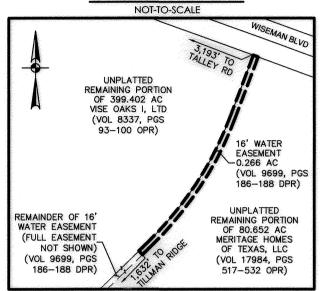


LOCATION MAP



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

SCALE: 1"= 300'

THE 0.266 OF AN ACRE BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF 16' WATER EASEMENT OF THE WESTPOINTE EAST, UNIT-33 PHASE 1 RECORDED IN VOLUME 9699, PAGES 186-188 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY,

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT WESTPOINTE EAST. UNIT-33 PHASE 1 PLAT NO. 150340 WHICH IS RECORDED IN VOLUME 9699, PAGES 186-188, COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER: JEREMY FLACH

MERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78231

STATE OF TEXAS

COUNTY OF BEXAR SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF

(210) 293-4922

A.D. <u>20 17</u> . huster Jum Soutenal

MY COMMISSION EXPIRES:

FINISHED FLOOR NOTE:

DIMENSIONS SHOWN ARE SURFACE.

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

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.

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

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 IHOSE VARIANCES GRANTED BY THE SAN ANTONIO PI ANNING COMMISSION

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

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.



THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY SFTBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," NACHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UILITY EASEMENT," AND "TRANSFORMER EASEMENT HE 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 POLES, HANGING OR BURTING WIRES, CABLES, CONDITIS, PIPELINES OR INANSPORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND GERESS 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID LOT 901, BLOCK 57, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A MONUMENT EASEMENT. LOT 901, BLOCK 66, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE AND ACCESS EASEMENT. LOT 901, BLOCK 69, CB 4390 AND LOT 903, BLOCK 70, CB 4390 ARE DESIGNATED AS OPEN SPACE AND AS A LANDSCAPE

SETRACK NOTE

AC ACRE(S)

BSL BUILDING SETBACK LINE

BEXAR COUNTY, TEXAS

OF REAL PROPERTY) OF

BEXAR COUNTY, TEXAS

--- CENTERLINE

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

AND CABLE TV EASEMENT

1' VEHICULAR NON-ACCESS

EASEMENT (NOT-TO-SCALE)

16' SANITARY SEWER EASEMENT TO

EXPIRE UPON INCORPORATION

10' SEWER AND WATER EASEMENT

TO EXPIRE UPON INCORPORATION

40' SEWER AND WATER EASEMENT TO EXPIRE UPON INCORPORATION

(0.124 ACRES TOTAL OFF-LOT)

VARIABLE WIDTH CLEAR

INTO PUBLIC STREET ROW

INTO PUBLIC STREET ROW

INTO PUBLIC STREET ROW

(0.022 ACRES TOTAL OFF-LOT

(0.015 ACRES TOTAL OFF-LOT)

50' DRAINAGE, SEWER AND

PUBLIC STREET ROW

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HARRIS

COUNTY OF HARRIS

WATER FASEMENT TO EXPIRE

UPON INCORPORATION INTO

28' GAS, ELECTRIC, TELEPHONE

(1.147 ACRES TOTAL OFF-LOT)

AND CABLE TV EASEMENT

OWNER/DEVELOPER: MICHAEL W. MOORE

VISION EASEMENT

(0.036 ACRES OFF-LOT)

5' GAS, ELECTRIC, TELEPHONE

-- 1140------ PROPOSED CONTOURS

14' GAS, ELECTRIC, TELEPHONE

10' GAS, ELECTRIC, TELEPHONE

- -1140- EXISTING CONTOURS

IOFFICIAL PUBLIC PECOPOS

OPR OFFICIAL PUBLIC RECORDS

DPR DEED AND PLAT RECORDS OF (SURVEYOR)

CB COUNTY BLOCK

BLK BLOCK

TREE PLAN APPROVED BY THE CITY OF SAN ANTONIO FOR SPECIFIC LOCATIONS.

LEGEND

VOLUME

PAGE(S)

RIGHT-OF-WAY

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

28' GAS, ELECTRIC, TELEPHONE

(0.030 ACRES TOTAL OFF-LOT)

20' INTERCEPTOR DRAINAGE

EASEMENT TO EXPIRE UPON

INCORPORATION INTO PUBLIC

(0.325 ACRES TOTAL OFF-LOT)

28' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT TO

INTO PUBLIC STREET ROW

10' TELEPHONE EASEMENT

VARIABLE WIDTH ACCESS

STREET ROW

(33.5' X 85.18')

FASEMENT

UNPLATTED

EASEMENT TO EXPIRE UPON

INCORPORATION INTO PUBLIC

(0.177 ACRES TOTAL OFF-LOT)

(VOI 9699, PGS 186-188, DPR)

VARIABLE WIDTH DRAINAGE

(VOL 9699, PGS 186-188, DPR)

SEWER SPRAY FIELD EASEMENT

(VOL 17699, PGS 251-255, OPR)

(VOL 17984, PGS 517-532, OPR)

NOTARY PUBLIC, HARRIS COUNTY, TEXAS

S89°35'10"E 339.72'

UNPLATTED

N89'35'10"W 339.69

REMAINING PORTION OF 80.652 ACRES

OWNER: MERITAGE HOMES OF TEXAS, LLC

(VOL 11255, PGS 1869-1888, OPR)

DRAINAGE EASEMENT

16' WATER EASEMENT

(18)

(19)

③

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

PERRY HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY

ELECTRIC, TELEPHONE AND CABLE TV EASEMENT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MICHAEL W. MOORE 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

(0.004 AC OF 16' SEWER EASEMENT & 0.043 AC OF 28' GAS,

HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

befold horse

P.O. BOX 34306

(713) 948-7783

HOUSTON, TX 77234

EXPIRE UPON INCORPORATION

(0.038 ACRES TOTAL OFF-LOT)

AND CABLE TV EASEMENT

40' DRAINAGE EASEMENT

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)-ROW

EASEMENT. LOT 901, BLOCK 70, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A 2. ANT CFS MOTERATE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS EQUIPMENT, COCKLED WITHIN AND 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. 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 LANDSCAPE AND MONUMENT EASEMENT. LOT 902, BLOCK 70, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE AND ACCESS EASEMENT. LOT 902, BLOCK 70 CB 4390 IS CONSIDERED AS TREE SAVE AREA. PLEASE REFER TO THE

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERCROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS TELEPHONE AND CABLE T.V.

ASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR

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.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN WESTPOINTE EAST. UNIT-33 PHASE 1A SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WESTPOINTE EAST HOMEOWNER'S ASSOCIATION OR LOT OWNER 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 57, LOT 901, BLOCK 66, LOT 901, BLOCK 69, AND LOTS 901, 902 & 903, BLOCK 70.

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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS

HE DEVELOPER DEDICATES THE SANITARY SEWER AND JOR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM

A PORTION OF THE TRACT IS BELOW 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.

FIRE FLOW DEMAND 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 1500 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 PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT AP#2193893 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 HALL 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

STATE OF TEXAS

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:

HUGO GUTIERREZ VISE OAKS I, LTD 0.139 AC OF 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT; 0.015 AC OF 40' SEWER & WATER EASEMENT; 0.007 AC OF ROW: LOT 901, BLK 7, CB 4390) 19230 STONE OAK PARKWAY, SUITE 301

SAN ANTONIO, TX 78258 (210) 403-2081

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 2012 DAY OF TOWN AND A

NOTARY PUBLIC, BEXAR COUNTY, TEXAS UNPLATTED 0.139 AC OF 28' GAS, REMAINING PORTION

NANCY EC WILLAFORD Notary Public, State of Texas Comm. Expires 01-27-2020 UNPLATTED OF 399.402 AC ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VISE OAKS I, LTD

Notary ID 10027188 REMAINING PORTION OF 80.652 AC MERITAGE HOMES OF TEXAS, LLC (VOL 17984, PGS 517-532 OPR) (VOL 8337, PGS (VISE OAKS I, LTD) 93-100 OPR) 0.961 AC S89'41'49"E \ 405.29 \ OFF-LOT

N89'41'49"W 395.72' HILLTOP ACRES _N: 13712994.70 UNIT TWO E: 2046307.86 (VOL 4400, PGS 66-67 DPR)

ш SEE SHEET 4 OF 5 FOR CURVE AND LINE TABLE 0

REMAINING PORTION OF 80.652 AC MERITAGE HOMES OF TEXAS, LLC 0.961 AC (VOL 17984, PGS 517-532 OPR) OFF-LOT S89'35'03"E 217.95' S89°36'08"E 217.40' N89'35'03"W 217.96' HILLTOP ACRES UNIT TWO

N89'36'08"W 217.43 N: 13712988.57 (VOL 4400, PGS E: 2047261.05 66-67 DPR)

2 OF 5 SHEET SHEET 3 OF 5 SHEET 1 OF 5 INDEX MAP SCALE: 1"= 1000"

SCALE: 1"= 100"

200

300

DETENTION MAINTENANCE NOTE

THE MAINTENANCE OF THE DETENTION POND OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR HOMEOWNERS' ASSOCIATION. AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

100

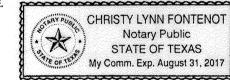
DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

"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"

FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES THIS 49 DAY OF MARCH ABOVE FINISHED AD JACENT GRADE



PLAT NUMBER 160509 **REPLAT & SUBDIVISION PLAT**

WESTPOINTE EAST, UNIT-33

BEING A TOTAL OF 32.04 ACRE TRACT OF LAND COMPRISED OF 31.77 ACRES OUT OF A 80.652 ACRE TRACT RECORDED IN VOLUME 17984, PAGES 517-532 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.226 OF AN ACRE OUT OF REMAINING 399,402 ACRE TRACT OF LAND RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.047 OF AN ACRE OFFSITE EASEMENTS OUT OF 49.927 ACRE TRACT OF LAND RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388, IN BEXAR COUNTY, TEXAS

PAPE-DAWSON

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PRINT: March 29, 2017

STATE OF TEXAS COUNTY OF BEXAR

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: JEREMY FLACH
MERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78231 (210) 293-4922 STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE , A.D. 20 17 .

hristy Lynn Vonlengt CERTIFICATE OF APPROVAL

HE 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 ___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF

COUNTY

THIS PLAT OF WESTPOINTE EAST, UNIT-33 PHASE 1A 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

	BY:		
	V = V		CHAIRMAN
	BY:		
EXAS			SECRETARY
OF BEXAR			
· ····································		, COUNTY CLERK OF BEXAR	COUNTY, DO HEREBY
AT THIS PLA	AT WAS I	FILED FOR RECORD IN MY OFFICE, O	ON THE DAY
		A D 00 AT 14 AND	DULY DECORDED THE

CERTIFY TH DAY OF A.D. 20 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF COUNTY CLERK, BEXAR COUNTY, TEXAS

, DEPUTY

SHEET 1 OF 5

W.R. WOOD 65364

CHRISTY LYNN FONTENOT

Notary Public STATE OF TEXAS

My Comm. Exp. August 31, 201



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

N89'41'34"W 218.16'

