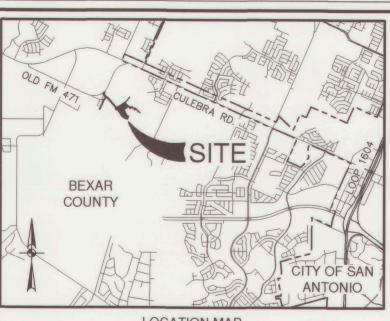
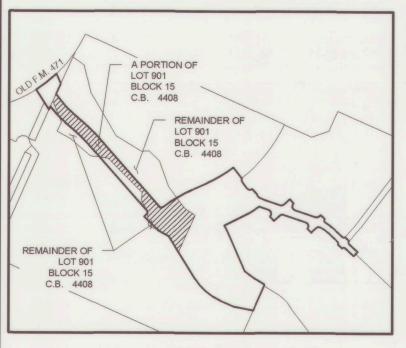
SECRETARY



LOCATION MAP NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

4.743 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 901, BLOCK 15, C.B. 4408, WESTPOINTE NORTH UNIT 3A, IN VOLUME 9646, PAGE 141-142, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 901, BLOCK 15, C.B. 4408, ON PLAT OF WESTPOINTE NORTH UNIT 3A, PLAT NO. 120182, IN VOLUME 9646, PAGE 141-142, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I(WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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 THE DAY OF

MY COMMISSION EXPIRES: 12/27 2

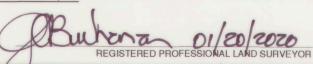


STATE OF TEXAS COUNTY OF BEXAR

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.



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 ASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, NSPECTING, 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 ERVICE 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 VITHIN 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

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.

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.

LEGEND

	DLIND	
ACRE(S)	VOL	VOLUME
BLOCK	PG	PAGE(S)
COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOCUMENT NUMBER	"	REPETITIVE BEARING
DEED AND PLAT RECORDS OF		AND/OR DISTANCE
BEXAR COUNTY, TEXAS	OPR	OFFICIAL PUBLIC RECORDS
DEED RECORDS OF BEXAR		(OFFICIAL PUBLIC RECORDS
COUNTY, TEXAS		OF REAL PROPERTY) OF
GAS, ELECTRIC, TELEPHONE		BEXAR COUNTY, TEXAS
AND CABLE TELEVISION	(CUDVEYOD)	FOUND 1/2" IRON ROD
RIGHT-OF-WAY	(SURVETUR)	(UNLESS NOTED OTHERWISE)
	0	SET 1/2" IRON ROD (PD)
- EXISTING CONTOURS		SET 1/2" IRON ROD (PD)-ROW
PROPOSED CONTOU	RS Ø	EASEMENT CORNER
ORIGINAL SURVEY/		
	O LIMITS	
	ACRE(S) BLOCK COUNTY BLOCK DOCUMENT NUMBER DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS DEED RECORDS OF BEXAR COUNTY, TEXAS GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION RIGHT-OF-WAY EXISTING CONTOURS PROPOSED CONTOU ORIGINAL SURVEY/ COUNTY LINE	BLOCK PG COUNTY BLOCK VAR WID DOCUMENT NUMBER DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS OPR DEED RECORDS OF BEXAR COUNTY, TEXAS GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION RIGHT-OF-WAY EXISTING CONTOURS PROPOSED CONTOURS ORIGINAL SURVEY/ COUNTY LINE CITY OF SAN ANTONIO LIMITS

14' GAS, ELECTRIC, TELEPHONE (0.649 TOTAL ACRE - "OFF LOT")

PLATTED RIGHTS-OF-WAY

5' DRAINAGE EASEMENT

29' GAS, ELECTRIC. TELEPHONE

(0.681 TOTAL ACRE - "OFF LOT")

25' SANITARY SEWER EASEMENT

(0.973 TOTAL ACRE - "OFF LOT")

(0.161 TOTAL ACRE - "OFF-LOT")

(0.116 TOTAL ACRE - "OFF LOT")

AND CABLE TV EASEMENT

VARIABLE WIDTH PUBLIC

DRAINAGE EASEMENT

5' WATER EASEMENT

EASEMENT

VARIABLE WIDTH PUBLIC

DRAINAGE AND ACCESS

28' GAS, ELECTRIC. TELEPHONE

SHARED ACCESS EASEMENT

DRAINAGE EASEMENT

AND CABLE TV EASEMENT

VARIABLE WIDTH PRIVATE

89' PUBLIC DRAINAGE

12' WATER FASEMENT

EASEMENT

(VOL 9646, PGS 141-142 DPR) 10' GAS, ELECTRIC, TELEPHONE 14' GAS, ELECTRIC, TELEPHONE 2 AND CABLE TV EASEMENT AND CABLE TV EASEMENT (0.261 TOTAL ACRE - "OFF LOT") (VOL 9646, PGS 141-142 DPR) VEHICLII AR NON-ACCESS

VARIABLE WIDTH DRAINAGE EASEMENT (NOT-TO-SCALE) FASEMENT VARIABLE WIDTH DRAINAGE (DOC # 20190025591 OPR) WATER, SEWER AND ACCESS 25' DRAINAGE EASEMENT EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE

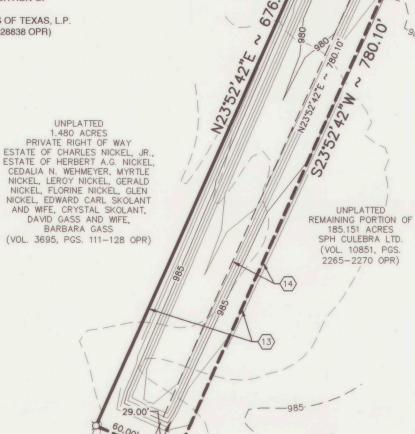
(DOC # 20190025590 OPR) (0.406 TOTAL ACRE - "OFF LOT") REMAINING PORTION OF SPH CULEBRA LTD.

