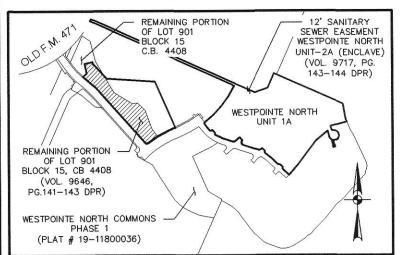




LOCATION MAP NOT-TO-SCALE



### AREA BEING REPLATTED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION NOT-TO-SCALE

5.192 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 15, C.B. 4408, WESTPOINTE NORTH UNIT 3A, PLAT NO. 120182, IN VOLUME 9646, PAGES 141-142, AND A 12' SANITARY SEWER EASEMENT ON THE PLAT OF WESTPOINTE NORTH UNIT 2A (ENCLAVE), PLAT NO. 170043, IN VOLUME 9717, PAGES 143-144 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	<b>VAR WID</b>	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		REPETETIVE BEARING
DPR	DEED AND PLAT RECORDS OF		AND/OR DISTANCE
	BEXAR COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS
DR	DEED RECORDS OF BEXAR		(OFFICIAL PUBLIC RECORDS
	COUNTY, TEXAS		,
R.O.W.	RIGHT-OF-WAY		BEXAR COUNTY, TEXAS
DR	BEXAR COUNTY, TEXAS DEED RECORDS OF BEXAR COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS

STATE OF TEXAS COUNTY OF BEXAR 5.192 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 15, C.B. 4408, WESTPOINTE NORTH UNIT 3A, PLAT NO. 120182, IN VOLUME 9646, PAGES 141-142, AND A 12' SANITARY SEWER EASEMENT ON THE PLAT OF WESTPOINTE NORTH UNIT 2A (ENCLAVE), PLAT NO. 170043, IN VOLUME 9717, PAGES 143-144 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 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

PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

(210) 496-1985 SWOR AND SUBSCRIBED BEFORE ME THIS THE DAY OF

\_\_, A.D. 20 lanuary

MY COMMISSION EXPIRES: 12/2/16()

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

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



CPS/SAWS/COSA UTILITY:

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 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 FEFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, 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 HALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE SHALL BE CHARGED TO THE PERSON OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) OOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

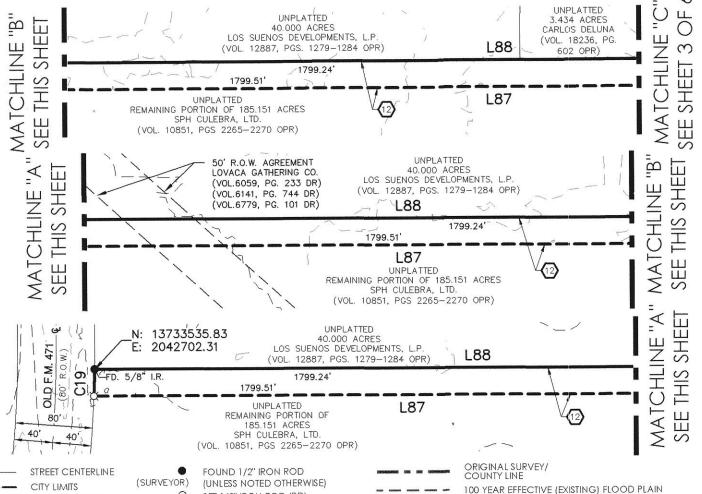
ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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:

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



SHFFT 1 OF 6

INDEX MAP

SCALE: 1"= 600"

CITY LIMITS SET 1/2" IRON ROD (PD) - -1140- - EXISTING CONTOURS SET 1/2" IRON ROD (PD)-ROW -1140 PROPOSED CONTOURS EASEMENT CORNER

VARIABLE WIDTH CLEAR

EASEMENT TO EXPIRE UPON

(0.086 TOTAL ACRE-"OFF-LOT")

TURNAROUND EASEMENT TO

(0.014 TOTAL ACRE-"OFF'LOT")

AND CABLE TV EASEMENT TO

EXPIRE UPON INCORPORATION

(1.157 TOTAL ACRE -"OFF-LOT"

VARIABLE WIDTH SANITARY

SCALE: 1"= 100'

VARIABLE WIDTH PUBLIC

DRAINAGE EASEMENT

10' BUILDING SETBACK

SEWER EASEMENT

25' SANITARY SEWER AND

VISION EASEMENT

STREET R.O.W.

STREET R.O.W.

20' BUILDING SETBACK

20' SANITARY SEWER

VARIABLE WIDTH GAS. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT 10' GAS, ELECTRIC, TELEPHONE TO EXPIRE LIPON AND CABLE TV EASEMENT INCORPORATION INTO FUTURE 1' VEHICULAR NON-ACCESS PLATTED PUBLIC STREET EASEMENT (NOT-TO-SCALE)

(0.080 TOTAL ACRE -"OFF-LOT") VARIABLE WIDTH WATER, SEWER ACCESS DRAINAGE, FILL AND TEMPORARY TURNAROUND

7 INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. EASEMENT TO EXPIRE UPON PLATTED PUBLIC STREET ROW (0.305 TOTAL ACRE-"OFF-LOT")

EXPIRE UPON INCORPORATION 20' GAS, ELECTRIC, TELEPHONE INTO FUTURE PLATTED PUBLIC AND CABLE TELEVISION 19 10' PRIVATE DRAINAGE

EASEMENT 5' WATER FASEMENT 28' GAS, ELECTRIC, TELEPHONE

INTO FUTURE PLATTED PUBLIC 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9656, PG 73, DPR)

16' PRIVATE DRAINAGE & ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT (VOL 9656, PG 73, DPR)

10' ELECTRIC, GAS, TELEPHONE EASEMENT AND CABLE TV EASEMENT (VOL 9717, PGS 143-144, DPR)

100 YEAR PROPOSED ULTIMATE DEVELOPMENT FLOOD PLAIN 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 19-11800080)

VARIABLE WIDTH DRAINAGE 20' BUILDING SETBACK (VOL 9646, PGS 141-142, DPR) (PLAT NO. 19-11800080) 10' GAS, ELECTRIC, TELEPHONE 10' BUILDING SETBACK