GEORGE FELLOWS

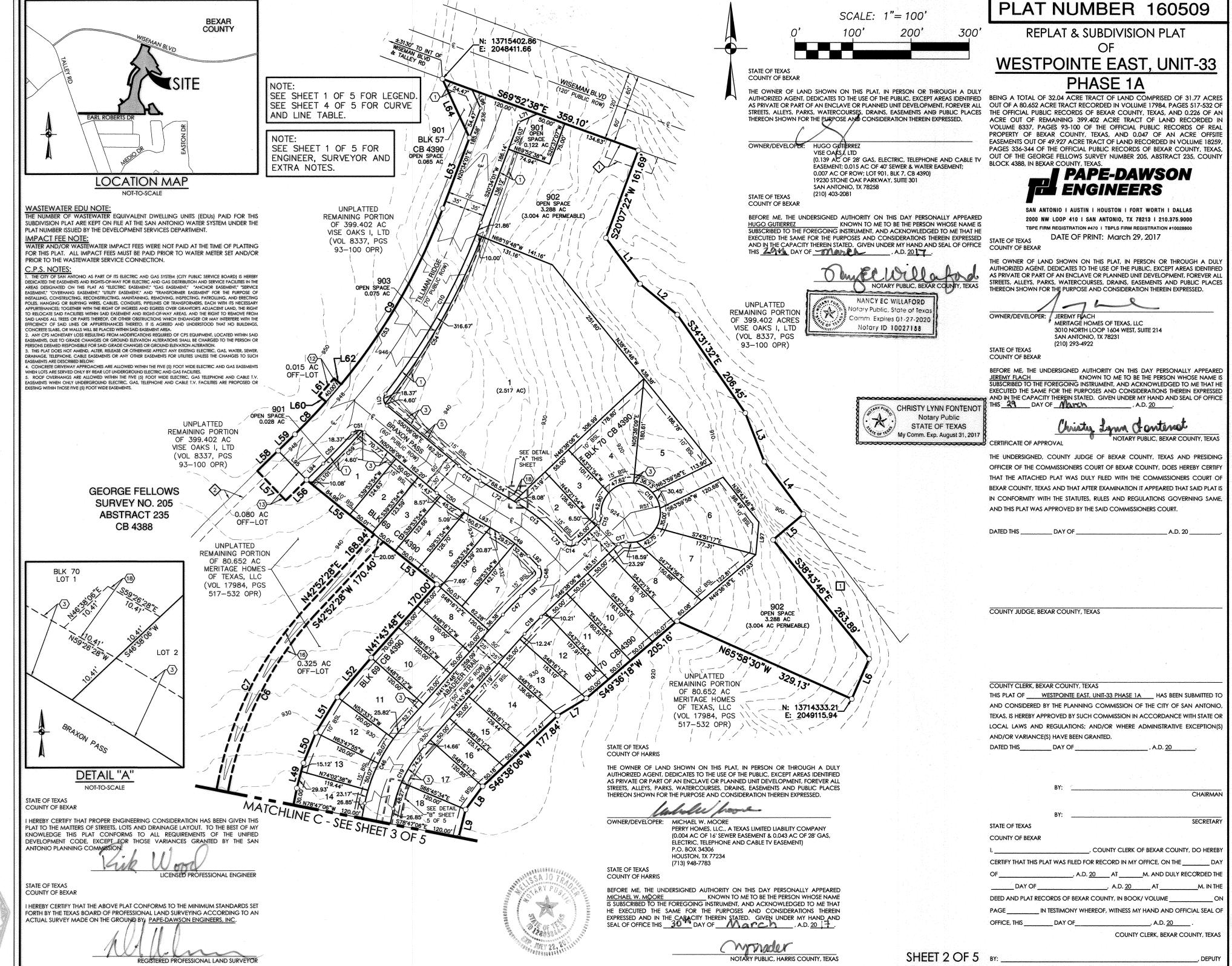
SURVEY NO. 205

ABSTRACT 235

CB 4388

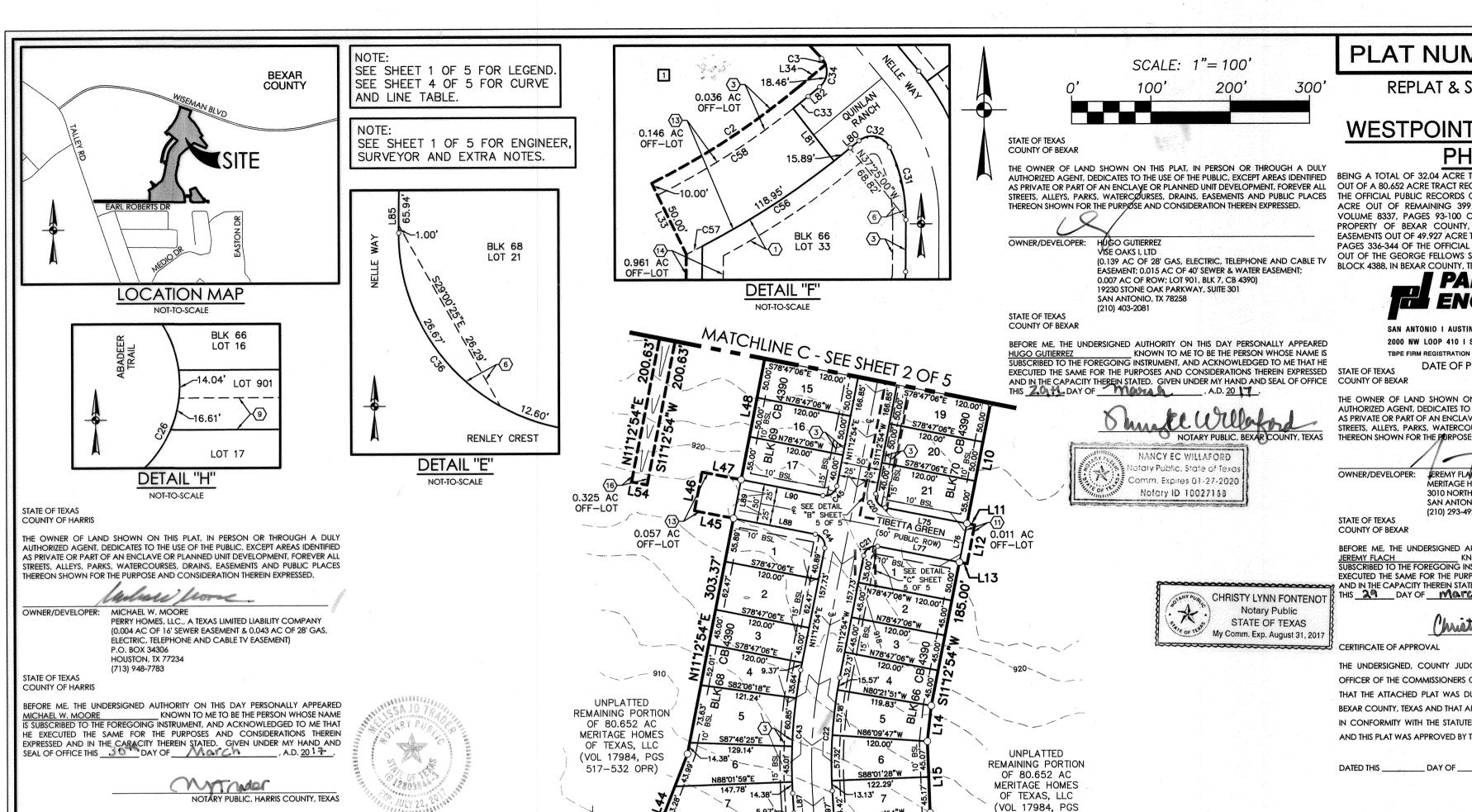
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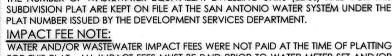
MAI SEE ш



