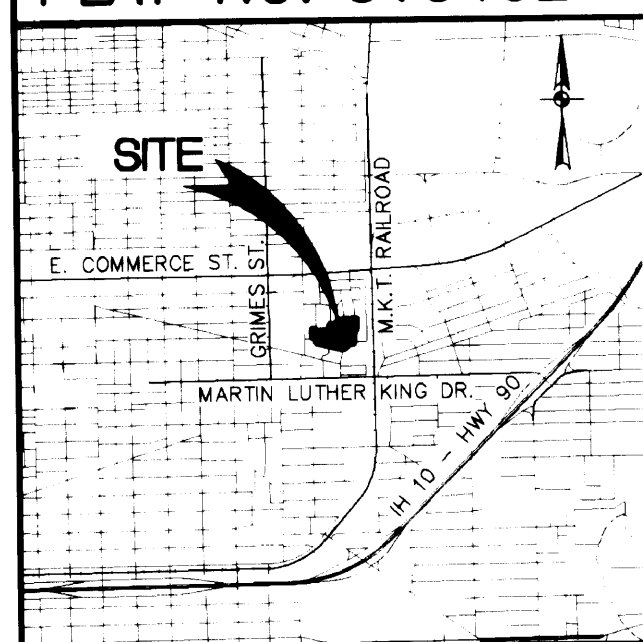


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GERRY RICKHOFF
COUNTY CLERK
BEAR COUNTY
RECORDING
RECORDS MANAGER
COURTHOUSE SEC 1.00

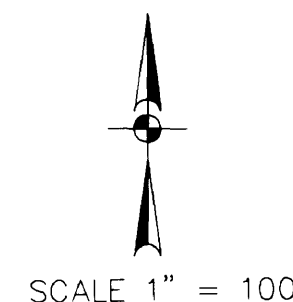
NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.
3. BEARINGS SHOWN MUST BE ROTATED 00°00'06" COUNTER CLOCKWISE TO MATCH N.A.D.83.
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALED FACTOR USED 0.99976.
5. N.A.D.83 GRID COORDINATES DERIVED FROM LOCKHILL 2 (P.I.D. #A9067)
N: 13750260.5336 E: 2099442.4022 AND MILLER, 1924 (P.I.D. #A10121)
N: 13747443.9886 E: 2173485.9066

