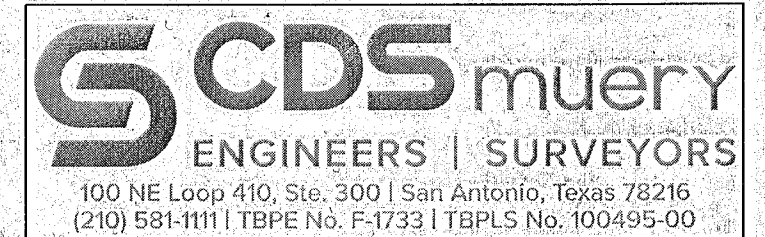


PLAT-20-11800009
REPLAT AND
SUBDIVISION PLAT ESTABLISHING
WESTPOINTE NORTH SUBD.
UNIT 7A (ENCLAVE)

BEING A TOTAL OF 9.168 ACRES, BEING A REPLAT OF A
PORTION OF LOT 901 (0.509 ACRE), BLOCK 15, C.B. 4408,
WESTPOINTE NORTH UNIT 3A AS RECORDED IN VOLUME
9646, PAGES 141-142 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS AND A 8.646 ACRE TRACT OF
LAND OUT OF A 18.086 ACRE TRACT OF LAND RECORDED
IN DOC# 20200246715 OF THE OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS OUT OF THE L. GONZABA
SURVEY NO. 84, ABSTRACT NO. 253, BEXAR COUNTY,
TEXAS ESTABLISHING LOTS 1-23 & 999, BLOCK 41, LOTS
1-15, 901-903 BLOCK 42, LOTS 1-15, 901-902 BLOCK
43, C.B. 4408, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: January 6, 2021
CDS MUERY JOB 119329.00

OWNER / DEVELOPER:
GRAMERCY VILLAGE, LLC
4007 McCULLOUGH AVE., STE. 231
SAN ANTONIO, TEXAS 78212
(210) 242-0000

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, DEDICATES THE USE OF THE PUBLIC, EXCEPT AREAS
IDENTIFIED AS PRIVATE OR AS 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: MARTIN RICO, OWNER
GRAMERCY VILLAGE, LLC
4007 McCULLOUGH AVE., STE. 231
SAN ANTONIO, TEXAS 78212
(210) 242-0000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
MARTIN RICO, 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 7 DAY OF January, A.D. 20 21

Brian Costa
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH SUBDIVISION UNIT 7A (ENCLAVE) 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

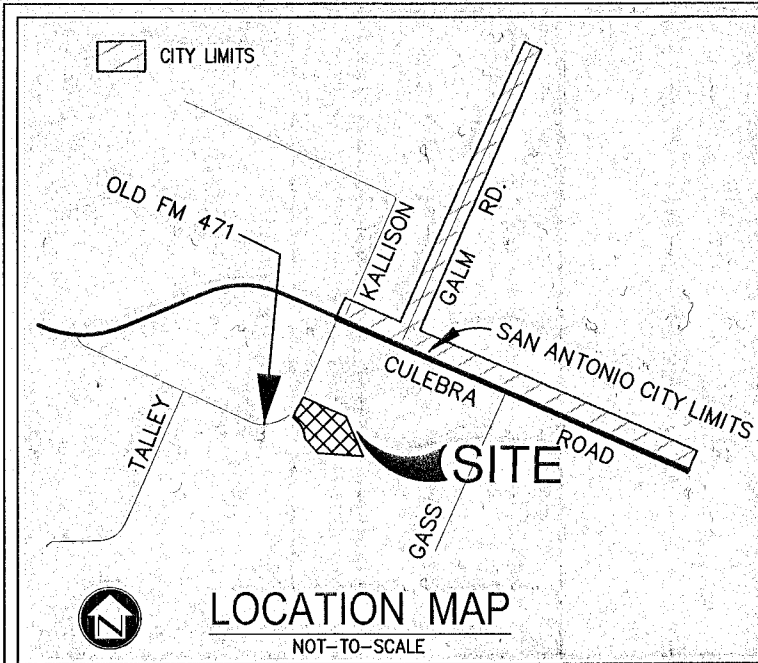
CERTIFICATE OF APPROVAL

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

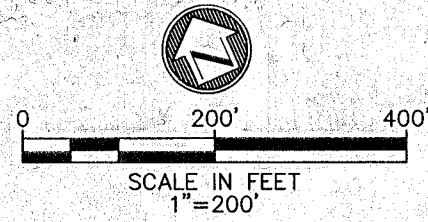
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LEGEND