W.R. WOOD

65364





WASTEWATER EDU 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.

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS

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 NATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE SVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT", THE PURPOSE OF DUSTRICTURE PERONSTRUCTING, AND TREATSFORMER EASEMENT" FOR AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSAR' APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGH TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OF 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID

2. ANY CF3 MODERAT LOS RESULTING THOM MODIFICATIONS ALTERATIONS SHALL BE CHARGED TO THE PERSON OR 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. 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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE RIVE (5) FOOT WIDE ELECTRIC AND GAS EASIMENTS
WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE RIVE (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

W.R. WOOD

65364

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 COMMISSIOD

STATE OF TEXAS COUNTY OF BEXAR

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. ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

65.00' /.45.00' -38.66' _57.26' _45.00' __45.00' __45.00' _ 57.00' BLK 68 CB 4390 32 0.961 AC 45.00' 57.00' 65.00' 45.00' 46.00' 4 S89'54'57"W 144.62'V S89'33'18"E OFF-LOT S89°33'18"E RENLEY CREST __ <u>315.65'</u>____ 323.13 (50' PUBLIC ROW) N89°33'18"W 379.76' -901 31.20' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' 45.00' BLK 66 CB 4390 10' BSL -45.00' -45.00' -45.00' N89°32'11"W 217.55' N89°29'23"W 278.49' N89'51'26"W 259.89' N: 13712980.04_ E: 2048581.25 SE HILLTOP ACRES BLOCK 13 UNIT TWO (VOL 4400, PGS 66-67 DPR)

N86'41'35"E

10

--9

N89°33'18"W 187.03'_

N: 13713522.39 E: 2048005.50

PLAT NUMBER 160509

REPLAT & SUBDIVISION PLAT

WESTPOINTE EAST, UNIT-33 PHASE 1A

BEING A TOTAL OF 32.04 ACRE TRACT OF LAND COMPRISED OF 31.77 ACRES OUT OF A 80.652 ACRE TRACT RECORDED IN VOLUME 17984, PAGES 517-532 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.226 OF AN ACRE OUT OF REMAINING 399.402 ACRE TRACT OF LAND RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.047 OF AN ACRE OFFSITE EASEMENTS OUT OF 49.927 ACRE TRACT OF LAND RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388, IN BEXAR COUNTY, TEXAS.



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PRINT: March 29, 2017

STATE OF TEXAS

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: JEREMY FLACH MERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78231 (210) 293-4922

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEREMY FLACH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS JEREMY FLACH 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 29 DAY OF MATCH , A.D. 20 17.



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, TÉXAS 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.

DUNTY JUDGE, I	BEXAR COUNTY,	TEXAS				
DUNTY CLERK, B	EXAR COUNTY,	TEXAS				
IS PLAT OF	WESTPOINTE EA	ST, UNIT-33 PI	HASE 1A	_ HAS BEEN	SUBMITTE) TC
ND CONSIDERED	BY THE PLANN	ING COMMIS	SION OF TH	E CITY OF SA	OTNA NA	NIC
XAS, IS HEREBY	APPROVED BY SU	CH COMMISS	ION IN ACC	CORDANCE V	VITH STAT	E OI
CAL LAWS AN	ID REGULATIONS	; AND/OR V	HERE ADM	NINISTRATIVE	EXCEPTIO)N(S
ND/OR VARIANO	CE(S) HAVE BEEN	GRANTED.			20	
ATED THIS	DAY OF		·	A.D. <u>20</u>		
	RV+					

	BY:			
				CHAIRMAN
			*,	
	BY:			
STATE OF TEXAS				SECRETARY
COUNTY OF BEXAR				1
l,	, co	DUNTY CLERK	OF BEXAR COUN	ITY, DO HEREBY
CERTIFY THAT THIS PL	AT WAS FILED FOR R	ECORD IN MY	OFFICE, ON THE	DAY
OF	, A.D. <u>20</u>	AT	M. AND DULY	RECORDED THE
DAY OF		, A.D. <u>20</u>	AT	M. IN THE
DEED AND PLAT REC	ORDS OF BEXAR CO	UNTY, IN BOC	OK/ VOLUME	ON
PAGEI	TESTIMONY WHERE	OF, WITNESS M	O DNA DNAH YN	FICIAL SEAL OF
OFFICE THIS	DAYOF		A D 20	

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 5 BY:

THIS

(50' PUBLIC ROW

QUINLAN L34-RANCH

517-532 OPR)

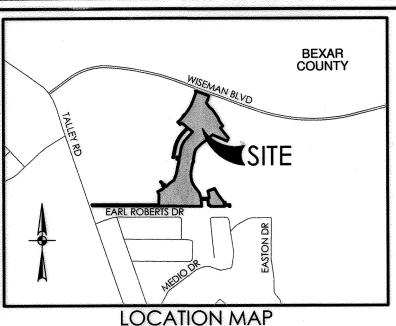
138.51 SEE DETAIL

GEORGE FELLOWS

SURVEY NO. 205

ABSTRACT 235

CB 4388



NOT-TO-SCALE

CURVE TABLE

STATE OF TEXAS

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.

