

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

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.

LEGEND

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

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 COVENANTS OR RESTRICTIONS.

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

SWORN AND SUBSCRIBED BEFORE ME THIS 21 DAY OF January, A.D. 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 12/27/2020

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

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 GRANTORS 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 SLAB, 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 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.

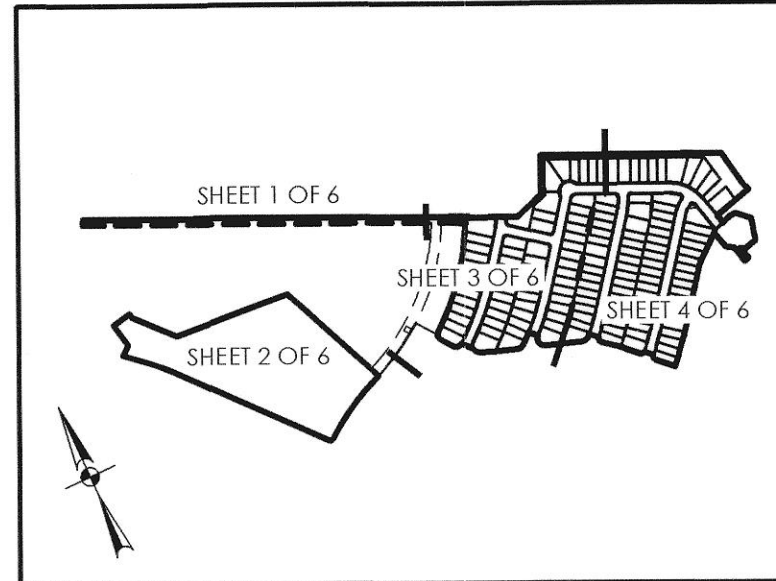
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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.

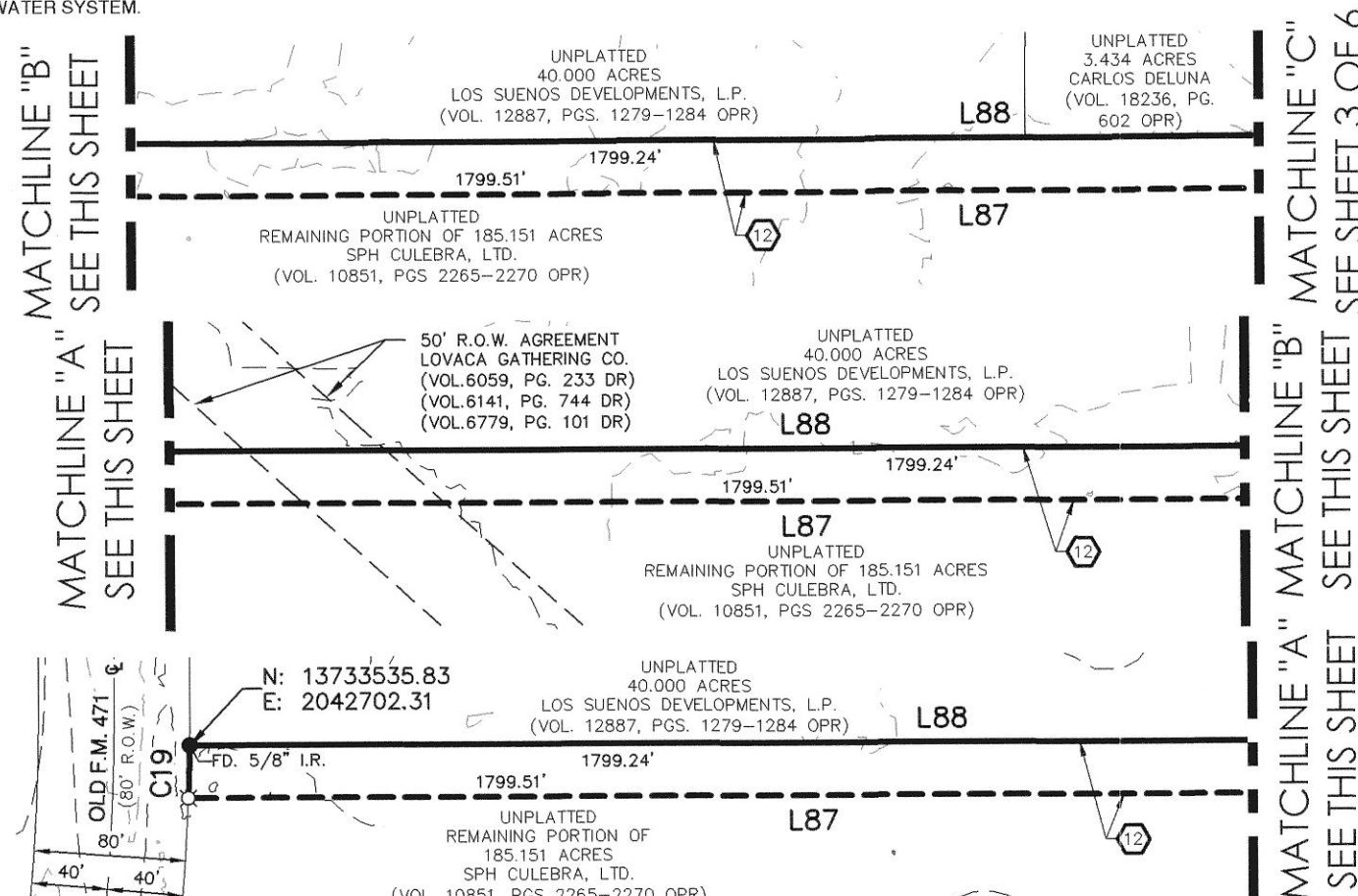
SAWS WASTEWATER EDU:

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.



