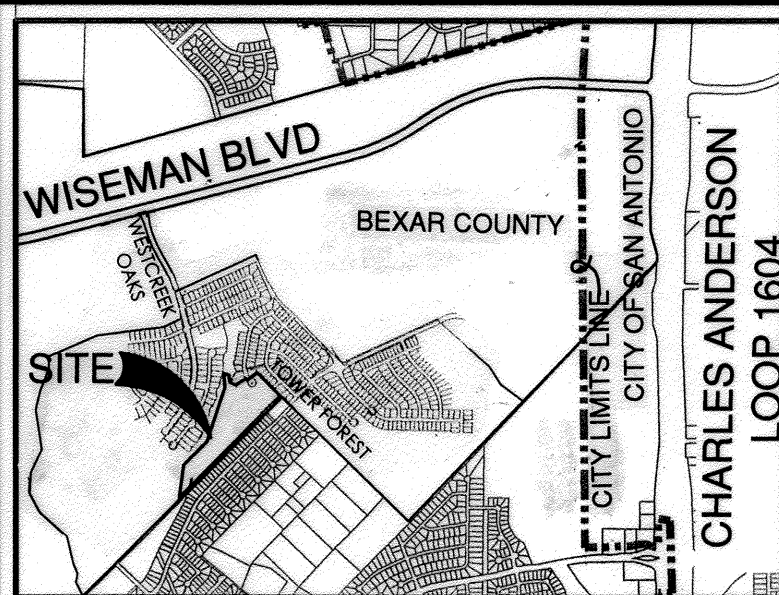
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"

NOT-TO-SCALE





LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	PAGE	PAGE(S)
BSL	BUILDING SETBACK LINE	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
CATV	CABLE TELEVISION	SET 1/2" IRON ROD (PD)	
CB	COUNTY BLOCK	SET 1/2" IRON ROD (PD)-ROW	
CV	CLEAR VISION		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS		
1234.56	MINIMUM FINISHED FLOOR ELEVATION		
1140	EXISTING CONTOURS		
1140	PROPOSED CONTOURS		
2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9537 PG 207 DPR)
3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	12' SANITARY SEWER EASEMENT (VOL 9668 PG 142-145 DPR)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9688 PG 98-100 DPR)
11	20' BUILDING SETBACK LINE	5	20' BUILDING SETBACK LINE (VOL 9688 PG 98-100 DPR)
12	10' BUILDING SETBACK LINE	6	12' SANITARY SEWER EASEMENT (VOL 9682 PG 58-59 DPR)
13	10' PRIVATE DRAINAGE EASEMENT	7	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9537 PG 207 DPR)
14	12' SANITARY SEWER EASEMENT	8	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9536 PG 113-114 DPR)
15	12' SANITARY SEWER EASEMENT OFF-LOT (0.014 ACRES)	9	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9536 PG 113-114 DPR)
16	12' SANITARY SEWER EASEMENT OFF-LOT (0.014 ACRES)	10	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT (VOL 9688 PG 98-100 DPR)
1	WESTPOINTE EAST UNIT-22J (VOL 9668 PG 142-145 DPR)	11	12' SANITARY SEWER EASEMENT (VOL 9690 PG 41-43 DPR)
2	WESTPOINTE EAST UNIT-22K2 (VOL 9688 PG 98-100 DPR)	12	12' SANITARY SEWER EASEMENT (VOL 9688 PG 98-100 DPR)
1	16' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9536 PG 113-114 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 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS 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 PRIOR TO THE 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 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 RECTIFYING 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.
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- 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.

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.

