

### LOCATION MAP

MAPSCO MAP GRID: 612D1  
NOT-TO-SCALE

### LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
CATV	CABLE TELEVISION		OF REAL PROPERTY) OF
DOC	DOCUMENT NUMBER		BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF	VOL	VOLUME
	BEXAR COUNTY, TEXAS	PG	PAGE(S)
DR	DEED RECORDS OF BEXAR	PR	PRIVATE
	COUNTY, TEXAS	RB	RADIAL BEARING
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
GETCTV	GAS, ELECTRIC, TELEPHONE	SD	STORM DRAINAGE
	AND CABLE TELEVISION	SS	SANITARY SEWER
IN/EG	INGRESS/EGRESS	VAR	VARIABLE WIDTH
INT	INTERSECTION	W	WATER
NCB	NEW CITY BLOCK		

(TYPE I, II OR III)	FOUND 1/2" IRON ROD (PD)
	FOUND 1/2" IRON ROD (PD)-ROW
	FOUND TxDOT MONUMENTATION
	FOUND MONUMENTATION

1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
	EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
	ORIGINAL SURVEY/COUNTY LINE
1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2	VARIABLE WIDTH CLEAR VISION EASEMENT (0.0395 AC.)
3	VARIABLE WIDTH DRAINAGE EASEMENT
4	16" SANITARY SEWER EASEMENT
5	10" WATER EASEMENT
6	25' X 25' SANITARY SEWER EASEMENT
7	16" PRIVATE SANITARY EASEMENT TO THE BENEFIT OF LOTS 10 AND 11
8	SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT (VOL 3948, PG 1792-1796, OPR)
9	50' X 36" DRAINAGE EASEMENT (VOL 9518, PG 89-98, DPR)
10	41' X 22" DRAINAGE EASEMENT (VOL 9518, PG 89-98, DPR)
11	16" SANITARY SEWER EASEMENT (VOL 9511, PG 28, DPR)
12	16" SANITARY SEWER EASEMENT (VOL 10590, PG 1488, OPR)
13	28" GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9570, PG 208, DPR)
14	25' X 25' SANITARY SEWER EASEMENT (VOL 9570, PG 208, DPR)

### SURVEYOR'S NOTES:

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

### 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.

### IMPACT FEE PAYMENT NOTE:

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 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 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 BURNING 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 THEREON. IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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. 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:

### 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.

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER

### 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.

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

### TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 3 ACCESS POINTS ALONG SH 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,608.14'.

### 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.

### 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.

### FIRE DEPARTMENT ACCESS EASEMENT NOTE:

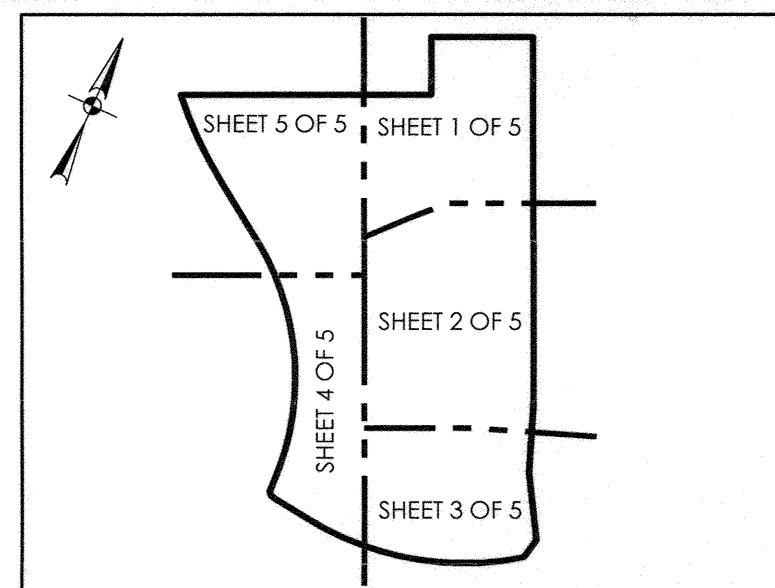
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

### ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(i)(3).

### SAWS 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.



### INDEX MAP

SCALE: 1"= 100'

## PLAT NUMBER 130364

### SUBDIVISION PLAT OF WESTOVER HILLS 80 ACRES

ESTABLISHING LOTS 1-12, BLOCK 5 AND LOTS 1-6, BLOCK 6 BEING COMPRISED OF A 79.818 ACRE TRACT OF LAND RECORDED IN VOLUME 14112, PAGES 1466-1476 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, 27.20 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 101, COUNTY BLOCK 4398, 38.94 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 100, COUNTY BLOCK 4419, 13.24 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 390, ABSTRACT 94, COUNTY BLOCK 4393 AND 0.44 ACRES OUT OF THE THOMAS YORK SURVEY NO. 201, ABSTRACT 101, COUNTY BLOCK 4400 NOW IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'  
0' 100' 200' 300'

**PAPE-DAWSON ENGINEERS**  
TPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: March 4, 2015

### 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.

*[Signature]*  
OWNER/DEVELOPER: MARC CURTIS, SENIOR VICE PRESIDENT  
OWNED REAL ESTATE (ORE) - WHOLESALE  
WELLS FARGO BANK N A  
ORE/SAN ANTONIO LOTS  
1 INDEPENDENT DR STE 615  
JACKSONVILLE, FL 32202

### STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARC CURTIS, 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 4th March, A.D. 2015.

*[Signature]*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS 80 ACRES, 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

STATE OF TEXAS

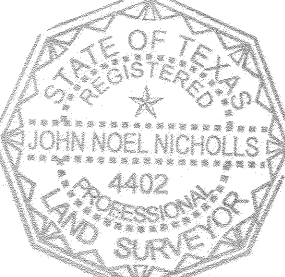
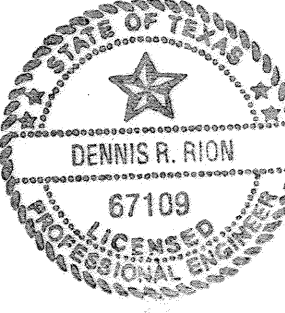
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

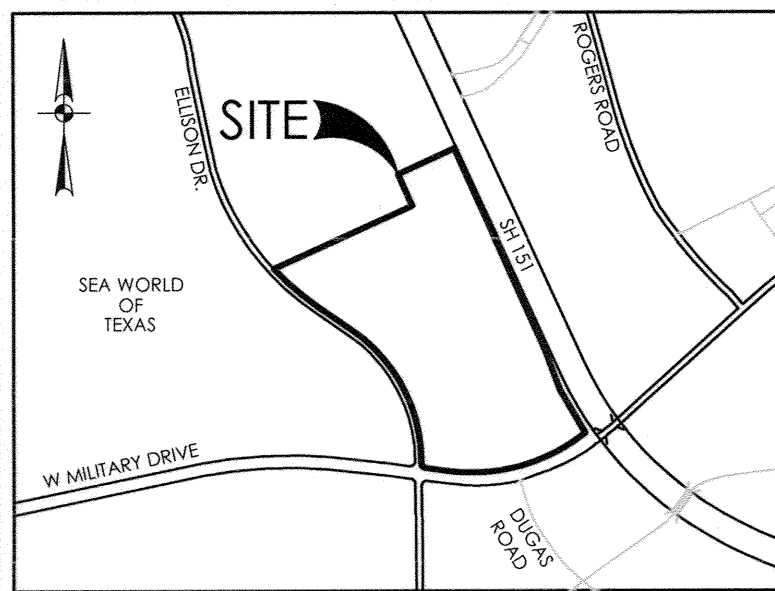
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

