

LEGEND: O SIR = SET 1/2" IRON ROD O FIR = FOUND 1/2" IRON ROD ○ MON. = SET CONCRETE MONUMENT

— EXIST. CONTOUR (MJR) - FXIST CONTOUR (MNR) PROPOSED FINISHED CONTOUR — PHASE BOUNDARY

-- UTILITY EASEMENT

= PAGES = UTILITY EASEMENT R60 = RADIUS N.T.S. = NOT TO SCALE

ABBREVIATIONS:

VOL. = VOLUME

B.S. = BUILDING SETBACK R.O.W. = RIGHT OF WAY

= DEED PUBLIC RECORDS BEXAR COUNTY = OFFICIAL PUBLIC RECORDS = GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT

| LINE TABLE | | | | | | | | | | |
|------------|--------|---------------|--|--|--|--|--|--|--|--|
| LINE # | LENGTH | DIRECTION | | | | | | | | |
| L1 | 14.10 | N44° 32′ 11″W | | | | | | | | |
| L2 | 76.32 | N13° 46′ 15″E | | | | | | | | |
| L3 | 71.72 | N27° 13′ 31″E | | | | | | | | |
| L4 | 70.00 | N43° 59′ 49″E | | | | | | | | |
| L5 | 71.39 | N57° 24′ 13″E | | | | | | | | |
| L6 | 47.84 | S59° 25′ 20″W | | | | | | | | |
| L7 | 19.94 | S55° 45' 28"W | | | | | | | | |
| L8 | 18.77 | S51° 00' 57"W | | | | | | | | |
| L9 | 36.98 | S80° 38' 18"E | | | | | | | | |
| L10 | 20.00 | S79° 14′ 34″W | | | | | | | | |
| | | | | | | | | | | |

L11 15.52 S19* 38' 43"E

ALL UTILITY SYSTEMS.

PERMEABLE AREAS UNLESS OTHERWISE NOTED.

THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

and consideration therein expressed.

Owner: Edward L. Sherfey, III

104 DEL COURT - SUITE 400

EDWARD L. SHERFEY, III, AS MANAGER

PARTNER TO VPH PROPERTIES, LTD.

OF JEEKAT MANAGEMENT, LLC, GENERAL

VPH PROPERTIES, LTD.

LAREDO, TEXAS 78041

| | CURVE TABLE | | | | | | | | | |
|--------|-------------|---------|-----------|--------|---------------|--|--|--|--|--|
| CURVE# | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING | | | | | |
| C1 | 48.71 | 430.00' | 6'29'24" | 48.68* | S65° 15' 13"W | | | | | |
| C2 | 42.13 | 75.00" | 32'10'58" | 41.58* | N61° 33' 20"E | | | | | |
| C3 | 94.04 | 100.00* | 53'52'43" | 90.61 | N72° 24' 12"E | | | | | |
| C4 | 6.98 | 125.00' | 3'11'58" | 6.98' | S82' 15' 28"E | | | | | |
| C5 | 39.62' | 125.00' | 18'09'38" | 39.46 | N87" 03' 39"E | | | | | |
| C6 | 40.12' | 125.00' | 18'23'23" | 39.95 | N68° 47' 03"E | | | | | |
| C7 | 30.81 | 125.00' | 14"07'20" | 30.74 | N52" 31" 34"E | | | | | |
| C8 | 31.42' | 20.00' | 89'59'58" | 28.28' | N89° 32' 10°W | | | | | |
| C9 | 28.40' | 75.00' | 21'41'45" | 28.23 | N88° 29' 41"E | | | | | |
| C10 | 32.37' | 20.00' | 92'44'11" | 28.95 | S37° 20° 35°E | | | | | |
| C11 | 31.46' | 20.00' | 90'06'51" | 28.31' | N54" 04' 55"E | | | | | |
| C12 | 69.05 | 200.00* | 19'46'56" | 68.71 | NO 51 58 W | | | | | |
| C13 | 42.07° | 200.00* | 12'03'03" | 41.99 | N16° 46' 58°W | | | | | |
| C14 | 45.76' | 200.00* | 13'06'35" | 45.66 | N29° 21′ 47°W | | | | | |
| C15 | 43.77 | 200.00* | 12'32'21" | 43.68 | N42" 11' 15"W | | | | | |
| C16 | 50.20' | 200.00* | 14"22"51" | 50.07* | N55" 38' 51"W | | | | | |
| C17 | 61.03* | 200.00* | 17'29'04" | 60.80 | N71° 34′ 49°W | | | | | |
| | | | | | | | | | | |

