

PLAT NO. 22-11800570

SUBDIVISION PLAT
OF
WESTPOINTE EAST UNIT 37 -
PHASE 3

BEING A TOTAL OF 37.752 ACRE TRACT OF LAND OUT OF A 106.319 ACRE TRACT OF LAND RECORDED IN DOCUMENT 20200313460, AND OUT OF A 194.989 ACRE TRACT OF LAND RECORDED IN VOLUME 7746, PAGE 803, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS R. EDMONDSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, AND OUT OF THE J.H. BLANNERHASSET SURVEY NUMBER 202, ABSTRACT 56, COUNTY BLOCK 4385, NOW ALL IN COUNTY BLOCK 4390, IN BEXAR COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPIE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 05, 2024

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: SEAN MILLER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST UNIT 37 - PHASE 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

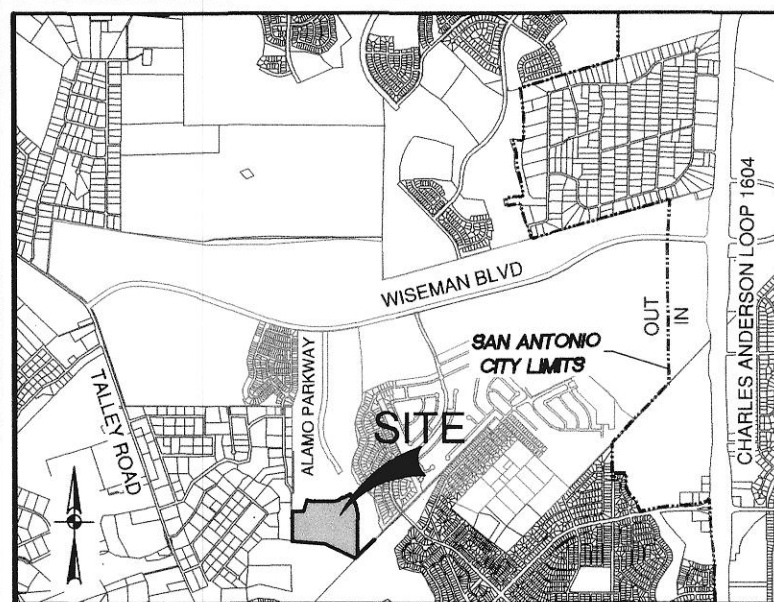
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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

LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	LF	LINEAR FEET
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	•	REPETITIVE BEARING AND/OR DISTANCE
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	•	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	•	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	•	SET 1/2" IRON ROD (PD)-ROW
INT	INTERSECTION	•	EASEMENT POINT OF INTERSECTION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	FF=846.00	MINIMUM FINISHED FLOOR ELEVATION
-650-	EXISTING CONTOURS		
-650-	PROPOSED CONTOURS		
1%	ANNUAL CHANCE EFFECTIVE FLOODPLAIN		
1%	ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOODPLAIN		
---	ORIGINAL SURVEY/COUNTY LINE CENTERLINE		
1	14' GETCTV ESMT (NOT-TO-SCALE)	1	10' GETCTV ESMT (VOL 20003, PG 808-810, PR)
3	10' GETCTV ESMT	2	15' BSL (VOL 20003, PG 808-810, PR)
5	1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)	3	10' GETCTV ESMT & BSL (VOL 20003, PG 808-810, PR)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	4	15' GETCTV ESMT & BSL (VOL 20003, PG 808-810, PR)
11	10' BSL & GETCTV ESMT	5	1' VEHICULAR NON-ACCESS ESMT (VOL 20003, PG 808-810, PR)
12	5' WATER ESMT	6	14' GETCTV ESMT (VOL 20003, PG 808-810, PR)
13	15' BSL & GETCTV ESMT	7	30' SANITARY SEWER ESMT (VOL 12797 PG 1188 OPR)
14	15' BSL	8	30' SANITARY SEWER ESMT (VOL 13205 PG 868 OPR)
17	16' PUBLIC DRAINAGE ESMT		
18	20' SANITARY SEWER ESMT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY) (0.078 AC OFF-LOT)		
20	20' SANITARY SEWER ESMT (0.190 AC OFF-LOT)		

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: HUGO A. GUTIERREZ, JR.
VISE OAKS I, LTD.
19230 STONE OAK PKWY 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 A. GUTIERREZ, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, 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 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, 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.