AC ACRE(S)	VOL VOLUME
BLK BLOCK	PG PAGE(S)
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW RIGHT-OF-WAY
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS	DOC DOCUMENT
ESMT EASEMENT	EXISTING CONTOURS
	FINISHED CONTOURS
	C.B. COUNTY BLOCK
	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
	SET 1/2" IRON ROD



EASEMENT KEYNOTES

1 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2 REMAINING PORTION OF 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9646, PG. 141-142 D.P.R.
2 12' SANITARY SEWER EASEMENT	3 REMAINING PORTION OF 20' BUILDING SETBACK LINE VOL. 9646, PG. 141-142 D.P.R.
3 15' PRIVATE DRAINAGE EASEMENT (PERMEABLE)	4 16' SANITARY SEWER EASEMENT VOL. 20001, PGS. 2021-2030 D.P.R.
4 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5 25' SANITARY SEWER AND TURN-AROUND EASEMENT VOL. 20001, PGS. 2027-2030 D.P.R.
5 1' VEHICULAR NON-ACCESS EASEMENT	6 VARIABLE WIDTH DRAINAGE EASEMENT DOC. 20190025591 O.P.R.
6 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 20001, PGS. 2021-2026 D.P.R.	

CURVE TABLE

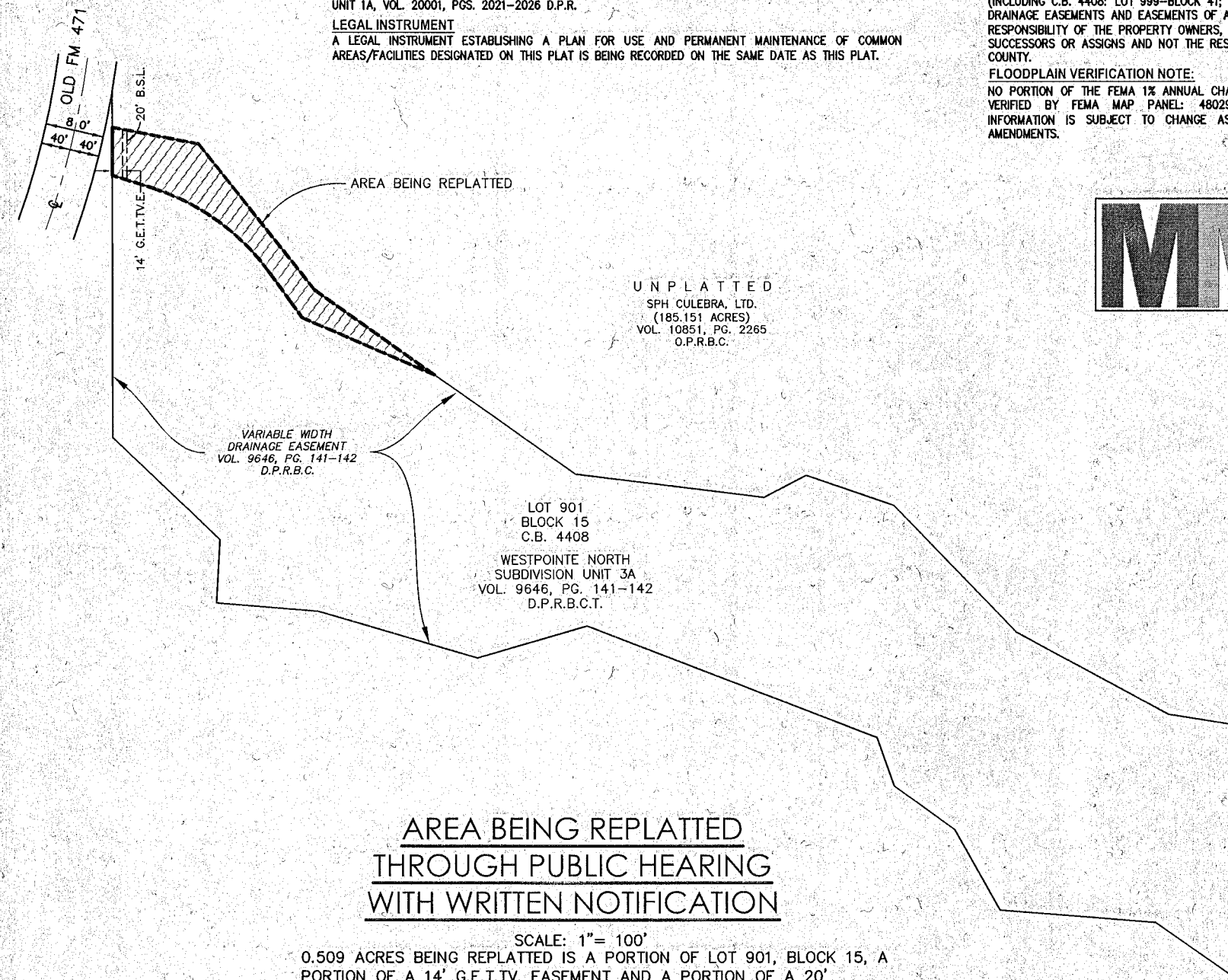
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	179.39'	1186.30'	008°39'51"	179.22'	N29°31'24"E
C2	199.88'	315.00'	036°21'24"	196.54'	N29°59'06"W
C3	36.87'	425.00'	004°58'12"	36.85'	S09°20'47"E
