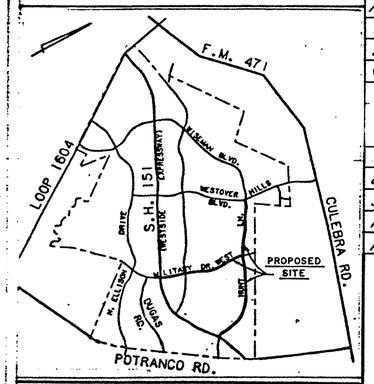
PLAT NO. 890201

CURVE DATA						
NO.	CHD. BRNG.	CHORD	DELTA	RADIUS	TANGENT	LENGTH
1	S23°41'05"E	716.57	67°29'15"	695.00	430.87	759.73
2	S48°32'05"E	362.59	27°47'16"	755.00	186.76	366.17
~~3~~	~~S67°37'48"E~~	~~36.18~~	~~90°24'41"~~	~~25.00~~	~~25.18~~	~~39.46~~
4	S67°39'17"W	209.99	01°03'20"	1139.20	105.00	210.00
~~5~~	~~N22°40'23"E~~	~~35.42~~	~~80°24'41"~~	~~25.00~~	~~25.18~~	~~39.46~~
6	N42°54'22"W	323.98	29°02'41"	695.00	167.08	326.97
7	N23°41'05"W	856.77	67°29'15"	755.00	504.36	889.30
8	N.24°25'30"W.	32.34'	02°27'17"	755.00	16.18	32.35
9	N.23°41'34"W.	8.80'	00°43'48"	695.00	4.10'	8.80'
10	N26°13'13"W	98.70	09°19'37"	695.00	29.37	98.71
11	S27°38'48"E	52.55	03°59'19"	755.00	26.29	52.56



LOCATION MAP
N.T.S.

SCALE: 1"=100'

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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.

NOTE THIS PLAT CONTAINS THE AMENDMENT APPROVED BY THE PLANNING COMMISSION ON MARCH 22, 1990

B.B.B. & C.R.R. SURVEY NO. 256
ABST. 102 C.B. 4394

UNPLATTED

EXIST. 16' SAN. SEWER ESM'T. (VOL. 5 PG. 184-189)

EXIST. 90' ELEC. ESM'T (VOL. 4241 PG. 115)

EXIST. 90' GAS ESM'T (VOL. 4241 PG. 273)

S54°04'17"W 41.72'

S35°55'43"E 52.00'

N54°04'17"E 34.19'

VARIABLE WIDTH DRAINAGE ESM'T

14' ELECTRIC AND GAS EASEMENT

C-2 451.07'

C-9

C-10

C-11

C-12

385.89'

N54°04'17"E 45.77'

N35°55'43"W 98.00'

S54°04'17"W 97.50'

VARIABLE WIDTH DRAINAGE ESM'T

14' ELECTRIC AND GAS EASEMENT

S57°55'42"E 129.56'

N57°25'45"W 129.55'

MATCHLINE SEE SHEET 3 OF 3

A

A

C-1 759.73'

HUNT LANE

110' R.O.W.

55'

X= 104,788
Y= 585,915

C-7 889.30'

B.B.B. & C.R.R. SURVEY NO. 256
ABST. 102 C.B. 4394

UNPLATTED

X= 105,648
Y= 584,803

N.22°49'40"E. 70.41'

16' SANITARY SEWER ESM'T (VOL. 9511 PGS. 23-29)

POTRANCO ROAD

HUNT LANE

LOT 1, BLOCK 1, HUNT / POTRANCO SUBD. (VOL. 9514 PG. 213)

100'
60'
40'
120'

UNPLATTED

EXIST. 16' SAN. SEWER ESM'T. (WESTOVER HILLS UNIT-7 VOL. 9516, PGS. 204-206)

PAPE-DAWSON ENGINEERS

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 AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF NOVEMBER A.D. 19 90

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER (CHARLES MARTIN WENDER) OWNER

DULY AUTHORIZED AGENT — DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARTIN WENDER 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF NOVEMBER A.D. 1990

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ed M. Wiseman 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 28th DAY OF November A.D. 1990

NOTARY PUBLIC BEXAR COUNTY, TEXAS

HELEN L. JENSON
Notary Public, State of Texas
My Commission Expires June 11, 1993

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 27th DAY OF November 1990

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT
OF
WESTOVER HILLS, UNIT-14

Being 39.912 acres of land out of the B.B.B. & C.R.R. Co. Survey No. 403, Abstract 100, County Block 4419; J.V. Dignowity Survey No. 404, Abstract 1039, County Block 4397; J.S. Collard Survey No. 257, Abstract 151, County Block 4396; B.B.B. & C.R.R. Co. Survey No. 402, Abstract 101, County Block 4398; and the B.B.B. & C.R.R. Co. Survey No. 256, Abstract 102, County Block 4394, all situated within Bexar County, Texas.

