

PLAT NUMBER 170335

SUBDIVISION PLAT
OF
WESTPOINTE EAST, UNIT 33
PHASE 7

BEING A TOTAL OF 23.89 ACRE TRACT OF LAND OUT OF A 49.927 ACRE TRACT OF LAND RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.378 ACRES OFF-LOT EASEMENTS OUT OF A 80.652 ACRE TRACT OF LAND RECORDED IN VOLUME 17784, PAGES 517-533 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388, IN 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: March 02, 2018

STATE OF TEXAS
COUNTY OF HARRIS

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: MICHAEL W. MOORE
PERRY HOMES, LLC
9000 GULF FWY, SUITE 110
HOUSTON, TX 77017
(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 EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 02 DAY OF March, A.D. 2018.

NOTARY PUBLIC, HARRIS 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 33 PHASE 7 _____ 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

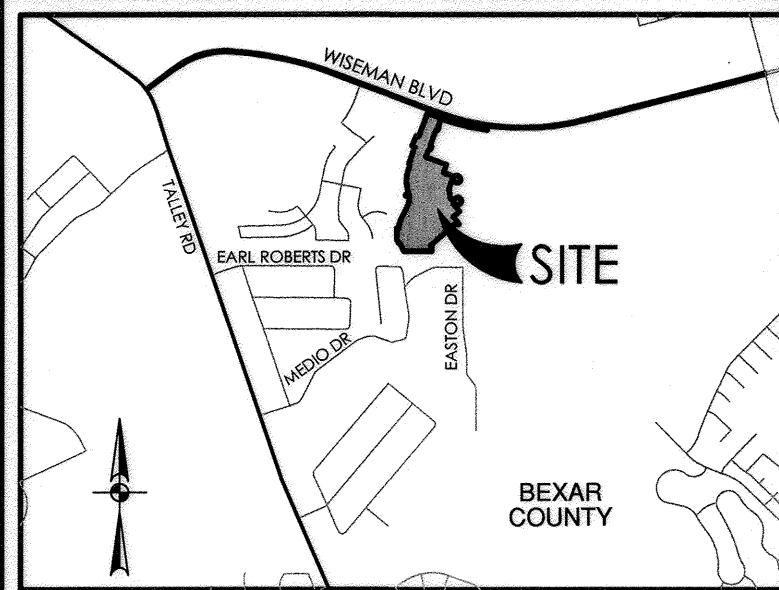
BY: _____ SECRETARY

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



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	UD	ULTIMATE DEVELOPMENT
CV	CLEAR VISION	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	MINIMUM FINISHED FLOOR ELEVATION

---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---		---	EXISTING 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN
---		---	PROPOSED 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	14	VARIABLE WIDTH DRAINAGE EASEMENT (0.206 AC OFF-LOT)
4	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	15	28' ELECTRIC EASEMENT
6	VARIABLE WIDTH CLEAR VISION EASEMENT	1	DRAINAGE EASEMENT (VOL 11255, PG 1869, OPR)
9	14' SANITARY SEWER EASEMENT	2	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (WESTPOINTE EAST UNIT 33, PHASE 1A) (VOL 9716, PGS 188-192, OPR)
10	10' WATER AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.022 AC OFF-LOT)	3	16' SANITARY SEWER EASEMENT (WESTPOINTE EAST UNIT 33, PHASE 1A) (VOL 9716, PGS 188-192, OPR)
11	16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW (0.013 AC OFF-LOT)	4	40' DRAINAGE EASEMENT (WESTPOINTE EAST UNIT 33, PHASE 1A) (VOL 9716, PGS 188-192, OPR)
12	40' DRAINAGE EASEMENT (0.152 AC OFF-LOT)		
13	46' DRAINAGE EASEMENT (0.020 AC OFF-LOT)		
16	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORNER 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 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," "ANCHOR 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 GRANTORS 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 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.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

OPEN SPACE NOTE:

LOT 903 BLOCK 72, CB 4390 IS DESIGNATED AS OPEN SPACE, DRAINAGE AND WATER EASEMENT. LOT 902 AND 904 BLOCK 72, CB 4390 ARE DESIGNATED AS OPEN SPACE, DRAINAGE, MAINTENANCE ACCESS, DRAINAGE AND WATER EASEMENT. LOT 901, BLOCK 76, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT. LOT 901, BLOCK 72, CB 4390 IS DESIGNATED AS OPEN SPACE, MAINTENANCE ACCESS, DRAINAGE, LANDSCAPE AND MONUMENT EASEMENT. LOT 901, BLOCK 73, CB 4390 IS DESIGNATED AS OPEN SPACE, GAS, ELECTRIC, TELEPHONE, CABLE TV AND LANDSCAPE EASEMENT.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

FINISHED FLOOR NOTE:

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

SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW 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.

DETENTION MAINTENANCE NOTE:

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

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3632.00'	11°30'47"	S75°59'54"E	728.59'	729.82'
C2	3647.00'	10°40'07"	N76°27'17"W	678.10'	679.08'
C3	15.00'	90°10'52"	S65°11'42"W	21.25'	23.61'
C4	15.00'	90°00'00"	S24°53'44"E	21.21'	23.56'
C5	15.00'	90°00'00"	S65°06'16"W	21.21'	23.56'
C6	1000.00'	4°03'08"	S22°07'51"W	70.71'	70.73'
C7	1000.00'	1°00'01"	S23°39'24"W	17.46'	17.46'
C8	575.00'	0°44'10"	S70°15'49"E	7.39'	7.39'
C9	575.00'	0°17'40"	S70°46'44"E	2.96'	2.96'
C10	21.00'	52°27'03"	N82°50'54"E	18.56'	19.22'
C11	55.00'	285°30'12"	N19°22'29"E	66.58'	274.06'
C12	21.00'	53°00'35"	N44°22'42"W	18.74'	19.43'
C13	625.00'	0°15'06"	N70°45'27"W	2.75'	2.75'
C14	21.00'	52°45'08"	N63°37'26"E	18.66'	19.33'
C15	55.00'	285°30'16"	N0°00'00"W	66.58'	274.06'
C16	21.00'	52°45'08"	N63°37'26"W	18.66'	19.33'
C17	575.00'	2°56'37"	S43°03'51"E	29.37'	29.37'
C18	30.00'	88°49'04"	S64°30'48"W	41.99'	46.50'
C19	15.00'	89°49'08"	S24°48'18"E	21.18'	23.51'
C20	1000.00'	3°03'07"	S21°37'50"W	53.26'	53.27'
C21	15.00'	90°00'00"	S24°53'44"E	21.21'	23.56'
C22	625.00'	0°44'10"	S70°15'49"E	8.03'	8.03'
C23	15.00'	90°00'07"	S65°06'13"W	21.21'	23.56'
C24	275.00'	26°12'06"	S70°06'06"W	124.67'	125.76'
C25	275.00'	0°27'48"	S61°19'51"E	2.22'	2.22'
C26	15.00'	98°41'29"	S55°54'30"E	22.76'	25.84'
C27	155.00'	15°15'14"	N82°22'23"E	41.14'	41.27'
C28	105.00'	15°15'14"	S82°22'23"W	27.87'	27.95'
C29	15.00'	99°00'28"	S25°14'30"W	22.81'	25.92'
C30	275.00'	17°20'18"	S32°55'54"E	82.90'	83.22'
C31	625.00'	2°56'37"	N43°03'51"W	31.93'	31.93'
C32	15.00'	90°00'00"	N86°36'02"W	21.21'	23.56'
C33	175.00'	60°50'55"	S78°49'25"W	177.24'	185.85'
C34	15.00'	47°16'59"	S85°36'23"W	12.03'	12.38'
C35	59.00'	137°04'06"	N49°30'03"W	109.82'	141.15'
C36	15.00'	47°16'59"	N4°36'29"W	12.03'	12.38'
C37	175.00'	55°38'42"	N0°25'38"W	163.36'	169.96'
C38	375.00'	40°00'11"	N7°23'38"E	256.53'	261.82'
C39	325.00'	32°42'44"	N3°44'55"E	183.04'	185.55'
C40	1000.00'	4°03'08"	N18°04'42"E	70.71'	70.73'
C41	1000.00'	4°03'08"	N18°04'42"E	70.71'	70.73'
C42	30.00'	89°58'55"	N24°53'11"W	42.42'	47.11'
C43	15.00'	89°58'53"	N24°53'47"W	21.21'	23.56'
C44	325.00'	26°12'06"	N70°06'06"E	147.33'	148.62'
C45	325.00'	35°30'05"	N23°51'00"W	198.17'	201.38'
C46	15.00'	90°00'00"	N3°23'58"E	21.21'	23.56'
C47	125.00'	158°59'46"	S52°06'09"E	245.81'	346.88'
C48	425.00'	40°00'11"	N7°23'38"E	290.74'	296.73'
C49	275.00'	32°42'44"	S3°44'55"W	154.88'	157.01'
C50	15.00'	90°00'00"	S65°06'16"W	21.21'	23.56'
C51	59.00'	12°37'19"	N68°16'33"E	12.97'	13.00'
C52	15.00'	32°11'08"	S78°03'28"W	8.32'	8.43'
C53	103.75'	72°31'01"	S52°06'09"E	122.72'	131.31'