While frome

OWNER/DEVELOPER: MICHAEL W. MOORE PERRY HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY (0.004 AC OF 16' SEWER EASEMENT & 0.043 AC OF 28' GAS. ELECTRIC, TELEPHONE AND CABLE TV EASEMENT) P.O. BOX 34306 HOUSTON, TX 77234

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL W. MOORE 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

(713) 948-7783



LINE TABLE

S36'37'34"E

S50'28'26"E

S2119'38"E

S36'50'57"E

S49°36'18"V

S23°28'10"W

S58'56'28"W

S3610'08"W

S13'59'32"W

S11"12'54"W

S78'47'06"

S11"12'54"W

N78'47'06"W

S06'31'18"W

S01*58'57"E

S13'38'19"E

S26'37'09"E

S16'34'52"E

N89'54'57"E

N06'21'47"W

S15"10'11"E

N79'46'42"E

S1013'18"E

S79°46'42"W

S15"10'11"E

S89'33'52"E

S06'08'08"E

S89'33'25"E

S00'26'35"W

N89'39'28"W

N89'34'11"W

N18'30'53"W

N25'44'01"W

N50'31'50"E

LENGTH

97.97

83.43

89.63

112.45

75.12'

57.58

49.78

49.82'

155.00'

10.00

50.00

10.00

45.03'

90.24

90.51

91.93

116.41

171.03

55.91

15.26

34.93

40.00'

4.40'

117.70

58.19

28.00

60.30

249.22

29.58'

60.00'

LINE # BEARING

L2

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L33

Chytrolor NOTARY PUBLIC, HARRIS COUNTY, TEXAS

			<u>, </u>		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	16'26'18"	N14*34'56"W	92.92'	93,24
C2	590.00'	13'00'41"	N57'02'10"E	133.70	133.98'
С3	15.00'	2212'32"	N31°06′10″W	5.78'	5.81'
C4	400.00'	3*40'18"	N44'02'34"W	25.63'	25.63'
C5	400.00'	6*24'33"	S36"15'54"E	44.72'	44.74'
C6	600.00'	31*39'34"	S27*02'41"W	327.33'	331.54
C7	620.00'	31°39'34"	N27'02'41"E	338.25'	342.59'
C8	1065.00'	4*10'44"	N43'42'34"E	77.66'	77.68'
С9	1065.00'	18'54'04"	N30°01'02"E	349.74	351.33
C10	1135.00'	17'05'20"	S29*06'40"W	337.27	338.52
C11	15.00'	87*45'27"	S06*13'23"E	20.79'	22.97
C12	270.00'	9'20'22"	S54°46′17″E	43.96'	44.01
C13	280.00'	16'04'34"	S51°24'11"E	78.31'	78.56'
C14	15.00'	90'00'00"	S88*21'54"E	21.21'	23.56'
C15	15.00'	52*41'41"	N201715"E	13.31'	13.80'
C16	51.00'	285*23'23"	S43*21'54"E	61.82	254.03'
C17	15.00'	52*41'41"	S72*58'56"W	13.31'	13.80
C18	475.00'	4*54'18"	S44*10'57"W	40.65	40.66
C19	230.00'	30'30'53"	S26*28'21"W	121.05'	122.49
C20	15.00'	90'00'00"	S33'47'06"E	21.21	23.56'
C21	15.00'	90'00'00"	S56*12'54"W	21.21'	23.56'
C22	565.00'	14°31'19"	S03*57'15"W	142.82	143.20'
C23	75.00'	37'00'41"	S21*48'45"E	47.61'	48.45

205.00

15.00'

58.00'

15.00'

15.00'

58.00'

34'01'46"

51*27'10"

190'28'43"

42'17'31'

42"17"31"

189'03'57'

15.00' 56'46'26"

C24

C25

C26

C27

C28

C29

C30

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

S2318'13"E

S32*00'55"E

S37'29'51"W

N68'24'33"W

S69"17'56"W

N37"18'51"W

N28'49'55"E

119.97

13.02'

115.52'

10.82

10.82

115.64

14.26'

121.75

13.47

192.82

11.07

11.07

191.39

14.86'

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

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," "SERVIC 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, CODUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS INCECSSARY 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 SAID LANDS ALL IKES OF ARTIST THEREO. TO A OTHER OBSTRUCTION WHICH LAND MINES OF MAINTIES WITHIN 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. 2. 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.

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.

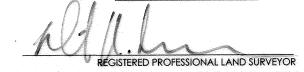
STATE OF TEXAS COUNTY OF BEXAR

HERERY 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.