(VOL. 10851, PGS. 2265-2270 OPR) UNPLATTED (2.109 TOTAL ACRE - "OFF LOT") REMAINING PORTION OF 0.339 ACRES PULTE HOMES OF TEXAS, L.P. (DOC # 20190028838 OPR)

VARIABLE WIDTH DRAINAGE

EASEMENT

UNPLATTED 3 REMAINING PORTION OF 0.590 ACRES PULTE HOMES OF TEXAS, L.P. (DOC # 20190028838 OPR)

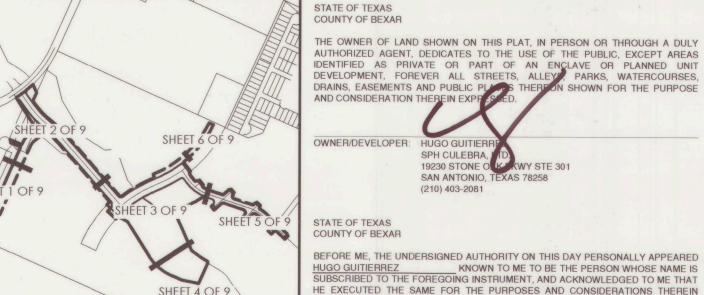


SHEET 6 OF 9 SHEET 4 OF 9

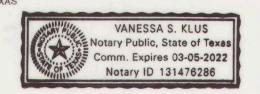
INDEX MAP

SCALE: 1"= 100'

200'



NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 19-11800036

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WESTPOINTE NORTH **COMMONS PHASE 1**

BEING A TOTAL OF 24.890 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 40, LOT 902, BLOCK 15, LOT 110 AND LOT 910, BLOCK 12, A 7.950 ACRE PUBLIC RIGHT-OF-WAY AND 4.368 ACRES OF OFFLOT EASEMENTS; CONSISTING OF 0.025 ACRES OUT OF THE 0.038 ACRE TRACT, 0.337 ACRES OF THE 0.339 ACRE TRACT, 0.373 ACRES OUT OF THE 0.590 ACRE TRACT AND 14.572 ACRES OUT OF THAT 22.837 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028838; 0.581 ACRES OUT OF THAT 24.966 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028837; 0.751 ACRES OUT OF THAT 38.028 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028836; AND 2.918 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRE TRACT RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5,232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253, COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.



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 20, 2020

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

DAY OF

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.

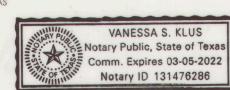
EXPRESSED AND IN THE CAPACITY THEREINSTATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF ______, A.D. 20 20 ...

OWNER/DEVELOPER: SCOTT TEETER HDC OLD CULEBRA, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



COUNTY JUDGE, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

COMMISSIONERS COURT

DATED THIS _____

UNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH COMMONS PHASE 1 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:		
D1		CHAIRMAN
BY:		

STATE OF TEXAS

1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985 STATE OF TEXAS

PULTE HOMES OF TEXAS, L.P.

OPER FELIPE GONZALEZ

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 anay DAY OF , A.D. 20

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY

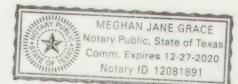
AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS

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

AND CONSIDERATION THEREIN EXPRESSED.



SHEET 1 OF 9





SHEET 2 OF 9

金 G. E. BUCHANAN 4999

出

SHAUNA L. WEAVE

89512

CENSED

, A.D. 20 _ DATED THIS DAY OF

THIS PLAT OF WESTPOINTE NORTH COMMONS PHASE 1 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

DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXP OWNER/DEVELOPER SPH CULEBRA KWY STE 301 19230 STONE SAN ANTONIC. T

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

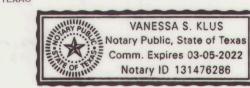
STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS LIBSCRIBED 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 .

(210) 403-208

PUBLIC BEXAR COUNTY, TEXAS





PLAT NO. 19-11800036

REPLAT AND SUBDIVISION PLAT

ESTABLISHING

WESTPOINTE NORTH

COMMONS PHASE 1

BEING A TOTAL OF 24.890 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 40, LOT 902,

BLOCK 15, LOT 110 AND LOT 910, BLOCK 12, A 7.950 ACRE PUBLIC RIGHT-OF-WAY AND 4.368

ACRES OF OFFLOT EASEMENTS; CONSISTING OF 0.025 ACRES OUT OF THE 0.038 ACRE TRACT,

ACRES OUT OF THAT 22.837 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028838; 0.581 ACRES OUT OF THAT 24.966 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028837; 0.751

ACRES OUT OF THAT 38.028 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028836; AND

2.918 ACRES OUT OF THE REMAINING PORTION OF THAT 185,151 ACRE TRACT RECORDED IN

TEXAS, AND 5.232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINT

NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF

BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253,

VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,

COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.

0.337 ACRES OF THE 0.339 ACRE TRACT, 0.373 ACRES OUT OF THE 0.590 ACRE TRACT AND 14.572

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 20, 2020

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

CERTIFICATE OF APPROVAL

COMMISSIONERS COURT.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

UNTY CLERK, BEXAR COUNTY, TEXAS

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS

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: SCOTT TEETER HDC OLD CULEBRA, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS COUNTY OF BEXAR

5

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 DAY OF JANUARY 21 A.D. 2020.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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 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 FELIPE GONZALEZ SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT

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

SHEET 3 OF 9

BEXAR COUNTY CITY OF SAN **ANTONIO** LOCATION MAP NOT-TO-SCALE

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 S. THIS FLAT DOES NOT AMEND, ALTER, HELEASE OF OTHERWISE AFFECT ANY EASTH.

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)

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER

YSTEMS - 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

THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE

SHANTOR'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

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

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS

SAWS IMPACT FEE:

ANTONIO WATER SYSTEM.

DETAIL "F"

13732274.99

SAWS WASTEWATER EDU:

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

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

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR

THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

SCALE: 1"= 100'

200'

SEE SHEET 8

38.028 ACRES PULTE HOMES OF TEXAS, L.P.

(DOC # 20190028836 OPR)

L56-

13731973.11 E: 2044148.12

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

(VOL. 6779, PG. 101 DR)

UNPLATTED
REMAINING PORTION OF

24.966 ACRES

(DOC # 20190028837 OPR)

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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.

50' R.O.W. AGREEMENT LOVACA GATHERING CO. (VOL. 6059, PG. 233 DR) SEE SHEET 7 OF 9 (VOL. 6779, PG. 101 DR) REMAINING PORTION OF 185.151 ACRES SPH CULEBRA, LTD (VOL. 10851, PGS

CPS/SAWS/COSA UTILITY:

N65'32'47"E WESTPOINTE NORTH 50.01 /OL. 9646, PGS. 141-142 DPR) REMAINING PORTION OF BLOCK 15 C.B. 4408 -DETAIL "E"

E: 2044079.58 DETAIL "G" SEE SHEET 7 SEE SHEET 6

910

BLK 12 CB 4408

OPEN SPACE PERMEABLE

(8.816 AC)

N: 13731393.10 E: 2043669.69

MATCHLINEC

CB 4408 SEE SHEET 6 (2.832 AC) OPEN SPACE PERMEABLE (0.262 AC) DETAIL "C" SEE SHEET 6 1% ANNUAL CHANCE (100-YR) WESTPOINTE NORTH

EFFECTIVE (EXISTING) FLOODPLAIN PER FEMA PANEL 48029C0195G VOL. 9646, PGS. 141-142 DPR) EFFECTIVE 9/29/2010 REMAINING PORTION OF LOT 901 — 1% ANNUAL CHANCE (100-YR) -PROPOSED ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER FLOOD UNPLATTED 2 837 ACRES STUDY BY PAPE-DAWSON ENGINEERS, INC SPH CULEBRA & UNPLATTED PULTE HOMES OF TEXAS, L.P. REMAINING PORTION OF 185.151 ACRES SPH CULEBRA, LTD. 20190028838 (VOL. 10851, PGS. 2265-2270 OPR) PROPOSED FLOODPLAIN PER CLOMR BY PAPE-DAWSON ENGINEERS, INC.