100 YEAR PROPOSED FLOOD PLAIN PER CLMOR

20' BUILDING SETBACK

(PLAT NO. 19-11800036)

TURN-AROUND EASEMENT

20' x 50' DRAINAGE, WATER,

EASEMENT TO EXPIRE UPON

PLATTED PUBLIC STREET

(PLAT NO. 19-11800036)

40'X60' WATER, SEWER,

ACCESS AND DRAINAGE

(PLAT NO. 19-11800036)

(PLAT NO. 19-11800036)

SEE

SHEET 6 OF 6

FOR LINE &

OF THIS MULTIPLE PAGE PLAT

EASEMENT TO EXPIRE UPON

1' VEHICULAR NON-ACCESS

INCORPORATION INTO FUTURE

PLATTED PUBLIC STREET ROW

INCORPORATION INTO FUTURE

(PLAT NO. 19-11800080)

SEWER AND ACCESS

EASEMENT

(VOL 9717, PGS 143-144, DPR)

AND CABLE TV EASEMENT (PLAT NO. 19-11800080) VARIABLE WIDTH DRAINAGE 14' GAS, ELECTRIC, TELEPHONE **FASEMENT** AND CABLE TV EASEMENT (PLAT NO. 19-11800036)

(PLAT NO. 19-11800036) 25' SANITARY SEWER EASEMENT (PLAT NO. 19-11800036) (PLAT NO. 19-11800036) SHARED ACCESS EASEMENT 25' SANITARY SEWER AND (PLAT NO. 19-11800036)

1' VEHICULAR NON-ACCESS EASEMENT (PLAT NO. 19-11800080)

VARIABLE WIDTH CLEAR VISION **FASEMENT** (PLAT NO. 19-11800080)

SEE DETAIL "A SHEET 5 OF 6 SEE DETAIL "B" SHEET 5 OF 6 SEE DETAIL "C"

SEE DETAIL "D" SHEET 5 OF 6 SEE DETAIL "E" SHEET 5 OF 6

SHEET 5 OF 6

SEE DETAIL "F SEE DETAIL "G"

CURVE TABLES plat notes apply to every page

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 THERE IS RESSED.

OWNER/DEVELOPER HUGO ( OAK PKWY STF 301 SAN ANIONIO, TEXAS 78258 (210) 403-2081

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUITIERREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT \_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

VANESSA S. KLUS Notary Public, State of Texas Comm. Expires 03-05-2022 Notary ID 131476286

PLAT NO. 19-11800064

SUBDIVISION PLAT & REPLAT **ESTABLISHING** 

WESTPOINTE NORTH UNIT 1A

BEING A TOTAL OF 37.843 ACRES, ESTABLISHING A 4.639 ACRE PUBLIC RIGHT-OF-WAY, LOTS 27-46 AND LOT 904, BLOCK 12, LOTS 36-48, BLOCK 17, LOTS 1-23, BLOCK 18, LOTS 1-33, BLOCK 19, LOTS 1-36, BLOCK 20, LOTS 1-18, BLOCK 21, AND 1.584 ACRES OF OFF-LOT EASEMENTS; SAID 37.843 ACRES BEING COMPRISED OF 24.185 ACRES OUT OF THAT 38.028 ACRES RECORDED IN DOCUMENT NO. 20190028836, 5.761 ACRES OUT OF THAT 10.913 ACRES RECORDED IN DOCUMENT NO. 20190116617, 1.509 ACRES OUT OF THAT 22.837 ACRES RECORDED IN DOCUMENT NO. 20190028838, AND 1.236 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRES RECORDED IN VOLUME 10851, PAGES 2265-2270, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.152 ACRES OUT OF LOT 901, BLOCK 15, COUNTY BLOCK 4408, WESTPOINTE NORTH UNIT 3A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9646, PAGE 141-142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS,



SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800 DATE OF PREPARATION: January 14, 2020

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.

FELIPE GONZALEZ PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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 AND AND ADDRESS AT A DESCRIPTION OF A DESCRIP \_ DAY OF \_ JONUARY

(210) 496-1985



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 PURPOS AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SCOTT TEETER HDC OLD GULEBRA, LLC 1718 DRY CREEK WAY, STE 120

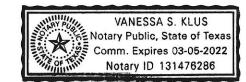
(210) 496-1985

STATE OF TEXAS

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 \_\_\_\_\_\_,

SAN ANTONIO, TEXAS 78259

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SHEET 1 OF 6

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 \_

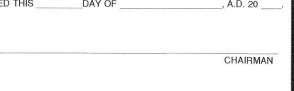
COUNTY JUDGE, BEXAR COUNTY, TEXAS

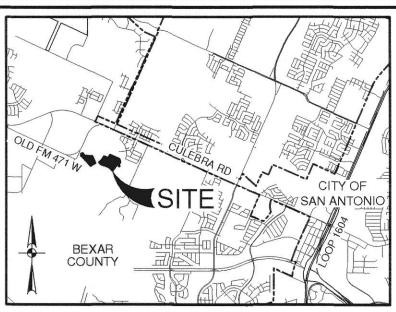
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH 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	, A.D. 20
BY:		
		CHAIRMAN
RV.		

SECRETARY





**LOCATION MAP** NOT-TO-SCALE

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 EXP

OWNER/DEVELOPER: HUGO GUITIERRE SPH CULEBRA, L 19230 STONE O/ SAN ANTONIO. (210) 403-2081

STATE OF TEXAS

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUITIERREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN 

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

VANESSA S. KLUS Notary Public, State of Texa Comm. Expires 03-05-2022 Notary ID 131476286

STATE OF TEXAS COUNTY OF BEXAR

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OWNER/DEVELOPER PELIPE ONZALEZ

PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FELIPE GONZALEZ 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 AN SEAL OF OFFICE THIS DAY OF

MEGHAN JANE GRACE Notary Public, State of Texa Comm. Expires 12-27-2020 Notary ID 12081891

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

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

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,

CPS/SAWS/COSA UTILITY:

REMAINING PORTION OF LOT 901, BLOCK 15

WESTPOINT NORTH UNIT 3A

(VOL. 9646, PGS. 141-142 D.P.R.)

N7810'52"E

100.00

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 BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN

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CHANGES OR GROUND ELEVATION ALTERATIONS.
3. 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.