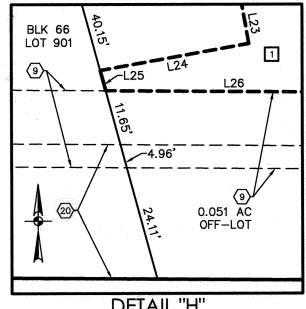


		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	125.00'	26'00'43"	N12'33'40"W	56.26'	56.75'
C32	15.00'	103'54'09"	N77*31'06"W	23.62'	27.20'
C33	600.00'	1'24'01"	N5113'50"E	14.66'	14.66'
C34	15.00'	92'44'16"	N04°09'42"E	21,71'	24.28'
C35	175.00'	39*54'52"	S19*30'44"E	119.46'	121.91
C36	25.00'	90'00'00"	S44'33'18"E	35.36'	39.27'
C37	25.00'	89'53'45"	N45°29'49"E	35.32'	39.22'
C38	155.00'	40'52'03"	N19*53'05"W	108.23	110.56'
C39	125.00'	36°04'26"	N22"16'53"W	77.41'	78.70'
C40	15.00'	63'27'23"	N35*58'22"W	15.78'	16.61'
C41	59.00'	128'46'19"	N03'18'54"W	106.40'	132.60'
C42	15.00'	64*22'41"	N28'52'56"E	15.98'	16.85
C43	615.00'	14'31'19"	N03'57'15"E	155.46'	155.88
C44	15.00'	90,00,00,	N33*47'06"W	21.21'	23.56'
C45	15.00'	90'00'00"	N5612'54"E	21.21'	23.56'
C46	280.00'	30*30'53"	N26°28'21"E	147.37	149.12
C47	525.00'	4*54'18"	N44*10'57"E	44.93	44.94'
C48	15.00'	90'00'00"	N01°38'06"E	21.21'	23.56'
C49	220.00	16'04'34"	N51'24'11"W	61.53'	61.73'
C50	330.00'	9*20'22"	N54*46'17"W	53.73	53.79'
C51	15.00'	87*45'27"	S86'01'10"W	20.79	22.97
C52	1135.00'	3*39'29"	S43*58'12"W	72.45	72.47'
C53	1065.00	25"13'56"	N3310'58"E	465.23'	469.01
C54	1145.00'	16*41'30"	N30'00'57"E	332.39'	333.57
C55	300.00'	2*29'32"	N07*36'33"W	13.05'	13.05
C56	650.00'	11'53'07"	N56*28'24"E	134.59'	134.84
C57	650.00'	1"11'34"	N63'00'44"E	13.53'	13.53
C58	600.00'	11'37'23"	N57'44'33"E	121.51'	121.72
C59	1145.00	4*21'51"	N43'37'01"E	87.19'	87.22

GEORGE FELLOWS	
SURVEY NO. 205	
ABSTRACT 235	

66-67 DPR)

SURVEY NO. 205	L35	N39*28'10"W	50.00'	L70	N04*49'08"	
ABSTRACT 235	LSS	N39 28 10 W	50.00	L 270	NU4 49 06	<u>" </u>
CB 4388 N: 13713297.49 E: 2048708.19 N69*20'25"E 151.65 OF 80.65 MERITAGE	/				В	.к е
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E: 2048708.19 REMAINING F		,				
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以 L19 BLK 66 CB 4390	, ',	1111	336-	-344 OPR)		١,
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9 0.052 AC 0FF-LOT S89'33'52"E 295.18'	11/8/L	24/	0.051	AC \	<u> </u>	
0.052 AC	B	15	V OFF-	LOT \ \ \	4	
OFF-LOT	g is		XX // // /	∠_L27 \	1	
L691 - S89'33'52"E 295.18'	11110	L26		L28	, ,	
36.90 N89:33'55"E 291.92'	<i>#}}#</i> }	115.86	_/_/_		1/1	
S89'33'52"E 295.18" S89'33'25"E 291.92' 120.26'	XXIIV	98.96' "95.15' 16	75 B	54.96		NIC
(CUDE) L30 N89°33'25"W 465.94'		s/ sage- 1	1111	111111	717	N(
VIA) SEE D		11/1/	~ 1111	2 0 100	, , , , ,	SE
2 SEE DETAIL "H"	THIS-/	> >	\ BLI	2 0.109 15 OFF	LOT	SE
BLK 13 OFF-LOT	SHEET } }	LILL TOP A	PEC			A١
HILLTOP ACRES		HILLTOP AG			_	
UNIT TWO	(VOL 4	400, PGS 6		۲)	N	OT
(VOL 4400, PGS		•		•		EE



STATE OF TEXAS

COUNTY OF BEXAR

OWNER/DEVELOPER:

STATE OF TEXAS

L71

L72

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LINE TABLE

LINE # BEARING LENGTH

N50°31'50"E

N39°28'10"W

N50'31'50"E

S39"28'10"E

N50'31'50"E

S39'28'10"E

N45°20'54"E

N54'03'57"E

N21"16'28"E

N78'47'06"W

N11"12'54"E

S78'47'06"E

N11"12'54"E

N14°54'36"E

N22'09'42"E

N31"19'26"E

N40'38'33"E

N5117'42"W

N78'47'06"W

N51"17'42"W

S45'47'56"W

N4412'04"W

N45*47'56"E

N45'47'56"E

N50'06'06"W

N40°32'38"E

S50'06'06"E

N20'34'01"E

124°39'19"W

N89'54'57"E

S06°21'47"E

S0410'59"E

S03'22'20"E

N89*34'11"W

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57.92'

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40.00'

16.00'

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L67

L68

L69

COUNTY OF BEXAR

LINE TABLE

LINE # BEARING LENGT

S65'22'14"W

S59°26'28"E

S43'21'54"E

N46'38'06"E

S78'47'06"E

S1112'54"W

N78'47'06"W

S4019'06"E

N00°26'42"E

S50°31'50"W

N38'04'09"W

N50°31'50"E

N50'31'50"E

S39°28'10"E

S00°26'42"W

N4019'06"W

N0318'25"W

N78'47'06"W

N11"12'54"E

S78'47'06"E

N46'38'06"E

N43°21'54"W

N59'26'28"W

S45°47'56"W

N4412'04"W

N24'39'19"W

N05'26'16"E

N06°21'47"W

N08'51'19"W

L100 N06'08'08"W 23.39'

N45'47'56"E 38.89'

DETAIL "H" NOT-TO-SCALE

NOTE: SEE SHEET 1 OF 5 FOR LEGEND. SEE SHEET 4 OF 5 FOR CURVE AND LINE TABLE.