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

DUUNTON 01/20/2020 REGISTERED PROFESSIONAL LAND SURVEYOR

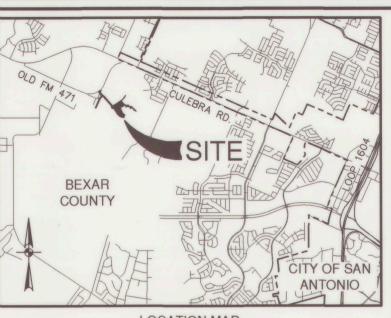
G. E. BUCHANAN 4999



SHAUNA L. WEAVER

89512

CENSED.



LOCATION MAP NOT-TO-SCALE

SEE SHEET 3 OF

128.18

REMAINING PORTION OF 185.151 ACRES

SPH CULEBRA, LTD

(VOL. 10851, PGS. 2265-2270 OPR)

1% ANNUAL CHANCE (100-YR) EFFECTIVE (EXISTING) FLOODPLAIN PER FEMA PANEL 48029C0195G

BLK 12 CB 4408 OPEN SPACE PERMEABLE (8.816 AC)

PROPOSED ULTIMATE DEVELOPMENT FLOODPLAIN (ATLAS 14) PER FLOOD

STUDY BY PAPE-DAWSON ENGINEERS, INC

N79°10'29"W

176.74

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 ASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER ASEMENT," "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 O RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER SPANTOR'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 HEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE ACILITIES, 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 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 ESCRIBED HEREON.

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

UNPLATTED

REMAINING PORTION OF 24.966 ACRES

HDC OLD CULEBRA, LLC

(DOC # 20190028837 OPR)

50' R.O.W. AGREEMENT

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

(VOL.6141, PG. 744 DR) (VOL.6779, PG. 101 DR)

N: 13731114.68

2044182.32

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

N: 13731342.92

E: 2044276.49

263.961 ACRES
NATIONAL SKEET SHOOTING ASSOCIATION

(VOL. 9290, PGS 232-240 OPR)

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.

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.

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 GUITIEF SPH CULEBRA. 19230 STONE C SAN ANTONIO (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 HUGO GUITIERREZ 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 AND AND A DAY OF AND A DAY OF A DAY OF

VANESSA S. KLUS



TEXAS, AND 5.232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE

NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF

COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.

BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253,

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 20, 2020

Notary ID 131476286

Notary Public, State of Texas Comm. Expires 03-05-2022

STATE OF TEXAS COUNTY OF BEXAR

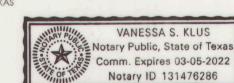
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: SCOTT TEETER HDC OLD CULEBRA, LLC

45 NE LOOP 410, STE, 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS

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



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 (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 FELIPE GONZALEZ SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN



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

DATED THIS _ DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

UNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH COMMONS PHASE 1 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.

BY:CHAIRMAI	DATED THIS	DAY OF	, A.D. 20
CHAINIAI	BY:		CHAIDMAI
			CHAIRIMAI
			SECRET

会 SHAUNA L. WEAVER 89512



SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS

COUNTY OF BEXAR

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

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

300

SCALE: 1"= 100'

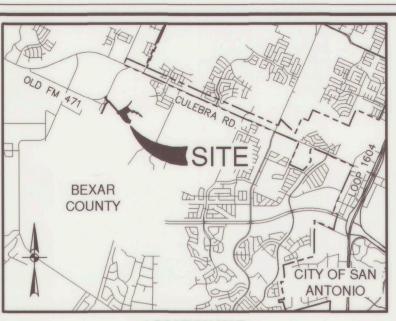
100'

200'

SHEET 4 OF 9

, A.D. 20 ___

SECRETARY



LOCATION MAP NOT-TO-SCALE

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, TRANSMISSI ND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON HIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG ASEMENT," "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, NSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT BELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN FASEMENT AND RANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND ERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS HEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE

FICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE ACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WIT FASEMENT 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 THER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE

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 FLECTRIC 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. 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.

SCALE: 1"= 100'

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 EXPE

OWNER/DEVELOPER: SPH CULEF 19230 STO

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, DEXAR COUNTY, TEXAS VANESSA S. KLUS lotary Public, State of Texas

Comm. Expires 03-05-2022

Notary ID 131476286

CERTIFICATE OF APPROVAL

COMMISSIONERS COURT.

DATED THIS

PLAT NO. 19-11800036

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WESTPOINTE NORTH **COMMONS PHASE 1**

BEING A TOTAL OF 24.890 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 40, LOT 902, BLOCK 15, LOT 110 AND LOT 910, BLOCK 12, A 7.950 ACRE PUBLIC RIGHT-OF-WAY AND 4.368 ACRES OF OFFLOT EASEMENTS; CONSISTING OF 0.025 ACRES OUT OF THE 0.038 ACRE TRACT, 0.337 ACRES OF THE 0.339 ACRE TRACT, 0.373 ACRES OUT OF THE 0.590 ACRE TRACT AND 14.572 ACRES OUT OF THAT 22.837 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028838; 0.581 ACRES OUT OF THAT 24.966 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028837; 0.751 ACRES OUT OF THAT 38.028 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028836; AND 2.918 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRE TRACT RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253, COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO 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 20, 2020

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING

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 COMMONS PHASE 1 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

DAY OF

DAY OF

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS __

STATE OF TEXAS COUNTY OF BEXAR

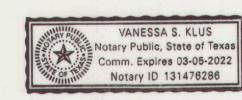
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

tale OWNER/DEVELOPER: SCOTT TEETER HDC OLD CULEBRA, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS

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

NOTARY PUBLIC, BEKAR 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 AND CONSIDERATION THEREIN EXPRESSED.

