The state of the s

SEE SHEET 2 OF 4

W.R. WOOD

8 65364

W.E.S. ONAL EVEN



COUNTY CLERK, BEXAR COUNTY, TEXAS

DATED THIS ____

THIS PLAT OF WESTPOINTE EAST, UNIT 33, PHASE 6 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.

__DAY OF _

BY:				A commence of the commence of
.				CHAIRMAN
BY:				
	7 7 7			SECRETARY

DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED OWNER/DEVELOPER: HUGO GUT VISE OAKS (0.294 AC OF 16 SANITARY SEWER EASEMENT) 19230 STONE OAK PARKWAY, SUITE 301 SAN ANTONIO, TEXAS 78258 (210) 403-2081 STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUGO GUTIERREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THERE HAND AND SEAL OF OFFICE THIS _ S69°52'38"\ 153.86 VALLEY MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 WESTPOINTE EAST, UNIT-33 PHASE 5 Notary ID 12081891 (VOL 20001, PG 2194-2198, DPR) C6 956-L BRAXON PASS 145.23' (VAR WID PUBLIC ROW) SEE DETAIL 37 10' BSL **V**1> SHEET 9.07'-S55°48'22"E -/_21.35′、36、

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 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. 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 SCALE: 1"= 100' 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

METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

SAWS IMPACT FEE

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891

2048184.71

STATE OF TEXAS

COUNTY OF BEXAR

AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS. PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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) AS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION

AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON

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 FLECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC

SEE SHEET 4 OF 4 FOR PLAT NOTES, **CURVE AND LINE TABLES**

MATCHLINE "B" SEE SHEET 1 OF 4

UNIT-33 PHASE 5

(VOL 20001, PG

PROPOSED 1% A.C (100-YR) FEMA UD FLOODPLAIN (ATLAS 14) PAPE-DAWSON FLOOD STUDY

EXISTING 1% A.C. (100-YR) FEMA DFIRM FLOODPLAIN EFFECTIVE 9-29-10, PANEL NO. 48029C0335F

SURVEYOR'S NOTES

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED, MONUMENTS AND LOT MARKERS WILL BE SET WITH I" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

DETAIL "A"

SCALE: 1" = 40'

BEXAR

EARL ROBERTS DR

LOCATION MAP

NOT-TO-SCALE

BLK 60 CB 4390

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

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

FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

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

PAPE-DAWSON ENGINEERS, INC.

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:

RED PROFESSIONAL LAND SURVEYOR

" UNPLATTED

REMAINING PORTION OF

399.402 ACRES

VISE OAKS I, LTD.

(VOL. 8337,

PGS. 93-100, OPR)

169.82 ∏g BLK 63 CB 4390 WESTPOINTE EAST, UNIT-33 PHASE 5 (VOL 20001, PG 2194-2198, DPR)

33 <

31 ~

120.00

N5214'35"W

30

122.25

N54'55'15"W

N57'36'14"W 28

N59'34'23"W

27.75' S76'34'08"E

BLK 60. ° 23 CB 4390 10

54.70' C40 L34

S48'32'49"E

C13-L25

SHEET 2 OF 4

WESTPOINTE EAST

UNIT-33 PHASE 5

(VOL 20001, PG

2194-2198, DPR)

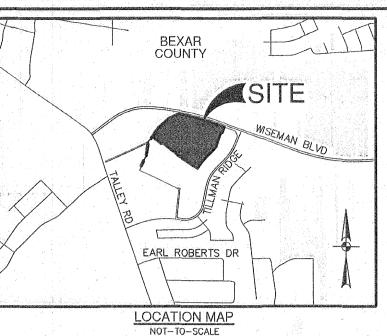
8 BLK 63 CB 4390

N: 13714629.37

E: 2047622.92

28 8 8 8 8 B J W.R. WOOD 65364 ONAL ENG

DAVID A. CASANOVA <u>4251</u> SURVE



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 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 CHANGES OR GROUND ELEVATION ALTERATIONS.