C4	67.85'	125.00'	031°05'59"	67.02'	N81°18'42"W
C5	40.71'	75.00'	031°05'59"	40.21'	N81°18'42"W
C6	91.40'	125.00'	041°53'34"	89.37'	N44°48'55"W
C7	54.84'	75.00'	041°53'34"	53.62'	N44°48'55"W
C8	49.45'	175.00'	016°11'37"	49.30'	N15°46'19"W
C9	25.22'	125.00'	011°33'34"	25.18'	N18°05'21"W
C10	57.39'	75.00'	043°50'36"	56.00'	S64°15'57"E
C11	95.65'	125.00'	043°50'36"	93.33'	S64°15'57"E
C12	66.57'	125.00'	030°30'46"	65.78'	S27°05'16"E
C13	39.94'	75.00'	030°30'46"	39.47'	S27°05'16"E
C14	9.30'	75.00'	007°06'17"	9.29'	N62°12'34"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	29.65'	S23°39'34"E
L2	35.20'	S23°53'13"E
L3	23.94'	N11°56'40"W
L4	53.57'	N11°48'24"W
L5	57.39'	N48°09'48"W
L6	26.94'	N82°07'05"W
L7	73.71'	N83°08'19"E
L8	18.83'	N25°48'34"W
L9	14.14'	N51°51'41"W
L10	13.52'	N35°39'13"E
L11	12.34'	N41°53'52"E
L12	15.30'	S46°06'46"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L13	42.37'	S83°08'19"W
L14	45.86'	S83°08'19"W
L15	42.63'	N11°49'54"W
L16	43.22'	S65°45'42"E
L17	19.42'	N24°14'18"E
L18	33.94'	S65°45'42"E
L19	81.49'	N69°49'18"E
L20	11.30'	N86°11'15"W
L21	62.72'	N61°34'07"W
L22	21.68'	N17°49'50"W
L23	25.78'	S66°13'51"W
L24	8.45'	N06°05'24"E
L25	66.32'	S23°40'13"E
L26	11.27'	N86°11'15"W
L27	56.36'	S23°40'13"E
L28	11.27'	S86°11'15"E
L29	37.35'	S23°40'13"E



AREA BEING REPLATTED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION

SCALE: 1" = 100'
0.509 ACRES BEING REPLATTED IS A PORTION OF LOT 901, BLOCK 15, A
PORTION OF A 14' G.E.T.V. EASEMENT AND A PORTION OF A 20'
BUILDING SETBACK LINE, C.B. 4408 OF THE WESTPOINTE NORTH UNIT 3A,
AS RECORDED IN VOLUME 9646, PAGES 141-142 OF THE DEED AND
PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN COUNTY BLOCK 4408, IN
BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

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.
I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR
RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY
NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED
RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER / DEVELOPER: MARTIN RICO, OWNER
GRAMERCY VILLAGE, LLC
4007 McCULLOUGH AVE., STE. 231
SAN ANTONIO, TEXAS 78212
(210) 242-0000

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS 7 DAY OF

January, A.D. 2021
Brian Costa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83 (2011) EPOCH: 2010 TEXAS SOUTH CENTRAL ZONE 4204.
- DISTANCES SHOWN HEREON ARE SURFACE AND COORDINATES SHOWN HEREON ARE GRID.
SURFACE=GRID X 1.00017
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CDSMUERY TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" IRON RODS WITH A ORANGE CAP STAMPED "MMES RPLS 6490" UPON COMPLETION OF CONSTRUCTION.

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 THE REQUIREMENTS
OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED
BY THE SAN ANTONIO PLANNING COMMISSION.

Brian A. Crowell
LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND
BY: PAUL L. MYERS

Paul L. Myers 1/12/2021
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE
WILL NORMALLY EXCEED 80 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT
EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN
CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM
AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR
THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE
REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY
THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE
DEPARTMENT FIRE MARSHAL.

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

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS
ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER
EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE EASEMENT ENCROACHMENTS
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED
WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER
TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS
APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF
PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS
AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED
WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS
WITHIN SAID DRAINAGE EASEMENTS.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP#2601845) WHICH REQUIRES COMPLIANCE BY THE
OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL
BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS
SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE
MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY
SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

DETENTION POND NOTE:
STORM WATER DETENTION IS REQUIRED FOR PART OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN
OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 15, C.B. 4408, WESTPOINTE NORTH SUBDIVISION
UNIT 1A, VOL. 20001, PGS. 2021-2026 D.P.R.

LEGAL INSTRUMENT
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR USE AND PERMANENT MAINTENANCE OF COMMON
AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

CPS/SAWS/CPSA UTILITY (RESIDENTIAL):

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY
PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED
EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE
FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE
EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER
EASEMENT," "SANITARY SEWER EASEMENT" AND/OR RECYCLED WATER EASEMENT FOR THE PURPOSE OF
INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING
UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND
SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN
EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S
ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE
RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH
ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC
INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE
PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR
SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES
OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE
FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER,
SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE
CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC
AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS
EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN
THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

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

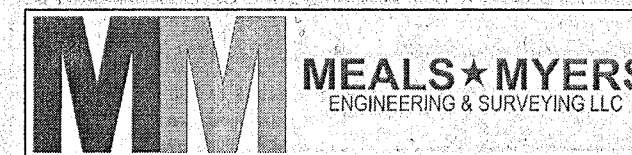
SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR
COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PRIVATE STREET DESIGNATION:
LOT 999, BLOCK 41, C.B. 4408, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND
AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT,
TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED
WATER MAINS.

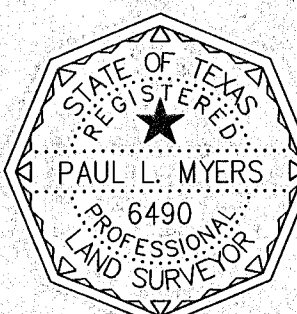
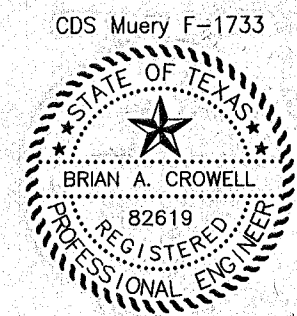
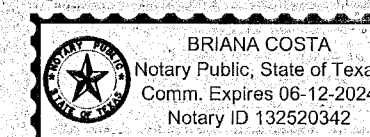
OPEN SPACE:
LOTS 901, 902 & 903 BLOCK 42, LOTS 901 & 902 BLOCK 43, C.B. 4408 ARE DESIGNATED AS OPEN
SPACE, GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT, (PERMEABLE).