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.

REMAINING PORTION OF 185.151 ACRES

SPH CULEBRA, LTC

10851, PGS 2265-2270 OPR)

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.

CB 4408

OPEN SPACE

WESTPOINTE NORTH COMMONS

(PLAT NO. 19-11800036)

BLK 12 CB 4408

WESTPOINTE NORTH COMMONS

(PLAT NO. 19-11800036)

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

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.

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

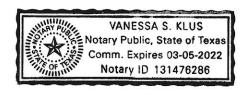
feelle

HDC OLD CULEBRA, LLC 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

STATE OF TEXAS COUNTY OF BEXAF

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 

NOTARY PUBLIC, BEXAD COUNTY, TEXAS



50' R.O.W. AGREEMENT

LOVACA GATHERING CO. (VOL.6059, PG. 233 DR)

(VOL.6141, PG. 744 DR)

(VOL.6779, PG. 101 DR)

UNPLATTED

REMAINING PORTION OF 185.151 ACRES

SPH CULFBRA LTC

(VOL. 10851, PGS 2265-2270 OPR)

WESTPOINTE NORTH COMMONS (PLAT NO. 19-11800036

SEE SHEET 6 OF 6

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

REMAINING PORTION

SPH CULEBRA LTD

(VOL. 10851, PGS

2265-2270 OPR)

LOT 901

WESTPOINTE NORTH COMMONS

(PLAT NO. 19-11800036)

FOR LINE & CURVE TABLES

SCALE: 1"= 100' 200'

> 1% ANNUAL CHANCE (100-YR): EFFECTIVE (EXISTING) FLOODPLAIN PER FEMA PANEL 48029C0195G EFFECTIVE 9/29/2010

1% ANNUAL CHANCE (100-YR)

PROPOSED FLOODPLAIN PER CLOMR BY PAPE-DAWSON ENGINEERS, INC.

1% ANNUAL CHANCE (100-YR) PROPOSED ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER FLOOD STUDY BY PAPE-DAWSON ENGINEERS, INC.

MATCHLINE SEE SHEET 3 C GALMROAD (120' PUBLIC R.O. 유분 0 50' R.O.W. AGREEMENT LOVACA GATHERING CO. (VOL.6059, PG. 233 D.R.) (VOL.6141, PG. 744 D.R.)

N: 13732209.62 E: 2043723.74

L30-

(VOL.6779, PG. 101 D.R.)

SHEET 2 OF 6

PLAT NO. 19-11800064 SUBDIVISION PLAT & REPLAT

ESTABLISHING WESTPOINTE NORTH UNIT 1A

BEING A TOTAL OF 37.843 ACRES, ESTABLISHING A 4.639 ACRE PUBLIC RIGHT-OF-WAY, LOTS 27-46 AND LOT 904, BLOCK 12, LOTS 36-48, BLOCK 17, LOTS 1-23, BLOCK 18, LOTS 1-33, BLOCK 9, LOTS 1-36, BLOCK 20, LOTS 1-18, BLOCK 21, AND 1.584 ACRES OF OFF-LOT EASEMENTS; SAID 37.843 ACRES BEING COMPRISED OF 24.185 ACRES OUT OF THAT 38.028 ACRES RECORDED IN DOCUMENT NO. 20190028836, 5.761 ACRES OUT OF THAT 10.913 ACRES RECORDED IN DOCUMENT NO. 20190116617, 1.509 ACRES OUT OF THAT 22.837 ACRES RECORDED IN DOCUMENT NO. 20190028838, AND 1.236 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRES RECORDED IN VOLUME 10851, PAGES 2265-2270, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.152 ACRES OUT OF LOT 901, BLOCK 15, COUNTY BLOCK 4408, WESTPOINTE NORTH UNIT 3A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9646, PAGE 141-142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR



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

DATE OF PREPARATION: January 14, 2020

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH 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	, A.D. 20
BY:		
Visition		CHAIRMAN
BY.		
ы		SECRETARY





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

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE &

\ 3

KNOWN TO ME TO BE THE PERSON WHOSE NAME OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) 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 2 DAY OF JANUARY
A.D. 20 CURVE TABLES 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. COBBLESTONE SUBDIVISION, UNIT 5 PLANNED UNIT DEVELOPMENT UNIT 2A, ENCLAVE (VOL. 9656, PG. 73 DPR) NOTARY PUBLIC, BEXAR COUNTY, TEXAS PGS. 143-144 DPR) CB 4408 VANESSA S. KLUS -S66'06'34"E ~ 909.93" Notary Public, State of Texa 8.00 Comm. Expires 03-05-2022 - 45.00' -+45.00'h Notary ID 131476286 45.00' BLOCK 12 3.434 ACRES CARLOS DELUNA UNIT 2A, ENCLAVE (VOL. 9717, PGS. (VOL. 18236, PG. 143-144 D.P.R.) 3> LOT 901 / 32 L88 5.00' + 45.00' + 45.00' N66°06'08"W UNPLATTED 262.94 L27-3 434 ACRES SENDERO ROBLE CARLOS DELUNA (50' PUBLIC R.O.W.) (VOL. 18236, PG. 602 OPR) BLOCK 17 CB 4408 185.151 ACRES 1/3/14 SPH CULEBRA, LTD **-(5)** N: 13732744.34 OPEN SPACE AT OPEN SPACE THIS SHEET 2044450.38 (1.290 AC) S66°06'08"E 904 262.94 DETAIL "H" <del>-(3)</del> /<sub>2</sub> 120.00 3 L87 MAT( SEE SF LEGEND SEE DETAIL "A" <del>(</del>3**)**(4) 38 SHEET 5 OF 6 UNPLATTED SEE DETAIL "B" REMAINING PORTION SHEET 5 OF 6 39 (1)-185.151 ACRES SEE DETAIL "C" SPH CULEBRA, LTI SHEET 5 OF 6 (VOL. 10851, PGS SEE DETAIL "D" 2265-2270 OPR 40 SHEET 5 OF 6 SEE DETAIL "E" 41 22.94'++ SEE DETAIL "F" 29.99 23.77 -SHEET 5 OF 6 20 SEE DETAIL "G" SHEET 5 OF 6 -20.82' 120.0C -24.18' 19 18 

: 2044231.93

WESTPOINTE NORTH UNIT 1B (PLAT NO. 19-11800080)

106

WESTPOINTE NORTH COMMONS

(PLAT NO. 19-11800036)

BLK 12, CB 4408

WESTPOINTE NORTH COMMONS

PHASE 1

(PLAT NO. 19-11800036)

MYSTIC MAZE

(VAR. WIDTH PUBLIC R.O.W.)