INDEX MAP

SCALE: 1"= 600'



—+—	STREET CENTERLINE	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	---	ORIGINAL SURVEY/ COUNTY LINE
—+—	CITY LIMITS	○	SET 1/2" IRON ROD (PD)	---	100 YEAR EFFECTIVE (EXISTING) FLOOD PLAIN
---1140---	EXISTING CONTOURS	○	SET 1/2" IRON ROD (PD)-ROW	---	100 YEAR PROPOSED FLOOD PLAIN PER CLMOR
---1140---	PROPOSED CONTOURS	⊠	EASEMENT CORNER	---	100 YEAR PROPOSED ULTIMATE DEVELOPMENT FLOOD PLAIN

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	VARIABLE WIDTH CLEAR VISION EASEMENT	20' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. (0.086 TOTAL ACRE -OFF-LOT)	25' SANITARY SEWER AND TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. (0.014 TOTAL ACRE -OFF-LOT)	20' BUILDING SETBACK	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET R.O.W. (1.157 TOTAL ACRE -OFF-LOT)	13' VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT	10' BUILDING SETBACK	15' VARIABLE WIDTH SANITARY SEWER EASEMENT	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 AND CABLE TV EASEMENT (VOL. 9717, PGS 143-144, DPR)	20' BUILDING SETBACK (VOL. 9717, PGS 143-144, DPR)	VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9646, PGS 141-142, DPR)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 19-11800036)	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 19-11800036)	25' SANITARY SEWER EASEMENT (PLAT NO. 19-11800036)	25' SANITARY SEWER AND TURN-AROUND EASEMENT (PLAT NO. 19-11800080)	20' x 50' DRAINAGE, WATER, SEWER AND ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET (PLAT NO. 19-11800036)	40'x60' WATER, SEWER, ACCESS AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PUBLIC STREET ROW (PLAT NO. 19-11800036)	1' VEHICULAR NON-ACCESS EASEMENT (PLAT NO. 19-11800036)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 19-11800080)	20' BUILDING SETBACK (PLAT NO. 19-11800080)	10' BUILDING SETBACK (PLAT NO. 19-11800080)	VARIABLE WIDTH DRAINAGE EASEMENT (PLAT NO. 19-11800036)	5' WATER EASEMENT (PLAT NO. 19-11800036)	SHARED ACCESS EASEMENT (PLAT NO. 19-11800036)	1' VEHICULAR NON-ACCESS EASEMENT (PLAT NO. 19-11800080)	VARIABLE WIDTH CLEAR VISION EASEMENT (PLAT NO. 19-11800080)
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SEE SHEET 6 OF 6 FOR LINE & CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
COUNTY OF BEXAR

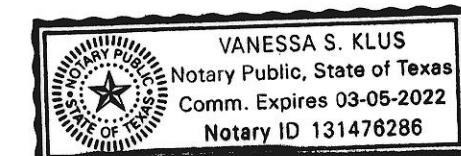
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: HUGO GUTIERREZ
SPH CULEBRA, LTD.
19230 OAK PKWY STE 301
SAN ANTONIO, TEXAS 78258
(210) 403-2081

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

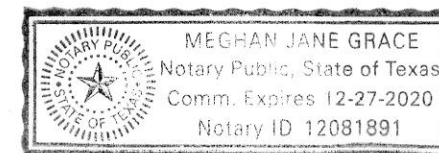
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OWNER/DEVELOPER: FELIPE GONZALEZ
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY OF BEXAR

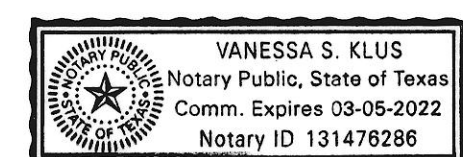
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OWNER/DEVELOPER: SCOTT TEETER
HDC OLD CULEBRA, LLC
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STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SHEET 1 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 804, 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 GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPLS 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 _____, A.D. 20

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

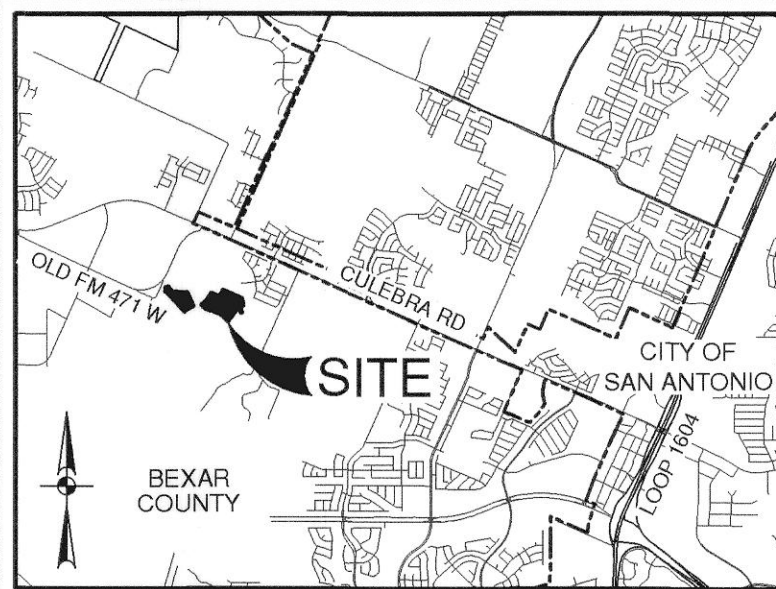
THIS PLAT OF WESTPOINTE NORTH 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

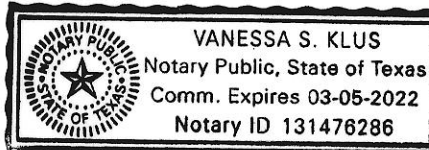
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OWNER/DEVELOPER: HUGO GUTIERREZ
SPH CULEBRA, LTD.
19230 STONE OAK PKWY, STE 301
SAN ANTONIO, TEXAS 78258
(210) 403-2081

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

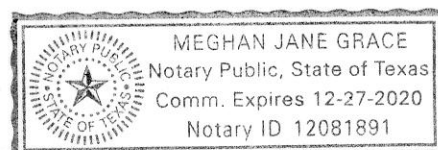
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