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE ASSOCIATED WITH WESTPOINTE EAST, UNIT 33 PHASE 7 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE WESTPOINTE EAST, UNIT 33 PHASE 7 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 72, LOT 902 BLOCK 72, LOT 903, BLOCK 72, LOT 904, BLOCK 72, LOT 901, BLOCK 73, LOT 901, BLOCK 76

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# 2285125) 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).

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 TRANSPORTATION AND CAPITAL IMPROVEMENT (TCI) OR THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTORS' 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.

TCI DETENTION NOTE:

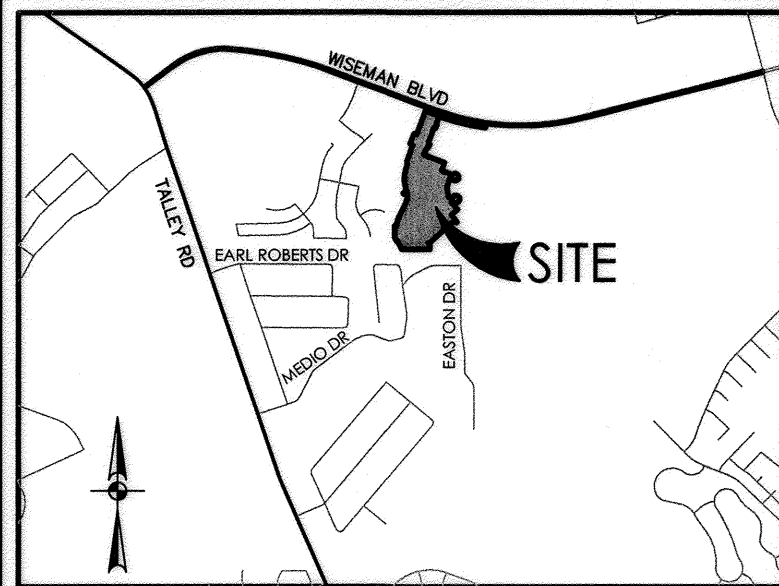
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW 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.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S0°00'00"E	15.16'
L2	S65°33'49"W	24.50'
L3	S20°06'16"W	106.87'
L4	S69°42'52"E	1.25'
L5	S69°42'52"E	10.00'
L6	S20°17'08"W	50.00'
L7	N69°42'52"W	10.00'
L8	N69°42'52"W	1.00'
L9	S69°53'44"E	1.00'
L10	S69°53'44"E	10.00'
L11	S20°06'16"W	50.00'
L12	N69°53'44"W	10.00'
L13	N69°53'44"W	1.00'
L14	S20°06'16"W	21.91'
L15	S20°06'16"W	125.00'
L16	S69°53'44"E	145.66'
L17	S19°22'06"W	141.25'
L18	S6°05'57"E	156.42'
L19	N90°00'00"E	47.04'
L20	N90°00'00"E	2.84'
L21	N90°00'00"W	2.84'
L22	S0°00'00"W	27.25'
L23	S41°36'02"E	135.00'
L24	S48°23'58"W	125.00'
L25	S41°36'02"E	61.48'
L26	S44°31'40"E	10.00'
L27	S45°28'20"W	9.85'
L28	S47°09'51"E	34.49'
L29	S42°50'09"W	16.00'