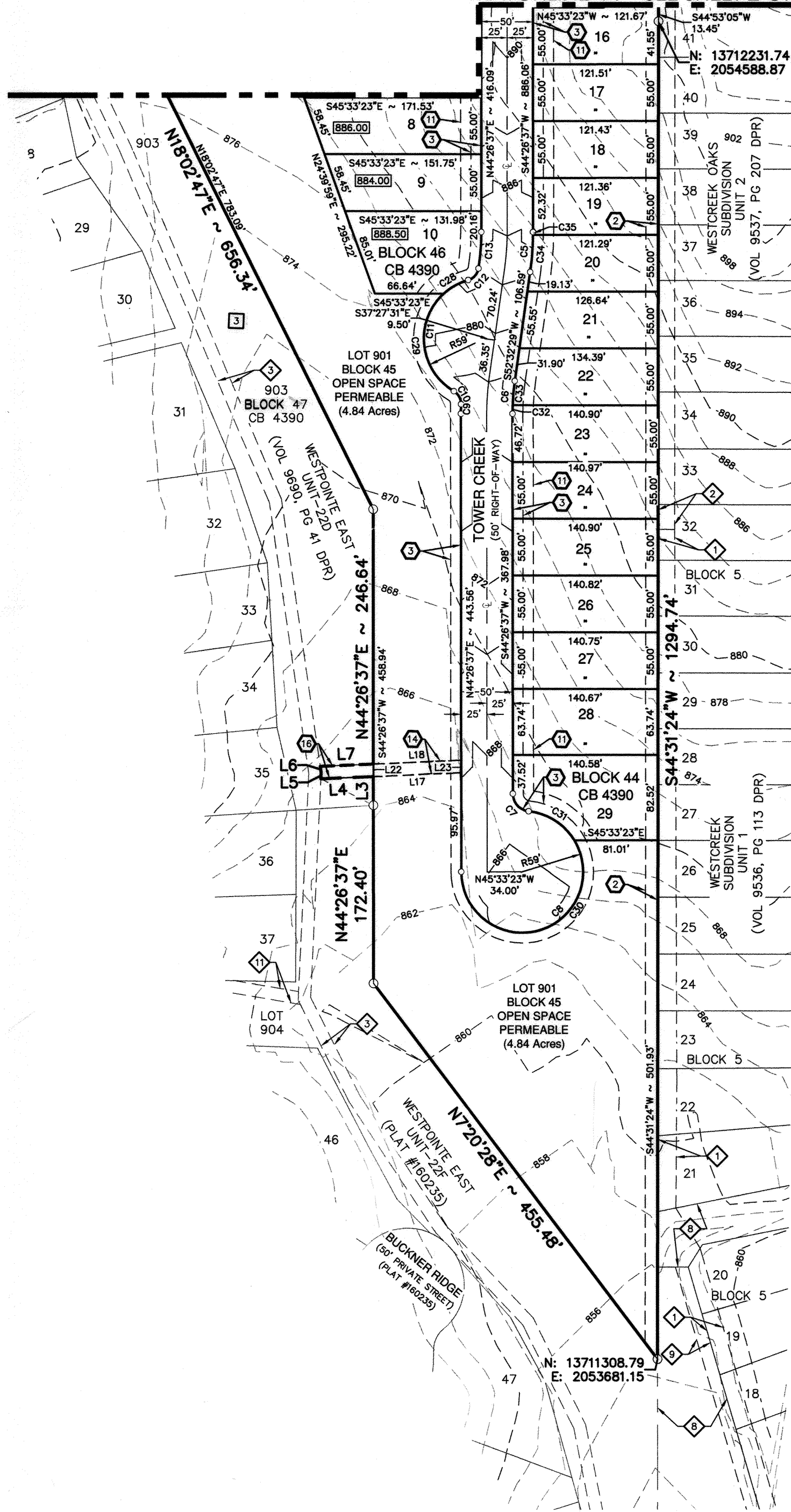
Carla C. Tackett
LICENSED PROFESSIONAL ENGINEER

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

MATCHLINE "A" - SEE SHEET 2 OF 3



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 160363

SUBDIVISION PLAT
OF
WESTPOINTE EAST-UNIT 22L

BEING A TOTAL OF 17.108 ACRE TRACT OF LAND OUT OF A 144.685 ACRE TRACT OF LAND CONVEYED TO WPE VENTURES, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15875, PAGES 29-39 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING AN OFF-SITE 12-FOOT SANITARY SEWER EASEMENT LOCATED ON LOT 903, BLOCK 27, WESTPOINTE EAST UNIT 22D RECORDED IN VOLUME 9690, PAGE 41 OF THE DEED AND PLAT RECORDED OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'



**PAPE-DAWSON
ENGINEERS**

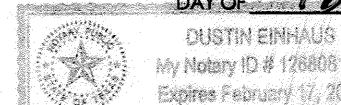
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: October 3, 2016

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 DAY OF 18 November, 2016.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 22L 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

SHEET 3 OF 3

BY: _____ DEPUTY