THIS PLAT OF WESTOVER HILLS, UNIT-14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 22nd DAY OF January A.D. 90

BY CHAIRMAN

BY SECRETARY

CITY OF SAN ANTONIO TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

E. J. DESCAMPS 3180 REGISTERED PUBLIC SURVEYOR

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF NOVEMBER A.D. 1990

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Robert D. Duer COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5 DAY OF May A.D. 1992 AT 11:05A.M. AND DULY RECORDED THE 5 DAY OF May A.D. 1992 AT 3:00 P.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK VOLUME 9524 ON PAGE 157

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 5 DAY OF May A.D. 1992

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY DEPUTY

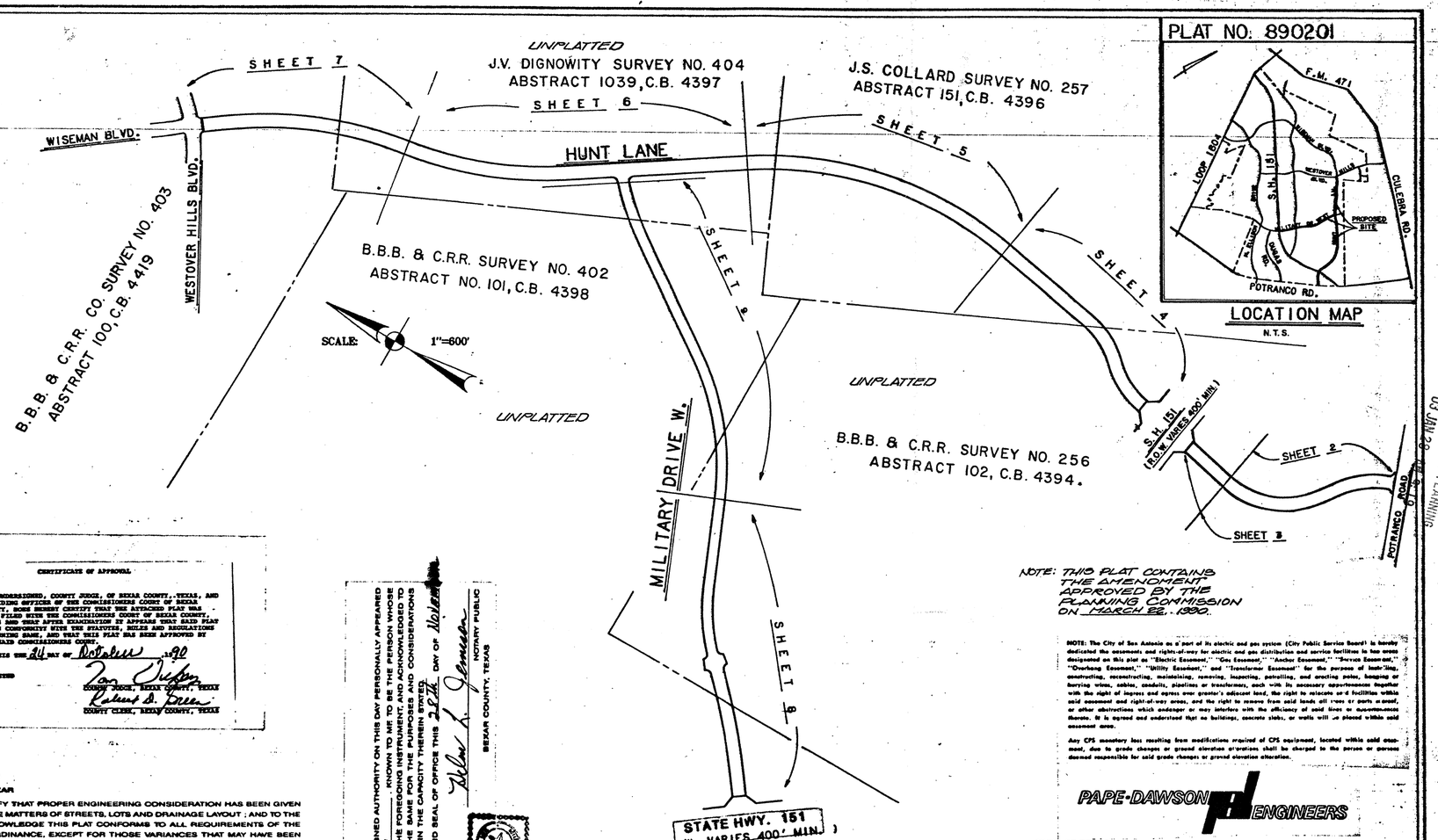
SHEET 2 OF 3 V9524 P157

366

224520
FILED IN OFFICE
ROBERT D. GREEN
COUNTY CLERK BEXAR CO.
92 MAY -5 A 11:04
Dawson ER
05-05-92 0705915 028298 $25.00
05-05-92 0705915 028320 $0.00
9524/156

PLAT NO. 890201

LOCATION MAP
N.T.S.



INDEX MAP

SUBDIVISION PLAT OF WESTOVER HILLS, UNIT-14

Being 39.912 acres of land out of the B.B.B. & C.R.R. Co. Survey No. 403, Abstract 100, County Block 4419; J.V. Dignowity Survey No. 404, Abstract 1039, County Block 4397; J.S. Collard Survey No. 257, Abstract 151, County Block 4396; B.B.B. & C.R.R. Co. Survey No. 402, Abstract 101, County Block 4398; and the B.B.B. & C.R.R. Co. Survey No. 256, Abstract 102, County Block 4394, all situated within Bexar County, Texas.