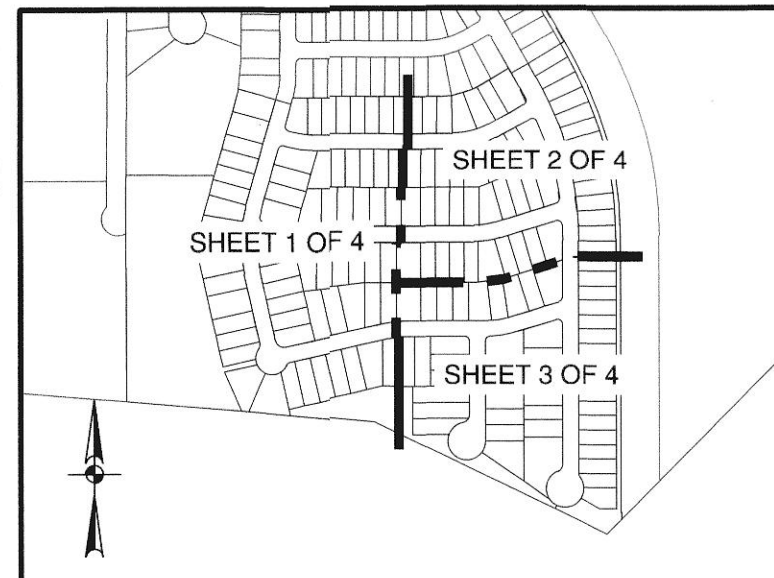
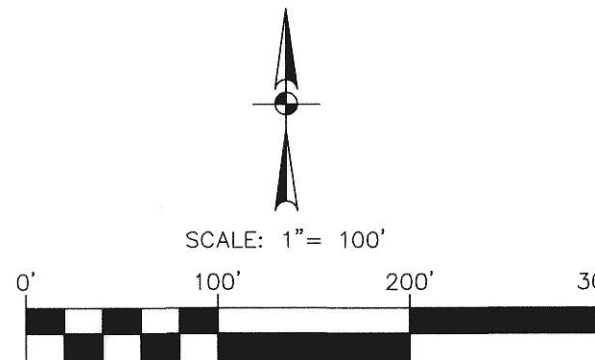
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