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

LOUBERG VALLEY

N83'25'01"W ~ 65.38

BLK 59 CB 4390

DETAIL "B"

SCALE: 1" = 20'

N2714'51"V

(50' PUBLIC ROW)

-12.28'

48.64

N41'56'51"W 4.53

18.31

SEE DETAIL "B1'

THIS SHEET

S76°34'08"E

LOUBERG VALLEY

(50' PUBLIC ROW)

S74°29'29"W ~

142.37

BRAXON PASS (50' PUBLIC ROW)

BLK 57 CB 4390

DETAIL "C"

SCALE: 1" = 30'

BLK 61 CB 4390

DETAIL "D" SCALE: 1" = 30'

N87°42'00"W ~ 147.66'

BLK 60 CB 4390

16.92

SAWS IMPACT FEE:

COUNTY OF BEXAR 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.

DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ANTONIO WATER SYSTEM.

LÖÜBERG VALLEY

(50' PUBLIC ROW)

4.59

DETAIL "B1"

SCALE: 1"=5"

BLK 59 CB 4390

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT SEE SHEET 4 OF 4 FOR PLAT NOTES, CURVE AND LINE TABLES

OWNER/DEVELOPER

O GUTIERREZ OAKS I. LTD 94 AC OF 16' SANITARY SEWER EASEMENT) 19230 STONE OAK PARKWAY, SUITE 301 SAN ANTONIO, TEXAS 78258 (210) 403-2081

IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT

STATE OF TEXAS COUNTY OF BEXAF

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 THERE HAND AM SEAL OF OFFICE THIS

> MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 01-07-2025 Notary ID 12081891



PLAT NO. 20-11800497

SUBDIVISION PLAT **ESTABLISHING** WESTPOINTE EAST

BEING A TOTAL OF 22.683 ACRES COMPRISED OF 22.389 ACRES OUT OF A 55.576 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190037256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE GEORGE FELLOW SURVEY NUMBER 205, ABSTRACT 235 COUNTY BLOCK 4388 AND 0.294 OF AN ACRE OUT OF THE REMAINING PORTION OF 399.402 ACRE TRACT RECORDED IN VOLUME 8337, PAGES 93-100 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE GEORGE FELLOWS SURVEY NUMBER 206, ABSTRACT 234, COUNTY BLOCK 4389, IN 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: June 03, 2021

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

BRIAN OTTO

MERITAGE HOMES OF TEXAS, LLC 2722 W. BITTERS RD, SUITE 200 SAN ANTONIO, TEXAS 78248 (210) 293-4922

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRAIN OTTO 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 TED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT 33, PHASE 6 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	Ī
ΒÝ:					
				SECRETA	٦\





COUNTY OF BEXAR

STATE OF TEXAS

SURVEYOR'S NOTES

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

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH

I'' IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

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

NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES

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

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

SAN ANTONIO PLANNING COMMISSION. STATE OF TEXAS

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.

PROFESSIONAL LAND SURVEYOR

SHEET 3 OF 4

BEING A TOTAL OF 22,683 ACRES COMPRISED OF 22,389 ACRES OUT OF A 55,576

ACRE TRACT RECORDED IN DOCUMENT NUMBER 20190037256 OF THE OFFICIAL

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.

MERITAGE HOMES OF TEXAS, LLC 2722 W. BITTERS RD, SUITE 200 SAN ANTONIO, TEXAS 78248 (210) 293-4922

BEFORE ME. THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRAIN OTTO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO E FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FOR THE PURROSES AND CONSIDERATIONS THEREIN EXPRESSED AND GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

DAY OF A.D. 2

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST, UNIT 33, PHASE 6 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 _ CHAIRMAN

SECRETAR

PLAT NOTES APPLY TO EVERY PAGE OF

THIS MULTIPLE PAGE PLAT SHEET 4 OF 4

CPS/SAWS/COSA UTILITY: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN

EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESP

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

FLECTRIC 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. DRAINAGE EASEMENT ENCROACHMENTS

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS 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 TCLOR DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS,

PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY METER SET AND/OR WASTEWATER SERVICE CONNECTION. AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT SAWS WASTEWATER EDU: DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN AND CONSIDERATION THEREIN EXPRESSED.

