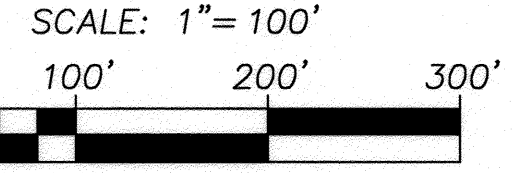


PLAT NUMBER 160156
REPLAT & SUBDIVISION PLAT
ESTABLISHING
ELLISON/WESTOVER LINK

BEING A TOTAL OF 17.775 ACRES, ESTABLISHING LOT 13, BLOCK 1, NEW CITY BLOCK 17640 BEING 13.855 ACRES, AND A 7.033 ACRE PERMEABLE DRAINAGE EASEMENT (3.920 AC OFF-LOT) BEING THAT TRACT DESCRIBED IN DEED TO SRP OFFICE HOLDINGS I, LTD. RECORDED IN VOLUME 17736, PAGES 816-820 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND OUT OF THAT 31.37 ACRE TRACT DESCRIBED IN DEED TO SRP, LTD. RECORDED IN VOLUME 5751, PAGES 1683-1689 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT 825, NEW CITY BLOCK 17640, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS
TBP, FIRM REGISTRATION # 470
TBP, FIRM REGISTRATION # 10228800
SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: June 8, 2016

PUBLIC WORKS STORM WATER:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ELLISON/WESTOVER LINK SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: (LOT 13, BLOCK 1, NCB 17640).

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: SRP OFFICE HOLDINGS I, LLC
BY: SRPOH I, LLC
613 NW LOOP 410
SAN ANTONIO, TX 78216-5509

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Eric A. Smith 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 10th DAY OF June, A.D. 2016.

Matt McConhee
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF ELLISON/WESTOVER LINK 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, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____, DEPUTY

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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY 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 DIRM PANEL 48029C0355G, DATED NOVEMBER 24, 2010 AND THE HIGHER OF 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 BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR, BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 926 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

INGRESS/EGRESS SEWER:

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.

LEGEND

- AC ACRE(S)
- BLK BLOCK
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- INT INTERSECTION
- NCB NEW CITY BLOCK
- VOL VOLUME
- PG PAGE(S)
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 1/2" IRON ROD (PD)
 - SET 1/2" IRON ROD (PD)-ROW
- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 20' PUBLIC DRAINAGE EASEMENT
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT 7.033 AC (PERMEABLE) (3.920 AC OFF-LOT (PERMEABLE))
- VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (VOL 9511, PG 30-39, DPR)
- VARIABLE WIDTH ELECTRIC, GAS, WATER, TELEPHONE, & CATV EASEMENT (VOL 9624 PG 9-10, DPR)
- 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT (VOL 9624 PG 9-10, DPR)
- VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT (VOL 9511, PG 30-39, DPR)
- 16' SANITARY SEWER EASEMENT (VOL 9511, PG 23-29, DPR)
- 85' X 48' DRAINAGE EASEMENT (VOL 9511, PGS. 30-39, 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 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.

WASTEWATER EDU NOTE:

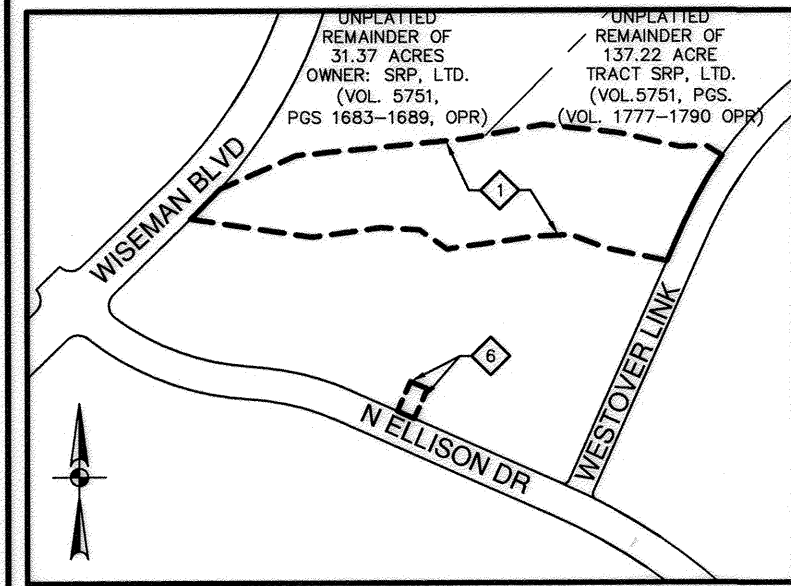
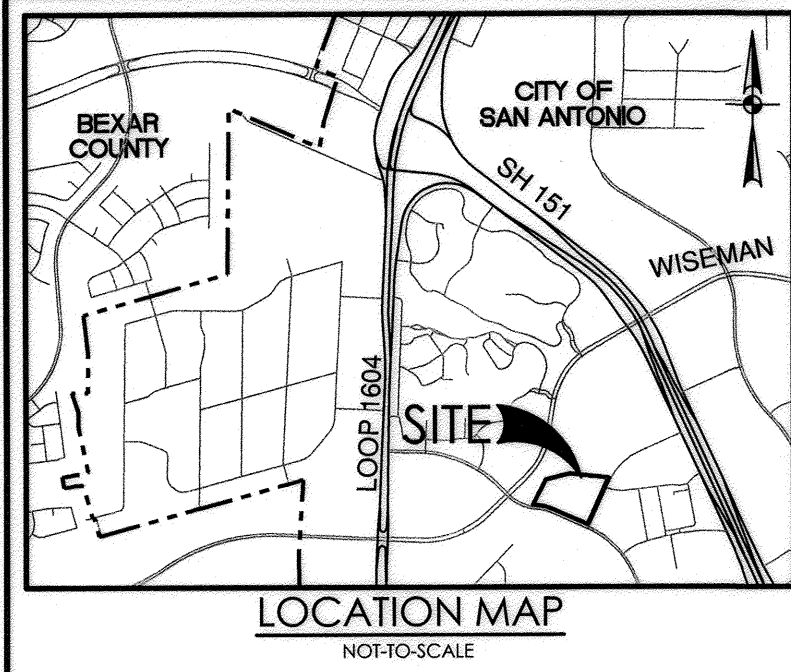
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE 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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (A/P# A2139786) WHICH REQUIRES COMPLIANCE BY THE DEVELOPER AND/OR BUILDER. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A TREE PERMIT, THE APPLICANT SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST TO REVIEW THE APPROVED TREE PRESERVATION PLAN AND PROCEDURES FOR PROTECTION AND MANAGEMENT OF PROTECTED SIGNIFICANT, HERITAGE OR MITIGATION TREES 35-477(B)(5)(C).



7.033 ACRES BEING REPLATED WAS PREVIOUSLY PLATTED AS A 7.1121 ACRE VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) OUT OF THE WESTOVER HILLS, UNIT-28 SUBDIVISION PLAT RECORDED IN VOLUME 9624, PAGES 9-10 AND A 0.094 OF AN ACRE 85' X 48' DRAINAGE EASEMENT OUT OF THE WESTOVER HILLS, UNIT 1 SUBDIVISION PLAT RECORDED IN VOLUME 9511, PAGES 30-39, BOTH IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT WESTOVER HILLS, UNIT-28 WHICH IS RECORDED IN VOLUME 9624, PAGE(S) 9-10, THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER: SRP OFFICE HOLDINGS I, LLC
BY: SRPOH I, LLC
613 NW LOOP 410
SAN ANTONIO, TX 78216-5509

STATE OF TEXAS
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF June, A.D. 2016.

Matt McConhee
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/12/2018

SURVEYOR'S NOTES:

- 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 COPS 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.

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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S86°38'03"W	49.04'
L2	S88°29'35"W	124.81'
L3	N68°57'45"W	24.82'
L4	N16°41'59"W	42.26'
L5	S86°43'43"E	119.25'
L6	N03°16'17"E	96.00'
L7	N86°43'43"W	106.82'
L8	N57°31'33"E	121.33'
L9	N73°17'35"E	66.77'
L10	S87°33'16"E	57.99'
L11	N83°15'17"E	153.77'
L12	N80°17'34"E	64.23'

LINE TABLE		
LINE #	BEARING	LENGTH
L13	S89°51'25"E	49.57'
L14	N58°52'35"E	109.20'
L15	N72°26'58"E	75.02'
L16	S78°37'22"E	155.41'
L17	S78°35'44"E	133.22'
L18	S82°19'14"E	175.00'
L19	S79°57'48"E	45.92'
L20	S84°48'59"W	63.02'
L21	S65°19'15"E	82.15'
L22	S86°38'03"W	118.16'
L23	N26°46'36"E	348.06'
L24	N24°02'02"E	59.22'

NORTH ELLISON DR.
(86 FOOT RIGHT-OF-WAY)
WESTOVER HILLS, UNIT 1
(VOL. 9518 PGS. 89-98 D.P.R.)

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	743.00'	020°39'01"	N76°17'29"W	266.34'
C2	657.00'	004°54'39"	N84°09'40"W	56.29'
C3	1000.00'	008°45'23"	S32°05'05"W	152.68'
C4	1000.00'	003°40'21"	S25°52'12"W	64.09'
C5	15.00'	090°00'00"	S69°02'02"W	21.21'