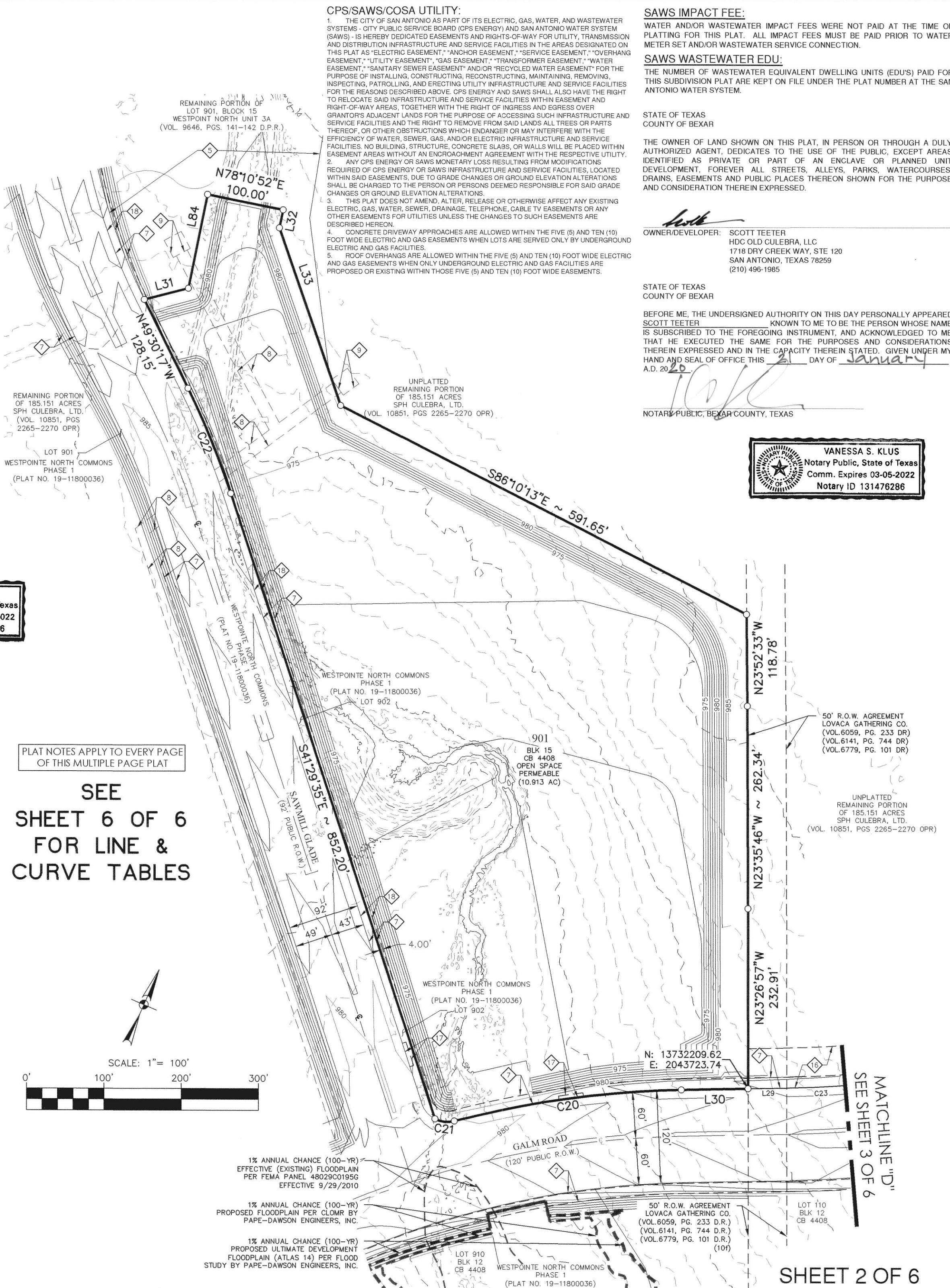
STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED 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 GRANTORS' 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.
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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 (EDUs) 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

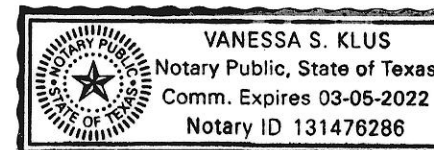
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OWNER/DEVELOPER: SCOTT TEETER
HDC OLD CULEBRA, LLC
1718 DRY CREEK WAY, STE 120
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(210) 496-1985

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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER, 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 21 DAY OF January, A.D. 2020.

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. 20190228836, 5.761 ACRES OUT OF THAT 10.913 ACRES RECORDED IN DOCUMENT NO. 20190116617, 1.599 ACRES OUT OF THAT 22.837 ACRES RECORDED IN DOCUMENT NO. 20190228838, 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
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: 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 _____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

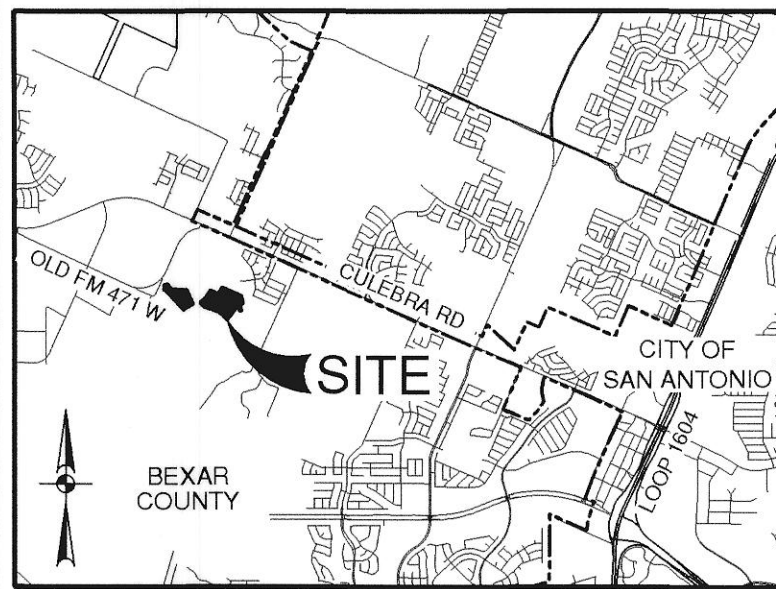
THIS PLAT OF WESTPOINTE NORTH 1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY





LOCATION MAP
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

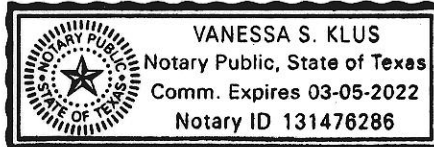
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: HUGO GUTIERREZ
SPH CULEBRA, LTD.
19230 STONE CREEK PKWY STE 301
SAN ANTONIO, TEXAS 78258
(210) 403-2081

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

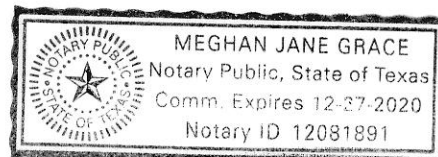
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OWNER/DEVELOPER: FELIPE GONZALEZ
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



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

STATE OF TEXAS
COUNTY OF BEXAR

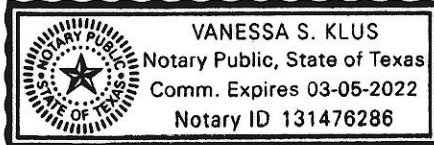
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OWNER/DEVELOPER: SCOTT TEETER
HDC OLD CULEBRA, LLC
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER, 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



