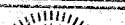


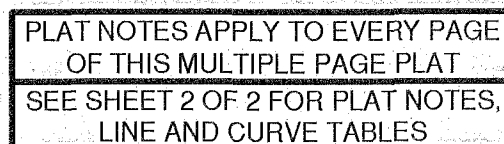
## Civil &amp; Survey Job No. 11990-01

Date: Aug 06, 2020, 9:12am User ID: mholmes  
File: P:\119\90\01\Design\Civil\Plot\PL1199001.dwg

A horizontal graphic scale bar with four segments. The segments are labeled from left to right: 0', 50', 100', and 150'. The bar is divided into alternating black and white segments. The first segment (0' to 50') is divided into four equal parts, each 12.5' long. The second segment (50' to 100') is a single solid black rectangle. The third segment (100' to 150') is a single solid white rectangle. The fourth segment (150' to 200') is a single solid black rectangle.


 BREND ARMSTRONG  
 Notary Public, State of Texas  
 Comm. Expires 01-29-2021  
 Notary ID 12227048

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



UNPLATTED  
3.409 ACRES  
CITY OF SAN ANTONIO  
(VOL. 7976 PGS. 1753-1758 O.P.R.)

N89°42'06"E ~ 274.31'

FD. 1/2" I.R.

1615'4"E  
83.21'

1615'4"W  
83.21'

N89°42'06"E  
83.21'

LOT 8  
BLOCK 17  
NCB 18218  
(1.212 ACRES)

LOT 9  
BLOCK 17  
NCB 18218  
(0.707 ACRES)

LOT 10  
BLOCK 17  
NCB 18218  
(0.872 ACRES)

CANYON TOP  
(VARIABLE WIDTH PUBLIC  
ROAD RIGHT-OF-WAY)

U.S. HWY 281  
(VARIABLE WIDTH RIGHT-OF-WAY)

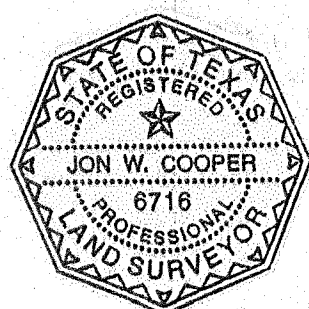
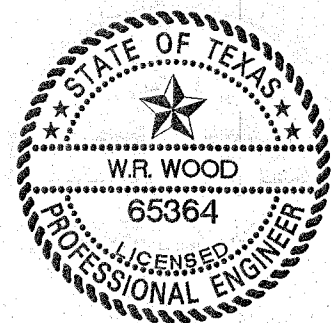
DETAIL "B"  
SEE SHEET 2 OF 2

N: 13794440.41  
E: 2141495.35

UNPLATTED  
26.395 ACRES  
H.E.B. GROCERY COMPANY LP  
(VOL. 15566 PGS. 1804-1812 O.P.R.)

N: 13794441.08  
E: 2141958.36

JON W. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYORS NO. 6716  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10194390  
5810 TENNYSON PARKWAY, SUITE 425,  
PLANO, TEXAS, 75024





PLAT NUMBER 19-11800446

SUBDIVISION PLAT  
OF  
OVERLOOK PARKWAY & 281  
COMMERCIAL

BEING A TOTAL OF 4.323 ACRE TRACT OF LAND, ESTABLISHING LOTS 8, 9 AND 10, OUT OF A 22.00 ACRE TRACT, IN DEED RECORDED IN VOLUME 8262, PAGE 549-560 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEALE & FORWOOD SURVEY NO 1 ABSTRACT 113 COUNTY BLOCK 4926 AND NOW ASSIGNED TO NEW CITY BLOCK 18218 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION: August 6, 2020

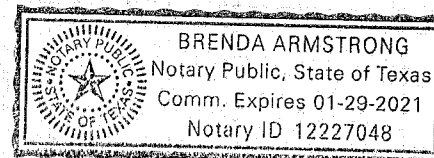
STATE OF TEXAS  
COUNTY OF BEXAR

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.