CPS/SAWS/COSA UTILITY:

CHANGES OR GROUND ELEVATION ALTERATIONS.

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

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

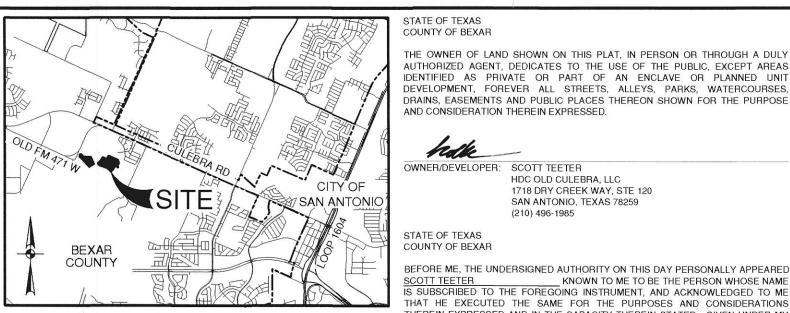
FACILITIES, NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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 OF GROUND ELEVATION ALTERATIONS

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY

EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE



STATE OF TEXAS

ndke

AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER: SCOTT TEETER

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

DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,

DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE

HDC OLD CULEBRA, LLC

MATCHUNE ...

SEE SHEET 2 OF

1718 DRY CREEK WAY, STE 120

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

SAN ANTONIO, TEXAS 78259

LOCATION MAP NOT-TO-SCALE

STATE OF TEXAS

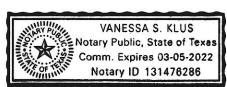
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS

OWNER/DEVELOPER: HUGO GU SPH CULEBRA 19230 STONE SAN ANTONIO, TEX (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 2 DAY OF , A.D. 20 20.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

FELIPE GONZALEZ PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

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

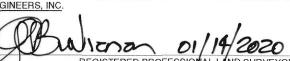


STATE OF TEXAS COUNTY OF BEXAR

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

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

STATE OF TEXAS COUNTY OF BEXAR

89512 CENSED

G. E. BUCHANAN

4999

PLAT NO. 19-11800064

SUBDIVISION PLAT & REPLAT ESTABLISHING WESTPOINTE NORTH UNIT 1A

BEING A TOTAL OF 37.843 ACRES, ESTABLISHING A 4.639 ACRE PUBLIC RIGHT-OF-WAY, LOTS 27-46 AND LOT 904, BLOCK 12, LOTS 36-48, BLOCK 17, LOTS 1-23, BLOCK 18, LOTS 1-33, BLOCK 19, LOTS 1-36, BLOCK 20, LOTS 1-18, BLOCK 21, AND 1.584 ACRES OF OFF-LOT EASEMENTS; SAID 37.843 ACRES BEING COMPRISED OF 24.185 ACRES OUT OF THAT 38.028 ACRES RECORDED IN DOCUMENT NO. 20190028836, 5.761 ACRES OUT OF THAT 10.913 ACRES RECORDED IN DOCUMENT NO. 20190116617, 1.509 ACRES OUT OF THAT 22.837 ACRES RECORDED IN DOCUMENT NO. 20190028838, AND 1.236 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRES RECORDED IN VOLUME 10851, PAGES 2265-2270, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.152 ACRES OUT OF LOT 901, BLOCK 15, COUNTY BLOCK 4408, WESTPOINTE NORTH UNIT 3A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9646, PAGE 141-142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, 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: January 14, 2020

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	2
COUNTY CLERK, BEXAR	COUNTY, TEXAS	

THIS PLAT OF WESTPOINTE NORTH 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

SHEET 3 OF 6

SCALE: 1"= 100'

Notary Public, State of Texas

Comm. Expires 03-05-2022

Notary ID 131476286

SHEET 4 OF 6

WESTPOINTE NORTH COMMONS

PHASE 1

(PLAT NO. 19-11800036)

REMAINING PORTION OF

24.966 ACRES HDC OLD CULEBRA, LLC.

(DOC. 20190028837 OPR)

WESTPOINTE NORTH

UNII 1B (PLAT NO. 19-11800080) 14



SHAUNA L. WEAVER

89512

CENSED



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:

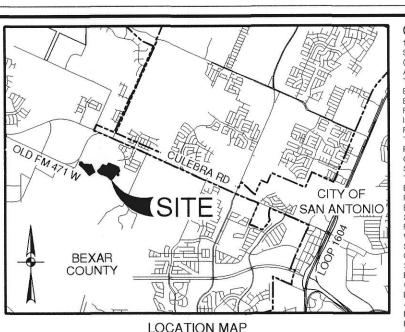
DWY anan 01/14/2020

REGISTERED PROFESSIONAL LAND SURVEYOR

, A.D. 20 \_\_\_

CHAIRMAN

SECRETARY



LOCATION MAP NOT-TO-SCALE

**BLK 18** 

CB 4408

105.00

**一6.25**′

SENDERO ROBLE

(50' RIGHT-OF-WAY)

36

DETAIL "A"

NOT-TO-SCALE

12

C13

35

CPS/SAWS/COSA UTILITY:

ESCRIBED HEREON.

**BLK 18** 

DETAIL "C"

NOT-TO-SCALE

L24

**BLK** 17

CB 4408

MYSTIC MAZE

(VARIABLE WIDTH PUBLIC R.O.W.)

S6517'43"E ~ 122.21

CB 4408

MYSTIC MAZE

(VARIABLE WIDTH PUBLIC R.O.W.)

N55'07'37"W ~ 146.81'

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," "OVERHANGED IN THIS PLAT AS "ELECTRIC EASEMENT," "OVERHANGED EASEMENT 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 BUILDING, STRUCTURE, 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 BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE HANGES 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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) OOT 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.

