

LOCATION MAP
MAPSCO MAF GRID: 578DS
NOT-TO-SCALE

SAWS ACCESS NOTE:
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S31°18'21"W	113.83'
L2	S0°02'25"W	43.30'
L3	N0°02'25"E	26.07'
L4	S31°18'21"W	24.27'
L5	S31°18'21"W	16.02'
L6	N86°41'39"W	25.00'
L7	N31°18'21"E	25.00'
L8	S86°41'39"E	25.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1255.00'	12°20'38"	S87°08'10"W	269.86'
C2	40.00'	72°52'36"	N62°35'50"W	47.52'
C3	1469.04'	9°28'43"	N30°53'54"W	242.75'
C4	4056.02'	0°14'15"	N72°00'23"W	16.82'

PLAT NUMBER 140212

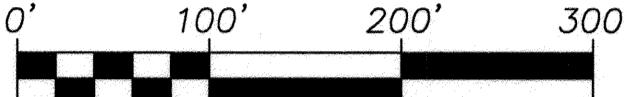
SUBDIVISION PLAT

OF

WESTOVER HILLS, UNIT - 38

ESTABLISHING LOT 5, BLOCK 48, NCB 17642, BEING A TOTAL OF 2.646 ACRE TRACT OF LAND BEING ALL OF A 2.270 ACRE TRACT, DESCRIBED AND CONVEYED TO MICROSOFT CORPORATION RECORDED IN VOLUME 16587, PAGES 2016-2021 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YOUNG SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400, IN NEW CITY BLOCK 17642, AND 0.376 ACRES LOCATED ON LOT 4, BLOCK 48, NEW CITY BLOCK 17642 OUT OF THE POWER LOFT @ WESTOVER SUBDIVISION RECORDED IN VOLUME 9603, PAGE 84 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN THE CITY OF SAN ANTONIO, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON
ENGINEERS
TEPE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

