





AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

MOUNTAIN DRIVE

LK 15, (4385A

RODRIGUEZ

SUBDIVISION

(VOL 20001,

PG 701, PR)

LOT 4 BLK 15

HILLTOP ACRES

VOL 4400, PGS

66-67, DPR)

SCALE: 1"= 200'

0.276 ACRE BEING REPLATTED IS A PORTION OF LOT 3, BLOCK 15, CB 4385A OF THE HILLTOP ACRES UNIT TWO RECORDED IN VOLUME 4400, PAGES 66-67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SAWS IMPACT FEE

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 WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU

BLK 15, CB 4385A

HILLTOP ACRES

VOL 4400, PGS

66-67, DPR)

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HILLTOP ACRES UNIT TWO WHICH IS RECORDED IN VOLUME 4400, PAGE(S) 66-67, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS HELD A PUBLIC HEARING WHICH 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.

Unholw plane. OWNER/DEVELOPER: MICHAEL W. MOORE

PERRY HOMES, LLC 9000 GULF FWY HOUSTON, TX 77017

(713)948-7783 SWORN AND SUBSCRIBED BEFORE ME THIS THE 18 DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-22-2021

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.

LICENSED PROFESSIONAL ENGINEER

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

GISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS
DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR
EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY
EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER
EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT. LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND ASERVICE FACILITIES 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 WATER, SEWER GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. N BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM

MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL GHANGED TO THE PERSON OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

 THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS WESTPOINTE EAST, UNIT 33

> (VOL 20001, PGS 565-567, PR) LEGEND

AC ACRE(S) VOL VOLUME BLK BLOCK PG PAGE(S) BSL BUILDING SETBACK LINE CB COUNTY BLOCK DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS -1140- EXISTING CONTOURS

ORIGINAL SURVEY/COUNTY LINE

COUNTY, TEXAS RIGHT-OF-WAY VAR WID VARIABLE WIDTH FOUND 1/2" IRON BOD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW PROPOSED CONTOURS

PLAT RECORDS OF BEXAR

CENTERLINE 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

____1140-___

(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) 50' X 50' WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC (0.057 ACRE OFF-LOT)

28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 15' PUBLIC DRAINAGE EASEMENT (13)

AND CABLE TV EASEMENT (VOL 20001, PGS 565-567, PR) 15' BUILDING SETBACK LINE (VOL 20001, PGS 565-567, PR) 10' BUILDING SETBACK LINE (VOL 20001, PGS 565-567, PR) 5' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT (VOL 20001, PGS 565-567, PR) 28' ELECTRIC EASEMENT (VOL 20001, PGS 565-567, PR) (VOL 20001, PGS 701, PR)

66-67, DPR)

10' GAS, ELECTRIC, TELEPHONE

20' PRIVATE DRAINAGE EASEMENT

WESTPOINTE EAST, UNIT 33 PHASE 7 (VOL 20001, PGS 565-567, PR) 29 1.823 AC (1.552 AC PERMEABLE) __N89'33'35"W 209.79' 22.18' OPEN SPACE 0.211 AC (IMPERMEABLE) N: 13712972.45 N89°33'25"W 421.47 N89'33'35"W 201.70' E: 2049578.72 N: 13712966.76 E: 2050261.77 PORTION OF CB 4385A HILLTOP ACRES CB 4385A CB 4385A UNIT TWO (VOL 4400, PGS

HILLTOP ACRES RODRIGUEZ UNIT TWO SUBDIVISION (VOL 4400, PGS (VOL 20001, 66-67, DPR) PG 701, PR) SCALE: 1"= 100' MOUNTAIN DR 60' PUBLIC ROW T 926 -(VOL 4400, PGS 66-67, DPR)

UNPLATTED

REMAINING PORTION

OF 49.927 AC TRACT

PERRY HOMES, LLC

(VOL 18259, PGS

336-344, OPR)

CB 4390

N: 13714243.08

70.07' /

45.00

54.44

45.00

N90'00'00"E

45.00

47.33' | 45.00'

304.13

125.00

125,00

13

125.00'

12

N90'00'00"W

125.00

W,00,00,00,M

E: 2049794.67

CB 4388

RADER -

T.R. EDMONDSON

SURVEY NO. 207

ABSTRACT 228

CB 4387

STATE OF TEXES .