UNPLATTED 3.434 ACRES CARLOS DELUNA (VOL. 18236, PG. 602 OPR)	WESTPOINTE NORTH UNIT 2A, ENCLAVE (VOL. 9717, PGS. 143-144 D.P.R.)
L88	LOT 901
L27	N66°06'08"W 262.94'
REMAINING PORTION OF 185.151 ACRES SPH CULEBRA, LTD. (VOL. 10851, PGS. 2265-2270 OPR)	BLOCK 17 CB 4408 36

DETAIL "H"
NOT-TO-SCALE

LEGEND

- SEE DETAIL "A"
SHEET 5 OF 6
- SEE DETAIL "B"
SHEET 5 OF 6
- SEE DETAIL "C"
SHEET 5 OF 6
- SEE DETAIL "D"
SHEET 5 OF 6
- SEE DETAIL "E"
SHEET 5 OF 6
- SEE DETAIL "F"
SHEET 5 OF 6
- SEE DETAIL "G"
SHEET 5 OF 6

MATCHLINE "D"
SEE SHEET 2 OF 6

MATCHLINE "C"
SEE SHEET 1 OF 6

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 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.
- 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.
- 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.
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- 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:

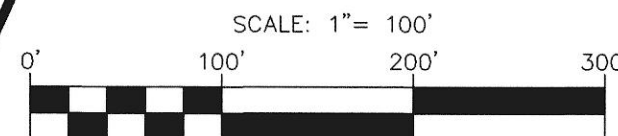
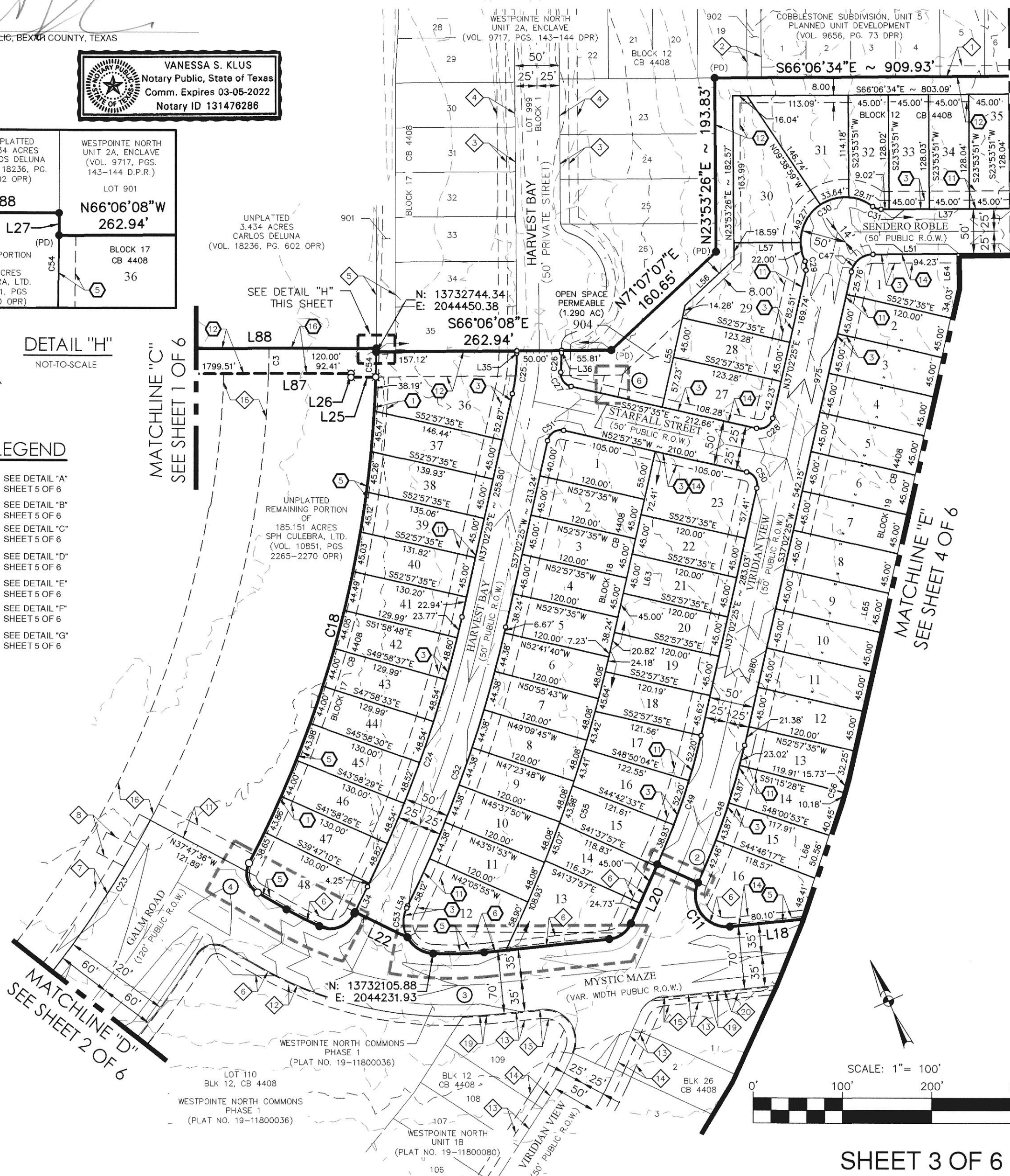
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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



SHEET 3 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 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 LOTUS GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS.



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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028860

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 _____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

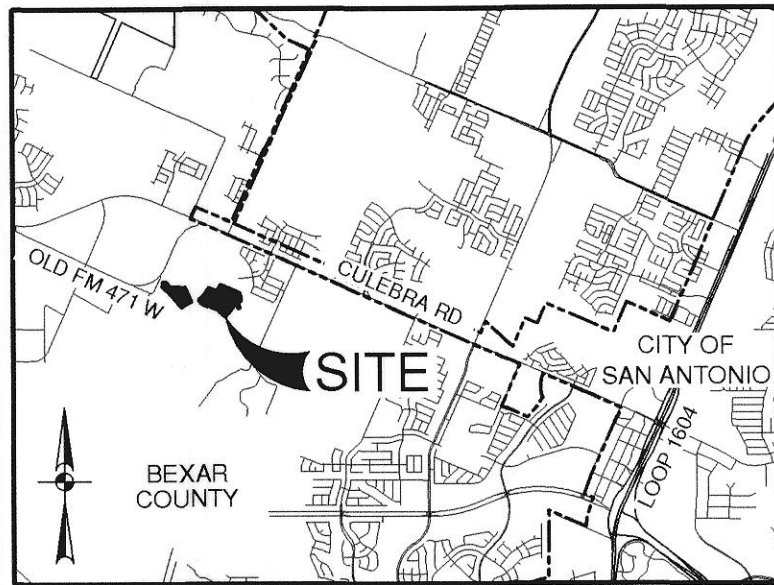
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BY: _____ SECRETARY