MEGHAN J. GRACE DAY  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016







LOCATION MAP

MAPSCO MAP GRID: 612D1  
NOT-TO-SCALE

LEGEND

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		16	EASEMENT
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COUNTY OF BEXAR

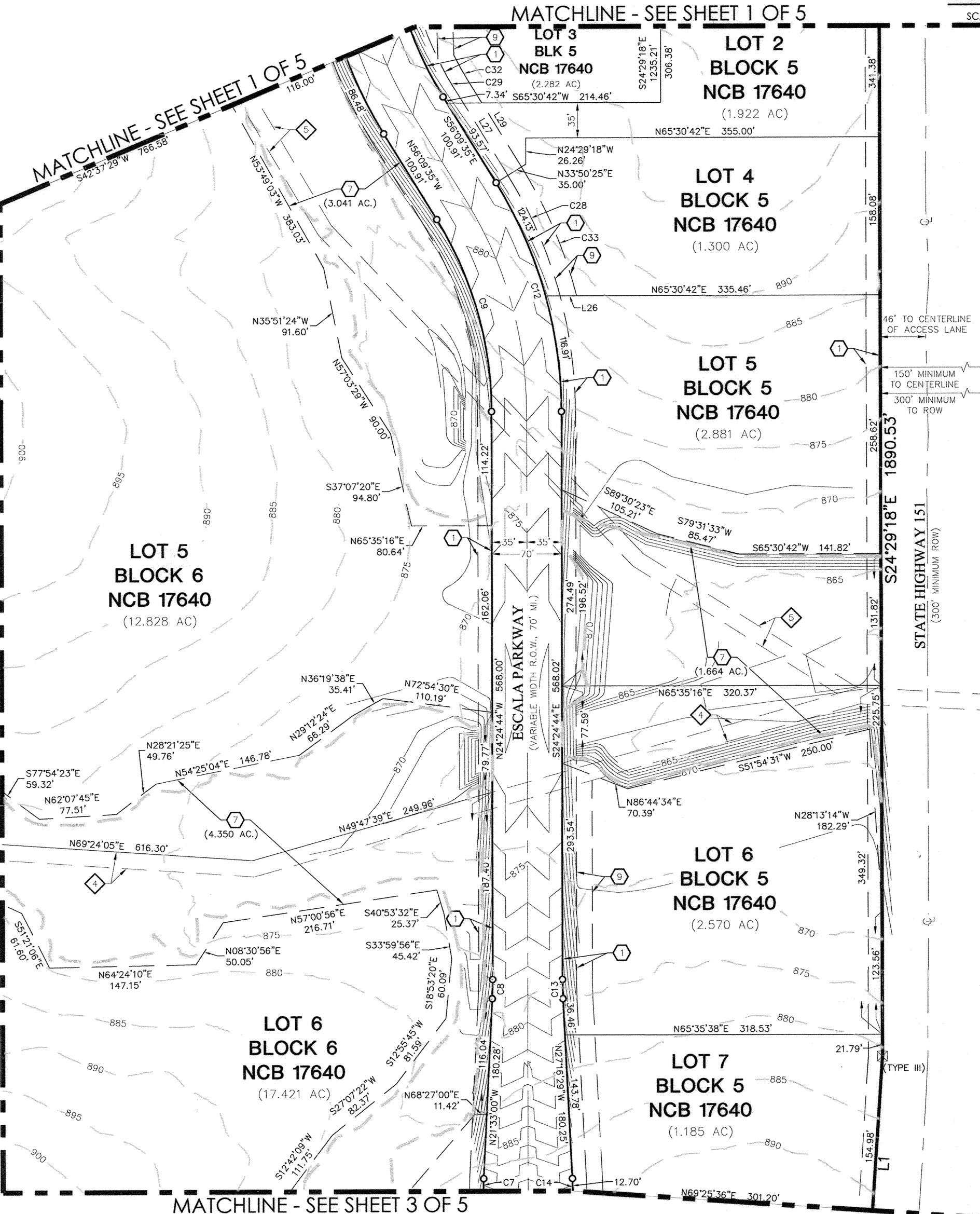
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REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 5 OF 5

MATCHLINE - SEE SHEET 4 OF 5

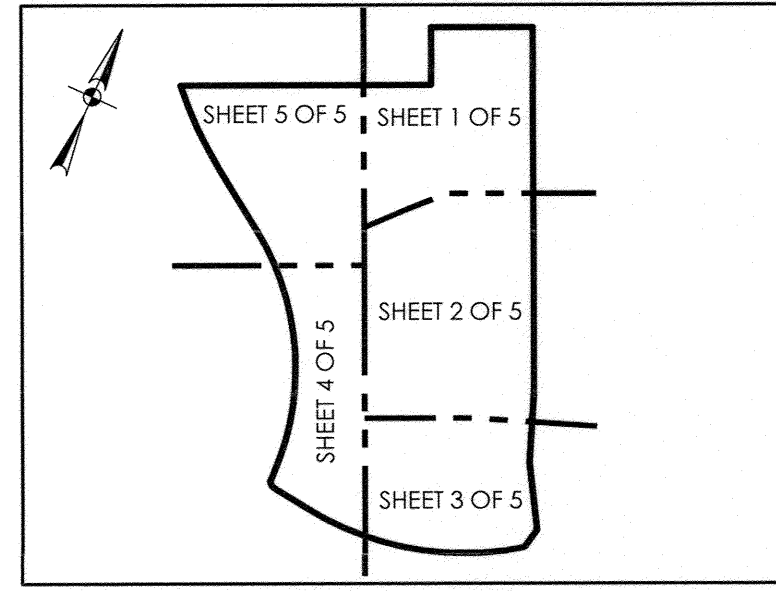
MATCHLINE - SEE SHEET 3 OF 5



LINE DATA ON SHEET 3 OF 5

CURVE DATA ON SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT



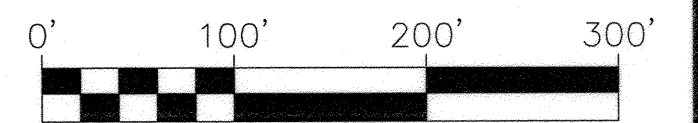
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OF  
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**PAPE-DAWSON  
ENGINEERS**  
TBE, FIRM REGISTRATION # 470

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

DATE OF PRINT: March 4, 2015

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COUNTY OF BEXAR

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OWNER/DEVELOPER: MARC CURTIS, SENIOR VICE PRESIDENT  
OWNED REAL ESTATE (ORE) - WHOLESALE  
WELLS FARGO BANK N.A.  
ORE/SAN ANTONIO LOTS  
1 INDEPENDENT DR STE. 615  
JACKSONVILLE, FL 32202

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARGARET CURTIS, 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 March, A.D. 2015.