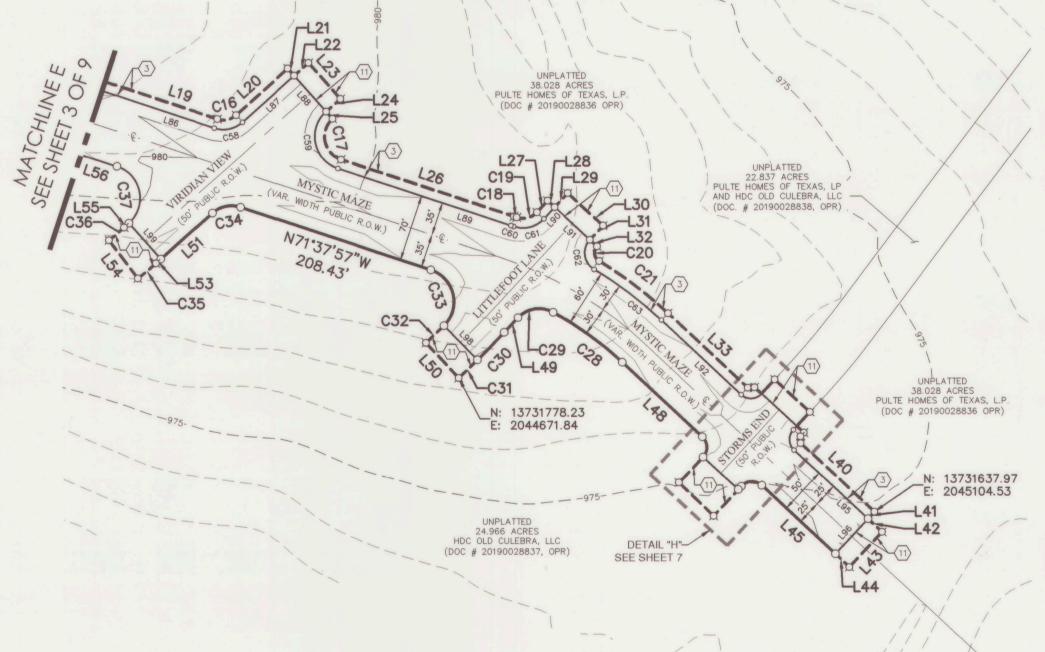
OWNER/DE PELIPE GONZALEZ PULTE HOMES OF TEXAS, L.P. 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259 (210) 496-1985

STATE OF TEXAS

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



SHEET 5 OF 9





STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC.

COUNTY OF BEXAR

SAN ANTONIO PLANNING COMMISSION.

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

HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM

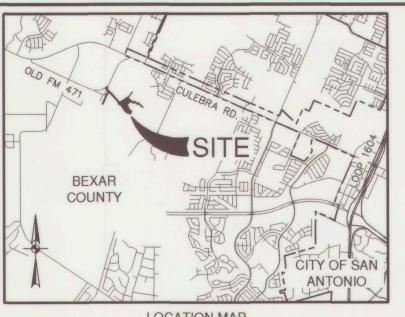
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND

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

REGISTERED PROFESSIONAL LAND SURVEYOR







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, NSPECTING, 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 ACILITIES, 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

CHANGES OR GROUND ELEVATION ALTERATIONS.

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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

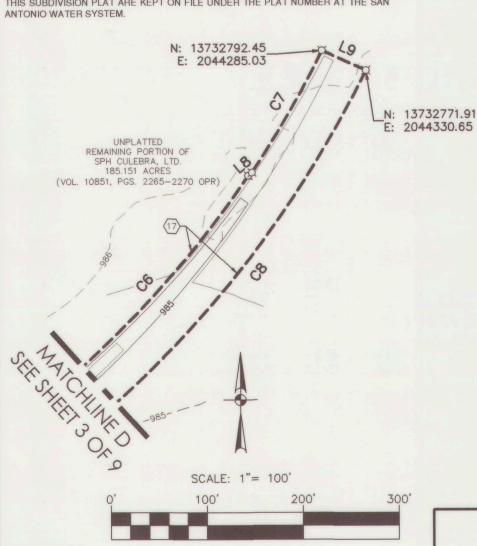
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SAWS IMPACT FEE:

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 (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN

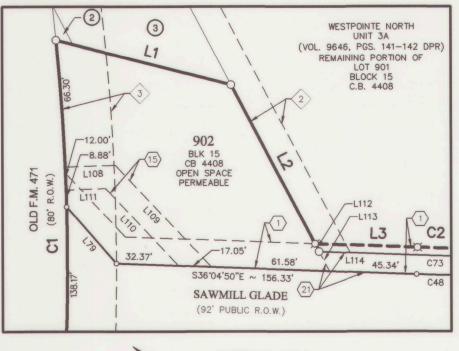


STATE OF TEXAS COUNTY OF BEXAR

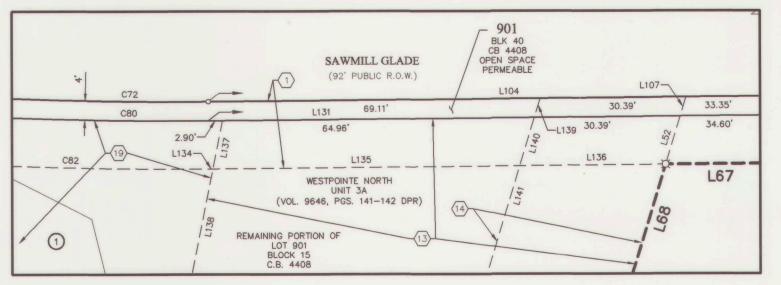
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS COUNTY OF BEXAR

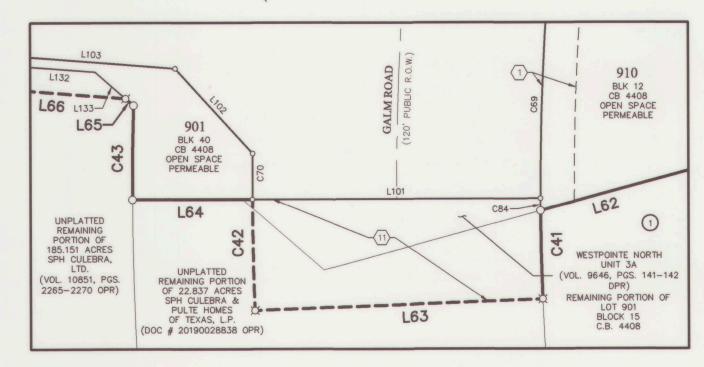
HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC



DETAIL "A" SEE SHEET 2 OF 9

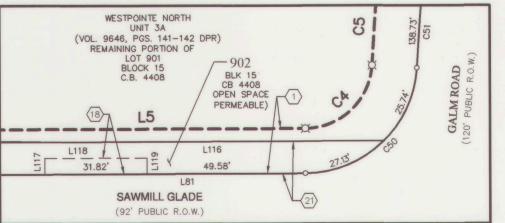




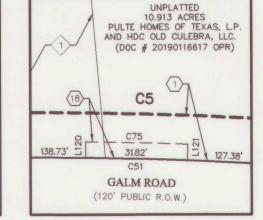


DETAIL "C"