LINE TABLE

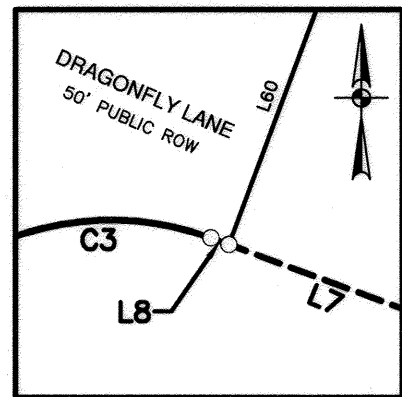
FIELD TABLE		
LINE #	BEARING	LENGTH
L30	N47°09'51"W	35.23'
L31	S45°28'20"W	24.13'
L32	N44°31'40"W	10.00'
L33	S56°01'21"W	46.01'
L34	S32°45'03"E	34.47'
L35	S02°40'01"W	63.83'
L36	N24°57'58"W	134.61'
L37	S65°37'28"W	18.67'
L38	N24°22'32"W	67.84'
L39	N0°01'17"W	168.22'
L40	S89°57'47"E	29.49'
L41	N1°17'06"W	34.68'
L42	N18°51'10"E	103.21'
L43	N24°13'52"E	65.63'
L44	N10°20'13"E	63.46'
L45	N2°43'12"E	35.07'
L46	N12°36'27"W	25.15'
L47	S77°23'33"W	46.00'
L48	N12°36'27"W	19.00'
L49	N77°23'33"E	46.00'
L50	N12°36'27"W	91.13'
L51	N8°33'56"W	87.26'
L52	N2°41'20"E	91.15'
L53	N14°18'41"E	91.11'
L54	N20°06'16"E	63.93'
L55	N17°44'18"W	37.99'
L56	N69°50'34"W	40.00'
L57	N20°08'26"E	165.58'
L58	S69°50'34"E	40.00'



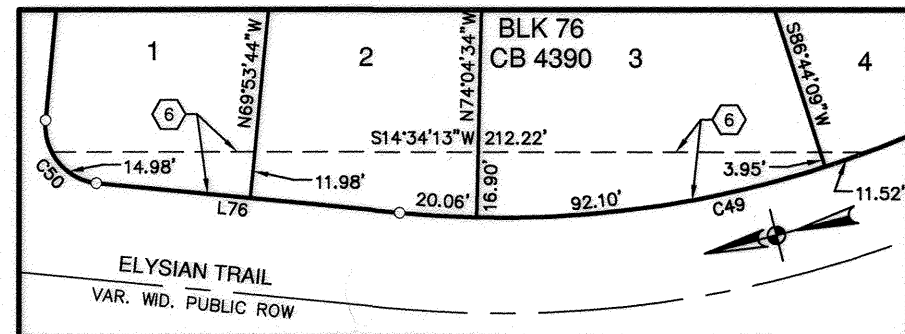
LOCATION MAP
NOT-TO-SCALE

NOTE:
SEE SHEET 1 OF 3 FOR
LEGEND AND CURVE AND
LINE TABLE.

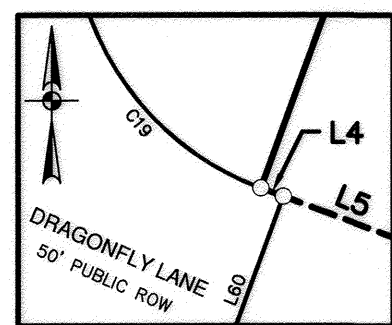
NOTE:
SEE SHEET 1 OF 3 FOR
ENGINEER, SURVEYOR AND
EXTRA NOTES.



DETAIL "G"
NOT-TO-SCALE



CLEAR VISION EASEMENT
DETAIL "D"
NOT-TO-SCALE



DETAIL "F"
NOT-TO-SCALE

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "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 THEREON. 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

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 UNITED 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.

UNPLATTED REMAINING
PORTION OF 399.402
AC TRACT
VISE OAKS I, LTD
(VOL. 8337, PG
93-100 OPR)

1% A.C. (100-YR)
PROPOSED UD
FLOODPLAIN PER
FLOOD STUDY
PREPARED BY
PAPE-DAWSON
ENGINEERS, INC.

1% A.C. (100-YR)
PROPOSED UD
FLOODPLAIN PER
FLOOD STUDY
PREPARED BY
PAPE-DAWSON
ENGINEERS, INC.

UNPLATTED
REMAINING
PORTION OF
80.652 AC TRACT
MERITAGE HOMES
OF TEXAS, LLC
(VOL. 17984, PG
517-532 OPR)

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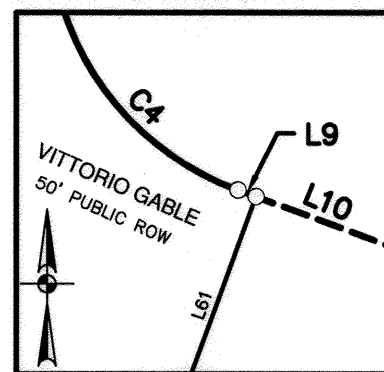
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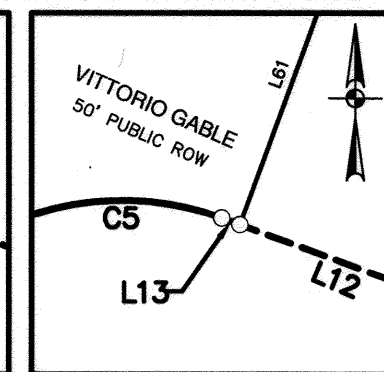
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DETAIL "H"
NOT-TO-SCALE



DETAIL "J"
NOT-TO-SCALE

CHRISTY LYNN FONTENOT
My Notary ID # 128028000
Expires August 31, 2021

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
(0.152 AC OF 40' DRAINAGE EASEMENT, 0.020 AC OF 40' DRAINAGE EASEMENT & 0.206 OF VARIABLE WIDTH DRAINAGE EASEMENT)
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 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 4 DAY OF MARCH, A.D. 2018.

Christy Lynn Fontenot
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NUMBER 170335
SUBDIVISION PLAT
OF
WESTPOINTE EAST, UNIT 33
PHASE 7

BEING A TOTAL OF 23.89 ACRE TRACT OF LAND OUT OF A 49.927 ACRE TRACT OF LAND RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 0.378 ACRES OFF-LOT EASEMENTS OUT OF A 80.652 ACRE TRACT OF LAND RECORDED IN VOLUME 17984, PAGES 517-533 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388, IN 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: March 02, 2018

STATE OF TEXAS
COUNTY OF HARRIS

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: MICHAEL W. MOORE
PERRY HOMES, LLC
9000 GULF FWY, SUITE 110
HOUSTON, TX 77017
(713) 948-5789

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 EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF March, A.D. 2018.

NOTARY PUBLIC, HARRIS 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 33 PHASE 7 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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