MEGHAN J. GRACE  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016

*Morgan Grace*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

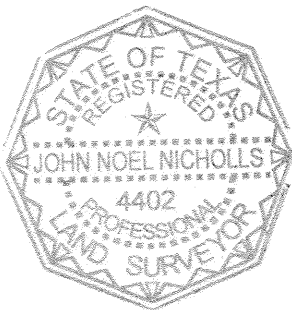
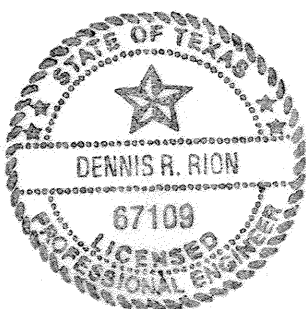
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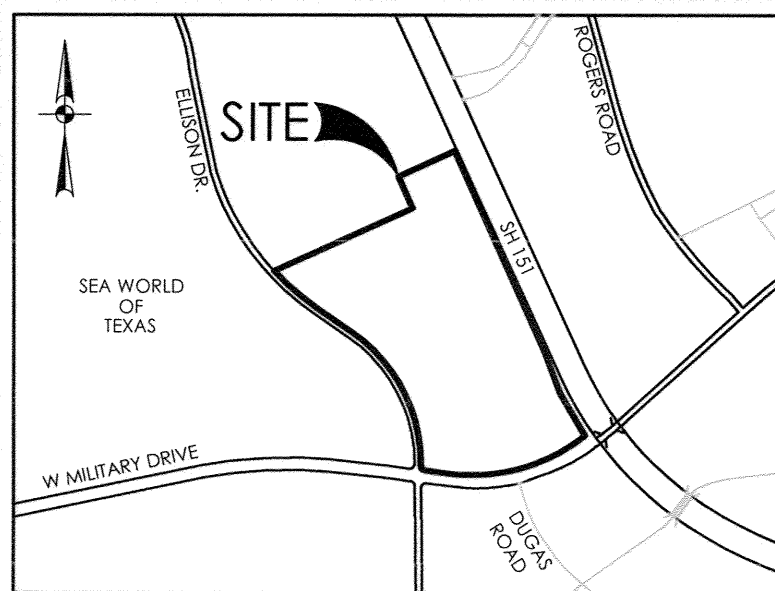
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 5

BY: \_\_\_\_\_ DEPUTY







LOCATION MAP  
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NOT-TO-SCALE

LEGEND

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6	EASEMENT	6	41' X 22' DRAINAGE EASEMENT
7	16' SANITARY SEWER EASEMENT	7	(VOL 9518, PG 89-98, DPR)
8		8	16' SANITARY SEWER EASEMENT
9		9	(VOL 9511, PG 28, DPR)
10	10' WATER EASEMENT	10	16' SANITARY SEWER EASEMENT
11		11	(VOL 10590, PG 1488, OPR)
12	25' X 25' SANITARY SEWER	12	28' GAS, ELECTRIC, TELEPHONE
	EASEMENT	12	AND CABLE TELEVISION EASEMENT
	16' PRIVATE SANITARY EASEMENT	12	(VOL 9570, PG 208, DPR)
	TO THE BENEFIT OF LOTS 10 AND 11	12	25' X 25' SANITARY SEWER
		12	EASEMENT
		12	(VOL 9570, PG 208, DPR)

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 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 GRANTORS 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.
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. 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.

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.

\_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

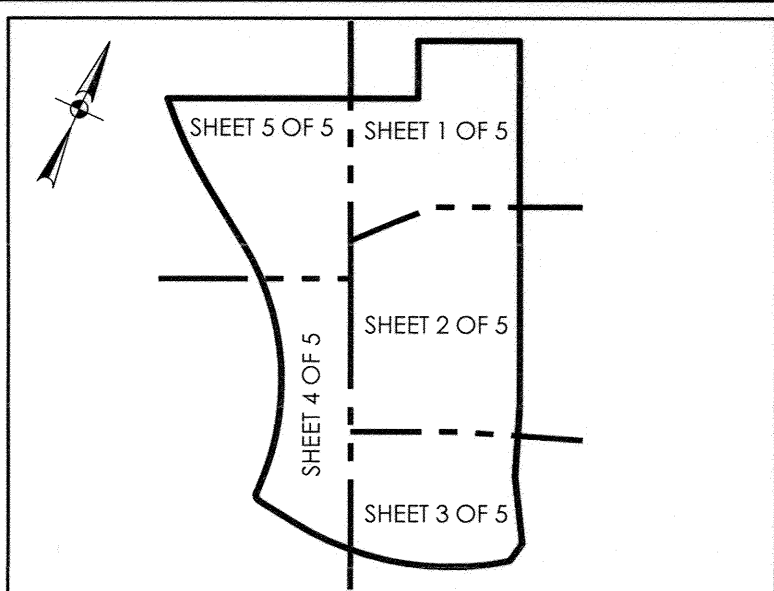
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S20°33'34"E	367.27'
L2	S11°27'32"W	111.19'
L3	S34°50'09"E	0.35'
L4	N00°14'42"W	25.27'
L5	N33°12'50"E	34.88'
L6	S59°00'17"E	34.62'
L7	N52°08'44"E	33.94'
L8	N46°24'14"E	48.71'
L9	S88°35'46"E	71.59'
L10	S02°55'50"W	35.88'
L11	S33°12'50"W	14.01'
L12	S01°13'21"E	14.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L13	N01°13'21"W	14.00'
L14	N02°55'50"E	36.05'
L15	N88°35'46"W	57.18'
L16	S46°24'14"W	48.99'
L17	N82°51'16"W	157.78'
L18	S07°08'44"W	14.00'
L19	N07°08'44"E	14.00'
L20	N82°51'16"W	2.93'
L21	S34°50'09"E	23.66'
L22	N34°50'09"W	14.00'
L23	S19°11'04"E	14.01'
L24	N19°11'04"W	14.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L25	N59°00'17"W	13.90'
L26	N65°30'42"E	16.53'
L27	N56°09'35"W	100.91'
L28	S50°25'56"E	16.00'
L29	S56°09'35"E	100.91'
L30	N59°00'17"W	12.44'
L31	N72°31'35"E	235.28'
L32	S52°08'44"W	19.80'
L33	S82°51'16"E	16.50'
L34	S82°51'16"E	14.14'

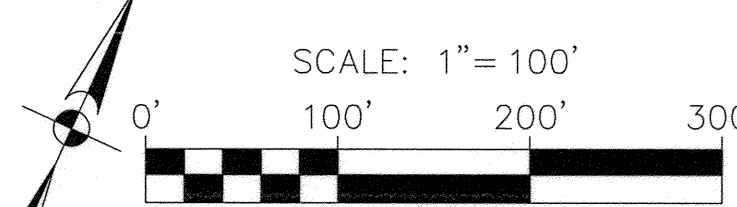


INDEX MAP  
SCALE: 1"= 100'