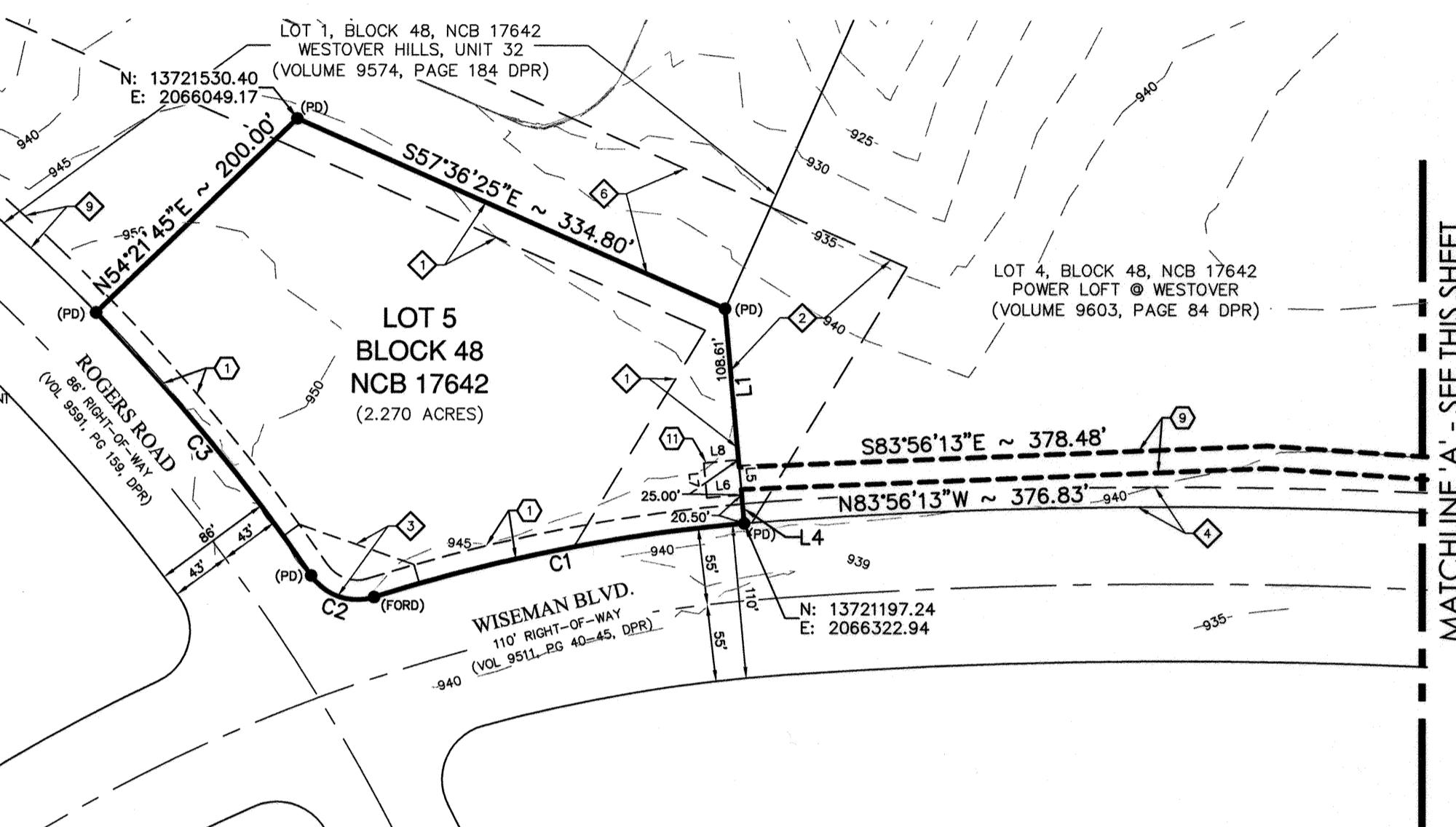
DATE OF PRINT: June 8, 2015

LEGEND

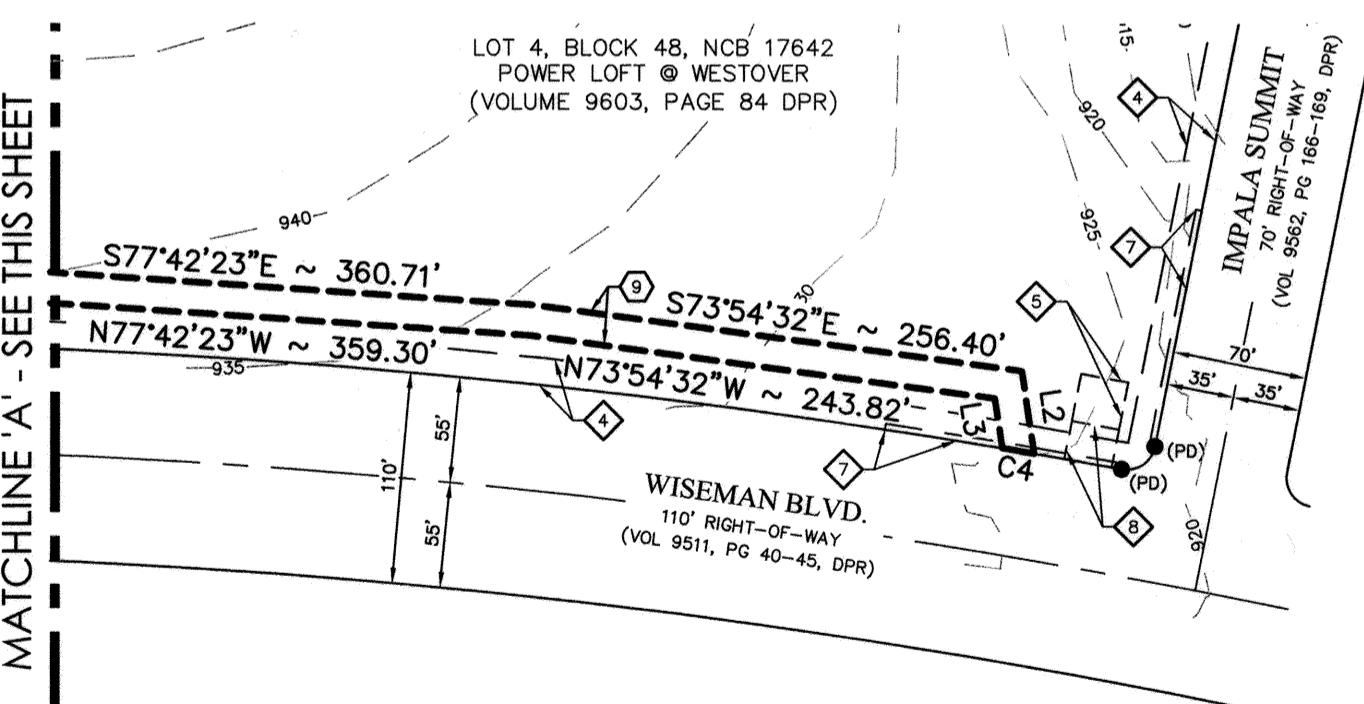
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
NCB	NEW CITY BLOCK (SURVEYOR)	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		
			FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