NOTE: THIS PLAT CONTAINS THE AMENDMENT APPROVED BY THE PLANNING COMMISSION ON MARCH 22, 1990.

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate or if facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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.

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF NOVEMBER A.D. 19 92

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Robert D. Green COUNTY CLERK OF BEXAR COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 5 DAY OF May A.D. 1992 AT 11:04 A.M. AND DULY RECORDED THE 5 DAY OF May A.D. 1992 AT 3:00 P.M. IN THE RECORDS OF Deeds / Plats OF SAID COUNTY, IN BOOK VOLUME 9524 ON PAGE 156.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF May A.D. 1992.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [illegible] DEPUTY

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; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF NOVEMBER A.D. 19 92

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER (CHARLES MARTIN WEHNER) OWNER

DULY AUTHORIZED AGENT — DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARTIN WEHNER, 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 27th DAY OF NOVEMBER A.D. 1992

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ed M. McSeveny, 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 28th DAY OF November A.D. 1992

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS, UNIT-14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS [illegible] DAY OF [illegible]

BY: [illegible] CHAIRMAN

BY: [illegible] SECRETARY

CITY OF SAN ANTONIO

SHEET 9 OF 9 V9524 P156

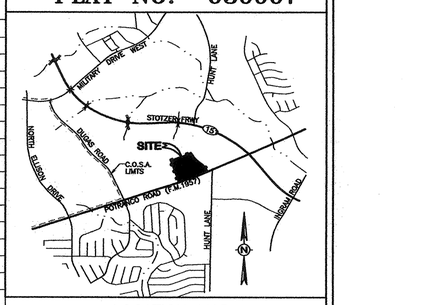
JOB NO. 2780.01

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
92 JAN 28 PM 3:05

366

PLAT NO. 030007

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	560.03'	11399.16'	2°48'54"	N70°22'50"E	559.98'	280.07'
C2	15.71'	10.00'	90°00'00"	N63°12'02"W	14.14'	10.00'
C3	15.71'	10.00'	90°00'00"	N26°47'58"E	14.14'	10.00'
C4	15.71'	10.00'	90°00'00"	N63°12'02"W	14.14'	10.00'
C5	15.71'	10.00'	90°00'00"	N26°47'58"E	14.14'	10.00'
C6	15.71'	10.00'	90°00'00"	N63°12'02"W	14.14'	10.00'
C7	15.71'	10.00'	90°00'00"	N26°47'58"E	14.14'	10.00'
C8	52.34'	1120.00'	2°40'39"	S22°49'06"E	52.34'	26.18'
C9	50.00'	1070.00'	2°40'39"	N22°49'06"W	50.00'	25.01'
C10	511.12'	955.00'	30°39'54"	N39°29''22"W	505.04'	261.84'
C11	387.62'	700.12'	31°43'18"	N38°57'29"W	382.69'	198.92'
C12	15.71'	10.00'	90°00'00"	N26°47'58"E	14.14'	10.00'
C13	15.71'	10.00'	90°00'00"	N63°12'02"W	14.14'	10.00'
C14	15.71'	10.00'	90°00'00"	N26°47'58"E	14.14'	10.00'
C15	15.71'	10.00'	90°00'00"	N63°12'02"W	14.14'	10.00'
C16	15.71'	10.00'	90°00'00"	N26°47'58"E	14.14'	10.00'
C17	15.71'	10.00'	90°00'00"	N63°12'02"W	14.14'	10.00'
C18	104.35'	1120.00'	5°20'17"	N27°35'45"W	104.31'	52.21'
C19	17.81'	10.00'	102°03'52"	N20°46'02"E	15.55'	12.36'
C20	6.50'	5.00'	74°28'18"	N70°57'53"W	6.05'	3.80'
C21	503.03'	1070.00'	26°56'10"	N37°37'30"W	498.41'	256.25'
C22	227.68'	1120.00'	11°38'50"	N39°33'09"W	227.28'	114.23'
C23	7.91'	5.00'	90°38'37"	N00°03'16"W	7.11'	5.06'
C24	34.73'	75.00'	26°31'55"	N58°32'00"E	34.42'	17.68'
C25	60.07'	125.00'	27°32'05"	N58°01'55"E	59.50'	30.63'
C26	7.62'	5.00'	87°18'07"	N87°54'56"E	6.90'	4.77'
C27	51.99'	1120.00'	2°39'35"	N49°45'48"W	51.98'	26.00'
C28	94.96'	175.00'	31°05'26"	N35°32'52"W	93.80'	48.68'
C29	122.09'	225.00'	31°05'26"	N35°32'52"W	120.60'	62.59'
C30	40.06'	25.00'	91°48'07"	N25°53'54"E	35.91'	25.80'
C31	10.40'	15.00'	39°42'55"	N88°20'34"W	10.19'	5.42'
C32	149.43'	50.00'	171°13'57"	N25°53'54"E	99.71'	652.23'
C33	10.40'	15.00'	39°42'55"	S39°51'37"E	10.19'	5.42'
C34	27.88'	750.22'	2°07'44"	N22°01'58"W	27.87'	13.94'