NOT-TO-SCALE SEE SHEET 3 OF 9









STATE OF TEXAS COUNTY OF BEXAR

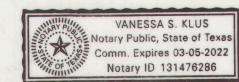
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER SPH CULEBR 19230 STONE OF PKWY STE SAN ANTONIO, TEXAS 78258 (210) 403-2081

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS HUGO GUITIERREZ 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 GAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _______, A.D. 20 ______.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 19-11800036

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WESTPOINTE NORTH **COMMONS PHASE 1**

BEING A TOTAL OF 24.890 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 40, LOT 902, BLOCK 15, LOT 110 AND LOT 910, BLOCK 12, A 7.950 ACRE PUBLIC RIGHT-OF-WAY AND 4.368 ACRES OF OFFI OT FASEMENTS: CONSISTING OF 0.025 ACRES OUT OF THE 0.038 ACRE TRACT. 0.337 ACRES OF THE 0.339 ACRE TRACT, 0.373 ACRES OUT OF THE 0.590 ACRE TRACT AND 14.572 ACRES OUT OF THAT 22.837 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028838; 0.581 ACRES OUT OF THAT 24.966 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028837; 0.751 ACRES OUT OF THAT 38.028 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028836; AND 2.918 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRE TRACT RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253, COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO 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

DATE OF PREPARATION: January 20, 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.

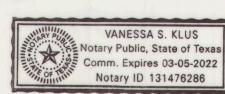
fulle OWNER/DEVELOPER: SCOTT TEETER

HDC OLD CULEBRA, LLC 45 NE LOOP 410, STE, 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

STATE OF TEXAS

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 DAY OF JANUARY 2 , A.D. 2020 .

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 AND CONSIDERATION THEREIN EXPRESSED.

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 FELIPE GONZALEZ 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 DAY OF A.D. 20



SHEET 6 OF 9

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

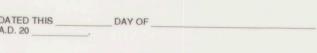
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH COMMONS PHASE 1 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.

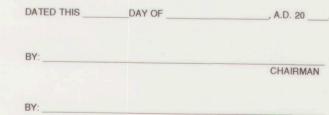
DATED THIS	DAY OF	, A.D. 20
BY:		CHAIRMAN
BY:		
		SECRETARY







THIS PLAT OF WESTPOINTE NORTH COMMONS PHASE 1 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.



PLAT NO. 19-11800036 REPLAT AND SUBDIVISION PLAT

ESTABLISHING WESTPOINTE NORTH

BEING A TOTAL OF 24.890 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 40, LOT 902, BLOCK 15, LOT 110 AND LOT 910, BLOCK 12, A 7.950 ACRE PUBLIC RIGHT-OF-WAY AND 4.368 ACRES OF OFFLOT EASEMENTS; CONSISTING OF 0.025 ACRES OUT OF THE 0.038 ACRE TRACT, 0.337 ACRES OF THE 0.339 ACRE TRACT, 0.373 ACRES OUT OF THE 0.590 ACRE TRACT AND 14.577 ACRES OUT OF THAT 22.837 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028838; 0.581 ACRES OUT OF THAT 24.966 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028837; 0.751 ACRES OUT OF THAT 38.028 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028836; AND 2.918 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRE TRACT RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253,

COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.

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

DATE OF PREPARATION: January 20, 2020

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 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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN). GIVEN UNDER MY HAND AND , A.D. 20

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

Notary ID 131476286

EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN SEAL OF OFFICE THIS DAY OF

AND CONSIDERATION THEREIN EXPRESSED.

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

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

OWNER/DEVELOPER:

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

holk

OWNER/DEVELOPER: SCOTT TEETER

NOTARY PUBLIC DEXAR COUNTY, TEXAS

COUNTY OF BEXAR

AND CONSIDERATION THEREIN EXPENSED.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SPH CULEI

SAN ANTO NIO.

19230 ST

IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT

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

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

HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 DAY OF THE PROPERTY 21 , 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 I P 1718 DRY CREEK WAY, STE 120 SAN ANTONIO, TEXAS 78259

(210) 496-1985

HDC OLD CULEBRA, LLC

45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216

(210) 838-6784

DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE

KWY STE 301

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

VANESSA S. KLUS

Notary Public, State of Texas

Comm. Expires 03-05-2022

Notary ID 131476286

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.

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 OPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS
DEGLIRED OF CRESENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES 1. OCATED 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

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER

WS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSIO SAWS) - IS HEREBY DEDICATED EASEMENTS AND HIGHTS-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

YSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM

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

SHANTOR'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

ANGES 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

CPS/SAWS/COSA UTILITY:

CITY OF SAN

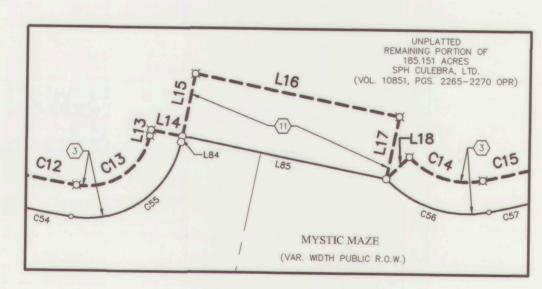
ANTONIO

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

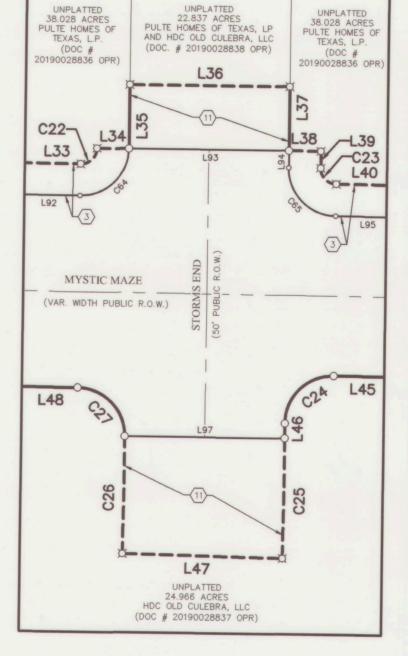
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

UNPLATTED
REMAINING PORTION OF
185.151 ACRES SPH CULEBRA, LTD. C6 2265-2270 OPR) C77 **C8** GALM ROAD (120' PUBLIC R.O.W.)













BEXAR

COUNTY

LOCATION MAP

NOT-TO-SCALE

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

SHEET 7 OF 9

G. E. BUCHANAN 4999

SHAUNA L. WEAVER

89512

CENSE!