1.88' 150.00' 0'43'04" 1.88' N80' 30' 07"W

C24 48.80' 120.00' 23'17'53" 48.46' N57' 06' 45"

C25 60.99' 150.00' 23'17'53" 60.57' N57' 06' 45"E

C26 73.19' 180.00' 23'17'53" 72.69' N57' 06' 45"E

C27 31.42' 20.00' 90'00'00" 28.28' N89' 32' 11")

C28 31.42' 20.00' 90'00'00" 28.28' NO 27' 49"E

NOTES

COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREET AND ARE AVAILABLE FOR USE BY

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

3. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON

4. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.

5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE

6. CONTOURS SHOWN ARE GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE

7. 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE

8. SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT

9. 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 1000 GPM

10. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE

11. PROPERTY CORNERS ARE MARKED WITH HALF-INCH IRON ROD WITH A PLASTIC CAP MARKED "SHERFEY ENG. - R.P.L.S.

12.NO PORTION OF THE FEMA 1% 100 YEAR ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555F,EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A

13. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY

CERTIFICATE OF OWNER

the Owner of the land shown on this Plat, and designated herein as: VISTA POINT HEIGHTS PHASE II in the City of San Antonio, County of Bexar, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easments and public places thereon shown for the purpose

_, as ___Manager

OWNERS OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF

DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND

EGRESS OVER THE 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.

EACH LOT ON THE CUSTOMER'S SIDE OF THE METER AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH

AT 25 PSI RÉSIDUAL 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

ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

| U41 | 31.91 | 100.00 | 18-17-06 | 31.78 | 553 |
|-----|---------|---------|-----------|---------|--------|
| C42 | 26.04 | 175.00* | 8'31'37" | 26.02' | N49* |
| C43 | 29.34 | 175.00 | 9'36'19" | 29.30' | N58° |
| C44 | 47.47' | 150.00' | 18'07'56" | 47.27* | N54° |
| C45 | 17.61' | 125.00' | 8'04'19" | 17.60' | N49° |
| C46 | 21.95' | 125.00' | 10'03'37" | 21.92' | N58° |
| C47 | 41.42' | 175.00' | 13'33'36" | 41.32' | S56* |
| C48 | 60.72' | 175.00' | 19'52'54" | 60.42 | S40° |
| C49 | 56.13' | 175.00' | 18"22'35" | 55.89 | S20° |
| C50 | 7.44' | 175.00' | 2'26'06" | 7.44' | S10°. |
| C51 | 142.03' | 150.00' | 54'15'11" | 136.79' | S36° . |
| C52 | 96.78' | 125.00' | 44'21'38" | 94.38' | S41° . |
| C53 | 21.58' | 125.00' | 9'53'30" | 21.55 | S14* |
| C54 | 1.70' | 370.00' | 0°15'47" | 1.70' | S68* |
| C55 | 1.84' | 400.00' | 0°15'47" | 1.84' | S68* |
| | | | | | |

C29 31.42' 20.00' 90'00'00" 28.28' N89' 32' 11"W C30 | 142.05' | 125.00' | 65'06'32" | 134.53' | S77' 05' 27"E C32 46.74' 150.00' 17"51"12" 46.55' S66" 39' 46"E C33 31,28' 150.00' 11'56'48" 31,22' S81' 33' 51"E C34 | 10.82' | 20.00' | 31'00'09" | 10.69' | N72' 02' 03"W C36 32.20' 60.00' 30'45'12" 31.82' S77' 26' 57"E C37 | 54.82' | 60.00' | 52'21'00" | 52.93' | N60' 59' 57"E C38 68.50' 60.00' 65'24'46" 64.84' NO2' 07' 10"W C39 101.50' 60.00' 96'55'31" 89.82' N71' 59' 41"E C40 32.69' 20.00' 93'38'51" 29.17' N70' 21' 17"E 43' 37"E 47' 35**"**E 31' 46**"**E 29' 58"E 33′ 56**″**E 48' 56**"**W 05' 42**"**W 57' 57**"**W 33' 37**"**W 28' 09**"**W 24' 52'W 17' 17"W 37' 48**"**W C56 1.97' 430.00' 0"15"47" 1.97' S68" 37' 48"W

Volume 18257, Pages 1893-1901, Official Public Records, Bexar County, Texas.

Suite 400 Laredo, Texas 78041 (956) 791-3511

COMPANY, L.L.C. T.B.P.E. FIRM REGISTRATION No. F-3132 T.B.P.L.S. FIRM REGISTRATION No. 10099800 DATE OF PREPARATION: JANUARY 15, 2021

PLAT No. 20-11800021

SUBDIVISION PLAT

OF

VISTA POINT HEIGHTS

PHASE II

Being a total of 17.42 acres of land

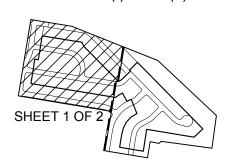
more of less, out of 47.49 acre tract recorded in

"C.P.S./SAWS/COSA UTILITY NOTES"

SHERFEY

ENGINEERING

- 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 SYSTEMS (SAWS)-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 TO SUCH EASEMENTS AS DESCRIBED HEREON.
- 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
- 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (10)TEN FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY
- 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (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.



SHEET INDEX

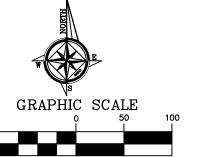
SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

BUILDING SETBACK NOTE:

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE

SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER.



N FEET

| _ | <u>_</u> <u> </u> | lm Valley Dr (50 ft. R.O.W.) | ive | | | | | | ~ . | | | | | | 100 | GRAPH |
|----|------------------------|--|--------------------|---|---|---|---|--------|--|--------|--------------------|--|--------------------------------|----------------------------------|--------------|----------------|
| | | OWNER: LENNAR HOWES OF TEXAS LAND & CONSTRUCTION 3-DOS 15 201-1202 155 155 | 3 | 10'G.E.T.TV.E | VISTA PLAT | PHASE I NO. 19-11800 6 | | 8 | 9 | 10'6 € | 273° 46 | 73"E | | / 21 | | (IN 1 inch |
| | Grove R.o.w.) | OINT 16 PGS 1 | S.I.R. | | | BLOC 39"E | 420.00' | | S.I.R | 10 | S23° 46° 42.14' | | | 10'6, 5 | 22 | |
| | VISTA GR (50 ft. R. | TR: 10'EG TAR HOMES EXAS LAND NNSTRUCTION NOTA P VOL. 20001 | 35 8 | 34 * | 60.00° BLOCK 2 NGB 15269 T. 33 | 100.11' "80'00'00'08'21"E - ' | -017,710- -00.00- -21 - -00.00- -21,12- -00.00- -21,12- -00.00 | · | 60,00'/ M ₈ ,12,80.60S 29 | | 11 | 12 | 13 | | | 23 24 |
| - | | 10'EGTIVE PEAK Point (50 ft. R.O.W.) 99.02' | 60.00 | 60.00° | eak Point | &CATV ESM'T 60.00 | 58.12 | C/8 | 05 | 28 | | SAA | 1474 | VISTA POINT YER 10 1921 18000 | (local ling) | 50 rive |
| _ | | DOS 11-1202 HOMES HOMES STRUCTION STRUCTION TAIL IN THE STRUCTION TAIL I | L/ / * | (Lood Type | - 60.00° - 10° G.E.T.& | R(0.M) 60.00' - 60.00' - 17 17 17 17 17 17 17 17 17 17 17 17 17 | | G2b | | 63 | 27 N6 27 | 26 26 | 150.41 | 5/16.0g, | 17 | 10 R.O.W.) |
| // | | PONT-1B- 17, PGS-420 3.P.R.B.C. 0.NNER: 1ENNAR 0.F.EX 0.ONER: 0.ONER: 0.ONER: 0.ONER: 0.ONER: 0.ONER: | 100.001 100.001 | 15 15 ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° | 14 " | 100.01 13 000.08,7 | 000, | 700001 | 55' | | 10 4 | 584.53 \\ 7.15' \\ \(\begin{array}{c} \begin{array}{c} \b | 63' 5'' LOCK 2 1CB-15269 | ~/ | | 18 |

7 503.597 Mountain Point (Local Type "A" - 50 ft. R.O.W.)

26 25 26 25 24 2 108.21 108.41 0.28 56.00' 56.00'

N80° 39' 26"W 892,95' WARE: 2 OWNER: 3 OWNER: 4 OWNER: 5 OWNER: 6 OWNER: 7 OWNER: 9 OWNER: 10 OWNER: 11 OWNER: 12 OWNER: 13 OWNER: 14

NNAR HOMES LENNAR HOME

CERTIFICATE OF ENGINEER

NCB/15269



FRANCISCO ESTRADA IV

5862

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 San Antonio Planning Commission.

CERTIFICATE OF SURVEYOR

l, hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an

an actual survey made on the ground by Sherfey Engineering Company, L.L.C.

JoEmma P. Sherfey, P.E. No. 68028

Francisco Estrada IV, R.P.L.S. No. 5862

DEED & PLAT RECORDS BEXAR COUNTY

DATE

DATE

Sunset Point

VISTA POINT 1B-DOS

VOLUME 20001, PAGES 1201-1202 DEED & PLAT RECORDS BEXAR COUNTY

SAWS DEDICATION NOTE

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

TREE PRESERVATION NOTE

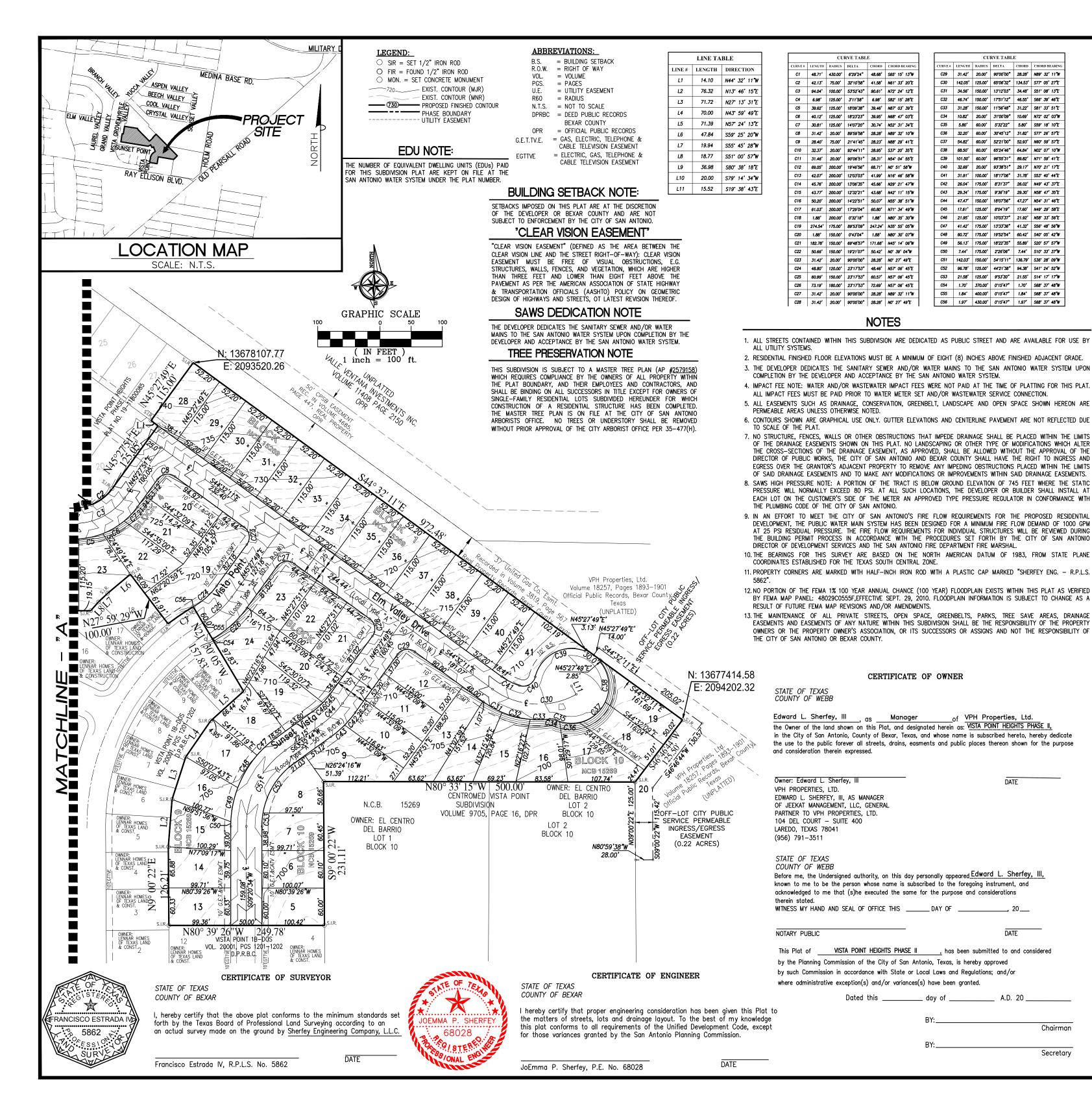
WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY MITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OT LATEST REVISION THEREOF.

MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2579158) WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H). (956) 791-3511 STATE OF TEXAS COUNTY OF WEBB Before me, the Undersigned authority, on this day personally appeared Edward L. Sherfey, III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations WITNESS MY HAND AND SEAL OF OFFICE THIS ______DAY OF ______, 20____ This Plat of VISTA POINT HEIGHTS PHASE II , 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 variances(s) have been granted. Dated this _____ day of ____ A.D. 20 ____



PLAT No. 20-11800021

SUBDIVISION PLAT OF

VISTA POINT HEIGHTS PHASE II

Being a total of 17.42 acres of land more of less, out of 47.49 acre tract recorded in Volume 18257, Pages 1893-1901,



C29 31.42' 20.00' 90'00'00" 28.28' N89' 32' 11"W

C30 | 142.05' | 125.00' | 65'06'32" | 134.53' | S77" 05' 27"E

C32 46.74' 150.00' 17"51'12" 46.55' S66' 39' 46"E

C33 31,28' 150.00' 11'56'48" 31,22' S81' 33' 51"E

C34 | 10.82' | 20.00' | 31'00'09" | 10.69' | N72' 02' 03"W

C36 32.20' 60.00' 30'45'12" 31.82' S77' 26' 57"E

C37 | 54.82' | 60.00' | 52'21'00" | 52.93' | N60' 59' 57"E

C38 68.50' 60.00' 65'24'46" 64.84' N02' 07' 10"W

C40 32.69' 20.00' 93'38'51" 29.17' N70' 21' 17"E

C41 31.91' 100.00' 18'17'06" 31.78' S53' 40' 44"E

C42 26.04' 175.00' 8'31'37" 26.02' N49' 43' 37"E

C44 47.47' 150.00' 18°07'56" 47.27' N54' 31' 46"E

C45 | 17.61' | 125.00' | 8'04'19" | 17.60' | N49' 29' 58"E

C48 60.72' 175.00' 19'52'54" 60.42' S40' 05' 42"W

C49 | 56.13' | 175.00' | 18'22'35" | 55.89' | S20' 57' 57"W

C50 7.44' 175.00' 2'26'06" 7.44' S10' 33' 37"W

C52 96.78' 125.00' 44'21'38" 94.38' S41' 24' 52"W

C53 | 21.58' | 125.00' | 9'53'30" | 21.55' | S14' 17' 17"W

C54 1.70' 370.00' 0'15'47" 1.70' S68' 37' 48"W

C55 1.84' 400.00' 0'15'47" 1.84' S68' 37' 48"W

C56 1.97' 430.00' 0'15'47" 1.97' S68' 37' 48"W

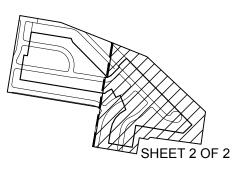
__of VPH Properties, Ltd.

Suite 400 Laredo, Texas 78041 (956) 791-3511

T.B.P.E. FIRM REGISTRATION No. F-3132 T.B.P.L.S. FIRM REGISTRATION No. 10099800 DATE OF PREPARATION: JANUARY 25, 2021

"C.P.S./SAWS/COSA UTILITY NOTES"

- 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 SYSTEMS (SAWS)-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 TO SUCH EASEMENTS AS DESCRIBED HEREON
- 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
- 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (10)TEN FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY
- 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (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.



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