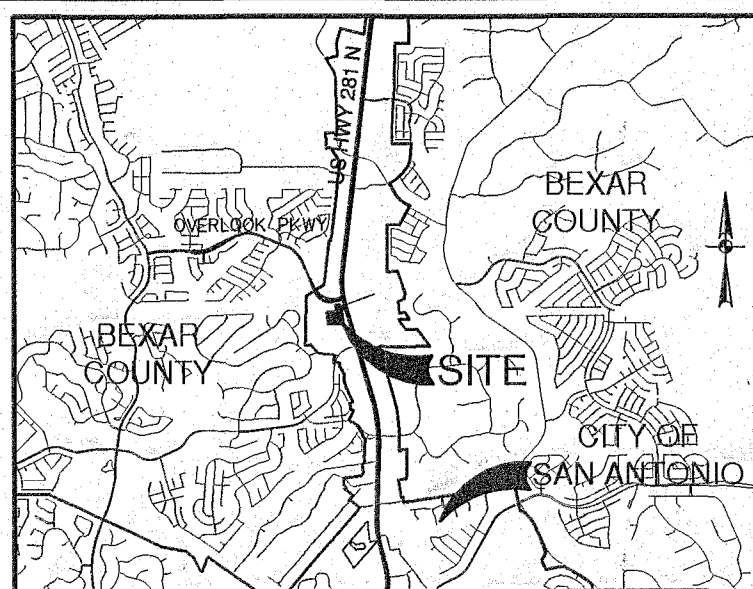
OWNER/DEVELOPER: LLOYD A. DENTON, JR.  
ROGERS/BITTERBLUE 281, LTD.  
11 LYNN BATTIS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
(210) 828-6131

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., 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 10 DAY OF August, A.D. 2020.



Brenda Armstrong  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



## LOCATION MAP

NOT-TO-SCALE

## LEGEND

DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	TV	TELEVISION
NCB	NEW CITY BLOCK	VOL	VOLUME
		PG	PAGE(S)
			SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
			FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			EXISTING CONTOURS
			PROPOSED CONTOURS

1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2	28" GAS AND ELECTRIC EASEMENT (DOC 20180069262 OPR)
2	12" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	REMAINING PORTION OF A 50' WIDE ACCESS AND ELECTRIC EASEMENT (VOL 11683, PG 1285, OPR)
9	16" SANITARY SEWER EASEMENT	4	28" ELECTRIC EASEMENT (DOC 20180069254 OPR)
11	15" PRIVATE DRAINAGE EASEMENT (PERMEABLE)	5	REMAINING PORTION OF A 20' GAS AND ELECTRIC EASEMENT (VOL 10575, PG 362, OPR)
12	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (PERMEABLE)		0.153 ACRE TRACT MTC APARTMENTS LOOKOUT CANYON, LLC, ETAL (VOL 17065, PG 2253 OPR)
1	5" UTILITY EASEMENT (VOL 10575, PG 354-361, OPR)		

## CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

## 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 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.

## COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 17, NCB 18218, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

## TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER 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 HIGHWAY 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 602.97'.

3. IF SIDEWALKS ARE REQUIRED BY CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

## FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0140G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

## INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3124.79'	001°39'43"	N15°25'43"W	90.63'	90.64'
C2	5910.00'	005°50'44"	S06°15'39"E	602.71'	602.97'
C3	5910.00'	001°39'44"	S06°15'40"E	171.44'	171.45'
C4	30.00'	128°57'00"	N83°57'28"W	54.14'	67.52'
C5	130.00'	057°38'55"	S60°23'29"W	125.35'	130.80'
C6	70.00'	057°38'55"	N60°23'29"E	67.50'	70.43'
C7	130.00'	026°45'13"	N44°56'39"E	60.15'	60.70'
C8	80.00'	062°48'11"	N26°55'10"E	83.37'	87.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N19°28'58"W	3.02'
L2	S31°34'02"W	36.27'
L3	N31°34'02"E	50.00'
L4	N04°28'55"W	1.86'
L5	S53°00'29"E	4.28'
L6	S42°40'18"W	17.50'
L7	N07°14'40"W	33.09'
L8	N33°47'56"W	21.13'
L9	S89°55'01"W	12.00'
L10	N00°47'03"W	15.00'
L11	N89°55'01"E	12.00'
L12	N00°15'08"W	8.91'
L13	S89°13'32"W	15.19'
L14	S00°52'53"E	10.27'
L15	S00°47'03"E	23.00'
L16	N89°12'57"E	16.00'
L17	N00°47'03"W	23.00'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

## 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 CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

*W.R. Wood*  
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.

JON W. COOPER  
REGISTERED PROFESSIONAL LAND SURVEYORS NO. 6716  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10194390  
5810 TENNYSON PARKWAY, SUITE 425,  
PLANO, TEXAS, 75024

DETAIL "A"  
SCALE: 1"=1'DETAIL "B"  
SCALE: 1"=1'