SEE SHEET 1 OF 5 FOR ENGINEER, SURVEYOR AND EXTRA NOTES.

PLAT NUMBER 160509

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 OF PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE, AND CONSIDERATION THEREIN EXPRESSED.

(0.139 AC OF 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV

NANCY EC WILLAFORD

Notary Public, State of Texas

Notary ID 10027188

CHRISTY LYNN FONTENO?

Notary Public

STATE OF TEXAS

My Comm. Exp. August 31, 2017

EASEMENT; 0.015 AC OF 40' SEWER & WATER EASEMENT;

0.007 AC OF ROW; LOT 901, BLK 7, CB 4390)

19230 STONE OAK PARKWAY, SUITE 301

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 20 DAY OF , A.D. 20 ...

HUGO/GUTIERREZ

VÍSE OAKS I. LTD

(210) 403-2081

35.48

76.62

26.65

51.50'

105.00

50.00'

105.00

118.12

41.87

8.44

50.00

11.22'

55.00

35.18

66.94

118.12

24.80

105.00

50.00

105.00

26.65

76.62

40.14

70.00

35.22

56.36

31.12'

100.62

SAN ANTONIO, TX 78258

REPLAT & SUBDIVISION PLAT

WESTPOINTE EAST, UNIT-33

BEING A TOTAL OF 32.04 ACRE TRACT OF LAND COMPRISED OF 31.77 ACRES OUT OF A 80.652 ACRE TRACT RECORDED IN VOLUME 17984, PAGES 517-532 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.226 OF AN ACRE OUT OF REMAINING 399.402 ACRE TRACT OF LAND RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.047 OF AN ACRE OFFSITE EASEMENTS OUT OF 49,927 ACRE TRACT OF LAND RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY HUGO GUTIERREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE BLOCK 4388, IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PRINT: March 29, 2017 STATE OF TEXAS

Comm. Expires 01-27-2020 COUNTY OF BEXAR

> 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: JEREMY FLACE MERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78231 (210) 293-4922

STATE OF TEXAS **COUNTY OF BEXAR**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 _______, A.D. 20 [7].

Lynn Fontend 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 _

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS THIS PLAT OF WESTPOINTE EAST, UNIT-33 PHASE 1A 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 ___

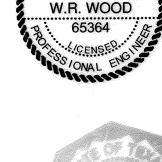
*	BY:					701 - 11 - 11 11	
							CHAIRMAN
	BY:						CECOPETADY
STATE OF TEXAS			,				SECRETARY
COUNTY OF BEXAR							
•		, col	JNTY CLE	RK OF	BEXAR	COUNTY	, DO HEREBY
CERTIFY THAT THIS PL	AT WAS FILED FO	OR REC	CORD IN	MY OF	FICE, O	N THE	DAY
OF	, A.D.	20	AT		A. AND	OULY RE	CORDED THE

OF____ ___ DAY OF _ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

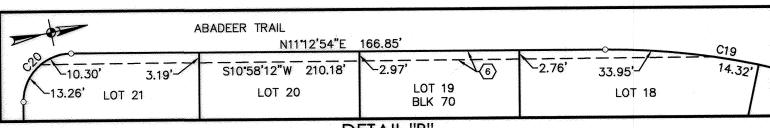
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF__

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 4 OF 5 BY: ___ DEPUTY







DETAIL "B" NOT-TO-SCALE

STATE OF TEXAS

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.

WALU Mance

OWNER/DEVELOPER: MICHAEL W. MOORE

PERRY HOMES, LLC., A TEXAS LIMITED LIABILITY COMPANY (0.004 AC OF 16' SEWER EASEMENT & 0.043 AC OF 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT) P O BOX 34306

HOUSTON, TX 77234 (713) 948-7783

STATE OF TEXAS **COUNTY OF HARRIS**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL W. MOORE 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

> CVANAMIN NOTARY PUBLIC, HARRIS COUNTY, TEXAS

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.

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," "SRYICE" PROPERTY. "SANCHOR EASEMENT," "SRYICE" PROPERTY. "SANCHOR EASEMENT," "SRYICE" PROPERTY. "SANCHOR EASEMENT," "SANCHOR E SEMENT, "OVERHANG FASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASE/ EASEMENT, "OVERHANG EASEMENT," UILLY EASEMENT, AND "TRANSFORMER EASEMENT FOR THE FURTHERS OF T

SAID LANDS ALL TREES OR PARIS THEREOF, OR CHIEFE OBSTRUCTIONS WHICH ENDANGER OF MAT INTERFERENT HITTER EFFICIENCY OF SAID LINES OR APPURIENANCES 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 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.

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 PASSEMENTS ARE DESCRIBED BELOW:

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

STATE OF TEXAS COUNTY OF BEXAR

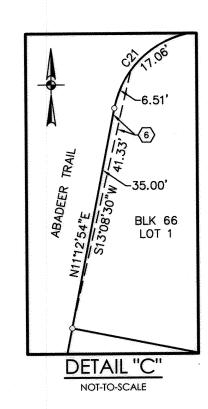
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED THE SAN