EXPIRES

N: 13714158.62

E: 2050389.70

0.057 AC

-L6 L7

18

N90'00'00"

5 17

N90'00'00"E

125.00

125.00 15 面

N90'00'00"E

125.00"

N90'00'00"E

125.00

13

N90'00'00"E

12

11

N90'00'00"E

125.00

N90'00'00"E

125.00

N90'00'00"E

125.00

N90'00'00"E

125.00

N90'00'00"E

125.00"

N90'00'00"E

125.00

S87'58'47"E

125.28

3 25.24'-

VISE OAKS I, LTD

1974-1978, OPR)

7

8

10

9 8

N90'00'00"E 125.00

125.00

14

16

N90'00'00"E

OFF-LOT

GEORGE FELLOWS SURVEY NO. 205 ABSTRACT 235

PLAT NUMBER 180418 **REPLAT & SUBDIVISION PLAT**

ESTABLISHING

WESTPOINTE EAST, UNIT 33

BEING A TOTAL OF 15.60 ACRES OUT OF THE REMAINING PORTION OF A 49.927 ACRE TRACT RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS WHICH ALSO INCLUDES A PORTION OF LOT 3, BLOCK 15, HILLTOP ACRES UNIT TWO, RECORDED IN VOLUME 4400, PAGES 66-67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388 AND THE T.R. EDMONDSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, IN BEXAR



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: July 17, 2019 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.

Unpole love

OWNER/DEVELOPER: MICHAEL W. MOORE PERRY HOMES, LLC 9000 GULF FWY

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 18 th DAY OF July , A.D. 20 19.

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 9 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.

DAY OF	, A.D. 20
	CHAIRMAN
	SECRETARY
	DAY OF

SHEET 1 OF 2



FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0355G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

NOT-TO-SCALE

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

DRAINAGE EASEMENT ENCROACHMENTS:

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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TCI DETENTION & MAINTENANCE:

PAPE-DAWSON ENGINEERS, INC.

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

REGISTERED PROFESSIONAL LAND SURVEYOR

STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. 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 FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

CPS/SAWS/COSA UTILITY:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HERBEY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED OF THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY

ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE HARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2285125) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF 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 THE SAVE AREAS, INCLUDING LOT 901, BLOCK 79, CB 4390 AND LOT 905, BLOCK 72, METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS DEDICATION

THE OWNER 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.

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER 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.

RESIDENTIAL FIRE FLOW:

CURVE TABLE

DELTA CHORD BEARING CHORD LENGT

156.28

29.37

7.39

193.45'

196.66'

20.76

21.66

165.94

196.00'

20.76

78.33

21.66

166.40'

21.21

21.21'

21.21'

210.27

157.07

29.37

7.39

194.37

23.56

199.79

168.57

199.10

22.92"

78.39

24.20

169.05

23.56

23.56

23.56

S79°53'42"E

N43'03'51"W

N70"15'49"W

S80'18'57"E

N45'00'00"E

S17'36'39"W

S08'33'32"E

S81'26'28"W

N17'40'19"E

N08'33'32"W

N48'26'01"W

S48'26'01"E

N81'26'28"E

N17'36'39"E

N45'00'00"W

N45'00'00"E

N45'00'00"W

N80"18'57"W

URVE # RADIUS

450.00

575.00'

575.00'

575.00'

15.00'

325.00'

15.00'

275.00'

15.00'

625.00

575.00'

15.00'

275.00

15.00'

15.00

15.00'

625.00

19'59'56

2'55'37

0'44'10"

19'22'06

90'00'00

35'13'18"

92'26'20

35'07'17

7'48'42'

7'48'42"

92'26'20'

35'13'18'

90'00'00'

90'00'00"

19'22'06"

325.00' 35'05'59"

C1

C2

C3

C4

C5

C9

C10

C11

C12

C13

C14

C15

C16

C17

C18

C19

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL 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

COMMON AREA MAINTENANCE

CB 4390, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SETBACK:

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

OPEN SPACE:

BLOCK 72, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT.

PLAT NUMBER 180418

REPLAT & SUBDIVISION PLAT **ESTABLISHING**

WESTPOINTE EAST, UNIT 33

BEING A TOTAL OF 15.60 ACRES OUT OF THE REMAINING PORTION OF A 49.927 LOT 901, BLOCK 79, CB 4390 IS DESIGNATED AS OPEN SPACE AND AS A COMMON ACRE TRACT RECORDED IN VOLUME 18259, PAGES 336-344 OF THE OFFICIAL PUBLIC AREA AND A GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT. LOT 905,
RECORDS OF BEXAR COUNTY, TEXAS WHICH ALSO INCLUDES A PORTION OF LOT 3, BLOCK 15, HILLTOP ACRES UNIT TWO, RECORDED IN VOLUME 4400, PAGES 66-67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GEORGE FELLOWS SURVEY NUMBER 205, ABSTRACT 235, COUNTY BLOCK 4388 AND THE T.R. EDMONDSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, IN BEXAR



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: July 17, 2019

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 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 18-10 DAY OF 34 DAY OF 34

NOTARY PUBLIC, HARRIS COUNTY, TEXAS

CERTIFICATE OF APPROVAL

DATED THIS

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

DAY OF

A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT 33 PHASE 9 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



	L2	N90'00'00"E	12
	L3	N00'00'00"E	50
	L4	N90'00'00"E	50
	L5	S00'00'00"E	50
	L6	S00'00'00"E	6.
	L7	N90'00'00"E	12
SURVEYOR'S NOTES:	L8	S89'35'58"W	60
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED	L9	N00'24'01"E	63
"PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983	L10	N32°45'03"W	34
NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM	L11	N56°01'21"E	46
ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.	L12	N45°28'20"E	50
 DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 	L13	N41'36'02"W	61
(NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED		N48'23'58"E	125
FOR THE SOUTH CENTRAL ZONE.	L15	N41°36'02"W	135
	L16	N00'00'00"E	77
	L17	N90'00'00"W	47
STATE OF TEXAS COUNTY OF BEXAR	L18	N06°05′57"W	156
LUEDEDY CEDTICY THAT DECDED ENGINEERING CONGREDATION AND REFERENCE	L19	N69'53'44"W	145
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE	L20	N20'06'16"E	125
BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE	L21	N90'00'00"E	50
SAN ANTONIO PLANNING COMMISSION.		S35'13'18"W	40
0.1.1.1	L23	N35"13'18"E	33
Caik Wood	L24	N35'13'18"E	54
STATE OF TEXAS LICENSED PROFESSIONAL ENGINEER	L25	S52'20'22"E	20
COUNTY OF BEXAR	L26	N52'20'22"W	15.

00 00 00 E	50.00	
90°00'00"E	50.00'	
00'00'E	50.00'	
00'00'E	6.99'	
90'00'00"E	125.00'	
39'35'58"W	60.09	
00°24'01"E	63.83	
32°45'03"W	34.47'	
56°01'21"E	46.01*	
45°28'20"E	50.00'	
11'36'02"W	61.48'	
18°23′58″E	125.00'	
1°36'02"W	135.00'	
0.00,00,E	77.25	
0.00,00,00	47.04'	
6°05'57"W	156.42	
9'53'44"W	145.66'	
20'06'16"E	125.00'	
90.00,00.E	50.00'	
55'13'18"W	40.66'	
35°13'18"E	33.58'	
35'13'18"E	54.38'	
2°20'22"E	20.66	
2°20′22″W	15.00'	
2°20'22"E	15.00'	
2°20'22"E	19.38'	
35'13'18"E	37.25'	

LINE TABLE

INE # BEARING LENGTH

S69'53'44"E

145.66

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

L28