SECRETARY

LOCATION MAP NOT-TO-SCALE

CURVE TABLE

CHORD BEARIN

N51'38'12"E

S42'47'33"E

S84'46'00"E

N58'44'01"E

N50'02'45"E

N29'58'52"E

N38'36'46"E

N51'32'15"E

S40'40'51"W

S11'36'25"E

S38'48'18"E

S85'55'30"E

S33'53'36"E

S67'09'01"E

N78'22'03"E

S11'37'57"E

N71'25'53"W

N75'48'55"E

S52'46'54"E

N87°58'28"E

S87'58'28"W

N43'12'33"E

N43"12'21"E

N2'01'32"W

N53'48'48"W

S81'04'23"W

N44'15'04"E

DELTA

10'53'01

13'25'26

13'32'51'

31'53'22

7'43'09'

25'10'39

0'28'51

6'31'05"

8°57'52

0.24,04,

11'44'21'

90'13'39"

89'46'2

90'13'39"

1'25'01'

1'25'52'

89'46'21

13'48'11

76'25'28

2'46'51"

65'54'32

CURVE # RADIUS

1186.30'

743.00

057.00

1274.00

1089.69

1091.19

1140.00

1260.00

25.00'

355.00

20.00

355.00"

25.00

445.00'

20.00

10.00

440.00'

5.00

5.00'

15.00'

1525.00'

1475.00

15.00

370.00

30.00

825.00'

21.00' 86'32'49"

15.00' 47'52'40'

25.00' 57'32'58'

20.00' 60'00'00

C1

C2

C4

C5

C7

C8

C9

C11

C12

C13

C14

C15

C16

C18

C19

C20

C21

C22

C23

C24

C25

C26

C27

C28

C29

C30

CPS/SAWS/COSA UTILITY:

URVE # RADIUS

1025.00'

975.00'

35.00'

325.00'

275.00

35.00'

435.00'

1140.00

260.00'

1310.00

937.00'

239.00

043.00'

35.00'

260.00'

140.00'

365.00

35.00

365.00

35.00

435.00'

1'31'03"

1'31'03"

117'16'26"

4'20'15"

4'15'56"

120'00'00'

4.03'54"

2'02'54"

1'51'14"

2'06'39"

1'43'02"

8'00'41"

28'29'20'

8'00'41"

86'32'49"

13'32'51'

13'18'03"

6'31'05'

57'32'58"

8'57'52'

120'00'00

0'24'07"

150.00' 28'29'20"

60.40' 33'39'25'

757.00' 13'25'26"

25.00' 65'06'45"

30.00' 87'43'20"

30.00' 60'00'00"

30.00' 60'00'00"

505.00' 33'52'26"

C31

C32

C33

C34

C35

C36

C37

C38

C39

C40

C41

C42

C43

C44

C45

C46

C48

C49

C50

C51

C52

C53

C54

C55

C56

C57

C58

C59

C60

CHORD LENGT

225.34

174.08

31.72

301.24

606.50

147.0

500.95

10.57

9.68

12.53

40.39

30.62

25.11

55.54

20.94

52.36

3.12'

23.01

90.15

7.87

7.83

23.62

37.71

36.84

23.50

89.14

40.02

40.04

225.00'

173.68

147.68

28.79

300.53

598.70

146.90

496.93'

10.57

9.62

12.17

40.36

24.07

55.49

20.00

43.30

3.12'

21.76

15.49

89.99

7.09

7.06

21.26

37.71

36.84

88.92

37.11

40.04

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER (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 URPOSE 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 O 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 HEREOF, 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 SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE

NGES OR GROUND ELEVATION ALTERATIONS.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING FLECTRIC, 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) OOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND LECTRIC 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 AR PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

CURVE TABLE

DELTA CHORD BEARING CHORD LENGT

27.15' 27.15

25.82' 25.82

30.00' 31.42

20.47 20.47

30.86

294.23' 298.56

36.89' 36.89

73.82' 74.58'

71.64

24.60

73.30

55.41

46.42

39.26

131.02

35.48

118.84

177.38

145.84

52.87

297.92

264.6

28.4

41.52

45.93

35.15

31.42

73.30

3.05

C84 1140.00' 0"15'25"

59.77

24.60'

60.62

55.41'

46.42'

39.26

130.91

34.97

117.62

176.95

145.72

47.98

297.23

264.05

26.91

41.50

41.57

33.70'

57.05

30.00

60.62

3.05

N46'24'01"E

N46'24'01"E

N12'59'44"W

S78'22'03"W

N50'32'11"E

N50'30'01"E

N11'37'57"W

N69'36'00"W

S49'00'16"E

N31'02'36"W

S42'44'09"W

S42°51'51"W

N44'46'42"E

N45'29'56"W

S38'07'22"W

N12'55'54"W

N38'07'22"E

S42'47'33"E

S45'29'56"E

S84'46'00"E

N58'44'01"E

N58'51'25"E

S2'58'21"E

S38'48'18"E

S85'55'30"E

S33'53'36"E

N78'22'03"E

S11'37'57"E

S71'25'53"E

CURVE TABLE					
CURVE ;	# RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	30.00'	65.54.32"	N75°48'55"E	32.64	34.51
C62	20.00'	101'30'43"	S7'53'43"E	30.98	35.43'
C63	430.00'	11'44'21"	S52°46'54"E	87.95	88.10'
C64	15.00'	90'13'39"	N87*58'28"E	21.26'	23.62'
C65	15.00'	89*46'21"	S2'01'32"E	21.17	23.50'
C66	435.00'	36'05'12"	N53'35'21"W	269.47	273.98
C67	25.00'	87'19'25"	N79°12′28″W	34.52'	38.10'
C68	1260.00'	8*22'37"	S61*19'08"W	184.06	184.22
C69	1140.00'	21°35'16"	S54*42'49"W	426.99'	429.53
C70	1260.00'	0.52,05,"	N44'21'13"E	19.09	19.09'
C71	951.00'	8*00'41"	N45°29'56"W	132.87	132.97
C72	849.00'	13°25'26"	N42°47'33"W	198.46	198.91
C73	747.00	13*25'26"	S42'47'33"E	174.62	175.02'
C74	1053.00'	8.00,41,	S45°29'56"E	147.12'	147.24
C75	1242.91	1°28'22"	S58*59'00"W	31.95'	31.95
C76	1126.00'	10°15'30"	N60°22'42"E	201.33'	201.60'
C77	1126.00'	1.16,26"	N54°36′43″E	25.04'	25.04
C78	1126.00'	1'46'06"	N53°05'27"E	34.75'	34.75
C79	1140.00'	1.00,19,	N51°42'15"E	20.00'	20.00'
C80	851.08'	12'48'35"	S43*06'51"E	189.88	190.28
C81	947.00'	8°00'41"	S45°29'56"E	132.31	132.41
C82	863.00'	12*24'41"	S43'17'56"E	186.58	186.94
C83	179.00'	28.29,20,	S38'07'22"W	88.09'	89.00'
					1