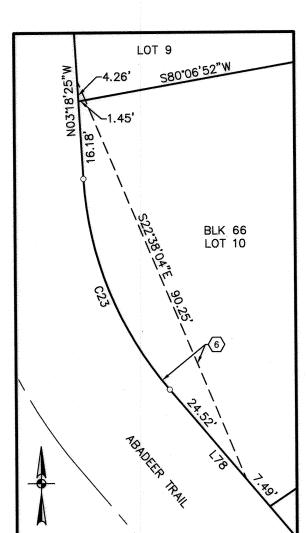
ANTONIO PLANNING COMMISSION, LICENSED PROFESSIONAL ENGINEER

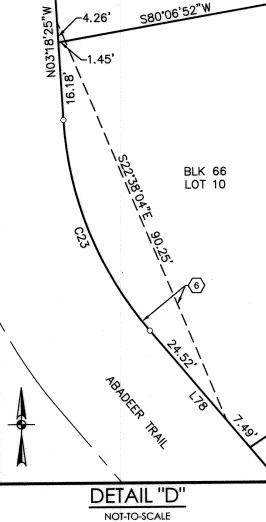
STATE OF TEXAS COUNTY OF BEXAR

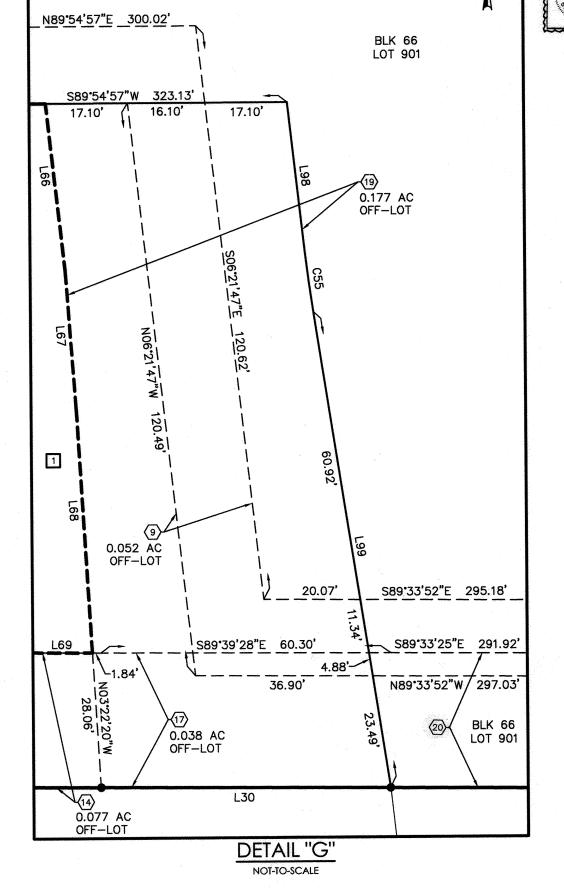
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

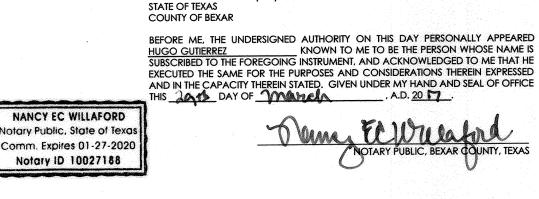












THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED

AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL

STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

0.007 AC OF ROW: LOT 901, BLK 7, CB 4390) 19230 STONE OAK PARKWAY, SUITE 301

(0.139 AC OF 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV

EASEMENT; 0.015 AC OF 40' SEWER & WATER EASEMENT;

THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

HUGO GUTIERREZ

VISE OAKS I, LTD

(210) 403-2081

SAN ANTONIO, TX 78258

STATE OF TEXAS

OWNER/DEVELOPER:

NOTE:

AND LINE TABLE.

L19

SEE SHEET 1 OF 5 FOR LEGEND

SEE SHEET 4 OF 5 FOR CURVE

SEE SHEET 1 OF 5 FOR ENGINEER

SURVEYOR AND EXTRA NOTES.

PLAT NUMBER 160509

REPLAT & SUBDIVISION PLAT OF

WESTPOINTE EAST, UNIT-33 PHASE 1A

BEING A TOTAL OF 32.04 ACRE TRACT OF LAND COMPRISED OF 31.77 ACRES OUT OF A 80.652 ACRE TRACT RECORDED IN VOLUME 17984, PAGES 517-532 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.226 OF AN ACRE OUT OF REMAINING 399.402 ACRE TRACT OF LAND RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND 0.047 OF AN ACRE OFFSITE EASEMENTS OUT OF 49,927 ACRE TRACT OF LAND RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388, IN BEXAR COUNTY, TEXAS.

PAPE-DAWSON

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

DATE OF PRINT: March 29, 2017 STATE OF TEXAS **COUNTY OF BEXAR**

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: JEREMY FLACH

MERITAGE HOMES OF TEXAS, LLC 3010 NORTH LOOP 1604 WEST, SUITE 214 SAN ANTONIO, TX 78231

(210) 293-4922

STATE OF TEXAS

CHRISTY LYNN FONTENOT

Notary Public

STATE OF TEXAS

My Comm. Exp. August 31, 2017

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS JEREMY FLACH 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 29 DAY OF MONTH , A.D. 20 17.

MA Venteral

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,

DATED THIS	_DAY OF _	·	A.D. 20
	•		
COUNTY JUDGE, BEX	AR COUNTY	, TEXAS	
		2	

DATED THIS	DAY OF	, A.D. <u>20</u>
	BY:	
		CHAIRMAN
	BY:	
STATE OF TEXAS		SECRETARY
COUNTY OF BEXAL	₹	
l,	, ce	DUNTY CLERK OF BEXAR COUNTY, DO HEREBY
		ECORD IN MY OFFICE, ON THE DAY
OF	, A.D. <u>20</u>	ATM. AND DULY RECORDED THE
DAY OF		, A.D. <u>20</u> ATM. IN THE
		UNTY, IN BOOK/ VOLUMEON
		OF, WITNESS MY HAND AND OFFICIAL SEAL OF
		, A.D. <u>20</u> .
		COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>WESTPOINTE EAST, UNIT-33 PHASE 1A</u> HAS BEEN SUBMITTED TO

AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,

SHEET 5 OF 5 BY: __