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

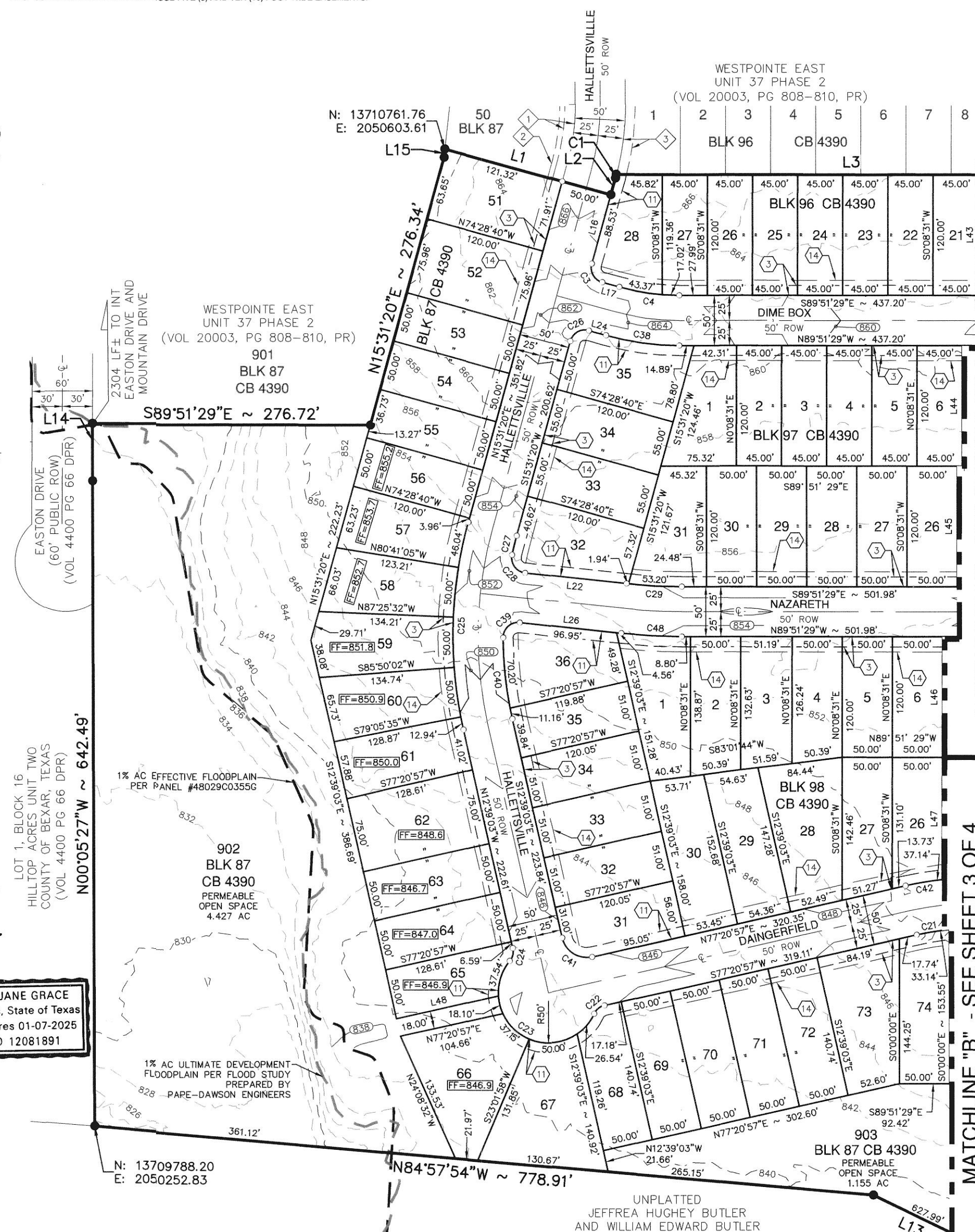
SAWS WASTEWATER EDU:

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



INDEX MAP

SCALE: 1" = 1000'



MATCHLINE "A" - SEE SHEET 2 OF 4

MATCHLINE "B" - SEE SHEET 3 OF 4

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

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 4



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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028600

DATE OF PREPARATION: March 05, 2024

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COUNTY OF BEXAR

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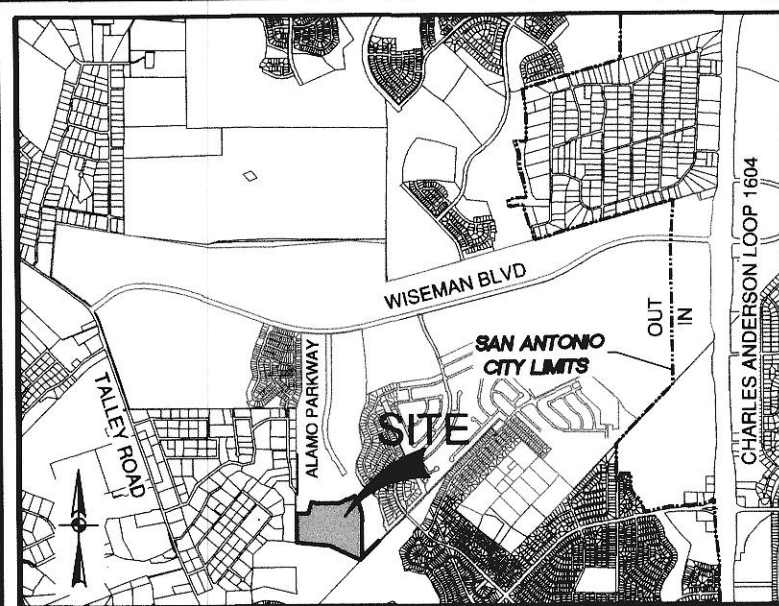
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THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION 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