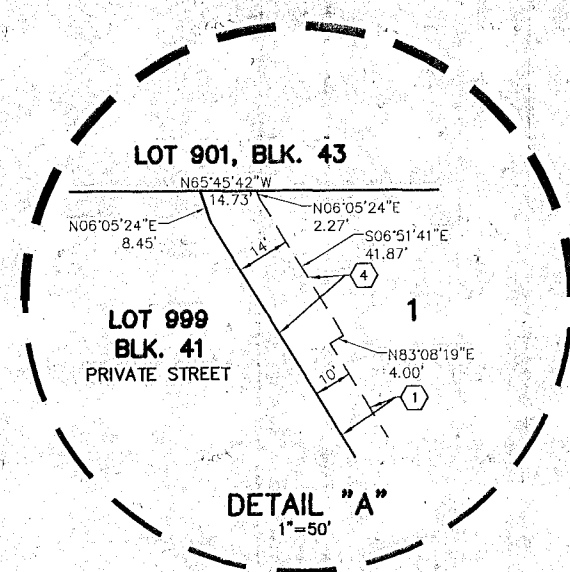
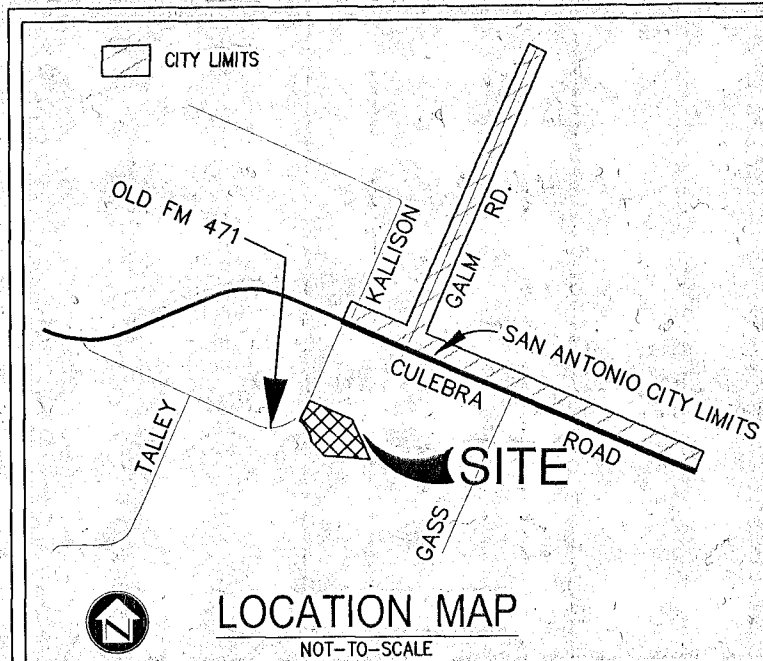
COMMON AREA MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS,
(INCLUDING C.B. 4408; LOT 999-BLOCK 41; 901, 902 & 903-BLOCK 42; LOTS 901 & 902-BLOCK 43)
DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE
RESPONSIBILITY 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.

FLOODPLAIN VERIFICATION NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS
VERIFIED BY FEMA MAP PANEL: 48029C01950, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN
INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR
AMENDMENTS.



TBPLS #10194291
TBPE #18576
7711 ECKERT RD. SUITE 108
SAN ANTONIO, TX 78240
(210)236-7382

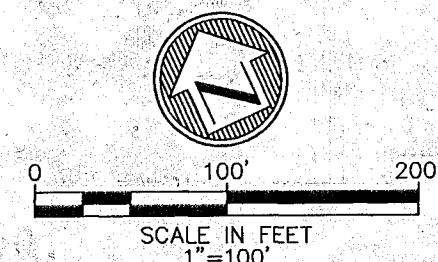




LEGEND

AC ACRE(S)
BLK BLOCK
DPR DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF BEXAR
COUNTY, TEXAS
E CENTER LINE
ESMT EASEMENT

PG PAGE(S)
ROW RIGHT-OF-WAY
DOC DOCUMENT
1140 EXISTING CONTOURS
1140 FINISHED CONTOURS
C.B. COUNTY BLOCK
● FOUND 1/2" IRON ROD
○ UNLESS OTHERWISE NOTED
○ SET 1/2" IRON ROD



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

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 PSI. AT SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

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

SAWS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

LEGAL INSTRUMENT:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

CPS/SAWS/CPSA UTILITY (RESIDENTIAL):

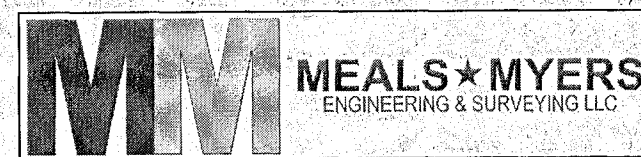
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE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

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

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

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

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

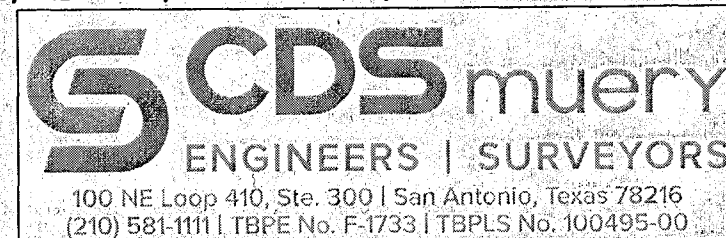


TBPLS #10194291
TBPE #18576
7711 ECKERT RD., SUITE 108
SAN ANTONIO, TX 78240
(210)236-7382

PLAT-20-11800009

REPLAT AND SUBDIVISION PLAT ESTABLISHING WESTPOINTE NORTH SUBD. UNIT 7A (ENCLAVE)

BEING A TOTAL OF 9.168 ACRES, BEING A REPLAT OF A PORTION OF LOT 901 (0.509 ACRE), BLOCK 15, C.B. 4408, WESTPOINTE NORTH UNIT 3A AS RECORDED IN VOLUME 9646, PAGES 141-142 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 8.646 ACRE TRACT OF LAND OUT OF A 18.086 ACRE TRACT OF LAND RECORDED IN DOC# 20200246715 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE L. GONZABA SURVEY NO. 84, ABSTRACT NO. 253, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 1-22 & 999, BLOCK 41, LOTS 1-15, 901-903 BLOCK 42, LOTS 1-15, 901-902 BLOCK 43, C.B. 4408, BEXAR COUNTY, TEXAS.



DATE OF PREPARATION: January 6, 2021
CDS MUERY JOB 119329.00

OWNER/DEVELOPER:
GRAMERCY VILLAGE, LLC
4007 McCULLOUGH AVE., STE. 231
SAN ANTONIO, TEXAS 78212
(210) 242-0000

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: MARTIN RICO, OWNER
GRAMERCY VILLAGE, LLC
4007 McCULLOUGH AVE., STE. 231
SAN ANTONIO, TEXAS 78212
(210) 242-0000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARTIN RICO, 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 7 DAY OF January, A.D. 2021
Notary Public, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE NORTH SUBDIVISION UNIT 7A (ENCLAVE) 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

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

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, NAD 83 (2011) EPOCH: 2010 TEXAS SOUTH CENTRAL ZONE 4204.
- DISTANCES SHOWN HEREON ARE SURFACE AND COORDINATES SHOWN HEREON ARE GRID.
- SURFACE=GRID X 1.00017
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CDSMUERY TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" IRON RODS WITH AN ORANGE CAP STAMPED "MMES RPLS 6490" UPON COMPLETION OF CONSTRUCTION.

STATE OF TEXAS
COUNTY OF BEXAR

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

Brian A. Crowell
BRIAN A. CROWELL
LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND, BY: PAUL L. MYERS

Paul L. Myers
PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

52 DUPLEX LOTS
SEE SHEET 1 OF 2
FOR LINE & CURVE TABLE

SHEET 2 OF 2