LOCATION MAP
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

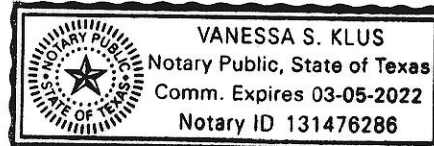
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OWNER/DEVELOPER: HUGO GUTIERREZ
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STATE OF TEXAS
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

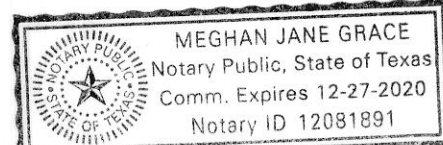
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OWNER/DEVELOPER: FELIPE GONZALEZ
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COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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SEE
SHEET 6 OF 6
FOR LINE &
CURVE TABLES

PLAT NO. 19-11800064

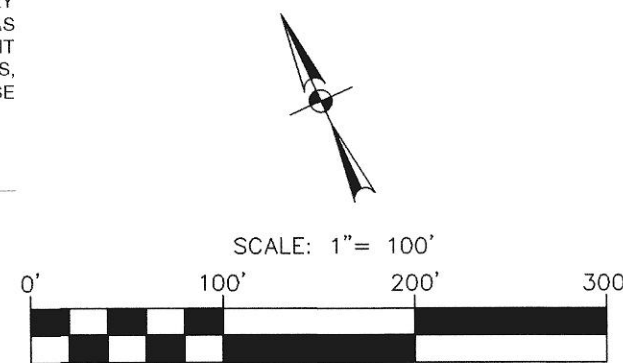
SUBDIVISION PLAT & REPLAT
ESTABLISHING
WESTPOINTE NORTH UNIT 1A

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**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 #10029800

DATE OF PREPARATION: January 14, 2020

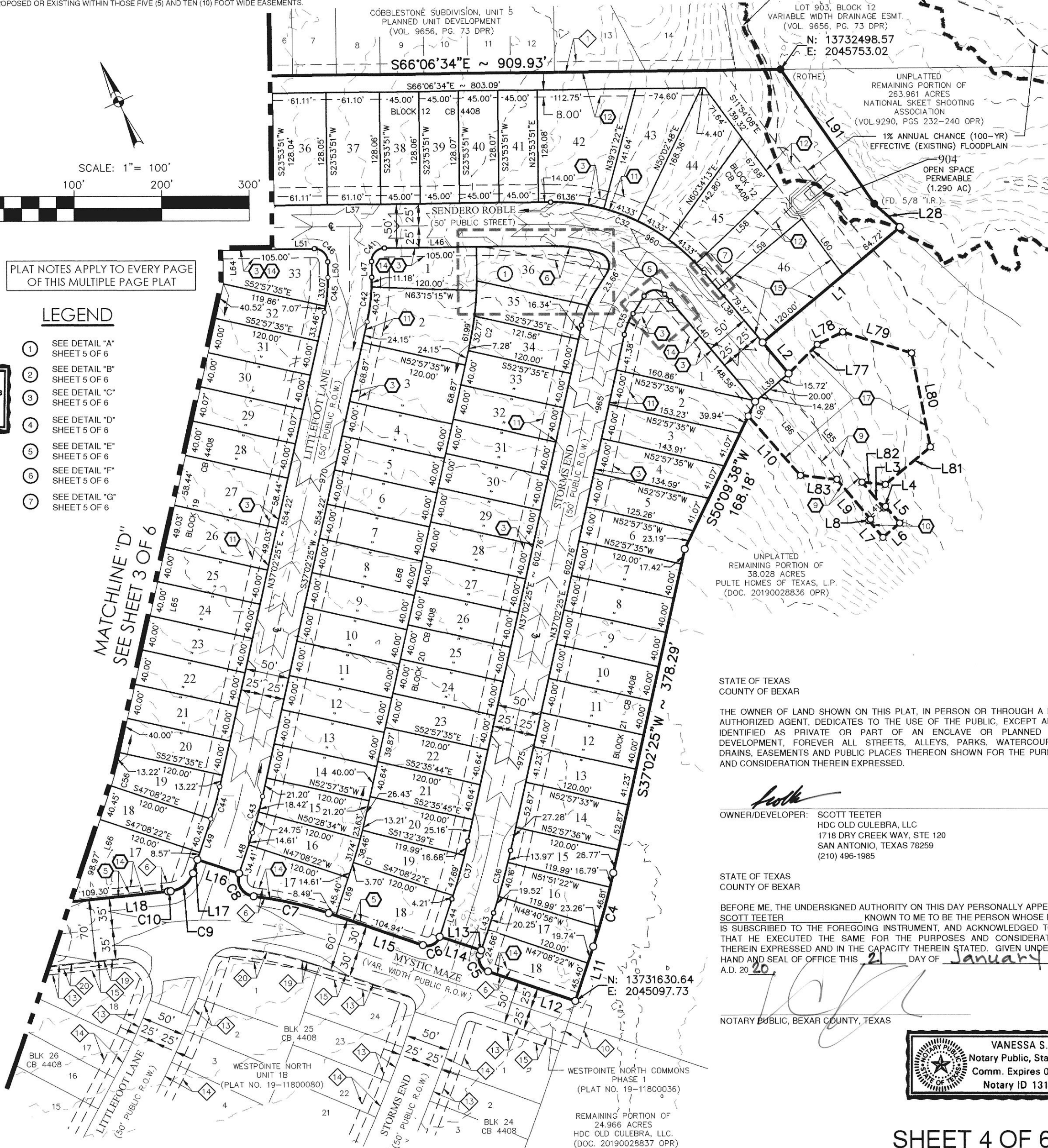


PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

LEGEND

- SEE DETAIL "A" SHEET 5 OF 6
- SEE DETAIL "B" SHEET 5 OF 6
- SEE DETAIL "C" SHEET 5 OF 6
- SEE DETAIL "D" SHEET 5 OF 6
- SEE DETAIL "E" SHEET 5 OF 6
- SEE DETAIL "F" SHEET 5 OF 6
- SEE DETAIL "G" SHEET 5 OF 6

MATCHLINE "D"
SEE SHEET 3 OF 6



STATE OF TEXAS
COUNTY OF BEXAR

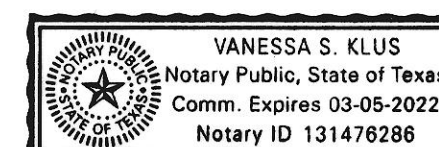
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STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT TEETER, 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



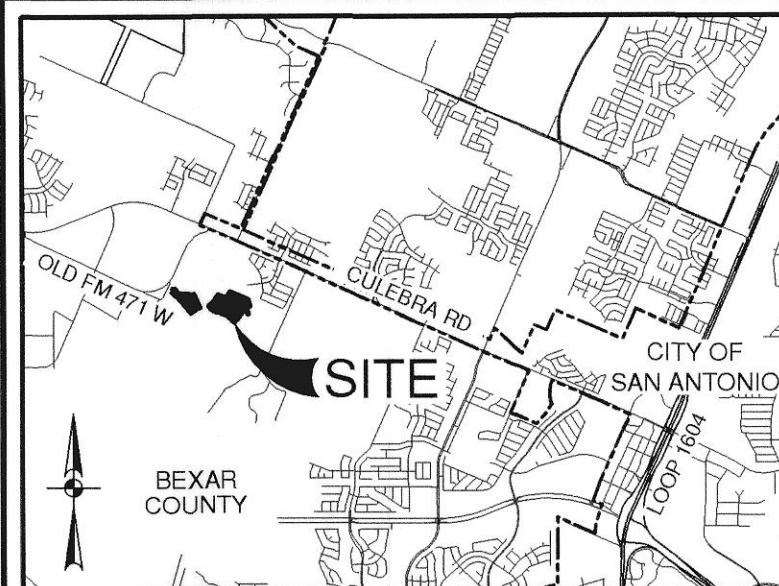
SHEET 4 OF 6

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 1-36, BLOCK 12, LOTS 37-48, 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 GONZALEZ SURVEY NO. 84, ABSTRACT 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

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



LOCATION MAP
NOT-TO-SCALE

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 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 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.
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.

SAWS IMPACT FEE:

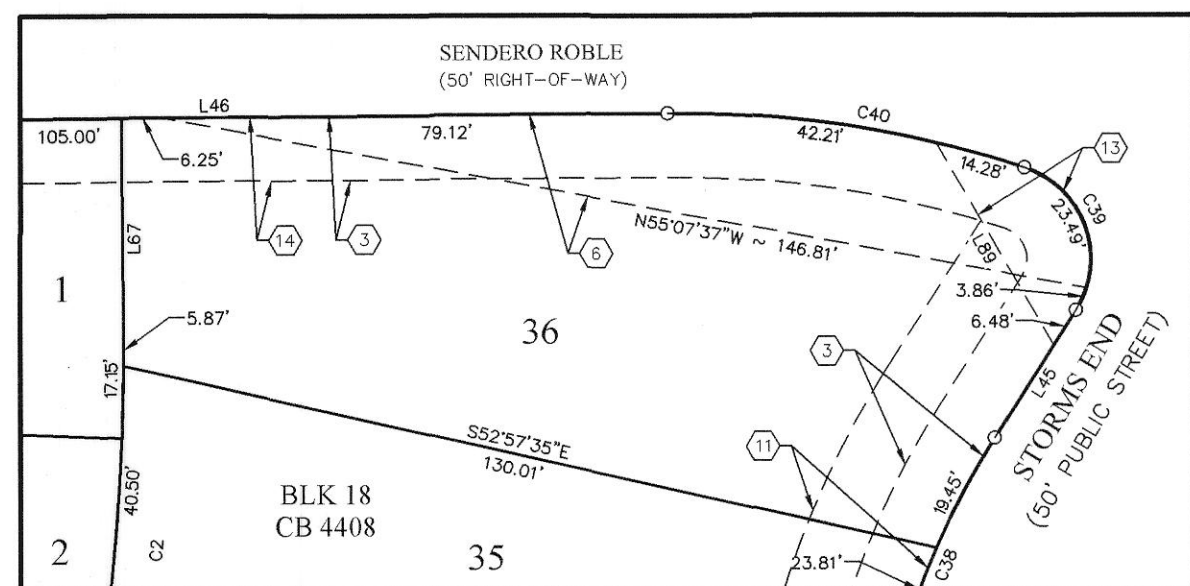
WATER AND/OR WASTEWATER IMPACT FEES NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

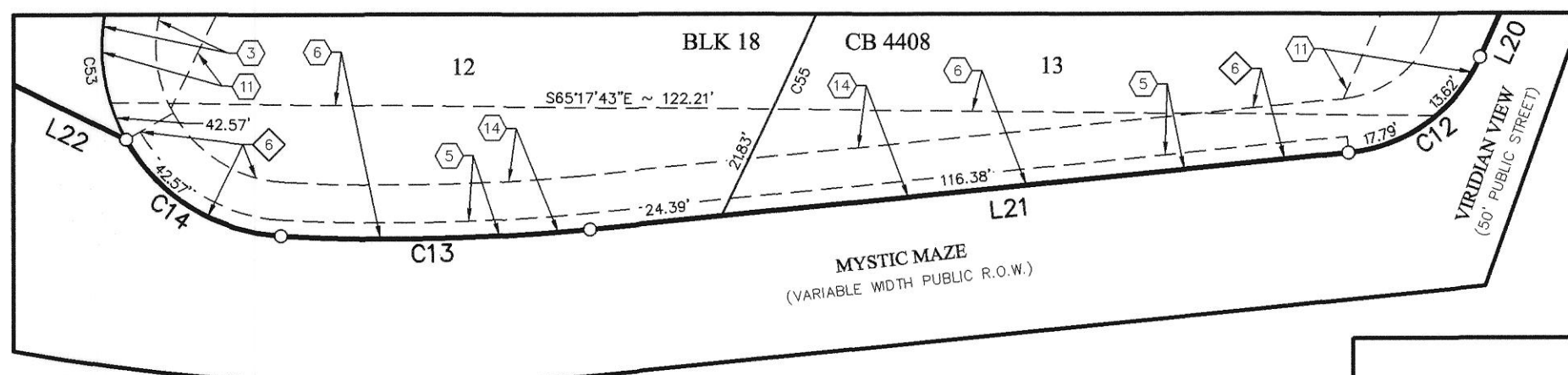
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

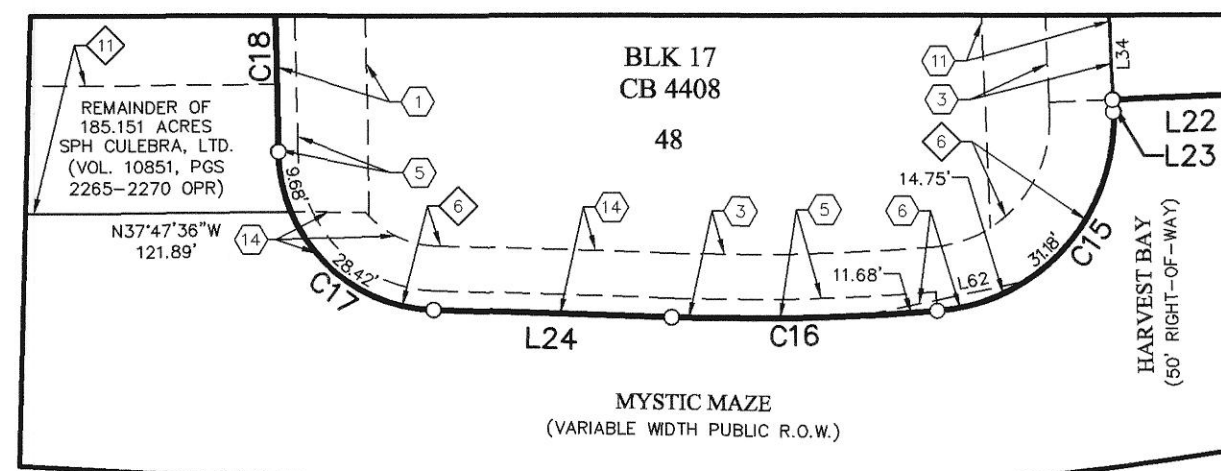
**SEE
SHEET 6 OF 6
FOR LINE &
CURVE TABLES**



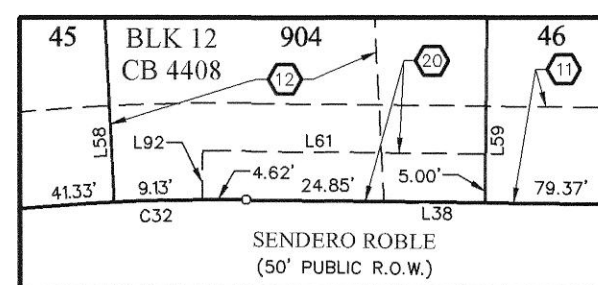
DETAIL "A"
NOT-TO-SCALE



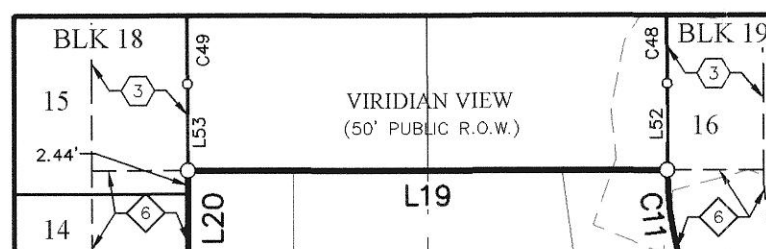
DETAIL "C"
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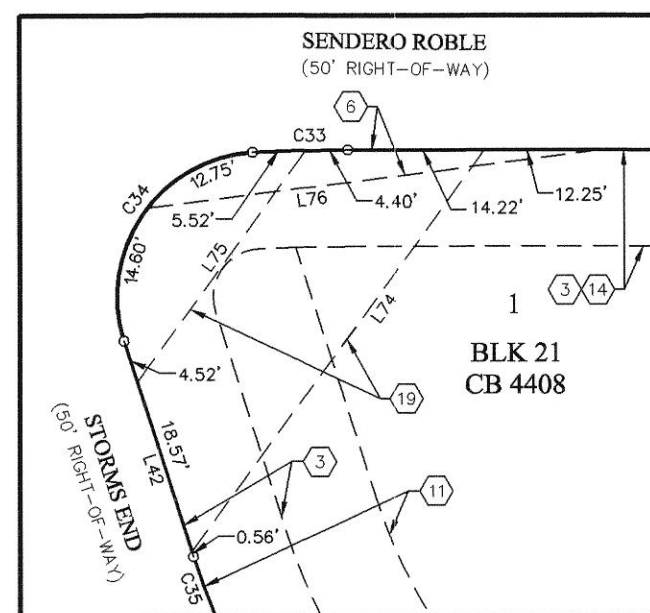
DETAIL "D"
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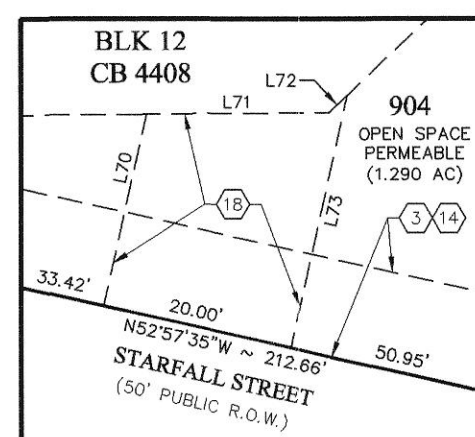
DETAIL "G"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



DETAIL "E"
NOT-TO-SCALE



DETAIL "F"
NOT-TO-SCALE

STATE OF TEXAS
COUNTY OF BEXAR

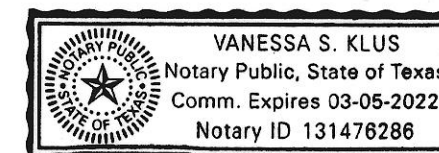
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: HUGO GUTIERREZ
SPH CULEBRA, L.P.
19230 STONE OAK HWY STE 301
SAN ANTONIO, TEXAS 78258
(210) 403-2081

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ, 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 21 DAY OF January, A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

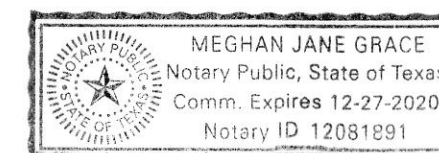
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OWNER/DEVELOPER: FELIPE GONZALEZ
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE 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