LOCATION MAP

NOT-TO-SCALE

LEGEND

- | | |
|---|--|
| AC ACRE(S) | LF LINEAR FEET |
| BLK BLOCK | VOL VOLUME |
| BSL BUILDING SETBACK LINE | PG PAGE(S) |
| CB COUNTY BLOCK | ROW RIGHT-OF-WAY |
| DOC DOCUMENT NUMBER | VAR WID VARIABLE WIDTH |
| DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | " REPETITIVE BEARING AND/OR DISTANCE |
| PR PLAT RECORDS OF BEXAR COUNTY, TEXAS | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ESMT EASEMENT | ○ SET 1/2" IRON ROD (PD) |
| GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION | ○ SET 1/2" IRON ROD (PD)-ROW |
| INT INTERSECTION | ⊗ EASEMENT POINT OF INTERSECTION |
| OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS | FF=846.00 MINIMUM FINISHED FLOOR ELEVATION |
| - -850- - EXISTING CONTOURS | |
| - -850- - PROPOSED CONTOURS | |
| - -850- - 1% ANNUAL CHANCE EFFECTIVE FLOODPLAIN | |
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| - -850- - ORIGINAL SURVEY/COUNTY LINE CENTERLINE | |
-
- | | |
|---|--|
| 14' GETCTV ESMT (NOT-TO-SCALE) | 10' GETCTV ESMT (VOL 20003, PG 808-810, PR) |
| 3' GETCTV ESMT | 15' BSL (VOL 20003, PG 808-810, PR) |
| 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE) | 10' GETCTV ESMT & BSL (VOL 20003, PG 808-810, PR) |
| 6' VARIABLE WIDTH CLEAR VISION EASEMENT | 15' GETCTV ESMT & BSL (VOL 20003, PG 808-810, PR) |
| 10' BSL & GETCTV ESMT | 1' VEHICULAR NON-ACCESS ESMT (VOL 20003, PG 808-810, PR) |
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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: HUGO A. GUTIERREZ, JR.
VISE OAKS I, LTD.
19230 STONE OAK PKWY SUITE 301
SAN ANTONIO, TEXAS 78258
(210) 403-2081

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REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY 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 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 RESPECTIVE UTILITY.

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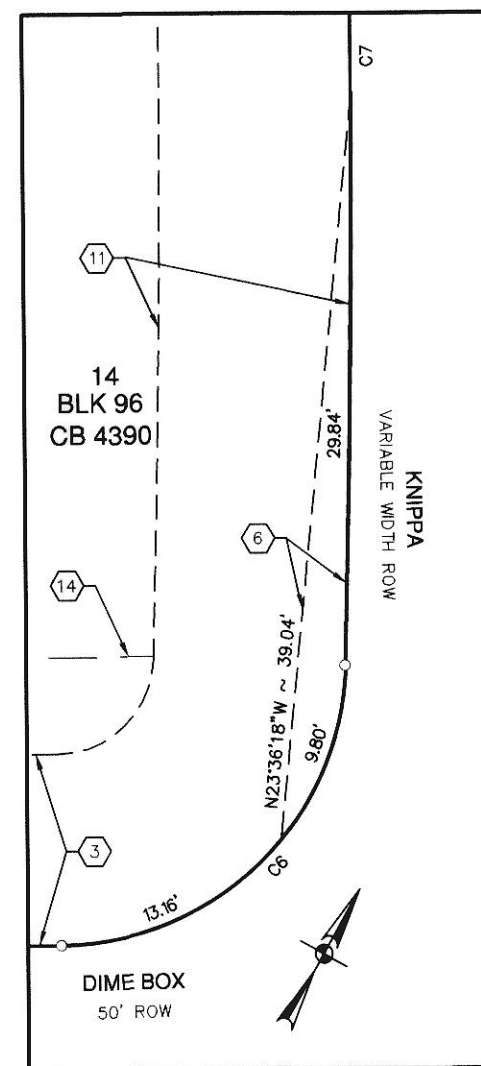
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SAWS IMPACT FEE:

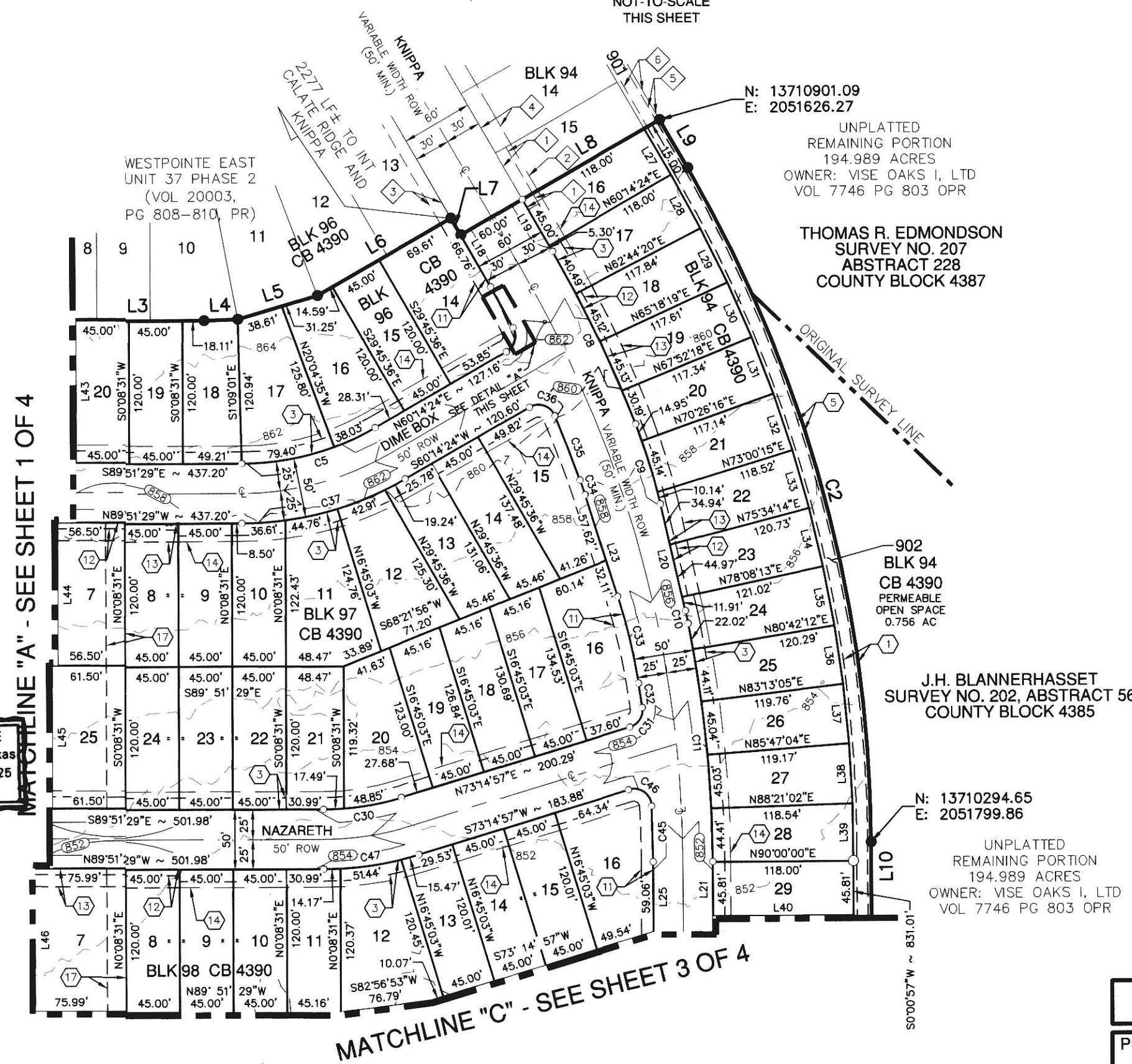
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

