

LOCATION MAP

NOT TO SCALE

LEGEND

AC. = ACRE(S)
BLK = BLOCK
BSL = BUILDING SETBACK LINE
CATV = CABLE TELEVISION
CB = COUNTY BLOCK
C = CENTER LINE
ELEV. = EXISTING CONTOUR ELEVATION
PROPOSED CONTOUR ELEVATION
DED = DEDICATION
DOC = DOCUMENT NUMBER
DPR = DEED AND PLAT RECORDS OF BEAR COUNTY, TX
DR = DEED RECORDS OF BEAR COUNTY, TX

ELEC = ELECTRIC
ESMT = EASEMENT
ETJ = EXTRATERRITORIAL JURISDICTION
FIR = FOUND IRON ROD
GCS = NEW CITY BLOCK
OPR = OFFICIAL PUBLIC RECORDS (OF REAL PROPERTY) OF BEAR COUNTY, TX
VOL = VOLUME
PG = PAGE(S)
ROW = RIGHT-OF-WAY
NTS = NOT TO SCALE
C.V.E. = CLEAR VISION EASEMENT
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 1568405) 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

SURVEYOR'S NOTES:

- 1.) PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SGCE" UNLESS NOTED OTHERWISE.
- 2.) COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES DERIVED FROM THE NSG COOPERATIVE CORS NETWORK.
- 3.) DIMENSIONS SHOWN ARE SURFACE.
- 4.) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEAR

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.

Stephen G. Cook
STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEERING NO. 83139

STATE OF TEXAS
COUNTY OF BEAR

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:

Stephen G. Cook
STEPHEN G. COOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

CPSS/SAWS/COS/UTILITY NOTE:

- 1.) THE CITY OF SAN ANTONIO AS A 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 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 TO 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 ALTERATION.
- 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 HEREIN.
- 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 FIVE (5) FOOT AND TEN (10) WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT AND TEN (10) WIDE EASEMENTS.

WASTEWATER EDU NOTE:

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.

IMPACT FEE PAYMENT DUE:

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 DEDICATION NOTE:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

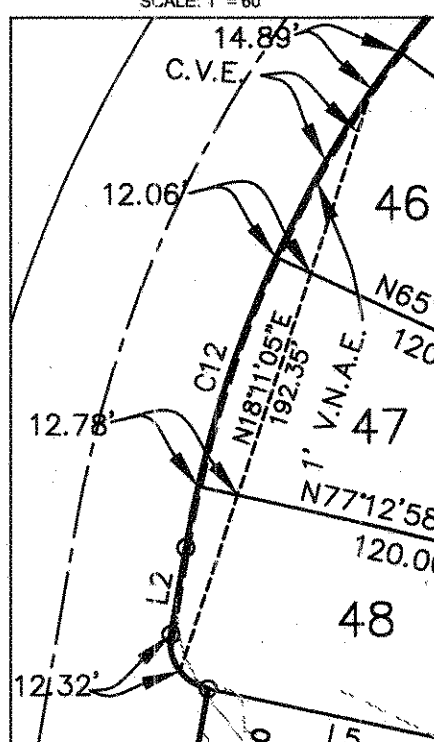
BUILDING SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	52°01'12"	N63°39'57"E	13.16'	13.62'
C2	50.00'	194°02'25"	N45°19'27"W	99.25'	169.33'
C3	15.00'	52°01'12"	S25°41'09"W	13.16'	13.62'
C4	25.00'	90°00'00"	N45°19'27"W	35.36'	39.27'
C5	15.00'	90°00'00"	N44°40'33"E	21.21'	23.56'
C6	15.00'	91°22'43"	S35°56'18"E	21.47'	23.92'
C7	195.00'	65°23'33"	S42°26'49"W	210.67'	222.56'
C8	195.00'	14°31'57"	S82°24'34"W	49.33'	49.46'
C9	245.00'	79°55'30"	S49°42'48"W	314.72'	341.76'
C10	15.00'	92°23'09"	N55°56'38"E	21.65'	24.19'
C11	15.00'	87°36'51"	S34°03'22"E	20.77'	22.94'
C12	365.00'	79°55'30"	S49°42'48"W	468.87'	509.16'
C13	685.00'	65°15'31"	N57°02'48"E	738.71'	780.20'
C14	15.00'	88°44'15"	S54°07'10"W	20.98'	23.23'
C15	935.00'	8°48'45"	S85°55'05"E	143.67'	143.81'
C16	15.00'	90°00'00"	N45°19'27"W	21.21'	23.56'
C17	200.00'	13°24'18"	S07°01'36"E	46.69'	46.79'
C18	15.00'	103°24'18"	N37°58'24"E	23.54'	27.07'
C19	1155.00'	9°01'22"	S85°48'46"E	181.70'	181.89'
C20	15.00'	91°03'07"	S35°46'31"E	21.41'	23.84'
C21	15.00'	92°23'09"	N36°26'32"W	21.65'	24.19'
C22	15.00'	87°36'51"	S53°33'28"W	20.77'	22.94'
C23	15.00'	89°01'01"	S54°15'33"W	21.03'	23.30'
C24	1205.00'	9°05'31"	S85°46'42"E	191.01'	191.21'
C25	15.00'	76°35'42"	N52°01'36"W	18.59'	20.05'
C26	150.00'	13°36'30"	N06°55'30"W	35.54'	35.63'
C27	1315.00'	9°48'59"	S85°24'57"E	225.02'	225.30'
C28	150.00'	13°36'30"	N06°55'30"W	35.54'	35.63'
C29	150.00'	13°24'18"	S07°01'36"E	35.01'	35.09'
C30	885.00'	8°41'47"	S85°58'34"E	134.20'	134.33'
C31	1045.00'	9°44'59"	S85°26'57"E	177.61'	177.82'
C32	50.00'	41°57'41"	S58°38'11"W	35.81'	36.62'
C33	50.00'	28°30'15"	N86°07'51"W	24.62'	24.87'
C34	50.00'	30°44'02"	N56°30'42"W	26.50'	26.82'
C35	50.00'	30°13'35"	N26°01'54"W	26.07'	26.38'
C36	50.00'	62°36'52"	N20°23'20"E	51.96'	54.64'