LOCATION MAP
NOT TO SCALE

LEGEND

- ● 1/2" IRON ROD W/ CAP FOUND
- ○ 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- E,G,T,CA ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- B.S.L. BUILDING SETBACK LINE

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 JAN 28 AM 9:20

N 71°47'58" E 60.00'
S 18°12'02" E 50.00'
UNPLATTED
N 71°47'58" E 579.01'
N 68°31'14" E 50.00'
N 65°50'35" E 115.00'
N 13708832.3028
E 2073056.7155
WESTOVER HILLS DEVELOPMENT PARTNERS, L.P. REMAINING PORTION OF 203.263 ACRE TRACT (VOL. 5191, PGS. 1007-1046 R.P.R.)
50'x60' WATER, SAN. SWR., DRAIN, ELEC., GAS, TELE. & C.A.TV. ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY)
50'x50' WATER, SAN. SWR., DRAIN, ELEC., GAS, TELE. & C.A.TV. ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY)
N 18°12'02" W 155.00'
N 71°47'58" E 50.00'
N 18°12'02" W 50.00'
S 71°47'58" W 50.00'
N 18°12'02" W 210.00'
SAGE TERRACE
N 71°47'58" E 576.25'
N 71°47'58" E 597.36'
TISBURY PKWY
AMBER KNOLL
FALL PASS ST
N 71°47'58" E 649.22'
MULBERRY PATH
N 71°47'58" E 795.92'
N 71°47'58" E 795.67'
UNPLATTED
S 71°47'58" W 50.00'
N 18°12'02" W 144.94'
N 26°47'38" E 70.73'
EXIST. 16' SAN. SEWER ESMT. (VOL. 5018, PGS. 204-209 R.P.R.)
999' TO THE INTERSECTION OF SUNDANCE PASS AND POTRANCO ROAD.
N 13707707.0264
E 2072529.5010
N 63°12'22" W 70.70'
S 71°47'17" W 614.50'
1.00' VEHICULAR NON-ACCESS EASEMENT
POTRANCO ROAD (F.M. 1957)
(120' R.O.W.)
WESTOVER HILLS DEVELOPMENT PARTNERS, L.P. REMAINING PORTION OF 203.263 ACRE TRACT (VOL. 5191, PGS. 1007-1046 R.P.R.)
S 66°54'10" W 50.00'
VARIABLE WIDTH DRAINAGE EASMENT (0.056 ACRES)
N 20°58'05" W 22.13'
N 69°01'55" E 50.00'
S 20°52'21" E 21.58'
16.00' STORM DRAIN EASEMENT
16.00' SANITARY SEWER EASEMENT
10' B.S.L.
12' E,G,T,CA ESMT.
10.00' WATER EASEMENT
0 50 100 150 200
1"=100'

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

PULTE HOMES OF TEXAS, L.P.,
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216
PHONE: 496-2066

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, A.D. , 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF BRYCEWOOD UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____DAY OF _____, A.D. , 20___.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: CARTER AND BURGESS.

_____
DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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.

_____
CHRISTOPHER M. LINDHORST
LICENSED PROFESSIONAL ENGINEER NO. 87798

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF _____A.D. 20___ AT _____M. AND DULY RECORDED THE _____DAY OF _____A.D. 20___AT _____M. IN THE RECORDS OF _____AND_____OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____, A.D. , 20___

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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

WESTOVER HILLS DEVELOPMENT PARTNERS, L.P.
8023 VANTAGE, #200
SAN ANTONIO, TEXAS 78230
PHONE: 342-2255

OWNER (0.058 ACRE DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

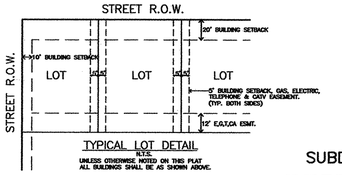
STATE OF TEXAS
COUNTY OF BEXAR

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, A.D. , 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



TYPICAL LOT DETAIL
N.T.S.
UNLESS OTHERWISE NOTED ON THIS PLAT ALL BUILDINGS SHALL BE AS SHOWN ABOVE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.18	N20°00'09"W
L2	1.92	N20°00'09"W

SUBDIVISION PLAT ESTABLISHING

BRYCEWOOD UNIT 1

BEING 20.202 ACRES OF LAND OUT OF A 203.263 ACRE TRACT RECORDED IN VOLUME 5191, PAGES 1007-1046, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF THE B.B.B. & C.R.R. SURVEY NO. 256, ABSTRACT NO. 102, COUNTY BLOCK 4394, N.C.B. 17642, BEXAR COUNTY, TEXAS.

Carter Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 10/29/02 JOB NO. 310034.041.1.5100

TxDOT NOTES:
1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN HIGHWAY RIGHT OF WAY.

3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASE ON OVERALL PLATTED HIGHWAY FRONTAGE OF 564.49'.

4) IF SIDEWALKS ARE REQUIRED BY THE APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

NOTE:
1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

4) ALL STREETS WITHIN THIS PLAT ARE DEDICATED AS PUBLIC R.O.W.

5) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

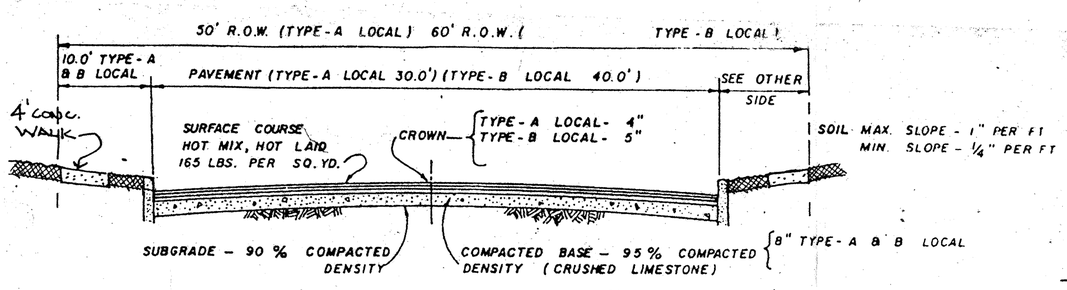
6) ALL LOT CORNERS WILL BE MONUMENTED ON THE GROUND WITH 1/2" REBAR OR WITH OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.

7) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE.

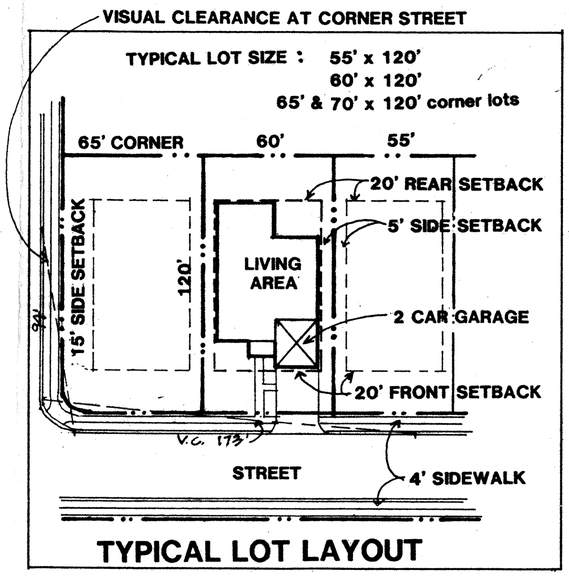
8) IMPACT FEE PAYMENT DUE: SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO SEWER SERVICE LOCATIONS.

9) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

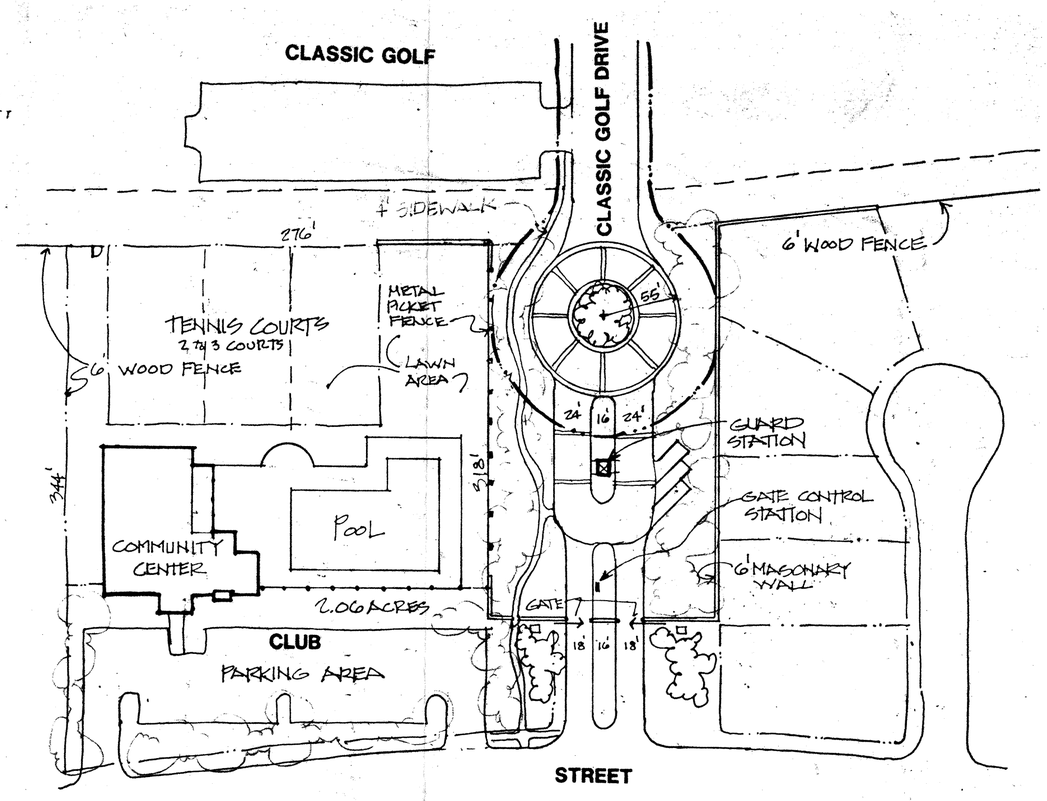
366



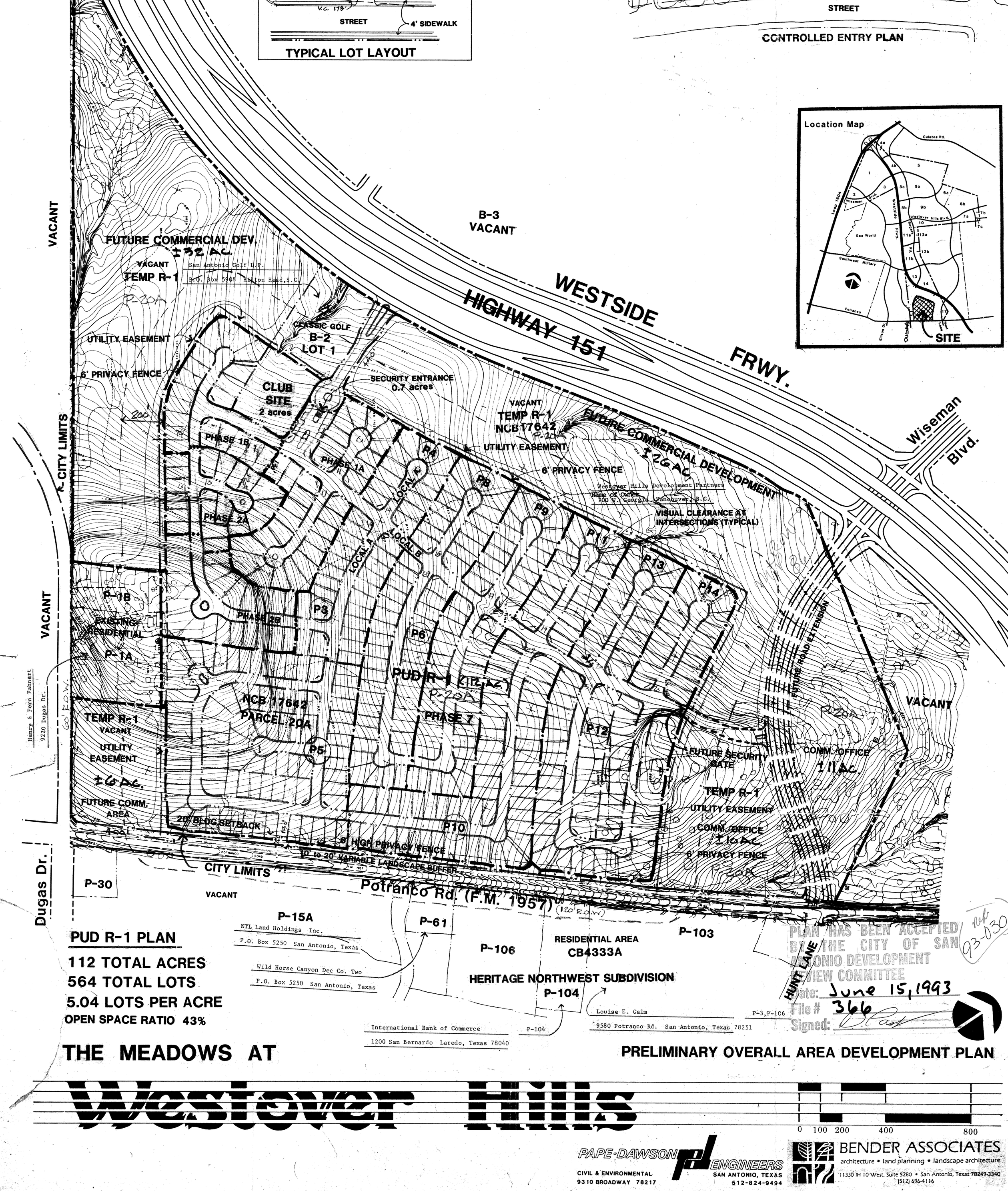
TYPICAL STREET SECTION



TYPICAL LOT LAYOUT



CONTROLLED ENTRY PLAN



PUD R-1 PLAN

112 TOTAL ACRES
564 TOTAL LOTS
5.04 LOTS PER ACRE
OPEN SPACE RATIO 43%

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: June 15, 1993
File # 366
Signed:
rev 93-030

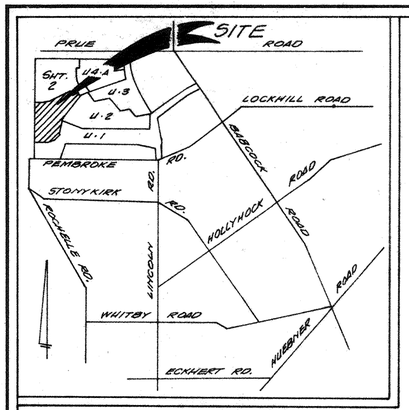
THE MEADOWS AT Westover Hills

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

0 100 200 400 800

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY 78217
SAN ANTONIO, TEXAS
512-824-9494

BENDER ASSOCIATES
architecture • land planning • landscape architecture
11330 IH 10 West, Suite 5280 • San Antonio, Texas 78249-3340
(512) 696-4116