BLK 18

### SAWS IMPACT FEE

VIRIDIAN VIEW

(50' PUBLIC R.O.W.)

L19

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

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.

> PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 6 OF 6 FOR LINE & **CURVE TABLES**  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 EXPR

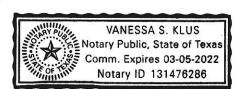
OWNER/DEVELOPER: HUGO SPH CULEBRA. 19230 STONE C SAN ANTONIO, TY

(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 

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



### PLAT NO. 19-11800064

SUBDIVISION PLAT & REPLAT **ESTABLISHING** 

## WESTPOINTE NORTH UNIT 1A

BEING A TOTAL OF 37.843 ACRES, ESTABLISHING A 4.639 ACRE PUBLIC RIGHT-OF-WAY, LOTS 27-46 AND LOT 904, BLOCK 12, LOTS 36-48, BLOCK 17, LOTS 1-23, BLOCK 18, LOTS 1-33, BLOCK 19, LOTS 1-36, BLOCK 20, LOTS 1-18, BLOCK 21, AND 1.584 ACRES OF OFF-LOT EASEMENTS; SAID 37.843 ACRES BEING COMPRISED OF 24.185 ACRES OUT OF THAT 38.028 ACRES RECORDED IN DOCUMENT NO. 20190028836, 5.761 ACRES OUT OF THAT 10.913 ACRES RECORDED IN DOCUMENT NO. 20190116617, 1.509 ACRES OUT OF THAT 22.837 ACRES RECORDED IN DOCUMENT NO. 20190028838, AND 1.236 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRES RECORDED IN VOLUME 10851, PAGES 2265-2270, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.152 ACRES OUT OF LOT 901, BLOCK 15, COUNTY BLOCK 4408, WESTPOINTE NORTH UNIT 3A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9646, PAGE 141-142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS,

## PAPE-DAWSON

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

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

THIS PLAT OF WESTPOINTE NORTH 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

DATED THIS \_\_\_\_\_DAY OF \_\_\_\_

\_ DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

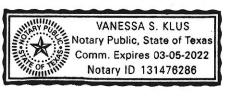
VARIANCE(S) HAVE BEEN GRANTED

CERTIFICATE OF APPROVAL

COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_

DATE OF PREPARATION: January 14, 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

PULTE HOMES OF TEXAS, L.P.

(210) 496-1985

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



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

> HDC OLD CULEBRA, LLC 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

STATE OF TEXAS

AND CONSIDERATION THEREIN EXPRESSED.

1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

STATE OF TEXAS COUNTY OF BEXAR

EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF COLOR OF A CO



OWNER/DEVELOPER: SCOTT TEETER

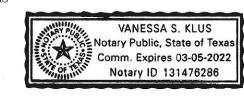
STATE OF TEXAS COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR

SCOTT TEETER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME KNOWN TO ME TO BE THE PERSON WHOSE NAME 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. 2026

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SHEET 5 OF 6

SHAUNA L. WEAVER STATE OF TEXAS COUNTY OF BEXAR 89512

G. E. BUCHANAN

4999

STATE OF TEXAS

COUNTY OF BEXAR

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.

REMAINDER OF

SPH CULEBRA, LTD.

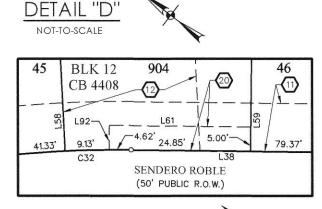
(VOL. 10851, PGS 2265-2270 OPR)

> N37'47'36"W 121.89

LICENSED PROFESSIONAL ENGINEER

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





DETAIL "G"

NOT-TO-SCALE

11.68'-



HARVEST (50' RIGHT-0

STORMS END



SENDERO ROBLE (50' RIGHT-OF-WAY)

-12.25

 $\sqrt{3}\sqrt{14}$ 

14.22

**BLK 21** 

904

OPEN SPACE

(1.290 AC)

PERMEABLE

r (3)(14)

C33

-0.56

**BLK 12** 

CB 4408

DETAIL

NOT-TO-SCALE

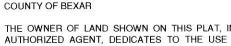
STARFALL STREET

(50' PUBLIC R.O.W.)

L72-

CHAIRMAN

DAY OF



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 EXP OWNER/DEVELOPER: HUGO GUITIEF SPH CULEBRA, 19230 STONE (

SAN ANTONIC

(210) 403-2081

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

une

STATE OF TEXAS

COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SCOTT TEETER

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE 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 PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, 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 20 ...

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

PULTE HOMES OF TEXAS, L.P.

1718 DRY CREEK WAY, STE 120

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

FELIPE GONZALEZ 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 DAY

MEGHAN JANE GRACE

lotary Public, State of Texa

Comm. Expires 12-27-2020

Notary ID 12081891

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,

HDC OLD CULEBRA, LLC

(210) 496-1985

1718 DRY CREEK WAY, STE 120

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME

THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS 

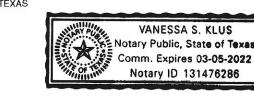
SAN ANTONIO, TEXAS 78259

SAN ANTONIO, TEXAS 78259

(210) 496-1985

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AND CONSIDERATION THEREIN EXPRESSED.



# PAPE-DAWSON

PLAT NO. 19-11800064

SUBDIVISION PLAT & REPLAT

ESTABLISHING

**WESTPOINTE NORTH UNIT 1A** 

BEING A TOTAL OF 37.843 ACRES, ESTABLISHING A 4.639 ACRE PUBLIC RIGHT-OF-WAY, LOTS

27-46 AND LOT 904, BLOCK 12, LOTS 36-48, BLOCK 17, LOTS 1-23, BLOCK 18, LOTS 1-33, BLOCK

19, LOTS 1-36, BLOCK 20, LOTS 1-18, BLOCK 21, AND 1.584 ACRES OF OFF-LOT EASEMENTS; SAID

37.843 ACRES BEING COMPRISED OF 24.185 ACRES OUT OF THAT 38.028 ACRES RECORDED IN

DOCUMENT NO. 20190028838, AND 1.236 ACRES OUT OF THE REMAINING PORTION OF THAT

RECORDS OF BEXAR COUNTY, TEXAS, AND 5.152 ACRES OUT OF LOT 901, BLOCK 15, COUNTY

BLOCK 4408, WESTPOINTE NORTH UNIT 3A, ACCORDING TO THE PLAT THEREOF RECORDED IN

OUT OF THE LOUIS GONZABA SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR

VOLUME 9646, PAGE 141-142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL

185.151 ACRES RECORDED IN VOLUME 10851, PAGES 2265-2270, ALL OF THE OFFICIAL PUBLIC

DOCUMENT NO. 20190028836, 5.761 ACRES OUT OF THAT 10.913 ACRES RECORDED IN DOCUMENT NO. 20190116617, 1.509 ACRES OUT OF THAT 22.837 ACRES RECORDED IN