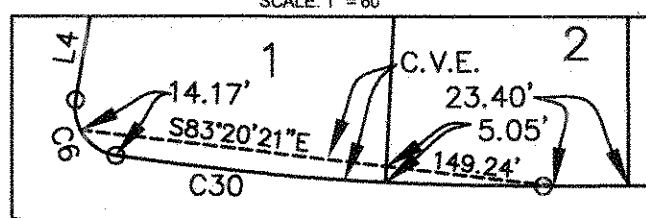
C.V.E. DETAIL "A"

SCALE: 1" = 60'



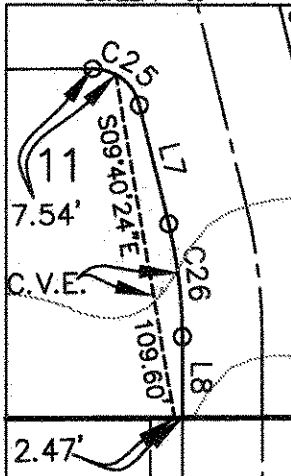
C.V.E. DETAIL "B"

SCALE: 1" = 60'



C.V.E. DETAIL "C"

SCALE: 1" = 60'



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

SHEET 1 OF 2

PLAT NUMBER: 19-11800291

SUBDIVISION PLAT
ESTABLISHING

WEST POINTE GARDENS - UNIT 3

BEING A 20.97 ACRE TRACT OF LAND OUT OF A 236.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 14113, PAGE 524-543, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS; BEING ALSO OUT OF THE JOHN BARRETT SURVEY NUMBER 66, SECTION 2, ABSTRACT NUMBER 47, COUNTY BLOCK 4317, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'

0 50 100 200



SGC

STEPHEN G. COOK ENGINEERING, INC. 12000 STARCREST, SUITE 107
REGISTERED LAND SURVEYORS SAN ANTONIO, TEXAS 78247-4177
TBP# FIRM # F-184 • TBP#S #10005400 (210) 481-2533 • COOK@SGCE.NET

STATE OF TEXAS
COUNTY OF HARRIS

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

WPG LLC
9215 SOLO RD, SUITE D-1
HOUSTON, TX 77064
(281) 955-1144

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY, 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 GUARANTY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF March, 2024.