PLAT NO. 010402



LOCATION MAP
NOT-TO-SCALE



CURVE	LENGTH	RADIUS	CURVE DATA		CHORD DIST.	CHORD BRG.
			TANGENT	DELTA		
C1	9.69'	15.00'	5.02'	37°01'50"	9.53'	S33°34'43"W
C2	8.37'	5.00'	5.55'	95°55'17"	7.43'	S27°24'55"E
C3	12.75'	75.00'	6.39'	09°44'37"	12.74'	S47°31'19"W
C4	41.31'	275.00'	20.70'	08°36'28"	41.28'	S24°50'58"W
C5	81.52'	75.00'	45.31'	62°16'26"	77.56'	S73°29'14"W
C6	256.79'	500.00'	131.30'	29°25'35"	253.98'	S14°26'24"W
C7	11.91'	450.00'	5.95'	01°30'59"	11.91'	S00°29'06"W
C8	17.61'	15.00'	9.98'	67°16'36"	16.62'	N56°04'11"E
C9	31.27'	15.00'	25.69'	119°26'43"	25.91'	N30°34'10"W
C10	22.67'	15.00'	14.14'	86°36'10"	20.58'	S46°24'24"W
C11	93.67'	425.00'	47.02'	12°37'40"	93.48'	S09°25'08"W
C12	24.00'	15.00'	15.44'	91°39'23"	21.52'	S30°05'43"E
C13	23.13'	15.00'	14.57'	88°20'37"	20.90'	N59°54'17"E
C14	77.70'	375.00'	38.99'	11°52'18"	77.56'	N09°47'49"E
C15	24.65'	15.00'	16.13'	94°09'12"	21.97'	N43°12'55"W
C16	21.72'	15.00'	13.26'	82°57'36"	19.87'	S48°48'43"E
C17	25.82'	15.00'	17.44'	98°36'55"	22.75'	N40°24'02"E
C18	30.27'	375.00'	15.15'	04°37'32"	30.27'	N13°25'12"E
C19	23.13'	15.00'	14.57'	88°20'37"	20.90'	N59°54'17"E
C20	24.00'	15.00'	15.44'	91°39'23"	21.52'	S30°05'43"E
C21	45.84'	425.00'	22.94'	06°10'45"	45.81'	S12°38'35"W
C22	20.98'	15.00'	12.62'	80°09'16"	19.31'	S49°37'51"W
C23	24.85'	15.00'	16.35'	94°55'20"	22.10'	N36°21'14"W
C24	32.35'	625.00'	16.18'	02°57'56"	32.34'	N82°19'56"W
C25	48.50'	175.00'	24.41'	15°52'44"	48.34'	N88°47'20"W
C26	36.49'	25.00'	22.36'	83°37'04"	33.33'	S41°27'46"W
C27	207.42'	50.00'	90.79'	23°41'00"	87.60'	N61°30'16"W
C28	158.09'	225.00'	82.47'	40°15'28"	154.86'	N79°01'18"E
C29	94.78'	575.00'	47.49'	09°26'33"	94.65'	S85°34'15"E
C30	43.20'	55.00'	22.78'	45°00'00"	42.10'	S67°39'31"E
C31	35.34'	45.00'	18.64'	45°00'00"	34.44'	S67°39'31"E
C32	21.55'	20.00'	11.95'	61°43'35"	20.52'	S73°12'48"W
C33	123.55'	275.00'	62.84'	25°44'32"	122.52'	N76°58'13"E
C34	79.92'	325.00'	40.16'	14°05'24"	79.72'	N22°06'30"E
C35	161.85'	140.00'	91.33'	66°14'19"	152.98'	N37°34'04"W
C36	31.19'	25.00'	17.99'	71°28'30"	29.20'	N40°11'09"W
C37	12.31'	10.00'	7.07'	70°31'42"	11.55'	N35°25'22"W
C38	163.65'	425.00'	82.85'	22°03'46"	162.64'	S18°21'48"E
C39	134.09'	375.00'	67.77'	20°29'15"	133.38'	N19°09'03"W
C40	18.78'	15.00'	10.84'	71°42'59"	17.52'	S65°15'10"E
C41	95.77'	525.00'	48.02'	10°27'05"	95.63'	N84°06'53"E
C42	26.06'	15.00'	17.73'	99°31'50"	22.90'	N20°22'14"E
C43	55.32'	525.00'	27.68'	06°02'12"	55.29'	N67°07'03"E
C44	23.53'	15.00'	14.97'	89°53'08"	21.19'	S45°12'57"E
C45	178.32'	450.00'	90.35'	22°42'16"	177.16'	N11°04'45"E
C46	161.98'	225.00'	84.68'	41°14'54"	158.51'	N78°31'35"E

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Sanitary Sewer Easement," "Stormwater Easement," "Drainage Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, 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 other obstructions 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 GPS monetary loss resulting from modifications required of GPS 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.
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.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when said easements are served only by overhead electric and gas facilities.
5. Road overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

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, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY of March A.D. 20 02
[Signature]
NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
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.

STATE OF TEXAS
COUNTY OF BEAR
DULY AUTHORIZED AGENT
[Signature]
OWNER'S DULY AUTHORIZED AGENT
[Signature]
NOTARY PUBLIC
BEAR COUNTY, TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MELVIN BRAZIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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 February A.D. 20 02
[Signature]
NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
[Signature]
NOTARY PUBLIC
BEAR COUNTY, TEXAS

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

NOTE FOR FINISHED FLOOR ELEVATIONS:
FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

STATE OF TEXAS
COUNTY BEAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF A PLAT KNOWN AS EAST TERRACE ADDITION SUBDIVISION WHICH IS RECORDED IN VOLUME 4080, PAGES 175-176, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 8/27/02 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE COVENANTS OR RESTRICTIONS.