LOCATION MAP

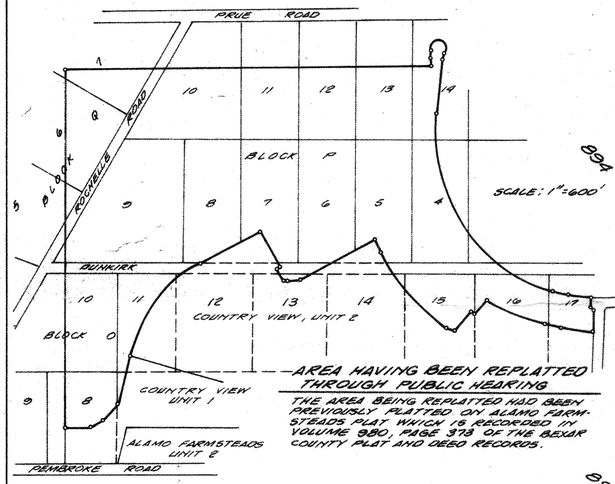
SCALE: 1"=100'

LEGEND:

INDICATES PROP. CONTOURS ——— 900

INDICATES EXIST. CONTOURS ——— 898

NOTE:
THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PORTION OF LOTS 7,8,10,11,12,13,14,15,16 AND 17, BLOCK O AND A PORTION OF LOTS 3 THRU 14, BLOCK P AND PORTIONS OF LOTS 5,6 AND 7, BLOCK Q OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA HAVING BEEN REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON ALAMO FARMSTEADS PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 373 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.

REAR LOT
12' REMOVABLE SECTION
12' EASEMENT
SIDE LOT LINE

NOTE:
LOT OWNER TO PROVIDE ONE REMOVABLE SECTION ACROSS REAR OF C.P.S.B. ESM'T. IF FENCE IS BUILT ON SIDE LOT LINE.

SEE SHEET 2 of 2

MATCH LINE

COUNTRY ROSE

COUNTRY-HORN

COUNTRY VIEW UNIT 3

COUNTRY VIEW UNIT 2

COUNTRY VIEW UNIT 1

DAWN

COUNTRY WAY

BLOCK 8

BLOCK 10

N.C.B. 16939

N.C.B. 16940

N.C.B. 16941

N.C.B. 16942

EXISTING 75' DRAINAGE R.O.W.

EXIST. 75.0' DRAINAGE R.O.W.

13' DRAIN R.O.W.

12' ELEC., TELE. and CABLE T.V. EASEMENT

16.0' SANITARY SEWER ESM'T.

12' ELEC., TELE. & CA.T.V. EASEMENT

S 61°40'13" W 391.82'

N 61°40'13" E 111.60'

S 28°19'47" E 16.00'

N 89°25'13" E 209.62'

S 89°25'13" E 197.57'

N 89°25'13" E 807.57'

S 89°25'13" W 194.87'

S 89°25'13" W 150.00'

S 66°40'15" W 73.26'

S 42°30'00" W 125.00'

S 13°30'00" W 275.00'

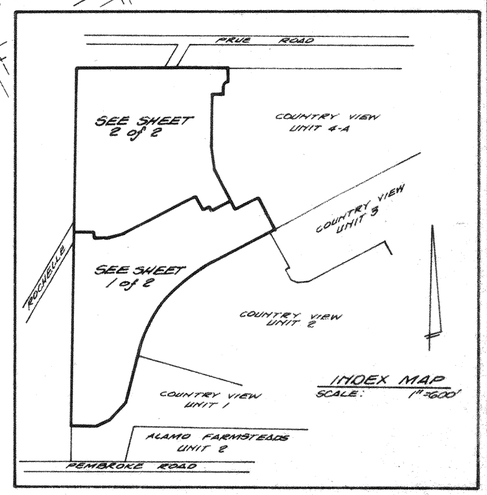
N 00°34'41" W 2032.70'

S 00°34'41" E 696.65'

S 66°40'15" W 19.45'

X = 118,588
Y = 675,917

50' ELECTRIC EASEMENT



INDEX MAP
SCALE: 1"=600'

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT WHICH IS RECORDED AS COUNTRY VIEW, UNIT 4-A, IN VOL. 9501, PGS. 106-107, BEXAR COUNTY PLAT AND DEED RECORDS.

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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.

REPLAT OF
COUNTRY VIEW, UNIT-4B

BEING LOTS 19 THRU 84, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 79, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55; BLOCK 9, N.C.B. 16941 AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

PAPE-DAWSON ENGINEERS

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; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

Eugene H. Dawson
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A.D., 19 83.

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Doug Cross
OWNER

DULY AUTHORIZED AGENT

STATE TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, 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 23 DAY OF MARCH A.D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED HAS DESIGNATED OR RESERVED FOR USAGE OTHER THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO. TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A. D. 19 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Eugene H. Dawson
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A. D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A. D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

#2

SHEET 1 of 2

ROB

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, guying or barrying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed reponsible for said grade changes or ground elevation alterations.