Notary Public, State of Texas

Comm. Expires 09/26/2027
11778493

NOTARY PUBLIC, HARRIS COUNTY, TEXAS

THIS PLAT OF WEST POINTE GARDENS, UNIT 3, 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 AD 20

BY: CHAIRMAN

BY: SECRETARY

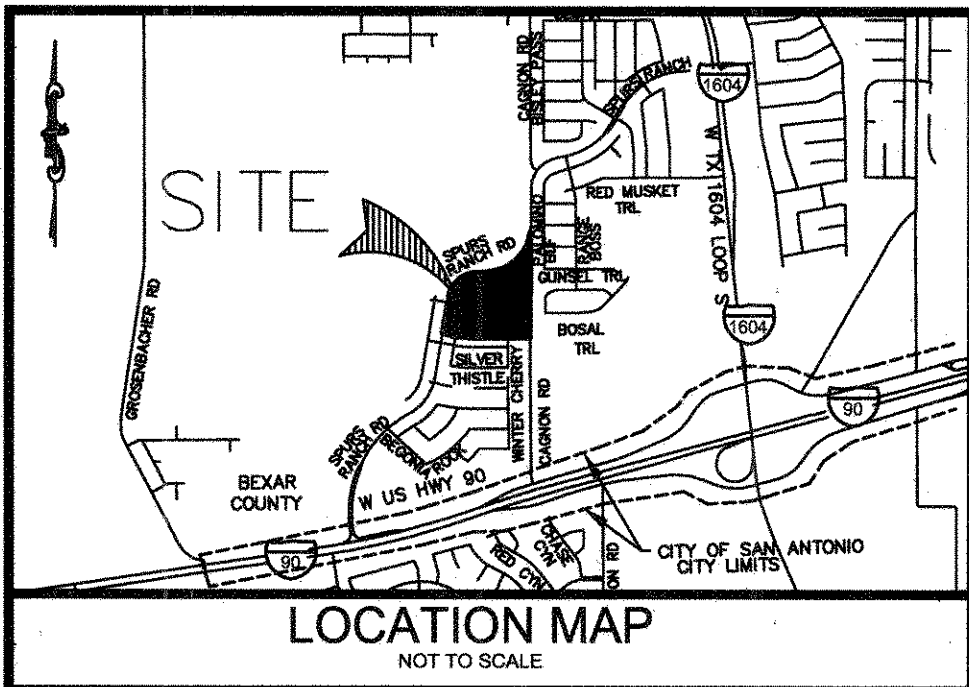
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 AD 20

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS



LEGEND

AC = ACRE(S)
BLK = BLOCK
BSL = BUILDING SETBACK LINE
CATV = CABLE TELEVISION
CB = COUNTY BLOCK
C = CENTER LINE
E = EXISTING CONTOUR ELEVATION
P = PROPOSED CONTOUR ELEVATION
DED = DEDICATION
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DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TX
DR = DEED RECORDS OF BEXAR COUNTY, TX

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NCB = NEW CITY BLOCK
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VOL = VOLUME
PG = PAGE(S)
ROW = RIGHT-OF-WAY
NTS = NOT TO SCALE
C.V.E. = CLEAR VISION EASEMENT
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SGCE" UNLESS NOTED OTHERWISE; 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NSG COOPERATIVE CORS NETWORK; 3. DIMENSIONS SHOWN ARE SURFACE; 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CPS/SAWS/COSA/UTILITY NOTE:
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATING 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 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 TO 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.

CPS/SAWS/COSA/UTILITY NOTE (CONTINUED):
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 ALTERATION.
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 HEREIN.
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 FIVE (5) FOOT AND TEN (10) WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT AND TEN (10) WIDE EASEMENTS.

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.