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



DETAIL "A"

NOT-TO-SCALE
THIS SHEETN: 13710901.09
E: 2051626.27

UNPLATTED
REMAINING PORTION
194.989 ACRES
OWNER: VISE OAKS I, LTD
VOL 7746 PG 803 OPR

THOMAS R. EDMONDSON
SURVEY NO. 207
ABSTRACT 228
COUNTY BLOCK 4387

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

J.H. BLANNERHASSET
SURVEY NO. 202, ABSTRACT 56
COUNTY BLOCK 4385

N: 13710294.65
E: 2051799.86

UNPLATTED
REMAINING PORTION
194.989 ACRES
OWNER: VISE OAKS I, LTD
VOL 7746 PG 803 OPR

CURVE AND LINE DATA TABLES
LOCATED ON SHEET 4 OF 4PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 4



PLAT NO. 22-11800570

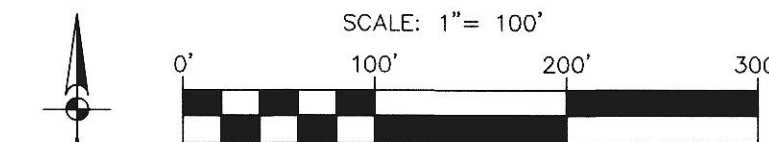
SUBDIVISION PLAT

OF

WESTPOINTE EAST UNIT 37 -

PHASE 3

BEING A TOTAL OF 37.752 ACRE TRACT OF LAND OUT OF A 106.319 ACRE TRACT OF LAND RECORDED IN DOCUMENT 2020313460, AND OUT OF A 194.989 ACRE TRACT OF LAND RECORDED IN VOLUME 7746, PAGE 903, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS R. EDMONDSON SURVEY NUMBER 207, ABSTRACT 228, COUNTY BLOCK 4387, AND OUT OF THE J.H. BLANNERHASSET SURVEY NUMBER 202, ABSTRACT 56, COUNTY BLOCK 4385, NOW ALL IN COUNTY BLOCK 4390, IN BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #1028800

DATE OF PREPARATION: March 05, 2024

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: SEAN MILLER
PULTE HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY-PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SEAN MILLER, 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 8 DAY OF March, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTPOINTE EAST UNIT 37 - PHASE 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

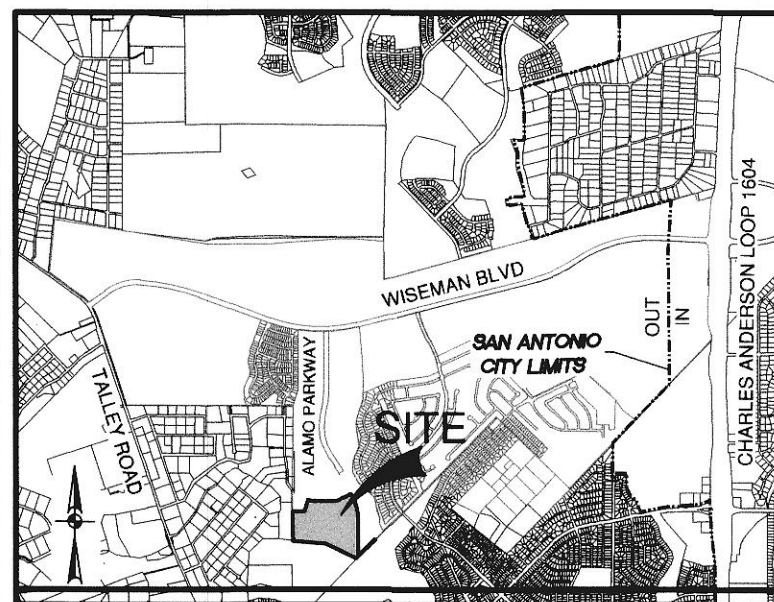
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, 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