950 - EXISTING CONTOURS

- ① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② 16' SANITARY SEWER EASEMENT (0.376 ACRES) (OFF LOT)
- ③ 25' X 25' SANITARY SEWER EASEMENT
- ④ RIGHT-OF-WAY EASEMENT (VOL 13830, PG 1011 OPR)
- ⑤ RIGHT-OF-WAY EASEMENT (VOL 13830, PG 1071 OPR)
- ⑥ PERMANENT RECYCLED WATER EASEMENT (VOL 16129, PG 1447 OPR)
- ⑦ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9603, PG 84 DPR)
- ⑧ 25' X 25' EXCLUSIVE EQUIPMENT EASEMENT (VOL 13654, PG 1223 OPR)
- ⑨ RIGHT-OF-WAY EASEMENT (VOL 13830, PG 1808 OPR)
- ⑩ 1' VEHICULAR NON-ACCESS EASEMENT (VOL 9603, PG 84 DPR)
- ⑪ 20' X 25' INGRESS/EGRESS EASEMENT (VOL 13654, PG 1223 OPR)



MATCHLINE 'A' - SEE THIS SHEET



KEVIN D. WILLIAMS
Notary Public
State of Washington
My Commission Expires
September 11, 2016

STATE OF WASHINGTON
COUNTY OF KING

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.

Kent Anderson
OWNER/DEVELOPER: KENT ANDERSON
MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98052

STATE OF WASHINGTON
COUNTY OF KING

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KENT ANDERSON, 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 *24*, A.D. 2015.

Kent Anderson
NOTARY PUBLIC KING COUNTY, WASHINGTON

THIS PLAT OF *WESTOVER HILLS, UNIT - 38* 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 *20* DAY OF *September*, A.D. 2015.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, *County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the 20 day of September, A.D. 2015 at 10:00 A.M. and duly recorded the 20 day of September, A.D. 2015 at 10:00 A.M. in the Deed and Plat Records of Bexar County, in Book/VOLUME *140212* on Page *84* in testimony whereof, witness my hand and official seal of office, this 20 day of September, A.D. 2015.*

COUNTY CLERK, BEXAR COUNTY, TEXAS

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" 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 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.

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

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

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS 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, PATROLING, AND ERECTING POLE, RAMP, OR CABLE, AND CABLE CONDUIT, AND OTHER FACILITIES, WITH ITS APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND HORSES OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAD 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 LINE OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCERNING, OR WALLS WILL BE PLACED IN OR NEAR THE EASEMENT.

2. 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.

3. IT IS NOT PERMITTED TO ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, ETC., EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGE TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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 LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Paul D. Ross
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
6160
STATE OF TEXAS
REGISTERED
PROFESSIONAL
SURVEYOR
PAPE-DAWSON
ENGINEERS, INC.