PLAT NUMBER 130364

SUBDIVISION PLAT  
OF  
WESTOVER HILLS 80 ACRES

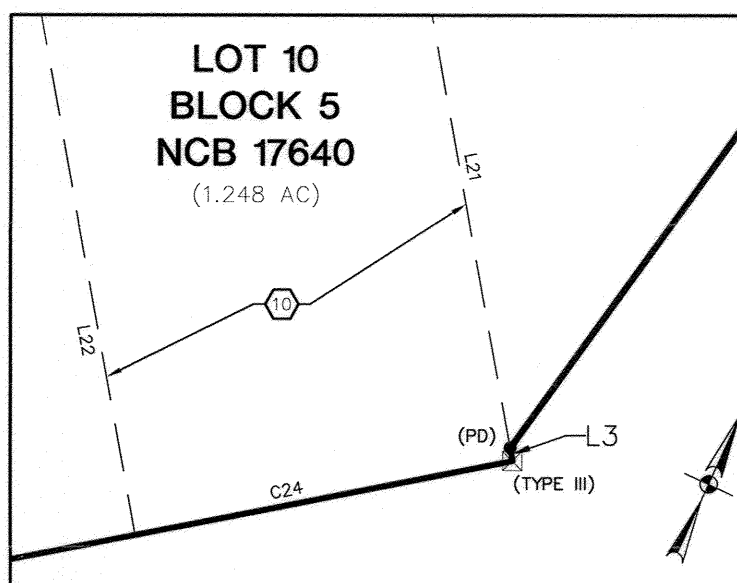
ESTABLISHING LOTS 1-12, BLOCK 5 AND LOTS 1-6, BLOCK 6 BEING COMPRISED OF A 79.818 ACRE TRACT OF LAND RECORDED IN VOLUME 14112, PAGES 1466-1476 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, 27.20 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 101, COUNTY BLOCK 4398, 38.94 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 100, COUNTY BLOCK 4419, 13.24 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 390, ABSTRACT 94, COUNTY BLOCK 4393 AND 0.44 ACRES OUT OF THE THOMAS YORK SURVEY NO. 201, ABSTRACT 101, COUNTY BLOCK 4400 NOW IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: March 4, 2015



DETAIL "A"  
NOT-TO-SCALE

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: MARC CURTIS, SENIOR VICE PRESIDENT  
OWNED REAL ESTATE (ORE) - WHOLESALE  
WELLS FARGO BANK N A  
ORE/SAN ANTONIO LOTS  
1 INDEPENDENT DR STE. 615  
JACKSONVILLE, FL 32202

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARC CURTIS, 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 12 March, A.D. 2015.

\_\_\_\_\_  
MEGHAN J. GRACE  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016

THIS PLAT OF WESTOVER HILLS 80 ACRES 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

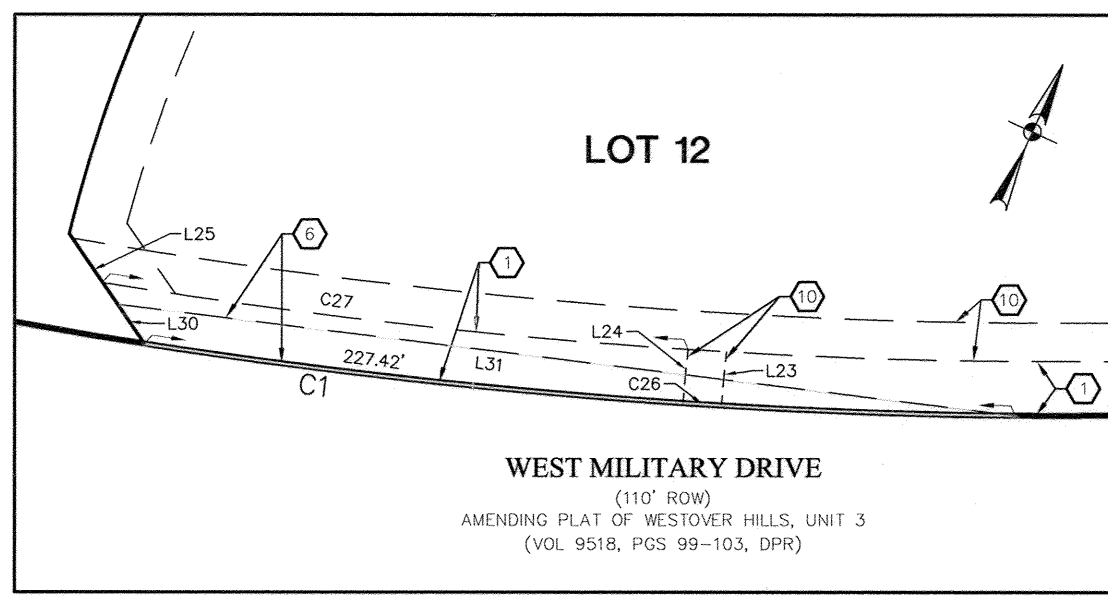
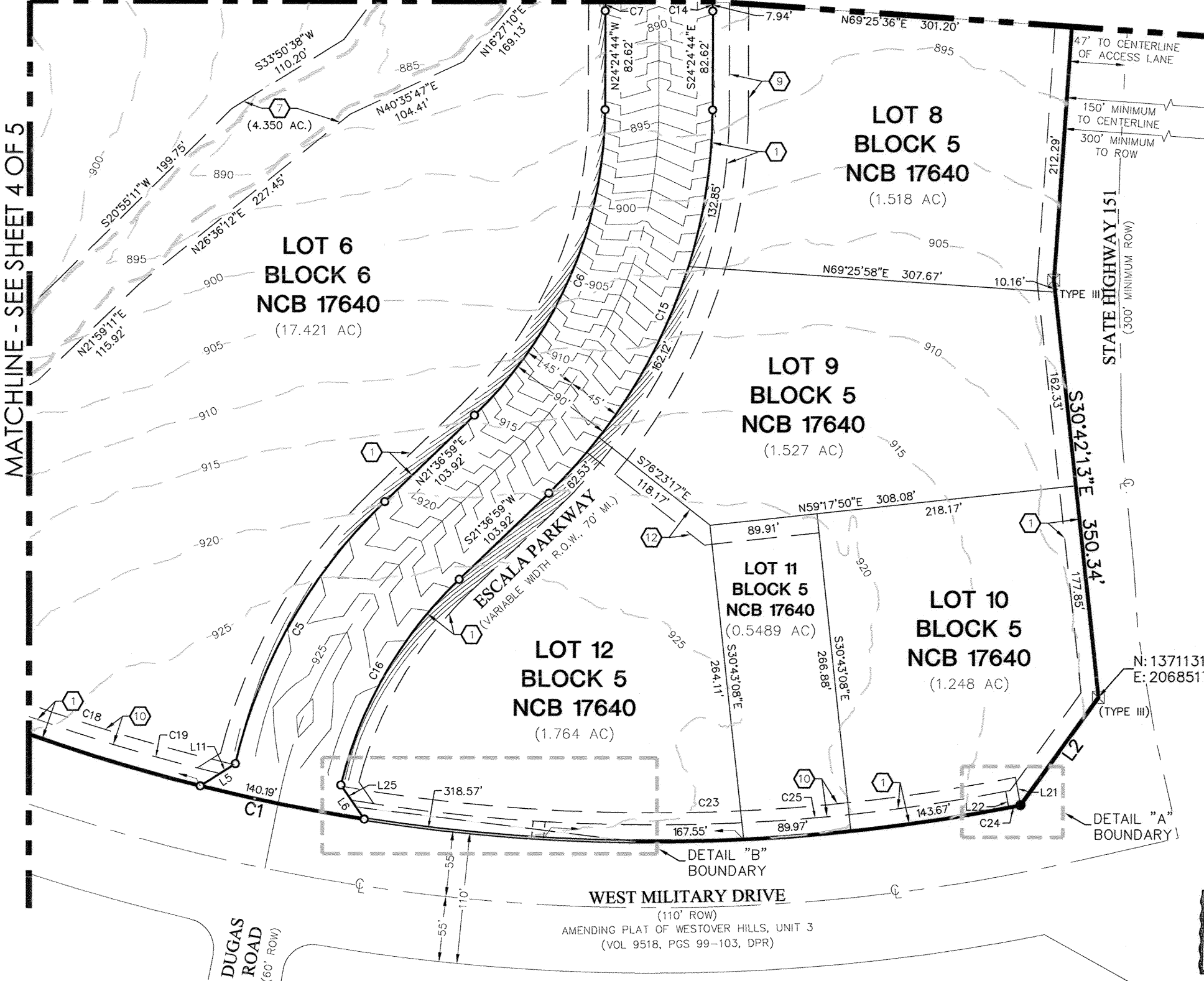
STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR 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

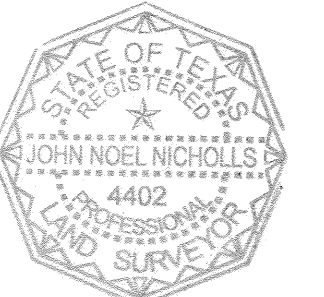
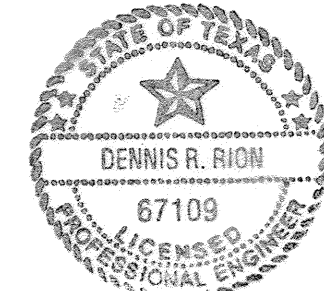
MATCHLINE - SEE SHEET 2 OF 5



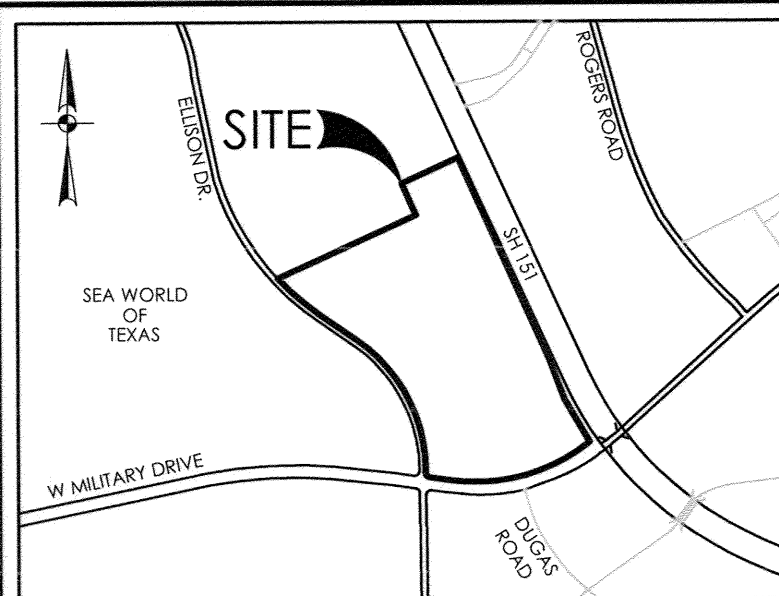
DETAIL "B"  
NOT-TO-SCALE

CURVE DATA ON SHEET 5 OF 5

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT







LOCATION MAP

MAPSCO MAP GRID: 612D1  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
CATV	CABLE TELEVISION	PG	PAGE(S)
DOC	DOCUMENT NUMBER	PR	PRIVATE
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	RB	RADIAL BEARING
DR	DEED RECORDS OF BEAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	SD	STORM DRAINAGE
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	SS	SANITARY SEWER
IN/EG	INGRESS/EGRESS	VAR	VARIABLE WIDTH
INT	INTERSECTION	W	WATER
NCB	NEW CITY BLOCK	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)	
		FOUND 1/2" IRON ROD (PD)	
		FOUND 1/2" IRON ROD (PD)-ROW	
		FOUND TxDOT MONUMENTATION	
		FOUND MONUMENTATION	

— 1140 — EXISTING CONTOURS  
— 1140 — PROPOSED CONTOURS  
--- EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN  
--- ORIGINAL SURVEY/COUNTY LINE

- |   |   |   |  |
|---|---|---|--|
| 1 | 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT          | 1 | SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT (VOL. 3948, PG. 1792-1796, OPR)         |
| 2 | VARIABLE WIDTH CLEAR VISION EASEMENT (0.0395 AC.)           | 2 | 50' X 34' DRAINAGE EASEMENT (VOL. 9518, PG. 89-98, DPR)                              |
| 3 | VARIABLE WIDTH DRAINAGE EASEMENT                            | 3 | 41' X 22' DRAINAGE EASEMENT (VOL. 9518, PG. 89-98, DPR)                              |
| 4 | 16' SANITARY SEWER EASEMENT                                 | 4 | 16' SANITARY SEWER EASEMENT (VOL. 9511, PG. 28, DPR)                                 |
| 5 | 10' WATER EASEMENT  | 5 | 16' SANITARY SEWER EASEMENT (VOL. 10590, PG. 1488, OPR)                              |
| 6 | 25' X 25' SANITARY SEWER EASEMENT                           | 6 | 28' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL. 9570, PG. 208, DPR) |
| 7 | 16' PRIVATE SANITARY SEWER TO THE BENEFIT OF LOTS 10 AND 11 | 7 | 25' X 25' SANITARY SEWER EASEMENT (VOL. 9570, PG. 208, DPR)                          |

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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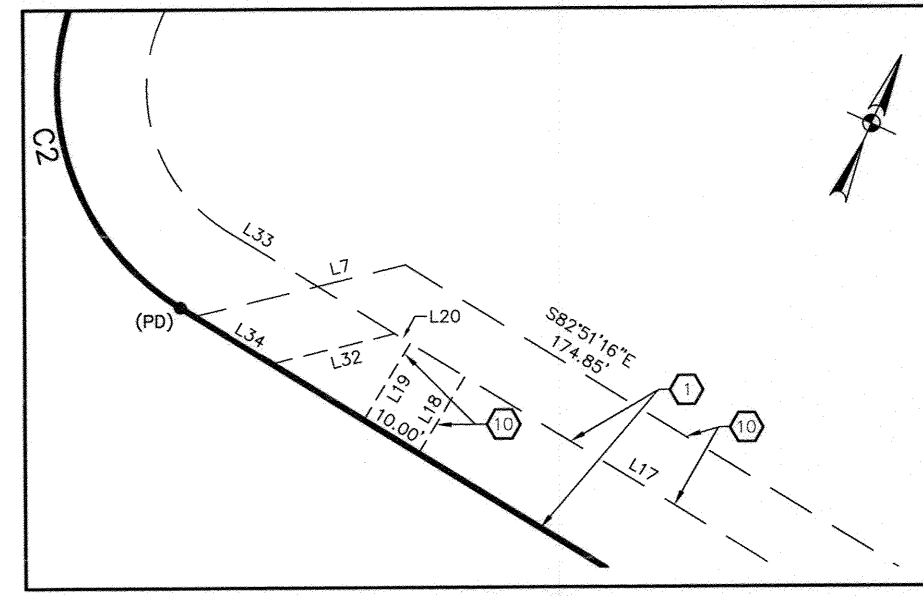
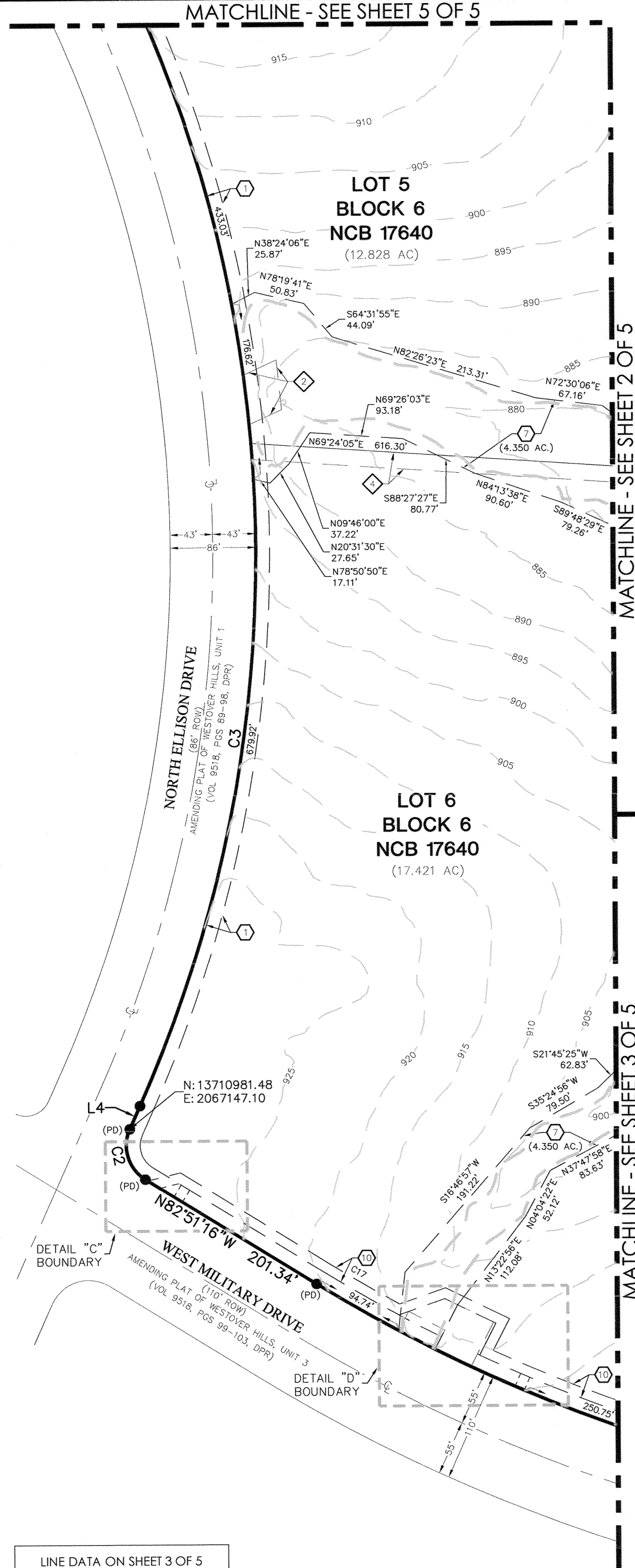
STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEAR

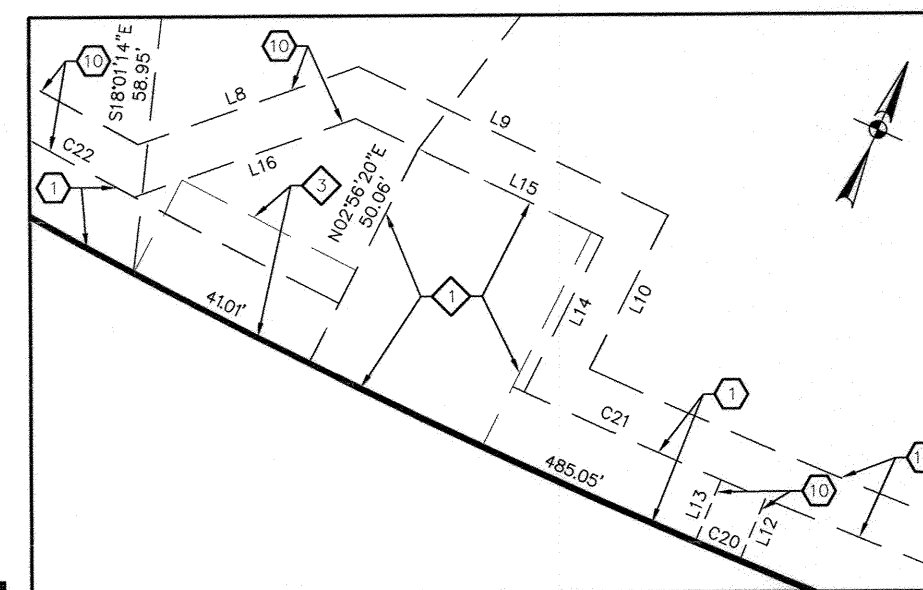
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "C"

NOT-TO-SCALE



DETAIL "D"

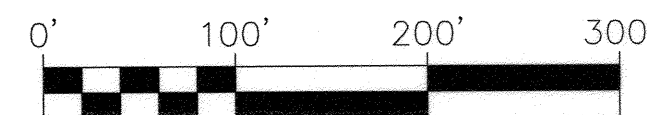
NOT-TO-SCALE

PLAT NUMBER 130364

SUBDIVISION PLAT  
OF  
WESTOVER HILLS 80 ACRES

ESTABLISHING LOTS 1-12, BLOCK 5 AND LOTS 1-6, BLOCK 6 BEING COMPRISED OF A 79.818 ACRE TRACT OF LAND RECORDED IN VOLUME 14112, PAGES 1466-1476 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, 27.20 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 101, COUNTY BLOCK 4398, 38.94 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 100, COUNTY BLOCK 4419, 13.24 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 390, ABSTRACT 94, COUNTY BLOCK 4393 AND 0.44 ACRES OUT OF THE THOMAS YORK SURVEY NO. 201, ABSTRACT 101, COUNTY BLOCK 4400 NOW IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

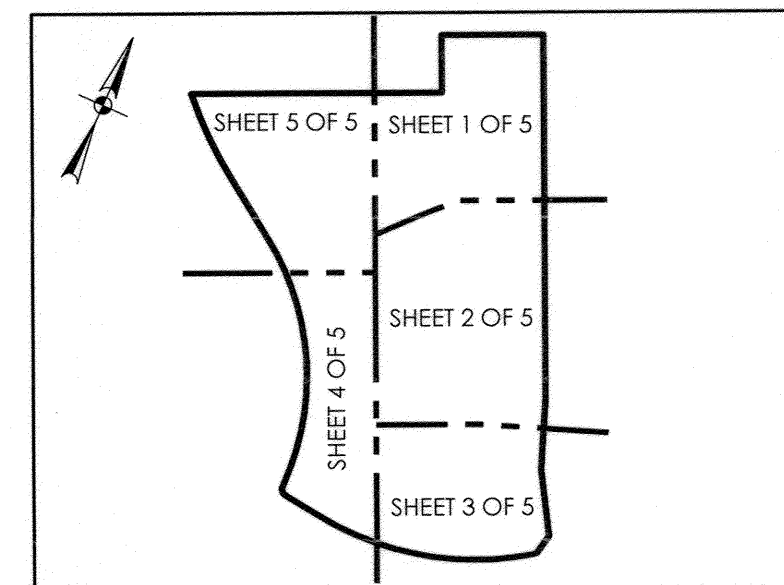
SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**  
TYPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: March 4, 2015



INDEX MAP

SCALE: 1" = 1000'

STATE OF TEXAS  
COUNTY OF BEAR

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: MARC CURTIS, SENIOR VICE PRESIDENT  
OWNED REAL ESTATE (ORE) - WHOLESALE  
WELLS FARGO BANK N.A.  
ORE/SAN ANTONIO LOTS  
1 INDEPENDENT DR. STE. 615  
JACKSONVILLE, FL 32202

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARC CURTIS, 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 4th March, A.D. 2015.

*Meghan J. Grace*  
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF WESTOVER HILLS 80 ACRES 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\_\_\_\_.

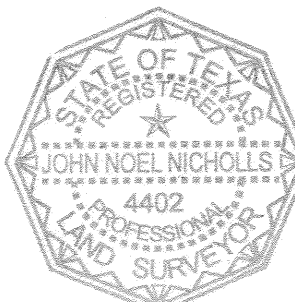
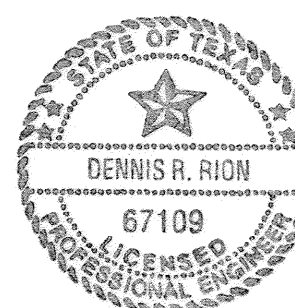
BY: \_\_\_\_\_ CHAIRMAN

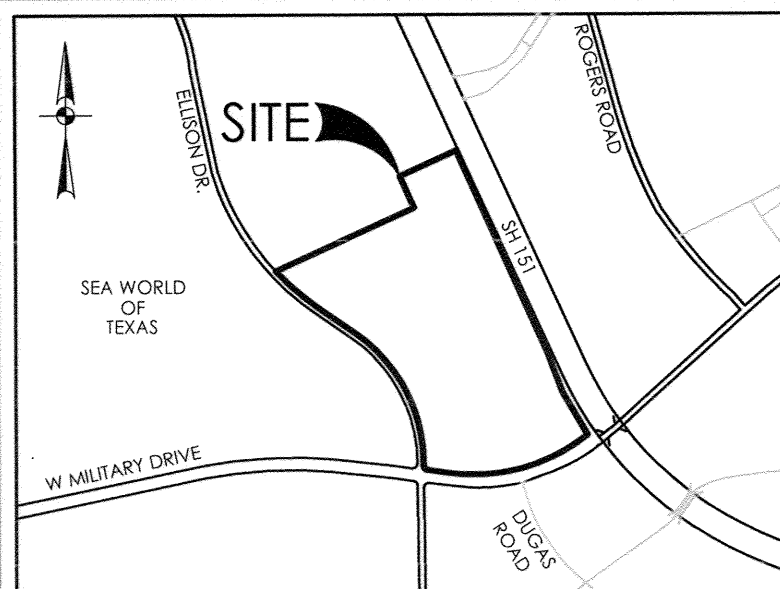
BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR 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 DEED AND PLAT RECORDS OF BEAR 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, BEAR COUNTY, TEXAS





LOCATION MAP

MAPSCO MAP GRID: 612D1  
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CATV	CABLE TELEVISION	PR	PRIVATE
DOC	DOCUMENT NUMBER	RB	RADIAL BEARING
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	SD	STORM DRAINAGE
ESMT	EASEMENT	SS	SANITARY SEWER
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	VAR WID	VARIABLE WIDTH
IN/EG	INGRESS/EGRESS	W	WATER
INT	INTERSECTION	FOUND 1/2" IRON ROD	(UNLESS NOTED OTHERWISE)
NCB	NEW CITY BLOCK	SET 1/2" IRON ROD (PD)	
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	SET 1/2" IRON ROD (PD)-ROW	
		FOUND TxDOT	
		MONUMENTATION	
		FOUND MONUMENTATION	
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS
---		---	EFFECTIVE FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
---		---	ORIGINAL SURVEY/COUNTY LINE
14'	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	14'	SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT (VOL 3948, PG 1792-1796, OPR)
50' X 36'	DRAINAGE EASEMENT (0.0395 AC.)	50' X 36'	DRAINAGE EASEMENT (VOL 9518, PG 89-98, DPR)
41' X 22'	DRAINAGE EASEMENT	41' X 22'	DRAINAGE EASEMENT (VOL 9518, PG 89-98, DPR)
16'	SANITARY SEWER EASEMENT	16'	SANITARY SEWER EASEMENT (VOL 9511, PG 28, DPR)
10'	WATER EASEMENT	16'	SANITARY SEWER EASEMENT (VOL 10590, PG 1488, OPR)
25' X 25'	SANITARY SEWER EASEMENT	28'	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9570, PG 208, DPR)
16'	PRIVATE SANITARY EASEMENT TO THE BENEFIT OF LOTS 10 AND 11	25' X 25'	SANITARY SEWER EASEMENT (VOL 9570, PG 208, DPR)

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 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, 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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. 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.

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

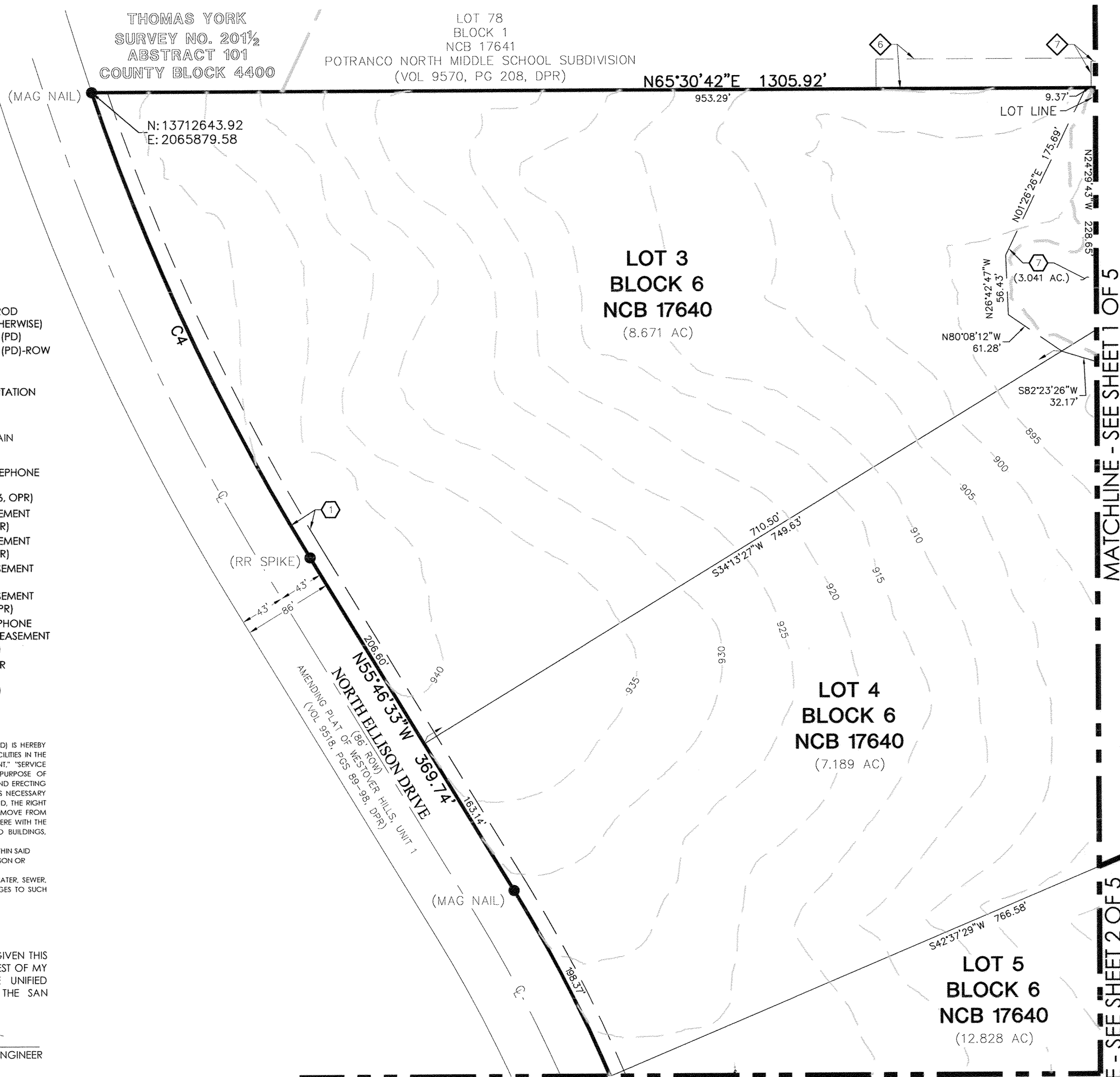
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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.

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1570.00'	42°58'12"	S75°39'38"W	1150.05'	1177.45'
C2	40.00'	82°37'34"	N41°33'29"W	52.81'	57.68'
C3	1353.00'	55°31'51"	N28°00'38"W	1260.60'	1311.32'
C4	2207.00'	12°39'54"	N49°26'36"W	486.86'	487.85'
C5	445.00'	32°53'31"	N05°10'13"E	251.97'	255.46'
C6	355.00'	46°01'42"	N01°23'53"W	277.58'	285.19'
C7	413.00'	2°51'44"	N22°58'52"W	20.63'	20.63'
C8	387.00'	2°51'44"	N22°58'52"W	19.33'	19.33'
C9	365.00'	31°44'51"	N40°17'09"W	199.67'	202.25'
C10	435.00'	121°40'17"	N04°40'33"E	759.71'	923.75'
C11	365.00'	121°40'17"	S04°40'33"W	637.45'	775.10'
C12	435.00'	31°44'51"	S40°17'09"E	237.96'	241.03'
C13	387.00'	2°51'45"	S25°50'36"E	19.33'	19.34'
C14	413.00'	2°51'45"	S25°50'36"E	20.63'	20.63'
C15	445.00'	46°01'42"	S01°23'53"E	347.95'	357.49'
C16	355.00'	32°25'26"	S05°24'15"W	198.23'	200.90'
C17	1546.00'	3°01'16"	S84°21'54"E	81.51'	81.52'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C18	1546.00'	11°38'35"	N84°24'27"E	313.63'	314.17'
C19	1556.00'	9°38'43"	S83°46'15"W	261.63'	261.94'
C20	1570.00'	0°21'54"	S88°46'39"W	10.00'	10.00'
C21	1556.00'	1°39'12"	S89°47'18"W	44.90'	44.90'
C22	1556.00'	3°11'03"	N84°26'48"W	86.46'	86.47'
C23	1546.00'	21°00'46"	N64°40'00"E	563.81'	566.98'
C24	1570.00'	0°21'54"	S54°21'29"W	10.00'	10.00'
C25	1556.00'	14°15'50"	S61°40'01"W	386.37'	387.37'
C26	1570.00'	0°21'54"	S68°59'58"W	10.01'	10.01'
C27	1556.00'	5°38'56"	S71°59'30"W	153.35'	153.41'
C28	449.00'	16°50'18"	N47°44'26"W	131.48'	131.95'
C29	351.00'	5°41'40"	N53°18'45"W	34.87'	34.89'
C30	351.00'	41°16'59"	N18°55'34"E	247.47'	252.90'
C31	335.00'	40°41'55"	S19°13'06"W	232.99'	237.96'
C32	335.00'	5°06'36"	S53°36'17"E	29.87'	29.88'
C33	465.00'	17°21'35"	S47°28'47"E	140.35'	140.89'



PLAT NUMBER 130364

SUBDIVISION PLAT  
OF  
WESTOVER HILLS 80 ACRES

ESTABLISHING LOTS 1-12, BLOCK 5 AND LOTS 1-6, BLOCK 6 BEING COMPRISED OF A 79.818 ACRE TRACT OF LAND RECORDED IN VOLUME 14112, PAGES 1466-1476 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, 27.20 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 101, COUNTY BLOCK 4398, 38.94 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 402, ABSTRACT 100, COUNTY BLOCK 4419, 13.24 ACRES OUT OF THE B.B.B. & C.R.R. SURVEY NO. 390, ABSTRACT 94, COUNTY BLOCK 4393 AND 0.44 ACRES OUT OF THE THOMAS YORK SURVEY NO. 201, ABSTRACT 101, COUNTY BLOCK 4400 NOW IN NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

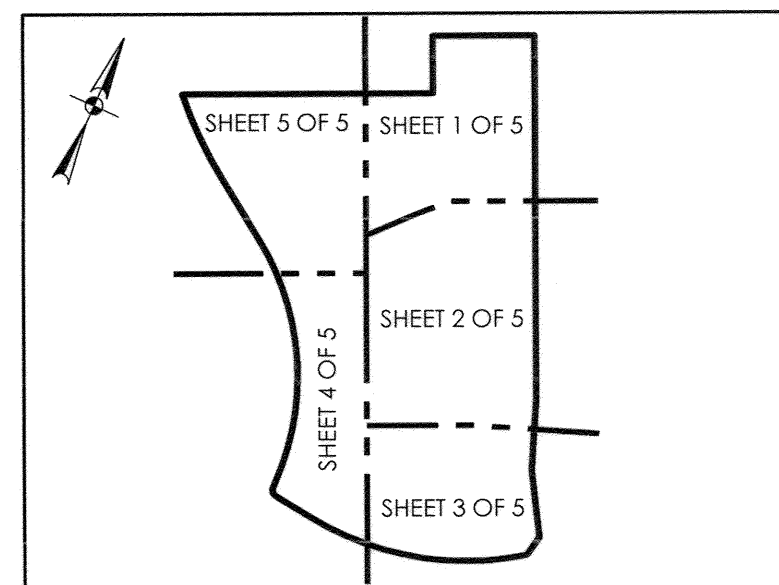
SCALE: 1" = 100'



**PAPE-DAWSON ENGINEERS**  
TBPE, FIRM REGISTRATION # 470

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

DATE OF PRINT: March 4, 2015



INDEX MAP

SCALE: 1" = 1000'

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: *Marc Curtis*  
MARC CURTIS, SENIOR VICE PRESIDENT  
OWNED REAL ESTATE (ORE) - WHOLESALE  
WELLS FARGO BANK N.A.  
ORE/SAN ANTONIO LOTS  
1 INDEPENDENT DR STE. 615  
JACKSONVILLE, FL 32202

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Marc Curtis*, 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 *15 March*, A.D. *2015*.

*Meghan J. Grace*  
MEGHAN J. GRACE  
Notary Public, State of Texas  
My Commission Expires  
August 25, 2016

THIS PLAT OF WESTOVER HILLS 80 ACRES 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

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME \_\_\_\_\_ 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

SHEET 5 OF 5