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

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

STATE OF TEXAS

OWNER/DEVELOPER:

OPEN SPACE

ARBORIST OFFICE PER 35-477(H).

COMMON AREA MAINTENANCE

VISE

(210) 403-2081

(0.294 AC OF 16' SANITARY SEWER EASEMENT) 19230 STONE OAK PARKWAY, SUITE 301

KNOWN TO ME TO BE THE PERSON WHOSE

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 01-07-2025

Notary ID 12081891

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR

BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN

LOTS 905 & 906, BLOCK 57, CB 4390 ARE DESIGNATED AS OPEN SPACE AND AS A

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2454223) WHICH

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

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

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.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS

TREE SAVE AREAS, INCLUDING LOTS 905-906, BLOCK 57 CB 4390, DRAINAGE

EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION

SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY

MEGHAN JANE GRACE

Notary Public, State of Texas

Comm. Expires 01-07-2025

Notary ID 12081891

OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE

BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

SAN ANTONIO, TEXAS 78258

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. SAWS HIGH PRESSURE

SAWS IMPACT FEE

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE STATE OF TEXAS WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

RESIDENTIAL FIRE FLOW

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW HUGO GUTIERREZ DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE ME THAT HE EXECUTED THE SAME FOR THE PURPOSE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED

THEREIN EXPRESSED AND IN THE PURPOS

THEREIN EXPRESSED AND IN THE CAPACITY THEREIN

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.

FLOODPLAIN VERIFICATION: WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0355G, EFFECTIVE DATE SEPTEMBER 29, 2010, AND FEMA MAP PANEL: 48029C0335F. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP

REVISIONS AND/OR AMENDMENTS. RESIDENTIAL FINISHED FLOOR

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

TCI DETENTION:

STORM WATER DETENTION IS REQUIRED AND PROVIDED FOR THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. A STORM WATER DETENTION BASIN WAS CONSTRUCTED AND APPROVED WITH THE PLATTING WESTPOINTE EAST, UNIT 33, PHASE 5 (VOL. 20001, PGS. 2194-2198, DPR). THIS EXISTING BASIN PROVIDES DETENTION FOR BOTH WESTPOINTE EAST, UNIT 33, PHASE 5 & 6. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST PRIVATE DRAINAGE, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW, BUT EASEMENT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR MAINTENANCE OF OFF-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS AND/OR ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

LINE TABLE LINE # | BEARING | LENGTH N69'53'44"W 840.15 4.65 4.65 L2 S15°28'14"W 69.82 L3 20.85 S39'53'54"W 50.00 20.85 21.30 L4 S41'33'55"W 23.69 L5 N54'55'29"W 21.08 23.37 58.28 77.34 L6 N37'56'13"W 107.33 77.73 L7 60.16 S48'03'09"W 16.50 60.46 21.35 23.76 N50'52'56"W 165.64 57.16 L9 57.67 S48'03'09"W 18.78 318.31 L10 S25'56'16"W 10.78 319.27 107.10 107.13 L11 S44'04'58"W 117,25 L12 N64'03'44"W 20.87 16.00 23.08 17.81 L13 17.82 N44°04'58"E 135.79 168.26 175.52 L14 N27°56'42"E 125.53 22.69 L15 S62°03'06"E 16.00 25.73 44.66 45.35 L16 N27'56'42"E 87.16 L17 74.00 74.07 S69'53'44"E 62.40 L18 S50'06'06"E 81.79 12.90 L19 74.43 75.58 N50'06'06"W 12.90 L20 19.63 21,40 N69'53'44"W 61.37 22.39' L21 S19'21'55"W 11.55 25.28 L22 S30'25'37"W 227.66 231.53 13.22 86.76 273.24 L23 N59°34'23"W 50.00 L24 20.34 13.22 22.34 N30°25'37"E 385.68 N52'47'47"W ...29.43 555.84' 556.15' L26 S82'41'41"W 8.29 L27 449.05' 449.22 N82'41'41"E 19.91' 37.63 37.65 L28 S76'34'08"E 77.23 22.39 L29 N76'34'08"W 77.23 25,28 L30 N82°41'41"E 24.84 22.69' 44.99 L31 S69°53'44"E 103.64 45.24 119.32 119.38 L32 N69'53'44"W 104.67 L33 21.35' 23.76 S82'41'41"W 36.46 21.30' L34 S52°47'47"E 29.43 23.69 21.08 L35 N19'21'55"E 12.59 113.50 L36 N44°04'58"E 15.75 113.56 27.00 L37 S80'02'51"E 59.08 19.63 21,40 L38 S80'02'51"E 58.01 120.18 L39 N78'19'14"E 161.69' 125.37 21.05' 21.06 L40 N68'06'00"W 35.12' 20.87 L41 N68'06'00"W 41.06 23.08