STATE OF TEXAS
COUNTY BEAR
[Signature]
OWNER'S DULY AUTHORIZED AGENT
[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

SWORN AND SUBSCRIBED BEFORE ME THIS 22 DAY of February A.D. 20 02
[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY BEAR
[Signature]
NOTARY PUBLIC
BEAR COUNTY, TEXAS

LEGEND	
---1005---	EXISTING CONTOURS
ELEC.	ELECTRIC
TELE.	TELEPHONE
CA. TV.	CABLE TELEVISION
F.I.R.	FOUND 1/2" IRON ROD
(P-D)	PAPE-DAWSON
D. & P.	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
D.R.	DEED RECORDS OF BEAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
ESM'T	EASEMENT
SAN. SEWER	SANITARY SEWER
B.S.L.	BUILDING SETBACK LINE
E,G,T,CTV.E	ELEC., GAS, TELE. & CATV ESM'T.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.64'	N29°23'41"W
L2	9.80'	N29°23'41"W
L3	10.00'	N00°09'31"W
L4	20.96'	N29°23'41"W
L5	25.19'	S32°52'09"W
L6	20.68'	N15°43'58"E
L7	9.17'	N15°43'58"E
L8	19.22'	S32°52'09"W
L9	96.19'	S15°43'58"W
L10	10.40'	N89°42'29"E
L12	6.13'	S89°50'29"W
L13	9.57'	N64°05'57"E
L14	25.93'	S15°43'58"W
L15	22.80'	S29°09'12"W

REPLAT AND SUBDIVISION PLAT ESTABLISHING SPRINGVIEW, UNIT-3, PHASE III

BEING 11.829 ACRES OF LAND (LOTS 1-3 AND 12-19, BLOCK 19; LOTS 1-11, BLOCK 20; LOTS 1-14, BLOCK 21; LOTS 1-15, BLOCK 22; ALL OUT OF N.C.B. 1450) OUT OF EAST TERRACE ADDITION SUBDIVISION, N.C.B. 12777, AS RECORDED IN VOL. 4080, PGS. 175-176, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SPRINGVIEW UNIT-1, AS RECORDED IN VOL. 9549, PGS. 99-101, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, UNPLATTED ARBITRARY LOTS 6-10, BLOCK 33, N.C.B. 1487, LOTS 6-7, BLOCK 34, N.C.B. 1488, LOTS 1-2, BLOCK 39, N.C.B. 1493, SAN ANTONIO, BEAR COUNTY, TEXAS, TEXAS TERRACE HOMES PROJECT 6 - 7, N.C.B. 1449, SAN ANTONIO, BEAR COUNTY, TEXAS, A PORTION OF GOVERNMENT STREET CLOSED BY CITY ORDINANCE NO. 92625 DATED 10/08/00, AND ALL OF ACHILLES STREET CLOSED BY CITY ORDINANCE NO. 92625 DATED 10/08/00, SAN ANTONIO, BEAR COUNTY, TEXAS.

THIS PLAT OF SPRINGVIEW, UNIT-3, PHASE III 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 10th DAY of April A.D. 20 02
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

PAPE-DAWSON
CIVIL & ENVIRONMENTAL ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY of Feb A.D. 20 02
[Signature]
NOTARY PUBLIC
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 11th DAY of April, 2002, AT 1:58 PM, IN THE RECORDS OF THE 9553 VOLUME, ON PAGE 224.
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11th DAY of April, 2002 A.D. 2002
COUNTY CLERK, BEAR COUNTY, TEXAS
BY: [Signature] DEPUTY

SHEET 2 OF 2

ORIGINAL

JOB NUMBER 4986-31