S43'47'29"W

SHAUNA L. WEAVER 89512 CENSED



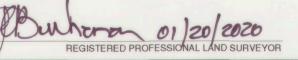
STATE OF TEXAS COUNTY OF BEXAR

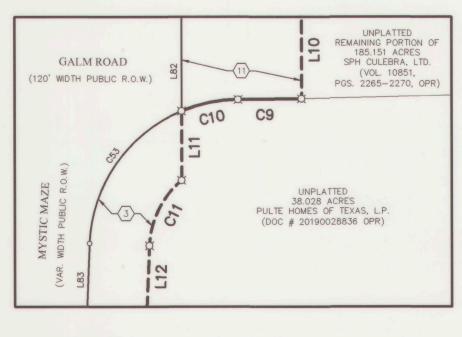
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

> Shaunard, Meller 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:







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.

COUNTY OF BEXAR

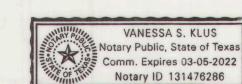
THE OWNER OF LAND SHOWN ON THIS PLAT. IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER: SPH CL WY STE 301 19230 S SAN ANT ONIC (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 DAY OF _______, A.D. 2020 .

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



PLAT NO. 19-11800036

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WESTPOINTE NORTH **COMMONS PHASE 1**

BEING A TOTAL OF 24.890 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 40, LOT 902, BLOCK 15, LOT 110 AND LOT 910, BLOCK 12, A 7.950 ACRE PUBLIC RIGHT-OF-WAY AND 4.368 ACRES OF OFFLOT EASEMENTS; CONSISTING OF 0.025 ACRES OUT OF THE 0.038 ACRE TRACT 0.337 ACRES OF THE 0.339 ACRE TRACT, 0.373 ACRES OUT OF THE 0.590 ACRE TRACT AND 14.572 ACRES OUT OF THAT 22,837 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028838; 0.581 ACRES OUT OF THAT 24.966 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028837; 0.751 ACRES OUT OF THAT 38.028 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028836; AND 2.918 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRE TRACT RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253, COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS.



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 20, 2020

STATE OF TEXAS COUNTY OF BEXAR

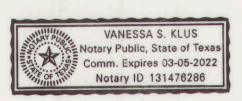
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

hate OWNER/DEVELOPER:

SCOTT TEETER HDC OLD CULEBRA, LLC 45 NE LOOP 410, STE, 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

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 TY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS



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.

EFLIPE 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 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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_____.



SHEET 8 OF 9

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.

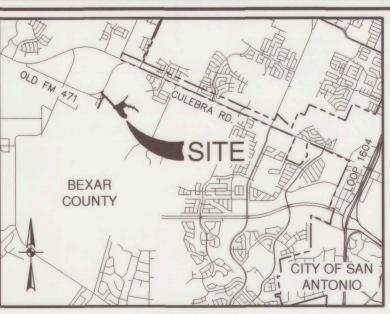
DATED THIS	DAY OF	
A.D. 20		

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH COMMONS PHASE 1. 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
DV		
BY:		CECDETAL



LOCATION MAP NOT-TO-SCALE

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 15, CB 4408, WESTPOINTE NORTH UNIT 1A, PLAT NO. 19-11800064

RESIDENTIAL FINISHED FLOOR

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

OPEN SPACE

LOT 910 BLOCK 12, CB 4408, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A PUBLIC DRAINAGE SEWER WATER ELECTRIC GAS, TELEPHONE AND CABLE TV EASEMENT. LOT 901, BLOCK 40, CB 4408 IS DESIGNATED AS OPEN SPACE, A COMMON AREA, AND A DRAINAGE AND SHARED ACCESS EASEMENT AND LOT 902, BLOCK 15, CB 4408 IS DESIGNATED AS OPEN SPACE, A COMMON AREA, AND A DRAINAGE EASEMENT

COUNTY FINISHED FLOOR ELEVATION

BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

LINE TABLE

S23'47'16"E

S24'08'08"W

S36'04'50"E

S49'30'17"E

S41'29'35"E

N65'30'27"E

N50'48'43"E

S65'45'32"E

S37'47'36"E

S37'47'36"E

S35'32'45"E

N50'12'50"E

S39'47'10"E

V50"12"50"E

539'47'10"E

N84'52'53"E

S71'37'57"E

S48'22'03"W

S41'37'57"E

S41'37'57"E

\$41.37.57"

S71°37'57"

N42°51'38"E

\$47'08'22"

N42'51'38"E

L30 S47'08'22"E

L24 N48'22'03"E

\$50'12'50"W 20.00'

N23°26'57"W 37.51'

INE # BEARING

L4

L5

L10

L11

L12

L14

1.15

L17

L18

L19

L25

L26

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC

COUNTY OF BEXAR

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION, CONTACT

ETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY

93.98

93.78

53.35

132.85

827.70

86.80

5.18

50.03

120.02

11.56

37.13

1.92'

10.00'

20.00

65.09"

10.00

140.77

72.17

10.00'

20.00

10.00

189.40

16,45

10.00

20.00

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

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:

LINE TABLE

INE # | BEARING | LENGT

S47'08'22"E

S46'54'43"E

L34 S47'08'22"E 10.00'

S47'08'22"E

L37 S42'51'38"W 20.00

S42'51'38"W

S46'54'43"E

S43'05'17"W

L44 N46'54'43"W 20.00'

S42'51'38"W

S46*54'43"E

N42'51'38"E

N42°50'28"W

L51 S48'22'03"W 72.17'

L54 N36'54'02"W 50.00'

S57'14'23"W

L53 S48'22'03"W

L55 N48°22'03"E

L56 N71°37'57"W

L58 S23'40'13"E

L59 S66'07'18"E

L60 S66'07'18"E

S42'51'38"W 10.00'

N46'54'43"W 104.74'

N46'08'44"W 50.00'

20.00

10.00

113.43

20.00

10.00

5.32

105.02

20.00

50.00

113.78

50.00

57.06

101.57

443.47

60.00

L31 N42*51'38"E

L35 N42°51'38"E

L38 S47'08'22"E

L42 S46'54'43"E

132

L39

L40

L41

L43

L45

L47

L48

L49

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER YSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM ND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANC EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER ASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, ISPECTING PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES OR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGH D 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 ERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS HEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FFICIENCY 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.

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

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.