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

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. BULES AND

REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID

DATE OF PREPARATION: January 14, 2020

CERTIFICATE OF APPROVAL

COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

VARIANCE(\$) HAVE BEEN GRANTED

DATED THIS

DATED THIS \_\_\_\_\_

# Comm. Expires 03-05-2022

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

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

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," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE

INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT

GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND

EASEMENT " "LITH ITY FASEMENT" "GAS FASEMENT " "TRANSFORMER FASEMENT." "WATER

PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,

TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER

THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE

SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS

EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, 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 BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE

CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING

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

ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY

OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE

PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS

CPS/SAWS/COSA UTILITY:

DESCRIBED HEREON.

L23

S50°12'50"W

N35°32'45"W

S66'06'08"E

1.92

37.13

27.56

L48

L49

S42'51'38"W

N42'51'38"E

N23°53'51"E

49.02

49.02

L73

L74

S37'02'25"W 26.92'

N69'16'08"W 29.81'

N69'16'08"W

51.78

FLECTRIC AND GAS FACILITIES.

CITY OF

SAN ANTONIO

BEXAR

COUNTY

**LOCATION MAP** 

NOT-TO-SCALE

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

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 1,500 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

LOT 901, BLOCK 15, CB 4408, AND LOT 904, BLOCK 12, CB 4408 ARE DESIGNATED AS

PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 15 AND LOT 904, BLOCK 12, CB 4408, 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

COUNTY FINISHED FLOOR ELEVATION: (RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 44, 45 AND 46, BLOCK 12, CB 4408 OR LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN

SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME

OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE

WITH DFIRM PANEL 48029C0195G DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY

NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO

FLOODPLAIN ADMINISTRATOR, THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN

LIFU 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

THE 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON LETER OF MAP REVISION (LOMR) STUDIES

11-06-0926P AND 15-06-2058P). FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

APPROVED BY FEMA ON FEBRUARY 9, 2011 AND JUNE 27, 2016 (CASE NUMBERS

AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH

A COMMON AREA, OPEN SPACE PERMEABLE, AND A DRAINAGE EASEMENT.

THE MAINTENANCE OF ALL PRIVATE STREETS OPEN SPACE GREENBELTS

NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT ENCROACHMENTS:

IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE FLOW NOTE

INFORMATION.

FIRE DEPARTMENT FIRE MARSHAL

COMMON AREA MAINTENANCE:

**EASEMENTS FOR FLOODPLAINS:** 

TCI DETENTION & MAINTENANCE:

OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

"PAPE-DAWSON" UNLESS NOTED OTHERWISE.

OMRS WITH FEMA APPROVAL

ANTONIO OR BEXAR COUNTY.

SURVEYOR'S NOTES:

STREETS, OR LATEST REVISION THEREO

						1 6						
LINE TABLE			LINE TABLE			L	INE TABL	Æ	LINE TABLE			
LINE #	BEARING	LENGTH	LINE	BEARING	LENGTH		LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S74'35'39"W	204.72	L26	N24'29'38"E	4.15'		L51	N66.06,00,00	199.23'	L76	S22'38'34"E	47.73'
L2	S15 <sup>-</sup> 24'21"E	46.18'	L27	S24'29'38"W	3.98'		L52	S48'22'03"W	9.00'	L77	N69'00'24"E	46.66'
L3	S15'36'49"E	38.71'	L28	\$23'02'12"E	39.66'		L53	N48'22'03"E	9.00	L78	N88'28'47"E	32.45'
L4	N74°23'11"E	2.50'	L29	N65'30'27"E	61.27	П	L54	S50"12'50"W	2.78'	L79	S48'25'40"E	82.27
L5	S15'36'49"E	25.00'	L30	N65'30'27"E	86.55'	П	L55	S37'02'25"W	116.51	L80	S13"14'28"W	109.27
L6	S74'23'11"W	25.00'	L31	S52'22'02"W	58.98'	П	L56	N71'07'07"E	74.97'	L81	S74'49'05"W	66.87
L7	N15°36'49"W	25.00'	L32	S11'49'08"E	23.93'		L57	N66°06'34"W	74.74'	L82	N59°27'11"W	26.91
L8	N74°23'11"E	2.50'	L33	S42*21'09"E	243.03		L58	N71'05'38"E	128.36	L83	N59°27'11"W	41.94'
L9	N15'36'49"W	59.54	L34	N50'12'50"E	31.57	П	L59	N74'35'39"E	124.86'	L84	N11'49'08"W	124.20'
L10	N16'44'59"W	90.13'	L35	N23'53'52"E	2.47'		L60	S11°54'08"E	79.52'	L85	S15'36'49"E	148.52'
L11	S42°51'38"W	65.14'	L36	S23'53'52"W	2.47'		L61	S15'24'21"E	29.46'	L86	N15'36'49"W	127.76'
L12	N46*54'43"W	105.06*	L37	S66'06'09"E	460.22'	П	L62	S49'29'02"E	26.06	L87	N65'45'32"W	1891.92
L13	N42'51'38"E	5.32'	L38	S15°24'21"E	104.22'		L63	N37'02'25"E	228.24	L88	N65'45'32"W	1919.24
L14	N47'08'22"W	50.00'	L39	S74'35'39"W	50.00'		L64	N23'39'04"E	38.55'	L89	N05'38'08"W	36.55
L15	N46'54'43"W	113.43'	L40	N15°24'21"W	150.40'		L65	N37'02'25"E	561.28'	L90	S50'09'38"W	18.16'
L16	N47'08'22"W	50.00'	L41	S74°23'11"W	20.00'		L66	N42'51'38"E	139.43'	L91	S10'17'50"E	186.77
L17	S42'51'38"W	16.45'	L42	S56'52'11"W	23.66		L67	N23'53'51"E	32.92'	L92	N74'35'39"E	5.05
L18	N71'37'57"W	189.40'	L43	S42'51'38"W	44.91		L68	N37'02'25"E	554.22'	1		
L19	N41°37′57″W	50.00'	L44	N42°51'38"E	44.91	П	L69	N42°51'38"E	60.00'			
L20	S48*22'03"W	72.17'	L45	N56'52'11"E	23.66'		L70	S37'02'25"W	20.41			
L21	N71°37'57"W	140.77	L46	N66'06'09"W	190.37		L71	S66'06'08"E	19.02			
L22	N39'47'10"W	65.09'	L47	S23*53'51"W	17.92		L72	N71'07'07"E	2.64'			

		CUR	VE TABLE					CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	545.00'	005'49'14"	N39°57'01"E	55.34'	55.37'	C31	15.00′	038'21'41"	S46°55'18"E	9.86'	10.04
C2	345.00'	013'08'33"	N30'28'08"E	78.96'	79.14'	C32	225.00'	050'41'48"	S40°45'15"E	192.65	199.09
C3	1140.00'	001'24'27"	N25'19'13"E	28.00'	28.01'	C33	175.00'	003'14'50"	N17*01'46"W	9.92'	9.92
C4	855.00'	005'49'14"	S39'57'01"W	86.82	86.86'	C34	15.00′	104'28'39"	N70*53'30"W	23.72'	27.35'
C5	15.00'	089'46'21"	N02'01'32"W	21.17	23.50'	C35	75.00'	019'49'46"	S46'57'18"W	25.83'	25.96
C6	15.00′	09013'39"	S87*58'28"W	21.26	23.62'	C36	725.00'	005'49'14"	S39'57'01"W	73.62'	73.65
C7	430.00'	011'44'21"	S52*46'54"E	87.95	88.10'	C37	675.00'	005'49'14"	N39°57'01"E	68.54	68.57
C8	20.00'	101'30'43"	N07'53'43"W	30.98'	35.43'	C38	125.00'	019'49'46"	N46'57'18"E	43.05'	43.26
С9	30.00	065'54'32"	S75'48'55"W	32.64'	34.51	C39	15.00	104'28'39"	N04'37'51"E	23.72	27.35
C10	435.00'	000'24'07"	N71°25'53"W	3.05	3.05'	C40	175.00	018'29'40"	N56'51'19"W	56.24	56.49'
C11	35.00'	120'00'00"	N11°37'57"W	60.62'	73.30'	C41	15.00'	090.00,00,	S68*53'51"W	21.21'	23.56
C12	30.00'	060.00,00,	S78*22'03"W	30.00'	31.42'	C42	225.00'	013'08'33"	S30*28'08"W	51.50'	51.61'
C13	365.00'	008*57'52"	N67*09'01"W	57.05	57.11'	C43	425.00'	005'49'14"	S39°57'01"W	43.16	43.17
C14	35.00'	057'32'58"	N33'53'36"W	33.70*	35.15'	C44	375.00	005'49'14"	N39*57'01"E	38.08'	38.10
C15	30.00'	087.43'20"	S85°55'30"E	41.57	45.93'	C45	175.00'	013'08'33"	N30°28'08"E	40.05	40.14
C16	365.00'	006*31'05"	N38'48'18"W	41.50'	41.52	C46	15.00'	090,00,00,	N21*06*09"W	21.21'	23.56'
C17	25.00'	087'19'25"	N08'06'58"E	34.52'	38.10'	C47	25.00	076'51'27"	S75*28'08"W	31.08'	33.54'
C18	1260.00'	025'44'34"	N38'54'29"E	561.36'	566.11	C48	775.00°	011"19'39"	S42'42'14"W	152.97	153.22
C19	1186.30'	001'21'11"	N25°52'41"E	28.01	28.01'	C49	725.00	011'19'39"	N42'42'14"E	143.10	143.33
C20	1260.00'	013'32'51"	S58'44'01"W	297.23'	297.92'	C50	15.00'	090'00'00"	N07*57'35"W	21.21	23.56'
C21	35.00'	042'07'54"	N73*01'33"E	25.16	25.74	C51	15.00'	090,00,00,	S82*02'25"W	21.21	23.56
C22	1053.00'	008'00'41"	N45°29'56"W	147.12	147.24	C52	1440.00	013'10'25"	S43*37'37"W	330.36	331.09
C23	1140.00'	013'18'03"	N58*51'25"E	264.05	264.64'	C53	35.00'	055'19'57"	S22'32'51"W	32.50'	33.80'
C24	1390.00	013'10'25"	N43'37'37"E	318.89	319.60'	C54	1260.00'	001'16'25"	N25°23'54"E	28.01	28.01
C25	200.00'	013'08'32"	N30'28'09"E	45.77	45.88'	C55	1560.00'	013'01'28"	N43°33'08"E	353.85	354.62
C26	250.00'	005'01'19"	S26*24'32"W	21.90	21.91'	C56	255.00'	005'49'14"	N39'57'01"E	25.89	25.90'
C27	15.00'	081'52'47"	S12'01'12"E	19.66	21.44'						
C28	15.00'	090.00,00,	N82*02'25"E	21.21'	23.56'		PLAT	NOTES AF	PLY TO EVERY PAC	3F	
C20	15.00'	0.70:01'.41"	N1 7*E1'7 4"E	0.06'	10.04		1, 1,	ETHIO ALL	TIDLEDIGE		

OF THIS MULTIPLE PAGE PLAT

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF

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

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 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

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2458337) WHICH

PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE, PRIOR TO

THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE

ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND

APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE

DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO

CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO

PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS IMPACT FEE:

TREE NOTE:

SETBACK NOTE

SAWS WASTEWATER EDU:

HERITAGE OR MITIGATION TREES 35-477(b)(5)C

ENFORCEMENT BY THE CITY OF SAN ANTONIO.

RESIDENTIAL FINISHED FLOOR

LINE TABLE		I	INE TABL	Æ		L	INE TABL	Æ.	LINE TABLE			
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH		LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S74'35'39"W	204.72	L26	N24'29'38"E	4.15		L51	N66.06,00.M	199.23'	L76	S22'38'34"E	47.73'
L2	S15°24'21"E	46.18'	L27	S24'29'38"W	3.98'		L52	S48'22'03"W	9.00'	L77	N69°C0'24"E	46.66'
L3	S15'36'49"E	38.71'	L28	S23'02'12"E	39.66'		L53	N48'22'03"E	9.00'	L78	N88*28'47"E	32.45'
L4	N74°23'11"E	2.50'	L29	N65'30'27"E	61.27		L54	S50"12'50"W	2.78'	L79	S48'25'40"E	82.27
L5	S15'36'49"E	25.00'	L30	N65'30'27"E	86.55'		L55	S37'02'25"W	116.51	L80	S13'14'28"W	109.27
L6	S74'23'11"W	25.00'	L31	S52'22'02"W	58.98		L56	N71'07'07"E	74.97'	L81	S74'49'05"W	66.87
L7	N15*36'49"W	25.00'	L32	S11'49'08"E	23.93'		L57	N66'06'34"W	74.74'	L82	N59*27'11"W	26.91
L8	N74°23'11"E	2.50'	L33	S42*21'09"E	243.03		L58	N71'05'38"E	128.36	L83	N59*27'11"W	41.94
L9	N15'36'49"W	59.54'	L34	N50°12'50"E	31.57		L59	N74'35'39"E	124.86'	L84	N11'49'08"W	124.20'
L10	N16'44'59"W	90.13'	L35	N23'53'52"E	2.47'	1 [	L60	S11°54'08"E	79.52'	L85	S15'36'49"E	148.52
L11	S42'51'38"W	65.14'	L36	S23'53'52"W	2.47'		L61	S15'24'21"E	29.46'	L86	N15'36'49"W	127.76'
L12	N46°54'43"W	105.06*	L37	S66'06'09"E	460.22'	1 [	L62	S49'29'02"E	26.06	L87	N65'45'32"W	1891.92
L13	N42'51'38"E	5.32'	L38	S15'24'21"E	104.22'	] [	L63	N37'02'25"E	228.24	L88	N65'45'32"W	1919.24
L14	N47*08'22"W	50.00'	L39	S74'35'39"W	50.00'	1 [	L64	N23'39'04"E	38.55'	L89	N05'38'08"W	36.55'
L15	N46'54'43"W	113.43'	L40	N15'24'21"W	150.40'	] [	L65	N37'02'25"E	561.28'	L90	S50°09'38"W	18.16'
L16	N47*08'22"W	50.00'	L41	S74°23'11"W	20.00'		L66	N42'51'38"E	139.43	L91	S10"17'50"E	186.77
L17	S42'51'38"W	16.45	L42	S56°52'11"W	23.66'		L67	N23'53'51"E	32.92'	L92	N74'35'39"E	5.05'
L18	N71*37*57"W	189.40	L43	S42'51'38"W	44.91		L68	N37'02'25"E	554.22			
L19	N41'37'57"W	50.00'	L44	N42*51'38"E	44.91	] [	L69	N42°51'38"E	60.00'			
L20	S48*22'03"W	72.17'	L45	N56'52'11"E	23.66'		L70	S37'02'25"W	20.41			
L21	N71'37'57"W	140.77	L46	N66.06,09,,M	190.37	lĺ	L71	S66'06'08"E	19.02			

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	545.00'	005'49'14"	N39*57'01"E	55.34'	55.37'
C2	345.00'	013'08'33"	N30'28'08"E	78.96′	79.14
C3	1140.00'	001.24,22,	N2519'13"E	28.00'	28.01
C4	855.00'	005'49'14"	S39'57'01"W	86.82	86.86'
C5	15.00'	089'46'21"	N02°01'32"W	21.17	23.50'
C6	15.00′	09013'39"	S87'58'28"W	21.26	23.62'
C7	430.00'	011'44'21"	S52'46'54"E	87.95	88.10
C8	20.00'	101'30'43"	N07'53'43"W	30.98'	35.43'
C9	30.00'	065'54'32"	S75'48'55"W	32.64'	34.51
C10	435.00'	000'24'07"	N71'25'53"W	3.05'	3.05'
C11	35.00	120'00'00"	N11*37*57"W	60.62	73.30
C12	30.00'	060.00,00,	S78*22'03"W	30.00	31.42'
C13	365.00'	008*57'52"	N67*09'01"W	57.05	57.11
C14	35.00'	057'32'58"	N33'53'36"W	33.70	35.15
C15	30.00'	087.43'20"	S85*55'30"E	41.57	45.93
C16	365.00'	006*31'05"	N38*48*18"W	41.50'	41.52
C17	25.00'	087'19'25"	N08'06'58"E	34.52'	38.10
C18	1260.00'	025'44'34"	N38*54'29"E	561.36	566.11
C19	1186.30'	001'21'11"	N25°52'41"E	28.01	28.01
C20	1260.00'	013'32'51"	S58*44'01"W	297.23'	297.92
C21	35.00'	042'07'54"	N73*01'33"E	25.16	25.74
C22	1053.00'	008'00'41"	N45°29'56"W	147.12	147.24
C23	1140.00'	013'18'03"	N58*51'25"E	264.05	264.64
C24	1390.00	013'10'25"	N43'37'37"E	318.89	319.60
C25	200.00'	013'08'32"	N30'28'09"E	45.77	45.88
C26	250.00'	005'01'19"	S26*24'32"W	21.90'	21.91'
C27	15.00'	081'52'47"	S12'01'12"E	19.66	21.44'
C28	15.00'	090.00,00,	N82*02'25"E	21.21	23.56
C29	15.00'	038'21'41"	N17'51'34"E	9.86	10.04
C30	50.00'	153'34'48"	N75'28'08"E	97.35	134.02

### NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION 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

Mona 04/4/2020 REGISTERED PROFESSIONAL LAND SURVEYOR



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SHAUNA L. WEAVER

89512

CENSED

SHEET 6 OF 6

VANESSA S. KLUS

Notary Public, State of Texas

Comm. Expires 03-05-2022 Notary ID 131476286

KNOWN TO ME TO BE THE PERSON WHOSE NAME