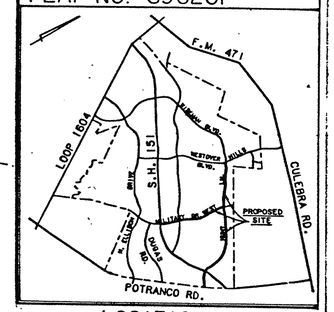
MATCHLINE
SEE SHT. 4 OF 9

UNPLATTED

B.B.B. & C.R.R. SURVEY NO. 402
ABST. 101 C.B. 4394

UNPLATTED

PLAT NO. 890201



LOCATION MAP
N.T.S.

STATE Hwy. 151
(R.O.W. VARIES 400' MIN.)

SCALE: 1"=100'

217.15 FEET To INTERSECTION OF NORTH R.O.W. OF POTRANCO AND THE WEST R.O.W. LINE OF S.H. 151

S35°56'15"E 105.52'

S70°56'27"E 86.00'

N56°02'50"E 70.10'

N56°02'50"E 10.05'

14' GAS AND ELECTRIC EASEMENT

VARIABLE WIDTH DRAINAGE ESMT

N03°01'00"E 47.27'

N35°56'15"W 41.59'

N70°56'27"W 42.05'

14' GAS AND ELECTRIC EASEMENT

X=104,974
Y=586,380

EXIST. C.P.S.B. GAS ESM'T. (VOL. 4841, PG. 273)

EXIST. C.P.S.B. ELEC. ESM'T. (VOL. 4841, PGS. 115 & 117)

UNPLATTED

HUNT LANE

N10°03'32"E 436.92'

S10°03'32"W 455.99'

110' R.O.W.
55' 55'

X=104,860
Y=585,850

MATCHLINE
SEE SHEET 2 OF 9

CURVE DATA						
NO.	CHD BRNG.	CHORD	DELTA	RADIUS	TANGENT	LENGTH
12	S81°59'03"E	10.00	00°09'30"	3613.72	5.00	10.00
13	S79°39'11"E	556.14	08°49'42"	3619.72	278.89	556.68
14	S20°30'59"W	77.05	79°36'18"	60.00	50.29	83.71
15	N74°30'44"W	539.01	08°39'35"	3560.72	270.28	539.52

NOTE: THIS PLAT CONTAINS THE AMENDMENT APPROVED BY THE PLANNING COMMISSION ON MARCH 22 1990.

UNPLATTED

B.B.B. & C.R.R. SURVEY NO. 256
ABST. 102 C.B. 4394

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 AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF NOVEMBER A.D. 19 90

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER (CHARLES MARTIN WIENER) OWNER

DULY AUTHORIZED AGENT — DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARTIN WIENER, 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 27th DAY OF NOVEMBER A.D. 1990

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ed M. Wiseman, 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 27th DAY OF November A.D. 1990

HELEN L. JENKINS
Notary Public, State of Texas
My Commission Expires June 11, 1993

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 14 DAY OF December, 1990

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT
OF
WESTOVER HILLS, UNIT-14

Being 30.18 acres of land out of the B.B.B. & C.R.R. Co. Survey No. 403, Abstract 100, County Block 4419; J.V. Dignowity Survey No. 404, Abstract 1039, County Block 4397; J.S. Collard Survey No. 257, Abstract 151, County Block 4396; B.B.B. & C.R.R. Co. Survey No. 402, Abstract 101, County Block 4398; and the B.B.B. & C.R.R. Co. Survey No. 256, Abstract 102, County Block 4394, all situated within Bexar County, Texas.

THIS PLAT OF WESTOVER HILLS, UNIT-14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 3rd DAY OF January A.D. 19 91

BY CHAIRMAN

BY SECRETARY

CITY OF SAN ANTONIO, TEXAS

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

E.J. DESCAMPS
3180
REGISTERED PUBLIC SURVEYOR

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF NOVEMBER A.D. 1990

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Robert D. Green COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5 DAY OF May A.D. 1992 AT 11:07A.M. AND DULY RECORDED THE 5 DAY OF May A.D. 1992 AT 3:30P.M. IN THE RECORDS OF DEEDS - PLATS OF SAID COUNTY, IN BOOK VOLUME 9524 ON PAGE 158

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 5 DAY OF May A.D. 1992

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY DEPUTY

SHEET 3 OF 9

V9524 P158

366

'92 MAY -5 A11:07
IN MY OFFICE
ROBERT D. GREEN
CLERK BEXAR CO.
0705915 0283302
0705915 0283303
$25.00 X 001 100002

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

June 15, 1993

Mr. Larry Newell
Bender & Associates
11330 I.H. 10 West, Suite 5280
San Antonio, Texas, 78249-3340

RE: The Meadows at Westover Hills PUD Subdivision POADP #366

Mr. Newell:

The City Staff Development Review Committee has reviewed your The Meadows at Westover Hills PUD Subdivision Preliminary Overall Area Development Plan #366. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please be advised that a non-access easement will be required along the rear of the residential lots on the northwest ROW line of Potranco Road at the time of plat submittal. Additionally, the future road extension delineated on your plan will need to be dedicated and constructed to full width of 86 feet of ROW at the time of plat submittal for any adjacent parcel of land.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer