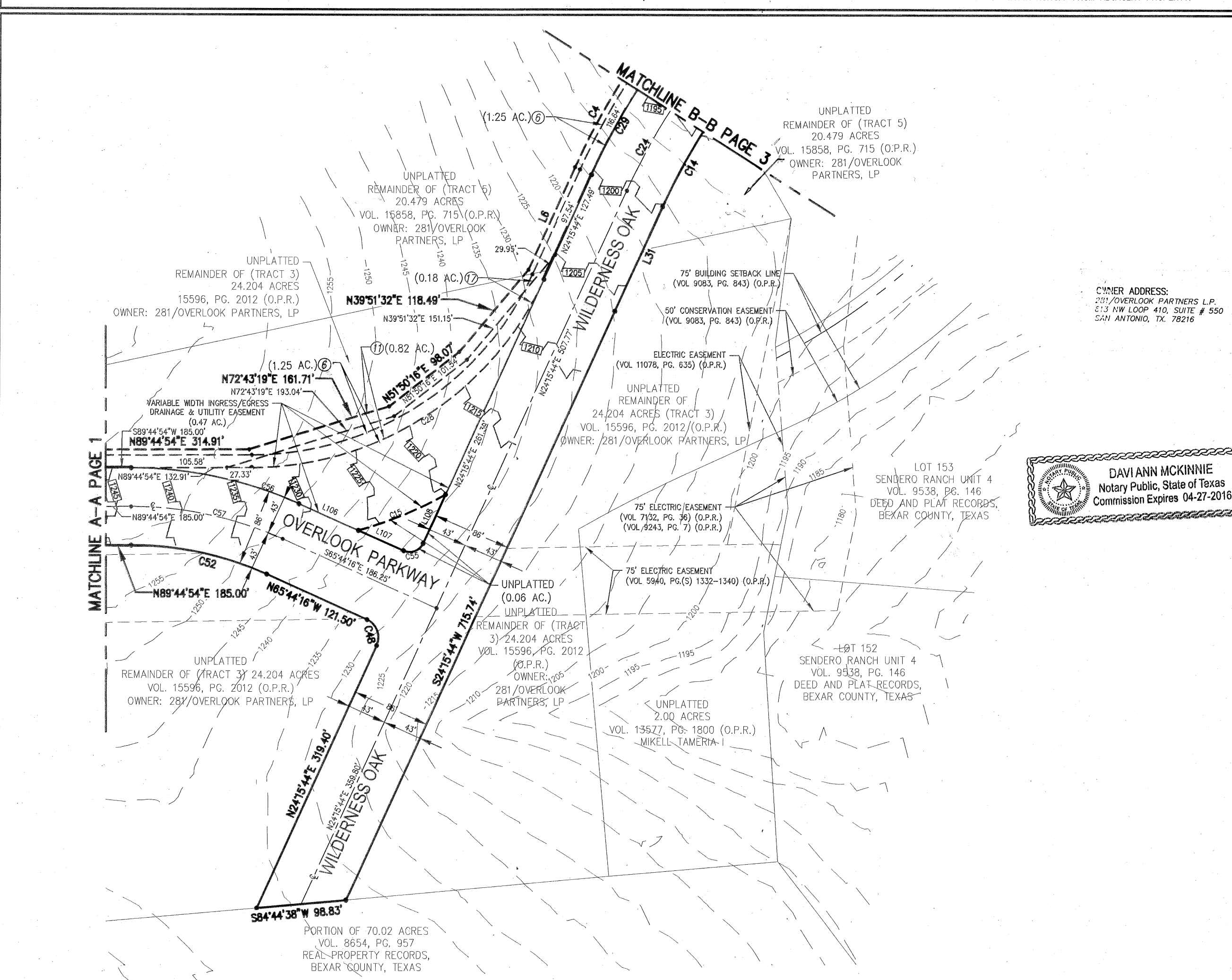


BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY, AND OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS, TO INCLUDE BUT NOT LIMITED TO LOT 901 BLOCK 1 AND LOT 902 BLOCK 3.

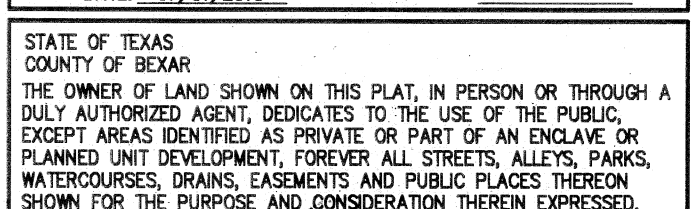
1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- 1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO SITE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 ONE (1) ACCESS POINT ALONG US-281, BASED ON THE OVERALL PLATTING HIGHWAY MILEAGE.
- 3.) STATE RIGHT-OF-WAY WILL ONLY BE UTILIZED FOR PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.



NOTE:
SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES

[illegible]

OWNER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED William Jones
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBE 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 9th DAY OF July, 2015
Dani Ann McKinnis
NOTARY PUBLIC,

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 ON _____
_____ AND THAT AFTER EXAMINATION IT APPEARED
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND
REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE
SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF OVERLOOK TOWN CENTER UNIT 1 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 DATED THIS _____ DAY OF _____, A.D., 2015.

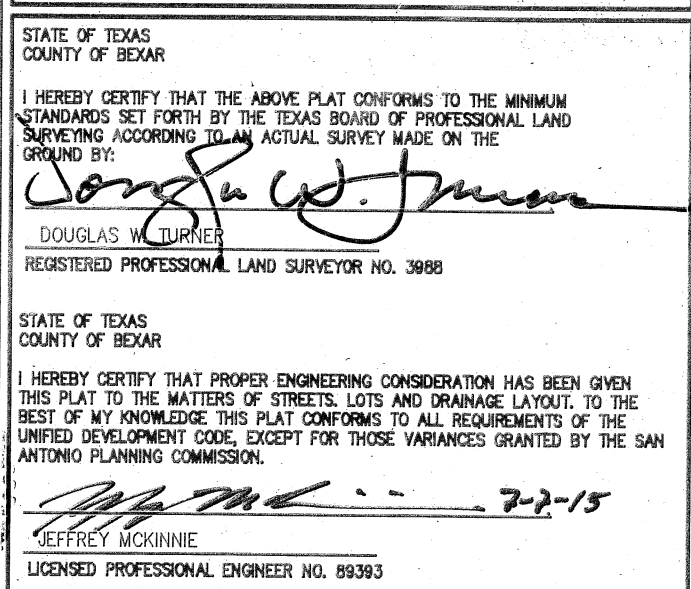
BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE DAY OF A.D. 2015 AT M. AND DULY
RECORDED THE DAY OF A.D. 2015 AT M. IN THE
RECORDS OF AND OF BEXAR COUNTY, IN BOOK/VOLUME
 ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF
OFFICE, THIS DAY OF _____, A.D. 2015.
COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____, DEPUTY
PAGE: 2 OF 5

[illegible]

SAN ANTONIO WATER SYSTEM NOTES:

- 1.) IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- 2.) WASTEWATER EDU'S NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.
- 3.) DEDICATED SANITARY SEWER MAIN NOTES: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
- 4.) EASEMENT NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

GENERAL PLATTING NOTES:

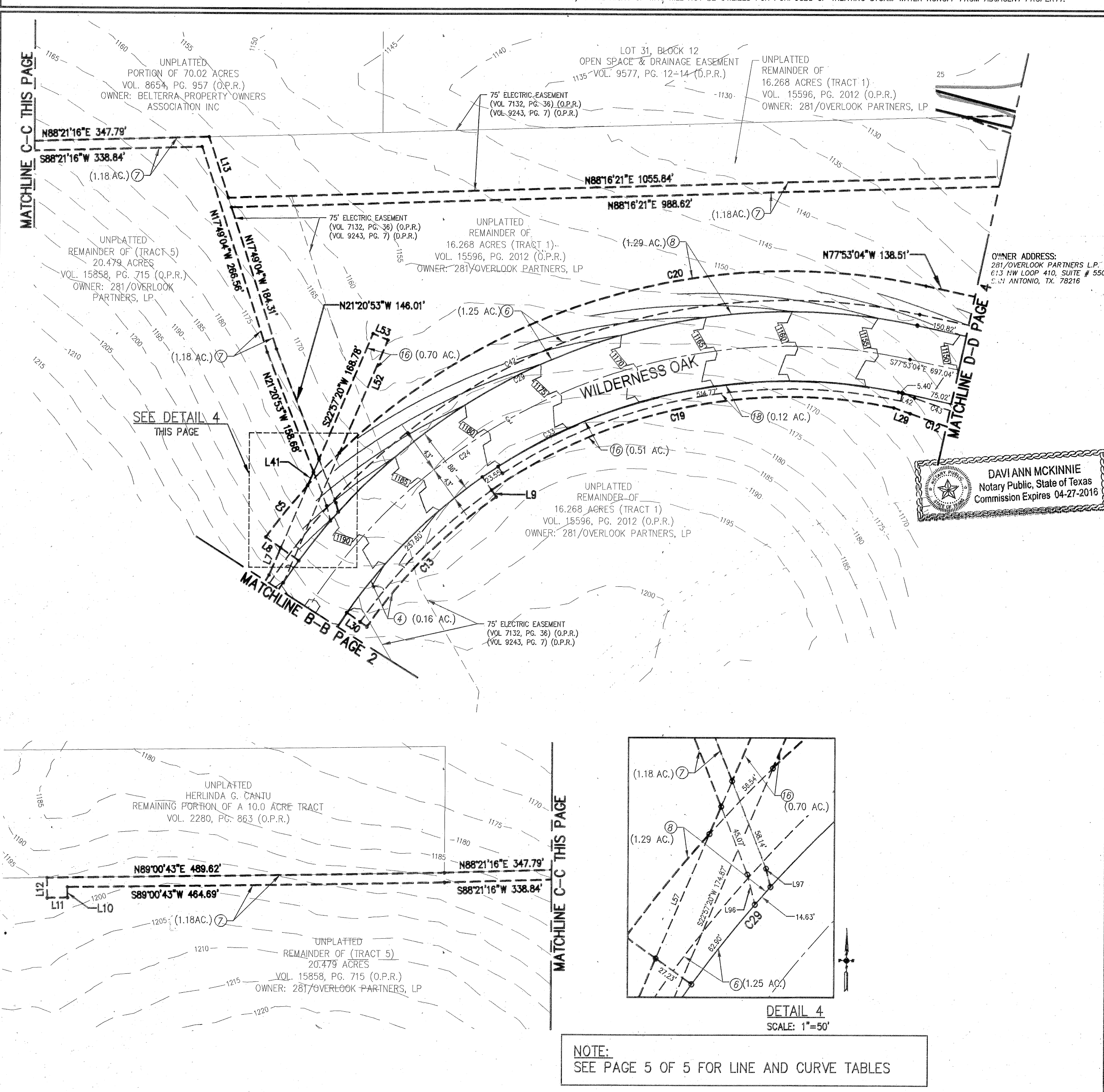
- 1.) 1/2" IRON RODS WITH CAPS MARKED "WALLACE GROUP" FOUND AT MARKED LOT CORNERS.
- 2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204.
- 3.) 2-DIMENSIONAL COORDINATES MULTIPLY SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 0.99987.
- 3.) ORIGINATION OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).
- 4.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.

EDWARDS AQUIFER NOTES:

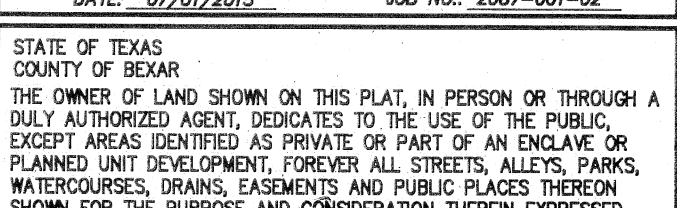
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THEREAFTER. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

- 1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO SITE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 ONE (1) ACCESS POINT ALONG US-281, BASED ON THE MAXIMUM ACCESS POINTS ALLOWED PER THE ACCESS MANAGEMENT MANUAL.
- 3.) STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.



BEGIN WITH 17.67 ACRES OF LAND, ESTABLISHING AN 8.03 AC REACT ROAD RIGHT-OF-WAY TRACT, AN 0.07 ACRE, 0.26 ACRE, 1.29 ACRE, 0.08 ACRE, 0.11 ACRE, 0.16 ACRE, 0.69 ACRE FULL EASEMENTS; AN 0.15 ACRE, 0.26 ACRE WATER EASEMENTS; AN 0.03 ACRES, 0.03 ACRES, 0.01 ACRES, 0.01 ACRES, 0.21 ACRES, 0.11 ACRES, 0.01 ACRES DRAINAGE EASEMENTS; AN 0.18 ACRES, 0.01 ACRES SANITARY SEWER EASEMENT; AN 1.25 ACRES ELECTRIC, GAS TELEPHONE AND CABLE TELEVISION EASEMENT, AN 0.12 ACRE, 0.18 ACRE, 0.06 ACRE, 0.17 ACRE CLEAR VIEW EASEMENTS, AN 0.07 ACRES, 0.01 ACRES, 0.01 ACRES LOT 902, BEING PORTION OF A 64.90 ACRES ACT OF LAND OUT OF THE H.M. SPRUITZ SUR. NO. 88-1 /2 ABST. NO. 54, COUNTY BLOCK 4965, AND THE H.E. HUPPERTZ SUR. NO. 88-1 /2 ABST. NO. 54, COUNTY BLOCK 4900, AND THE J.L. HUPPERTZ SUR. NO. 417 /4 ABST. NO. 934, COUNTY BLOCK 4965, AND THE BEATY, SELLIE AND FORDMOUND SUR. NO. 1, ABST. 1, COUNTY BLOCK 4969; SAID 80.07 ACRES OF LAND CONSISTING OF TRACTS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 1225, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 20.479 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 16336, PAGE 1125, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

William Jones
OWNER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED William Jones
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBScribe 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 04th DAY OF July, 2015,
Dani Ann McKinnis
NOTARY PUBLIC,

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 ON _____
_____ AND THAT AFTER EXAMINATION IT APPEARED
THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND
REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE
SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ 19____

DATED THIS _____ DAY Of _____ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF OVERLOOK TOWN CENTER UNIT 1 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., 2015.

BY: _____
CHAIRMAN

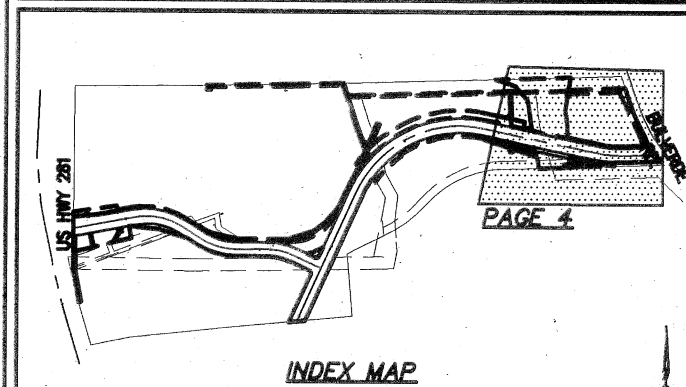
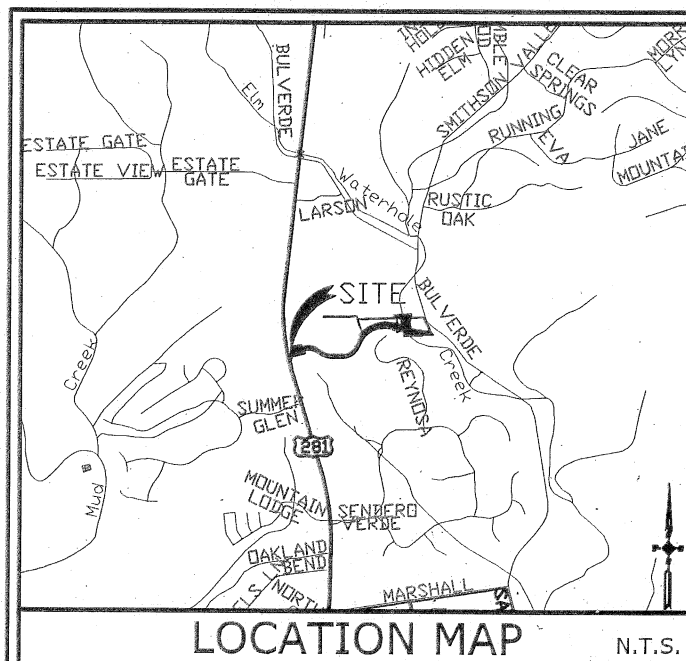
BY: _____
SECRETARY

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON
THE DAY OF A.D. 2015 AT M. AND DULY
RECORDED THE DAY OF A.D. 2015 AT M. IN THE
RECORDS OF AND OF BEXAR COUNTY, IN BOOK/VOLUME
ON PAGE

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF
OFFICE, THIS DAY OF _____, A.D. 2015.
COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: _____, DEPUTY
PAGE: 3 OF 5



OFF LOT EASEMENTS LEGEND

- 15' PUBLIC DRAINAGE EASEMENT
- PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
- 18' WATER EASEMENT
- 30' FILL EASEMENT
- VARIABLE WIDTH FILL EASEMENT
- 14' E.G.T. & CATV EASEMENT
- 12' SEWER EASEMENT
- 50' FILL EASEMENT
- 24' SANITARY SEWER EASEMENT
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 12' FILL EASEMENT
- VARIABLE WIDTH FILL EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- 20' FILL EASEMENT
- 20' DRAINAGE EASEMENT
- VARIABLE WIDTH CLEAR VISION EASEMENT
- 10' CLEAR VISION EASEMENT

LEGEND

- END OF A LINE / CURVE
- FOUND IRON ROD
- IRON ROD TO BE SET
- PROPOSED CONTOURS MAJOR
- EXISTING CONTOURS MAJOR
- EFFECTIVE 100YR FLOODPLAIN
- PROPOSED 1% FLOODPLAIN PER FEMA CLOMR
- 100YR ULTIMATE FLOODPLAIN
- RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- N.T.S. NOT TO SCALE
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

CITY PUBLIC SERVICE

1.) 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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.

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 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:

Douglas W. Turner
DOUGLAS W. TURNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3988

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.

Jeffrey McKinnie
JEFFREY MCKINNIE
LICENSED PROFESSIONAL ENGINEER NO. 89393

CITY OF SAN ANTONIO NOTES:

1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, 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 DRAINAGE EASEMENTS 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.

2.) EASEMENT NOTES:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH OFIRM PANEL Q140G, DATED 09/29/2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY IDS ENGINEERING GROUP, AND APPROVED BY FEMA ON 04-27-2016. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN UNTIL A LOWR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY, AND OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS, TO INCLUDE BUT NOT LIMITED TO LOT 901 BLOCK 1 AND LOT 902 BLOCK 3.

SAN ANTONIO WATER SYSTEM NOTES:

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

2.) WASTEWATER EDU'S NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

3.) DEDICATED SANITARY SEWER MAIN NOTES: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

GENERAL PLATTING NOTES:

1.) 1/2" IRON RODS WITH CAPS MARKED "WALLACE GROUP" FOUND AT MARKED LOT CORNERS.

2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204.

3.) DEDICATED SANITARY SEWER MAIN NOTES: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

EDWARDS AQUIFER NOTES:

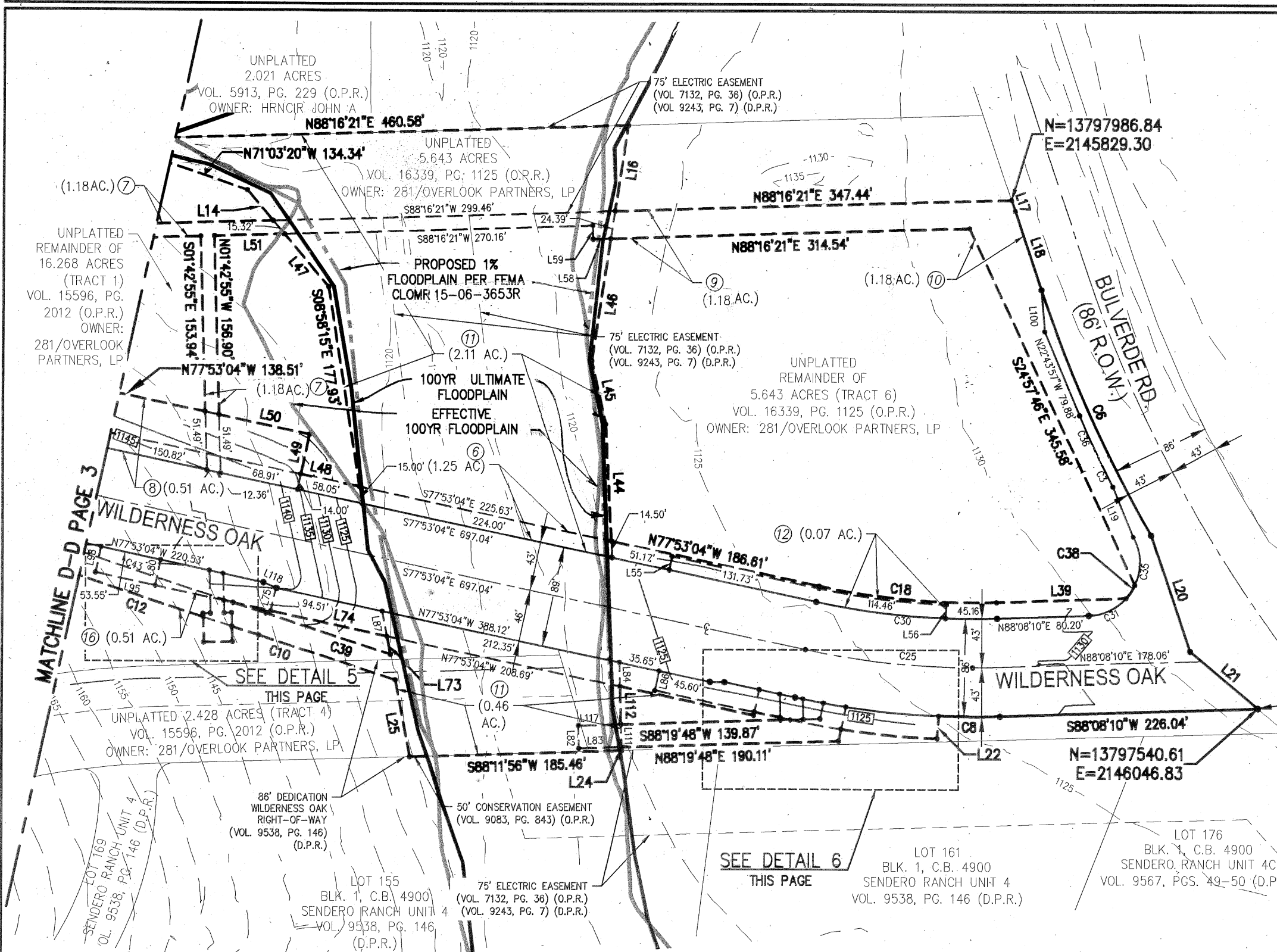
1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO SITE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 ONE (1) ACCESS POINT ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 110'.

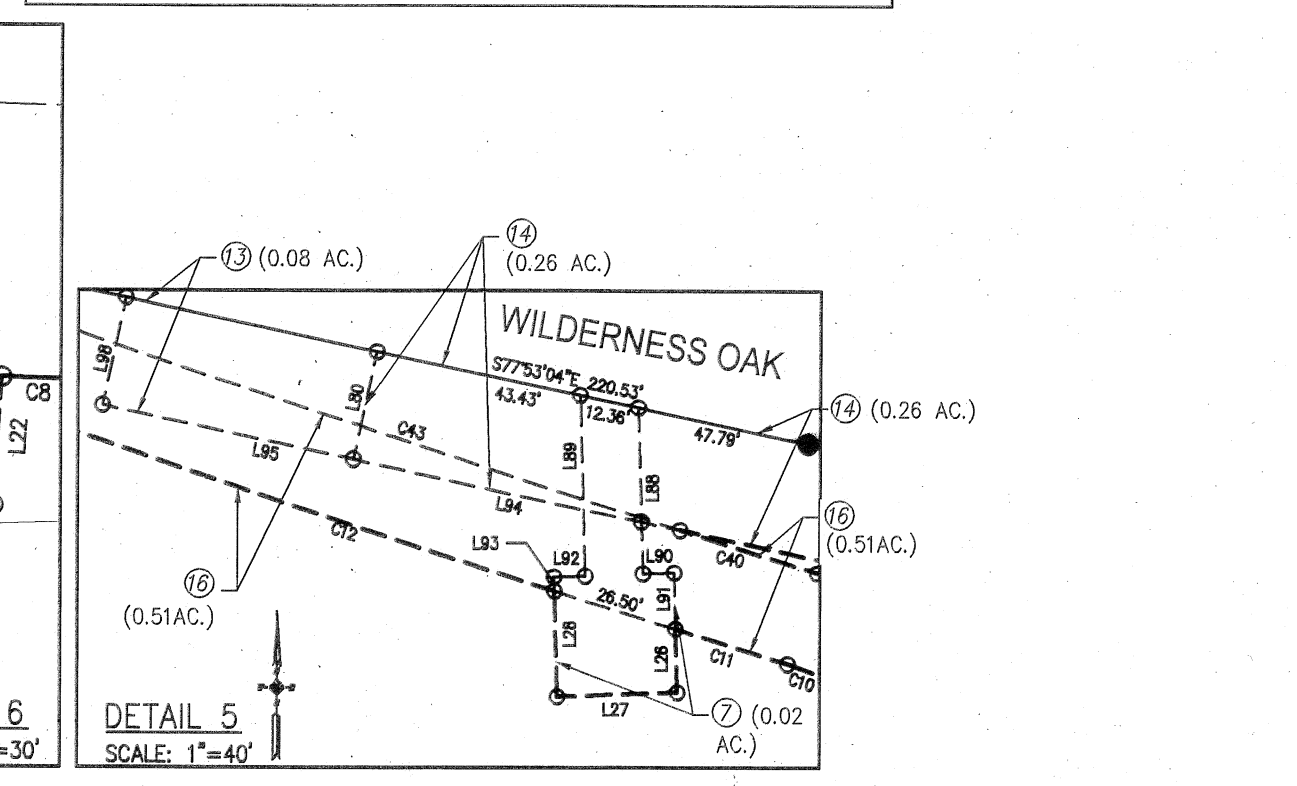
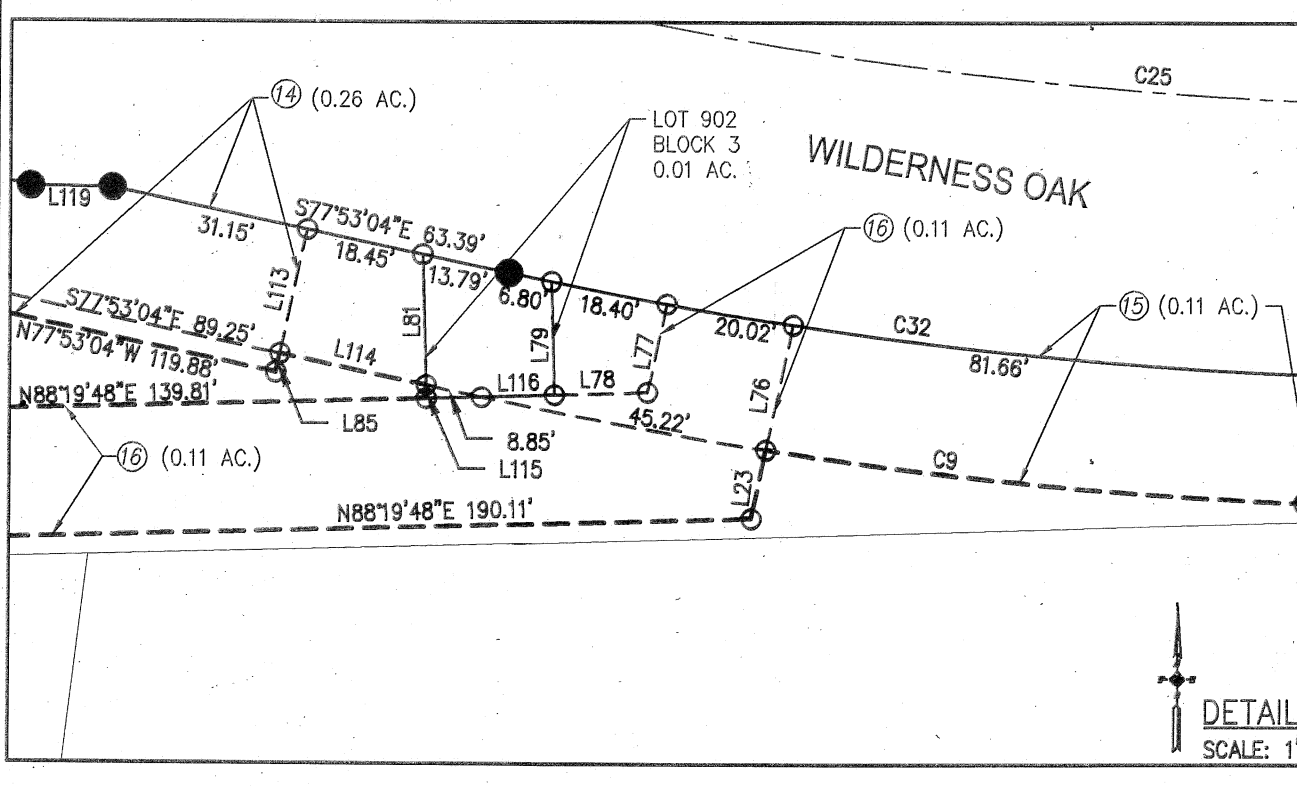
3.) STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.



OWNER ADDRESS:
281 OVERLOOK PARTNERS L.P.
613 NW LOOP 410, SUITE # 550
SAN ANTONIO, TX 78216

DAVI ANN MCKINNIE
Notary Public, State of Texas
Commission Expires 04-27-2016

NOTE:
SEE PAGE 5 OF 5 FOR LINE AND CURVE TABLES



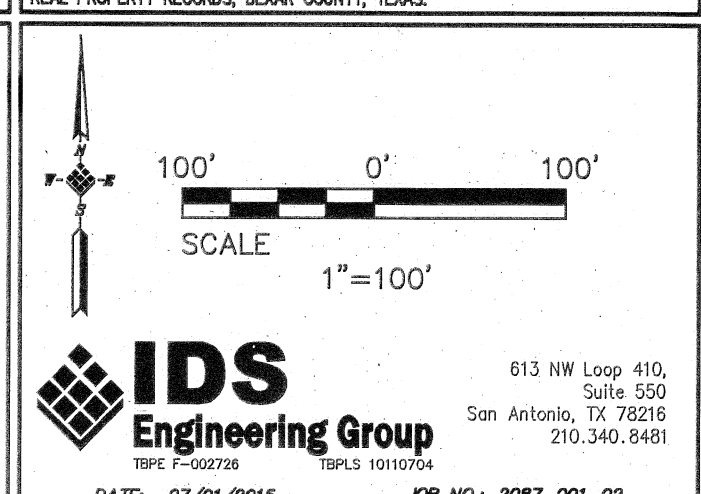
PLAT NO: 140552

SUBDIVISION PLAT ESTABLISHING

OVERLOOK TOWN CENTER

- UNIT 1

BEING 17.87 ACRES OF LAND, ESTABLISHING AN 8.03 ACRE ROAD RIGHT-OF-WAY TRACT, AN 0.07 ACRE, 0.26 ACRE, 1.28 ACRE, 0.08 ACRE, 0.11 ACRE, 0.16 ACRE, 0.89 ACRE FILL EASEMENTS, AN 0.15 ACRE, 0.28 ACRE WATER EASEMENTS, AN 0.03 ACRE, 0.82 ACRE, 0.51 ACRE, 0.03 ACRE, 0.03 ACRE, 0.11 ACRE, 2.11 ACRE, 0.46 ACRE DRAINAGE EASEMENTS, AN 1.18 ACRE, 0.02 ACRE SANITARY SEWER EASEMENT, AN 1.25 ACRE ELECTRIC, GAS TELEPHONE AND CABLE TELEVISION EASEMENT, AN 0.12 ACRE, 0.18 ACRE, 0.08 ACRE, 0.17 ACRE CLEAR VISION EASEMENTS, AN 0.01 ACRE LOT 901, AND AN 0.01 ACRE LOT 902, AND BEING PORTION OF A 84.907 ACRE TRACT OF LAND OUT OF THE H.J. HUPPERTZ SUR. NO. 417 4/8, ABST. NO. 934, COUNTY BLOCK 4865, AND THE W.M. BRISBIN SUR. NO. 88 1/2, ABST. NO. 54, COUNTY BLOCK 4900, AND THE H.J. HUPPERTZ SUR. NO. 417 4/8, ABST. NO. 934, COUNTY BLOCK 4865, AND THE BEATY, SEALE AND FORDWOOD SUR. NO. 1, ABST. NO. 113, COUNTY BLOCK 4926; SAID 84.907 ACRES OF LAND CONSISTING OF TRACTS 1 THROUGH 4 ACCORDING TO DEED INTO 281 OVERLOOK PARTNERS, LP AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE 2012, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 20.479 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 19888, PAGE 715, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND ALSO INCLUDING A CALLED 5.443 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 16336, PAGE 1125, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.



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.

William Jones
OWNER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *William Jones* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBE 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 *24th* DAY OF *July*, 2015

Davi Ann McKinnie
NOTARY PUBLIC,

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF OVERLOOK TOWN CENTER UNIT 1 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. 2015.

BY: _____ CHAIRMAN
BY: _____ SECRETARY

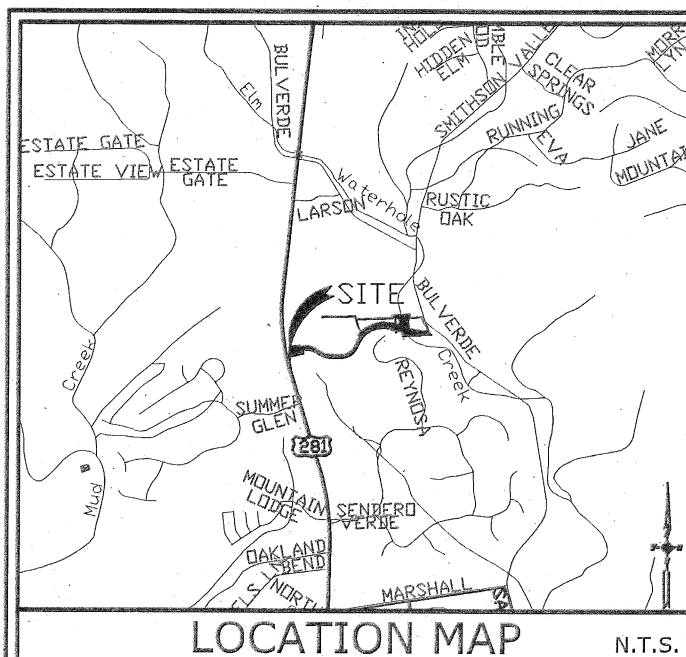
STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2015 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2015 AT _____ M. IN THE RECORDS OF _____ AND _____ OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D. 2015.

BY: _____, DEPUTY

PAGE: 4 OF 5



LOCATION MAP N.T.S.

OFF LOT EASEMENTS LEGEND

- 1) 15' PUBLIC DRAINAGE EASEMENT
- 2) PUBLIC VARIABLE WIDTH DRAINAGE EASEMENT
- 3) 18" WATER EASEMENT
- 4) 30" FILL EASEMENT
- 5) VARIABLE WIDTH FILL EASEMENT
- 6) 14" E.G.T. & CATV EASEMENT
- 7) 12" SEWER EASEMENT
- 8) 50' FILL EASEMENT
- 9) 24" SANITARY SEWER EASEMENT
- 10) VARIABLE WIDTH SANITARY SEWER EASEMENT
- 11) VARIABLE WIDTH DRAINAGE EASEMENT
- 12) FILL EASEMENT
- 13) VARIABLE WIDTH FILL EASEMENT
- 14) VARIABLE WIDTH WATER EASEMENT
- 15) 20' FILL EASEMENT
- 16) 20" DRAINAGE EASEMENT
- 17) VARIABLE WIDTH CLEAR VISION EASEMENT
- 18) 10' CLEAR VISION EASEMENT

LEGEND

- END OF A LINE / CURVE
- FOUND IRON ROD
- IRON ROD TO BE SET
- PROPOSED CONTOURS MAJOR
- EXISTING CONTOURS MAJOR
- EFFECTIVE 100YR FLOODPLAIN
- PROPOSED 1% FLOODPLAIN PER FEMA CLOMR
- 100YR ULTIMATE FLOODPLAIN
- RIGHT-OF-WAY
- VOLUME
- PAGE
- N.T.S. NOT TO SCALE
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

CITY PUBLIC SERVICE

1.) 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, OF 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 AREAS.

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.

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 THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE IN THE

GROUND BY:

Douglas W. Turner

DOUGLAS W. TURNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3988

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.

Jeffrey McKinnie 2-2-15

JEFFREY MCKINNIE
LICENSED PROFESSIONAL ENGINEER NO. 89393

CITY OF SAN ANTONIO NOTES:

1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCE, 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 EASEMENT, 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.

2.) EASEMENT NOTES:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 01406, DATED 09/29/2010, AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLMR) STUDY PREPARED BY IDS ENGINEERING GROUP, AND APPROVED BY FEMA ON _____ CASE NO. _____. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL A LOHR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

BEXAR COUNTY MAINTENANCE NOTE:
BEXAR COUNTY, AND/OR THE CITY OF SAN ANTONIO, WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS, TO INCLUDE BUT NOT LIMITED TO LOT 901 BLOCK 1 AND LOT 902 BLOCK 3.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	43°10'32"	459.75'	346.45'	181.91'	S79°05'48"E	338.31'
C2	5°44'57"	334.25'	33.54'	16.78'	S60°23'44"E	33.53'
C3	1°08'25"	1221.95'	24.32'	12.16'	N26°31'19"W	24.32'
C4	8°49'32"	765.75'	117.95'	59.09'	N28°40'30"E	117.84'
C5	5°53'48"	795.75'	81.89'	40.98'	N38°41'34"E	81.86'
C6	11°13'08"	1210.20'	236.96'	118.86'	S24°11'23"E	236.58'
C7	6°50'34"	486.25'	58.07'	29.07'	N82°45'25"E	58.04'
C8	4°09'32"	740.25'	53.73'	26.88'	N89°47'04"W	53.72'
C9	6°22'19"	760.25'	84.55'	42.32'	N84°28'42"W	84.50'
C10	0°13'39"	31749.84'	128.06'	63.03'	N71°45'57"W	128.06'
C11	0°14'23"	5865.89'	24.55'	12.28'	N72°37'21"W	24.55'
C12	1°34'51"	5865.89'	161.84'	80.93'	N71°27'12"W	161.84'
C13	20°40'30"	629.75'	227.24'	114.87'	S44°33'32"W	226.01'
C14	10°00'02"	659.75'	115.15'	57.72'	S29°15'45"W	115.01'
C15	13°35'02"	440.25'	104.38'	52.43'	N67°28'38"E	104.13'
C16	32°43'50"	440.25'	251.50'	129.28'	N73°53'11"W	248.09'
C17	43°08'41"	359.75'	270.90'	142.23'	N79°05'34"W	264.54'
C18	13°59'18"	640.25'	156.31'	78.55'	N84°52'27"W	155.92'
C19	46°37'48"	639.75'	520.86'	275.72'	S78°12'40"W	506.41'
C20	56°24'14"	795.75'	783.36'	426.71'	S73°54'50"W	752.11'
C21	43°08'36"	404.00'	304.21'	159.72'	N79°05'34"W	297.07'
C22	32°43'50"	397.25'	226.93'	116.86'	S73°53'11"E	223.86'
C24	77°51'12"	702.75'	954.90'	567.59'	N63°11'20"E	883.11'
C25	13°58'46"	697.25'	170.12'	85.48'	S84°52'27"E	169.70'
C26	43°08'36"	445.75'	335.65'	176.23'	S79°05'34"E	327.77'
C27	32°43'50"	354.25'	202.37'	104.03'	S73°53'11"E	199.63'
C28	65°29'09"	354.25'	404.89'	227.80'	N57°00'19"E	383.21'
C29	77°51'12"	745.75'	1013.32'	602.32'	N63°11'20"E	937.15'
C30	13°58'46"	654.25'	159.63'	80.21'	S84°52'27"E	159.23'
C31	45°47'22"	46.25'	36.96'	19.53'	N65°14'29"E	35.99'
C32	9°49'15"	740.25'	126.88'	63.60'	N82°47'41"W	126.73'
C33	67°51'11"	659.75'	781.31'	443.78'	S68°11'21"W	736.45'
C34	6°50'34"	513.75'	61.36'	30.71'	N82°45'25"E	61.32'
C35	54°23'54"	46.25'	43.91'	23.77'	N02°06'32"W	42.28'
C36	3°34'53"	723.75'	45.24'	22.63'	N24°09'40"W	45.23'
C38	17°15'23"	46.25'	13.93'	7.02'	S33°43'07"W	13.88'
C39	0°12'28"	31729.84'	115.10'	57.55'	N71°45'21"W	115.10'
C40	0°17'41"	5845.89'	30.07'	15.03'	N72°35'49"W	30.07'
C42	77°51'12"	759.75'	1032.35'	613.63'	N63°11'20"E	954.74'
C43	1°47'56"	5845.89'	183.55'	91.78'	S71°33'00"E	183.54'
C48	90°00'00"	21.75'	34.16'	21.75'	N20°44'16"W	30.76'
C52	24°30'50"	359.75'	153.92'	78.16'	N77°59'41"W	152.75'
C55	90°00'00"	16.25'	25.53'	16.25'	N69°15'44"E	22.98'
C56	24°30'51"	445.75'	190.71'	96.84'	S77°59'41"E	189.26'
C57	24°30'51"	402.75'	172.32'	87.50'	S77°59'41"E	171.01'

SAN ANTONIO WATER SYSTEM NOTES:

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

2.) WASTEWATER EDU'S NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

3.) DEDICATED SANITARY SEWER MAIN NOTES: THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

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

GENERAL PLATTING NOTES:

1.) 1/2" IRON RODS WITH CAPS MARKED "WALLACE GROUP" FOUND AT MARKED LOT CORNERS.

2.) COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204. TO OBTAIN GRID COORDINATES MULTIPLY SURFACE VALUES BY THE ADJUSTMENT FACTOR OF 0.99987.

3.) ORIGINATION OF CONTOURS AND ELEVATIONS - TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204 NAD-83 NAVD 88 (GPS SOLUTION).

4.) STREETScape REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH UDC 35-512.

EDWARDS AQUIFER NOTES:

1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO SITE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK 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 ONE (1) ACCESS POINT ALONG US-281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 110'.

3.) STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S08°00'44"E	25.79'	L52	N22°57'20"E	151.55'	L101	S57°31'16"E	63.01'			
L2	N79°20'08"E	89.34'	L53	N67°02'40"W	20.00'	L102	N57°31'16"W	68.64'			
L3	N57°31'16"W	96.86'	L54	N79°20'08"E	13.13'	L106	S65°44'16"E	71.95'			
L4	N32°28'44"E	6.00'	L55	N12°06'56"E	12.00'	L107	S65°44'16"E	55.05'			
L5	S57°31'16"E	52.25'	L56	S03°50'35"W	12.01'	L108	N24°15'44"E	59.64'			
L6	N24°15'44"E	124.55'	L57	N22°57'20"E	83.83'	L110	N10°39'52"W	26.42'			
L7	N22°57'20"E	36.39'	L58	S88°16'21"W	15.45'	L111	S01°39'01"E	20.00'			
L8	N54°15'20"W	22.77'	L59	N01°43'39"W	12.00'	L112	N01°39'01"W	33.30'			
L9	S35°06'13"E	10.00'	L60	S10°39'52"E	42.22'	L113	S12°06'56"W	20.00'			
L10	S00°59'17"E	13.00'	L61	N10°39'52"W	41.11'	L114	S77°53°04"E	23.39'			
L11	S89°00'43"W	25.00'	L62	S00°18'59"W	84.93'	L115	S01°45'33"E	2.08'			
L12	N00°59'17"W	25.00'	L63	S10°58'07"E	8.73'	L116	S88°19'48"W	20.00'			
L13	S17°49°04"E	78.41'	L64	N10°39'52"W	87.41'	L117	N88°19'48"E	37.30'			
L14	N40°10'37"W	35.21'	L65	S10°39'52"E	86.71'	L118	N66°34'28"W	12.75'			
L16	S08°29'58"W	76.21'	L66	N29°53'56"E	80.23'	L119	N89°11'39"W	12.75'			
L17	S18°31'04"E	10.12'	L67	N10°39'52"W	20.88'	L120	S79°20'08"W	50.72'			
L18	S18°32'07"E	73.17'	L68	S10°39'52"E	26.42'						
L19	N22°10'23"W	47.61'	L69	S79°20'08"W	15.00'						
L20	S18°44'12"E	106.98'	L70	S29°53'56"W	71.68'						
L21	S49°59'49"E	78.00'	L71	N76°41'00"E	13.99'						
L22	S03°50'35"W	20.01'	L72	N79°20'08"E	2.45'						
L23	S12°06'56"W	10.81'	L73	S10°50'55"E	16.36'						
L24	S01°39'01"E	3.00'	L74	S77°53°04"E	138.00'						
L25	N10°50'55"W	68.62'	L75	S12°06'56"W	20.68'						
L26	S01°42'55"E	13.23'	L76	N12°06'56"E	20.04'						
L27	S88°17°05"W	25.00'	L77	N12°06'56"E	14.21'						
L28	N01°42'55"W	22.00'	L78	N88°19'48"E	14.54'						
L29	N70°33'32"W	21.30'	L79	S01°45'33"E	17.80'						
L30	N54°52'08"W	30.00'	L80	N12°06'56"E	23.00'						
L31	S24°15'44"W	127.49'	L81	N01°45'33"W	20.60'						
L33	S10°39'52"E	75.98'	L82	N01°40'12"W	20.00'						
L34	S79°20'08"W	16.00'	L83	N88°19'48"E	37.29'						
L35	N16°16'20"W	10.05'	L84	S01°39'01"E	21.11'						
L36	N79°20'08"E	0.98'	L85	N12°06'56"E	3.00'						
L37	N10°58'07"W	3.68'	L86	N12°06'56"E	17.50'						
L38	N00°15'51"E	40.91'	L87	N10°50'55"W	22.26'						
L39	N88°08'10"E	113.30'	L88	S01°42'55"E	34.54'						
L40	N00°15'51"E	3.62'	L89	N01°42'55"W	37.50'						
L41	N22°57'20"E	18.46'	L90	N88°17°05"E	6.50'						
L42	N70°33'32"W	21.39'	L91	S01°42'55"E	11.77'						
L44	N02°56'21"W	103.44'	L92	N88°17°05"E	6.50'						
L45	N12°23'51"W	56.95'	L93	N01°42'55"W	3.00'						
L46	N08°29'58"E	108.21'	L94	N77°53°04"W	61.45'						
L47	S40°10'37"E	60.49'	L95	S77°53°04"E	53.55'						
L48	N77°53°04"W	52.65'	L96	N13°59'50"W	19.25'						
L49	N12°06'56"E	36.00'	L97	S13°59'50"E	11.66'						
L50	N77°53°04"W	81.22'	L98	N12°06'56"E	23.00'						
L51	N88°16'21"E	61.29'	L100	N04°53'14"W	36.52'						

PLAT NO: 140552

SUBDIVISION PLAT ESTABLISHING

OVERLOOK TOWN CENTER

- UNIT 1

BEING 17.87 ACRES OF LAND, ESTABLISHING AN 8.03 ACRE ROAD RIGHT-OF-WAY TRACT, AN 0.07 ACRE, 0.28 ACRE, 1.29 ACRE, 0.08 ACRE, 0.11 ACRE, 0.16 ACRE, 0.89 ACRE FILL EASEMENTS, AN 0.15 ACRE, 0.28 ACRE WATER EASEMENTS, AN 0.03 ACRE, 0.82 ACRE, 0.01 ACRE, 0.11 ACRE, 0.21 ACRE, 0.46 ACRE, 0.46 ACRE DRAINAGE EASEMENTS, AN 1.18 ACRE, 0.02 ACRE SANITARY SEWER EASEMENT, AN 1.25 ACRE ELECTRIC, GAS TELEPHONE AND CABLE TELEVISION EASEMENT, AN 0.12 ACRE, 0.18 ACRE, 0.06 ACRE, 0.17 ACRE CLEAR VISION EASEMENTS, AN 0.01 ACRE LOT 901, AND AN 0.01 ACRE LOT 902, AND BEING PORTION OF A 84.907 ACRE TRACT OF LAND OUT OF THE H.J. HUPPERTZ SUR. NO. 417 4/8, ABST. NO. 54, COUNTY BLOCK 4865, AND THE WM. BRISLIN SUR. NO. 89 1/2, ABST. NO. 54, COUNTY BLOCK 4860, AND THE H.J. HUPPERTZ SUR. NO. 417 4/8, ABST. NO. 934, COUNTY BLOCK 4865, AND THE BEATY, SEALE AND FORDWOOD SUR. NO. 1, ABST. NO. 113, COUNTY BLOCK 4828, SAID 84.907 ACRES OF LAND CONSISTING OF TRACTS 1 THROUGH 4 ACCORDING TO DEED INTO 281/OVERLOOK PARTNERS, LP AS DESCRIBED IN DEED RECORDED IN VOLUME 15596, PAGE