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

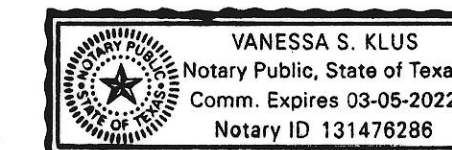
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OWNER/DEVELOPER: SCOTT TEETER
HDC OLD CULEBRA, LLC
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SHEET 5 OF 6



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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

G.E. Buchanan 01/14/2020
REGISTERED PROFESSIONAL LAND SURVEYOR

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 22.897 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
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 #10028600

DATE OF PREPARATION: January 14, 2020

STATE OF TEXAS
COUNTY OF BEXAR

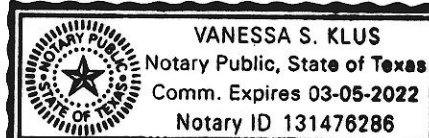
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19230 STONE CANYON HWY STE 301
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STATE OF TEXAS
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

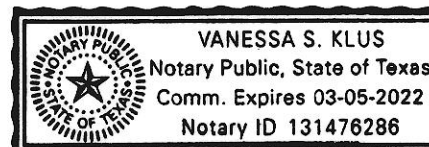
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SHEET 6 OF 6

LOCATION MAP
NOT-TO-SCALE**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.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 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 FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE NOTE:

LOT 901, BLOCK 15, CB 4408, AND LOT 904, BLOCK 12, CB 4408 ARE DESIGNATED AS A COMMON AREA, OPEN SPACE PERMEABLE, AND A DRAINAGE EASEMENT.

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, 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 NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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 INFORMATION.

EASEMENTS FOR FLOODPLAINS:

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 ANTONIO OR BEXAR COUNTY.

TCI DETENTION & MAINTENANCE:

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 (FLOD) 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.

LOMRS WITH FEMA APPROVAL:

THE 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON LETTER OF MAP REVISION (LOMR) STUDIES APPROVED BY FEMA ON FEBRUARY 9, 2011 AND JUNE 27, 2016 (CASE NUMBERS 11-06-0926P AND 15-06-2058P). FLOOD PLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SURVEYOR'S NOTES:

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

STATE OF TEXAS
COUNTY OF BEXAR

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Shauna L. Weaver
REGISTERED PROFESSIONAL LAND SURVEYOR
04/14/2020

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 EFFICIENCY OF WATER, GAS, AND/OR SANITARY 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.
- 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.
- 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.
- 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.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, TREES, FENCES, HOV 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 STREETS, OR LATEST REVISION THEREOF.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S74°35'39"W	204.72'
L2	S15°24'21"E	46.18'
L3	S15°36'49"E	38.71'
L4	N74°23'11"E	2.50'
L5	S15°36'49"E	25.00'
L6	S74°23'11"W	25.00'
L7	N15°36'49"W	25.00'
L8	N74°23'11"E	2.50'
L9	N15°36'49"W	59.54'
L10	N16°44'59"W	90.13'
L11	S42°51'38"W	65.14'
L12	N46°54'43"W	105.06'
L13	N42°51'38"E	5.32'
L14	N47°08'22"W	50.00'
L15	N46°54'43"W	113.43'
L16	N47°08'22"W	50.00'
L17	S42°51'38"W	16.45'
L18	N71°37'57"W	189.40'
L19	N41°37'57"W	50.00'
L20	S48°22'03"W	72.17'
L21	N71°37'57"W	140.77'
L22	N39°47'10"W	65.09'
L23	S50°12'50"W	1.92'
L24	N35°32'45"W	37.13'
L25	S66°06'08"E	27.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N24°29'38"E	4.15'
L27	S24°29'38"W	3.98'
L28	S23°02'12"E	39.66'
L29	N65°30'27"E	61.27'
L30	N65°30'27"E	86.55'
L31	S52°22'02"W	58.98'
L32	S11°49'08"E	23.93'
L33	S42°21'09"E	243.03'
L34	N50°12'50"W	31.57'
L35	N23°53'52"E	2.47'
L36	S23°53'52"W	2.47'
L37	S66°06'09"E	460.22'
L38	S15°24'21"E	104.22'
L39	S74°35'39"W	50.00'
L40	N15°24'21"W	150.40'
L41	S74°23'11"W	20.00'
L42	S56°52'11"W	23.66'
L43	S42°51'38"W	44.91'
L44	N42°51'38"E	44.91'
L45	N56°52'11"E	23.66'
L46	N66°06'09"W	190.37'
L47	S23°53'51"W	17.92'
L48	S42°51'38"W	49.02'
L49	N42°51'38"E	49.02'
L50	N23°53'51"E	17.92'

LINE TABLE		
LINE #	BEARING	LENGTH
L51	N66°06'09"W	199.23'
L52	S48°22'03"W	9.00'
L53	N48°22'03"E	9.00'
L54	S50°12'50"W	2.78'
L55	S37°02'25"W	116.51'
L56	N71°07'07"E	74.97'
L57	N66°06'34"W	74.74'
L58	N71°05'38"E	128.36'
L59	N74°35'39"E	124.86'
L60	S11°54'08"E	79.52'
L61	S15°24'21"E	29.46'
L62	S49°29'02"E	26.06'
L63	N37°02'25"E	228.24'
L64	N23°39'04"E	38.55'
L65	N37°02'25"E	561.28'
L66	N42°51'38"E	139.43'
L67	N23°53'51"E	32.92'
L68	N37°02'25"E	554.22'
L69	N42°51'38"E	60.00'
L70	S37°02'25"W	20.41'
L71	S66°06'08"E	19.02'
L72	N71°07'07"E	2.64'
L73	S37°02'25"W	26.92'
L74	N69°16'08"W	51.78'
L75	N69°16'08"W	29.81'

LINE TABLE		
LINE #	BEARING	LENGTH
L76	S22°38'34"E	47.73'
L77	N69°00'24"E	46.66'
L78	N88°28'47"E	32.45'
L79	S48°25'40"E	82.27'
L80	S131°4'28"W	109.27'
L81	S74°49'05"W	66.87'
L82	N59°27'11"W	26.91'
L83	N59°27'11"W	41.94'
L84	N11°49'08"W	124.20'
L85	S15°36'49"E	148.52'
L86	N15°36'49"W	127.76'
L87	N65°45'32"W	1891.92'
L88	N65°45'32"W	1919.24'
L89	N05°38'08"W	36.55'
L90	S50°09'38"W	18.16'
L91	S101°7'50"E	186.77'
L92	N74°35'39"E	5.05'

CURVE TABLE				
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°24'27"	N25°19'13"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'	090°13'39"	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'	085°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'

CURVE TABLE	
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