\$37°54'27"W | 123.78'

L43 S13'25'52"W 112.21'

L42

CURVE TABLE CURVE # RADIUS DELTA CHORD BEARING CHORD LENGTH 4940.00' S74°44'40"E C2 525.00 0'30'26" S38'51'51"W C3 4725.00' 01510" N70'01'19"W 15.00 90'29'12' S64'36'30"W 15.00' 89'15'38" S25'15'55"E C5 C6 225.00 19'47'37' S59'59'55"E C7 175.00 19'47'37' N59°59'55"W C8 15.00' 90'44'22" S64'44'05"W C9 125.00' 26'26'02" S32'34'55"W 190.00 15'22'19" S38'06'47"W

C13 275.00' 3'42'43" N54°39'09"W C14 175.00 57'28'03" N27'46'29"W C15 15.00' 98*15'51" N48'10'23"W C16 75.00' 34*38'32" S65'22'25"W C17 475.00 8'56'05" S43'35'07"W N43'35'07"E 525.00 8'56'05' C19 125.00' 34°38'32" N65'22'25"E 15.00' C20 81'44'09" N41'49'37"E C21 15,00 96'33'45 N47'19'20"W C22 365.00' 36'20'38" S6613'28"W C23 59.00' 265'20'57 N0'43'38"E C24 15.00' 85'20'57 S89'16'22"E 05 ZZ 43 4775.00' 6'40'24" C26 S73"13"56"E 5*26'50" 4725.00 N73°50'42"W C28 365.00 5'54'36" N79°31'25"W 96°33'45" C29 15.00' S49°14'24"W 15.00' 9815'51" S48'10'23"E C31 125.00' 20'44'11 S86'56'13"E 1025.00' 6'40'24" S73"13"56"E

15.00' 90'44'22"

90'29'12"

89"15'38"

6'40'24"

20'44'11"

81'44'09"

57'28'03"

3'42'43"

88'10'25"

6'46'08"

26'26'02"

15.00'

15.00'

975.00'

75.00'

15.00'

125.00'

325.00

15.00'

1240.00'

75.00

1240.00

15.00'

4.57,00"

88'10'25"

N32'54'07"F

N8'42'35"W

N64°44'05"F

N25'52'41"W

N2515'55"W

N7313'56"W

N86'56'13"W

S41'49'37"W

S27°46'29"E

S54'39'09"E

N83'07'00"E

N42'24'52"E

N32'34'55"E

146.41

34.30

146.49

34.60

C11

C12

C33

C35

C36

C37

C38

C39

C40

C41

C42

C43

SURVEYOR'S NOTES:

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED, MONUMENTS AND LOT MARKERS WILL BE SET WITH I'I IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

COUNTY

EARL ROBERTS DR

LOCATION MAP

NOT-TO-SCALE

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE.

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

STATE OF TEXAS COUNTY OF BEXAR

COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC.

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

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

********* W.R. WOOD 65364 CENSE ONAL 188888888