LINE TABLE

INE # | BEARING | LENG

S48"11"28"E

L64 N46'04'49"W 50.00

L67 S49'30'17"E 37.74'

N66'07'18"W

L71 N23'52'42"E 54.41'

S66°07'18"E

L74 | S23'52'42"W | 20.77

L76 N32'59'25"W 179.02'

N32*59'25"W

L78 N32'59'21"W 131.40'

S49'30'17"E

L83 S35'32'45"E

L84 N50'12'50"E

L86 S71°37'57"E

L87 N48'22'03"E

L90 N42°51'38"E

L88 S41'37'57"E 50.00'

L89 S71'37'57"E 189.40'

L81 S41°29'35"E 827.70'

L62

L65

L66

L68

L69

L72

L75

L79

L80

L61 S3'06'55"E 14.54'

N61'13'47"W 111.80

N5'03'41"W 4.36'

N41'29'35"W 808.49'

S57'54'00"W 34.19'

S52'22'02"W 120.24

N66°07'18"W 112.67'

N52'22'02"E 86.86'

S10'44'36"W 39.31

S37'47'36"E | 121.89'

89.00

133.63

75.37

132.85

37.13

1.92

140.77

"PAPE-DAWSON" UNLESS NOTED OTHERWISE

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

FROM THE NGS COOPERATIVE CORS NETWORK.

PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE MARSHAL. DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER. AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

TREE NOTE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP# 2458337) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(b)(5)C.

CLOMR PENDING FEMA APPROVAL

LOT 910, BLOCK 12, CB 4400, LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, DFIRM PANEL NUMBERS 48029C0195G, DATED 09/29/2010. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, THE FLOODPLAIN STUDY (FEMA CASE NO. 20-06-1003R) IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS

L92

L94

L95

L96

L98

L99

L101

L102

L105

L109

LINE TABLE

INE # BEARING LENGTH

L91 S47'08'22"E 50.00

S46'54'43"E

S47'08'22"E

S46'54'43"E

S47'08'22"E

135'32'45"W

S1'38'50"W

L103 N41'29'35"W 828.08'

N36'04'50"W

N57'54'00"E

S8'40'07"W

S8'40'07"W

L116 N41'29'35"W 852.20

L118 S41'29'35"E 31.82'

L104 N49°30'17"W

L106 N81'04'50"W

L108 S40'05'38"E

L111 S40'05'38"F

L113 N24'08'08"E

L114 S36'04'50"E

L115 S49'30'17"E

L117 N48'30'25"E

L119 S48'30'25"W

L120 N31'45'10"W

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM

ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983

S42'51'38"W 5.32'

S43'05'17"W 50.00'

N44°21'31"W 50.00'

N41'37'57"W 50.00'

N46'04'49"W 120.00'

113.43

105.06

50.00

47.86

132.85

145.59

26.07

4.19

26.07

72.90

20.58

132.85

5.00

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.

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.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE OWNER/DEVELOPE 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 TCLOB 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 COUNTY OF BEXAR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LINE TABLE

INE # BEARING LENGTI

L121 | S30'16'49"E | 5.00'

N65'30'27"E

S38'30'27"E

L124 | S38'30'27"E | 20.90

S51'29'33"W

L126 N38'30'27"W 22.26'

N38'30'27"W

S24'08'08"W

\$24'08'08"W

S49'30'17"E

S41'29'35"E

N5'03'41"W

S49'30'17"

\$49'30'17"

S49'30'17"E

N52'22'02"

L143 N23'52'42"E 28.00'

L138 N52'22'02"E

L139 N57'54'00"E

L140 N57'54'00"I

L141 N57'54'00"E

L128 S37'47'36"E

60.41

14.03

25.00

14.01

14.00

11.43

16.94

132.85

794.94

16.84

0.80

63.92

30.39

48.00

4.19'

10.48

26.50

L122

L123

L125

L129

L130

L131

L132

L133

L134

L135

L136

L137

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

COMMON AREA MAINTENANCE

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 40, LOT 902, BLOCK 15 AND LOT 910, BLOCK 12, CB 4408, PRIVATE 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.

EASEMENTS FOR FLOODPLAINS

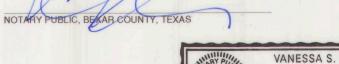
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0195G, DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT 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.

STATE OF TEXAS COUNTY OF BEXAF

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 H CULEBRA 19230 STONE SAN ANTONIC TEY (210) 403-208

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS UBSCRIBED 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 JANUARY, A.D. 20 20.



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

PLAT NO. 19-11800036

REPLAT AND SUBDIVISION PLAT ESTABLISHING

WESTPOINTE NORTH COMMONS PHASE

BEING A TOTAL OF 24.890 ACRE TRACT OF LAND, ESTABLISHING LOT 901, BLOCK 40, LOT 902, BLOCK 15, LOT 110 AND LOT 910, BLOCK 12, A 7,950 ACRE PUBLIC RIGHT-OF-WAY AND 4,368 ACRES OF OFFLOT EASEMENTS; CONSISTING OF 0.025 ACRES OUT OF THE 0.038 ACRE TRACT 0.337 ACRES OF THE 0.339 ACRE TRACT, 0.373 ACRES OUT OF THE 0.590 ACRE TRACT AND 14.572 ACRES OUT OF THAT 22.837 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028838; 0.581 ACRES OUT OF THAT 24.966 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028837; 0.751 ACRES OUT OF THAT 38,028 ACRE TRACT RECORDED IN DOCUMENT NO. 20190028836; AND 2.918 ACRES OUT OF THE REMAINING PORTION OF THAT 185.151 ACRE TRACT RECORDED IN VOLUME 10851, PAGES 2265-2270, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND 5.232 ACRES OUT OF REMAINING PORTION OF LOT 901, BLOCK 15, WESTPOINTE NORTH UNIT 3A, RECORDED IN VOLUME 9646, PAGES 141-142, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE LOUIS GONZABA SURVEY 84, ABSTRACT 253, COUNTY BLOCK 4408, IN THE CITY OF SAN ANTONIO 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 20, 2020

STATE OF TEXAS

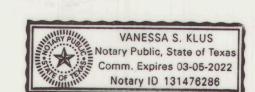
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

tedle SCOTT TEETER OWNER/DEVELOPER:

HDC OLD CULEBRA, LLC 45 NE LOOP 410, STE. 225 SAN ANTONIO, TEXAS 78216 (210) 838-6784

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 THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS CAPACITY



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, AND CONSIDERATION THEREIN EXPRESSED.

PER 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 **FELIPE GONZALEZ** SSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 20 SEAL OF OFFICE THIS



SHEET 9 OF 9

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

TED THIS	DAY OF	والماساسي
). 20		

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH COMMONS PHASE 1 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:		0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
D1		SECRETARY