LOCATION MAP
NOT-TO-SCALE

LEGEND	
AC ACRE(S)	LF LINEAR FEET
BLK BLOCK	VOL VOLUME
BSL BUILDING SETBACK LINE	PG PAGE(S)
CB COUNTY BLOCK	ROW RIGHT-OF-WAY
DOC DOCUMENT NUMBER	VAR WID VARIABLE WIDTH
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	• REPETITIVE BEARING AND/OR DISTANCE
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS	• FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
EASMT EASEMENT	○ SET 1/2" IRON ROD (PD)
GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	○ SET 1/2" IRON ROD (PD)-ROW
INT INTERSECTION	⊗ EASEMENT POINT OF INTERSECTION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	FF=846.00 MINIMUM FINISHED FLOOR ELEVATION

— -650—	EXISTING CONTOURS
— 650 —	PROPOSED CONTOURS
— 1% ANNUAL CHANCE EFFECTIVE FLOODPLAIN	
— 1% ANNUAL CHANCE ULTIMATE DEVELOPMENT FLOODPLAIN	
— ———	ORIGINAL SURVEY/COUNTY LINE
— ———	CENTERLINE

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: HUGO A. GUTIERREZ, JR.
VISE OAKS I, LTD.
19230 STONE OAK PKWY 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 A. GUTIERREZ, JR., 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 March, A.D. 2024.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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 1/2" 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.
- 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, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE ADJUSTMENT FACTOR: 1.00017.
- 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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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 RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS 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 DESCRIBED HEREON.
- 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.
- POW 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

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

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 56 THROUGH 66, BLOCK 87, CB 4390 WHICH CONTAIN FLOODPLAIN ARE ADJUSTED TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C0356G, DATED SEPTEMBER 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD, CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S74°28'40"E	171.32'
L2	N15°31'20"E	17.33'
L3	S89°51'29"E	468.93'
L4	N88°17'52"E	28.38'
L5	N73°35'05"E	69.86'
L6	N60°14'34"E	129.21'
L7	S29°45'36"E	16.46'
L8	N60°14'24"E	193.00'
L9	S29°45'36"E	46.87'
L10	S0°00'00"E	853.32'
L11	S9°20'31"W	34.41'
L12	S44°40'41"W	61.98'
L13	N64°14'03"W	807.88'
L14	N0°15'02"E	57.36'
L15	N6°23'14"E	8.36'
L16	S15°31'20"W	71.21'
L17	S74°28'40"E	17.70'
L18	N29°45'36"W	50.30'
L19	S29°45'36"E	50.30'
L20	S12°46'37"E	91.82'
L21	S0°00'00"E	720.81'
L22	S83°50'26"E	101.51'
L23	N17°21'47"W	89.72'
L24	N74°28'40"W	17.70'
L25	N0°00'00"E	173.22'
L26	N83°50'26"W	101.51'
L27	N29°45'36"W	45.00'
L28	N28°33'23"W	50.93'
L29	N25°58'41"W	50.39'
L30	N23°24'42"W	50.39'