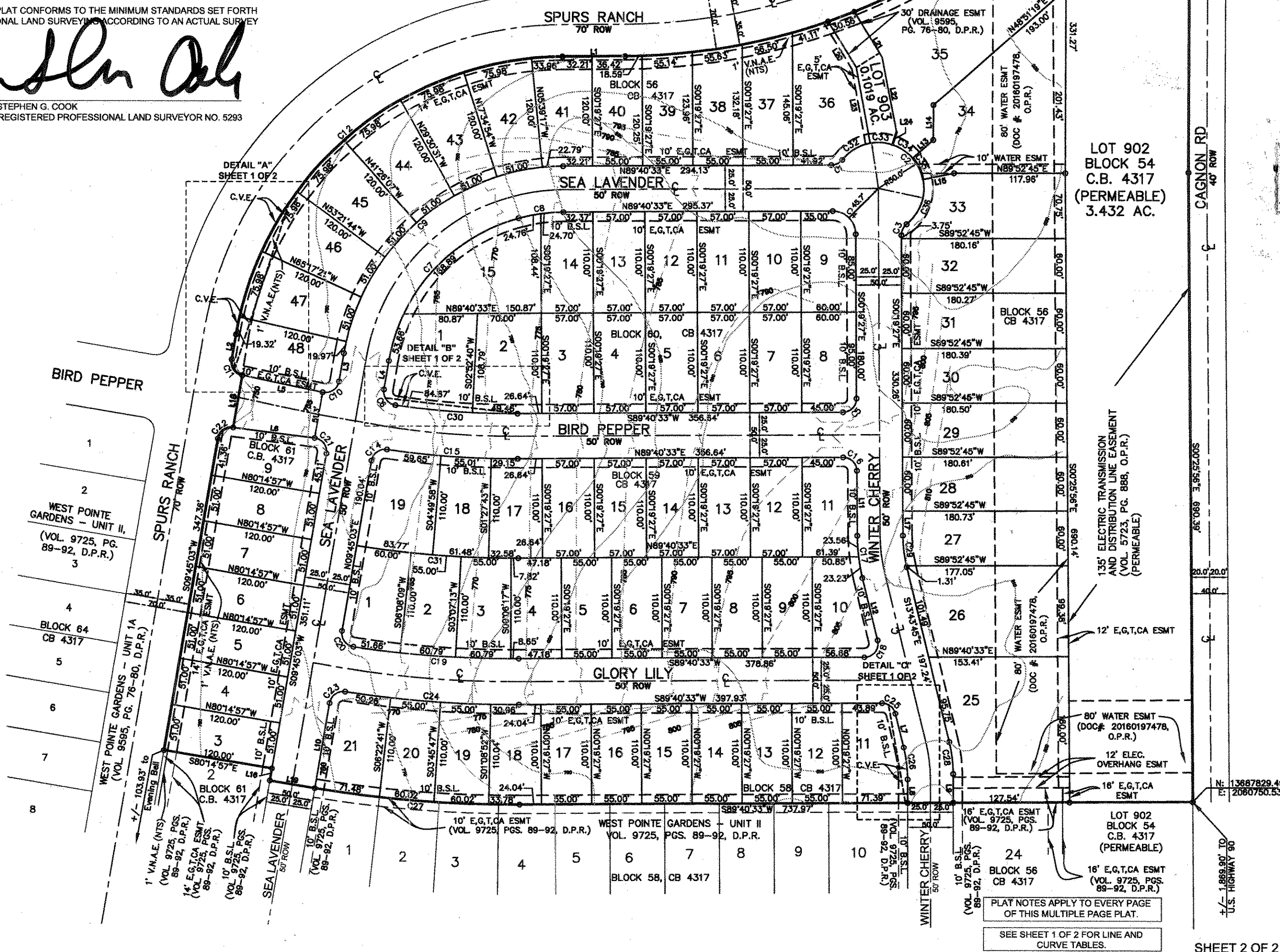
Stephen G. Cook
STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEER NO. 83139

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:

Stephen G. Cook
STEPHEN G. COOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

UNPLATTED,
WFL, LLC
238.74 ACRES
(VOL. 14113, PG. 524, O.P.R.)



PLAT NUMBER: 19-11800291

SUBDIVISION PLAT ESTABLISHING WEST POINTE GARDENS - UNIT 3

BEING A 20.97 ACRE TRACT OF LAND OUT OF A 238.74 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 14113, PAGE 524-543, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE JOHN BARRETT SURVEY NUMBER 86, SECTION 2, ABSTRACT NUMBER 47, COUNTY BLOCK 4317, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'

0 50 100 200



STATE OF TEXAS
COUNTY OF HARRIS

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 HEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD MOODY, OWNER
WFL, LLC
8215 SOLON RD, SUITE D-1
HOUSTON, TX 77054
(281) 955-1144

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD MOODY 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 11 DAY OF March, 2021.



THIS PLAT OF WEST POINTE GARDENS - UNIT 3 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, TEXAS 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

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.
SEE SHEET 1 OF 2 FOR LINE AND
CURVE TABLES.