LINE TABLE

LINE #	BEARING	LENGTH
L31	N20°50'43"W	50.39'
L32	N18°16'44"W	50.39'
L33	N15°42'45"W	50.39'
L34	N13°08'46"W	50.39'
L35	N10°34'48"W	50.39'
L36	N8°02'22"W	49.37'
L37	N5°29'56"W	50.39'
L38	N2°56'01"W	50.34'
L39	N0°33'36"W	47.81'
L40	N90°00'00"E	118.00'
L41	S60°23'06"E	63.75'
L42	N90°00'00"E	54.13'
L43	S0°08'31"W	120.00'
L44	N0°08'31"E	120.00'
L45	S0°08'31"W	120.00'
L46	N0°08'31"E	120.00'
L47	S0°08'31"W	121.92'
L48	S77°20'57"W	104.23'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	0°44'35"	N15°09'03"E	3.57'	3.57'
C2	1140.00'	29°45'36"	S14°52'48"E	585.49'	592.13'
C3	15.00'	90°00'00"	S29°28'40"E	21.21'	23.56'
C4	225.00'	15°22'49"	S82°10'04"E	60.22'	60.40'
C5	225.00'	29°54'07"	N75°11'28"E	116.10'	117.42'
C6	15.00'	87°42'35"	N16°23'07"E	20.79'	22.96'
C7	972.00'	2°17'25"	N28°36'53"W	38.85'	38.85'
C8	1032.00'	8°56'05"	S25°17'33"E	160.77'	160.93'
C9	500.00'	8°02'53"	S16°48'04"E	70.18'	70.23'
C10	400.00'	1°35'05"	S11°59'05"E	11.06'	11.06'
C11	1027.00'	1°11'32"	S5°35'46"E	200.30'	200.62'
C12	25.00'	36°08'24"	S18°04'12"E	15.51'	15.77'
C13	59.00'	28°33'36"	N74°19'36"W	72.95'	292.06'
C14	25.00'	67°29'12"	N33°44'36"E	27.77'	29.45'
C15	15.00'	106°45'03"	N53°22'31"W	24.08'	27.95'
C16	275.00'	15°29'10"	S80°59'32"W	74.10'	74.33'
C17	15.00'	88°44'07"	S44°22'03"W	20.98'	23.23'
C18	59.00'	259°01'10"	N50°29'25"W	91.04'	266.72'
C19	25.00'	79°01'10"	N39°30'35"E	31.81'	34.48'
C20	15.00'	89°51'29"	N44°55'44"W	21.19'	23.52'
C21	275.00'	12°47'34"	S83°44'44"W	61.27'	61.40'
C22	15.00'	52°01'12"	S51°20'21"W	13.16'	13.62'
C23	50.00'	194°02'25"	N57°39'03"W	99.25'	169.33'
C24	15.00'	52°01'12"	N13°21'33"E	13.16'	13.62'
C25	425.00'	28°10'23"	N1°26'09"E	206.88'	208.98'
C26	15.00'	90°00'00"	S60°31'20"W	21.21'	23.56'
C27	375.00'	2°59'01"	S14°01'50"W	19.53'	19.53'
C28	15.00'	96°22'46"	S35°39'03"E	22.36'	25.23'
C29	525.00'	6°01'03"	S86°50'58"E	55.11'	55.14'
C30	225.00'	16°53'34"	N81°41'44"E	66.10'	66.34'
C31	15.00'	80°50'28"	N32°49'43"E	19.45'	21.16'
C32	977.00'	1°12'56"	N81°59'59"W	20.73'	20.73'
C33	500.00'	8°33'19"	N13°05'07"W	74.59'	74.66'
C34	400.00'	1°52'47"	N18°18'10"W	13.12'	13.12'
C35	972.00'	3°25'12"	N20°57'09"W	58.01'	58.02'
C36	15.00'	97°05'51"	N71°12'40"W	22.49'	25.42'
C37	275.00'	29°54'07"	S75°11'28"W	141.90'	143.52'
C38	275.00'	15°22'49"	N82°10'04"W	73.60'	73.82'
C39	15.00'	96°22'46"	S47°58'11"W	22.36'	25.23'
C40	375.00'	12°25'51"	S6°26'07"E	81.20'	81.36'
C41	25.00'	90°00'00"	S57°39'03"E	35.36'	39.27'
C42	325.00'	12°47'34"	N83°44'44"E	72.41'	72.56'
C43	225.00'	16°53'34"	N81°41'44"E	66.10'	66.34'
C44	15.00'	73°14'57"	N36°37'29"E	17.90'	19.18'
C45	977.00'	2°43'36"	N12°14'48"W	46.49'	46.49'
C46	15.00'	104°01'27"	N54°44'19"W	23.64'	27.23'
C47	275.00'	16°53'34"	S81°41'44"W	80.79'	81.08'
C48	575.00'	6°01'03"	N86°50'58"W	60.36'	60.39'
C49	1140.00'	1°10'51"	S0°35'25"W	23.49'	23.49'

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 4

